

Guidelines Compliance Report: Standard Application

Name:	<u>Lynda Moore</u>		
Property Address:	<u>27 Front Street W, Strathroy</u>		
Description of Proposal:	<u>Removal of existing shingled awning with metal awning.</u>		
Report Completed By:	<u>Saja Alasmar</u>		
Company:	<u></u>	Address: <u></u>	T: <u></u> E: <u></u>

Instructions

1. This report should only be completed after reading the Downtown Strathroy Urban Design Guidelines in their entirety.
2. The following summaries paraphrase the Guidelines for easy reference. These summaries do not replace the guidelines themselves and should not be interpreted as such.
3. Complete the relevant sections of this report indicating compliance with the guidelines as follows:

C= compliance
PC = partial compliance
NC = non-compliance
NA = not applicable
4. The comment section next to each guideline is available where additional information would be helpful to the reviewer in understanding your response. This is particularly relevant where 'partial compliance' or 'non-compliance' is noted.
5. This report is required for all Standard Applications as noted in Section 5.1 of the Guidelines.

3.1 Built Form + Site Configuration Guidelines

To be completed for all new buildings and major renovations to existing buildings.

Sect.	Guideline	C	PC	NC	NA	Comments
3.1.1	New development supports the creation of a street wall that frames streets and public spaces.					
	New development reflects and supports the retention of the existing street wall height.					
	Ground floor spaces are flexible and able to accommodate a range of commercial uses.					
3.1.2	New development is constructed to the front lot line or setback 1 to 2 metres.					
	New development is oriented and positioned to frame the street and internal driveways.					
	Corner buildings frames both streets and respect the setback / alignment of buildings on both streets. Commercial uses on the ground floor should wrap around the corner.					
3.1.3	Development is between two and three storeys in height or incorporates a step-back of a minimum of 1.5 metres.					
	If a one storey, the building incorporates additional height to raise the building upwards of two stories.					
	Building has a minimum ground floor height of 4.5 metres. Common height lines are respected and new construction blends within the existing streetscape.					
	Individual façades are between 6 and 8 metres wide, to a maximum of 15 metres or the building incorporates vertical elements to reduce the perceived scale of the building.					
3.1.4	Building is directly accessible from the street and provides barrier-free access to the public sidewalk.					
	Articulated and safe pedestrian access is provided to parking areas. Where a building abuts public space, pedestrian access and linkages are provided.					
3.1.5	Buildings fronting onto residential areas incorporate transitional elements to provide a gentle transition into these areas or incorporate a landscaped area for transition.					
3.1.6	Yards or open space between buildings are heavily landscaped at the street edge and through parking areas. Pedestrian amenities are also provided.					

3.2 Architectural Detailing + Character

To be completed for all new buildings and renovations for existing buildings.

Sect.	Guideline	C	PC	NC	NA	Comments
3.2.1	Infill development adjacent to historic development integrates into its location.				X	
	New development not adjacent to historic development is respectful of its broader architectural context including local heritage and architectural traditions.				X	
	Corporate-style or branded architecture is not permitted.				X	
3.2.2	Façades have a high degree of articulation with a variety of architectural elements.				X	
	New construction respects the architectural traditions of 19 th century commercial buildings.				X	
	Glass is the dominant ground floor material on façades representing approximately 75% of the wall surface.	X				
3.2.3	Awnings, canopies, and covered walkways or porticoes, are proposed with lighting and landscaping elements		X			
3.2.4	Lighting design, location, intensity and emitted colour are appropriate.				X	
	Lighting is low light, LED lighting illuminating only the sign band and building entrances.				X	
3.2.5	Signage presents a simple and legible message only and is designed at the appropriate a scale.				X	
	Primary signage is located on the sign band and text is easily legible.				X	
	Non-permitted signs are not proposed.				X	
3.2.6	Building materials are durable and convey a sense of permanence. They are compatible with surrounding buildings and use traditional building materials.				X	
	Prohibited building material are not proposed.				X	
3.2.7	Complementary materials and colours are used on the same block frontage.	X				
	Colours complement colour palettes from adjacent buildings and public spaces.	X				
	Vibrant colour accents are used on architectural features.				X	

3.3 Heritage Character Buildings

To be completed for developments / redevelopments involving heritage character buildings

Sect.	Guideline	C	PC	NC	NA	Comments
3.3.1	Maintenance, repair and restoration work is proposed using proper heritage conservation methods that meet established standards and practices.					
	Repair and renovations of original features is proposed.					
	Where it exists the heritage store frontage is preserved.					
3.3.2	Architectural details are to be retained, restored, or replicated.					
	Proposed cleaning methods meet established heritage conservation practices.					

Sect.	Guideline	C	PC	NC	NA	Comments
	Removal of painted brick and stonework is proposed, or repainting is to be undertaken using paint appropriate paint.					
	Brick and masonry repair is to be undertaken using proper heritage conservation materials and methods.					
	Spalled brick is to be repaired using proper heritage conservation materials and methods.					
3.3.3	Original heritage materials are to be replaced with the same material.					
	Original windows and doors are retained where possible or are replaced with replicas of the same configuration.					
	Façade is to be replaced with the same surface material.					
	Cornices and parapets are to be repaired and replaced to their original configuration.					
	Heritage roofing materials are to be replaced with similar materials.					
3.3.4	Colour schemes reflect heritage colour palettes.					
3.3.5	Additional storeys are limited to two storeys and stepped-back a minimum of 3 metres.					
	Ground level, additions are differentiated, subordinate, and compatible.					

3.4 Sustainable Development

To be completed for all new developments / redevelopments.

Sect.	Guideline	C	PC	NC	NA	Comments
3.4.1	Green building technologies and materials are proposed for new construction					
	Green roofs or reflective roof surface materials are proposed.					
	Water catchment and filtration is proposed.					
3.4.2	New development is sited to minimize the destruction of vegetation and existing trees are incorporated.					
	Site development takes into account existing topography and minimizes grading.					
	Shade trees and coniferous shrubs are proposed on-site					
	Site design minimizes impervious surfaces and uses porous pavement and landscaped areas to decrease water runoff.					

3.5 Parking, Loading + Utilities

To be completed for all new developments / redevelopments.

Sect.	Guideline	C	PC	NC	NA	Comments
3.5.1	Service bays, utilities, outside storage, rooftop mechanical and telecommunications equipment are visually and acoustically screened.					
	Garbage and recycling bins are stored internally or are located in the rear or side of the building and screened from public view.					

Sect.	Guideline	C	PC	NC	NA	Comments
3.5.2	Parking areas are proposed at the rear of the site or side yard.					
	Where parking areas abut a public street they are screened from view.					
	Vehicle access points are minimized.					
	Parking areas provide direct, barrier-free pedestrian access and circulation routes.					
	Bicycle parking is proposed in visible areas close to building entrances.					

3.6 Residential Development + Areas

To be completed for residential developments and development within Residential Character Areas.

Sect.	Guideline	C	PC	NC	NA	Comments
Residential Development + Areas						
3.6.1	Residential development is directed to areas fronting onto residential areas.					
3.6.2	New low density residential development respects the traditional built residential form found in the downtown.					
3.6.3	Medium density residential development is designed at a human scale.					
	Residential development incorporates commercial uses at street level and the ground floor treatment provides windows that occupy at least 50% of the façade.					
	Driveways and surface parking are located at the rear and are screened from view at sidewalk level.					
	Main building entrance are located fronting directly onto the street.					
	Transitions from the public to the private realm are proposed.					
3.6.4	Commercial development is designed and sited to integrate into residential areas.					
	Signage is appropriate located and sized.					
	Parking is located in the rear of the property.					

4.3 The Riverfront

To be completed for any development / redevelopment fronting onto the Sydenham River

Sect.	Guideline	C	PC	NC	NA	Comments
The Riverfront						
4.3	New development incorporates public access and views to the river and Alexandra Park. The river is treated as a primary frontage with pedestrian access and commercial ground floor uses proposed.					
	Pedestrian-only riverfront path is incorporated into the plan.					
	Flood proofing is incorporated into the design.					

Guidelines Compliance Report: Minor Application

Name: _____

Property Address: _____

Description of Proposal: _____

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3.1 Built Form + Site Configuration Guidelines

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Sect.	Guideline	C	PC	NC	NA	Comments
3.1.1	Ground floor spaces are flexible and able to accommodate a range of commercial uses.					
3.1.4	Building is directly accessible from the street and provides barrier-free access to the public sidewalk.					
	Articulated and safe pedestrian access is provided to parking areas. Where a building abuts public space, pedestrian access and linkages are provided.					
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3.2.1	Corporate-style or branded architecture is not permitted.					
3.2.2	Façades have a high degree of articulation with a variety of architectural elements.					
	New construction respects the architectural traditions of 19 th century commercial buildings.					
	Glass is the dominant ground floor material on façades representing approximately 75% of the wall surface.					
3.2.3	Awnings, canopies, and covered walkways or porticoes, are proposed with lighting and landscaping elements					
3.2.4	Lighting design, location, intensity and emitted colour are appropriate.					
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	Non-permitted signs are not proposed.					
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	Prohibited building material are not proposed.					
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	Repair and renovations of original features is proposed.					
	Where it exists the heritage store frontage is preserved.					
3.3.2	Architectural details are to be retained, restored, or replicated.					
	Proposed cleaning methods meet established heritage conservation practices.					
	Removal of painted brick and stonework is proposed, or repainting is to be undertaken using paint appropriate paint.					
	Brick and masonry repair is to be undertaken using proper heritage conservation materials and methods.					
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3.6 Residential Development + Areas

To be completed for residential developments and development within Residential Character Areas.

Sect.	Guideline	C	PC	NC	NA	Comments
Residential Development + Areas						
3.6.4	Commercial development is designed and sited to integrate into residential areas.					
	Signage is appropriate located and sized.					