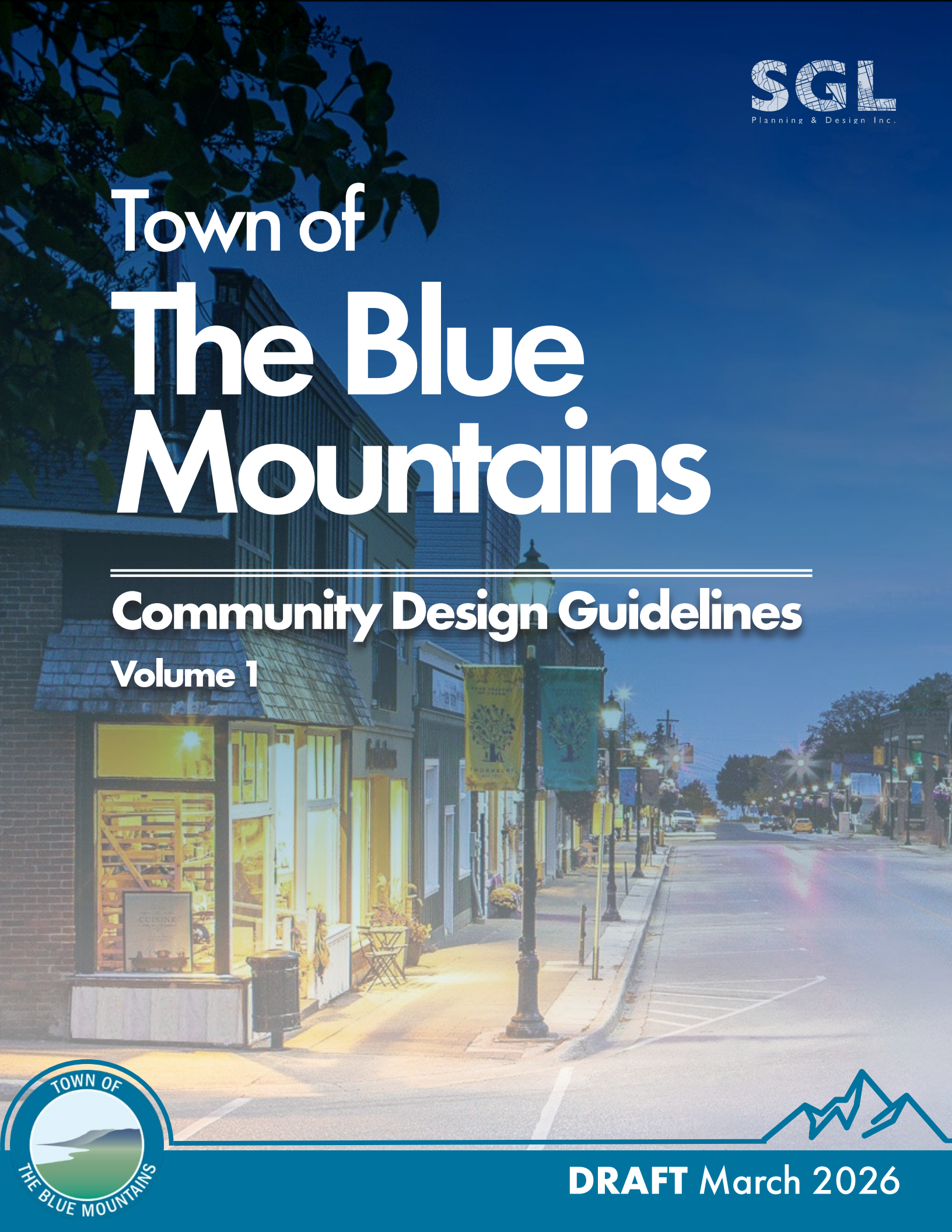

SGL
Planning & Design Inc.

Town of The Blue Mountains

Community Design Guidelines

Volume 1

TOWN OF THE BLUE MOUNTAINS

DRAFT March 2026

Organized as two complementary volumes, the Design Guidelines provide detailed direction for development across the Town's Settlement Areas. **Volume 1** includes the Community Design Guidelines, addressing the Town's expectations for public and private realm design. **Volume 2** provides additional context on the Town's community structure and includes area-specific objectives to guide development and design within each community.

Volume 1: Community Design Guidelines

Purpose: To be referenced as applicable for design guidelines and expectations.

Section 1 - Introduction:
Introduces the purpose of the Design Guidelines, who they are for, where they apply and how to use the document.

Section 2 - Environment, Parks, Public Spaces and Culture:
Provides guidelines for development around the natural environment, parks and open spaces, trails, community spaces and public buildings, public art, cultural heritage buildings and gateway features.

Section 3 - Neighbourhood Design and Residential Built Form:
Provides guidelines for neighbourhood design, residential built form, infill and intensification.

Section 4 - Downtown and Commercial Areas:
Provides guidelines for streetscapes, site design and built form in downtown and commercial areas.

Section 5 - Urban Employment Areas:
Provides guidelines for site and building design in the Town's Urban Employment Areas.

Volume 2: Community Design Vision and Structure

Purpose: To confirm development responds appropriately to its vision and context.

Section 1 - Community Design Vision and Guiding Principles:
Presents a community design vision and guiding principles for the Town to ensure high-quality design of the public and private realm across.

Section 2 - Community Structure:
Describes the character of the Town's different Settlement Areas, or communities, and sets out design objectives and direction for future development.

Volume 1
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1 Introduction

1.1 Purpose of the Design Guidelines

The Town of The Blue Mountains embraces a wide diversity of urban, rural and tourism amenities. The Town is generously enriched with natural features and scenic attributes including the Niagara Escarpment, Nipissing Ridge and Nottawasaga Bay, making the Town a very attractive place for residential, recreational and resort development. Each unique community in the Town contributes to the small-town charm and civic identity of The Blue Mountains.

Community design is a key component of improving the quality of the built environment within the Town. The Blue Mountains Community Design Guidelines (Design Guidelines) reflect the Town's commitment to high-quality design that enhances existing character, amenities, sustainability, natural features and cultural heritage resources.

The Design Guidelines are intended to assist in the implementation of The Blue Mountains Official Plan through the development review process. The Design Guidelines express design expectations and provide direction to promote good design of the public and private realm throughout The Blue Mountains.

1.2 Who are the Design Guidelines For?

The Design Guidelines are intended to be used by a variety of participants in the design and development process, as well as in the design and implementation of public spaces and buildings.

The Design Guidelines will be used by:

The Blue Mountains Council to confirm whether an application meets the Town's vision and its unique communities.

Town Staff and Agencies as a reference for the review and approval of development applications, as well as the design of public spaces, streetscape improvements and other municipal projects.

Developers and Consultants when planning and designing their projects and development plans in alignment with the Town's vision.

Landowners and Business Owners when undertaking site and building improvements.

The Public to understand how The Blue Mountains will evolve over time.

1.3 Where do the Design Guidelines Apply?

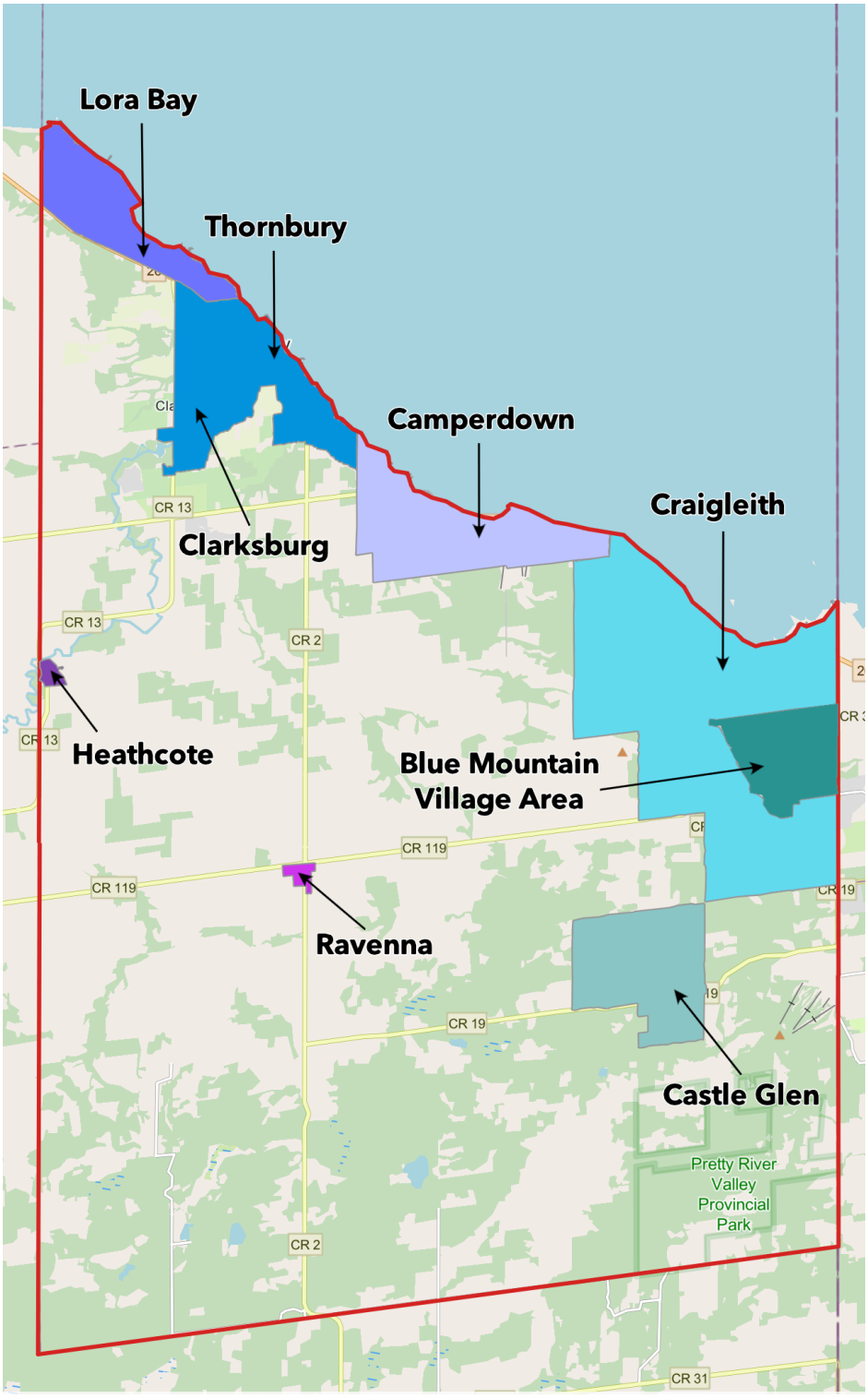
The Design Guidelines apply primarily across the Town's Settlement Areas, where residential, commercial and recreational uses are concentrated, including:

- Thornbury
- Clarksburg
- Craigleith
- Lora Bay
- Camperdown
- Villages and Hamlets

Town-wide direction is provided for residential, commercial, mixed use, employment and open space areas, as well as guidance specific to each community as applicable.

Building on the Town's Official Plan, **Volume 2** of the Design Guidelines provides additional context regarding the Town's community structure and includes area-specific objectives to guide development and design within each community.

The Design Guidelines should be read in their entirety and appropriately applied to development within each area of the Town.



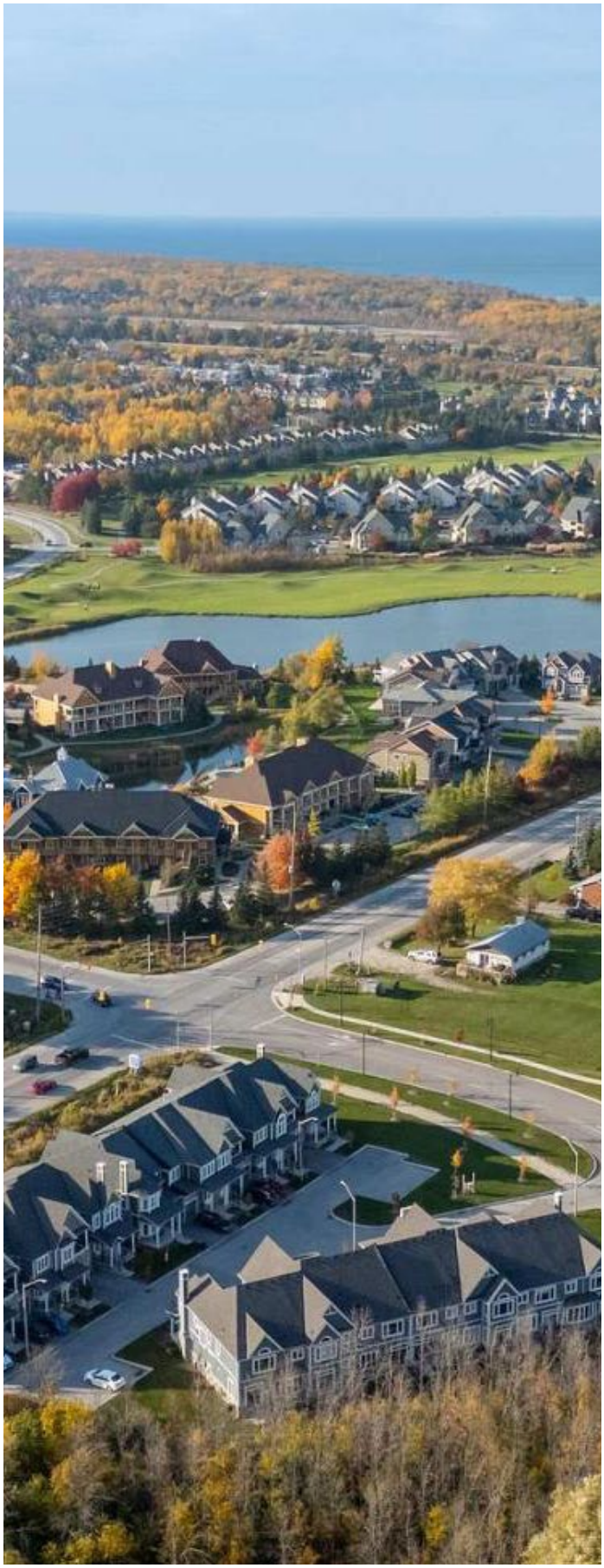
The Blue Mountains Settlement Areas

1.4 How to Use the Design Guidelines

The Design Guidelines apply to both the public and private realm and provide specific direction for the design of sites, streetscapes, open spaces and buildings. The Design Guidelines are to be used as a guidance tool during the planning and design process and will be applied during the development review process on a case-by-case basis. The Design Guidelines are not intended to be used as "policies" or "regulations and will be applied in a flexible manner that allows for creativity in design or alternative approaches, while still ensuring the intended vision for development across the Town's communities is met.

The Design Guidelines should be read and used in conjunction with the Town's policies, by-laws, plans and initiatives including:

- The Blue Mountains Official Plan
- Comprehensive Zoning By-law
- Engineering Standards
- Community Sustainability Plan: The Blue Mountain's Future Story
- Leisure Activities Plan
- Transportation Master Plan
- Town-Wide Revitalization Community Improvement Plan



The Design Guidelines will be implemented through the development review process. The Town may require submission of a Community Design Checklist and/or supporting materials or studies to confirm that the applicable Design Guidelines have been considered and incorporated into development proposals.

Applicants should reference both **Volume 1** and **Volume 2** when preparing development proposals. Development should demonstrate how the Community Design Guidelines in **Volume 1** have been applied to the design of buildings, sites, and the public realm, while responding to the surrounding context and locational characteristics described in **Volume 2**. Proposals should clearly identify how the design supports the vision for the community in which the site is located and contributes to a strong and cohesive sense of place.

The following sections of **Volume 1** apply based on location and context:

Thornbury and Clarksburg

Residential Neighbourhoods

- **Section 2** - Environment, Parks, Public Spaces and Culture
- **Section 3** - Neighbourhood Design and Residential Built Form

Downtown Thornbury and Clarksburg

- **Section 4** - Downtown and Commercial Areas
- **Section 4.1** - Downtown Streetscapes
- **Section 4.2** - Built Form
  - Section 4.2.1 - Scale, Orientation and Siting - *Downtown Thornbury/Clarksburg*
  - Section 4.2.2 - Character and Design - *Downtown Thornbury/Clarksburg*
  - Section 4.2.3 - Entrances and Openings - *Downtown Thornbury/Clarksburg*

Highway 26 Through Thornbury

- **Section 4** - Downtown and Commercial Areas
  - Section 4.2.1 - Scale, Orientation and Siting - *Highway 26 Through Thornbury*
- **Section 5** - Urban Employment Area

Craigleith

Residential Neighbourhoods

- **Section 2** - Environment, Parks, Public Spaces and Culture
- **Section 3** - Neighbourhood Design and Residential Built Form

Craigleith Village

- **Section 4** - Downtown and Commercial Areas

Lora Bay

Residential Neighbourhoods

- **Section 2** - Environment, Parks, Public Spaces and Culture
- **Section 3** - Neighbourhood Design and Residential Built Form

Camperdown

Residential Neighbourhoods

- Section 2 - Environment, Parks, Public Spaces and Culture
- Section 3 - Neighbourhood Design and Residential Built Form

Refer to Volume 2 of the Design Guidelines for additional context on Town's community structure and area-specific objectives that will guide development and design within each community.

1.5 Character, Compatibility and Sense of Place

Character, compatibility and sense of place are important considerations in the design of development; however, these concepts are inherently subjective. Character and compatibility are defined terms in the Official Plan that help guide how development should relate to its surroundings. Within the Design Guidelines, these concepts are translated into practical design direction that shapes how development looks, functions and fits within the community.

Compatibility should be understood as the ability of new development to fit well within its surroundings through appropriate scale, massing, site layout and its relationship to the public realm. It does not mean mimicking what already exists; rather, development should respond to its context in a way that contributes positively to the area and supports its ongoing evolution. These considerations are intended to guide design and are not applied as rigid rules. The Guidelines do not promote a singular design style, but instead support high-quality design that responds to context through thoughtful building design, site organization, landscaping and attention to the public realm.

A strong sense of place is created when development contributes positively to its surroundings and helps make an area recognizable and meaningful. It comes from the relationship between buildings, landscapes, public spaces, and the activities they support. Development should build on the positive qualities of its context, such as scale, materials, and landscape, while introducing design that enhances the overall experience of the area.

"Character" means the collection of distinct features that work together to identify a particular area or neighbourhood, which may include the built and natural elements of an area.

"Compatible" means development or redevelopment which may not necessarily be the same as or similar to the existing development, but can coexist with the surrounding area without negative impact.

"Enhance" means to complement and strengthen the character of the Town, community, neighbourhood, site or structure.

"Sense of Place" refers to the distinctive qualities that make a location recognizable, meaningful and memorable. It emerges from the relationship between built form, landscape, public spaces, cultural features, and the activities that occur there. A strong sense is created by designing buildings, streets, and open spaces that reinforce community identity and support comfortable, vibrant and welcoming places for people.

Through each development application, the guidance in this document should be applied in a way that reflects each specific site and its context, with reference to the area-specific objectives in **Volume 2**. This approach supports the creation of a strong and cohesive sense of place across the Town, while allowing for flexibility, innovation, and architectural diversity.

2 Environment, Parks, Public Spaces and Culture

The public realm is comprised of spaces that belong to and are accessible to everyone, including natural areas, parks and open spaces, trails and public or heritage buildings. Elements of private development can also influence how people experience and connect with the community, including cultural heritage resources. Public spaces and elements within those spaces should be carefully designed in response to their context to provide opportunities for community life, social interaction, enjoyment of the environment, recreation, entertainment and reflection.

This Section of the Design Guidelines provides direction for development around the natural environment, parks and open spaces, trails, community spaces and public buildings, public art, cultural heritage buildings and gateway features.

2.1 Natural Environment

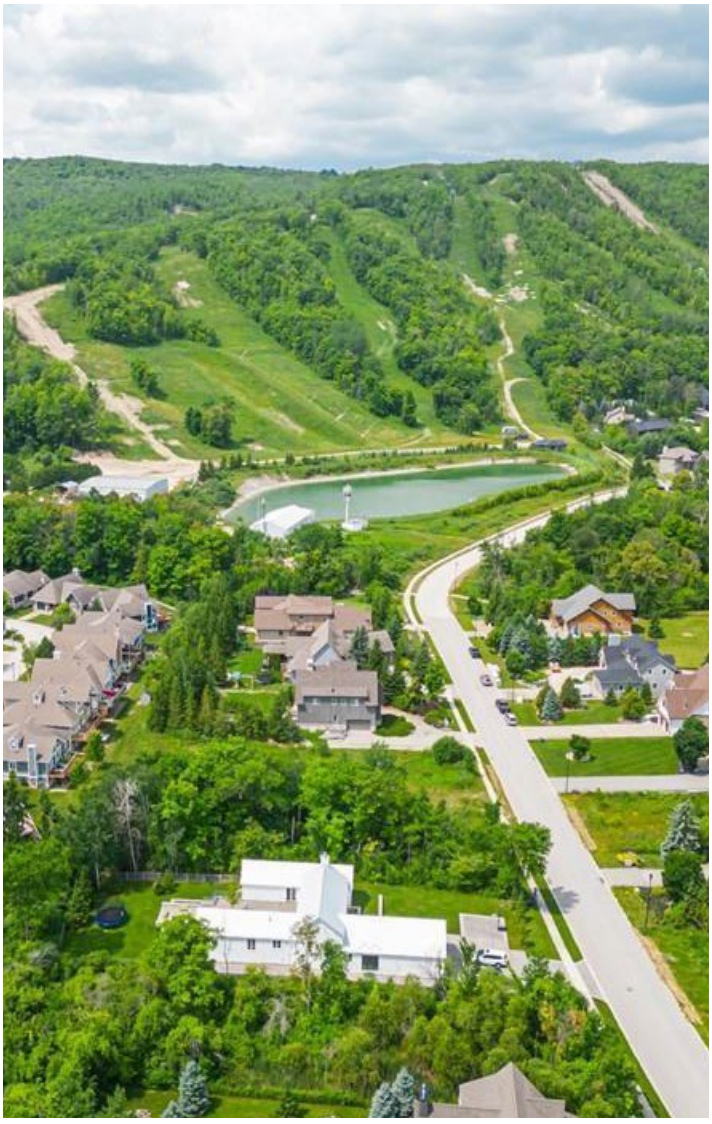
The Town's interconnected system of natural features and open spaces contributes to the overall health and character of the community. Through all new development and redevelopment, there is a collective responsibility to protect and enhance natural heritage features and functions throughout the Town to ensure natural beauty and amenities are maintained for future generations

Scenic Caves Nature Adventures

2.1.1 Woodlots

Guidelines:

1. Incorporate woodlots or stands of trees into the fabric of street and block layouts and site design, wherever possible.
2. Use appropriate buffers to woodlots to ensure their ecological protection. Consider plantings such buffers with complementary native species to enhance their function and to prevent invasive species from being established.
3. Ensure that woodlots have at a minimum, 50% public frontage and visibility, through such means as single-loaded streets or incorporation into a park or stormwater management area.
4. Where appropriate, incorporate trails within woodlots to connect to the neighbourhood pedestrian network. Trail design should prioritize user safety and environmental integrity.
5. Design trails to be consistent with the character of the woodlot feature.



Incorporate existing trees and woodlots into the fabric of street, block and site layout wherever possible

2.1.2 Watercourses

Guidelines:

1. Maintain and enhance vegetation, and encourage regeneration, to every extent possible within watercourse corridors.
2. Naturalize watercourse corridors with native species to promote the habitat and aesthetic characteristics of such features.
3. Incorporate linear pedestrian pathways along watercourse corridors while maintaining the environmental sensitivity of such features.
4. Design pathways to be consistent with the character of watercourse features, preferably using permeable natural materials to permit infiltration.

Firemans Park

Clendenan Dam

2.1.3 Trees and Hedgerows

Guidelines:

1. Ensure tree protection and preservation through all development in accordance with the Town's Municipal Tree Preservation By-law.
2. Locate street and development blocks to incorporate existing quality hedgerows into side or rear lot lines or along linear pedestrian corridors.
3. Incorporate existing healthy trees within building lots by varying building setbacks and varying building design.
4. Physically protect any trees to be retained during construction and grading to avoid disruption to their roots.

Ensure tree protection and preservation in the location of streets and development blocks

2.2 Parks, Open Space and Waterfront Areas

Parks and open spaces are a valuable asset in The Blue Mountains. Throughout the Town, parks and open spaces contribute to the physical and mental well-being of both residents and visitors, as well as overall community sustainability, culture and diversity. Parks and open spaces require a design that is safe, secure, accessible and inclusive and capitalizes on the natural and cultural heritage character of its surroundings.

Heritage Park

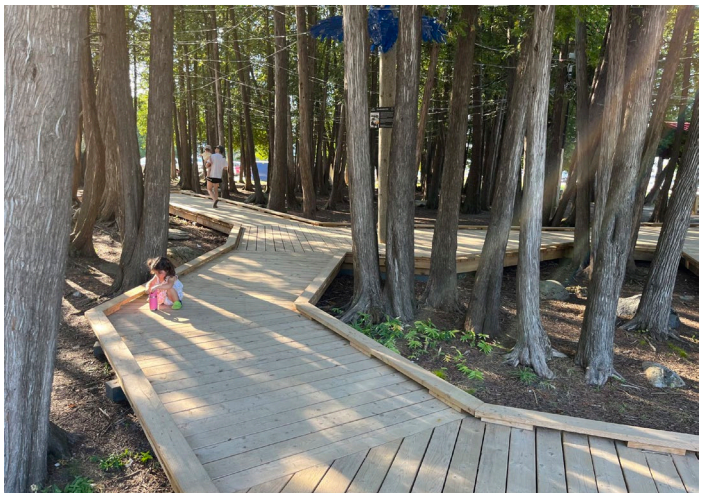
Guidelines:

1. Ensure all parks are connected to the Town's overall network system of parks, natural areas, the waterfront and stormwater management ponds through sidewalks, trails, pathways, or mid-block walkways that accommodate both pedestrians and cyclists.
2. Incorporate a variety of active and passive uses within parks, both structured and unstructured, to accommodate the needs of all users and facilitate a number of functions including children's play, cultural gatherings, socializing and special events.
3. Integrate, where appropriate, elements such as seating, hard surface areas, shaded areas, open air structures, public art, pedestrian-scaled lighting and distinctive tree, shrub and ground cover planting.
4. Locate park entrances at the intersection of two streets where possible, to encourage safe pedestrian access.
5. Define the main entrances to parks and public open spaces with soft and hard treatments, signage and sitting areas with appropriate amenities.

Integrate a variety of active and passive uses to facilitate the needs of all ages and abilities

6. Ensure a majority of the park's frontage is open to the street, maximizing visibility from adjacent streets and promoting safety.
7. Protect, maintain and enhance views and vistas to natural areas, Georgian Bay and open spaces through siting and design.
8. Prioritize sustainability in park design through material choice, low impact development (LID) measures and appropriate landscaping and vegetation. LID measures may include rain gardens, bioswales and permeable surfaces to support stormwater management and ecological function.
9. Design pathways to enhance the function and character of the type of the park they occupy, keeping in mind user safety, lighting and intended operational hours.
10. Use plantings and grading to define the boundaries of a park, reduce the impacts of noise, provide a visual buffer between adjacent development and prioritize Crime Prevention Through Environmental Design (CPTED).
11. For parks adjacent to natural areas, consider appropriate interface buffers, signage and trail access. Limit the use of natural areas to passive and low-intensity recreation uses, trails and lookouts.
12. Design parks to minimize any potential negative impacts on adjacent residential areas through the use of planting, fencing and/or the provision of appropriate access, parking and buffers to active recreational facilities;
13. Preserve existing significant trees and vegetation wherever possible and incorporate them into park design.

Thornbury Harbour



Design pathways to enhance the function and character of parks

Plantings and furniture help to define park character and contribute to Crime Prevention Through Environmental Design (CPTED)

14. Provide and locate trees within parks and public open spaces to create favourable micro climate conditions, such as providing shade and also mitigate wind impacts.
15. Select and arrange trees and other plantings to create efficiencies in maintenance and watering.
16. Prioritize the use of native over non-invasive plant species.
17. Provide bicycle storage facilities within all public parks and open spaces to encourage cycling as a viable mode of transport or recreation activity.

Preserve and maintain existing trees and provide additional trees along pathways to create a favourable micro climate

2.2.1 Town-Wide Parks

Guidelines:

1. Town-wide parks are designed to generally service the entire Town and visitors.
2. Town-wide parks should have a minimum area of six (6) hectares of primarily tableland.
3. Locate access to town-wide parks from Provincial Highways or County Roads.
4. Design town-wide parks to provide passive recreational areas (e.g. woodlots, natural areas and open space) and/or active recreational areas including major athletic facilities or standard sports fields, hard surface play areas, special event staging areas, and other major recreation facilities with associated play, water play, washrooms, pavilions or service areas.

Tomahawk Recreation Complex

Provide a mix of passive and active recreational areas

2.2.2 Community Parks

Guidelines:

1. Community parks will be designed to generally service a Settlement Area or Hamlet Area.
2. Community parks should have a minimum area of four (4) hectares of primarily tableland.
3. Locate community parks with access and frontage along a County Road or Collector Road.
4. Wherever possible, locate community parks adjacent to a school or community facility, such as a community centre, arena, pool or library to provide a local focal point.
5. Design community parks to be the site of primarily outdoor recreation uses with broader community facilities such as water play areas, gardens or special event staging areas with associated washrooms, pavilions or service areas.

Moreau Park

Incorporate outdoor recreation uses such as play areas, washrooms, pavilions and gathering spaces

Design community parks to provide a local focal point with a broad mix of community facilities

2.2.3 Neighbourhood Parks

Guidelines:

1. Neighbourhood parks will be designed to service the immediate neighbourhood or residential area, generally servicing lands within a 400 to 800 metre radius.
2. Neighbourhood parks will generally range in size from 0.5 to 4 hectares, depending on population density and parkland need.
3. Locate neighbourhood parks central to the neighbourhood or residential area they are intended to serve.
4. Locate neighbourhood parks with frontage on a Collector Road that is adequate for the provision of on-street parking and visibility into the park.
5. Where feasible, locate neighbourhood parks adjacent to schools, other community facilities, open space areas or stormwater management facilities to compliment existing facilities and provide a neighbourhood focal point.

Dog park at Heritage Park

Pickeball courts and Tomahawk Park

Locate neighbourhood parks central to the residential area they serve and provide a range of active and passive outdoor uses

2.2.4 Parkettes

Guidelines:

1. Parkettes will be designed to service the immediate neighbourhood or residential area, generally servicing lands within a 200 to 400 metre radius.
2. Parkettes will range in size from 0.2 to 0.5 hectares, depending on population density and parkland need.
3. Locate parkettes central to the neighbourhood or residential area they are intended to serve.
4. Provide a range of opportunities for active and passive activities, particularly for young children and older adults seeking close to home activities.

Provide connections to parkettes in close proximity to dwellings

Provide a range of opportunities for active and passive activities, particularly for young children and older adults

2.3 Trails

The Town will continue to establish a diverse network of trails to provide pedestrians, cyclists, skiers and other non-motorized transportation types more opportunities for connecting to key destinations and points of interest throughout the The Blue Mountains. The trail network will facilitate access between the major recreational activities associated with the Niagara Escarpment and Georgian Bay, as well as the major residential and commercial community areas of the Town.

Primary linkages for the overall trail network are identified in the Town's Official Plan, which shall be provided for in the design of development, always ensuring that the general orientation of pedestrian access is maintained. Particular attention should be given to the establishment of an open space corridor along the Nipissing Ridge, with linkages to support the integration and enhancement of the Bruce Trail and Georgian Trail

Georgian Trail

Guidelines:

1. Design the overall trail network to include a variety of trail types throughout the Town to provide multiple options for trail users, including nature trails, soft surface, hard surface, on-road, boulevard and other types as applicable.
2. Incorporate an extensive network of open space public trails as part of subdivision design, in addition to sidewalks along roadways.
3. Ensure accessible parking, entrances, paths and lookout points designed for people of all ages and abilities.

Provide multiple trail options for users of all types

4. Improve and expand trail linkages wherever possible to provide public access to the waterfront.
5. Integrate a coordinated and comprehensive system of wayfinding across the trail network to clearly mark where public access is located and enhance wayfinding signage wherever required.
6. Incorporate and maintain bicycle racks, seating, rest areas, shade trees and vegetation along the trail network, particularly at main entrances.

Incorporate a variety of amenities at main trail entrances

Georgian Trail

The Georgian Trail is a key component of the inter-municipal trail network and a major tourist attraction. Development adjacent to the Georgian Trail should protect the continuity and character of the corridor while enhancing the experience for trail users.

7. Maintain the Georgian Trail as a continuous and protected corridor by limiting new road crossings and trail connections to strategic locations only.
8. Consolidate connections from adjacent development areas to minimize interruptions along the trail.
9. Incorporate design measures such as landscaped buffers, additional tree planting, and vegetation to screen views of adjacent development from the trail and enhance the experience for trail users.

Define trail gateways with signage

Provide seating, landscaping and small amenities along the trail to enhance comfort and the overall trail user experience

2.4 Stormwater Management

Stormwater management facilities, such as ponds and channels, should be designed to integrate into their surrounding development context and open space system, rather than located as isolated utility elements at the periphery of development. Stormwater management infrastructure should be designed to function as "green amenities" contributing to the visual character, ecological function and passive recreational opportunities within a neighbourhood. Their design should consider overall aesthetics, landscape integration and opportunities to support wildlife habitat and naturalized planting.

Create naturalized edges to the water portion of stormwater management areas

Provide pedestrian and cyclist linkages and amenities around stormwater management ponds

Design stormwater management ponds with majority of their frontage open to public view

Guidelines:

1. Integrate stormwater management ponds within the neighbourhood open space network and provide connections through pedestrian and cyclist linkages.
2. Design stormwater management ponds with majority of their frontage open to public streets to enable visual and physical connections.
3. Where rear yards abut a stormwater area, ensure that the fencing enables visibility into the space and a minimum 1.8 metre mow strip is provided along the fence line.
4. Design stormwater management ponds and any adjacent parks in a consistent manner to provide a visually continuous green space.
5. Use native species as naturalized edges to the water body portion of the stormwater management area instead of fencing to deter public access to such areas.
6. Where fencing is required for safety reasons, use decorative fencing that complements the natural character of the stormwater management area.
7. Incorporate amenities such as benches, garbage receptacles, information boards and lookout areas to the complement passive recreation use.

2.5 Community Spaces and Public Buildings

Community facilities and public buildings play an important role as a community precedent for high-quality sustainable site and building design. Public buildings, such as Town Hall, community centres, arenas and libraries, serve as important landmarks, gathering spaces and amenity areas for residents and visitors.

The Blue Mountains Town Hall

Design public buildings with distinct and prominent architecture and landscaping

Landscaping and amenities incorporate outside Town Hall

Guidelines:

1. Design new or enhance existing public buildings with distinct and prominent architecture.
2. Design the building to fit within the existing context and specific character, including adjacent land uses and surrounding building types.
3. Integrate sustainable design features, such as low impact development as part of the building and site design.
4. Integrate accessible public spaces at main entrances and within the site, in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
5. Design the front door to face the main street and be directly accessible to the public sidewalk.
6. Locate parking at the side or rear of the building, wherever possible.
7. Include landscaped buffers, clear pedestrian pathways to building entrances and landscaped islands throughout the parking area.
8. Encourage energy-efficient building design, including the use of recognized sustainability standards such as LEED or similar certification programs.

2.6 Public Art

Culture, creativity and diversity play a significant role in the success of the community and future development. Public art is encouraged throughout the Town as a means to foster community and neighbourhood identity and contribute to a vibrant and creative Town.

Guidelines:

1. Encourage public art to take a range of sizes, artistic mediums (metal, stone, paint), and variety of different forms (architectural features, sculptures, landscape features, street amenities, murals, infrastructure or paintings).
2. Ensure that public art is accessible and visible to members of 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.
3. Incorporate public art into site design and/or into building design as an element of the architectural design. At the initial stages of development where no public art is provided, installation sites should be included for future pieces.
4. Encourage public art installations that may serve a combination of different purposes, such as functional, interpretive, abstract, or historical.
5. All park spaces should consider including opportunities for public art. Along the waterfront, public art should feature stand-alone pieces or installations, as well as artistic elements incorporated into infrastructure such as public benches.

Encourage public art to take a range of sizes, materials and forms

Consider public art installations that are directly integrated into the public realm and reflect surrounding character

6. Aesthetic treatments of infrastructural elements is encouraged in downtown areas, which could include banners on sign poles, vinyl wraps on utility cabinets, concrete designs on bridges, specific colours on bridges and/or other steel structures.
7. Locate interactive public art installations in popular public spaces and downtown areas.
8. Ensure public art has the primary function of providing visual interest without any commercial advertising function.
9. Locate any public art to limit any conflicts with vehicular, bicycle or pedestrian circulation.
10. Ensure public art is durable and easy to maintain.
11. Ensure the community is involved in the design of public art and murals as much as possible.

Public art at Hester Street Parkette

Encourage a variety of public art forms that serve various purposes, including aesthetic and educational

Murals

12. Ensure that any murals are selected by the Blue Mountains Library Board, completed by a qualified professional artist and are not commercial advertising of any sort.
13. Use themes that are related to the particular community's history, tourism, features, character or any artistic expression.
14. Locate murals only on exterior walls that do not contain the primary building entrance.
15. Design murals so that they are consistent with the building style and do not obscure the building's architectural details.
16. Use high quality, durable, graffiti-resistant, and weather resistant materials for murals.
17. Light murals, where appropriate, with fixtures consistent with the primary building lighting to provide emphasis at night.

Design murals to be consistent with the building style and do not obscure any architectural details.

2.7 Cultural Heritage Buildings

Cultural heritage resources throughout the Town greatly contribute to the overall urban and rural fabric of communities, attract tourism and enhance the character and vitality of neighbourhoods and distinct areas. It is a priority of the Town to protect and maintain cultural heritage resources and preserve the Town's rich heritage for future generations.

Heritage properties, both Designated and Listed, are valuable assets that embody the historical, cultural and architectural legacy of the community. Preserving these properties requires a thoughtful and sensitive approach to ensure that any modifications or developments respect their unique character and significance.

Craigleith Heritage Depot

2.7.1 Renovations to Designated and Listed Heritage Properties

Guidelines:

Roofs and Accessory Elements

1. Conserve original materials, configuration and accessories that are historically associated with the architectural style of the building such as chimneys, projections, building elements extending above the roofline, etc.
2. The restoration of damaged components is preferred prior to replacement. If unavoidable, original material should be replaced only in heavily damaged areas with compatible materials.
3. Restore roofing with original materials based on archival evidence in cases where existing roof is not original and requires replacement.

Restore roofing with materials consistent to the historic architectural style

Exterior Cladding

4. Retain and conserve original exterior cladding wherever possible.
5. The repair of damaged components is preferred prior to replacement. Replacement should only be done in areas of heavy deterioration. In cases where replacement is required, in-kind materials should be used which conform to, or simulate the form, colour and profile of the original materials.

Exterior cladding materials should simulate the form, colour and profile of original materials

Windows and Doors

6. Conserve windows and doors, as the key defining elements of an architectural style.
7. Repairs are preferred wherever possible. Proper repairs should be made depending on the specific type of window.
8. Replacement with in-kind window materials is preferred when historic windows and doors are deteriorated beyond repair. Replicas may be installed if they have the same material, style and proportions as the original style.
9. If thermal performance is in need of improvement, consider retrofitting or use of storm windows and doors as appropriate.

Repair or replace windows and doors with in-kind materials as key defining architectural elements

Porches and Verandas

10. Porches and verandas must be conserved. Repair is preferred over replacement. If an element has deteriorated beyond repair, it should be replaced with a replica element.
11. Removals, additions to and/or enclosement of porches are not supported as they alter the architectural style of the principal facade of the building.
12. Reinstating original porches from archival evidence is strongly encouraged.
13. Non-original porches may be added to the structure at the side or rear of the building away from the principal building facade.

Preserve and repaid porches based on their original architectural style

2.7.2 Additions to Heritage Properties

Guidelines:

1. Limit the scale of additions to avoid overwhelming a heritage property's appearance.
2. Design (colours, materials, scale, proportions, etc.) should be respectful and sympathetic towards the original structure.
3. Incorporate universal accessibility without severely affecting the character-defining elements of the property.
4. New windows or doors should be inconspicuous and not located along the principal building façade.
5. Additions should be located at the rear or along an inconspicuous side of a historic building.

Colours, material and scale should compliment the existing structure

New design elements should be sympathetic and respectful towards the original structure

2.7.3 New Development Adjacent to Heritage Properties

Guidelines:

1. New buildings should not falsify history or attempt to copy materials and styles of historic buildings.
2. New buildings should not obstruct significant views of existing heritage buildings.
3. Access to properties should be in line with adjacent properties (driveway, laneway, etc.).
4. Design cues should be derived from adjacent properties such as materials and colour palettes.
5. Building height and massing should be sympathetic to adjacent properties using appropriate setbacks.

New buildings should not attempt to copy materials, but reinforce the prominence of existing heritage buildings

2.8 Gateway Features

Community gateways are intended to achieve a sense of entrance and arrival through public realm design, built form, public art features and landscaping. Through the Gateway and Wayfinding Signage Project, the Town will implement a uniform sign program that will instill a strong sense of place and establish a clear and identifiable hierarchy of signage.

Guidelines:

1. Gateway features should combine artistic sculptural elements, topographic features, planting, accent lighting and signage, as appropriate.
2. Ensure high-quality, distinctive design of buildings at gateway locations that contributes to the identity of the particular gateway area.
3. Design features to relate to the street width, building massing and open space area. Features should be legible at the pedestrian and vehicular scale and speed of movement, as applicable.
4. Use one style of gateway feature for the overall system in downtown areas that allows all to read as Town-wide system, but which accommodates the uniqueness of each downtown area through special design elements.
5. Use local materials for gateway features that reflect the character of the area.
6. Emphasize gateway features with surrounding planting material that is native, non-invasive, low maintenance, salt tolerant, and suited to the soil conditions.
7. Use materials and elements that are durable and easily maintained.
8. Use simple and universally readable lettering.
9. Consider energy-efficient forms of lighting to highlight the gateway features at night.

The Blue Mountains welcome sign

Gateway features should combine signage, lighting and landscaping

Emphasize gateway features with surrounding planting material suited to existing soil conditions

3 Neighbourhood Design and Residential Built Form

The Blue Mountains comprises a variety of unique residential areas and neighbourhoods, which vary considerably in location, layout, lot characteristics, building and architectural styles, topographic attributes, vegetation and tree canopy, open space areas and heritage features. Existing residential neighbourhoods across Thornbury, Clarksburg, Craigleith, Camperdown, Lora Bay and in between will retain their existing character while also allowing for change and growth over time.

A broad range of dwelling types from single-detached and semi-detached dwellings to townhouses and low-rise apartments up to three storeys are encouraged in appropriate locations across all residential areas of the Town.

Thoughtfully designed residential development and redevelopment across the Town will enhance the vibrancy and diversity of neighbourhoods, revitalize underutilized lands and support the Town's vision of providing for a range of housing options. Residential growth is expected to occur within the Town's existing neighbourhoods through infill and redevelopment, as well as through development in new greenfield areas. Greenfields refers to lands within the Town's existing Settlement Area boundaries that have not yet been fully developed.

This Section of the Design Guidelines provides direction for neighbourhood design, residential built form, infill and intensification.

3.1 Neighbourhood Design

Within the boundaries of the Town's existing Settlement Areas, opportunities remain for new residential neighbourhood development. New neighbourhoods should be developed to provide for a range of dwelling types and densities through high-quality design that focuses on connectivity, diversity, open space, natural features and sustainability.

For residential streetscape design, lighting and utility coordination, refer to the **Town's Engineering Standards**.

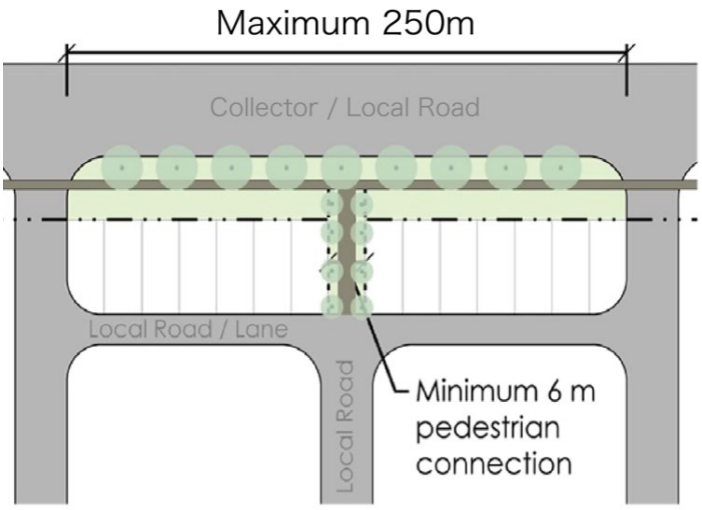
3.1.1 Streets and Blocks

Streets and blocks form the foundation of neighbourhood design, shaping the flow of movement, accessibility and overall character. Well-designed streets and blocks enhance the quality of life for residents by promoting walkability, connectivity and access to open spaces and amenities.

Guidelines:

1. Incorporate landform features and topography in the design of street and block patterns to maximize vistas and visual interest and to reduce the need for grade alteration or soil movement. Irregular shaped blocks are appropriate when responding to topographic or unique conditions or to achieve a distinct neighbourhood character.
2. Design the street pattern so that development blocks do not exceed 250 metres in length for Local Roads to support walkability and connectivity.
3. Provide mid-block connections or walkways at least 6 metres wide along Collector Roads or Highway 26 where blocks lengths may need to be slightly longer than 250 metres.

Design block patterns to maximize views and vistas and provide visual interest to a neighbourhood

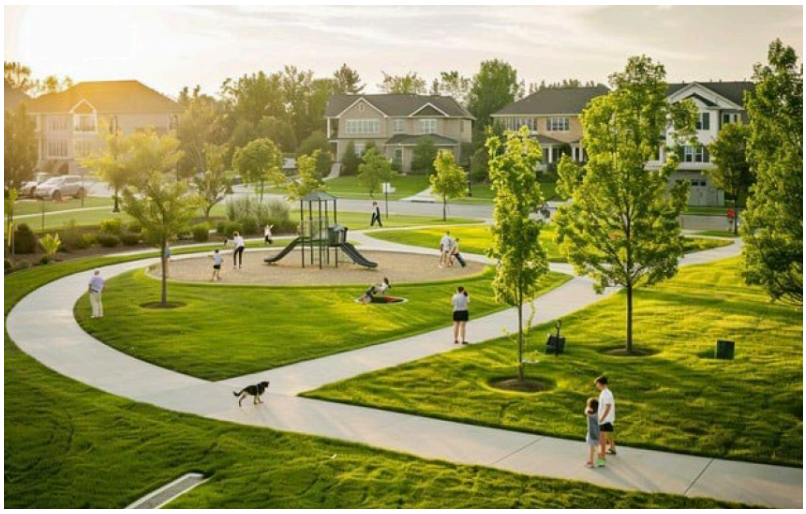


Design the street pattern so that development blocks do not exceed 250 metres in length and provide mid-block connections where blocks may be slightly longer

4. Size and design blocks to allow for a variety of dwelling types and accommodate adequate setbacks, outdoor amenity spaces and parking areas.
5. Design or modify the street network to incorporate any existing natural features such as woodlots, watercourses, hedgerows or significant trees and vegetation wherever possible.
6. Design or modify the street network to retain, protect and enhance significant cultural heritage resources.
7. Orient streets to terminate at publicly accessible spaces such as parks, trails, natural heritage features or landmark buildings.
8. Adjacent to natural features, parks and open spaces, roads should be single-loaded, where appropriate, to define the edge of natural heritage features and provide access and visibility into public spaces. Public parks should be designed with a minimum 50% public road frontage.
9. Layout street patterns to maximize the number of blocks with south facing exposures for increased solar orientation.
10. Ensure sidewalks and cycle paths are accessible, safe, well lit, and protected. Sidewalks should be separated, or designated differently, from automobile traffic to ensure safety.

Size and design blocks to allow for adequate setbacks, trees and parking

Orient streets to emphasize the location of adjacent trails and natural features



Design public parks to have a minimum 50% public road frontage

3.1.2 Lot Configuration and Building Orientation

The orientation of buildings and the layout of residential lots has a significant impact on the functionality, sustainability and aesthetic quality of a neighbourhood. Well-configured lots can maximize natural light, enhance energy efficiency and enhance open space character.

Guidelines:

1. Design new lots with a similar lot coverage and setbacks to ensure the scale of development and open space reflects a contiguous streetscape appearance.
2. Ensure buildings are sited parallel to the street, with the primary building façade directly relating to the street.
3. Arrange buildings to frame views and vistas to parks, recreational open spaces such as ski clubs and golf courses, natural heritage features including the Niagara Escarpment and Georgian Bay and/or cultural heritage buildings.
4. Locate prominent community buildings or uses at key locations, such as the termination of streets or at neighbourhood gateways.
5. Orient buildings and lots to maximize solar access and opportunities for passive solar design.
6. Design lot layout and building placement to support natural ventilation, tree preservation and opportunities for street trees, permeable surfaces, bioswales or rain gardens.

Arrange buildings to frame views and vistas to parks and open spaces

Design new lots with a similar lot coverage and setbacks to reflect a contiguous streetscape appearance

Ensure buildings are sited parallel to the street, with the primary building facade directly relating to the street

3.2 Residential Built Form

All residential built form in the Town shall be compatible with its setting, whether in a more urban or rural context, and consistently designed with thoughtful massing, heights, setbacks and architectural details.

Single detached and semi-detached dwellings currently make up a majority of the Town's building stock. In keeping with the Town's Official Plan, new residential development should ensure a diverse range of housing types are accommodated across the Town, which includes single-person households, employees, families and seniors. There are opportunities throughout the Town for new residential development, infill and intensification in appropriate locations that is in keeping with the unique small town feel and character of the Town.

This section of the Design Guidelines provides direction for a range of permitted residential built form types across the Town.

Residential Built Form Types:

- **Single Detached Dwellings**
- **Semi-Detached Dwellings**
- **Townhouses**
  - *Street Townhouses*
  - *Stacked Townhouses*
  - *Back to Back Townhouses*
- **Additional Residential Units**
- **Converted Dwellings**
- **Low-Rise Apartment Buildings**

3.2.1 Single Detached and Semi-Detached Dwellings

Single detached and semi-detached dwellings are permitted across the Town's residential designated areas including the Community Living Area in Thornbury/Clarksburg and Residential/ Recreational Areas. The maximum permitted height of single detached or semi-detached dwellings is two and a half (2.5) storeys.

Guidelines:

Orientation, Massing and Articulation

1. Vary dwelling types and forms on each street and within each block.
2. Vary building elevations and design elements such as material and colour along each street and within each block.
3. Ensure architectural styles are consistent with the overall character of each individual neighbourhood or residential area.
4. Use a variety of building materials and architectural elements on the front, side and roofline of buildings.
5. Site dwellings to ensure the primary façade and front door face the street.
6. Design buildings on corner lots so that both the front and side of the building are oriented to the respective public street and treated in a similar fashion. Building massing should emphasize their priority location and provide design features such as wrap-around porches.
7. Incorporate usable porches as part of the building design, a minimum of 1.5 metres wide, to accommodate furnishings. For corner lots, wrap around porches are strongly encouraged.

Vary building elevations and design elements along each street

Use a variety of building materials and architectural elements while ensuring consistency with existing character

Design buildings on corner lots so that both the front and side are oriented to the public street and incorporate usable porches as part of the building design

8. Site dwellings on a lot to maximize protection of existing mature trees and provide opportunities for new trees to be planted.
9. Design rooflines with varied heights and styles to de-emphasize the overall height of buildings and provide variation.

Driveways and Garages

1. Design dwellings so that a garage does not project beyond the main front wall or in front of a porch to reduce the visual prominence of the garage.
2. Design dwellings so that garages occupy no more than 50% of the front façade's width and the width of a driveway is no larger than the interior width of a garage.
3. Where feasible, pair driveways to maximize opportunities for on-street parking and street tree placement.
4. Design garages to be unobtrusive and have consideration for massing, orientation and architectural details.
5. Design side or rear detached garages to reflect the architectural style of the main dwelling.
6. Provide access to driveways for corner lots from the secondary street.

Ensure garages do not project beyond the main wall or in front of a porch to reduce visual prominence

Design garages to be unobtrusive and have consideration for massing, orientation and architectural details

Design rooflines with varied styles along a block to provide variation

3.2.2 Townhouse Dwellings

Townhouse dwellings are permitted across the Town's residential designated areas including the Community Living Area in Thornbury/ Clarksburg and Residential/Recreational Areas. The maximum permitted height of townhouse dwellings is three (3) storeys, which may take the form of street townhouses, stacked townhouses or back-to-back townhouses.

Guidelines:

Orientation, Massing and Articulation

1. Townhouse blocks should generally be a maximum of 6 units to provide space between blocks and minimize building mass.
2. Locate townhouse blocks close to the property line with their primary façade and/or entrance addressing the street, while making room for trees and utilities.
3. Ensure that architectural styles employed in townhouse design are comparable with the character of the surrounding area and neighbourhood context.
4. Design each townhouse block with a variety of different features and treatments, including variations in colour, materials, articulation and windows.
5. Vary the elevation types along a street to enhance the visual interest and variety of the streetscape.
6. Design corner units so that the side of the dwelling is treated similar to the front façade in terms of continuity of materials, colour, and window placement.
7. Design corner units to emphasize their priority location and provide design features such as wrap-around porches.

Locate townhouse blocks close to the property line with their primary facade and/or entrance addressing the street

Vary elevation types along a street to enhance visual interest and variety of the streetscape

Design corner units to emphasize their priority location

8. Use a variety of roofline types along an individual block and along the entire street to enhance the visual interest and variety of the streetscape.
9. Incorporate functional porches, which can accommodate sitting areas, into the building design to provide interaction space between dwellings and the street.
10. Provide mid-block pedestrian connections at regular intervals between townhouse blocks in the interior of neighbourhoods.

Incorporate a variety of roofline types and provide mid-block pedestrian connections

Driveways and Garages

11. Design units so that a garage does not project beyond the main front wall or in front of a porch to reduce the visual prominence of the garage.
12. Design dwellings so that garages occupy no more than 50% of the front façade's width and the width of a driveway is no larger than the interior width of a garage.
13. Where practical, pair driveways to reduce the amount of front paved surface area required and to maximize opportunities for on-street parking and street tree placement.
14. Design rear detached garages to reflect the architectural style of the townhouse block.
15. Orient the driveway and garage for corner units to the street that is secondary in terms of traffic volume and function.

Ensure garages do not project beyond the main wall or in front of a porch and pair driveways where feasible

Orient the driveway and garage for corner units to the secondary street and provide the pedestrian entrance from the main street

Stacked and Back-to-Back Townhouses

Stacked and back-to-back townhouses are comprised of units that are stacked vertically and/or horizontally with at grade access.

16. Ensure compatibility with existing context, height, massing and materials.
17. Design visible end units to have entrances, windows and architectural detailing to create interest and animate the elevation.
18. Provide barrier-free units that are directly accessible from grade wherever possible.
19. Below grade residential units are generally discouraged. Where unavoidable, the units should be designed to ensure sufficient sunlight is provided by combining a below-grade level with an above-grade level to create a two-level unit or design units as "through-units". Adequate setbacks and landscaped courts/amenity space should be provided in front of below grade units to enhance solar exposure.
20. Where front integral garages are proposed for back-to-back townhouses, they should be flush or recessed from the mail wall of the dwelling and not occupy more than 50% of the front building width. Tandem garages are encouraged.
21. Provide shared private outdoor amenity spaces for the overall development of an appropriate size, shape, location and siting to maximize visibility and accessibility, with direct access to sunlight and sky views.
22. Common outdoor amenity spaces should be sited and designed as focal points, in the form of courtyards, children's play areas, shared roof top terraces or plazas.

Design visible end units to have quality architectural detailing

Recess front integral garages for back-to-back townhouses

Provide common outdoor amenity space in the form of courtyards, children's play areas or shared rooftop terraces

3.2.3 Infill Development and Replacement Housing

Infill development includes the creation of lot(s) for single detached, semi-detached or townhouse dwellings between existing residential lots. Infill develop can occur through a consolidation of lots or the severance of a larger lot.

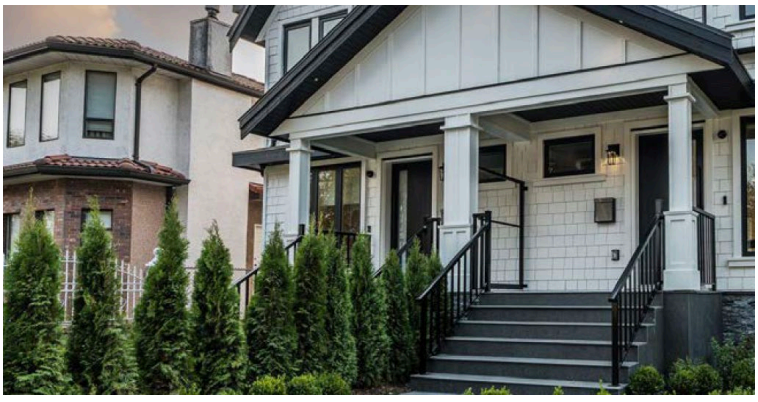
Replacement housing involves smaller dwellings in the Town being substantially altered or demolished and replaced with a new, larger dwelling through the building permit process and potentially the minor variance process.

Existing residential neighbourhoods across the Town's communities are intended to retain their existing character, while still allowing for evolution over time. New buildings in existing neighbourhoods shall be carefully designed to ensure it fits into and reinforces the stability and character of each neighbourhood. While infill and replacement housing does not need to mimic the existing type and density of existing housing, it should be designed to respect the overall lot and built form character of the surrounding area.

Infill development within the Town's existing communities, particularly Thornbury and Clarksburg, will ensure the efficient use of land and existing servicing while contributing to the creation of a more walkable, well-rounded community. Growth and infill development shall be limited in the Town's Villages and Hamlets, however new development may occur through replacement housing or alterations to existing structures.

Infill development opportunities in Thornbury

Infill development opportunity in Thornbury

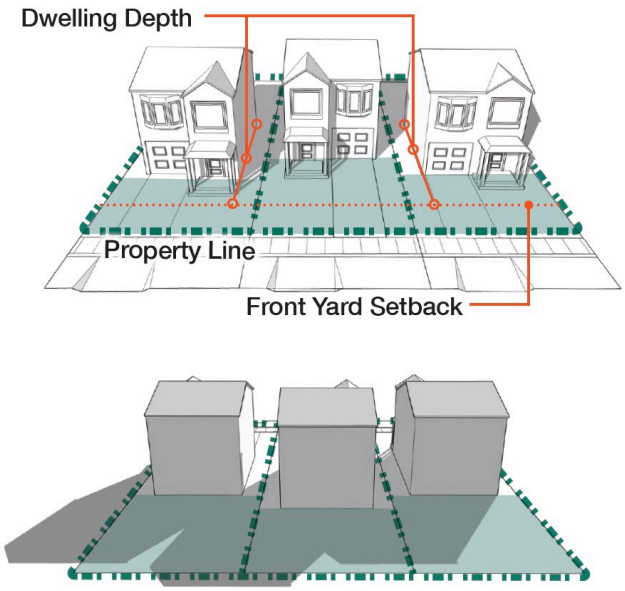


Ensure new buildings are carefully designed to fit into and reinforce existing character

Guidelines:

1. Ensure the siting, built form and density of new development is sensitive to the character of the existing neighbourhood, including the location, massing and height of adjacent buildings.
2. Design new dwellings and additions to respect or enhance the architectural characteristics of the surrounding neighbourhood through appropriate materials and colours.
3. Incorporate materials and architectural features (e.g. windows, dormers, roofs, etc.) that are consistent in quality of detail and complementary to the existing dwelling or adjacent dwellings.
4. Design the building to reflect the pattern of heights of adjacent dwellings.
5. Provide a similar lot coverage as adjacent housing to ensure the massing or volume of the new dwelling or addition reflects the scale of appearance of adjacent lots.
6. Maintain the predominant front, side and rear yard setbacks along the street to preserve the existing rhythm of the street.
7. Ensure the length and depth of new dwellings is in keeping with the existing dwellings along a street to avoid privacy and overshadow issues.
8. In addition to single detached dwellings, design new semi-detached dwellings and townhouses to respect the existing street pattern and ensure compatibility with single detached dwellings along the block face.
9. Where applicable, ensure main entrances face the street to enhance visibility and natural surveillance.

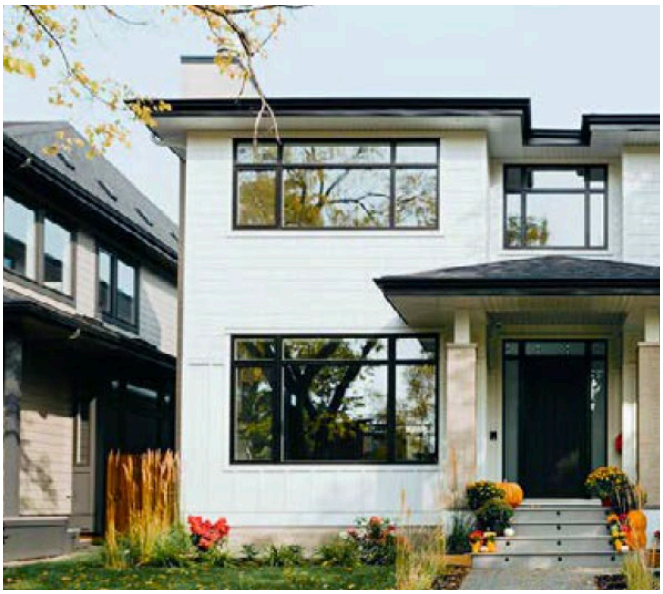
Incorporate materials and architectural features complimentary to adjacent dwellings



Similar front and rear yard setbacks and dwelling depths

Maintain predominant front and side yard setbacks

10. Ensure the frontages of new interior lots are generally no less than 70% of the average lot frontages on the same side of the public road to provide for, to the greatest extent possible, appropriate separation between new and existing dwellings.
11. Ensure the frontages of new corner lots are generally no less than 80% of the average lot frontages on the same side of the public road to provide for an appropriate setback from the exterior side lot line.
12. Encourage a variety of roof lines and shapes within each residential block while maintaining a consistent scale and height with existing adjacent dwellings for new dwellings and additions.
13. Transition flat roofs to lower dwellings through stepped levels and increased side yard step backs.
14. In neighbourhoods with an established pattern of detached garages located in the rear yard, also locate new garages at the rear of the dwelling, where space permits.
15. Provide soft landscaped areas along public frontages and ensure the minimum landscaped area is maintained in the front and flankage yards in accordance with the Comprehensive Zoning By-law.



Consider a variety of rooflines and building shapes while ensuring consistent scale and height with adjacent dwellings

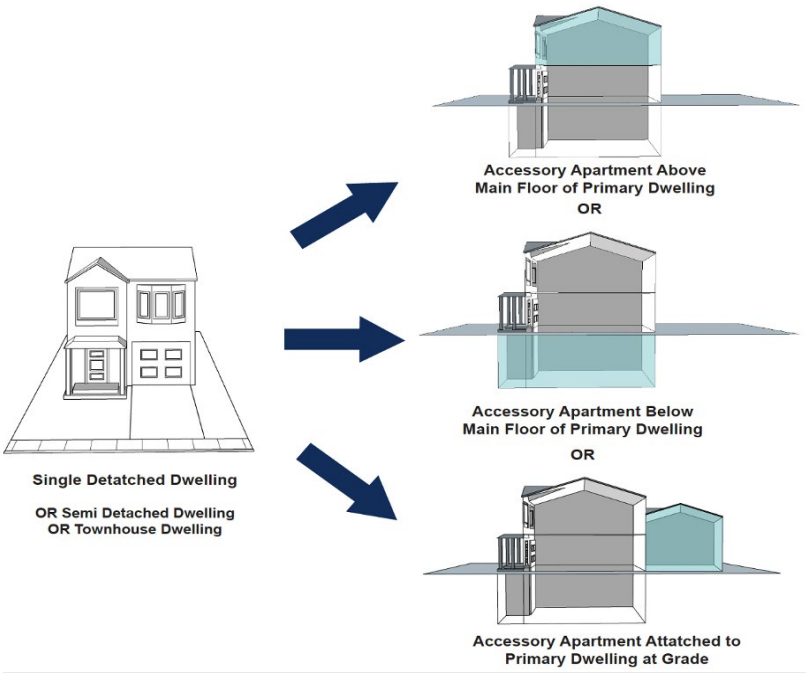
Consider infill development for adding gentle intensification and a broader mix of housing choices into a neighbourhood

Maintain predominant front and side yard setbacks to preserve the existing rhythm of the street

3.2.4 Additional Residential Units

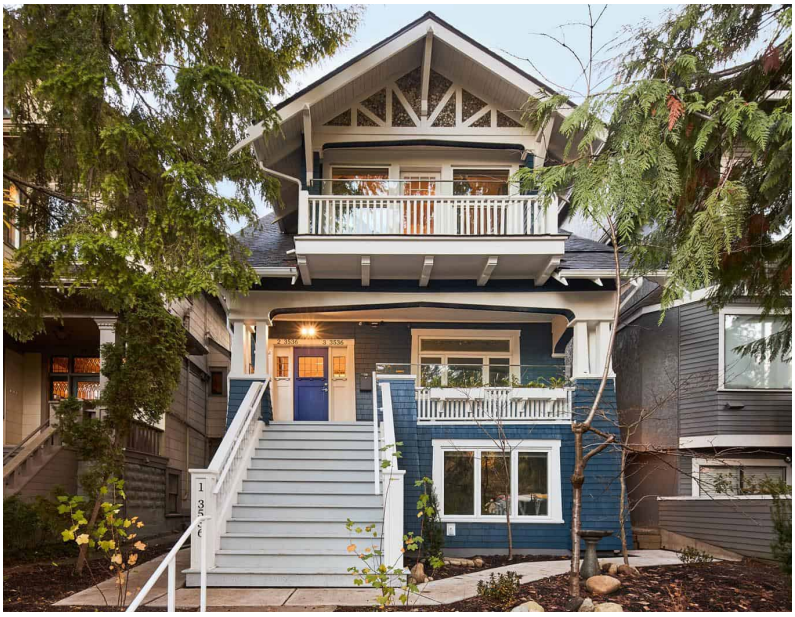
Additional residential units (ARUs) are permitted across all residential areas of the Town, including the Community Living Area and Residential/ Recreational Area designations in accordance with Section B2.7 of the Town's Official Plan. ARUs may be located within existing single detached, semi-detached or townhouse dwellings or may be located within a detached accessory building on the same lot (such as a garden suite, laneway suite or coach house). ARUs can serve as an effective form of gentle intensification within neighbourhoods, making efficient use of the Town's existing infrastructure and contributing to the creation of a complete, compact community.

Converted dwellings are typically larger single or semi-detached dwellings that have been internally altered to provide for additional dwellings units beyond the maximum three (3) units per lot permitted for ARUs. Converted dwellings are permitted in the Community Living Area designation in Thornbury/Clarksburg, in accordance with Section B2.9 of the Town's Official Plan. The conversion of existing dwellings to include additional units may increase the number of main entrances, windows and/or parking spaces on site, among other elements. Converted dwellings are specifically encouraged in proximity to community services and amenities including Downtown Thornbury and Clarksburg.



Options for additional residential units in existing dwelling

Additional residential unit exterior to existing dwelling



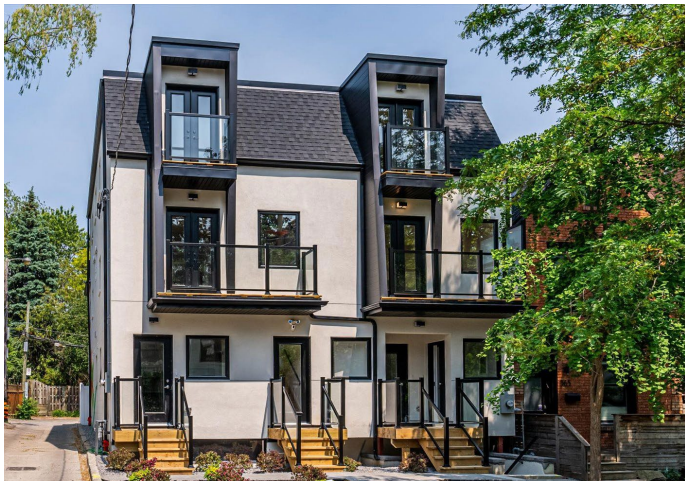
Converted dwelling example

Guidelines:

1. Maintain the residential nature of the existing residential building and structures through the use of similar materials, colours and proportions.
2. Ensure there is sufficient space on the lot to provide one parking space for each unit, with parking located in the side or rear yard wherever possible.
3. Units located in the basement of an existing dwelling should be well designed and provide safe access with sturdy materials, lighting and handrails.
4. Provide landscaping and separate outdoor amenity space for each unit such as screened patios and porches.
5. Ensure there is sufficient spacing between two adjacent dwellings without compromising the character of buildings along the road.
6. Where applicable, locate habitable space towards the flanking street and laneway to activate the frontage and encourage casual surveillance.
7. Provide a complementary rhythm, scale, and height to that of the surrounding streetscape. ARUs located above or in place of a laneway garage should not exceed the height of the primary building.
8. Encourage symmetry in building design for all dwellings on the lot by using materials and architectural detailing that are compatible and/or complementary with those of the principal dwelling. Innovative and contemporary architecture provides opportunities for integration through form, materials and scale.

Converted dwelling in Thornbury

Utilize materials and architectural details that are complimentary to the principal dwelling



Provide separate outdoor amenity spaces for each unit

Detached Additional Residential Units

9. Detached ARUs are permitted in accordance with the Zoning By-law.
10. Ensure the maximum building height of an ARU does exceed 5 metres, except where the ARU is located above another accessory use, in which case the maximum height shall be 8 metres.
11. Locate the ARU within 50 metres of the main building.
12. Locate detached ARUs to maximize the amount of consolidated yard space that may be communal or divided into private amenity spaces.
13. Provide a walkway from the front door to the driveway or walkway connecting to the sidewalk.
14. Design ARUs as a small house, with distinct front doors and weather protection.

Maintain the residential nature of the property using similar materials, colours and proportions

Provide a walkway front the front door and outdoor amenity space

Design ARUs as a small house, with distinct doors and entrances

3.2.5 Low-Rise Residential Buildings

Low-rise residential buildings up to three (3) storeys are permitted across the Town's residential designated areas including the Community Living Area in Thornbury/Clarksburg and Residential/Recreational Areas. Taller mixed use buildings up to four (4) or (5) storeys may be permitted along Highway 26 in Thornbury, subject to **Section 6.2** of this document.

Guidelines:

Orientation and Massing and Articulation

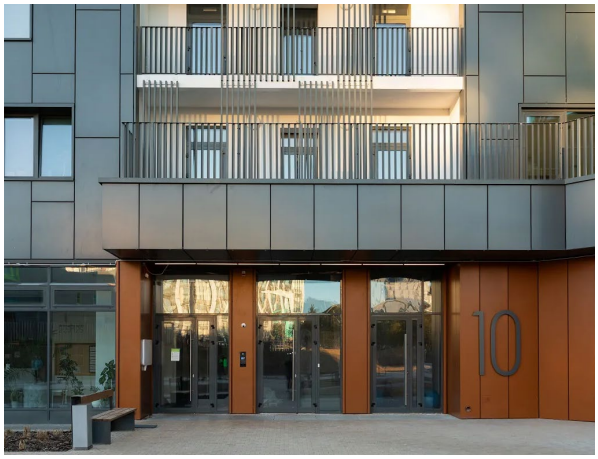
1. Design the building to be compatible with adjacent buildings and the surrounding neighbourhood.
2. Ensure the building length does not exceed 50 metres. Buildings longer in length than 50 metres should either be broken up physically or visually using step backs, colour, material variations and unique building articulation.
3. Orient buildings parallel to the street right-of-way to frame and animate the street.
4. Orient the front façade to face the public street and locate front doors to be visible and directly accessible to the public sidewalk.
5. Locate buildings at corner sites close to both street right-of-ways to reinforce the street edge. Ensure both facades are treated equal with high quality design and architectural detailing.
6. Align building setbacks with the established streetwall. Where appropriate, increased may be provided to accommodate pedestrian access or active outdoor use such as patios or amenity space.
7. Site buildings with appropriate setbacks to minimize the impacts, including shadowing and wind effects, on surrounding sites.

Design the building to be compatible with the character and style of the surrounding area

Orient the front facade to face the public street and locate front doors to be visible and directly accessible from the public sidewalk

Setback buildings to align with the established streetwall

8. Ensure new buildings do not obstruct views of Georgian Bay along streets that terminate at or close to the water's edge.
9. Provide additional design emphasis such as window treatment and architectural elements for buildings located at street intersections, gateways or terminating views along visual corridors through facade treatments, architectural elements and materials appropriate for prominent locations.
10. Locate primary building entrances to connect to a public sidewalk, with architectural features that emphasize its location.
11. Provide a combination of horizontal elements such as cornices and projections and vertical elements such as changes in material, building articulation, columns or other vertical design elements to create interest.
12. Ensure that the range of materials and colours used in building design achieves a unified image for the building and site.
13. Use durable, high-quality and locally sourced materials wherever feasible.
14. Design upper floor elevations with an articulated elevation, including different colours and materials from the base floor, a variety of windows, balconies and projections and recessions.
15. Design rooftop mechanical equipment as an integral part of the building design, including setting back equipment from the roof's edge or screening equipment.
16. Consider providing ground floor units with individual at-grade access to increase building pedestrian orientation while keeping in mind safety and security.
17. Include private balconies on upper levels of a building, with designs that account for sunlight, views of natural areas and landmarks.



Clearly define building entrances with special architectural features and glazing


Provide a combination of horizontal and vertical architectural elements to create visual interest


Ensure the range of materials and colours achieves a unified image for the building and site

Site Design and Parking

18. Use a combination of street trees, foundation planting and decorative fencing within the site's landscape edges that provides a suitable visual edge while ensuring visibility into and from the site.
19. Frame the site and building entrance using landscaping treatments or streetscape furniture.
20. Locate bicycle racks near building entrances to support convenient access and visibility.
21. Wherever possible, locate parking at the rear of the building, not between building and public street right-of-way.
22. On larger sites where there is more than one building, parking may be located internally between the buildings behind the front wall facing the street.
23. Locate parking areas close to the building entrance and provide an easily identifiable pathway to the entrance.
24. Where parking is located in the front yard, limit parking areas to a single or double loaded row, with a landscaped strip, fence, and/or wall between the street and parking.
25. Ensure pedestrian routes through sites and parking areas are safe, convenient and clearly demarcated. Ensure they are a similar size to a public sidewalk, are barrier-free and are served by adjacent shade trees and pedestrian lighting.
26. Divide larger surface parking areas into smaller parking areas through the use of use landscaped islands to minimize the visual extent of the paved area.
27. Locate snow storage areas to minimize impacts on streetscapes and pedestrian circulation. Snow storage should not obstruct sidewalks or required parking.
28. Provide designated spaces for car share, carpool vehicles, and EV charging in larger developments, where feasible.

On larger sites with more than one building, locate parking internally between the buildings and ensure pedestrian routes are safe, convenient and clearly marked

4 Downtown and Commercial Areas

The Blue Mountains is characterized by a diverse, reliant and innovative local economy. The Town comprises several downtown and commercial areas, each with their own vision and character.

Downtown Thornbury and Downtown Clarksburg are focal points for commerce in the Town and will continue to evolve over time to accommodate a mix of uses and variety of public spaces. The Highway 26 Corridor in Thornbury also accommodates a mix of commercial and service uses and has been identified as a priority area for mixed use and commercial development and revitalization. Craigleith Village, located at the eastern edge of the Town along Highway 26, is also prioritized to redevelop into a compact, mixed use community.

Development is anticipated to take place in a variety of settings, which may include stand-alone commercial buildings or mixed use buildings which accommodate a residential component. There are numerous opportunities throughout the Town including development on vacant properties, redevelopment of underutilized properties, additions to existing buildings and adaptive reuse of existing vacant buildings. Mixed use and commercial development in the Town will be both visually interesting and appropriately scaled while providing for a strong street edge presence and pedestrian-scaled facades.

This section of the Design Guidelines provides direction on streetscapes, site design and built form.

4.1 Downtown Streetscapes

This section of the Design Guidelines provides direction for streetscape elements in downtown areas, particularly applying to Thornbury and Clarksburg, as well as Highway 26 through Thornbury. As Craigleith Village develops, or any other downtown area, these Guidelines should also be referenced to ensure high-quality design of the streetscape. The Design Guidelines apply to the elements within the public right-of-way, from the curb to the building face.

Streetscape elements form an important part of the open space system and include components such as sidewalks, street trees and planting, street furniture, lighting and utility placement. Streetscape elements will vary based on the character of Downtown Thornbury and Downtown Clarksburg, as well as the envisioned character of Craigleith Village.

When streetscape elements are appropriately coordinated based on local context, they help to create an attractive, cohesive and safe environment. Design decisions should reflect current traffic realities and should be implemented incrementally over time Implementation of streetscape design will principally be achieved by the owner of land adjoining the public realm and by works undertaken by the Town.

At a minimum, **6 metres should be provided between the curb and the building face**, including the Town-owned portion of the right-of-way and the building setback. Streetscapes should include a minimum **2 metre wide sidewalk** for pedestrians and a **1.5 metre boulevard** to accommodate landscaping and all street furniture.

4.1.1 Sidewalks

Guidelines:

1. Construct sidewalks to municipal standards. The width of the hardscaped area or pedestrian walkway should respond to the land use context and accessibility requirements.
2. Ensure all streetscape elements are clear of the sidewalk, including trees, street furniture, utilities, bicycle parking and parking meters.
3. Ensure sidewalks are direct, continuous, and generally located on both sides of all streets.
4. Design sidewalks and walkways to connect to other public realm components such as parks and open spaces and tie directly with trails and multi-use paths.
5. Eliminate or minimize grade changes at the street level to allow pedestrians to move directly from the street into buildings.

Ensure all sidewalks are clear of streetscape elements and provide direct paths of travel for pedestrians

The width of the hardscaped area or pedestrian walkway should respond to the land use context and accessibility requirements.

4.1.2 Transition Areas and Patios

Guidelines:

1. Transition areas between the building and sidewalk may contain outdoor seating areas, patios, planters, signage, temporary retail displays and other elements that extend active uses outdoors and create visual interest to the streetscape.
2. Ensure the placement of street furniture and other elements in the transition zone does not obstruct the pedestrian clearway zone or pedestrian movement along the sidewalk.
3. Locate patios so that at least 2 metres of unobstructed route on the sidewalk is maintained.
4. Maintain at least 1 metre of direct and unobstructed route through a patio to the primary entrance of a business.
5. Ensure the alignment of the public sidewalk remains straight within the right-of-way, or alternatively, angled following the configuration of the bump-out along the street.
6. Design any patio structures, such as railings or walls, to complement the building's design using materials that allow visibility to and from the space.
7. For patios entirely on private property, use surface materials that complement those in the public right-of-way, although distinctive enough to define the boundary.

Design any patio structures, such as railings or walls, to compliment the building's design

Transition areas may contain outdoor seating areas, planters or temporary retail displays

Ensure the alignment of the public sidewalk remains straight within the right-of-way, or alternatively, angled following the configuration of the bump-out along the street

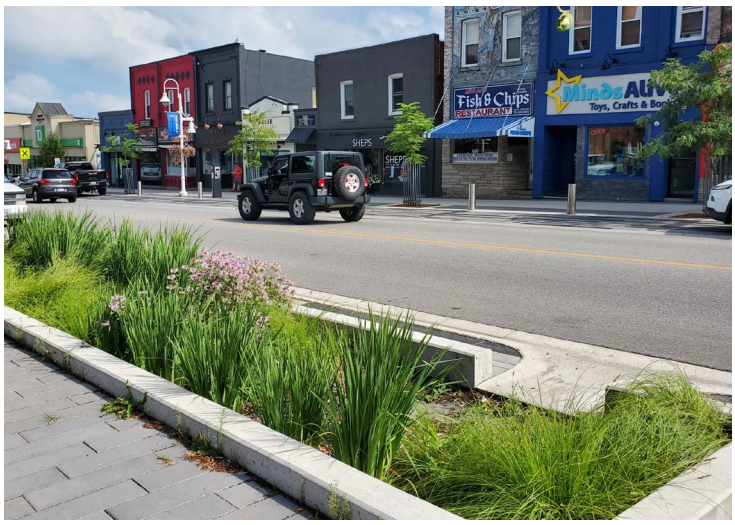
4.1.3 Street Trees and Plantings

Guidelines:

1. Select street tree species and plantings in accordance with the Town's Engineering Standards.
2. Choose tree species that create a tree canopy at its ultimate height which provides unobstructed views to the storefronts and signage of buildings.
3. Choose tree, shrub and other planting species that are native, non-invasive, low maintenance, salt tolerant and suited to the soil conditions in order to ensure they thrive in a downtown environment.
4. Plant trees along all public streets in a consistent pattern, preferably 8 to 10 metres on-centre and coordinate with the location of street furniture and utilities.
5. Provide minimum 30 cubic metre soil volume for street trees to enable healthy and mature tree canopies and encourage continuous shared soil beds.
6. Provide seasonal interest for planters and boulevards through a combination of coniferous and deciduous plant species.
7. Coordinate tree and street light locations with above and below-grade utilities.
8. Incorporate electrical receptacles, where appropriate, at all new tree installations for seasonal lighting opportunities in the downtown areas.

Provide seasonal interest through a combination of coniferous and deciduous plant species.

Plant street trees along all public streets in a consistent pattern



Choose planting species that are native, non-invasive, low maintenance, salt tolerant and suited to the soil conditions

4.1.4 Street Furniture

Guidelines:

1. Choose and install street furniture of a consistent style and material in order to read as a single, coordinated entity, including: benches, trash and recycling receptacles, bicycle racks, tree guards and grates, banners and banner standards, hanging basket standards, and planters.
2. Ensure the style of street furniture is consistent with the desired downtown main street environment of Thornbury and Clarksburg.
3. Cluster or group street furniture wherever possible to minimize clutter in the streetscape.
4. Locate street furniture in a manner that does not obstruct pedestrian circulation on the sidewalk and that is offset appropriately from on-street parking spaces.

Benches

5. Install benches close to the entrances of designated heritage and public buildings, trails and walkways, bicycle racks, open space areas, parks and public art.
6. Orient benches to face the roadway or toward the sidewalk.

Waste Receptacles

7. Install multi-purpose waste and recycling containers when additional waste containers are required or existing units are replaced.
8. Locate waste receptacles in proximity to seating areas, trails and walkways and park entrances.

Street furniture cluster in Downtown Thornbury


Cluster street furniture and public art in the streetscape


Orient benches to face the roadway or sidewalk

Bike Racks

9. Provide bike racks at a minimum rate of one per block and in proximity to all public buildings and open spaces.
10. Ensure bike racks are installed as close to, without being directly in front of, the main entrance(s) of a building or site.
11. Ensure bike racks have adequate clearance from driveways, curb ramps, transit loading areas and immediately adjacent to shelters, and utility poles.

Ensure bike racks are installed along the streetscape in close proximity to building entrances

Street furniture cluster in Blue Mountain Village

4.1.5 Street Lighting

Guidelines:

1. Ensure lighting consists of a coordinated family of luminaries and poles with regard to design, materials and color.
2. Utilize the current street light standard in Downtown Thornbury to ensure visual consistency and continuity.
3. Design lighting to define and reinforce the hierarchy of street systems to promote a sense of site orientation and organization.
4. Provide illumination levels and lighting sources that minimize areas or points of glare while providing adequate levels of light for safety and security.
5. Affix additional amenities such as banner signage or hanging flower pots to light standards or hydro poles where minimum heights can be accommodated in order to add further visual interest and character.
6. Consider additional pedestrian scale lighting such as bollards or accent lighting within gateway areas or in areas to accent signage, murals or public art.
7. Locate light standards in a coordinated manner that does not obstruct pedestrian circulation on the sidewalk or driveways.

Light standard in Downtown Thornbury

Design lighting to foster a sense of place and orientation

4.1.6 Wayfinding and Directional Signage

Guidelines:

1. Ensure a coordinated and comprehensive system of wayfinding signage is designed and oriented to balance needs of people traveling by foot, bicycle, transit or car.
2. Use simple and universally readable signs with a consistent design template which complements the design of the wayfinding signage.
3. Include, at a minimum, the following destinations in a comprehensive wayfinding program: civic or public buildings, public parking areas, open spaces and trails, and other significant destinations or features.
4. Ensure signage is visible and legible from the road right-of-way, be designed with high contrast, and comply with the Accessibility for Ontarians with Disabilities Guidelines.
5. Ensure the physical placement, installation and illumination of signs is suitable for all users of all abilities.
6. Construct signage from durable, high-quality material.
7. Ensure signs on heritage buildings are compatible in terms of heritage character, colour, and material, and should not obscure architectural details.

Develop a coordinated and comprehensive system of wayfinding signage

Use simple and universally readable signs with consistent design

4.1.7 On-Street Parking

Guidelines:

1. Provide on-street parking spaces on all streets, where feasible, where there are active uses fronting the street.
2. Consider on-street parking spaces for specialty vehicles, coordinated with accessible ramps to the sidewalk.
3. Ensure on-street parking spaces are coordinated with any curb extensions that may incorporated at intersections. The preferred treatment for on-street parking is a parking bay which includes a curb-extension (bump-out) at the beginning and end.
4. Consider permeable paving for on-street parking where appropriate as a low impact development measure for stormwater management and to visually enhance the street edge.
5. In Downtown Thornbury and Clarksburg, the temporary use of on-street parking areas for restaurant patios or bicycle parking is encouraged, subject to approval by the Town.

Street parking using a curb extension at the beginning and end

Consider permeable paving as Low Impact Development

Ensure on-street parking spaces are coordinated with any curb extensions and clearly marked

4.2 Built Form

The quality and design of mixed use and commercial development defines the character of the Town's several downtown areas and linear commercial streetscapes.

Both ***mixed use buildings*** and ***stand-alone commercial buildings*** are permitted in Downtown Thornbury (Bruce Street and Highway 26), Downtown Clarksburg and within the evolving Craigleith Village area. Mixed use buildings are strongly encouraged on main streets, including along Highway 26 within Thornbury and Craigleith Village to add to the overall commercial vibrancy of these corridors while providing for a range of housing options. The rehabilitation of commercial, residential or mixed use building spaces into housing units on upper storeys or in the rear floor space of a building is strongly encouraged.

Mixed use and commercial development in Downtown Thornbury along Bruce Street and all of Downtown Clarksburg is permitted up to three (3) storeys to respect existing low-rise, historic character.

Outside of the Thornbury Downtown Core along Bruce Street, compatible built form up to four (4) storeys is permitted, generally along Highway 26. Taller buildings should be located on appropriately sized and situated lots. A transition in height is required from the low-rise Thornbury Downtown Core along Bruce Street to any taller buildings along Highway 26.

This section of the Guidelines provides direction on built form and architectural elements including building scale, orientation and siting, character, entrances and openings.

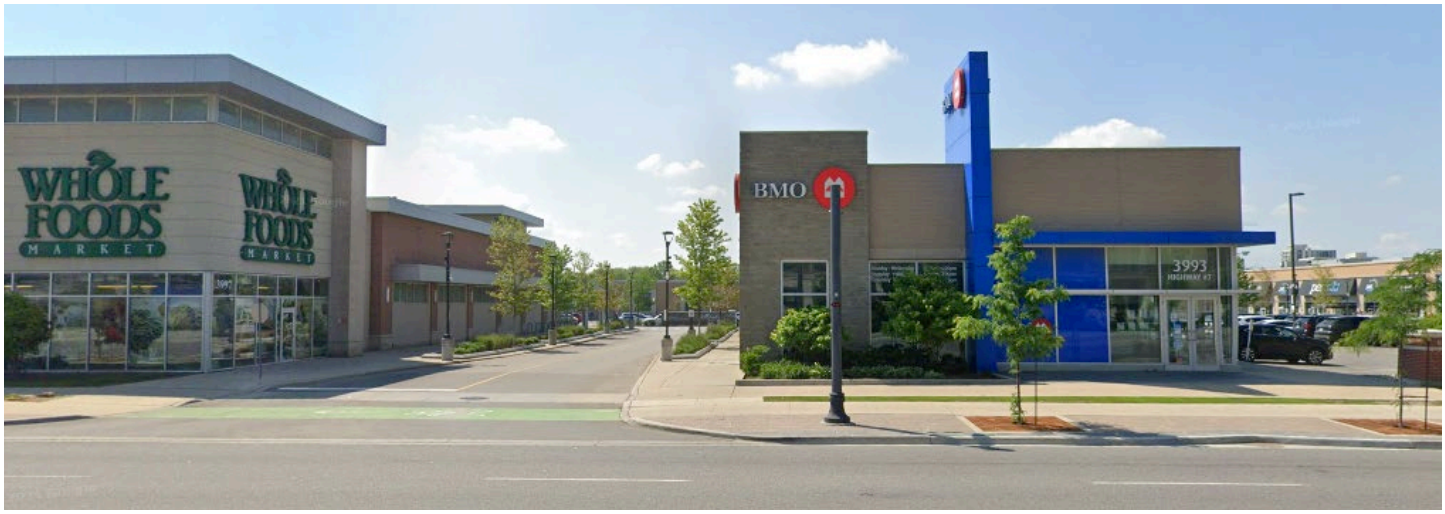
4.2.1 Scale, Orientation and Siting

Guidelines:

1. Orient all buildings parallel to the street right-of-way so that they frame and animate the street and strengthen the street edge's definition.
2. Where possible, design buildings with a minimum height of two (2) storeys.
3. For corner buildings located at street intersections, locate the tallest portion of the building along the street frontage to punctuate the street corner.
4. Set back new buildings and changes to existing buildings to align with the established streetwall.
5. Use larger setbacks for increased pedestrian access or active outdoor use, such as patio space accessible from the inside of the building.
6. Ensure the building length does not exceed 50 metres. Buildings longer in length than 50 metres should either be broken up physically or visually using step backs, colour, material variations and unique building articulation.
7. Ensure new buildings do not obstruct views of Georgian Bay along streets that terminate at or close to the water's edge.

Orient buildings to frame the street and provide additional height or architectural details for corners

Use larger building setbacks for active outdoor uses



Orient all buildings parallel to the street right-of-way so that they frame and animate the street and strengthen the street edge

Mixed Use Buildings

8. Provide a minimum 4.5 metre floor to ceiling height for the first floor.
9. Front commercial uses along main streets, with residential uses and entrances fronting any side streets.

Downtown Thornbury and Clarksburg

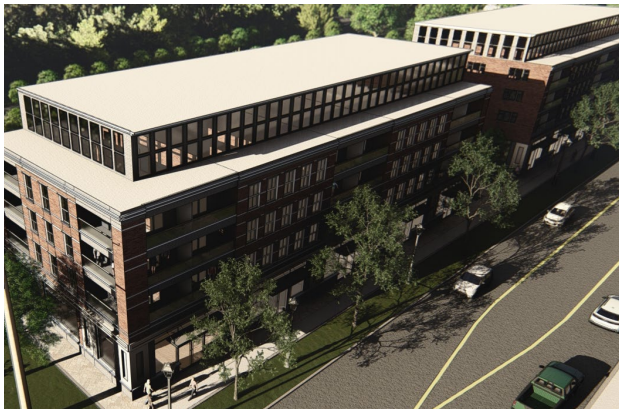
10. Set back new buildings and changes to existing buildings to align with the established streetwall.
11. Limit the height of new and renovated buildings to a maximum of three (3) storeys and ensure development respects the existing scale and massing of adjacent buildings.

Highway 26 Through Thornbury

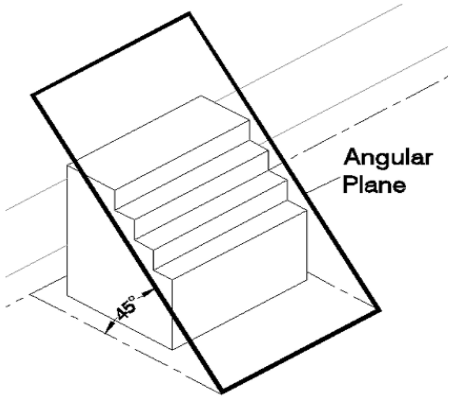
12. Generally setback buildings a minimum of 12 metres and a maximum of 16 metres from the front property line to maintain and enhance the open space character and feeling of spaciousness along Highway 26. Utilize building setbacks to provide additional open space that includes amenities including trees, seating, pedestrian scale lighting and public art to enhance the pedestrian experience along the street.
13. For buildings taller than three (3) storeys, provide an appropriate setback and transition in height adjacent to low-rise neighbourhoods such as step backs, stepping down or incorporating variation in building form.
14. For buildings greater than four (4) storeys, incorporate a minimum step back of 1.5 metres above the second or third storey, depending on existing streetwall and building height.
15. Design new buildings to respect a 45 degree angular plane measured from the property line which separates the lot from an adjacent lot with a low rise residential dwelling.

Provide a minimum 4.5 metre floor to ceiling height and wrap active commercial uses along the main facades

In Downtown Thornbury/Clarksburg, set back new buildings to align with the established streetwall and maintain a maximum three storey height



Design taller buildings to incorporate step backs above the second, third or fourth storey



Design buildings to respect a 45 degree angular plane

4.2.2 Building Design

Guidelines:

1. Orient the front façade to face the public street and locate front doors to be visible and directly accessible to the public sidewalk.
2. Provide a combination of horizontal elements such as sign bands, cornices, and projections and vertical elements such as changes in material, building articulation, columns or other vertical design elements to create visual interest.
3. Design buildings to include variation such as slight projections, setbacks and recessed doors between different store fronts to easily identify the different retailers.
4. Ensure that the range of materials and colours used in building design achieves a unified image for the development. Use durable, high-quality and locally sourced materials wherever feasible.
5. Design multi-tenanted commercial buildings with a variety of colours, signage and materials, as well as articulation, windows and vertical delineation on the elevation so that individual units are differentiated.
6. Provide additional design emphasis for buildings located at street intersections, gateways or terminating views along visual corridors through facade treatments, architectural elements and materials appropriate for prominent locations.
7. Integrate building canopies or awnings into the building design to provide shelter from the sun or natural elements.

Design multi-tenanted buildings with a variety of colours, signage, materials, articulation and windows

Provide a combination of horizontal elements such as sign bands, cornices, and projections and vertical elements such as changes in material, building articulation and columns

Integrate canopies or awnings into overall building design

8. For corner buildings ensure both facades are treated equal. Where buildings are angled with the main entrance located at the corner, both façades are to be treated with equal high quality design and large storefront windows.
9. Wrap the primary façade storefronts around any corners to include a minimum of 6 meters of the secondary façade that matches the primary facade.
10. For commercial buildings, false upper building floors should not be created; however, they may be feasible in instances where the design/engineering of the building allows for upper floors to be inserted in the future.
11. Design rooflines with alternatives to a flat roof, such as pitched roofs or a combination of different types to promote visual interest.
12. Locate and design wall-mounted signs to complement the character and scale of the development, keeping in mind a balance between vehicular orientation and pedestrian orientation.
13. Incorporate high quality lighting and signage to support retail visibility, interaction and safety. Well-lit storefronts contribute to the character and activity of the street and provide a sense of identity.
14. Integrate rooftop mechanical equipment with the building design. Screen rooftop units and vents using materials that are complementary to the building.

Use a variety of rooflines to create visual interest

Design and locate signs to compliment the character of development

Ensure the facade of corner buildings are treated equally and match the primary facade, wrapping storefronts around any corners

Downtown Thornbury and Clarksburg

15. Design new buildings to reflect the historic character and theme of the respective downtown area.
16. Building materials, such as steel and vinyl siding, which are not in keeping with the architectural character of the downtowns will be discouraged.
17. For infill development or additions to buildings within the existing core areas align architectural elements with those of the adjacent building to ensure visual continuity.
18. Traditional signage and lighting is preferred rather than florescent sign boxes and corporate signage.
19. For existing buildings in the Thornbury Downtown Core, improve any building façades that are wider than 15 metres by dividing the larger façade through a symmetrical pattern of bays to emphasize the individual units of the building or divide a large single store's façade.
20. Preserve and enhance the cultural and historic features that exist, which may include requirements for the restoration and enhancement of building facades
21. Restore any original architectural details and features on buildings.
22. Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative of, or consistent with, adjacent architectural styles

Design building elements to reflect the character of downtown areas


Divide larger facades through a symmetrical pattern of bays to emphasize individual units and single store facades

Choose materials and architectural elements that align with those of the original building or adjacent buildings

4.2.3 Entrances and Openings

Guidelines:

1. Ensure the transition from the sidewalk to the retail or service space is seamless and accessible to all.
2. Ensure main entrances are grade-related, accessible and barrier-free.
3. Accentuate all main entrances by integrating intuitive signage, storefront window treatments, effective architectural features and hard and soft landscaping elements.
4. Provide expansive storefront windows for views to activities inside where possible, creating interest for pedestrians along the street.
5. Use clear windows and doors to make the pedestrian level façade of walls facing the street highly transparent. Ensure glazing occupies a minimum of 60% of the first storey façade.
6. Locate secondary entrances to connect directly to any the parking area.
7. Provide semi-private amenity spaces along the street front including patios, plazas, spill out retail, informal seating and shade trees to animate the street and encourage pedestrian activity.
8. Include overhead architectural features over entrances and openings that provide shade and reduce daytime heat gain (awnings, canopies, trellises, or cornice treatments), especially on south-facing facades.
9. Use upper storey windows to establish a consistent rhythm and visual interest to the streetscape.

Provide expansive storefront windows that wrap around any building corners

Accentuate entrances by providing overhead architectural features and signage

Use upper storey windows and building design features to establish a consistent rhythm along the street

Downtown Thornbury and Clarksburg

10. Ensure that storefront elements are designed to perform the traditional functions of a storefront including providing area for display storage, allowing natural light into shops and allowing visual communication between the interior of shops and the pedestrian sidewalk.

11. Incorporate broad window treatments into the facade at street level to maintain an open, pedestrian friendly environment

Design storefronts to provide display storage areas and allow for natural light into shops and views into and out of the building

Mixed Use Buildings

12. Clearly distinguish residential entrances from commercial entrances through building design and location through features such as canopies/overhangs, door setbacks and building articulation.

13. Where provided, upper storey residential apartment units or offices should be accessed via a consolidated lobby.

14. Ground floor residential apartment units (permitted along side streets) may either be accessed via the consolidated lobby or may incorporate individual unit entrances.

Provide upper storey residential unit access via a distinct separate entrance

Distinguish residential entrances through building design and features such as overhangs and setbacks

4.3 Site Design

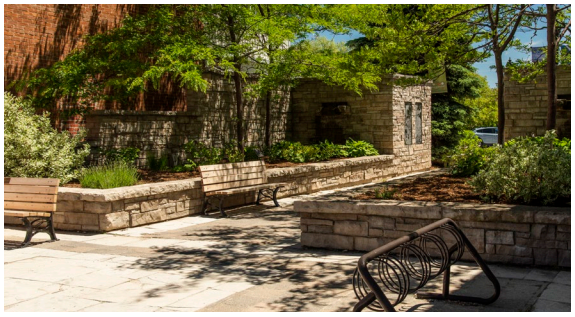
This section of the Design Guidelines applies to site design for both commercial and mixed use buildings. Direction is provided for landscaping, pedestrian circulation, parking, utilities, servicing and lighting.

4.3.1 Landscaping

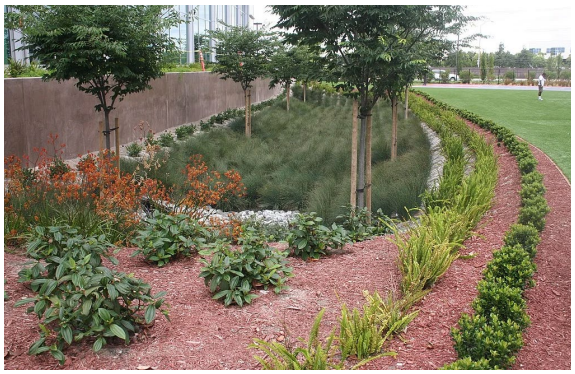
Guidelines:

1. Use a combination of street trees, foundation planting and decorative fencing within the site's landscape edges to provide an attractive edge while ensuring visibility into and from the site.
2. Plant native, salt and drought tolerant tree and shrub species.
3. Provide a minimum of 30m^3 of soil volume for each tree to enable healthy growth. Structural soil, root barriers, tree guards and tree grates are encouraged for trees that are planted near sidewalks and walkways.
4. Provide seasonal interest through the use of coniferous and deciduous plant materials throughout the site. Use deciduous trees on the south side of buildings to provide summer shade and allow passive solar heating in the summer. Coniferous trees on east and west facades provide protection from low-level sun glare.
5. Integrate low impact development features such as permeable paving, bioswales and rain gardens to support on-site stormwater management.
6. Use tree-pits and planter boxes as part of the storm water management strategy. Allow runoff from buildings to drain to these areas to be infiltrated/consumed by plantings.
7. Where commercial buildings abut residential buildings provide a landscape buffer.

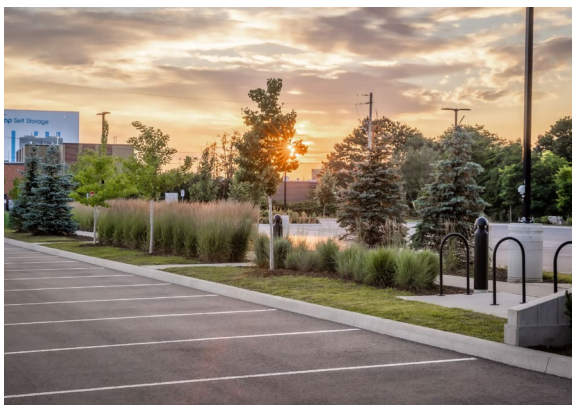
Use landscaping and street furniture to provide an attractive edge along the street



Provide raised planters and planter beds along pedestrian routes



Plant a variety of native tree and shrub species



Utilize plantings as a landscape buffer

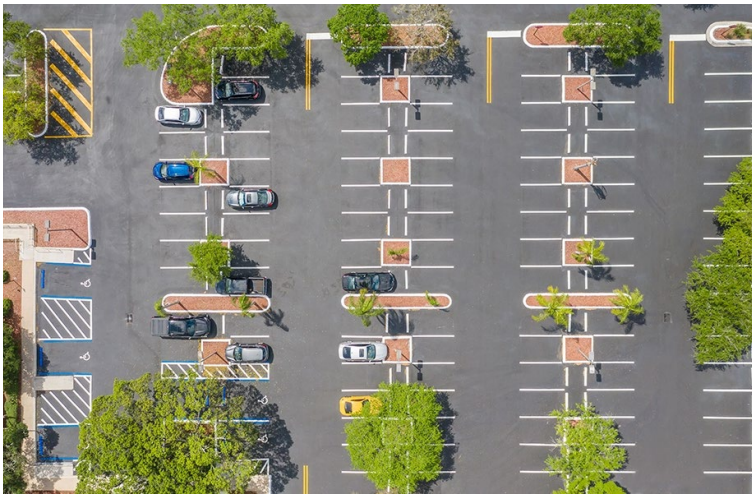
4.3.2 Circulation and Parking

Guidelines:

1. Provide an internal pedestrian circulation system that is clearly defined, logical, and connected to the public sidewalk, building entrances and parking areas.
2. Differentiate pedestrian routes on vehicular driving surfaces with special treatment, such as different paving materials and raised walkways.
3. Locate parking at the rear of the building not between building and public street right-of-way.
4. Limit parking areas in the front yard to a single or double loaded row, with a landscaped strip, fence, and/or wall between the street and parking.
5. Coordinate access and parking between individual properties and provide access to parking the secondary street, whenever possible.
6. Ensure pedestrian routes through surface parking areas are safe, convenient and clearly demarcated. Ensure they are a similar size to a public sidewalk, are barrier-free, and are served by adjacent shade trees and pedestrian lighting.
7. For longer blocks or properties, create central pedestrian connections that connect parking areas to building entrances. Design such connections with weather-protection and tree plantings, where feasible and where necessary.
8. Divide larger surface parking areas into smaller parking areas through the use of use landscaped islands to minimize the visual extent of the paved area.
9. Ensure parking islands are of sufficient size to accommodate the sustainable growth of planting materials and trees within the island area.

Provide parking to the rear of the building wherever possible and provide a well-connected pedestrian circulation system

10. Coordinate parking areas across several properties, or within one larger property, as much as possible particularly regarding access in order to limit the number of interruptions of the streetscape and public sidewalks.
11. Where possible, provide shade trees around, and throughout parking areas to maximize shaded hard surfaces to reduce the heat island effect.
12. Provide preferred parking spaces for carpool and car share vehicles, as well as EV charging.
13. Use landscaped buffers to physically and visually separate parking areas from the sidewalk or street.
14. Where parking in the front yard is unavoidable or not practical given the context of the surrounding area, screen such parking areas with fences/walls and the landscaping to minimize the visual impact on the streetscape.
15. Ensure that any screening methods for parking be well-maintained to avoid unsightly conditions that negatively impact the pedestrian safety and the area's character.
16. For parking lots, aim to plant one tree planted per four parking spaces. Orient trees to provide maximum shade during summer conditions (i.e. on south side of spaces).
17. Locate bicycle racks near building entrances to support convenient access and visibility.



Provide shade trees around and throughout parking areas

Use landscaped buffers to physically separate parking areas

Screen parking areas using landscaping, open spaces and hardscaped elements

4.3.3 Utilities and Servicing

Guidelines:

1. Screen all utility equipment and utility meters from public view either by locating within buildings or visually screening it through site and building design.
2. Locate service areas, including areas for loading/unloading and garbage, in locations that are not directly visible from a public street, such as in the rear yard of a building or in a properly screened portion of the side yard.
3. Coordinate and share service areas between buildings or within developments as much possible to prevent disruptions to vehicular or pedestrian flows.
4. Ensure service areas are 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.
5. Design any screening structures so that they complement the character form, materials, and colours of the building.
6. Locate the accesses to service areas from secondary streets or the rear of buildings wherever possible to reduce the number of driveways.
7. Site all rooftop equipment, such as HVAC equipment or green energy infrastructure, so that they are setback from the roof edge and/or screened through roofline design elements wherever possible.
8. Include adequate space for waste management areas to accommodate collection containers for general waste, recyclables and organics.

Locate service and loading areas away from street view

Use fencing as a method to screen waste and recycling areas

Include adequate space for waste management areas

4.3.4 Site Lighting

Guidelines:

1. Ensure that buildings and sites are not over-lit in order to maintain a desirable nighttime setting and environment.
2. When comprehensively planning lighting for a site, balance the need for safety and security with the reduction of energy consumption and nuisance impacts.
3. Light areas on the site used by pedestrians at night, including surface parking lots; building entrances; sidewalks and walkways; garbage disposal areas; and other areas.
4. Locate and direct building and sign lighting to light the intended area of illumination and limit off-site glare impacts on adjacent buildings or properties.
5. Incorporate lighting 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.
6. Design lighting poles and fixtures to be consistent with and complement the architecture of the building and the site.
7. Ensure light fixtures and Dark Sky Nighttime Friendly compliant.
8. Use pedestrian-scaled lighting, such as low profile fixtures, along pedestrian routes through an off-street parking area.
9. Coordinate the location of lighting and lighting fixtures with pedestrian routes and plantings.

Design lighting to compliment the building design and provide an appropriate level of light for a desirable nighttime setting

Design lighting elements to be consistent with building architecture and provide a unique sense of place for areas

Incorporate lighting at regular intervals to ensure visibility

5 Urban Employment Area

Thornbury and Clarksburg's Urban Employment Areas comprise a variety of employment, industrial and manufacturing sites at the eastern edge of the Settlement Area. Predominant access is provided from Highway 26 and Grey Road 2.

The overall goal for employment and industrial development in the Town is to ensure there will be variation in the types of businesses, as well as consistent application of design principles to provide attractive street edges and efficient site design that minimizes any potential compatibility impacts on surrounding areas.

This section of the Design Guidelines provides direction on built form design, as well as site design including landscaping, vehicular and pedestrian circulation, parking, loading and servicing areas, signage and lighting.

5.1 Built Form

A range of uses are permitted in the Urban Employment Area including manufacturing, assembly, processing and fabrication, as well as storage and warehousing, wholesaling establishments and similar uses.

Guidelines:

1. Use architectural features and materials to emphasize main building entrances, particularly those facing a public street.
2. Use architectural detailing to break up long wall elevations, including the use of windows, projections and recessions, and changes in building material or colour.
3. Design roof forms to be compatible with the style and massing of the building, and use roof materials and colours that complement the overall design.
4. Use changes in the building materials at wall projections or recessions.
5. Use high quality exterior cladding materials such as brick, stone, steel, glass and metal paneling, particularly on publicly facing elevations.
6. Coordinate all materials, colours and finishes on all exterior elevations to achieve continuity.
7. Enclose or screen rooftop mechanical equipment from view of streets.
8. Ensure the architectural style of buildings accommodating multiple tenants is cohesive over the entire building.
9. Include identifiable entry points of multiple tenant buildings without detracting from the overall building appearance.

Use architectural detailing to break up long wall elevations

Use architectural features and materials to emphasize main building entrances

Coordinate all materials, colours and finishes to achieve overall building continuity

5.2 Site Design

5.2.1 General Site Design

Guidelines:

1. Incorporate any existing natural features such as existing trees, contours and water courses into site design, where feasible.
2. Site buildings as close to the street edge as much as possible to frame the street and ensure parking and other industrial uses are located to the rear of the building.
3. In accordance with the Town's standards, site buildings and landscaping to ensure that adjacent properties are protected from site illumination, noise, odour and outdoor service areas.
4. Site buildings and locate windows to maximize informal surveillance opportunities by building users.
5. Incorporate outdoor amenity areas into the overall site design, defined by building facades, fencing or landscaping. Locate outdoor amenity areas away from loading, storage or other noisy areas.
6. Locate all parking areas and open spaces to maximize natural surveillance from buildings, public roads and walkways.

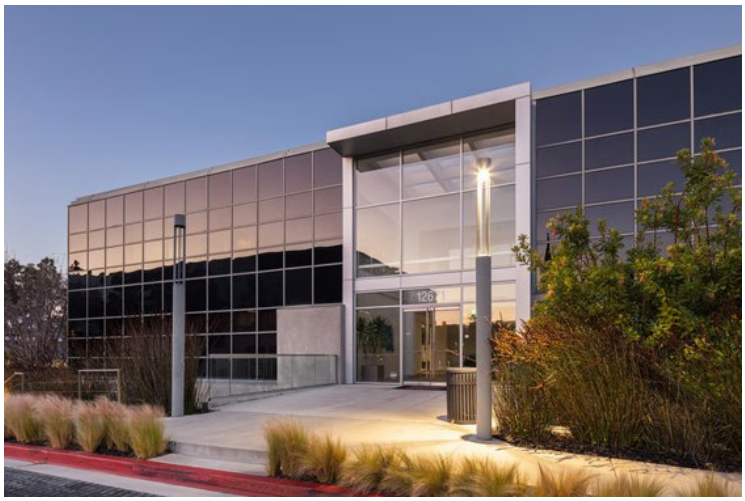
Site buildings close to the street edge and ensure main parking and industrial areas are located to the rear

5.2.2 Landscaping

Guidelines:

1. Incorporate existing site features into the landscape design, where practical, taking advantage of on-site conditions such as view corridors or existing trees.
2. Select native and non-invasive plant species with regard to their characteristics of soil type, sun, root spread, growth rate, density of canopy and salt tolerance.
3. Group plant materials to frame building elevations, add visual interest to blank building facades and accentuate building entrances.
4. Use landscape plantings and elements to assist in visually breaking up longer building wall elevations, coordinated with architectural elements and details on the wall elevation.
5. Use plantings and grading to define the boundaries of site, reduce the impacts of noise, provide a visual buffer between adjacent development and prioritize Crime Prevention Through Environmental Design (CPTED).
6. Integrate low impact development features such as permeable paving, bioswales and rain gardens to support on-site stormwater management.

Group plantings to create entrance features and an attractive streetscape from public view



Group plant materials and furniture to frame building entrances

Plantings help to define the site and provide a visual barrier to prioritize Crime Prevention Through Environmental Design (CPTED)

7. Locate plant materials so that they will not interfere with sight lines at driveway intersections, lighting and emergency apparatus such as fire hydrants.
8. Plant parking islands with plant material that are salt and drought tolerant, easily maintained and. Use hardy ground covers, mulch or similar materials, in parking lot landscape islands.
9. Ensure landscape strips along the outside edges of parking areas abutting public streets or adjacent properties are at least 3 metres wide, and planted with tree and shrubs.
10. Balance landscape screening objectives with the need with views into spaces and buildings so that users may be seen from different vantage points.
11. Use landscape materials to screen and buffer service areas on the site, such as waste disposal, loading areas, or open storage areas. This could consist of a wall or fence, a landscaped screen, dense landscaping planting, a landscaped berm, or a combination of these features.
12. Consider outdoor furniture and fixtures such as special lighting, trellises, arbours, raised planters, benches and fencing for outdoor amenity areas on the site.

Plant parking islands and walkways to main entrances with a variety of plant materials while also incorporating pedestrian scaled lighting, seating and bicycle racks

5.2.3 Circulation and Parking

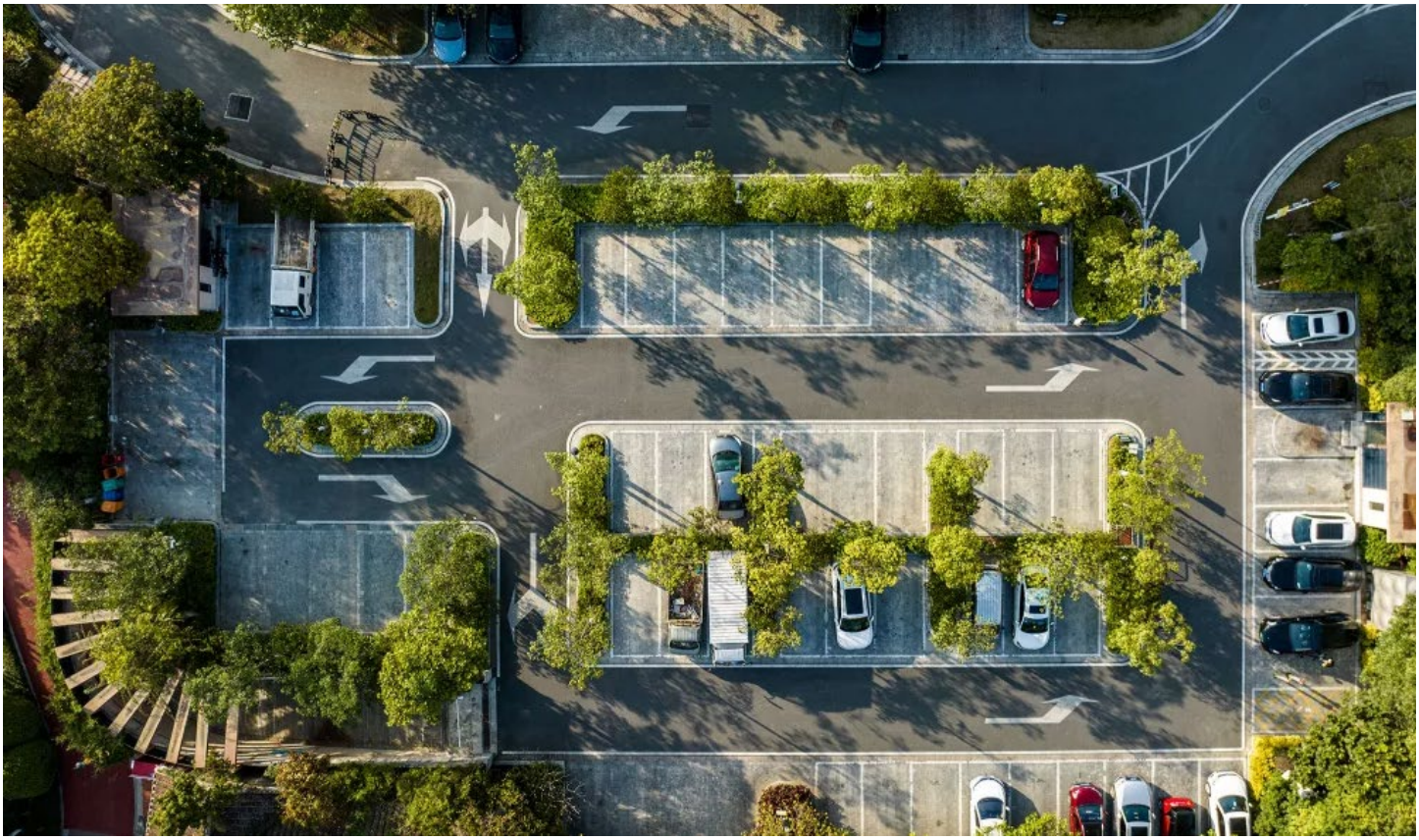
Guidelines:

1. Incorporate a well-defined and continuous pedestrian system on the site with connections to the public street, parking areas and outdoor amenity areas.
2. Ensure pedestrian connections are barrier-free and are provided directly from the public street sidewalk to the principal building entrance and parking areas.
3. For larger developments, incorporate major pedestrian routes that are easily identifiable through the use bollards, trees, continuous paving materials, signage and lighting.
4. Design walkways to be direct, follow natural desire lines and avoid unobstructed sight lines.
5. Minimize the number of driveway connections to the public street and consider common driveways to further minimize the number of driveways access points.

Incorporate a well-defined and continuous pedestrian system with access to the public street, parking and outdoor amenity areas

Incorporate pedestrian routes that provide access to all main building entrances and safe crossings beyond driveway and parking areas

6. Locate driveways to provide easy access for staff, visitors, delivery vehicles and emergency vehicles.
7. Locate driveways opposite existing or proposed driveways and streets to avoid offset intersections and traffic difficulties.
8. Locate driveways for corner lots away from the street intersection.
9. Provide sufficient area on the site for truck movements.
10. Use planted parking islands and planting areas to break up large parking lots, that are raised and at least 2.5 metres in width.
11. Align rows of parking perpendicular to the building for larger parking areas to minimize the number of crossings of drive aisles for pedestrians.
12. Locate well-drained snow storage areas adjacent to parking areas and away from catch basins, if possible, if snow will not be trucked off site.
13. Provide bicycle racks or indoor bicycle storage near entrances to buildings.
14. Provide designated spaces for car share, carpool vehicles, and EV charging in larger developments, where feasible.



Use planted parking islands to break up large parking lots

5.2.4 Loading and Service Areas

Guidelines:

1. Orient loading bays and other service areas away from public street views, preferably screened from the street by building mass, fencing or screen walls compatible with the building architecture.
2. Locate waste storage areas inside buildings, wherever possible. Where necessary, locate outdoor storage in the rear and interior side yard of the building, although not in rear yards that face major roads.
3. Use building design, siting, landscaping and planting or fencing to screen views from the public street to outdoor waste storage areas.
4. Locate utilities underground, wherever possible, to improve the appearance of the development. Where above ground utilities are necessary, ensure their design is integrated and compatible with other site elements and screened from public view having regard for maintenance and access practices.

Orient loading bays and service areas to the side or rear of buildings

5.2.5 Signage

Guidelines:

1. Ensure signs complement the overall architecture and landscape design of the site.
2. Incorporate building identification signage as an integral, coordinated element of the principal building facade that is compatible with the building design, scale, colour and materials.
3. Coordinate thematic sign design for multiple tenant developments to contribute to a unified building presence.
4. Provide directional signage, as necessary, to assist in the orientation of pedestrians and traffic to the street, parking, service and open space areas.
5. Locate signs where they will not obstruct sight lines, driveways and intersections or interfere with pedestrian or motorist safety.
6. Select landscaping around the base of signs that ensures the continued visibility of signage as the landscaping matures.

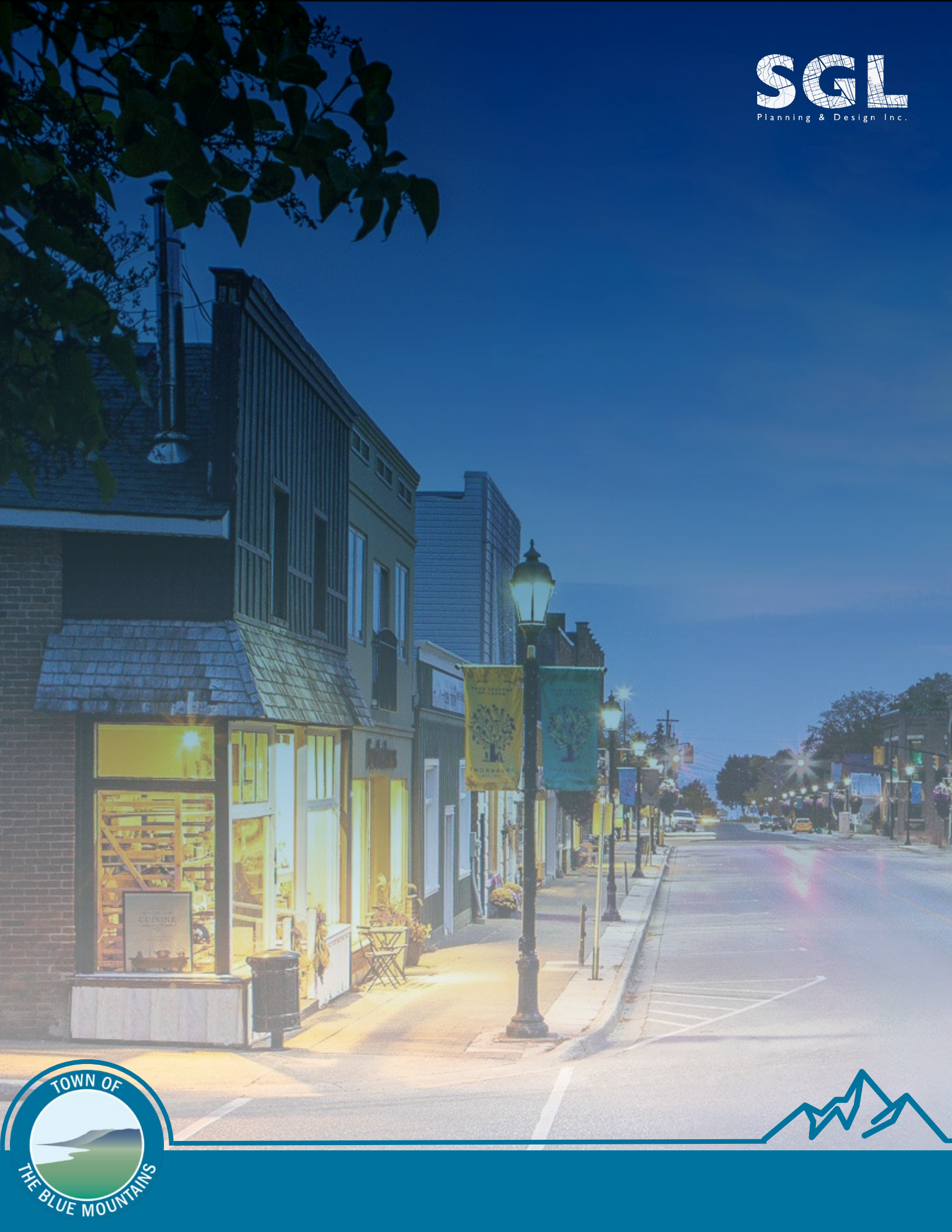
Incorporate building signage as an integral component of site design

5.2.6 Lighting

Guidelines:

1. Design site lighting as an integrated system that considers all pedestrian, motorist and building needs.
2. Design lighting systems that carefully consider the areas to be lit, only illuminating areas which need to be illuminated given necessary activities and routes.
3. Avoid over-lighting a site, preferably using more fixtures with low wattage than few fixtures with higher wattage.
4. Focus lighting on pedestrian areas, clearly identifying pedestrian walkways and building entrances, at a general height of approximately 3.5 to 4 metres.
5. Integrate lighting fixtures and poles with the overall architecture and landscape design of the project.
6. Use lighting to accent and highlight building, signage and landscape features where appropriate.


Focus lighting on pedestrian areas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