

Appendix A

**COMMUNITY IMPROVEMENT
PLAN DESIGN GUIDELINES**

INTRODUCTION

The continuous and desirable improvement of Arnprior requires a clear understanding of what is envisioned for the Town. These Design Guidelines are intended to be a tool used by the administrator(s) of the Community Improvement Plan to support the goals and objectives of the Plan, and effectively achieve a unified urban design vision for the Town. The basis for these guidelines is primarily based in the Community Improvement Strategy and the Heritage Conservation District Master Plan’s Design Guidelines.

The interpretation and use of these Guidelines for evaluating applications for financial incentives and initiating or designing Town-led improvements is detailed in the Community Improvement Plan. These Guidelines are intended to build upon the Heritage Conservation District Plan, and this document encourages the use of the Guidelines contained in the Heritage Conservation District Plan to evaluate incentive applications for community improvement works throughout the Town, as applicable.

DESIGN VISION

A unified design vision for the Community Improvement Project Area, including Downtown Arnprior and gateway routes, will help to ensure that community improvement activities contribute towards a unified vision for the design of the Town. These Guidelines are intended to guide community improvement activities in the following areas:



Downtown Arnprior is rich in historic architecture, including its designated Heritage Conservation District, and the prominent landmarks that contribute to the Town’s identity. The streetscapes are attractive, walkable and comfortable year-round. The design of Downtown Arnprior is unified by consistent streetscape elements which accent the well-maintained, historic façades. Downtown Arnprior is well-connected to nearby amenities, including the Town’s waterfront trails.



Madawaska Boulevard and **Daniel Street** are gateway routes into Downtown Arnprior. The routes create a positive first impression of Downtown Arnprior on drivers, with their well-maintained façades and attractive, walkable streets. It is clear that Downtown Arnprior is an important place, as the route transforms into an historic street which is oriented for pedestrian access.

DESIGN GUIDELINES

1. BUILT FORM GUIDELINES

The built form guidelines are intended to ensure that development, including building expansions and redevelopment, contributes to the creation of complete, walkable and animated streetscapes.



Continuous Building Façades

Continuous, uninterrupted building façades contribute to the creation of a pedestrian-scaled and attractive streetscape. It is recognized that there are existing gaps and breaks in the continuous façades in Downtown Arnprior, including existing parking in side yards and in front yards. Infill development and redevelopment should contribute to the creation of continuous façades. Trees and other vertical elements, such as decorative fences and landscaping, can be used to fill these visual gaps and create a continuous façade.



Harmonized Rooflines and Cornices

A harmonized roofline is formed where the roofs of a series of connected buildings flows without a major drop or jump. Infill development or redevelopment, where permitted, should contribute to the creation of harmonized rooflines. Where a significant change in height exists, infill development or building expansions should create a transition between the buildings. Building cornices can be used to contribute to the harmony of facades and rooflines because they form an important horizontal line.



Pedestrian-Oriented

Where new buildings, redevelopments or building expansions are proposed in Downtown Arnprior, the location of the building and the building footprint should intend to restore or be compatible with existing historic building patterns. Where the land was previously vacant, buildings should be designed and located in a manner that is compatible and respectful of the streetscape. In Downtown Arnprior, this means that buildings should be oriented to the sidewalk and located close to or, preferably, at the sidewalk. Where front yard parking exists, pedestrian access should be clear, safe and accessible.

2. FAÇADE IMPROVEMENT GUIDELINES

The façade improvement guidelines are intended to guide the design of façade improvements in a manner that contributes to the aesthetic improvement of Arnprior and enhances its historic character. These guidelines are intended to reinforce the guidelines contained in the Heritage Conservation District Plan and to apply to their use to streets outside of the Heritage Conservation District.



Source: Arnprior Heritage Conservation District Design Guidelines

Restore Historic Features

Where applicable, original building elements, including storefront elements (doors, entries, tiling, base panels, display windows, etc.), cladding and brickwork, windows and architectural elements (cornices), roofs and chimneys should be maintained and restored wherever possible. The use of contemporary materials, such as metal or vinyl siding, is strongly discouraged. Brickwork and stone should not be painted; repainting or repair of original wood is encouraged, particularly using historic colours that are present in other historic facades in the Town.



Interesting, Complete Façades

Detailed and significant façades should be created by articulating all features of a complete façade, and breaking up blank walls using repeating architectural elements and recessed entries. Similarly, large window panes should be divided by mullions.

Represent Historic Time Periods

The restoration of buildings, or the construction of new buildings or additions, should be representative of its time period. New buildings should be distinguished from old buildings, while old buildings should be restored according to the original architectural style. New buildings can be recessed slightly to help distinguish them, but their style and massing should create harmony with the streetscape.



Complementary Signage and Awnings

Storefront signage should be designed in proportion to the building and oriented for slow traffic and pedestrians. The use of hanging signage is encouraged. Back-lit signs, and the use of contemporary materials such as plastic or metal, is discouraged. Lettering should be embossed and painted, and lighting pointing towards the signs is ideal (gooseneck lights). There are many good, recent examples of signage improvements in Arnprior which can be used to guide signage improvements. Awnings are encouraged, but metal awnings are discouraged. Individual, cloth or shed awnings positioned over storefronts is generally preferred.

3. PUBLIC REALM GUIDELINES

The public realm guidelines guide the improvement of Arnprior's streets, sidewalks and public spaces, ensuring that the pedestrian realm is safe, comfortable and attractive.



Example from Perth, Ontario



Example from Acton, Ontario



Plant Trees

The planting of street trees in Downtown Arnprior is strongly encouraged. Trees will add a significant aesthetic improvement, and create shade in the summer and dampen wind in the winter.

Coordinate Improvements with Historic Character

Streetscape elements should be consistent with the character of the street, and more generally, with Arnprior's historic character. Streetscape furniture which is designed to complement heritage buildings through the use of historic materials and colours is encouraged.

Consistent Sidewalk Treatment

The application of consistent materials and design standards for sidewalks is encouraged. Sidewalk repairs should utilize materials consistently, over the long term, while replacements can be made to improve streetscape aesthetics.

Intersection Treatment

Improved treatment of key intersections in Downtown Arnprior is encouraged, including: protruding sidewalks which define on-street parking and demarcated crossings (special materials), for example.

Well-Connected

Wayfinding signage indicating direction to important landmarks and attractions will encourage pedestrians to explore Arnprior's downtown. In particular, streetscape improvements should be prioritized to improve pedestrian connectivity between Downtown Arnprior and the waterfront.

Sustainable Maintenance

Sustainable solutions to beautification should be explored in the detailed design of streetscape improvements. For example, planting native plant species (xeriscaping) is advantageous because the plants will seldom need watering. Durable materials should be utilized for street furniture and planters to minimize life cycle costs.

4. PARKING AND ACCESS GUIDELINES

The parking and access guidelines guide the improvement of existing parking areas, and the location and design of new parking areas in Downtown Arnprior and on the gateway routes into Downtown Arnprior. It is recognized that Downtown Arnprior has several ideal examples of downtown parking, which should be maintained and used to evaluate proposed parking areas.



Locate Parking in Rear and Side Yards

New parking areas in Downtown Arnprior should be located to the rear of buildings if possible, in order to bring building façades close to the sidewalks and maximize opportunity for animated streetscapes and continuous façades. Where rear yard parking is not possible, side yard parking may provide a suitable alternative, provided that landscaped buffers are incorporated into the site design (see below).



Shared Access

Shared access to parking areas is strongly encouraged in Downtown Arnprior and along Arnprior's gateway routes (Daniel Street and Madawaska Street). The number of driveways into a site should be minimized, and multiple buildings should make use of shared parking areas.



Buffers

Where side yard parking cannot be avoided, or where front yard parking exists, a landscaped buffer should be provided between the sidewalk and the paved parking area. The landscaped area should be ideally treated with appropriate landscaping (not just grass), including trees. Pedestrian amenities, including benches, may be provided in front of the landscaped buffer to help animate the space in front of the parking. There should be a clear, safe and delineated pedestrian connection to the entrance if parking exists in the front yard.