

DOWNTOWN FAÇADE IMPROVEMENT PROGRAM

DESIGN CHECKLIST

Requirement	Comply	Does not Comply
<p>1. A minimum of 65% of glazed areas along storefronts (including large floor plate commercial developments) shall be transparent to allow visibility of (private) uses from the (public) sidewalk and allow for casual surveillance from inside out. No more than 15% of these glazed areas are to be covered by blocks of text.</p>		
<p>2. Primary buildings shall recess entries from the sidewalk or property line of 1.2 m. to provide for door swings, visual relief and weather protection with attractive facades, canopies and awnings on primary retail streets. These awnings shall not be internally-illuminated.</p> <p>Buildings shall also incorporate frequent entrances into commercial frontages facing the street with maximum spacing dimensions of 15 m.</p>		
<p>3. Residential entrances should be architecturally differentiated from business entrances in mixed-use buildings.</p>		
<p>4. Maintain or replicate the character of the established retail area, as described in Refresh Downtown with its maritime heritage orientation, into the design of building facades and signage.</p>		
<p>5. Large expanses of blank concrete walls are discouraged, and opportunities to introduce relevant treatments where these walls exist must be considered.</p>		

DOWNTOWN FAÇADE IMPROVEMENT PROGRAM

DESIGN CHECKLIST—PAGE 2

	Comply	Does not Comply
6. Design buildings to avoid blank walls that face a street or pedestrian pathway. Provide entrances and windows facing streets and pedestrian pathways wherever possible. Where solid walls are unavoidable, use building mass, variation of the façade, textured surfaces, architectural detailing, or graphics and colours to reduce the visual impact.		
7. Locate building ventilation systems to avoid or minimize noise and exhaust in pedestrian areas, and outdoor spaces.		
8. Provide façade treatments that are inviting to pedestrians and avoid sterile surfaces such as mirrored glass and blank walls. A minimum of 65% should be glazed. Avoid using materials on the ground floor that may impede visual connection between the interior of the building and the street.		
9. Large facades should be divided into smaller elements to create an appearance of a series of smaller buildings or elements. Architectural details such as arches and paneling are one way this can be achieved.		
10. Weather protection should be provided where common entries to buildings front a sidewalk or open space.		
11. Colours should be applied in large areas of uniform solid colour emphasizing simple geometric forms.		

DOWNTOWN FAÇADE IMPROVEMENT PROGRAM

DESIGN CHECKLIST—PAGE 3

	Comply	Does not Comply
12. Contrasting colour trim is appropriate, but complex, multi-coloured, multi-material schemes are discouraged.		
13. Signage that adds colour and character to the built form is required. Preferred sign forms include projecting signs, wall painted super graphic signs, hanging board signs, signs suspended from canopies and banners.		
14. Signage design should complement the background surface. Spot lighting is preferable to backlit signs. Any form of box, banner, or scrolling signage is prohibited.		
15. Where appropriate, entrances should animate exterior public streets and reinforce a scale and rhythm to the street complementary to pedestrian activities, street tree planting and landscaping.		
16. Must provide effective and architectural exterior lighting of buildings for accenting architectural features or detailing		
17. Lighting should be located and designed to ensure that all areas are well lit to avoid glare, light spill and reduce shadows.		