# Downtown Thorold

## Development Design Guidelines

**June 2014 – Final Report**

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# Purpose

The Downtown Thorold Development Design Guidelines express the City's design expectations for development review and are intended to facilitate high quality design within Downtown Thorold. They are intended to be a flexible guide for the design and development of new developments and improvements to properties and existing buildings within Downtown Thorold. The design guidance is focused on the design and development of commercial and mixed-use buildings within the commercial areas, rather than residential or other land use types. The overall intent of the Development Design Guidelines is to raise the standard for high quality, well-designed projects that support the small scale and pedestrian-oriented developments that complement, and enhance, the existing nature and character of Downtown Thorold.

*Front Street in Downtown Thorold has a number of buildings that provides high quality precedents and design cues for new buildings and façade restorations.*

# Use and Application

There are two instances where the Development Design Guidelines will be applied. First, the Development Design Guidelines are intended to be used during Planning Act approval processes (i.e. site plans and zoning) by both developers when planning and designing their projects and when preparing applications, and by the City when reviewing applications. Second, the Development Design Guidelines are intended to be used during application process for financial incentives that may be offered through Community Improvement Plans, by both property and business owners when preparing applications and drawings, and by the City when evaluating such applications.

The Development Design Guidelines are intended to apply to all properties designated "General Commercial (Central Area)" in the Thorold Official Plan. Additionally, they may used at the City's discretion for commercial or mixed-use developments in the area surrounding the Central Area, as warranted. They are meant to provide design guidance, with the understanding that they are to be applied on a case-by-case basis and are not meant to be a "checklist", in that every guideline applies, but rather that the specific situation of the particular building determines how they are to be applied. They are not meant to be read as "policies" or "regulations" but rather are to be used as a guidance tool during the design and review process for the development of land within Downtown Thorold that will be applied in a flexible fashion so as to not restrict creativity in design.


***General Commercial***
***CC = Community Commercial***
***CA = Central Area***

# Design Objectives

A set of design objectives form the foundation of the Development Design Guidelines. These objectives are meant to provide the general, higher level direction for new developments and building renovations, while organizing the specific design guidelines for particular design elements. While the application of the guidelines are flexible and are meant be interpreted and applied on a case-by-case basis, all new developments and all improvements to existing properties and buildings are to be consistent with all of the design objectives.

1. Existing buildings that are restored to reveal the original heritage character
2. New buildings that take cues from the existing heritage stock
3. New buildings that are scaled and massed to reinforce the street
4. Transparent ground floor façade oriented to the pedestrian
5. Upper storey facades that complement the ground floor
6. New facades with complementary materials and colours
7. Attractive signage designed to embrace a traditional character
8. Parking areas that are attractive and comfortable for users
9. Public art that enhances the “sense of place” in the community
10. Utilities and service areas that are hidden from view

# 1 Existing buildings that are restored to reveal the original heritage character

**1-1** All restorations to existing buildings should be based on documented information and photographs. New elements or details should not be incorporated that are a departure from documented original facades. Local resources such as Heritage Thorold can provide assistance with research of original building conditions.




*Examples of heritage restorations utilizing photo documentation and heritage resources to match the original façade (above old Firehall in Downtown Grimsby; below Quebec Bank in Downtown Thorold).*

**1-2** Existing original building materials should be maintained wherever possible and practical, recognizing their existing conditions. When maintaining or preparing existing façade materials, do not use any methods (such as sandblasting, high pressure washes, or chemical treatments) that may harm the existing material's condition. Any existing ornamental features or details on the façade should be repaired, and repointed for brick or stone material.

**1-3** Façades that have been on covered with unsympathetic materials (i.e. aluminum siding or non-local stone over brick) should be uncovered. When installing new façade materials, materials that match original documented materials of the building should be used. Where documented information does not exist, brick, stone and wood are generally the preferred principal materials for façades within Downtown Thorold.

**1-4** Painting existing façade materials should only be used where maintenance of existing original materials is not practical or feasible. Paints used should be an appropriate level of gloss (i.e. semi-gloss) and appropriate for the existing material (i.e. masonry paint). Colours should be as per the guidelines in Objective 5 below.


*Façade that has been restored in keeping with existing materials and new materials complementary to the heritage character of the area.*

**1-5** Existing original doors should be preserved and maintained where they are in an appropriate functioning condition. Where replacement is required, they should match the original façade's character and original style of operation. All door hardware should complement the original character and style of the façade while enabling barrier-free accessibility.

**1-6** Entrance thresholds should provide barrier-free accessibility when improvements to the building façade are made. This can either be provided through structural changes to the thresholds (such as grinding of existing surface) or creative methods for access (such as removable ramps).



*Traditional commercial doors and recessed entrances with glass side windows all contribute to transparency and visual interest along the street.*

**1-7** Existing original windows should be preserved and maintained where they are in appropriate functioning conditions. Where replacement is required, replacement windows should match the original proportions, divisions, depth of inset into the wall, and detail of framing elements. They should be made to fit the original openings and trim elements surrounding the frames, the sill, lintel and cap should be retained.


*This façade renovation that included consolidation of multiple storefronts, incorporates window, materials, and storefront proportions that are consistent with a traditional main street, although not preserving the original storefront materials.*

**1-8** Roofs that are visible from the ground should be repaired to preserve the original materials, color and texture. If replacement is necessary, every effort should be made to use the same material, or a similar alternative.

**1-9** Existing original upper storey windows should be preserved and maintained where they are in an appropriate functioning condition. Blocked or altered upper storey windows should be replaced with new windows that match the original documented windows of the building. If replacement of upper storey windows is required, new windows that match the original documented windows of the building and that retain the original openings of the upper façade should be used

**1-10** Adding or replicating any details or features to the façade or roofline should only be done where the additions adhere to the original building's decorative elements and complement the surrounding area.

*Rooflines with preserved architectural detailing in its original provides a visual attractive "cap" to the top of traditional buildings.*

**1-11** New fascia signage should be located within the original sign band of the façade, established by the original cornice of the ground floor, uncovering it if necessary. Where an original documented band does not exist, one in keeping with the proportions and general location of those on surrounding buildings should be incorporated.

**1-12** Vertical additions to existing heritage buildings should be limited to one additional storey and should be set back from the principal facade (1.0 to 3.0 metres) so that the original building height and facade are distinguishable from the new addition. Additions should complement the architectural character of the original building and surrounding buildings. Consideration should be given to the addition's mass and scale, setback, height and roof shape, materials, and door and window openings.


*Fascia signage located within a traditional sign band on the building's façade, above the storefront windows and below the cornice dividing the upper storey.*

# 2 New buildings that take cues from the existing heritage stock

**2-1** The design of new building designs should look to good examples of existing heritage buildings within Downtown Thorold as design cues for building design. This includes cues as to design style, massing, scale, proportions, rhythm, and materials. The design guidelines of Objective 1 above may be applicable, and should be consulted.

**2-2** The design of new buildings should seek to complement existing heritage buildings within the Downtown Thorold when selecting a style for a building design. It should not attempt to copy an existing heritage building. New buildings should not be overly ornate in detailing, but rather should provide a contemporary building that fits with the overall character of the area.


*New commercial development that looks to design inspiration for cues as to architectural elements, materials, and style.*

**2-3** Building design should follow good “main street” principles in complementing the existing heritage stock of buildings within the area in terms of the architectural character and style. Complementary should be achieved in either a consistent style with surrounding buildings to blend in or in a distinct or contrasting style that sets the historic buildings apart from contemporary new buildings.

*Brick and stone, and to a lesser degree wood, are all building materials used in traditional downtowns and main streets, like Thorold, and a similar palette needs to be considered as part of new development and façade restorations.*

**2-4** New buildings should incorporate the distinction between the base (storefront), middle (upper storeys), and top (roofline) portions of the façade found within traditional façades within Downtown Thorold.


*As this example in Downtown Thorold, the traditional definition of façade zone can be accomplished through changes in materials, colours, and architectural elements.*

# 3 New buildings that are scaled and massed to reinforce the street

**3-1** Generally, buildings should be at least two storeys in height at the street line and no more than fourth storeys. The fourth storey should be stepped back from the third storey, between 1.0 and 3.0 metres depending on the situation, to maintain the prevailing built form pattern along the street in the area.

**3-2** Buildings on key corner sites (as well as buildings away from Front Street) may be considered for enhanced heights to punctuate and heighten these locations. Stepbacks for the upper floors should be as per above. Additional design emphasis for buildings located at corners should be given through façade treatments, architectural elements and materials.

**3-3** New buildings should have taller ground floors as compared to upper floors to reinforce the pedestrian scale of the street. Ground floors should generally have at least 4.5 metres of floor-to-floor height, although the pattern of existing heritage buildings should be considered.


*Massing new buildings to the street edge assist with creating a comfortable walking environment,*


*Development that steps the back the upper storeys to preserve the human scale and ground orientation of the streetscape.*

**3-4** New buildings should be situated close to the street edge in order to provide an intimate and comfortable street environment. They should be situated within the setback range established by the immediately adjacent buildings, provided a desirable setback pattern close to the street already exists.

**3-5** Where a desirable setback pattern does not exist, new buildings should be located within a 3.0 metre setback from the front property line. Any setbacks should be designed for landscaped areas, amenity areas, seating opportunities, or display areas, and not for parking spaces.


*New commercial building situated tight to the public street right-of-way edge.*

**3-6** New buildings should be situated to maximize the building frontage along the street, between a site's side property lines, not including any frontage required for pedestrian connections or vehicle access points. A target of at least 80% of a site frontage should be sought for new buildings.

**3-7** New buildings should generally be oriented parallel to the street edge so that they frame the street edge. For corner sites, buildings can be angled at their corners facing the intersection for entrance located at those corners or where enhanced visibility around the building corner is desired.

*New commercial developments that appropriately frame the corner, with (below) and without (right) entrances oriented on an angle to the intersection.*



*New multi-storey commercial development that follows good main street principles in terms of ground floor orientation with complementary upper storey articulation and materials in a traditional fashion.*

**3-8** New buildings should have storefront widths generally between 4.5 metres to 7.5 metres to match traditional main street patterns. Buildings wider than 7.5 metres should include a series of bays that are defined by vertical elements, such as changes in materials, building projections, columns, or other vertical architectural elements, to emphasize the individual units of the buildings and maintain the traditional small scale feel of the storefront façade.

**3-9** New buildings should continue the horizontal alignment of architectural elements on adjacent building to ensure visual continuity, including such elements as cornice lines, sign bands, and roof lines. New buildings should follow the rhythm and pattern of window (both storefront and upper storey) and door openings from surrounding precedent buildings, including the ratio of window and door area to solid wall for the façade as a whole.

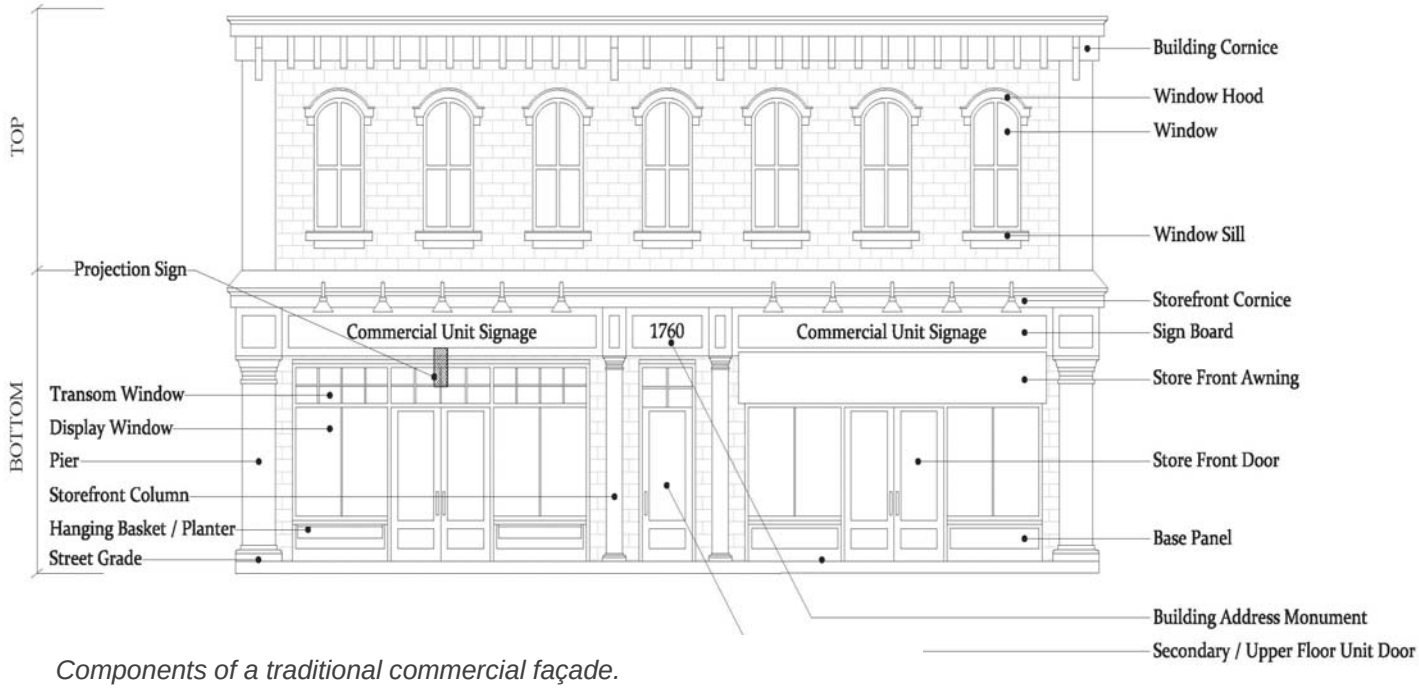
**3-10** Publicly visible side and rear elevations should be designed in a similar fashion to the front elevation in terms of material use, proportions and horizontal and vertical divisions. Facades should “wrap” the corner with a similar pattern of materials, colours, windows, and architectural details.


*New multi-tenanted mixed-use development that follows traditional patterns of small-scale storefront widths and proportions.*

# 4 Transparent ground floor façade oriented to the pedestrian

**4-1** A large proportion (up to 60%) of the storefront façade should be comprised of transparent surfaces, including storefront windows and doors. A balance between transparency for visibility into stores and conservation of heat for sustainability should be considered as part of the design process for storefront windows and doors.

**4-2** Storefront windows should be designed to perform a number of different functions, including providing an area for display space and encouraging "window shopping", allowing natural light into shops, and allowing visual communication between the interior of shops and the street. They should use transparent glass to provide clear views of storefront displays from the street and allow natural surveillance of the street and adjacent outdoor spaces. The sides of recessed entrances should have transparent surfaces to enhance comfort and visibility as well.




*Components of a traditional commercial façade.*

**4-3** Storefront windows should be supported by traditional architectural elements. These include window bases (“kickplates”), transom windows, and storefront cornices. Vertical elements on the storefront façade, such as columns or piers, should appear as “structural” elements for the upper storeys.

**4-3** Storefront entranceways should be designed in keeping with universal design standards to ensure safe and comfortable access for users of varying mobility needs. Portable ramps or surfaced inclines should be considered for existing buildings where there is a grade change.

**4-4** Commercial doors for storefronts that have ample proportions of transparent glass should be used for buildings, and not residential doors that prevent visibility. Door hardware should be selected considering the traditional character as well as barrier-free accessibility (refer to Facility Accessibility Design Standards).


*All the components that lead to a transparent façade at the pedestrian level: large glass panes, recessed entrance with glass, traditional commercial entrance door, and minimal window obstructions.*

**4-5** Retractable awnings above storefront windows and doors should be considered to provide weather protection, additional opportunities for building signage, sunlight control, and visual interest to the façade. They should be a traditional square or triangular shape and should be fabric material rather than synthetic materials. They should span the façade's window and door openings only and not the entire façade, mounted in the storefront portion of the façade and not covering architectural elements (such as piers, columns, pilasters, clerestory windows, architectural expression lines). Multiple individual awnings should be used for larger frontages rather than a single continuous awning.


*A traditional style and placement for awnings contributes to a comfortable pedestrian experience while not obscuring architectural elements of the façade.*

**4-8** Outdoor spaces should be considered, where possible, to provide “spill-out” space from the business to help animate the street. Cafés or patios should be designed and located to ensure they do not detract from the visual quality of the streetscape and do not impede movement for all users along the sidewalk. Specific direction for such spaces is provided by the City’s “Outdoor Sidewalk Patio Standards”.

**4-9** Flowerpots and planter boxes on or near building entrances should be considered to add colour and variety to the landscape. These include potential locations such as overhangs, columns or posts, balconies, and below windows.


*Even modest outdoor sitting spaces and plantings can add visual interest and activity along the streetscape and storefront.*

# 5 Upper storey facades that complement the ground floor

**5-1** The general location, spacing, size, shape, divisions, and framing of windows in surrounding quality façades should be used as a design cue for upper storey windows, and new development should respect the general proportions, scale and size of those in heritage buildings.

**5-2** Upper windows should generally be rectangular in shape (taller than wider), with decorative architectural features, such as cornices or lintels, for emphasis. They should have transparent glass surfaces, and should be recessed into the wall surface to assist in articulating the facade and creating interesting shadow patterns.

**5-3** Upper storey windows should be able to be opened to encourage natural ventilation. Awning windows are preferred to double-hung/sliding windows as they provide security benefits as well as better performance in terms of air leakage and protection during inclement weather. Shutters on upper storey windows should fit the size of the window opening, and preferably be fully functioning shutters.

*Traditionally inspired upper storey window style, rhythm and spacing on this new main street development.*

**5-4** Rooflines should terminate and punctuate the top of the building's façade, providing a visually interesting streetscape particularly for those passing at a distance or from across the street. They should include detail, such as material changes, cornice, parapets, and other features, to provide an appropriate "cap" to a building, and should complement existing roof lines in the area, either immediately adjacent or elsewhere in the area.

**5-5** Generally with Downtown Thorold, flat roofs with a parapet or cornice should be used for commercial forms of buildings, while sloped roof combined with a roof parapet should be used for residential forms of buildings.

**5-6** Visible gutters, downspouts or vents should be painted to match the trim or body color of the façade.


*Upper storey of this mixed-use development along main street that follows the general rhythm and proportions of traditional window placement, although with contemporary elements.*

# 6 New or renovated facades with complementary materials and colours

**6-1** Material selection should take cues from the palette and use of existing materials in area, particularly concerning texture, pattern and scale. Materials selected for a building's façade should be high quality, durable, and easily maintainable; complementary to one another; and appropriate for the building's architectural style.


*Infill development along a main street that incorporates a palette of high quality materials, including brick, concrete and wood, which fit with the surrounding neighbourhood context.*

**6-2** Principal “base” materials should be limited to one or two materials on the façade. Pressed unglazed brick, local stone, mortar, concrete and wood should be the preferred base materials. Materials that mimic other materials (“faux” materials), aluminum or sheet metals, other siding systems, or non-local stone materials should not be used

**6-3** Secondary “accent” materials should be limited to two or three materials on the façade. A more varied range of materials, such as wood trim, copper, steel, or other metals, can be used for the accent materials. Materials that mimic other materials (“faux” materials), aluminum or sheet metals, other siding systems, or non-local stone materials should not be used

**6-4** When multiple building materials are used, changes in material should be at the point of a recession or projection along the façade on the inside corners, or defined with a pronounced expansion joint along flat building walls, so as to avoid the look of the material as a “veneer” on the façade.


*Infill development along a main street utilizing a combination of traditional principal and secondary materials that fit with the character of the surrounding neighbourhood.*

**6-5** Colour on a building's façade should display the individuality of businesses while still complementing the general traditional character of the area. Colours should be muted and soft, as compared to bold and bright. The latter, if used, should be limited to accent colours, such as window and door frames, building trim, sign bands and lettering, and other details, rather for the principal colour of the façade in order to avoid "overcolouring" a building's façade.

**6-6** Façades should have a pattern of principal "base" colours and secondary "accent" colours, as warranted. Base colours should be limited to two colours, and should be used preferably for defining the vertical distinctions of the building (i.e. storefront versus upper storeys) if using more than one colour. Accent colours should be limited to two or three maximum, selected to complement the base colours of the façade, and should preferably be used to accent architectural features (such as window or door frames, pillars or columns, sign lettering) on the façade.




*Colour on a façade, when used appropriately and sensitively as an accent, can add interest and vibrancy to a downtown.*

# 7 Attractive signage designed to embrace a traditional character

**7-1** Signage for buildings should be limited to those found in traditional downtowns or main streets. These are principally fascia, hanging, window, portable, and permanent ground signs. The City's Sign By-law 63-2009 regulates the use and installation of all signs; the design guidelines provide additional guidance over the regulations.

**7-2** All signage should have simple lettering typefaces that are easy-to-read and may be complemented with graphics that relate to the business function. Lettering and images on fascia signs should provide depth to the sign, such as raised lettering or individually cut or carved lettering. Lettering and images on fascia signage should balance between the needs of pedestrians and motorists. Lettering colours that provide an accent to the overall façade and that enhance readability of the sign relative to the base colour of the sign.


*Simple, but effective, business signage on a contemporary development that fits with a traditional character for signage.*

**7-3** Fascia signs should be located and designed in a traditional fashion while still allowing for creativity and individually of particular businesses. Fascia signage should be located in a sign band on the façade, a horizontal section that divides the storefront windows from the upper façade, and to avoid obscuring or covering façade features, including windows, doors, storefronts, building entrances, cornices, and columns. They should be attached parallel and flush with the building wall and should be located only on façades that have building entrances. They should be constructed of durable, weatherproof materials that complement those of the building façade, and not internally lit, neon or plastic materials.



*Desired traditional character for all signage, for both commercial buildings and residential conversions, which situate fascia signage in a consistent signage band.*

**7-4** Hanging signs should be designed to add to the façade and business character through their creative design and orientation to pedestrians walking down the sidewalk. Hanging signage should be located and sized to provide safe passage by pedestrians underneath (at least 2.4 metres by by-law), and should be installed perpendicular to the façade and hang from a mounted wall brace. They should be limited to one per business frontage, mounted near the storefront entrance. For multi-tenanted buildings with multiple entrances, one projecting sign per storefront entrance on the façade may be appropriate.




*Hanging signage can provide artistic accents to storefronts and the streetscape provided they are designed and located appropriately.*

**7-5** Window signs affixed to or within storefront should complement the overall signage program of the business without unnecessarily restricting visibility to and from the interior of the store. Window signs should only be used in storefront windows, and not in upper storey windows, and should be limited to no more than 25% of a window's surface area and should not obscure the display of goods and viewlines into the store. Etched or painted glass on the windows or that are attached to the glass or displayed directly behind it signs is preferred. Materials and paint should be durable and fade resistant to ensure their quality over time. Window signs on windows with low-e coatings should not be used. Neon, electronic messages, or fluorescent lighting for illumination should not be used.


*Window sign that adds character to the storefront for passing pedestrians while still preserving visibility to and from the interior of the shop.*

**7-6** Portable signs should be limited to sandwich boards or A-frame styles of signs and should complement the overall signage program. Portable signs should be designed with durable, weatherproof materials that complement those of the building façade, and not include internally lit, neon or plastic materials as well as electronic messages. They should be located to avoid the "cluttering" of the streetscape and outside of the primary pedestrian route in front of stores, with a minimum clearance of 1.2 metres. They should only be used during the hours of operation of the business and should be removed to indoors locations when not in use.

**7-7** Permanent ground signs (either single business or multi-tenant) should complement the character of a building's façade and style. Ground signs should be scaled and sized so as to not overpower a site. They should have colours that are consistent with the primary building signage style.


*Window sign that adds character to the storefront for passing pedestrians while still preserving visibility to and from the interior of the shop.*

**7-8** Where lighting of signage is required or desired, it should be externally mounted lighting which is installed and oriented in a night-sky friendly fashion that limits horizontal and vertical light spillover.



*Multiple forms of lighting types and styles of downcast lighting that provides light to the storefront while limiting spillover.*

# 8 Parking areas that are attractive and comfortable for users

**8-1** Where surface parking is provided as part of a new building, it should be located to the rear of the building, and not between the front or side of a building and abutting public street right-of-way. Access to parking areas should be from side streets, whenever possible. Where possible and feasible, parking areas should be coordinated across several properties to maximize connectivity, improve flows, and to improve parking yield and efficiency.

**8-2** Where parking in the front yard is unavoidable, fences or low walls and landscaping should be employed to minimize the visual impact on the streetscape. Such fences and walls should be considered extensions of the respective built form in terms of style, materials, and details, and should strive to provide a consistent pattern of decorative features for private properties that screen views into parking areas and appropriately edge the streetscape.


*Decorative fencing and landscaping that screens views to a parking area from the street, while complementing the materials of the associated development.*

**8-3** Parking aisles should be oriented perpendicular to the building's primary entrance, whenever possible, in order to minimize the number of potential pedestrian-vehicle movement conflicts with pedestrian connections that connect parking areas to building entrances. Design such connections with weather-protection and tree plantings, as necessary.

**8-4** Pedestrian routes through parking areas should be safe and connect directly to building entrances. They should be at least 1.5 metres wide and have a texture, material or colour change from the remainder of the parking area surface to clearly define the pedestrian route. They should be designed using barrier-free standards and should be served by adjacent shade trees and pedestrian lighting as necessary.


*Well-signed pedestrian access through passageway leads from rear parking area to main street as part of this new mixed-use development.*

**8-5** Larger parking areas should be divided, both visually and functionally, into smaller parking areas through the use of use landscaped islands to minimize the visual extent of the paved area. Landscaped areas around the parking area and within parking islands should be at least 3.0 metres wide. All site landscape designs should emphasize the use of tree and shrub species that are native, low maintenance, and salt tolerant, and that provide seasonal interest through the use of coniferous and deciduous plant materials.

*Division of surface parking areas of a new development through the use of landscaped parking islands.*

**8.6** Trees within parking areas should have an adequately sized planting area based on the amount of room needed for tree roots. Structural soil, root barriers, tree guards, and tree grates are encouraged for trees that are planted near sidewalks and walkways. Deciduous trees on the south side of buildings can be used to provide shade in summer and allow passive solar heating in the summer; while coniferous trees on east and west facades provide protection from glare caused by low-level sun.

**8.7** Shrubs and low level plantings within parking areas should be used to screen areas like servicing or parking areas and providing visual interest and colour along a streetscape. Plantings used for screening purpose should be well-maintained to avoid unsightly conditions that negatively impact the pedestrian safety and the area's character. Shrubs and perennials adjacent to the public right-of-way should be maintained so that they are no more than 1.0 metre in height to preserve sight lines into and from the site.

*Trees within parking lots need sufficient space and appropriate subsurface conditions for roots to grow, such as this sustainable solution with storm water runoff.*

**8-8** Lighting of parking areas should be organized and oriented to cater to the needs of both drivers and pedestrians, balancing the need for safety and security with the reduction of energy consumption and nuisance impacts. Lighting standards should direct light downward wherever possible to avoid spillover to surrounding areas. Lighting should be incorporated at regular intervals to prevent the creation of light and dark pockets to ensure visibility into and out from all areas on the site requiring lighting.



*Emphasis points for pedestrian-scaled site lighting as part of new developments includes rear parking areas and mid-block walkways.*

# 9 Public art that enhances the "sense of place" in the community

**9-1** Public art pieces should be visually accessible to the public, located either within a public street right-of-way or other publicly owned space, or on a private property where it has an interface and connection with the public realm. They should be located to limit any conflicts with vehicular, bicycle, or pedestrian circulation.

**9-2** Public art pieces should be an original piece of artwork with the primary function of providing visual interest without any commercial advertising function. They should be long-term, durable artistic expressions that reflect the character and history of Downtown Thorold, and should be completed by a qualified professional artist.

**9-3** A range of different purposes for public art pieces should be considered. This includes functional, interpretive, abstract, and historical purposes, as well as a range of sizes, artistic mediums (metal, stone, paint), and variety of different forms (architectural features, sculptures, landscape features, street amenities, public works, paintings, or murals).

*Multiple forms, sizes and types of public art pieces can be employed to provide visual interest and a sense of the community's identity as part of development.*

**9-4** Murals on the publicly visible side or rear walls of buildings should be considered to provide visual interest on otherwise blank walls, without overshadowing the respective building or the surrounding area. They should use high quality, durable, graffiti-resistant, and weather resistant materials and should have properly prepared surfaces prior to installation including cleaning, scraping debris, and filling holes to ensure a high quality and durable finish.

**9-5** Externally mounted lighting should be used where illumination of public art is required, installed and oriented in a night-sky friendly fashion that limits horizontal and vertical light spillover. They should be lit with energy efficient fixtures that are consistent with the primary building lighting, where illumination is necessary or desired.

*Murals should be considered for featureless side or rear walls to provide interest and community identity.*

# 10 Utilities and service areas that are hidden from view

**10-1** Utility and service areas should be sensitively integrated into the overall site design and appropriately located and screened from public view. Utility and service areas (garbage storage areas, loading areas, utility areas) may vary in location depending on the particular function, but regardless they should be located in inconspicuous locations that are hidden as much as possible from public view.

**10-2** Building utility meters should be located in less visible locations such as the rear of building, or should be screened with an appropriate design that complements the overall façade building design. Areas for loading/unloading and garbage storage should be located in locations that are not directly visible from a public street, such as in the rear yard of building.

**10-3** Outdoor garbage storage areas for collection containers for general waste, recyclables and organics should be accommodated in locations that are not directly visible from a public street, keeping in mind safe and efficient access needed for collection vehicles. Deep well system should be encouraged where practical.

*Deep well garbage systems provide an attractive option for minimizing the presence of garbage collection areas.*

**10-4** Service areas should be shared between buildings or within developments, as much as possible, to prevent disruptions to vehicular or pedestrian flows. Accesses to service areas should be from the rear of buildings to reduce the number of driveways.

**10-5** Service areas should be screened appropriately, through landscape materials, fencing or building design, from the views of adjacent properties or from the upper stories of the building to which they serve. Any necessary screening structures should complement the character form, materials, and colours of the building.

**10-6** Rooftop equipment, such as HVAC equipment, should be set back from the roof edge and/or screened through roofline design elements, such as parapets.