D5.2 DESIGN POLICIES

All relevant municipal development controls will be considered in order to achieve a consistently high standard of site, building and landscape design. The community design policies of this Plan are to be implemented by:

a) ensuring that the implementing Zoning By-law is regularly reviewed and amended to include standards that reflect the objectives and policies of this Plan;

b) ensuring that the design guidelines contained in the Blue Mountains Community Design Guidelines are consulted as a guidance tool;

c) ensuring that the Town’s engineering standards are regularly refined to reflect the objectives and policies of this Plan and any Council-adopted Community Design Guidelines;

d) ensuring that the Town’s Site Plan Manual sets out the minimum requirements of the Town in a clear and concise manner;

e) ensuring that all Public Works decisions generally conform with this Plan and Town approved Community Design Guidelines; and,

f) utilizing architectural control in new development areas, where appropriate, to detail proposed building designs and materials, and in order to avoid repetitive building forms along residential subdivision streets.

All development applications shall be evaluated to determine the extent to which the application respects the Community Design policies of this Plan and the relevant Council adopted Community Design Guidelines.

D5.3 COMMUNITY GATEWAYS

Community Gateways, as identified on the Community Structure Plan and Schedules B-1 and B-2 of this Plan, are intended to achieve a sense of entrance and arrival to the Town and neighbourhoods through built form, building design and landscaping. It is a policy of this Plan to plan and design Community Gateways to:

a) encourage a high quality design in the built form which is distinctive and which contributes to the identity of the particular Gateway;

b) orient the most active and architecturally detailed building façade to the public street by use of main entrances and a large percentage of fenestration addressing the streetscape;