

The following is intended as a guide to evaluate development. The guide contains both mandatory prerequisites for development and guidelines with credits attached. It is recommended that all future development meet the minimum standard of 100 credits.

DOWNTOWN DESIGN GUIDELINES CHECKLIST		WEIGHT
PREREQUISITE – MANDATORY VISION COMPLIANCE		
P.1	Consolidate	/10
P.2	Concentrate	/10
P.3	Connect	/10
Guidelines for Historic buildings on King Street, within the Commercial Core		
G.1	Preserve Original Façade	/5
G.2	Preserve Façade Materials	/5
G.3	Align Architectural Features and Establish Consistent Patterns With Neighbouring Buildings	/5
G.4	Maintain the Original Historic Line of the Building Setback	/5
G.5	Maintain the Original Size, Shape and Proportion of the Storefront Façades and Openings to Retain the Historic Scale and Character	/5
G.6	Maintain Traditional Recessed Entries Where They Exist	/5
G.7	Maintain the Kickplate Below the Display Window Element	/5
G.8	Preserve the Transom and Sign Board Features	/5
G.9	Preserve the Shape, Material and Spacing of Upper Windows	/5
G.10	Awnings May be Used to Provide Visual Depth and Shade	/5
G.11	Distinguish Additions to Historic Building	/5
G.12	Select Building Colours Appropriate to the Area's Historic Character	/5
G.13	Minimize the Visibility of HVAC Units and Other Mechanical, Structural, or Electrical Appurtenances	/5
Guidelines for New Construction and Remodelling Buildings on King Street Within the Commercial Core		
G.14	Incorporate Traditional Design Elements in New Designs	/5
G.15	Align Architectural Features With the Established Patterns of Neighbouring Buildings	/5
G.16	Maintain the Line of Store Fronts at Sidewalk Edge and Orient Main Entrances to Open Toward the Street	/5
G.17	Do Not Construct Half-Level or Split-Level First Floors that Extend Both Above and Below Grade	/5
G.18	Consider the Height and Mass of Buildings	/5
G.19	Maintain a Human Building Scale Rather Than a Monolithic or Monumental Scale	/5
G.20	Maintain the Proportions of Storefront Windows and Doors and Established Pattern of Upper Storey Windows	/5
G.21	Maintain the Rhythm Established by the Repetition of the Traditional 25 Foot Façade Widths	/5

G.22	Use Building Materials That Have a Texture, Pattern and Scale Similar to Those in the Downtown	/5
G.23	Improve Rear or Side Alley Elevation to Enhance Public Access From Parking Lots and Alleys	/5
Streetscape Improvement		
G.24	Use the Existing Street Hierarchy as a Basis for Designing the Streetscape	/5
G.25	Use a Basic Sidewalk Design to Unify the Visual Image of Downtown	/5
G.26	Use Basic Intersection Design to Unify the Visual Image of the Downtown	/5
G.27	Design Extension Into the Public Right-of-Way That is Visually and Functionally Appropriate to The Street	/5
G.28	Use Innovative Railing Designs to Define Outdoors Spaces, Such as Cafes, From Pedestrian Movement	/5
G.29	Create Comfortable and Attractive Sitting Areas, Plazas, and Small Open Spaces	/5
G.30	Select Street Trees That are Appropriate to Their Intended Location and Function	/5
G.31	Select Ground Level Plants that Suit Their Environment and Function	/5
G.32	Create Gateway Elements at Important Downtown Entranceways	/5
G.33	Establish Pedestrian Scale Street Lights Along Street Frontages When Feasible	/5
G.34	Handicapped Access Should be Appropriately Designed, Clearly Visible From the Main Entranceway and, in General, Use the Same Access Routes As Those Used by Non-Handicapped Users Where Possible	/5
G.35	Street Furniture Creates a Unified Visual Appearance in Downtown	/5
G.36	When Feasible, Create Through-Block Pedestrian Corridors Between Buildings, Especially in a North / South Direction	/5
G.37	Preserve Historic Features of the Streetscape	/5
G.38	Upgrade Downtown Alleys as Pedestrian Access Routes and Efficient Commercial Service Access	/5
G.39	Enrich the Downtown with Public Art	/5
Commercial Signage		
G.40	Signs Should Not Obscure Important Architectural Details	/5
G.41	Use Simple Signs to Clearly Convey a Message	/5
Parking Facilities		
G.42	Locate Surface Parking Lots on Appropriate Sites	/5
G.43	Reduce Visual Impact of Surface Parking Lots	/5
G.44	Security and Pedestrian Circulation Should be Priorities	/5
Waterfront Park Design Guidelines		
G.45	Create an Overall Design for the Waterfront	/5
G.46	Provide Waterfront Element Selection Criteria	/5

G.47	Provide Public Access Along Waterfront Areas	/5
G.48	Group Uses to Create Focal Points	/5
G.49	Use Simple Waterfront Building Forms	/5
G.50	Use a Building Theme for Building Complexes	/5
G.51	Use Traditional Marina Materials	/5
G.52	Use a Limited Range of Building Colours	/5
G.54	Preserve any Environmentally Sensitive Areas, Whenever Possible	/5
G.55	Establish Park Identification Symbol	/5
G.56	Develop a Signage Hierarchy	/5
G.57	Sidewalks, Crosswalks & Other Hard Surfacing	/5
G.58	Develop Site Lighting Standards	/5
G.59	Select Retaining Wall Design	/5
G.60	Provide Metal Railing Selection Criteria	/5
G.61	Provide Site Furniture Selection Criteria	/5
G.62	Provide Landscaping Selection Criteria	/5
G.63	Delineate Vehicular Circulation Areas	/5
G.64	Landscape Parking Lots	/5
Discretionary Credit		/5
G.65	Exemplary Design and/or Contribution to Public Realm	/15