

Guidelines Compliance Report: Minor Application

Name:	<u>Nicole Miller</u>		
Property Address:	<u>95 Frank Street, Strathroy</u>		
Description of Proposal:	<u>Revitalize front facade facing onto Frank Street and rear facade onto laneway with new paint and installing a new sign and lighting.</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 Minor 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	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.				✗	
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	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.	✗				
	Lighting is low light, LED lighting illuminating only the sign band and building entrances.	✗				
3.2.5	Signage presents a simple and legible message only and is designed at the appropriate a scale.	✗				
	Primary signage is located on the sign band and text is easily legible.	✗				
	Non-permitted signs are not proposed.	✗				
3.2.6	Building materials are durable and convey a sense of permanence. They are compatible with surrounding buildings and use traditional building materials.	✗				
	Prohibited building material are not proposed.	✗				
3.2.7	Complementary materials and colours are used on the same block frontage.		✗			
	Colours complement colour palettes from adjacent buildings and public spaces.	✗				
	Vibrant colour accents are used on architectural features.		✗			

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.					
	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.					

3.6 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.				X	
	Signage is appropriate located and sized.				X	