Town of Erin

COMMUNITY & ARCHITECTURAL DESIGN GUIDELINES 'URBAN DESIGN GUIDELINES'

for the Villages of Erin & Hillsburgh

APRIL 2021

The Planning Partnership

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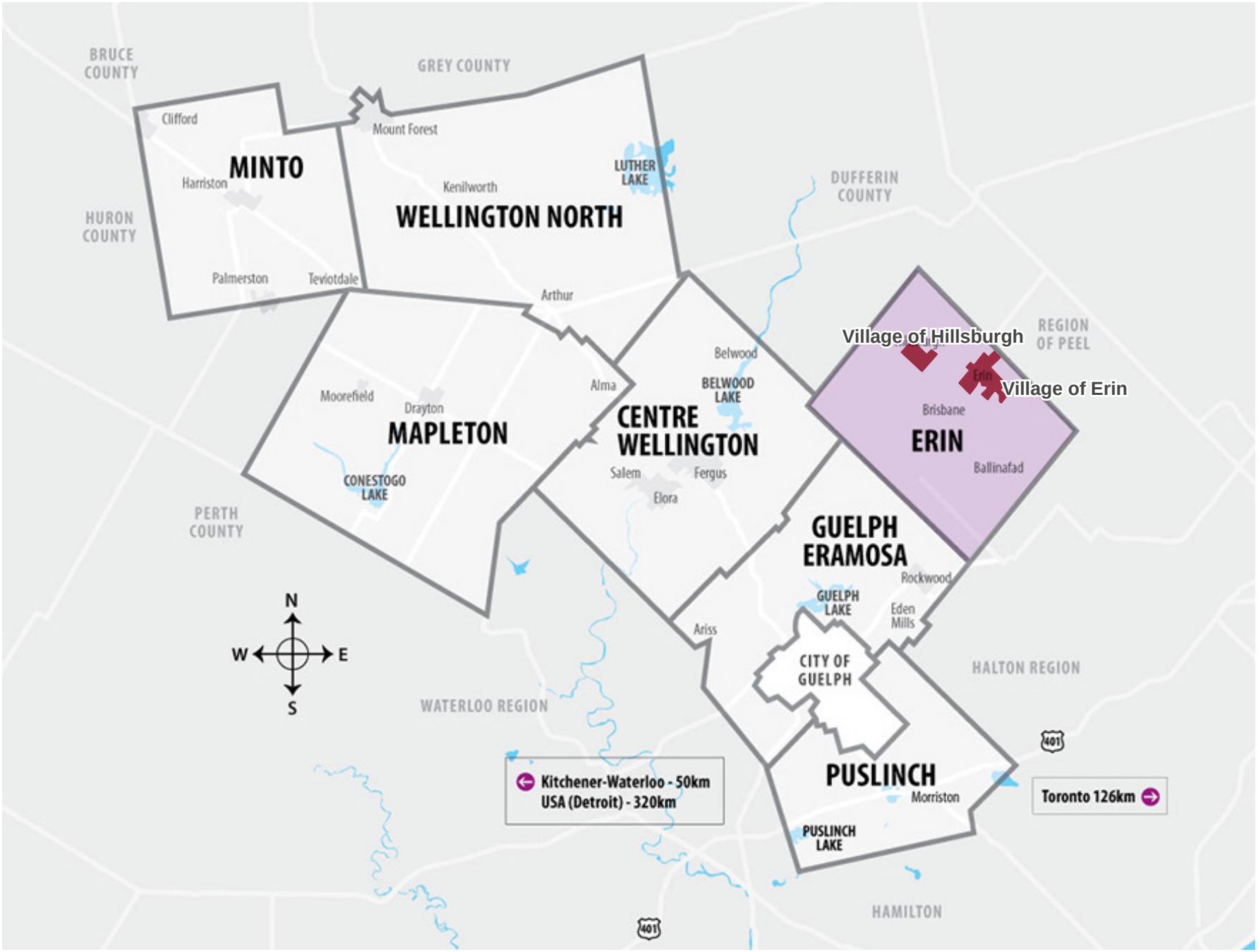
BRUCE COUNTY
GREY COUNTY
Clifford
Mount Forest
MINTO
Harriston
LUTHER LAKE
Kenilworth
WELLINGTON NORTH
DUFFERIN COUNTY
HURON COUNTY
Palmerston
Teviotdale
Arthur
Village of Hillsburgh
REGION OF PEEL
Belwood
Village of Erin
Alma
BELWOOD LAKE
Moorefield
Drayton
MAPLETON
CENTRE WELLINGTON
Brisbane
ERIN
Ballinafad
CONESTOGO LAKE
Salem
Fergus
Elora
PERTH COUNTY
GUELPH ERAMOSA
Rockwood
GUELPH LAKE
Eden Mills
Ariss
CITY OF GUELPH
HALTON REGION
N
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S
WATERLOO REGION
Kitchener-Waterloo - 50km
USA (Detroit) - 320km
PUSLINCH
Morriston
Toronto 126km
PUSLINCH LAKE
401
HAMILTON
401

1.0 INTRODUCTION

BACKGROUND / CONTEXT

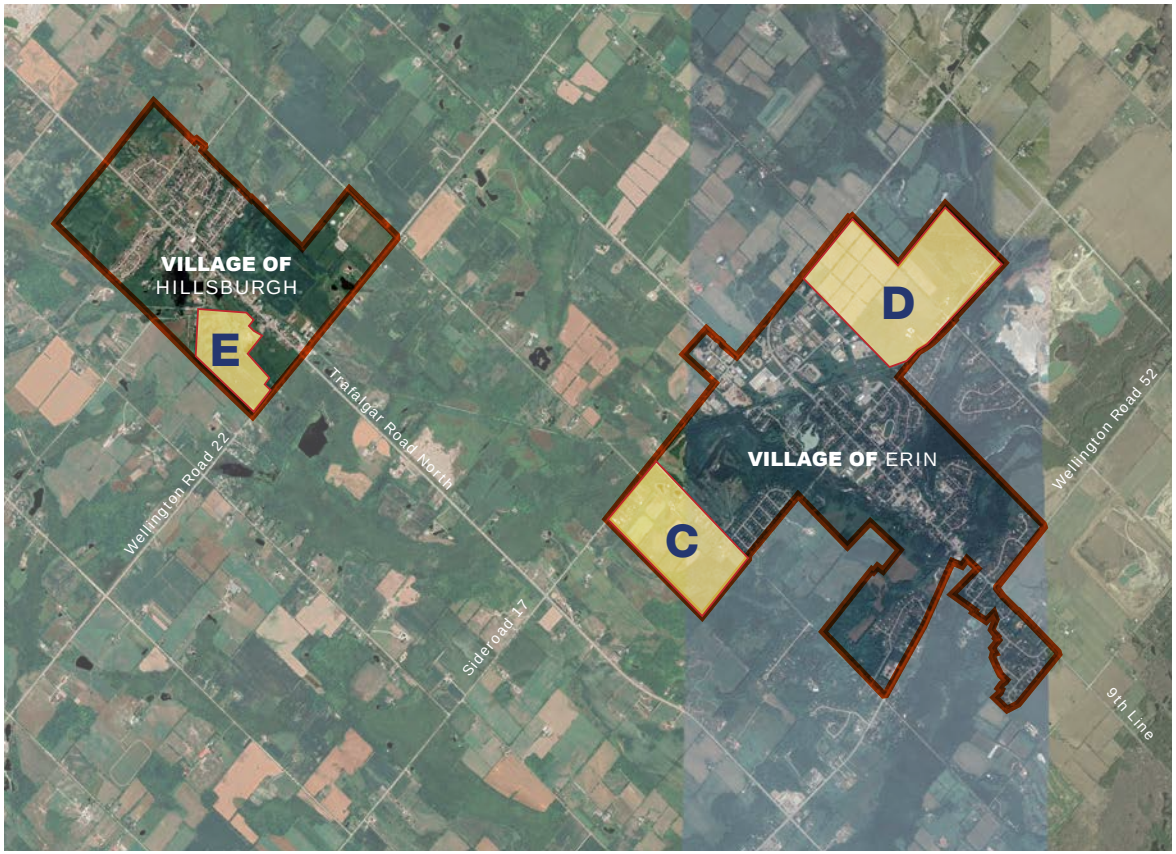
Erin is a town located in Wellington County, approximately 80km northwest of Toronto. It is bordered by the Town of Caledon to the east, the Town of Halton Hills to the south, the Township of Guelph/Eramosa to the west, the Township of East Garafraxa to the north and the Township of Centre Wellington to the north west.

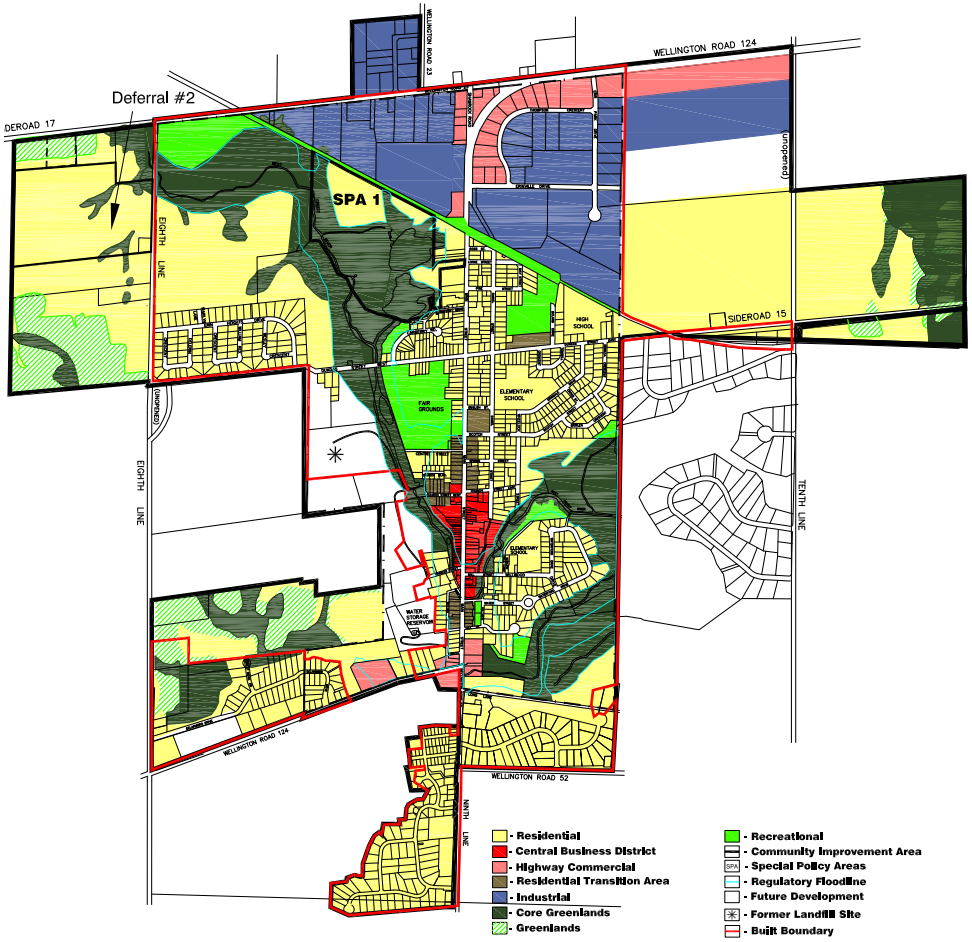
The Town of Erin is primarily a rural community however, while farming is still an important activity in the town, most of its population works in the nearby cities of Brampton, Mississauga, Guelph, and Toronto. The Town's new industrial park is attracting a number of new industries, due to its competitive tax rate, accessibility to transportation, and its location in proximity to the "Technology Triangle" including nearby Kitchener, Waterloo and Cambridge.

The Town of Erin is comprised of two urban centres - the Villages of Erin and Hillsburgh-, as well as the former Township of Erin (which contained the hamlets of Ballinaford, Brisbane, Cedar Valley, Crewson's Corners, Ospringe and Orton). Its population is forecasted to grow from approximately 12,300 persons to 15,800 – 18,900 persons by 2041.

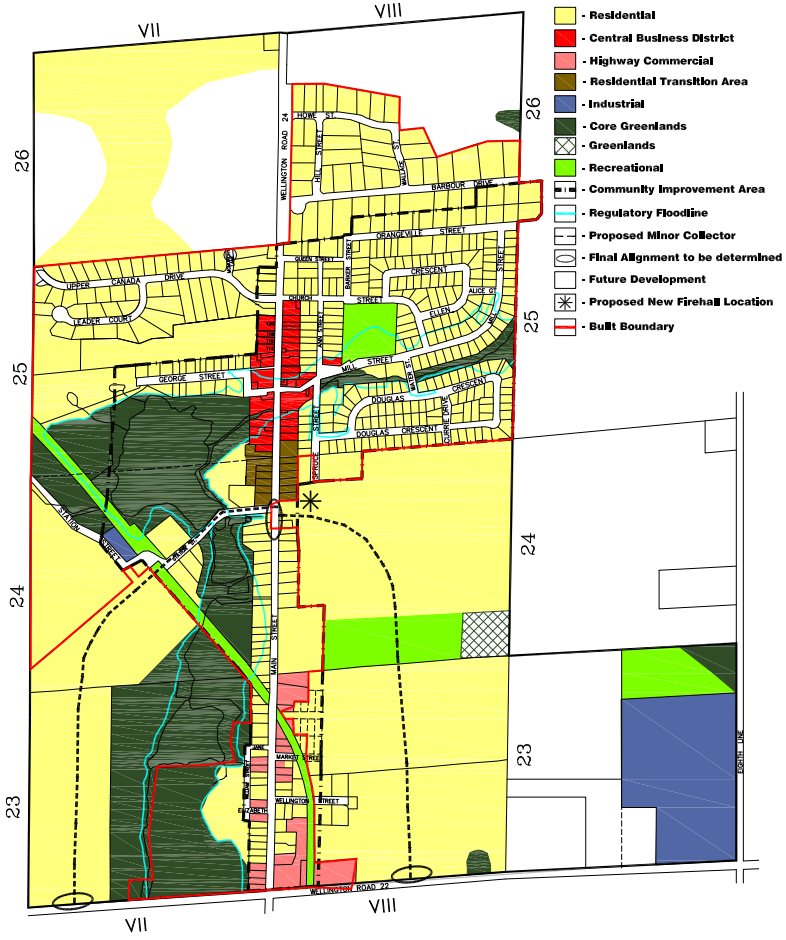
The County's and the Town's Growth Management Strategy 2041 allocates growth in the community based upon land supply and servicing. It further considers the issues and opportunities related to land use, natural features, transportation, wastewater servicing and water servicing in the evaluation and identification of a preferred growth scenario. It forecasts that the population of the Town of Erin will grow from approximately 12,300 persons to 15,800 – 18,900 persons by 2041. Although this will happen both inside and outside of the Urban Centres, much of the majority of this is anticipated to occur in the urban centres - the Villages of Erin and Hillsburgh.

The preferred growth scenario is to prioritize future population growth in Areas C and D in the Village of Erin, and Area E in the Village of Hillsburgh.





VILLAGE OF ERIN URBAN AREA
TOWN OF ERIN / SCHEDULE A-2



VILLAGE OF HILLSBURGH URBAN AREA
TOWN OF ERIN / SCHEDULE A-3

THE PURPOSE

To move the community forward, the Town requires clear guidance for urban design that is in keeping with the aesthetic desire, historical significance and small town feel as expressed in the Town's Official Plan.

Urban design involves the arrangement and design of the built environment and provides a framework that gives form, shape and character to buildings, public spaces, streets and amenities. It blends architecture, landscape architecture and town planning together to make neighbourhoods and towns functional and attractive.

Ultimately, it seeks to make connections between people and places, movement and urban form, and the natural and built fabric of the community. It requires equal consideration for the site specific design elements as well as the immediate and broader surrounding context, both existing and planned. As such, it requires a comprehensive and coordinated approach to consideration of the public realm design and built form design aspects of the community.

For this reason, these document combine both 'community design guidelines' - planning and design of the public realm and 'architectural design guidelines' - arrangement and articulation of built form. The approach to both aspects is to promote high quality urban design that is based upon the quality, scale and character of the surrounding existing and emerging contexts, reinforce 'human scaled' environments, and promote a sense of place.

The Town of Erin Community and Architectural Design Guidelines (the 'Guidelines') apply to the Villages of Erin and Hillsburgh, and are intended to help shape the form and character of future development within these areas.

The Guidelines will provide both broad and specific recommendations and strategies for designs that ensure that the character defining elements of the community are maintained and enhanced through development. This includes new neighbourhoods as well as development within existing areas.

The Guidelines build on the policies and actions identified in the Town of Erin and County of Wellington's planning frameworks, including:

- The County of Wellington's Official Plan vision is framed around sustainable development, land stewardship and healthy communities
- The Town's Strategic Plan 2019-2023 "The Future of Erin" includes a goal to sustain and foster the Town's unique, liveable and nature-oriented charm and sense of place.
- The Town's Growth Management Strategy (2019) which identifies preferred growth scenarios for the Villages of Erin and Hillsburgh based upon land supply and servicing. Section 5.0 of these guidelines are intended, in part, to address the design of these areas.
- The Town's Official Plan (2012) vision identifies the need for urban design direction to retain the traditional small town character of Erin while envisioning new development.
- The Town's Parks, Recreation & Culture Master Plan (2019) which provides a strategic plan to guide and manage parks and open space development, recreation and leisure services, programs, events, facilities, marinas and other recreation amenities.
- The Town's Community Improvement Plan (2018) "Investing in Growth" includes design guidelines for buildings, streets, parks, open spaces, parking and service areas.

Working alongside these documents, the Guidelines will help to promote a healthy, sustainable, attractive, livable community, with a focus on walkability, variety, connectivity, conservation, safety, and commercial viability.

WHAT ARE DESIGN GUIDELINES?

Design guidelines are a planning tool that work alongside zoning and technical standards to implement the Official Plan vision.

Design guidelines are non-statutory statements, general rules and sets of recommendations on how to apply design principles to create a better built environment.

As an example, a Design Principle might state 'Create a pedestrian-oriented and pedestrian-scaled public realm' and the corresponding Design Guideline would state 'Locate buildings to frame the street and/or park with main building elevations, including front doors and porches, that face these areas'.

Principles represent general points of direction and guidelines reveal how to approach these. Designers often apply design guidelines subjectively when they design the built environment. One designer might interpret and apply a guideline differently from another.

Design guidelines are inherently flexible in their interpretation and application.

The Town of Erin Community and Architectural Design Guidelines are to be used by the Town, developers, property owners, and designers through the development process including Subdivision Planning, Site Planning, Landscape and Building Design.

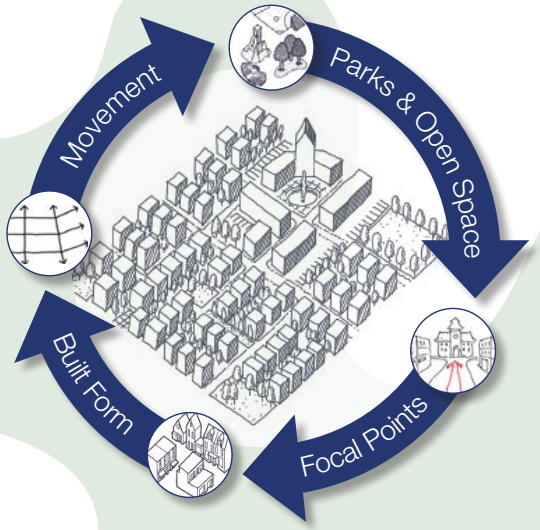
TOWN OF ERIN

COMMUNITY & ARCHITECTURAL DESIGN GUIDELINES

The Town of Erin is preparing Community and Architectural Design Guidelines to help shape the form and character of development in Hillsburgh and Erin Village. The guidelines will provide recommendations and strategies for designs that ensure the character defining elements of the community are maintained and enhanced. This includes its connections to the surrounding rural landscapes, its historic downtowns and its 'small town' feel.

The Community and Architectural Guidelines build on actions identified in the Town of Erin and County of Wellington's planning frameworks:

- The Town's Strategic Plan 2019-2023 "The Future of Erin" includes a goal to sustain and foster the Town's unique, liveable and nature-oriented charm and sense of place.
- The Town's Community Improvement Plan (2018) "Investing in Growth" includes design guidelines for buildings, streets, parks, open spaces, parking and service areas.
- The Town's Official Plan (2012) vision identifies the need for urban design direction to retain the traditional small town character of Erin while envisioning new development.
- The County of Wellington's Official Plan vision is framed around sustainable development, land stewardship and healthy communities.



Community and Architectural Design Guidelines

√ **Will** provide direction to the Town and developers for the design of infill development with respect to the form and character of new buildings and new neighbourhoods with respect to, for example, the ideal street pattern, the relationship of parks and open spaces to new housing, the location of neighbourhood focal points, connections to existing neighbourhoods and the natural heritage system.

√ **Will** help developers understand the municipality's objectives for the design of Erin.

√ **Will** contain conceptual diagrams that demonstrate the design intent of the guidelines.

√ **Will** inform municipal Council and staff in their review, and approval of development applications. Community and Architectural Design Guidelines are intended to influence the design of new development through Zoning, Plans of Subdivision/Condominium, Site Plan Approval and even the Minor Variance process.

X **Will not** determine the types, locations and numbers of different building types in specific neighbourhoods or areas in the community.

X **Will not** include development concepts for any particular location.

The Guidelines will be prepared over the next few months.
Keep an eye on the Town's website for more information on the project.

Communications / Newsletters

THE PROCESS

There are many inputs that have informed the development of the Community and Architectural Design Guidelines:

- Councillors
- Town staff
- The community
- The team

Input from the various sources balance what was heard with the knowledge of good urban design principles, best practices and an overarching framework of promoting a healthy, sustainable, attractive and liveable Town of Erin.

The process included one-on-one meetings with staff and councilors to understand the key issues to be addressed and opportunities to explore in the guidelines. The conversations revealed a number of key themes:

- Need to protect the small town feel of Erin.
- Important to protect the character of Main Street.
- Opportunity to extend natural features/character into the neighbourhoods.
- Demand for residential development.
- Important to have a broader range of housing, in particular housing that's affordable and some housing geared to seniors.
- Neighbourhoods need a focus, such as green space.
- Need sidewalks to ensure safety for families.

The Town set up a project webpage where they provided information on the Guidelines, including posting a graphic description of the project.

Given the restrictions on having in-person consultation due to the Covid 19 Pandemic, an online survey was administered through the Metroquest platform and hosted on the Town's project webpage. The online survey is used to get a snapshot of the level of support for the work in progress and is not a statistically valid survey.

The online survey was promoted by the Town on their Facebook page. The survey ran from August 3rd, 2020 to September 15th, 2020, and a total 484 people took the survey, generating 6756 data points and 264 comments. Demographic data collected showed that 66% of survey respondents were above the age of 41 and that 72% were female.

The online survey asked participants to provide feedback and to indicate whether they agreed (as indicated by a thumbs up) or disagreed (as indicated by a thumbs down) with the possible direction relating to the design of new neighbourhoods, green space and village cores and main streets. A Report summarizing the response to the survey is posted on the project webpage. The following summarizes what the survey revealed:

new neighbourhoods

86% yes

Residential streets are lined with trees and lawns, but most do not have sidewalks.

The design of new neighbourhoods should have sidewalks on at least one side.

60% yes

Beyond the Village Cores, neighbourhoods are characterized by curvilinear streets, cul-de-sacs and large lots. New neighbourhoods should be connected to one another and existing areas.

60% yes

New neighbourhoods should include a mix of lot sizes and residential building forms to offer more housing options such as affordable housing and accessible housing to create a more diverse community.

green space

97% yes

The design of new neighbourhoods should have street and land use patterns that enable and enhance views to natural areas.

83% yes

Parks serve an important active recreation and social function in residential areas.

Every new neighbourhood should have a park at its centre.

village cores & main streets

90% yes

The public realm includes parks and streets. It should include a variety of types, sizes and forms of public parks.

97% yes

The design of new neighbourhoods should maintain the rolling topography.

89% yes

The design of new neighbourhoods should have deciduous canopy trees on both sides of the public streets.

89% yes

New development close to the Village Cores should have a street and block pattern that extends the grid pattern, is pedestrian-scaled and walkable.

77% yes

New development in the Village Core's residential areas should reflect the form and massing of adjacent existing homes.

92% yes

Infill on Main Streets should maintain consistent form and massing of the existing buildings.

40% yes

Intensification on Main Streets should allow for some greater height/density as long as it maintains a consistent street wall with existing buildings.

57% yes

Contemporary building styles and materials could be included in the Village Core's residential areas if they are compatible in form and massing.








VILLAGE OF ERIN

&







VILLAGE OF HILLSBURGH

2.0 DESIGN FRAMEWORK

VISION STATEMENT

Good urban design plays a pivotal role in creating healthy and sustainable communities. It relies on the shaping, organization, patterning and interrelationships of the built and natural environments and requires that the private and public realms work together. Good urban design results in great places and great streets that reflect the community, attract people and connect them to one another and their environments.

The process of urban design requires combined consideration for the planning, design and implementation of the built environment - streets, the natural environment, the open space system and built form.

For the Town of Erin, urban design builds upon the Provincial, County and local planning frameworks and captures the collective aspirations of the community as expressed in this vision statement.....

GUIDING PRINCIPLES

'Guiding Principles' work alongside the Vision Statement to give direction to how the physical aspects of the community should be developed.

Incorporate and integrate the surrounding natural heritage

In new neighbourhoods, the design of the street and block pattern should maintain access and views to greenlands/natural heritage, and avoid back-lotting onto these areas.

Parks and other open space elements should be located adjacent to these areas, wherever possible.

Enhance the character and attributes of the community

Recognition and enhancement of the unique attributes of the community is important to place-making and enhancing its character.

These characteristics of the community should be considered in developments in the village core.

Support active transportation and community connectivity

Ensuring that built form promotes opportunities for walking, cycling and physical activity is important to increasing our chances of enjoying a long and healthy life.

Encourage quality built form

In an historic context, buildings that 'relate' to, rather than 'replicate' older building styles, is encouraged. Well designed, beautiful and context considerate buildings form the 'heritage' of the future.

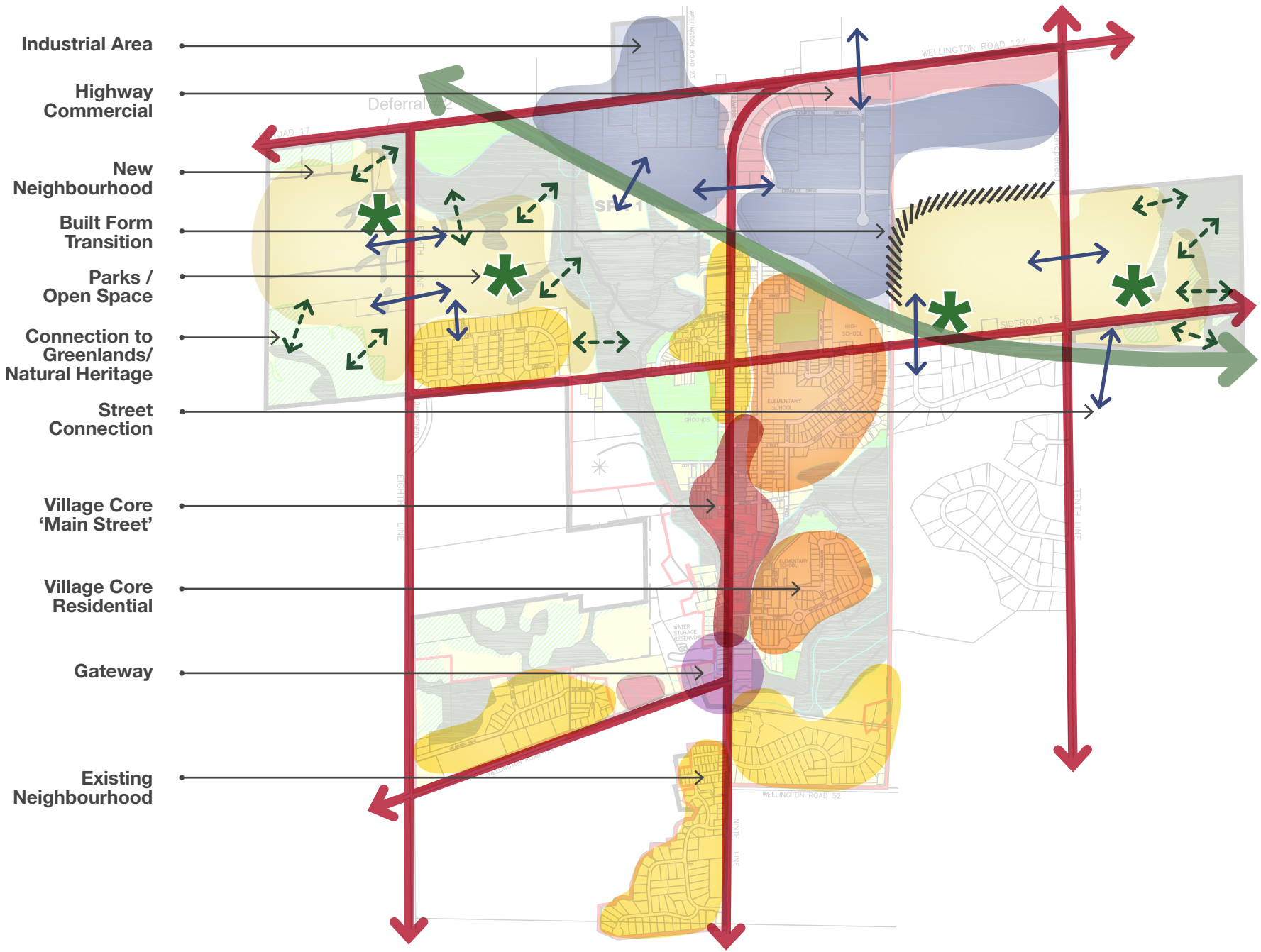
In a new neighbourhood context, house designs should be as 'true' to a defined architectural style as possible, rather than incorporating an eclectic disparate mix of unrelated styles/elements.

Create pedestrian friendly urban spaces and streets

All neighbourhoods, whether existing or new, should be walkable and walk appealing. This means having a permeable system of streets and blocks, destinations, residents within a 5 -10 minute walk, and having streetscapes that are animated and attractive.

Integrate sustainability into the design of building, open space and infrastructure

The Town of Erin aspires to be a leader in environmental design, and development. The planning and design of the built environment should consider opportunities to incorporate features such as passive solar heating and cooling, Low Impact Development (LID) measures, minimizing run-off, maximizing on-site retention of stormwater and providing quality control, as well as, the use of permeable pavers, passive landscaping, and extra topsoil depth when designing open spaces.


Industrial Area
Highway Commercial
New Neighbourhood
Built Form Transition
Parks / Open Space
Connection to Greenlands/ Natural Heritage
Street Connection
Village Core 'Main Street'
Village Core Residential
Gateway
Existing Neighbourhood

VILLAGE STRUCTURE / CHARACTER

Village of Erin

The attributes which collectively define the character of the Village of Erin include:

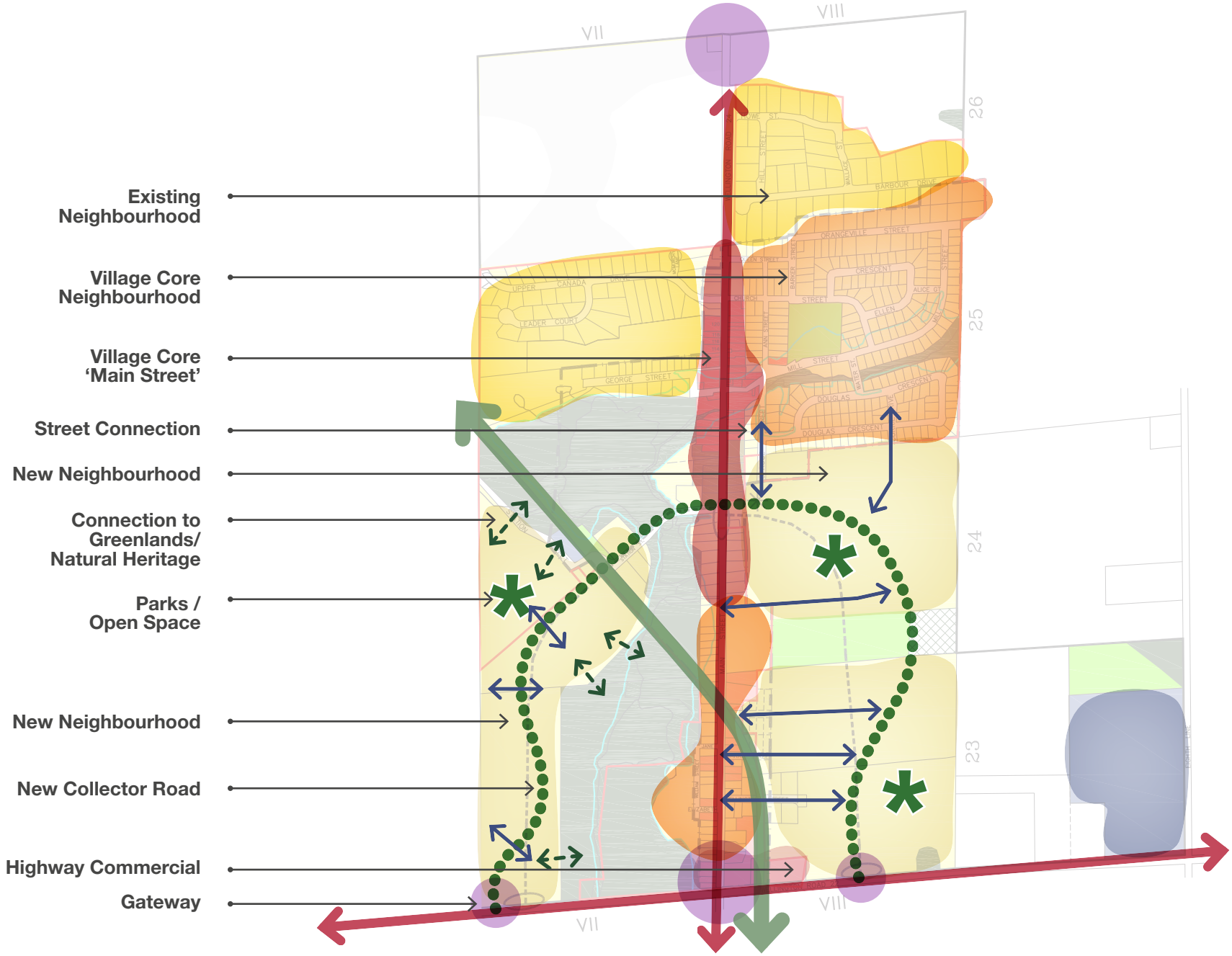
- The extensive surrounding natural and rural areas which frame the community as well as the pockets of residential neighbourhoods, and whose presence can be viewed/experienced throughout its different areas
- The rolling natural topography which allows for spectacular and wide sweeping views of the surrounding natural areas
- Wellington Road, the main north-south spine of the community which connects the historic downtown and surrounding neighborhoods.
- Compact and connected grid of core residential blocks located on the main spine road. These fairly regular blocks measure approximately 120m in length.
- The built form and lotting pattern of the Village core areas is tight, with buildings placed close to one another and generally, related to the street. However, as the community expanded outward from the core areas over time, this pattern loosened up to include more generous lots and spacing between houses, as characterized by the existing neighbourhood areas identified in the diagram on the facing page.
- An historic Main Street, running approximately six to seven blocks on either side of Wellington Road, from Scotch Street to Water Street. It includes a commercial core as well as offices and residential dwellings.

Greenlands

Main Street

Residential Streetscape - Village Core

Residential Areas


Existing Neighbourhood
Village Core Neighbourhood
Village Core 'Main Street'
Street Connection
New Neighbourhood
Connection to Greenlands/ Natural Heritage
Parks / Open Space
New Neighbourhood
New Collector Road
Highway Commercial
Gateway
VII
VIII
26
25
24
23

Village of Hillsburgh

The attributes which collectively define the character of Village of Hillsburgh include:

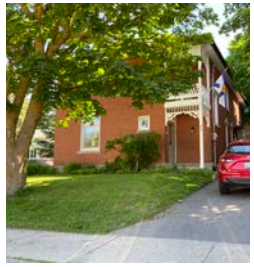
- The extensive surrounding natural and rural areas which frame the community and forms a green backdrop which is present in every aspect of the community and can be viewed/ experienced throughout its different areas.
- Pockets of residential neighbourhoods.
- The rolling natural topography which allows for spectacular and wide sweeping views of the surrounding natural areas
- Trafalgar Road, the main north-south spine of the community which connects the historic downtown and surrounding neighborhoods.
- An historic Main Street, running approximately two to three blocks on either side of Trafalgar Road, from George Street to Station Street. It includes a commercial core as well as offices and residential dwellings.
- Neighbourhoods which evolved around one or two local streets connected to Trafalgar Road. Other streets, shorter and/or more secluded, connect/loop around to these local streets and/or end in cul-de-sacs. While most of these streets are curvilinear, some are straight.
- The built form grain at the core is tighter than the rest of the community, and while buildings are generally separate from one another, a few are attached and result in continuous streetwalls in key segments. Buildings within the adjacent residential neighbourhoods are placed on larger lot with generous setbacks.

Greenlands

Trafalgar Road

Residential Streetscape - Village Core

Residential Areas



MAIN STREET & TRAFALGAR ROAD

3.0 VILLAGE CORE MAIN STREET

MAIN STREET CHARACTER

The Central Business Districts of the Villages of Erin and Hillsburgh are the historic cores of these communities. As such, they have similar functions and share similar attributes that define their character.

Generally, in the commercial areas, buildings are located close to the street line and to one another, resulting in a continuous streetwall that defines the core area. Buildings are mostly 2-storeys in height, with flat roofs.

Sidewalks and on-street parking are provided on both sides of the street. However, the space between the building fronts and the curb are generally not wide and lack sufficient space to accommodate other amenities such as trees, furniture, and landscaped areas that make the pedestrian realm feel comfortable, safe and inviting, particularly in relationship to the paved roadway.

Village of Erin

In the Village of Erin, buildings that frame Main Street have an historic character, including several churches that are located prominently. Brick is the predominant material for most of the buildings, with some clapboard and stucco material being present. The retail character of the core is reflected in the generous amount of glass incorporated into the ground floor elevations fronting onto the street.

In its residential areas at the north and south ends of Main Street, the streetscape environment is characterized by residential forms, set back from the street and from one another, to allow for landscaped front and side yards as well as front driveways.

Village of Hillsburgh

In the Village of Hillsburgh, most of the buildings located along Trafalgar Road, are historic in character, and although generally two storeys in height, are varied in their style as well as in their setback from the street. As a result, the streetscape/pedestrian zone lacks cohesion, continuity and a consistent scale.

Building setbacks in both residential and commercial areas vary from approximately 0m to +8m along the street, with only a small segment of the core area having a tighter placement to the street.

Many of the residential units include similarly pitched roofs. Commercial buildings and amenities such as the community centre are distinguished by their flat roofs.

Commercial buildings access loading and parking areas through private driveways, although some include parking at front or on the side. Most of the residential units include parking paths on the side or front of the buildings, with some leading to garages(attached or detached) setback from the front elevation.

Brick is the predominant material, with clapboard and stucco as common materials. Retail buildings display a generous amount of glass at the ground floor fronting onto Trafalgar Road, although most of the residential buildings converted to commercial uses maintain the original window design and proportions.

Both the Village of Erin and the Village of Hillsburgh are designated as Community Improvement Project Areas, as identified in the Town of Erin Community Improvement Plan 2018 (CIP).

The Community Improvement Plan outlines incentivizing programs and strategies to help revitalize and reshape the Town, while encouraging development and growth. It also includes a set of Urban Design Guidelines that are aimed at enhancing the desired local character and aesthetics of the core areas of the community. The guidelines establish a set of design principles and outlines specific guidelines for the design of and enhancement to the existing building stock, new development and the built environment. Those design principles and guidelines are included here, and are as follows:

DESIGN PRINCIPLES FOR THE VILLAGE CORE

Scale & Compatibility

New developments and improvements to existing buildings that reinforce and complement the scale of the existing built fabric in terms of building height, massing and orientation, while maintaining key views and remaining sensitive to built and natural heritage assets.

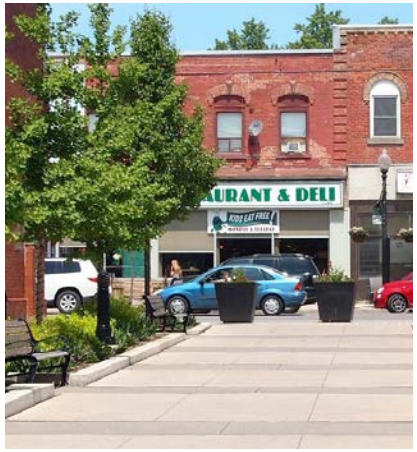
Character & Sense of Place

New developments and improvements to existing buildings that are designed to complement and contribute to the existing character, architectural styles and natural settings (i.e. the Grand and Credit Rivers) within and adjacent to the Villages of Erin and Hillsburgh Sub-Areas, in order to create a unified sense of place.

Beautiful & Visually Appealing

New developments and improvements to existing buildings that are designed with reference to built form and architectural best practices for similar areas within the CIPA to create visually appealing downtown environments that are unique and memorable.

Connected and Pedestrian Friendly



New developments and site improvements that are designed with strong connections to the surrounding community, including pedestrian, vehicular and waterfront linkages. Connections that prioritize pedestrians first, and that are safe, comfortable and enjoyable for pedestrians.

Vibrant & Animated Streetscape

New developments and improvements to existing buildings that add to the vitality of downtown streetscapes through active ground floor uses, welcoming and street facing entrances, and visually engaging storefronts.

Greening Opportunities

New developments and site improvements that heighten the level of “greenness” of the community through an enhanced tree canopy, landscaping additions and new planters that complement the natural and built environment.

Sustainable Design / Development

New developments and improvements to existing sites and buildings that are designed to incorporate sustainable and energy-efficient practices and initiatives through the design of buildings and the layout of sites.

VILLAGE OF ERIN / VILLAGE CORE

Open Space/ Gathering Space Opportunity

Existing Building

Potential Infill Development

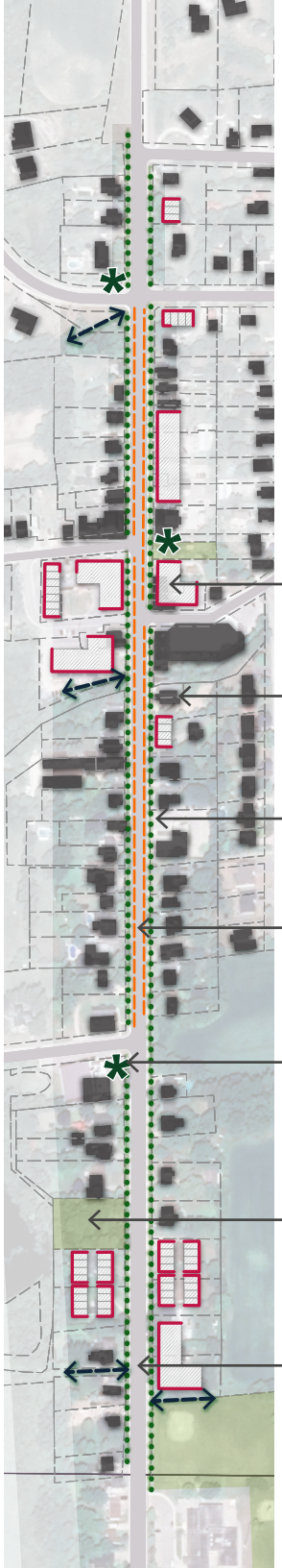
Enhanced Landscape

On-Street Parking

Existing Open Space

Potential Green Connection

VILLAGE OF HILLSBURGH / VILLAGE CORE



Potential Infill Development

Existing Building

Enhanced Landscape

On-Street Parking

Open Space/ Gathering Space Opportunity

Existing Open Space

Potential Green Connection

GUIDELINES

Built Form (B)

Guidelines for built form generally relate to building orientation, setbacks, height and frontages; the following should be used as performance criteria in the review of development approvals.

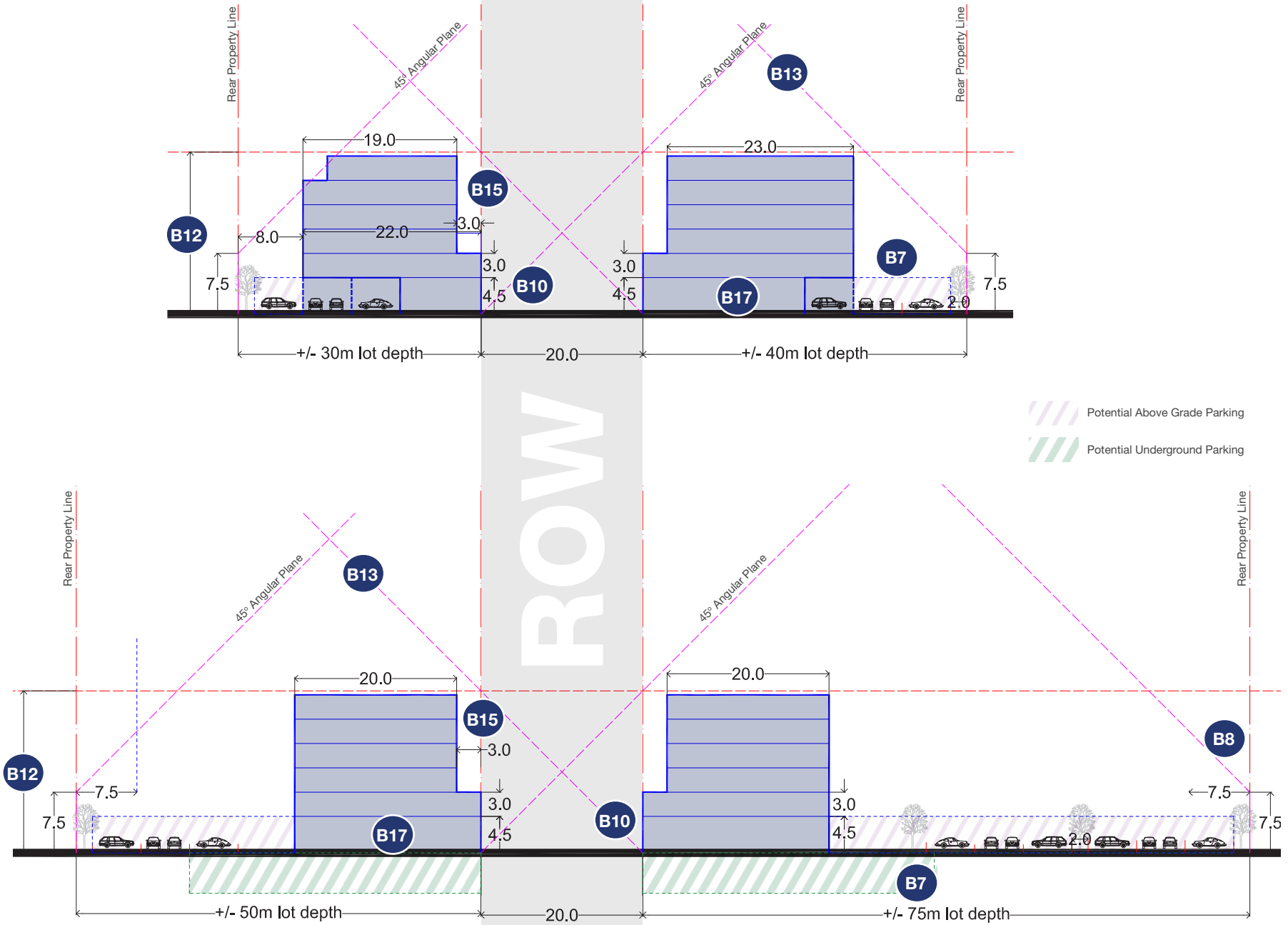
With respect to built form in the Village Core areas, the following guidelines/recommendations should be considered:

Placement & Orientation

1. Orient buildings to frame the street edge and to create a continuous street wall.
2. Locate buildings to front directly onto public streets and other public spaces, in order to clearly define the public realm and create an attractive and safe pedestrian environment.
3. Site buildings at corner locations to address the intersection and for enhanced visibility, with consideration given to both street frontages.
4. Setback buildings to align with the existing street wall. In general, the minimum setback allowance should be in accordance with the Town of Erin Zoning By-law and should be adhered to so that buildings are located as close to the street as possible to reinforce the street edge and provide a comfortable pedestrian environment.
5. Where more generous setbacks are appropriate, use the space for landscaped areas, additional street tree planting, amenity areas, seating, display areas or sidewalk cafés and patios.
6. Avoid locating parking spaces in the front yard setback space, or within the exterior side yard space on corner lots.
7. Provide parking at the rear of sites, either as surface parking or structure parking, and/on underground where feasible.
8. Provide a landscaped strip of minimum 2.0m along the rear property line when surface or structure parking is proposed.

Height & Massing

9. Ensure the new building height and massing reflects the scale and massing of the existing building stock.
10. Maintain a 2-storey street wall along the street.
11. Allow new developments to exceed the height of existing neighbouring buildings where they achieve the urban design objectives, including the provision of appropriate rear and side transitions.
12. Set the maximum height of a building to be no more than the right-of-way of the street it fronts onto.
13. Contain and articulate the massing of the building within the 45° angular planes taken from the opposite side of the right-of-way and the rear property line (measured at 7.5m above grade the existing grade).
14. Provide appropriate height transition between new buildings and existing building - side condition - by ensuring a maximum height difference of 1.5 storeys or 4.5m for the portion of the new buildings immediately adjacent to the existing building.



Potential Massing Diagram

15. New developments fronting onto Main Street/Trafalgar Road not to exceed six storeys; a step-back of 2.0m - 3.0m should be provided above the second storey.

16. Encourage taller buildings at strategic locations such as corner sites and other prominent sites to enhance community structure, sense of place and provide landmarks.

17. Provide minimum floor-to-ceiling heights of 4.5m for at-grade commercial and retail use, and 3.0m for residential uses on upper storeys.

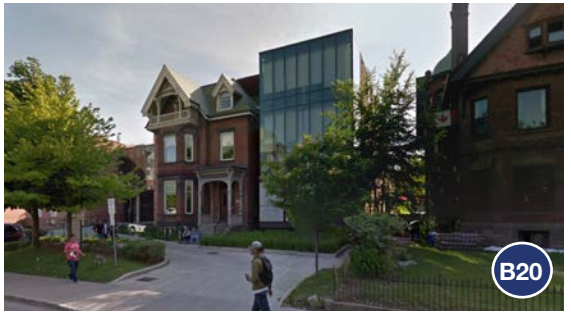
Architectural Expression / Style

18. Design new buildings to incorporate styles that relate to the traditional building stock, either through a traditional style that reflects the character of the area, or a more contemporary style that sets heritage buildings apart through a defined contrast.

19. Allow for well designed, high quality contemporary expressions of architecture that relate to the traditional building stock through contrast and juxtaposition that serves to highlight the existing heritage character.

20. Encourage designs that provide a clear distinction between 'new' and 'old'.

21. Promote historical designs to only be undertaken by registered, qualified architects who have experience in designs of that stylistic expression; the CIP may provide for grants towards this goal.

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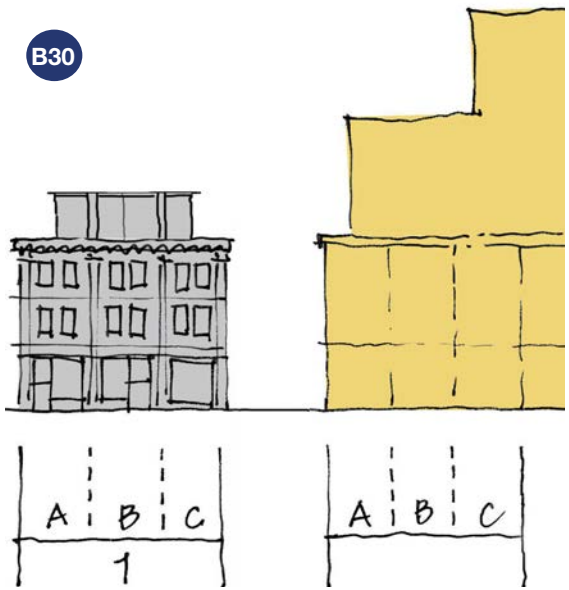


Street Wall / Façades

22. Locate buildings main entrances to face the street and design them to be clearly defined and easily identifiable.

23. Promote barrier-free access and universal accessibility, including both visual and physical accessibility, at front entrances of stores, offices, etc.

24. Avoid building frontages that are visually obscured as per the principles of Crime Prevention Through Environmental Design.

25. Include active uses at grade, such as commercial, retail or office uses for buildings fronting onto main streets.

26. Provide highly transparent ground floor façades, including transparent windows and entrance doors to establish a strong visual connection between the street and the interior of active ground floor uses.

27. Encourage continuous building façades in downtown areas to create a consistent streetwall and maximize the enclosure of the street.

28. Provide architectural articulation, including the use of fenestration, bands, columns, and other repeated elements to create a façade rhythm along the streetwall.

29. Establish a rhythm of fine-grain and narrow shop frontages along the street.

30. In the design of new façades, reference the façade articulation of neighbouring buildings, with respect to vertical and horizontal elements, including the rhythm and proportion of its main architectural elements.

31. In the design of new façades, reflect the façade proportions, rhythm and building materials of the existing building stock.

Façade Colours

32. Use colours which display the individuality of a building and business while complementing the traditional building character.

33. In the design of new façades, incorporate one or two base colours which may be complemented by a wider range of accent colours that highlight architectural features and signage.

34. Provide consistent colours for a building's façade and any walls that are publicly visible.

Façade Materials

35. Provide building materials that reflect and complement the existing materials in the area and are high quality, durable and easily maintained.

36. Provide consistent materials for a building's façade and any walls that are publicly visible.

37. Use building materials such as brick, stone, wood, glass and concrete; one or two of these materials may be selected as base materials and may be complemented by a wider range of accent materials.

38. Incorporate contemporary materials, patterns and textures, where appropriate.

Building Sides

39. Ensure spaces between buildings (such as alleyways) are well-lit and enhanced through decorative signage, decorative paving and/or public art.

40. Where buildings are separated, wrap the materials on the front façade around and extend a minimum of 2.0m on the side elevation to avoid the appearance of an 'applique façade'.

41. Use the sides of buildings as signage and mural locations.

42. Improve the aesthetics of building sides with creative lighting techniques and well-designed finishes, material, and colour selections.

Architectural Detailing

43. Incorporate architectural features and decorative elements such as shutters, cornices, awnings, building projections, distinctive roof features, etc. which add visual interest.

44. Provide additional architectural treatment for corner sites and landmark buildings to enhance the visual prominence of these buildings and their locations.

45. Articulate the ground floor in a manner that distinguishes it from upper storeys, for example, through canopies, awnings, lighting and signage.

46. Avoid blank walls on any building fronting a street.

47. Screen mechanical equipment from public view.

Shopfront Signage

48. Locate and design signage to reflect the heritage character of the streetscape, while allowing for the creativity of individual businesses. Encourage diversity in storefront signage to create shopfronts with "personality".

49. Encourage artistic expression and imagination.

50. Favour fascia signs, window signs and signs hanging perpendicular to the building façade as the primary types of signage to be used. Sidewalk retailing and portable sidewalk signs are also encouraged to create vibrancy and interest along the streetscape.

51. Provide attractive, durable, easy to read signage that complements the overall façade design.

52. Design pedestrian scaled signage and signage that is proportionate to the scale of the building.

53. Locate signs outside of the pedestrian right-of-way and if located over pedestrian areas, with a minimum clearance of 2.4-3.0m from grade.

54. Avoid signage that obscures windows, doors or architectural features.

55. Design signs to be externally lit. Back-lit or neon signs are not allowed.

56. Design all signage in accordance with the Town of Erin Sign By-law.

Shopfront Awnings and Canopies

57. Incorporate awnings and canopies above shopfronts to add to the pedestrian experience and comfort of the public realm, for weather protection and shelter, additional signage opportunities and aesthetic appeal for a façade.

58. Design awnings and canopies to span the façade's windows and doors rather than the entire shopfront.

59. Select the design, shape, colour and material for awnings and canopies to complement the design of the building's façade and reflect the character of the context.

60. Locate signage on the valence of the awning.

61. Avoid awnings that obscure windows, entrances or architectural elements on a façade, or impede views down a street.

62. Use retractable awnings to provide for seasonal use as needed. Take precautions in the design to make sure that when the snow sheds off the awning, it does not fall within pedestrian walkways.

Shopfront Lighting

63. Encourage creative exterior lighting to promote vibrant streetscapes at night, pedestrian traffic and enhance the safety of the pedestrian experience.

Façade Restoration

The objective of façade restoration is to celebrate local history and respect historic character, provide visual harmony, within the downtown areas, and create a lively, vibrant and friendly atmosphere for residents and visitors.

Guidelines for façade design (colours, materials), architectural detailing, shopfront signage, shopfront awnings and canopies and shopfront lighting also apply to façade restoration.

Façade restoration should consider the following guidelines/recommendations:

1. Repair, restore and maintain existing façades to reveal their original heritage character and features. Preserve original stonework and brickwork wherever possible.

2. Restoration may include the sensitive replacement of original building features to match the original features as accurately as possible.

Residential Development on Main Street (R)

In addition to the guidelines for the Village Core Main Street, as well as the applicable Built Form Guidelines for New Neighbourhoods, residential development on Main Street should consider the following guidelines/recommendations:

1. Avoid parking, driveways and garages located on Main Street; these should be located away from public view, and preferably, internal to the site, surrounded by buildings.
2. For blocks that are greater than 80m in length, provide a mid-block landscaped pedestrian connection from the site to the sidewalk.
3. Place buildings to create a continuous street wall and a setback distance determined with reference to the setback distances of adjacent buildings; provide sufficient transition from private front yards to the public street.
4. For townhouse developments:
   - Limit blocks length to a maximum of 8 units.
   - Provide a separation distance between townhouse blocks of at least 3m.
5. For stacked townhouse blocks, provide the minimum width of the units is generally informed by the number of garage parking spaces to be accommodated. In addition to the minimum unit width, it is recommended that extra width be provided to ensure that unit entrances, stairs and living spaces may all be accommodated at the front of the blocks.
6. Ensure the massing and scale of the development fits within the existing and planned context.
7. For townhouse blocks and buildings, provide massing and articulation of elevations that delineate the individual units.
8. Locate living spaces at the front of the units to provide ‘eyes-on-the-street’.
9. Locate, enhance and highlight main entries on the front of the building/unit; these should not be raised more that 3 steps above the existing grade of the street.

10. Ensure that end units display the same level of architectural detail and articulation as that of the main (front) elevation.

11. Design the interface between the front yard and the sidewalk with a combination of low fencing, stone walls and/or hedges and shrubs that enhance the character of the streetscape.

12. Coordinate detailed landscape treatments with the main building materials and create a year round visually appealing presence along the street.

Streetscapes and the Public Realm (S)

Guidelines for streetscapes and the public realm generally relate to walkability, pedestrian safety, connectivity, wayfinding, street furniture, landscaping, public art, lighting, gateways, public open spaces and amenity spaces.

With respect to streetscapes and the public realm, the following guidelines/recommendations should be considered:

Streetscape / Pedestrian Zone

1. Narrow the roadway within the core area.

2. Create more space between the building face and the roadway to accommodate pedestrians, trees, landscaping and spill-out space for businesses.

3. Add traffic calming elements within the core area.

4. Consider consolidating and relocating some on-street parking areas to create a landscaped buffer between pedestrians and the roadway.

Walkability

5. Provide barrier-free and accessible building entrances, sidewalks and crosswalks.

6. Include crosswalks at key intersections to facilitate safe pedestrian crossings.

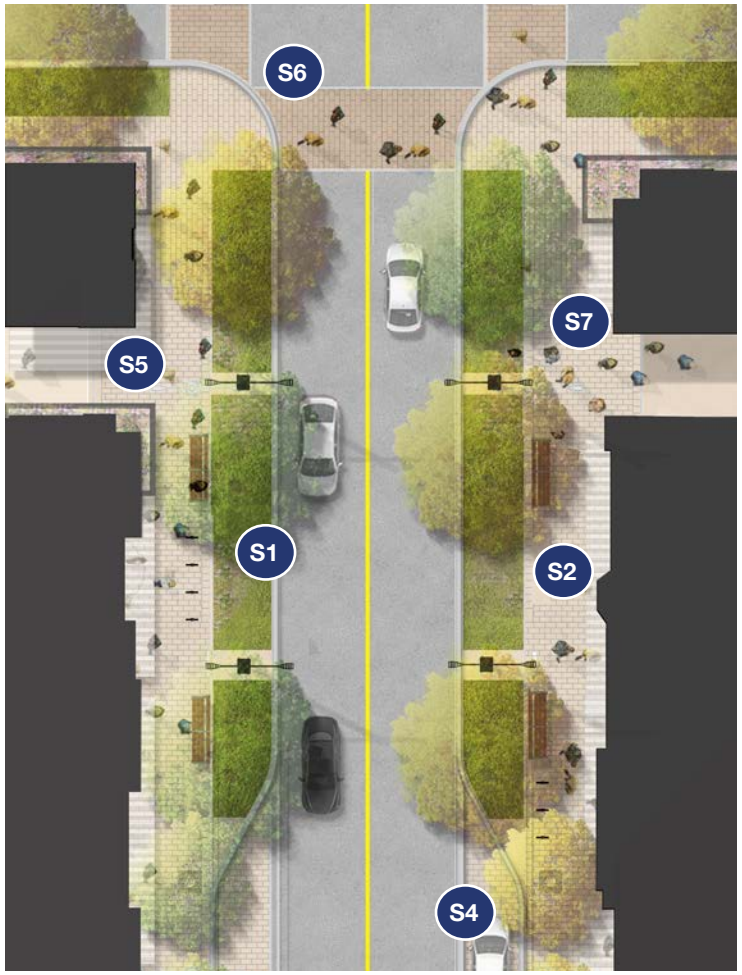
7. Incorporate enhanced paving treatments to clearly distinguish the crosswalks, pedestrian an priority zones, and building entrances. Enhanced paving treatments may include unit paving, stamped concrete, impressed asphalt and painted patterns.

8. Design all sidewalks to have a minimum width of 1.8m on local streets and 2.1 on major streets (in compliance with AODA standards).

Street Furniture

9. Design and organize streetscape elements within the right-of-way to avoid clutter and impeding paths of travel (i.e. street furniture, refuse and recycling containers, newspaper boxes).

10. Provide a coordinated and consistent family of street furnishings to enhance the character and promote the safety and comfort of the public realm.



Street Landscaping

11. Retain and maintain existing street trees and planting beds where possible/appropriate.

12. Provide street trees on main streets within the Central Business Districts to develop a strong mature canopy over time and create a healthy and attractive streetscape environment; the overall planting strategy identifies trees that would be appropriate in the village core areas.

13. Maintain and install additional hanging baskets, seasonal planters and other landscape features which add warmth and visual interest to the streetscape.

14. Select tree and shrub species that provide seasonal interest and are native, low-maintenance, salt tolerant, and disease resistant.

15. Avoid trees and landscaping that obscure views and sightlines.

Lighting

16. Maintain and upgrade existing street lighting elements.

17. Incorporate decorative and pedestrian-scaled lighting to enhance the streetscape experience, to animate streetscapes at night, and for safety and pedestrian comfort. Coordinate the design and placement of street lights with other street furnishings.

18. Use accent lighting to highlight landscape and architectural features, landmark buildings and signage.

19. Design lighting using energy efficient sources and to avoid light pollution, spillover and glare.

Signage and Wayfinding

20. Provide coordinated directional signage throughout the Central Business Districts to improve accessibility and wayfinding for residents and visitors.

21. Coordinate the design of signage and wayfinding elements with other streetscape elements and the architectural character of buildings.

22. Design signage to reflect the local character of the community, including opportunities to incorporate local/site-specific history.

23. Design signage and wayfinding elements to be easily visible, legible and user-friendly. Designers should consult local by-laws and provincial regulations for further information and requirements.

24. Consolidate information signage on one panel or post, wherever possible.

25. Avoid plantings that block signs.

26. Avoid locating signage where snow storage is anticipated.

Public Art

27. Encourage public art featured in permanent or temporary installations.

28. Encourage murals on publicly visible side or rear building walls for visual interest and to enhance the sense of community.

29. Encourage murals and/or banners that are created in collaboration with local artists.

Outdoor Amenity Spaces

30. Animate the street and support local businesses with spill-out space along the street/sidewalk to accommodate cafés and patios.

31. Consider spill-out spaces that are a combination of public and private areas.

32. Locate and design sidewalk cafés and patios as not to impede pedestrian movement.

33. Use decorative fencing and patio furniture to define amenity spaces and to add vibrancy to the streetscape.

Parks and Open Spaces

34. Parks and open spaces contribute to a healthy and sustainable urban environment and public realm; in the village core areas, provide park spaces to support a vibrant main street, accommodate day-to-day social and recreational activities, as well as special events.

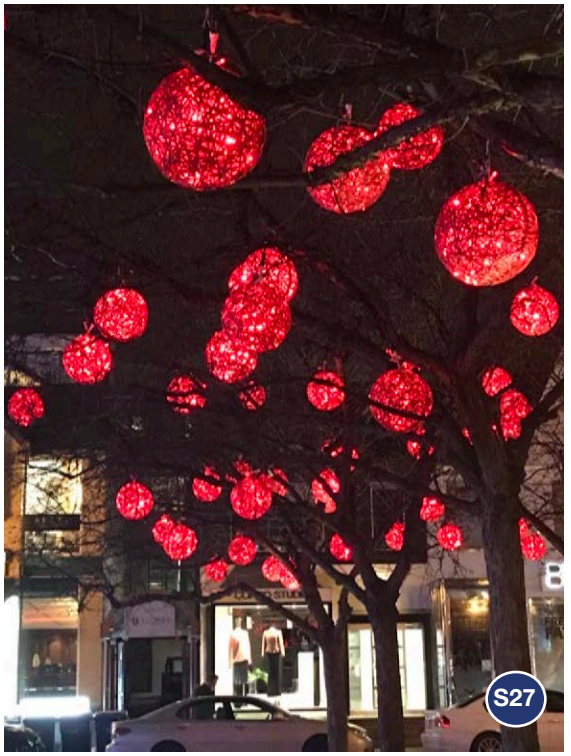
35. Design parks and open spaces for all age groups, and with flexible spaces to accommodate a diverse range of activities.

36. Design parks and open spaces to include support passive and active uses (seating, site furniture, walkways, naturalized landscaping, open play areas and public art).

37. Include pedestrian-scaled lighting to create a comfortable and safe environment.

38. Locate and configure new parks and open spaces to be highly visible and easily accessible from public streets.

39. Wherever possible, frame parks and open spaces with development that includes active ground floor uses and front doors and porches.



Parking and Access (P)

Guidelines for parking and access generally relate to the design and functionality of on- and off-street parking and access driveways. The objective of these guidelines is to balance the need to provide suitable access and park while encouraging traffic calming and reducing the visual dominance of parking lots.

These guidelines should be used as performance criteria in the review of development approvals.

With respect to parking and access, the following guidelines/recommendations should be considered:

Parking Lot Location / Design

1. Design and locate surface parking lots to minimize their impact on the streetscape and public realm.
2. Discourage new front street parking and driveways, including between the public realm and the building face or within front yard setback areas.
3. Encourage rear yard parking.
4. Consider side yard parking, only where site constraints are significant.
5. Wherever possible, coordinate access and parking areas between multiple properties to enhance connectivity and the efficient use of land, while also minimizing disruption to the streetscape and potential vehicular/pedestrian conflicts.
6. Avoid large areas of surface parking along the street. Limit the number of continuous parking spaces to 10.
7. Provide soft landscaped areas - medians, islands, property buffers and bump-outs within parking lots to create relief within large areas of hard surface pavement and encourage stormwater infiltration.
8. Include pedestrian-scaled lighting, walkways, landscaping, and signage to enhance pedestrian safety, movement and comfort.
9. Design parking lots with principles of Crime Prevention and Through Environmental Design (CPTED) in mind.
10. Design pedestrian routes through parking areas to accommodate safe and comfortable travel; delineation of pedestrian routes may be achieved through such measures as line painting, textured and coloured pavement markings.
11. Provide a landscaped buffer between parking areas and the sidewalk (minimum 2.4m).
12. Provide bicycle parking and bicycle lock-ups in locations that are close to building entrances and sufficiently set back from walkways/sidewalks.

Access

13. Wherever possible, provide access to parking areas from side streets and rear lanes.
14. Define access to parking areas through clearly designated entrances and exits.

The Public Private Interface (PA)

The appearance and quality of private properties, as well as their interface with the public realm, has a direct impact on the quality and character of the community.

Applicants who are eligible under the Community Improvement Plan, are encouraged to work with the Town and the Heritage committee to coordinate efforts to improve the exterior appearance of their properties.

With respect to the public/private domain, the following guidelines/recommendations should be considered:

1. Create comfortable, pedestrian-oriented outdoor areas for strolling, sitting or dining.
2. Demarcate seating areas with streetscape elements such as fencing, paving and/or bollards.
3. Locate seating/gathering areas to encourage social interactions, and provide natural surveillance of businesses.
4. Create protected/shaded outdoor dining spaces for shops and restaurants.
5. Promote the safe and comfortable use of the public/private domain throughout the day, with appropriate lighting.
6. Enhance the appearance and safety of laneways, rear building spaces and waterfronts that are visible from public view, with enhanced with façade treatments, landscaping, lighting, etc.






VILLAGE OF ERIN

&






VILLAGE OF HILLSBURGH

4.0 EXISTING NEIGHBOURHOODS

NEIGHBOURHOOD CHARACTER

Village of Erin

Although buildings in the neighbourhoods share similar massing and proportions, their architectural expressions and use of materials set them apart. This contributes to creating a unique and varied experience along the different streets within these neighbourhoods.

Houses are placed to reflect moderate to generous setbacks and are often connected to the street only through a driveway.

Built form in the neighbourhoods is predominantly single-detached houses, either 1-storey bungalows or 2-storey buildings, with low pitched roofs.

Architectural expressions within the neighbourhoods is varied and include some Craftsman, Folk Victorian and Italianate as well as some Prairie and Second Empire. The predominant materials include brick and wood clapboard and board-and-batten.

Parking is provided as either integrated garages to the front/side of the house or as parking pads. In both cases, they are accessed by way front driveways.

Given the topography of the area some split-level houses can be found, with integrated garages located on the lower portion of the house.

Village of Hillsburgh

While buildings in the neighbourhoods of the Village of Hillsburgh are characteristically placed consistently along each street, front setbacks are noticeably different between streets and spacing between buildings vary greatly from one neighbourhood to the other.

Building massing is generally consistent among buildings along the same streetscape, which is accentuated by similar architectural styles and details. However, the varied use of materials and colour palettes set the buildings apart. This combination of similarities and differences create consistent streetscapes and eclectic neighbourhoods.

Built form in the neighbourhoods is predominantly single-detached houses, either 1-storey bungalows or 2-storey buildings, with a range of high to low pitched roofs. There are some split-level houses due to topography.

Architectural expressions within the neighbourhoods is varied and include some Craftsman, Georgian and Colonial Revival amongst other less defined expressions.

The predominant material is brick, but wood clapboard and board-and-batten are also common as main or accent materials.

Driveways provide for the main connection between residential units and the street, either they are placed closer to the street edge or generously setback.

Parking is provided mostly as either integrated garages to the front/side of the house or detached garages to the rear, with a few units having only parking pads. Split-level houses typically have integrated garages located on the lower portion of the house.

For both the Village of Erin and the Village of Hillsburgh, there is the desire to maintain the general character of the built form. In this, it is recommended that an inventory/survey of the existing building stock be completed in order to identify the styles of homes in the area. This will allow any new developments, building additions, to appropriately reflect and/or be compatible with these styles. The following pages describe a few of the noted styles in the Villages. Their characteristic elements may be used to inform developments in adjacency/proximity.

Architectural Styles in the Villages

Craftsman Style (1800s to 1900s)

Popular in the 1800s to early 1900s, this style is characterized by simplicity and lack of ornamentation and exterior colours reflective of nature - muted earth tones, including green, brown, and taupe shades. Common exterior building materials range from brick and stone to stucco and wood siding.

A Field Guide to American Houses (Virginia & Lee McAlester), describes this style as having:

'Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).'

Folk Victorian

Thriving between 1880 and 1910, this style was a more practical and affordable alternative to the opulent Italianate and Queen Anne styles popular during the Victorian period.

The mass production and transportation of pre-fabricated millwork such as posts, molding and trim, made Victorian-style embellishments, widely popular additions to the smaller, plainer folk houses of the time.

A Field Guide to American Houses (Virginia & Lee McAlester), describes this style as having:

'Porches with spindlework detailing (turned spindles and lace-like spandrels) or flat, jigsaw cut trim appended to National Folk (post-railroad) home forms; symmetrical façade (except gable-font-and-wing subtype); cornice-line brackets are common.'

Italianate

In Ontario, Italianate designs can be found on almost any 19th century main street. Mass-produced window surrounds using exaggerated cornices, capitals, triglyphs, and metopes were applied to façades of commercial and residential buildings.

Characterized by their wide projecting cornices with heavy brackets and their richly ornamented windows, porches, and doorways. Brick and wood clapboard were the most common building materials with ornamentation being typically wood and occasionally the brick homes had elaborate, durable cast iron window and door hoods.

A Field Guide to American Houses (Virginia & Lee McAlester), describes this style as having:

'Two or three storeys (rarely one storey); low-pitched roof with widely overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborated crowns, usually of inverted U shape; many examples with square cupola or tower.'

Colonial Revival

A Field Guide to American Houses (Virginia & Lee McAlester), describes this style as having:

'Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced windows and centre door (less commonly with door off-centre); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.'

Georgian

A Field Guide to American Houses (Virginia & Lee McAlester), describes this style as having:

'Paneled front door, usually centred and capped by an elaborate decorative crown (entablature) supported by decorative pilasters (flattened columns); usually with a row of small rectangular panes of glass beneath the crow, either within the door or in a transom just above; cornice usually emphasized by decorative moldings, most commonly with tooth-like dentils; windows with double-hung sashes having many small panes 9most commonly nine or twelve panes per sash) separated by thick wooden muntins; windows aligned horizontally and vertically in symmetrical rows, never in adjacent pairs, usually five-ranked on front façade, less commonly three- or seven-ranked.'

Second Empire

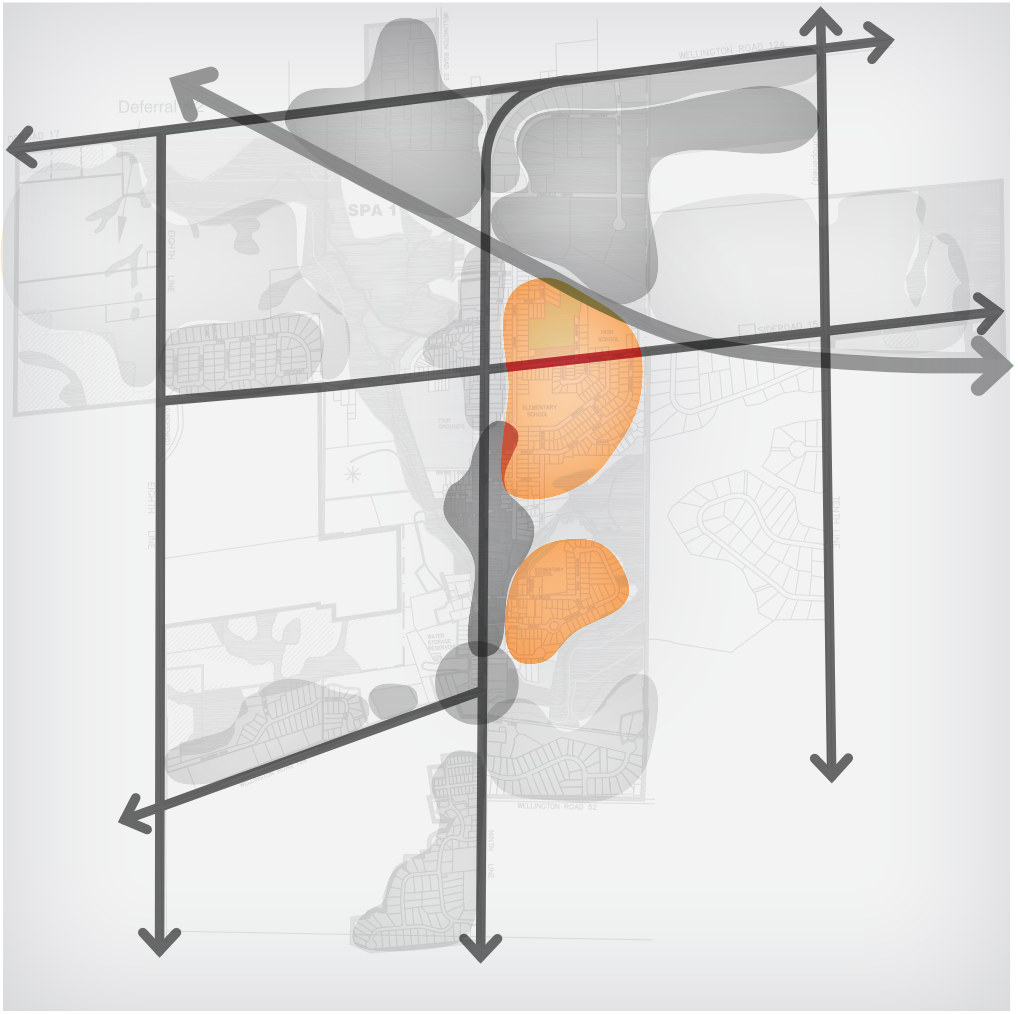
A Field Guide to American Houses (Virginia & Lee McAlester), describes this style as having:

'Mansard (dual-pitched hipped) roof with dormer windows on steep lower slope; molded cornices normally bound the lower roof slope both above and below; decorative brackets usually present beneath eaves.'

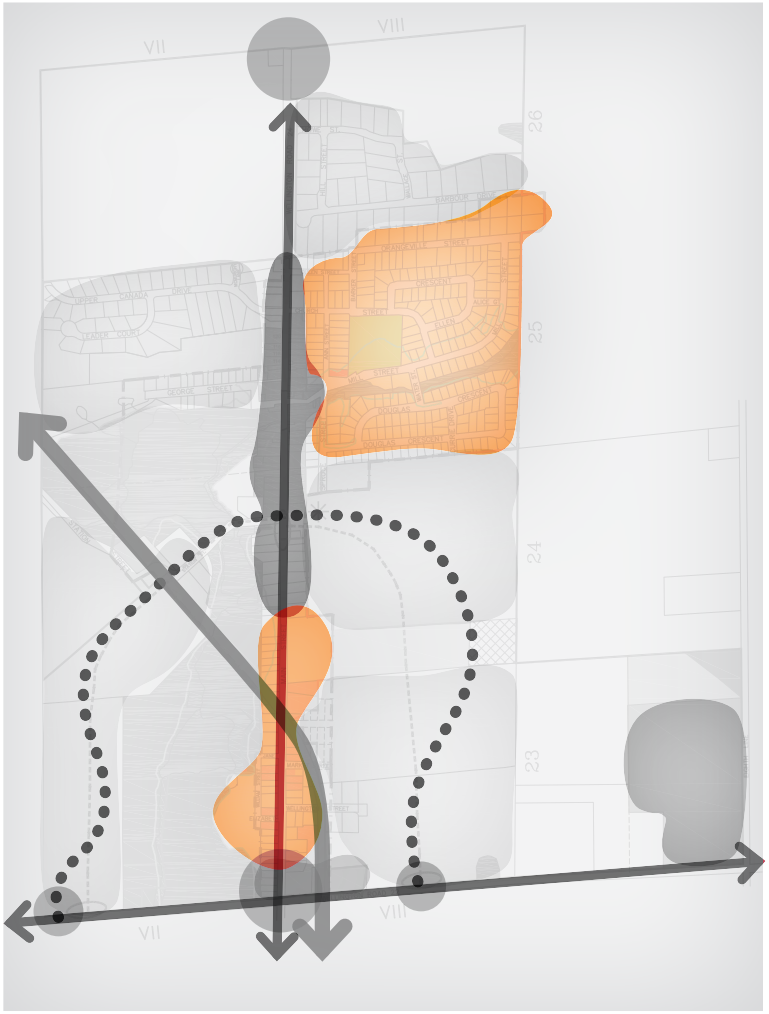
Prairie

A Field Guide to American Houses (Virginia & Lee McAlester), describes this style as having:

'Low-pitched roof, usually hipped, with widely overhanging eaves; two storeys, with one-storey wings or porches; eaves, cornices, and façade detailing emphasizing horizontal lines; often with massive, square porch supports.'



VILLAGE OF ERIN
EXISTING NEIGHBOURHOODS



VILLAGE OF HILLSBURGH
EXISTING NEIGHBOURHOODS

BUILT FORM

These guidelines apply to development within existing residential areas of the Town, as identified in the Town of Erin Schedule A-2 and Schedule A-3 and highlighted on the facing page. They provide a framework for design that respects and reinforces the existing character of the neighbourhood.

They are based on a contextual approach to design that considers the visual impact to and relationships with adjacent and surrounding developments. This approach promotes compatible forms and designs, pedestrian scaled and oriented streetscapes, and allows for appropriate flexibility, innovation and diversity in design, qualities intrinsic to evolving communities.

Development within Erin's existing residential neighbourhoods should consider the following guidelines/recommendations:

Placement & Orientation (PO)

With respect to placement and orientation, the following guidelines/recommendations should be considered:

1. Place and site new buildings on a property in relation to the street and the neighbours.
2. Maintain consistent setbacks along the street or provide a distance that is the average of those on either side of the development.
3. Generally locate dwellings close to the street edge to frame the streetscapes.

Access & Parking (AP)

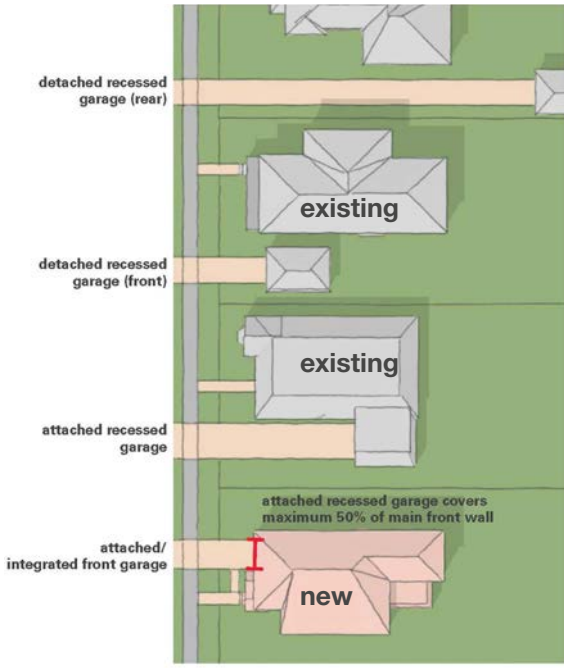
With respect to access and parking, the following guidelines/recommendations should be considered:

1. Place garages behind the front wall of the dwelling or at the rear of the lot.
2. Locate driveways to reinforce the existing pattern of driveways along a street, to preserve existing street trees and to allow new street trees to be planted in the boulevard.

Landscaping (L)

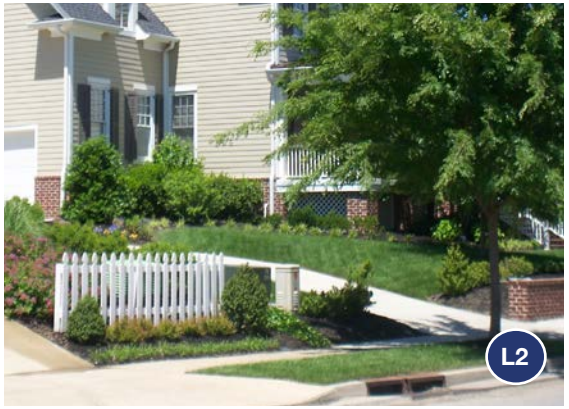
With respect to landscaping, the following guidelines/recommendations should be considered:

1. Include landscaped areas in front of dwelling that provide a transition from private to public areas.
2. Incorporate low stone walls, low permeable fences, planting and other landscaping elements to delineate front-yards.
3. Promote alternatives to turf lawns and opportunities for greening the community including urban agriculture (refer to section 7.0).



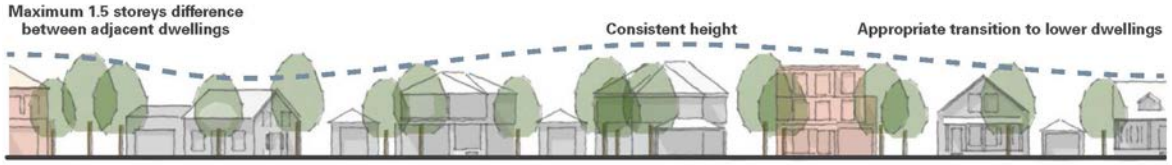
Example of appropriate garage configurations that support the existing neighbourhood character as well as a pedestrian-oriented public realm

AP1

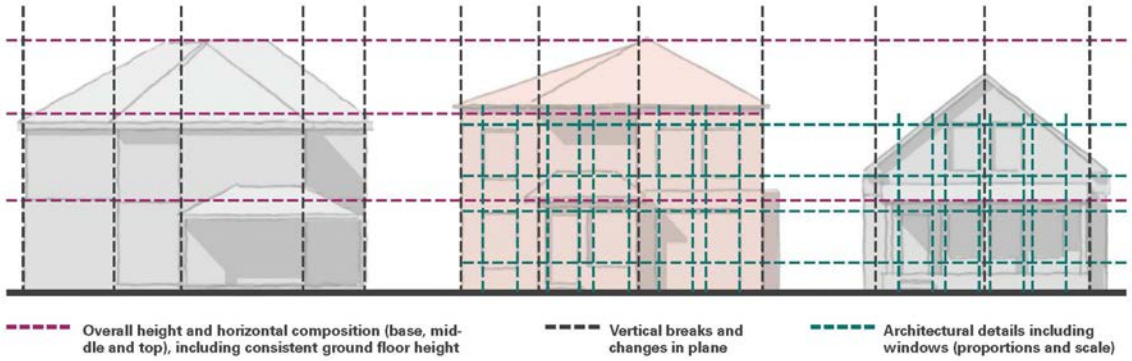


L2

PO1 Placement and Orientation



B1 **B2** Generally consistent height/massing and appropriate transitions



B5 **B6** Façade articulation and design

Building Design (B)

With respect to building design, the following guidelines/recommendations should be considered:

Massing & Elevation Articulation

1. Ensure the new building is generally consistent in height and massing with adjacent units on the streetscape.
2. Provide appropriate transitions in height to/from existing adjacent buildings and ensure no new building (single detached or townhouse) is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.
3. Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
4. Design roof lines with similar pitches and articulated roof lines to reflect those of existing dwellings in the neighbourhood.
5. Articulate façades to reflect the rhythm and proportion of solids/voids, walls/windows, of neighbouring dwellings.
6. Design front elevations to reflect that of the adjacent dwellings (i.e. the horizontal expression and vertical rhythm of the windows and doors).
7. Design semi-detached unit façades as one elevation.

8. Ensure façade details throughout all building's elevations are consistent with their intended architectural expression.

9. Ensure that any masonry details project a minimum of 12mm from the wall face.

10. Avoid mixing historic architectural elements with other architectural styles elements.

11. Promote the design of historical styles of architecture by registered, qualified professional architects who have experience in designs of the particular period; the CIP may provide for grants towards this goal.

12. Consider traditional designs including existing styles found in the neighbourhood. A few styles found in the community are described on previous pages. In general, design new homes in traditional styles to reflect these characteristics.

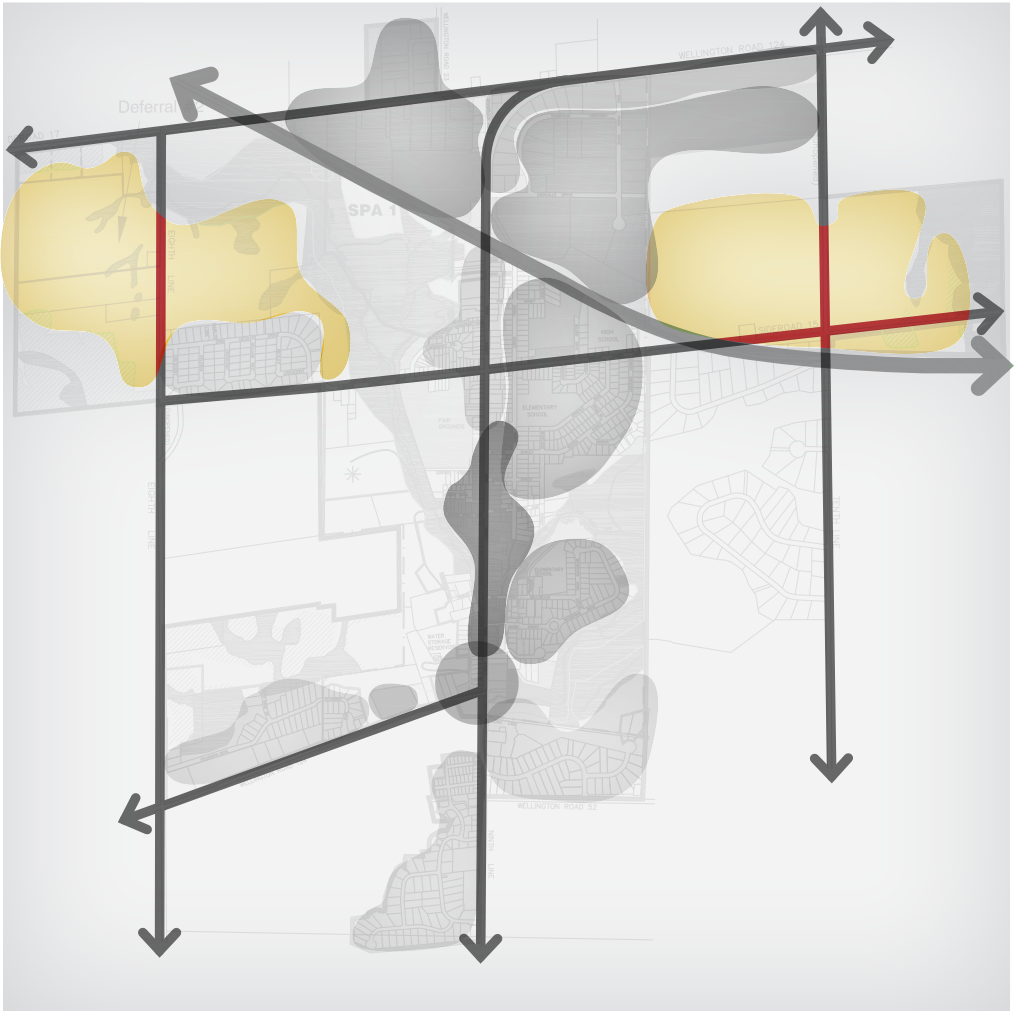
13. Consider contemporary designs, typically characterized by simple, clean lines with strong geometrical shapes; flat or shallow pitched roof with generous overhangs; fully glazed walls and gable ends; and, minimalist architectural/decorative elements.

Materials

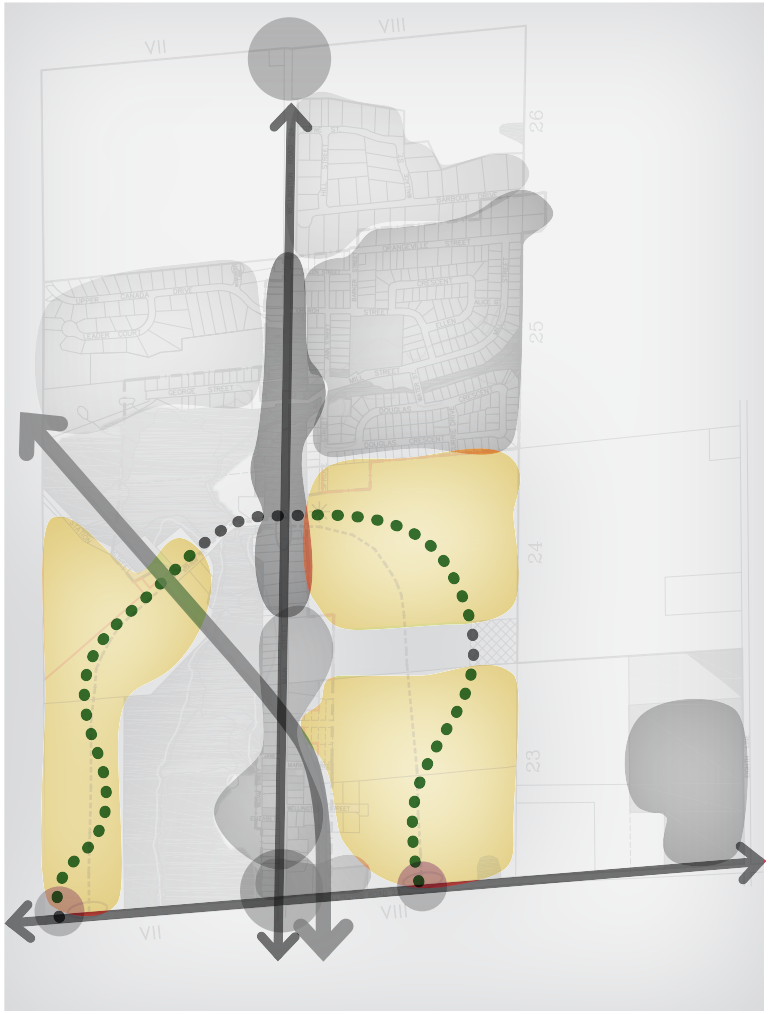
14. Use building materials that reflect and complement the existing materials in the area; these should be high quality, durable and easily maintained.

15. Select consistent materials for a building's main façade and any walls that are publicly visible.

16. Recommended building materials include brick, stone, wood, glass and concrete; One or two of these materials should be selected as base materials and may be complemented by a wider range of accent materials.



VILLAGE OF ERIN
NEW NEIGHBOURHOODS



VILLAGE OF HILLSBURGH
NEW NEIGHBOURHOODS

5.0 NEW NEIGHBOURHOODS

These guidelines apply to the development of new neighbourhoods, as identified in the Town of Erin Schedule A-2 and Schedule A-3 and highlighted on the facing page. They provide a framework for design that enhances the existing character of the community.

New Neighbourhoods in the Villages of Erin and Hillsburgh should continue to be defined by the natural features that surround them and be connected to the overall community through their respective main spines (Main Street and Trafalgar Street), and green space and trails, including the Elora Cataract Trailway.

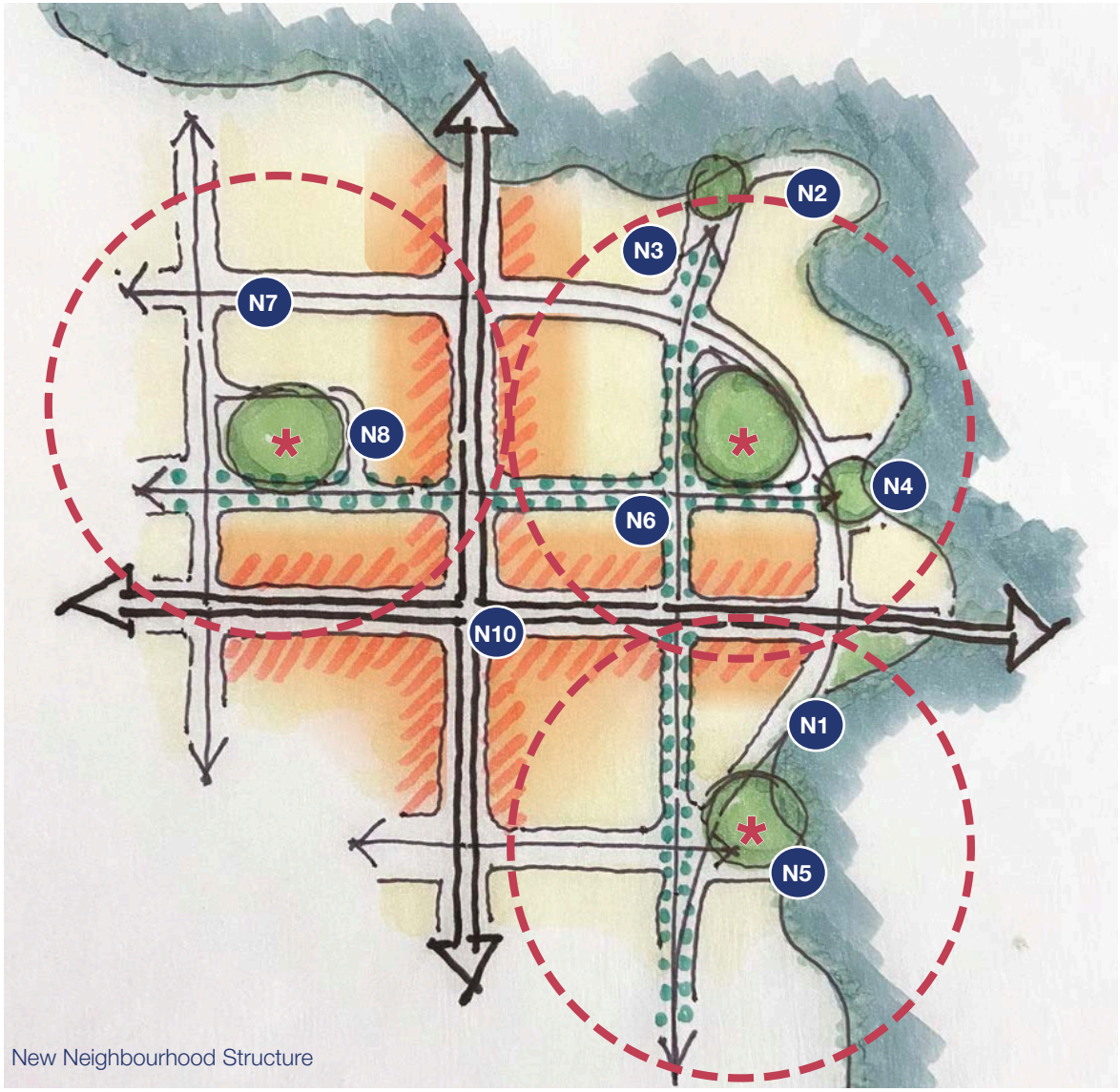
NEIGHBOURHOOD STRUCTURE (N)

With respect to new neighbourhood structure, the following guidelines/recommendations should be considered:

1. Protect and incorporate the surrounding natural system as an integral part of the neighbourhoods structure.

2. Minimize development that may encroach on the greenlands/natural heritage and negatively impact the health and diversity of it due to noise, light pollution, debris, and unauthorized access.

3. Provide frequent access points and public street frontage to promote views and accessibility to greenlands/natural heritage areas.



New Neighbourhood Structure

4. Create views and vistas to natural features, parks and open spaces through the location, arrangement and configuration of streets and blocks.

5. Locate parks and open spaces prominently, adjacent to and connected with the greenlands/natural heritage and trail network, including the Elora Cataract Trailway.

6. Create a connected, pedestrian-oriented and highly permeable street and block pattern, with connections to adjacent communities and to community amenities/destinations.

7. Limit block lengths to no more than 180m in length; blocks that are longer than this in length should include mid-block landscaped pedestrian links of at least 8m in width.

8. Provide appropriate transition to/integration with adjacent uses; changes in land use, lotting and built form should occur along a rear lot line (i.e. similar uses and forms should frame both sides of a street).

9. Discourage back-lotting of the greenlands/natural heritage, natural features, parks and open spaces.

10. Locate higher density forms of development at prominent locations such as around parks, and at priority lots locations; and, encourage built form that is a minimum of three storeys in height.

11. Encourage the transition between residential and non-residential uses along a common rear lot line.

PUBLIC REALM (P)

The Public Realm is comprised of the Parks, Open Spaces, Trails and Streetscapes in the Town of Erin. The public realm plays a vital role in creating a highly interconnected community and animating its neighbourhoods.

Its various and diverse components are significant contributions to the provision of outdoor space for active and passive recreational opportunities and for social activity. All of the elements of the public realm must be considered in concert with one another and the overall structure of the community.

With respect to the public realm, the following guidelines/recommendations should be considered:

1. The Town should actively seek out opportunities to assemble a full range of parks and open spaces.

2. Maintain existing, healthy trees and other vegetation on site, including existing hedgerows and treed farm lanes that may be used as trails.

3. Locate open spaces where there is an opportunity to preserve cultural landscapes.

4. Generally locate neighbourhood parks within a 400m radius (5 minute walk) of most residents; locate parkettes within a 200m radius (2-3 minute walk) of most residents.

5. At a minimum, include sidewalks and large canopy deciduous trees on both sides of all streets.

6. Enhance the functional hierarchy of the street network with streetscape design; a variety of different streetscape designs/ character types should be provided within new neighbourhoods.

7. Provide 'Green/Vista Streets' - These streets should be oriented to visually connect new neighbourhoods to the surrounding natural context and distant rural landscapes. They should be designed as pedestrian oriented streets that connect parks and open spaces to one another and to the greenlands/natural heritage.

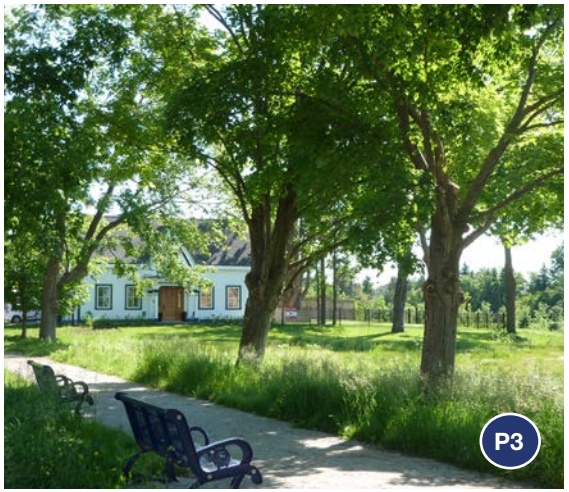
    - These streets should have limited driveway interruptions and consider incorporating wider boulevards to allow for a double row of street trees, bio-retention swales, and naturalized planting (instead of sod).

    - These streets should include upgraded front elevations for all dwellings on either side of the street.

    - These streets should incorporate visually impactful street trees (distinct in their size, form and fall leaf colour).

8. Coordinate above and below-ground utilities to avoid visual clutter in the streetscape and to minimize conflict with street trees. The provision of street trees should take precedence.

9. Coordinate street furnishings - styles, forms, colours, materials (including light standards, street signage, mailboxes, fencing, benches, including lighting, benches, bike lock-ups, waste and recycling receptacles.



10. Provide continuous sidewalks, or equivalent provisions for walking, on both sides of the road. One sidewalk may be allowed on local roads, unless it is a major pedestrian link to a school, neighbourhood centre, or retail.

11. Design public pedestrian walkways to include Crime Prevention Through Environmental Design (CPTED) principles in order to provide a safe and comfortable environment for pedestrians.

12. Incorporate traffic calming measures such as on-street parking, reduced lane widths, public laneways, raised intersections, and/or traffic circles to reduce vehicular traffic speeds and to ensure safe walking and cycling environments.

13. Use distinctive feature paving, alternative pavement markings or materials to minimize the conflict between vehicles and pedestrians and to enhance pedestrian crossings visibility and quality. At minimum, provide crossings identified with distinctive painted lines.

14. Provide appropriate planting materials to address summer/winter conditions, and provide canopy closure on local roads.

15. Plant street trees to create and enhance the urban tree canopy while providing shade over sidewalks.

16. Where appropriate, plant drought- and salt-tolerant species.

17. Consider streetscape elements manufactured from recycled material.

18. Introduce green infrastructure, such as bioswales, within the public right-of-way to enhance ground water infiltration and improve water quality as part of a comprehensive water management plan.

BUILT FORM

Lotting

With respect to lotting, the following guidelines/recommendations should be considered:

1. Promote a variety of lots and building forms and provide a transition in lot sizes, setbacks, massing, and grading that complements the adjacent context.

2. Provide at least 3 different lot sizes along a block.

Placement & Orientation

With respect to placement and orientation, the following guidelines/recommendations should be considered:

1. Create visually consistent edges to the community.

2. Discourage long, uninterrupted blocks.

3. Promote multi-storey buildings that contributes to a sense of enclosure along the street, particularly at corner locations.

4. Minimize the visual impact of long blocks; turn lots located on the end of blocks 90-degrees to face the perpendicular road, where

appropriate. However, consider a variety of lot facing conditions, in addition to flankage lots, along long stretches of road.

5. At block ends, increase the exterior sideyard setbacks to allow a second row of street trees to be planted between the fence and the sidewalk; along 'Green/Vista Streets', additional space should also be provided for an wider sidewalk.

6. Orient dwelling/block to face the public realm - streetscapes, pedestrian connections and open space, to provide 'eyes on the space'.

7. Where the first floor of the dwelling/townhouse unit is within 3.0 meters of the front yard property line or sidewalk, raise the unit entry minimum 0.9 meters to 1.2 meters maximum above sidewalk grade. Reinforce change of grade through landscaping features.

8. Limit townhouse blocks to 8 units/modules or 52 meters, whichever is less, and encourage shorter block lengths in existing neighbourhoods.

9. For fronting townhouse blocks facing open spaces or common private lanes/roads, provide a minimum 15.0m separation distance between blocks.

10. Avoid front yard to back yard façade configurations along a street.

Driveways and Garages (DG)

With respect to access and parking, the following guidelines/recommendations should be considered:

1. For townhouses, provide a walkway from the front entrance of dwellings to the sidewalk.

2. For townhouses, design walkways to be shared between adjacent townhouse units through the use of a common landing between units, leading to a singular walkway.

3. Locate driveways away from 'T' intersections and corners, and on corner lots, encourage driveway/garage access from the side street.

4. Locate driveways away from parks and open spaces.

5. Pair driveways at common property line, where possible, to allow for greater opportunities for landscaped/grassed areas along the streetscape and front yards, and allow sufficient space for on-street parking.

6. Provide a minimum of 6m separation between driveways, where they are not paired along the street, to allow for the opportunity for on-street parking.

7. Minimize the visual impact/dominance of front integrated garages on the streetscape by:

   - Limiting the maximum projection of an attached garage for all dwelling types on lots with less than 15.0m frontage, to 1.5m.

   - Where garage walls project beyond the ground floor front wall of the dwelling,

ensuring that front entry features project beyond the garage wall.

- Limiting front integrated garages to 2 cars and ensuring that the overall width of the garage doors do no exceed 50% of overall width of the house.

- Ensuring the driveway width at the street is not greater than the width of the garage, to a maximum of 6.0m.

- Providing glazed door panels on all garage doors.

- For both traditional and contemporary designs, encouraging 2-car garages to be designed with two single bay doors separated by a masonry pier.

- For designs that have a single door, ensuring that the door is designed to create the appearance of two separate doors; this applies to traditional designs with single garage doors that are (18 ft (5.5m) or wider), and contemporary design with single doors that are (16 ft (5.0m) or wider).

- Second storey portions of the dwelling should not be stepped back from the main front wall more than 1.5m, for a minimum of 40% of the façade.

8. Mitigate dropped garage conditions by:

   - Increasing the garage door height.

   - Lowering the garage roof.

   - Providing additional detailing above the garage such as masonry detailing or a louvre, cambered or arched lintels.

   - Including a window above the garage door(s).

   - Centering the light fixtures over garage doors.

   - Encouraging the location of street numbers above the garage door(s).

Garbage / Utilities (G)

With respect to garbage and utilities, the following guidelines/recommendations should be considered:

1. Garbage collection for singles and semi-detached units:

   - Ensure dwelling design appropriate allocates space in the garage for refuse storage.

   - For side yard garbage storage, locate the side yard fence and gate a minimum of 3m from the front plane of the house.

2. Garbage collection for townhouse blocks:

   - Allocate space within garages for garbage storage.

   - Enclose external garbage facilities within a structure with consistent design, colour and materials with that of the townhouse block and away from prominent locations within the complex.

   - Where centralized garbage pick up cannot be accommodated, provide pads for day of pick up placement only, and locate away from unit entrances and out of view of public spaces.

3. Locate utility and service meters away and/or screened from public view; design options include:
    - Integrated into the design of the building.
    - Located in an interior sideyard.
    - Screened with walls and landscaping.
    - Recessed and/or enclosed in porch entry or landing when located on front elevation.
    - Located below porch slabs and porch steps.
    - Grouped in one location where their presence is addressed through a wall recess, enclosure and/or, where appropriate, a small roof overhang.
4. Locate vents (dryer, exhaust fan, furnaces and hot water tanks) on rear elevations.
5. Locate air conditioning units in the rear yard of units, on interior side yards or on/under rear decks. For flat roofs locate units on the roof, setback from the roof edge.

Fencing (F)

With respect to fencing, the following guidelines/recommendations should be considered:

1. For single detached and semi-detached lots and certain townhouse blocks, provide a 1.8m high wood privacy fencing on all corner lots wherever the rear yard is exposed to the street/public space;
    - Ensure that the fence extends a maximum of 35% of the flankage wall, measured from the rear wall of the dwelling.
    - Include an access gate on the portion of the fence that returns from the lot line to the side wall.
    - Locate the fence footings entirely within the private lot.
    - Provide end posts that are minimum 200 x 200 (8” x 8”).
2. For lots adjacent to open space, provide a 1.2m high black vinyl chain-link fence along the common property line; locate the fence footings entirely within the private lot.
3. For lots backing onto non-residential uses, provide a 2.0m high wood privacy fence along the rear lot line; locate the fence footings entirely within the non-residential use side.

Building Design (B)

With respect to building design, the following guidelines/recommendations should be considered:

Massing & Elevation Articulation

1. Incorporate a variety of architectural expressions, including contemporary designs that may be located alongside ‘traditional’ forms, subject to design, massing and context.
2. Discourage designs that incorporate different/disparate architectural expressions and stylistic elements.
3. Encourage façade details throughout all exposed and publicly visible building elevations that are consistent with their intended architectural style.

4. Discourage 'token' design gestures, decorative/ornamental add-ons that do no fit with the architectural style of the dwelling.

5. Avoid mixing different/disparate historic architectural elements on individual dwellings.

6. Take design cues from local architectural expressions.

7. Design semi-detached unit façades as one elevation.

8. Provide a variety of designs, models and elevations along a street.

   - At least 4 different models are proposed for every 10 number of units.

   - Each model has 3 distinct elevations.

   - Identical building elevations, for single or semi-detached units, are separated by a minimum of 2 lots.

   - Identical building elevations comprise no more than 30% of a street block.

   - Colour packages are separated by a minimum of 2 lots.

Entry Elements

9. Orient front entries to the street or any adjacent open space.

10. Use entry elements such as porches, arches, generous overhangs and massing elements such as a cantilevered upper storeys or recesses, to articulate front elevations.

11. Ensure steps are designed as integral components of building elevations; front entries with more than three steps should be poured in place concrete with masonry surround.

12. Where front entries are located more than 6 exterior risers or 1.2m above grade,

    - Allow a raised entry of maximum 1.4m.

    - Maintain a 1.2m rise for stacked townhouses with additional risers provided internally and/or in the transition from the sidewalk.

13. Ensure steps are no closer than 1.0m to the property line.

14. Ensure porches are a minimum 1.8m in depth, to create usable space.

15. Expose frieze located at the top of support columns and underside of soffit.

16. Provide municipal street numbers (address) that are visible/legible from the street.

17. Ensure single entry doors incorporate sidelights and/or transoms.

18. Incorporate vision panels on double entry doors.

Windows

19. Maintain consistent window treatment throughout individual dwellings and townhouse blocks.

20. Locate windows to maximize daylight and reduce need for indoor lighting.

21. Provide larger windows at the ground level.

22. Avoid black glass.

23. Incorporate transom windows where floor heights permit.

Roofs

24. Encourage a variety of roof forms such as cottage or hipped roof, front gabled, side gabled, cross gabled, mansard and flat roofs; ensure roof forms are consistent with the architectural style of the dwelling.

25. For traditional unit designs, encourage steeper roof slopes to create more substantial roofs that are in proportion to the massing/height of the dwelling, particularly on corner lots.

26. For contemporary and transitional unit designs, roof planes should compliment the articulation of the wall below by breaking where breaks in the wall occur.

27. Provide different roof designs for alternate elevations of the same model.

28. For townhouse blocks, emphasize individual units through the articulation of roof lines (e.g. variations in roof slopes at end units, dormers, differing roof pitches, etc.) while maintaining a consistent roof style throughout the same block.

29. Maintain a consistent minimum overhang of 230mm for the soffit.

30. For traditional designs, provide frieze board under roof soffit.

31. Avoid fake dormers.

32. Locate stacks, gas flues and vents on the rear slope of the roof where possible.

33. Locate gas flues as close to the roof ridge as possible.

34. Provide overhangs for low pitched roofs.

35. Ensure flat roofs include:

    - Distinct rooflines, cantilevered or with generous overhangs.

    - A strong cornice line.

    - An elevated parapet.

36. Encourage skylights and solar panels to be designed as integrated parts of residential homes, within the roof tiles and away from public view.

37. Use only flush mount skylights and ensure their colours are similar to the colours of the roof tiles.

38. For solar panels visible to the public, avoid aluminum frames and white backing sheets, choose colors that are similar to those of the roof tiles' and, when feasible, set PV panels flush to the roof, replacing sections of roof fabric.

Foundations

39. Ensure a maximum of 250mm (10") of concrete foundation wall on exposed elevations.

40. Ensure a maximum of 300mm (12") of concrete foundation wall on interior elevations.

41. Provide check-stepped foundation where sloping occurs.

Materials

42. Ensure materials reflect and complement the architectural style of the dwelling/townhouse block.

43. For traditional styles, provide a variety of high quality and complementary wall cladding materials including brick masonry, stone, stucco, high quality vinyl siding and cementitious siding.

44. For contemporary styles, provide high quality materials including brick masonry with smooth finishes, high quality stone cut to larger calibre pieces, stucco, wood, corrugated steel panelling, metal, concrete, high quality shingle and metal roofing.

45. Limit main building materials to two; only use a third material for accents/architectural details such as gables, box-outs and bay windows.

46. Where upgraded elevations are required, changes in materials must occur at logical locations where there is an added change of plane, vertical articulation of windows, downspout or other design feature to logically terminate one material and begin another.

47. Encourage a variety of colour palettes that include different but complementary tones.

48. Encourage the use of asphalt shingles in dark tones of grey, black and brown.

49. Ensure window frame colours are compatible with exterior colour package.

50. Provide porch railings that are maintenance-free, pre-finished railings and encourage a variety of railing styles/materials such as pre-finished aluminum, vinyl, wrought iron, painted or natural wood, glass, etc.

51. Ensure metal flashing matches wall cladding or roof.

52. Ensure soffits, eave troughs, frieze boards and fascias are the same colour throughout the dwelling.

53. Provide high quality, proper and complementary light fixtures at main entrances and above garage doors.

Priority Lots (L)

Priority Lots are located in prominent locations and/or are highly visible from the public realm; these lots typically:

- Frame entries to the community or neighbourhoods;
- Back onto public use lands such as parks and SWM ponds; and,
- Face open space/natural heritage lands.

Priority Lots include:

- Corner Gateway Lots
- Parks/Open Space Lots
- Window Street Lots
- ‘T’ and ‘Elbow’ Lots
- End Units (in the case of townhouse blocks)

A Priority Lot Plan should be developed in conjunction with final draft plans of subdivision and indicate where a higher level of design detail and/or special features should be required for dwellings in these locations. The Priority Lot Plan and design recommendations should be implemented through an architectural design review and approval process through the Town of Erin Building Department. The architectural design review and approval process typically involves:

- Preliminary Review Process of model working drawings and subsequently of site plan and streetscape submissions;
- Final Review & Certification of model working drawings, site plans and streetscape drawings; and,
- Exterior Colour/Material Package Review to be submitted early on in the process prior to final approval of model working drawings.

The Town may require the developer/builder to enlist the services of an urban design peer reviewer and/or control architect to administer this process.

The following identifies the special features recommended for Priority Lots.

For all Priority Lot Dwellings

The following should apply to public exposed/ visible elevations:

1. Provide highly articulated elevations that include changes of plane, substantial window openings and upgraded architectural detailing and materials.
2. Include gables, dormers and/or bay windows, and decorative panels/louvres, where appropriate.
3. Provide window placement organized in a horizontal and vertical grid both in alignment and size; placement of windows should be consistent with the architectural style of the dwelling.

For Corner Lot Dwellings

4. Provide wrap around corner windows, porches and other architectural treatments at corner conditions. Also consider a full secondary porch on the side elevation of corner units.
5. Locate active living spaces at the corner/ exterior side elevation.
6. Ensure the design treatment of the exterior side elevation is equal to that of the front elevation. Locate the main entry on the flankage elevation.

For Gateway Lot Dwellings

7. Use stone or other upgraded materials as the main building material for gateway dwellings.
8. Provide landscaping and upgraded corner lot fencing.
9. Ensure same models/elevations are located on facing corner lots.

For Parks / Open Space Lot Dwellings

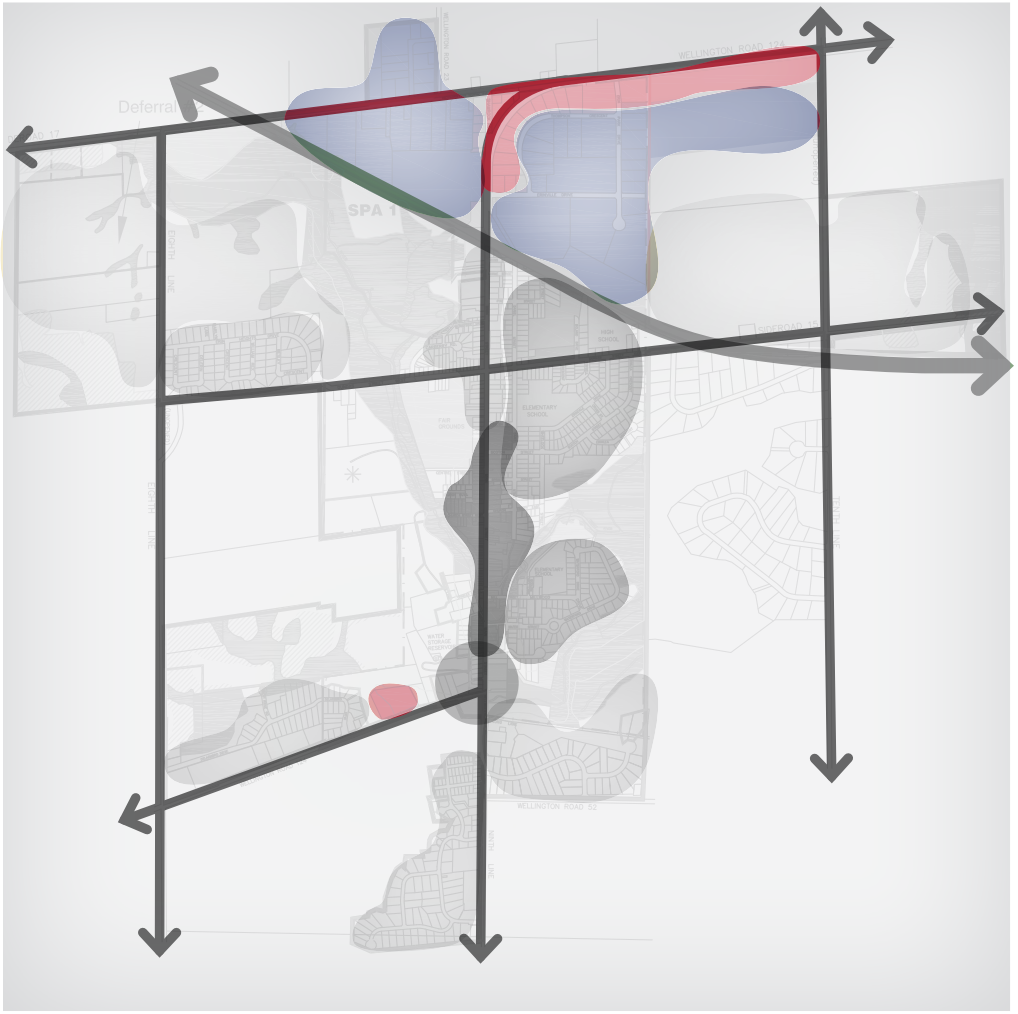
10. Where appropriate to the architectural style of the dwelling, provide full porches facing the park/open space.
11. Encourage second storey balconies for dwellings that overlook parks/open space.

For ‘T’ and ‘Elbow’ Lot Dwellings

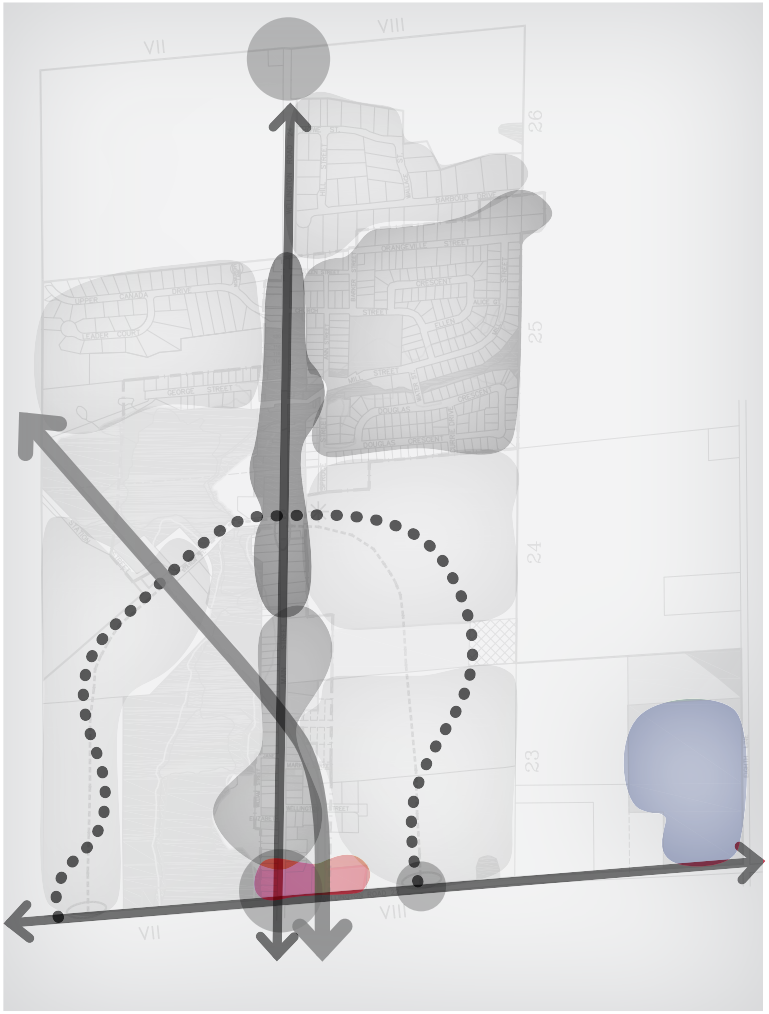
12. Locate driveways/garages away from the terminus view; pair the sideyards of the visible lots.
13. Design units to screen/mitigate the impact of car headlights on internal living spaces.

For End Units (Townhouse Blocks)

14. Provide greater setbacks to allow for highly articulated elevations with enhanced entry elements, wrap-around porches, additional fenestration and wall plane changes.
15. Maintain consistent and continuous materials and architectural details from the front elevation to exterior side elevations.
16. Incorporate main or a secondary door on the exterior side elevation of the unit, with access to the sidewalk.



VILLAGE OF ERIN
NON-RESIDENTIAL AREAS



VILLAGE OF HILLSBURGH
NON-RESIDENTIAL AREAS

6.0 NON-RESIDENTIAL AREAS

The following design guidelines apply to commercial, industrial and institutional areas. They aim to create vibrant and street focused built form that is compatible with its surroundings and coordinated, pedestrian-scaled public spaces that contribute to placemaking.

GENERAL GUIDELINES

Placement & Orientation

With respect to placement and orientation, the following guidelines/recommendations should be considered:

1. Provide for appropriate transitions to adjacent neighbourhoods and different land uses (i.e. setbacks, landscaping, location of servicing and parking areas).
2. Create a pedestrian-scaled, permeable and connected internal layout (block and street pattern) and arrange buildings to create comfortable and protected pedestrian spaces that have a sense of enclosure.
3. Integrate existing topography and natural features into the development, and minimize alteration to both, wherever feasible.
4. Provide a connected street and open space network, including a pedestrian/cyclist system that encourages active transportation.
5. Organize the site to enhance wayfinding – (i.e. buildings as gateways and landmarks, public spaces as focal points, streetscapes that frame significant views).
6. Locate buildings along primary streets, at or near the street line.
7. Avoid large areas of surface parking between the main building wall and the street.
8. Locate buildings at corners and gateways to provide a strong presence in these locations; locate the longer building wall parallel to the primary street frontage.
9. Orient buildings to face the public realm, in particular any adjacent/adjoining streetscape, pedestrian connection and open space.
10. Arrange buildings to frame views/vistas, parks and open spaces.
11. Arrange buildings to allow for patios and spill out areas which animate the site/street.
12. Locate active uses at the base of buildings and on all elevations fronting onto public spaces (i.e. streets and open spaces).

Access & Parking (A)

With respect to access and parking, the following guidelines/recommendations should be considered:

1. Provide a safe, clear and accessible site circulation system for pedestrians, cyclists and vehicles, including visible access points and connections to the surrounding street network, public sidewalks, and parking areas.
2. Minimize interruptions to the sidewalk and potential conflict between vehicles, cyclists and pedestrians; provide barrier free, landscaped pedestrian connections from, to and through parking areas.
3. Provide prominent and easily accessible entry points to the site.
4. Provide direct access to at-grade uses from sidewalks and parking areas.
5. Locate parking areas away from the street frontage, preferably at the rear or sides of the buildings.
6. Screen parking areas from public view with the use of buildings, structures and landscaping.

7. Design surface parking to minimize environmental impact by reducing parking lot/garage size, considering shared parking facilities with adjacent buildings and providing preferential parking for fuel efficient vehicles.

8. Avoid large areas of surface parking:

   - Disperse surface parking throughout the site.

   - Use bioswales, permeable paving materials, and reduce heat island effect through light materials or canopy coverage.

   - Incorporate landscaping within parking areas (aim for 20 to 30 percent of the parking area).

9. Design parking structures to be integrated with and/or located behind principal buildings.

10. Line parking structures along street/public frontages with active uses at grade and include enhanced articulated elevations.

11. Provide accessible and secure bike racks and parking at retail, commercial, and employment area developments, as well as at key nodal locations to promote purposeful cycling.

Servicing & Loading (S)

With respect to servicing and loading areas, the following guidelines/recommendations should be considered:

1. Locate garbage/recycling, loading and service areas to the rear or side yards, away and fully screened from public view, abutting residential areas, major roads and open spaces.

2. Integrate these functions within buildings wherever possible.

3. Incorporate garbage storage bins that can be accessed for garbage pick up into the principal building design; ensure food waste is stored in climate controlled rooms.

4. Provide on-site recycling facilities for handling, storing, and separation of recyclables for large developments, such as multi-unit residential buildings, employment and office buildings, and institutional or public buildings.

5. Locate loading/garage doors not to face the public street/space.

Landscaping

With respect to landscaping, the following guidelines/recommendations should be considered:

1. Provide an enhanced public realm interface along the street, including landscaped areas, open space, gathering areas in association with front door(s) and/or walkways.
2. Design landscaping within the private areas and public interface to be coordinated and to enhance the character of the development and the neighbourhood.
3. Design landscaping to reinforce the structure of the site with a focus on creating a safe, comfortable and animated pedestrian environment – including streets, edges, corners, gateways, transitions, public spaces, building entrances.
4. Design landscaping to enhance/contribute to the broader environment - ecological function, stormwater management functions, urban forest, bio-diversity.
5. Ensure a comprehensive strategy for planting, built features, fencing, walls, paving, lighting signage and site furnishings.
6. Distinguish walkways from driveways through a material change and/or planted/sodded edge.
7. Use high-quality, durable materials for paving, walls, planters, site furniture, shade structures, etc.
8. Design fences and walls to be coordinated with building designs.
9. Use berms in landscape strips to minimize views/noise form adjacent uses, parking, loading and service areas.

Building Design (B)

With respect to building design, the following guidelines/recommendations should be considered:

Massing & Elevation Articulation

1. Ensure massing and design is compatible with and transitions to the surrounding neighbourhood character.
2. Encourage multi-storey building designs wherever feasible and appropriate.
3. Incorporate prominent building massing and special architectural elements at intersections, corners and gateways.
4. Encourage a range of design expressions to promote architectural variety.
5. Provide a high-degree of articulation on building elevations that face onto streets and public spaces, through design elements such as changes in plane, fenestration, projections, relief, horizontal and vertical elements.
6. Establish a rhythm of minor breaks or wall articulation along the façade, distinguishing one unit (retail) or building component from the next. When selecting the rhythm, scale and proportion, take cues from adjacent buildings.


B18


B19


B20

7. For buildings located at corners, design building elevations to equally address the two main street frontages; in addition, prominent massing, height, architectural elements and detailing should be used to emphasize these locations.

8. For sites adjacent to highways, provide the same degree of building articulation on side and rear elevations, in addition to the primary elevation.

9. Avoid blank, uninterrupted walls and false frontages along streets and open spaces.

10. Coordinate the design of ancillary buildings and structures with that of the principal building(s); height, massing, architectural details, lighting, signage, materials, and colours.

11. Provide main building entrances in prominent and highly visible locations, and oriented to primary streets.

12. Ensure building entrances are accessible, safely and clearly connected to the sidewalk and parking areas.

13. Concentrate the highest degree of articulation at entrances and along main building elevations.

14. Ensure elevations along streets include a significant amount of glazing.

15. Provide weather protection elements at entrances and along highly pedestrian edges.

16. Incorporate architectural elements to enhance the pedestrian environment – canopies, overhangs, awnings, projecting display windows, arcades, colonnades, etc.; these elements should be designed as integral parts of the building in terms of form, style, materials, colours, etc.

17. Screen roof top mechanical equipment from view through the use of architectural screens, parapet walls and/or integration into the design of the building.

Materials & Lighting

18. Coordinate building materials among buildings on a site and ensure they reflect, complement and enhance the building's architectural style and use.

19. Use high-quality, durable exterior building materials; avoid reflective and mirrored spandrel glass.

20. Provide a high level of visual transparency (glass) at eye level for lobbies, main frontages and prominent entrances.

21. Provide an overall lighting strategy that coordinates site, building and landscape lighting to ensure pedestrian safety and comfort.

22. Design lighting to minimize light spill over into residential neighbourhoods.

23. Consider lighting powered by alternate energy sources such as solar power.

Signage

24. Provide an overall signage strategy that coordinates the site and buildings within a multi-tenant site.

25. Integrate signage to the building design and ensure it complements the building's elevation, animate the ground level and enhance the streetscape.

26. Design signage to be consistent with respect to materials, size, location (on a building), lettering and lighting, while also allowing some flexibility for tenant branding.

27. Avoid neon signs, rooftop signs and visual clutter.

28. Limit number of monument/pylon signs on a site.

29. Coordinate the design of monument/pylon signs with that of the buildings.

USE SPECIFIC GUIDELINES

Highway Commercial (HC) Areas

With respect to highway commercial areas, the following guidelines/recommendations should be considered:

1. For areas in transition and new developments, develop a master plan with comprehensive phasing strategies that demonstrate potential longer term intensification scenarios; masters plans should demonstrate an internal street and block pattern, connections to the surrounding community, character of the public realm, and arrangement of built form and massing.

2. For new development, minimize the visual impact of parking, drive-through facilities and automotive service centres on the public realm; locate these facilities at mid-block locations with queuing and drive-through lanes at the side or rear yards, and away from adjacent residential uses, streetscapes and open spaces; incorporate pedestrian-oriented, pedestrian-scaled designs.

Automotive Service (AS) Centres

With respect to automotive service areas, the following guidelines/recommendations should be considered:

1. Within larger developments, locate automotive services centres away from corner locations.
2. Provide a minimum 4.5m landscaped strip between the main building elevation and the street and between parking/driveway areas and the street.
3. Provide a minimum 3.0m landscaped strip adjacent to other uses.
4. Gas bar principal buildings may be sited:
   - Parallel to the side lot lines, with short façades facing the street.
   - At the corner closest to the intersection with gas bars/canopies located diagonally behind the building, with street related façade design that incorporate vision glass and entrances.
   - Towards the centre of the site, with gas bars/canopies extending towards the street line, with architectural structures/features that reinforce the street edge.
5. Design car wash elements to minimize noise and spill over on adjacent residential areas.
6. Ensure car wash exits face away from abutting residential properties and are fully screened from neighbouring residential view.
7. Design principal buildings to include significant areas of vision glass/glazing, and ensure spandrel glass is complementary in colour and mullion design to the vision glass; minimize the use of reflective glass.

Drive-through (DT) Facilities

With respect to drive-through facilities, the following guidelines/recommendations should be considered:

1. Within larger developments, locate drive-through facilities at mid-block locations with queuing and drive-through lanes at the side or rear yards.
2. For sites that contain two or more drive-through facilities, ensure clear separation of their respective driveways and queue lanes.
3. Provide separate entrances/exits for drive-through facilities and the site.
4. Locate queue lanes (and intercom stations) away from residential areas and outdoor amenity areas.
5. Where possible, consider double drive-through lanes that merge into a single queue lane for pick-up.
6. Avoid locating queuing and drive-through lanes between the street and the building; for exceptions where this condition occurs provide a minimum 4.5m separation between the street and the drive-through/ queue lanes that is landscaped, including plantings, fences and walls to fully these areas from public view.
7. Provide queue lanes to accommodate the following minimum number of vehicles:
   - 10 vehicle spaces for restaurants.
   - 8 vehicle spaces for financial institutions.
   - 3 vehicle spaces for other uses, such as pharmacies.
8. Provide a 2.0m minimum separation between queue lanes and parking areas, with the use of raised medians, planting, fences and walls.
9. Avoid pedestrian routes that cross driveways and queue lanes; if they must cross these areas, they should be located to minimize potential conflict, and designed to prioritize pedestrians, through the use of clear pavement markings, special pavement, signage and other cues to ensure safety.
10. Separate payment and pick-up windows where possible.
11. Block spill over of vehicle headlights onto adjacent residential properties, public streets and public spaces.
12. Provide weather protection for payment/ pick-up windows.

Industrial (ID) Areas

With respect to industrial areas, the following guidelines/recommendations should be considered:

1. Site principal buildings to be close to the street with building presence along at least 50% of the street frontage.
2. Locate main building entrances along the primary building elevation(s).
3. For prominent locations, those with two or more publicly visible frontages, orient the primary building elevations to the most visible public frontage and incorporate the highest degree of articulation on the visible elevations.
4. Locate offices along the street and/or at prominent corners.
5. Ensure individual buildings within a complex are coordinated in design.
6. Break large and long façades with the use of different materials, changes in plane, recesses, windows and vertical elements.
7. Differentiate office and warehouse portions of buildings through design, massing, materials and detailing.
8. Incorporate windows/glazing on any elevation that overlooks public areas and ensure they comprise a minimum of 30% of the office portion of building elevations.
9. Screen loading areas from the street with fences, walls and landscaping.

Institutional / Community (IC) Use Areas

With respect to institutional/community use areas, which may include schools, community centres, sports arenas, libraries, transit stations and municipal offices, the following guidelines/ recommendations should be considered:

1. These buildings/sites have a focal role within the community and should demonstrate the highest level of design considerations and use of quality material.
2. Site buildings prominently to anchor corner/ gateway locations, and/or terminate vistas.
3. Site principal buildings close to the primary street with building presence along at least 60% of the street frontage.
4. Design the building's massing and articulation in the context of creating 'landmarks' within the community.
5. Locate vehicle drop off and parking areas away from the street frontage, preferably at the sides of the principal building.
6. Where drop off and parking areas are located along the street, design them as part of an enhanced public realm (continuous paving, rolled/flush curbs, street furniture, seating, planting).
7. Provide sidewalks and pedestrian connections wherever these uses are located, to ensure safe and convenient access.


OS1


OS3


OS5


OS2


OS2


OS4

7.0 OPEN SPACE NETWORK

In promoting opportunities for fitness and the co-location of facilities, the Parks, Recreation and Culture Master Plan (PRCMP) generally recommends that the Town should seek to acquire larger parcels over smaller parcels that limit use, when possible. In order to augment the parkland supply and classification recommendations, these guidelines promote a diversity of park types and functions that aims to balance active and passive enjoyment as well as accessibility and co-location opportunities of public open spaces.

These guidelines should be considered in conjunction with the PRCMP and specifically, Section 3.4 – Parkland Design and Development Trends and Section 6.1 – Parkland Supply & Classification.

With respect to the new neighbourhood parks, it is recommended that parks are:

- Centrally and generally located within a 400 to 800m radius (5 to 10 minute walk) to most residences on the neighbourhood.
- Connected to the overall open landscape and trail systems.

Additionally, the following should be considered (OS):

1. Locate and design parks to support, complement, and buffer the greenlands/natural heritage.
2. Ensure the park system includes a variety of elements ranging from community and neighbourhood parks, and parkettes, to semi public open space areas.
3. Provide a range of physical activity spaces for children and adults to promote physical activity in different age groups.
4. Incorporate new trees and landscaping within parks and parkettes to contribute to the urban tree canopy and buffer natural areas.
5. Ensure bicycle and pedestrian routes to parks are accessible, safe, and visible.
6. Incorporate Crime Prevention through Environmental Design (CPTED) principles into the design of parks to ensure clear views into and out of surrounding areas, including:
   - Adequate lighting;
   - Front buildings overlooking public spaces, especially playgrounds which should be highly visible to public streets and/or houses to enhance safety;
   - Proper signs and design for ease of access and egress; and,
   - Mix of activity for constant use of the space.
7. Provide lighting to be Dark Sky/Nighttime Friendly compliant. Where feasible, incorporate LED or solar powered lighting.
8. Consider opportunities for renewable energy use such as solar powered lighting for natural trails, park pathways and other public spaces to reduce electric energy supply in the public realm.
9. Provide wayfinding signage that has a high level of clarity, visibility, and visual interest; is made of high quality materials; and aids pedestrians and drivers in navigating the area, especially at night.

NEIGHBOURHOOD PARKS (N)

With respect to neighbourhood parks, the following guidelines/recommendations should be considered:

1. Ensure neighbourhood parks have significant frontage on adjacent streets to promote views and reinforce their focal nature. Encourage street frontages on 3 sides (preferable configuration), and provide a minimum of 2 sides fronting onto streets.
2. Aim for 100% public frontage in the form of a public road, a school or the greenlands/natural heritage.

3. Locate neighbourhood parks adjacent to school sites, where appropriate, to allow for shared amenities, such as parking lots and recreational play fields.

4. Ensure the Neighbourhood Park frontage is between 50 to 80m when bordering a school or residential area.

5. Accommodate diverse uses including passive and active recreation.

6. Direct lighting for sports fields away from the greenlands/natural heritage and design lighting to minimize disturbance to adjacent properties.

7. Consider community gardens in neighbourhood parks to further encourage social interaction and to provide access to locally grown produce.

PARKETTES (K)

With respect to parkettes, the following guidelines/recommendations should be considered:

1. Locate parkettes within a 3 to 5 minute walk of most residents (200m radius) and include passive recreational features for the immediate neighbourhood.

2. Locate parkettes to achieve significant public exposure and access. Urban design options include surrounding the park with streets or dwellings fronting directly onto the parkette to create visually attractive ‘edges’ to these spaces and eyes-on the park.

3. Ensure the parkette design complements and enhances the surrounding public realm by integrating the landscape treatment (built form features, site furniture and landscape elements) within adjacent streetscapes and public space areas.

4. Consider designs that complements/harmonize with adjacent greenlands/natural heritage areas; use of natural, sustainable materials.

OPEN SPACE VISTAS (V)

Open Space Vistas are a recommended type of public open space that is intended to facilitate access and connections to the surrounding natural environment. These types of space may range and size and serve a variety of functions including as trail entrances, passive seating areas, and locations for fitness stations.

With respect to open space vistas, the following guidelines/recommendations should be considered:

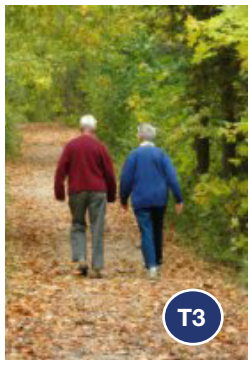
1. Locate vista parks to enhance connectivity and clearly define access and views to greenlands/natural heritage.
2. Design vista parks as natural parks, organizing its elements to harmonize with the surrounding landscape and incorporate the use of natural materials.
3. Incorporate low maintenance, native plantings and ensure appropriate landscaped transition to buffer enhancement areas and greenlands/natural heritage.

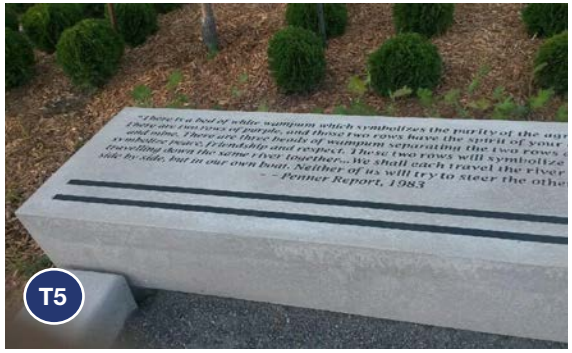
TRAILS (T)

The following guidelines should be considered in conjunction with the PRCMP and specifically, Section 3.5 – Trail System Planning and Design.

With respect to trails, the following guidelines/recommendations should be considered:

1. Encourage active transportation and supporting physical activity through the provision of a linked system of walking and cycling trails that provide residents with access and mobility options to local destinations.
2. The Town's network of trails, including portions of the Elora Cataract Trailway, is an important component of the active transportation network. Expanding the network, adding and connecting to it, should be a priority for the community.
3. Design trails to accommodate a range of users and abilities and be barrier-free, where appropriate.
4. Provide trail entrances at the intersections of trails with the street right of way and coordinate their design with that of the adjacent streetscapes and open spaces.
5. Provide benches and waste and recycling receptacles at trail heads and at regular intervals along the route.
6. Consider special treatments at trail head entrances including high quality features such as landscaping, decorative paving pattern, interpretive or directional signage, or wider pathway widths.





7. Ensure primary trails are minimum 3.0m wide and secondary trails are minimum 2.4m wide.

8. Ensure secondary pedestrian trails located in environmental sensitive areas consist of low impact materials such as natural earth, woodchips, mown strips, or limestone screenings.

9. Provide lighting for pedestrian safety along primary connecting trails, but minimize the disturbance on natural heritage habitats.

10. Provide wayfinding signage and/or trail markers throughout the trail network and clearly sign trails regarding permitted uses and speed.

11. Use native, non-invasive species that can contribute to the urban tree canopy along trails abutting natural features and coordinate planting design to shade trails.

STORMWATER MANAGEMENT FACILITIES (S)

Stormwater management facilities (SWM) are part of the Town's infrastructure, and perform the required function of collecting and treating runoff and controlling flood potential in neighbourhoods. These facilities also form part of the Town's open space network, providing opportunities for passive recreation and nature interpretation.

With respect to stormwater management facilities, the following guidelines/recommendations should be considered:

1. Provide walking trails, seating nodes and low-maintenance naturalized plantings on table land areas of the SWM Block.
2. Combine trails with maintenance paths where possible.
3. Connect walking trails to the broader trails network.
4. Design pond configurations to appear natural, with rounded edges and a length to width ratio that allows open water to be shaded by riparian plantings. Planted berms and islands are encouraged.
5. Design SWM as amenities with ecological function.
6. Design SWM facilities as part of integrated low-impact development strategies (LID), incorporating lot level and conveyance controls to increase groundwater infiltration as much as possible; such as vegetated swales, infiltration trenches, rain barrels, soakway pits, and reduced slopes.
7. Use LID techniques to reduce the land area required to implement end-of-pipe solutions.
8. Use signage and visual used of LID techniques to increase the level of public awareness and involvement in the implementation and management of stormwater management initiatives.

GREENING THE COMMUNITY

Tree Planting

The following pages illustrate a sample tree planting palette that may be used in key areas of the community. For additional species and planting recommendations, as well as biodiversity guidelines, refer to Appendix A.

With respect to tree planting, the following guidelines/recommendations should be considered:

1. Develop a landscaping strategy that enhances/contributes to the broader environment - ecological function, stormwater management functions, urban forest, bio-diversity.
2. Ensure a comprehensive strategy for planting, built features, fencing, walls, paving, lighting signage and site furnishings.
3. Provide planting strategies based upon year-round interest, hardiness, drought, salt and disease tolerance, and bio-diversity.
4. Enhance the urban forest with the use of a diversity of canopy trees; ensure they are hardy, tolerant and high-branching.
5. Ensure appropriate planting conditions (i.e. soil depth, volume and growing mediums), for successful landscapes.
6. Preserve and protect existing healthy and mature trees and incorporate them into the building and landscape designs.

MAIN STREET - BOULEVARDS


Red Maple


Little Leaf Linden


Common Hackberry

MAIN STREET - FRONT YARDS


Hedges


Dogwood - winter


Dogwood - spring


Pagoda Dogwood

COMMUNITY GATEWAYS - SPECIAL PLANTINGS


Sugar Maple


Eastern Redbud


Grey Birch


Black Maple


Arrowwood


Cornelian Cherry


Cornelian Cherry


Fragrant Sumac


Meadowsweet

ARTERIAL & COLLECTOR STREETS


Freeman's Maple


Red Oak


DED American Elm


Kentucky Coffee Tree


Common Hackberry


Honey Locust


White Oak

LOCAL STREETS


Black Maple


Sugar Maple


Catalpa


Basswood


White Oak


Ohio Buckeye

PARKS & OPEN SPACES


Black Maple


Chinquapin Oak


Tulip Tree


Black Cherry


Yellowwood


Black Gum


Shingle Oak


Wild Crabapple

NATURALIZED TRAILS & SWM PONDS


Sugar Maple


Bitternut Hickory


Trembling Aspen


Musclewood


Pin Oak


Ironwood


White Pine

Front Yard Landscaping

Turf lawns thrive in cool spring and fall weather, and can reduce the burden on stormwater systems by absorbing rainwater and infiltrating it into the soil. However, they are poorly adapted to hot summers, and typically require substantial inputs of fertilizer and water to maintain a manicured aesthetic. As monoculture plantings, lawns provide little habitat or food to pollinator species, and chemical runoffs can pollute water systems. These guidelines encourage alternatives to turf lawns which are more drought tolerant, have a higher diversity of species, and support native pollinating insects.

Lawn alternatives could include;

- Front yard vegetable gardens.
- Naturalized gardens and native plantings.
- Perennial ground-covers or ornamental grasses.
- Horticultural garden beds.

Front yard landscaping should be maintained to prevent the establishment of noxious weeds, and plant growth that encroaches on sidewalks or sightlines, and should be in line with the Municipality's property maintenance by-laws. Artificial turf and excessive hard landscaping are not recommended in front yard areas, as these types of surfacing do not support pollinator species, nor provide the cooling effect of planted areas, and in the case of hardscaping, do not allow rainwater infiltration.

Urban Agriculture

Growing more food in urban areas promotes the well-being of residents and increases the sustainability and resiliency of the community.

Urban agriculture can take multiple forms and may include:

- Community gardens
- Community orchards
- Communal or shared gardens
- Permaculture projects
- For profit market gardens
- Edible landscaping
- Bee keeping

Community projects need engaged volunteers to succeed, as well as sites with good soil, a minimum of six hours of sun, and available water. These guidelines encourage the Town to provide opportunities for community groups to apply for urban agriculture sites in public parks and other public spaces. Urban agriculture grants, garden supplies and a permanent town community garden coordinator can help promote urban agriculture projects.

Traditional Community Gardens

Traditionally, a community garden is piece of land divided into multiple plots for individuals to rent and garden on their own. These are typically run by community groups, and can be on town or private land.

Communal or Shared Gardens

In communal gardens, a single garden plot is managed by a team. Food can be grown for a variety of educational, cultural and social purposes, and is sometimes shared with or donated to local community groups or agencies.

Community Orchards

A community orchard or 'Food Forest' is a type of shared garden focused on fruit and nut-bearing trees and shrubs.

Pollinator Gardens

Pollinator gardens complement other urban agriculture projects by providing year-round habitat for native bees and other pollinator insects. This helps to ensure these insects are around to pollinate fruits and vegetables. Pollinator gardens typically feature long-blooming native plants that are a part of native insect life cycles. Plant material is typically cut back in spring, so that insects can over winter in dead stems and leaves.









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APPENDIX A: PLANTING PROVISIONS

PLANTING PROVISIONS

The Town of Erin prides itself on the development of a healthy urban forest; one that will persist into the future, providing a connected canopy that shades sidewalks in the summer months and frames paths in the winter months.

Developing a healthy urban forest relies on an effective urban forest strategy. This includes establishing canopy cover targets, promoting stewardship and tree planting on private lands, increasing species diversity and resilience as well as encouraging equitable distribution of canopy cover.

A healthy urban forest focuses on trees as:

- Specimens along streetscapes (within the public right-of-way and on private lots).
- Elements of forests and woodlots.
- Components of the public realm that are integrated with a long term vision of mature development.

The Town should consider placing a high priority on ecological value in the community and adjacent environmental lands, with the vision of being a model for urban forestry.

Understanding Caliper Measurement

Caliper sizing as outlined by the American Nursery & Landscape Association (ANLA) in American Standard for Nursery Stock is measured 12" or 1'-0" from the ground. However, one of the most common, and best understood dendrometric measurements is to take the caliper at 4'-6" (1.4m) from the ground known as diameter at breast height (D.B.H.) as outlined by the International Society of Arboriculture (ISA). The measurements presented below, are presented in both formats, caliper sizing my vary from nursery to nursery. Contact the nursery to determine their method for caliper sizing and adjust the specified planting material as required to meet the guidelines presented below.

Major + Minor Streets

	ANLA	ISA (D.B.H.)
Minimum Caliper	**80mm**	**100mm**
Maximum Caliper	**120mm**	**140mm**

Naturalized Trails + Stormwater Management Ponds

	ANLA	ISA (D.B.H.)
Minimum Caliper	**60 mm**	**80mm**
Maximum Caliper	**90 mm**	**110mm**

Parks + Open Spaces

	ANLA	ISA (D.B.H.)
Minimum Caliper	**80mm**	**100mm**
Maximum Caliper	**140mm**	**160mm**

Gateway

	ANLA	ISA (D.B.H.)
Minimum Caliper	**70mm**	**90mm**
Maximum Caliper	**140mm**	**160mm**

Species Specific Notes

Review the following species notes prior to submitting planting/landscape plans to the Town of Erin:

Malus Species

The copious amounts of fruit litter generated by this species, in tandem with bacterial blight (apple scab), makes this species undesirable for planting in the Town of Erin.

Fraxinus Species

Due to the escalation and spread of the Emerald Ash Borer, Fraxinus species are costly to maintain and are at great risk for specimen death. Historically, Fraxinus were used liberally as street trees in municipalities across Ontario. However, it is recommended that Fraxinus are not permitted until such time that EAB resistant cultivars are available. Chionanthus virginicus (Fringe Tree) is a secondary host, and should be reviewed by staff before planting.

Ulmus Species

The Town only accepts Dutch Elm Disease resistant elms. Where used in planting plans, favour varieties that are true Ulmus americana species as opposed to the Hybrids to ensure the large canopy mandate from the Town is maintained. The use of hybrids should be considered for review, but are subject to Town or Town Consultant's approval. True americana species include: Ulmus americana 'Valley Forge', Ulmus 'Morton Glossy', Ulmus americana 'Princeton'.

Invasive Species

Acer platanoides and other invasive species should not be permitted because of their potential to damage sensitive woodlands and out compete native species. Refer to conservation authority guidelines for additional details on invasive species.

Streetscape Restrictions

Pyrus calleryana should not be considered a canopy tree and is not appropriate for use as a street tree. Furthermore, Pyrus calleryana is the most brittle of the pear species and not salt tolerant and therefore should be avoided due to maintenance and safety concerns. Syringa reticulata and Amelanchier canadensis, while suitable specimens in gardens and parks, are not canopy trees, and therefore inappropriate within streetscape settings. However, these species may be considered in areas with height restrictions, such as under power lines, as long as they are planted at the recommended caliper. Additionally, some Amelanchier culitivars (Robin Hill and Spring Flurry which may reach over 8m) may also be considered as small street trees .

Biological Diversity Guidelines

The long term vision of the development of a healthy urban forest is directly impacted by the ratio of species diversity. Ensuring species diversity is a critical principle of meeting the Town of Erin's urban forest goals. Species diversity mitigates losses associated with harmful insects or diseases and promotes a stable and healthy urban forest.

The following guidelines are endorsed by the International Society of Arboriculture and should be followed when possible:

- Plant no more than 10% of any species.
- Plant no more than 20% of any genus.
- Plant no more than 30% of any family.

It is highly desirable to plant native species whenever possible. As a general rule, the Town should encourage a minimum of 50% native species planted in each development.

Additionally it is recommended that the following species be planted in low numbers only:

- Gingko biloba - urban tolerant, but very slow growing, unlikely to create desired canopy closure. Female trees produce undesirable fruit and should not be planted.
- Platanus x acerifolia - marginal in our climate in hardscape conditions. Best planted in park settings.

Character Planting Area

Establishing Plant Hierarchy + Resiliency

A. Arterial + Collector Streets

- Single-stemmed canopy trees toward large specimens.
- High resiliency for increased environmental stressors and salt spray.
- Unique species palette to this character area.

B. Local Streets

- Single-stemmed canopy trees toward large specimens.
- Medium resiliency for lessened environmental stressors and salt spray.
- Can also use “Major + Collector Streets” species palette for this character area.
- Ensure 75% of species are from this character area species palette.

C. Parks + Open Spaces

- Single-stemmed canopy trees + multistemmed ornamental trees toward varied specimens.
- Medium resiliency for lessened environmental stressors and salt spray.
- Can also use “Minor + Local Streets” + “Major + Collector Streets” species palettes for this character area.
- Ensure 75% of species are from this character area species palette.

D. Community Gateway Plantings

- Ornamental plantings for aesthetic priority.
- Medium resiliency trees for biodiversity.

E. Naturalized Trails and SWM Ponds

- Single-stemmed canopy trees + multistemmed ornamental trees toward native floodplain species.
- Medium-high resiliency hydrophilic species that are tolerant of adjacent aquatic ecosystems.

F. Constrained Planting Conditions

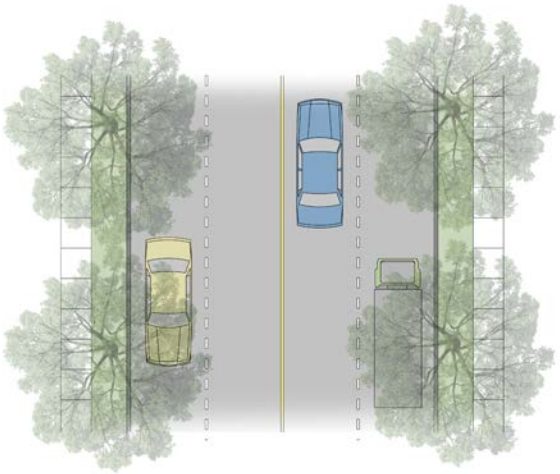
- Small single-stemmed specimens for under powerlines.
- Upright columnar single-stemmed specimens for narrow spaces + boulevards.

As Noted Above: many species recommended within each of these areas are also suitable to other areas in the community. However, to promote biodiversity the Town encourages applicants to select as diverse a range of species as possible.

A. Arterial + Collector Streets

Species Palette

These trees are adjacent to primary roadways, and typically develop within impeded urban environments, facing numerous urban stressors, so while these species provide additional biodiversity, they remain suitable species for a relatively harsh environment with high resiliency. The primary goal is to provide a tree canopy in keeping with the scale of these important streets.

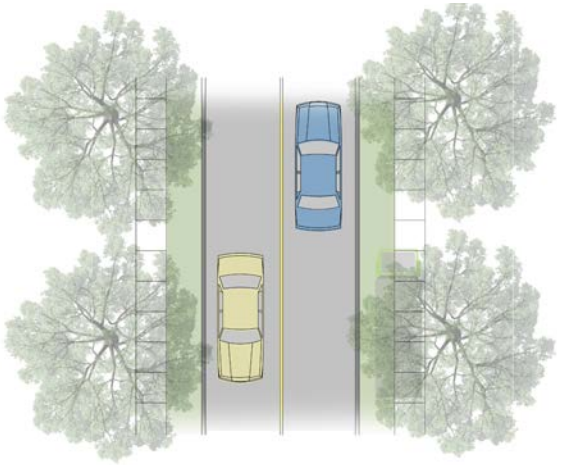


Botanical Name	Common Name	Maximum Height (m)
Aceraceae		
Acer campestre	Hedge Maple	10
Acer x freemanii	Freeman Maple	25
Acer rubrum	Red Maple	25
Acer saccharinum	Silver Maple	35
Fagaceae		
Quercus bicolour	Swamp White Oak	18
Quercus macrocarpa	Burr Oak	18
Quercus rubra	Red Oak	26
Quercus robur	English Oak	18
Ulmaceae		
Celtis occidentalis	Common Hackberry	22
Ulmus americana 'Princeton'	Princeton Elm	30
Ulmus americana 'Valley Forge'	Valley Forge Elm	25
Ulmus 'Morton Glossy' ('Triumph™')	Morton Glossy Elm	24
Zelkova serrata	Japanese Zelkova	20
Other		
Platanus x acerifolia	London Planetree	35
Catalpa speciosa	Northern Catalpa	16
Gleditsia triacanthos var. inermis	Thornless Honey Locust	30
Gymnocladus dioicus	Kentucky Coffeetree	17
Other		
Nyssa sylvatica	Black Gum	16
Ostrya virginiana	Hop Hornbeam	12
Phellodendron amurense	Amur Corktree	17
Populus grandidentata	Canada Aspen	20
Robinia pseudoacacia	Black Locust	15
Sophora japonica	Chinese Scholartree	20
Tillia cordata	Littleleaf Linden	16

B. Local Streets

Species Palette

Similar to the major streets, the plantings along these streets should include large, single-stemmed specimens. However, due to less stressors and salt spray on smaller streets with lower speed limits, a wider range of species may be used, toward a greater contributions to biodiversity within the Town. The primary goal is to create a streetscape that is slightly less intensely canopied and planted than the major streets.



Botanical Name	Common Name	Maximum Height (m)
Sapindaceae		
Aesculus glabra	Ohio Buckeye	12
Aesculus hippocastanum	Horsechestnut	18
Aceraceae		
Acer saccharum	Sugar Maple	20
Acer saccharum var. nigrum	Black Maple	20
Fagaceae		
Fagus grandiflora	American Beech	30
Fagus sylvatica	European Beech	15
Quercus alba	White Oak	20
Quercus ellipsoidalis	Northern Pin Oak	21
Quercus muehlenbergii	Chinquapin Oak	15
Other		
Carpinus caroliniana	Blue Beech	7
Corylus colurna	Turkish Hazel	15
Platanus x acerifolia	Trembling Aspen	10
Populus tremuloides	London Planetree	35
Quercus imbricaria	Shingle Oak	20
Tilia americana	American Basswood	25
Zelkova serrata	Japanese Zelkova	20

C. Parks + Open Spaces

Species Palette

The trees proposed for parks + open spaces are those that will most significantly contribute to biodiversity within the Town. They are species suited to open spaces, that have significant ornamental qualities, contribute to Spring flowers, Fall colours and Winter character. In these conditions, it is recommended that designers "push the envelope" in terms of introducing new species and increase tree diversity.

Botanical Name	Common Name	Maximum Height (m)
Aceraceae		
Acer griseum	Paperbark Maple	7
Acer saccharum var. nigrum	Black Maple	20
Fagaceae		
Fagus grandifolia	American Beech	30
Fagus sylvatica	European Beech	15
Quercus coccinea	Scarlet Oak	15
Quercus muehlenbergii	Chinquapin Oak	15
Ornamental Trees		
Aesculus glabra	Ohio Buckeye	12
Carpinus caroliniana	Blue Beech	7
Carya cordiformis	Bitternut Hickory	28
Carya ovata	Shagbark Hickory	27
Cercis canadensis	Eastern Red Bud	10
Cercidiphyllum japonicum	Katsuratree	15
Cladrastis kentukea	Yellowwood	12.5
Corylus colurna	Turkish Hazel	15
Gingko biloba	Maidenhair Tree	17
Juglans nigra	Black Walnut	18
Koelreuteria paniculata	Golden Raintree	10
Liquidambar styraciflua	Sweet Gum	15
Liriodendron tulipifera	Tuliptree	16
Nyssa sylvatica	Black Gum	25
Ostrya virginiana	American Sycamore	27
Platanus occidentalis	Ironwood	12
Prunus sargentii	Sargent Cherry	10
Prunus serotina	Black Cherry	16
Sophora japonica	Chinese Scholartree	20
Tilia american	American Basswood	35

Botanical Name	Common Name	Maximum Height (m)
Evergreen Trees		
Abies balsamea	Balsam Fir	20
Larix laricina	American Tamarack	20
Larix decidua	European Larch	35
Metasequoia glyptostroboides	Dawn Redwood	25
Picea abies	Norway Spruce	25
Picea glauca	White Spruce	30
Pinus strobus	Eastern White Pine	18
Shrubs		
Acer tataricum	Tatarian Maple	6
Amelanchier alnifolia	Saskatoon Berry	3
Aronia melanocarpa	Black Chokeberry	1
Aronia arbutifolia	Red Chokeberry	2
Chionanthus virginicus	White Fringetree	5
Clethra alnifolia	Summersweet	1.5
Cornus mas	Cornelian Cherry	6
Hamamelis vernalis	Vernal Hazel	2.5
Hamamelis virginiana	Witch-Hazel	6
Hydrangea quercifolia	Oak Leaf Hydrangea	1.5
Rhus aromatic ‘Grow-Low’	Fragrant Sumac	1.5
Sorbus aucuparia	European Mountainash	12
Spiraea alba	Meadowsweet	1.5
Spiraea x arguta ‘Compacta’	White Spirea	1
Symphoricarpos albus	White Snowberry	1.5
Viburnum dentatum	Arrowwood	2
Viburnum lentago	Nannyberry	6
Viburnum opulus	Cranberry Viburnum	2
Viburnum plicatum	Japanese Snowball Bush	2.5
Viburnum trilobum	Highbush Cranberry	3

D. Community Gateway Plantings

Shrubs + Evergreens: Species Palette

These are plantings of a different scale. They are appropriate as entry feature or gateway plantings, or anywhere where the built form comes down in scale, and planting is to reflect this. These areas are to evoke more of a horticultural model and be more reminiscent of gardens, stressing an emphasis on smaller species with increased aesthetic appeal, with more conspicuously interesting foliage, bark, or flowers.

Botanical Name	Common Name	Maximum Height (m)
Evergreens		
Abies alba	Silver Fir	40
Abies balsamea	Balsam Fir	20
Juniperus horizontalis	Spreading Juniper	0.25
Picea abies	Norway Spruce	25
Picea glauca	White Spruce	30
Picea pungens	Colorado Blue Spruce	28
Pinus parviflora	Japanese White Pine	25
Pinus strobus	Eastern White Pine	18
Taxus cuspidata	Spreading Yew	18
Taxus x media	Yew	8
Tsuga canadensis	Canadian Hemlock	30
Small Trees		
Acer triflorum	Three-Flower Maple	8
Betula nigra	River Birch	13
Betula populifolia	Grey Birch	10
Cercis canadensis	Eastern Red Bud	10
Cladrastis kentukea	Yellowwood	12.5
Crategous crus-gali	Cockspur Hawthorn	10
Crategus mollis	Downy Hawthorn	10
Maackia amurensis	Amur Maackia	15
Magnolia acuminata ‘Yellow Bird’	Yellow Bird Magnolia	12
Shrubs		
Acer tataricum	Tatarian Maple	6
Amelanchier alnifolia	Saskatoon Berry	3
Aronia melanocarpa	Black Chokeberry	1
Aronia arbutifolia	Red Chokeberry	2
Chionanthus virginicus	White Fringetree	5
Clethra alnifolia	Summersweet	1.5
Cornus mas	Cornelian Cherry	6

Botanical Name	Common Name	Maximum Height (m)
Shrubs		
Hamamelis vernalis	Vernal Hazel	2.5
Hamamelis virginiana	Witch-Hazel	6
Hydrangea quercifolia	Oak Leaf Hydrangea	1.5
Rhus aromatic ‘Grow-Low’	Fragrant Sumac	1.5
Sorbus aucuparia	European Mountainash	12
Spiraea alba	Meadowsweet	1.5
Spiraea x arguta ‘Compacta’	White Spirea	1
Symphoricarpos albus	White Snowberry	1.5
Viburnum dentatum	Arrowwood	2
Viburnum lentago	Nannyberry	6
Viburnum opulus	Cranberry Viburnum	2
Viburnum plicatum	Japanese Snowball Bush	2.5
Viburnum trilobum	Highbush Cranberry	3

D. Community Gateway Plantings

Perennials: Flowering Shrubs + Grasses

These flowering shrubs and grasses are herbaceous plantings; occupying a ground plane at varying heights with different attributes toward a well-planned landscape. There are two broad categories: ornamental grasses, which persist into the winter months, and range of ornamental broad-leaved plants, which provide more ecologically responsible solutions than turf-grass options.

Botanical Name	Common Name	Maximum Height (m)
Flowering Plants - Vines		
Aristolochia	Dutchman's Pipe	0.25
Clematis virginiana	Woodbine	0.25
Galium odoratum	Sweet Woodruff	0.25
Hydrangea petiolaris	Climbing hydrangea	0.25
Parthenocissus quinquefolia	Virginia Creeper	0.25
Parthenocissus tricuspidata	Boston Ivy	0.25
Wisteria floribunda	Wisteria	0.25
Flowering Plants - Broad-Leaved		
Aster novae-angliae	New England Aster	0.75
Aubrieta deltoidea 'Novalis Blue'	'Novalis Blue' Aubrieta	0.25
Aurinia saxatilis	Basket-Of-Gold	0.25
Baptista australis	Blue False Indigo	0.25
Geranium 'Rozanne'	Rozanne Cranesbill Geranium	0.25
Echniacea purpurea 'Magnus'	Purple Coneflower	0.75
Penstemon digitalis 'Husker Red'	Foxglove Beard Tongue	0.75
Phlox 'David' *paniculata*	Autumn Phlox 'David'	0.75
Rudbeckia fulgida var. sullivantii	Orange Coneflower	0.75
Scabiosa columbaria	Pincushion Flower	0.25
Flowering Plants - Grasses		
Andropogon scoparius	Little Bluestem	1.50
Calamogrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1.00
Carex pensylvanica	Pennsylvania Sedge	0.25
Pannicum virgatum	Switch Grass	2.50
Sorghastrum nutans	Indian Grass	0.75
Sporobolus heterolepsis	Prairie Dropseed	0.75
Bouteloua curtipendula	Sideoats Grama Grass	1.25
Ferns		
Athyrium augustrum forma rubellum	Lady In Red Fern	1.00
Athyrium filix-femina	Lady Fern	0.80
Dennstaedtia punctilobula	Hay Scented Fern	0.4
Matteuccia struthiopteris	Ostrich Fern	1.25

E. Naturalized Trails + Stormwater Management Ponds

Species Palette

The species palette proposed is comprised of native plants that have remedial properties. Whether it is their intrinsic biomechanics that assist in slope stabilization or their ability to uptake contaminants and partly restore compromised landscapes. Furthermore these species are typically first to grow in barren landscapes, in terms of their successional relevance; therefore, they have an inherent ability to catalyze dense, healthy naturalized areas and tolerate wetland conditions. Updates to the following conservation authorities approved species lists will be accepted: Grand River Conservation Authority (GRCA).

Botanical Name	Common Name	Maximum Height (m)
Evergreens		
Abies balsamea	Balsam Fir	20
Juniperus virginiana	Eastern Red Cedar	16
Larix larincina	Eastern Tamarack	26
Picea glauca	White Spruce	30
Thuja occidentalis	Eastern White Cedar	20
Tsuga canadensis	Canadian Hemlock	30
Softwoods		
Acer saccharinum	Silver Maple	35
Acer rubrum	Red Maple	25
Alnus incana	Speckled Alder	18
Betula alleghaniensis	Yellow Birch	13
Betula papyrifera	Paper Birch	13
Betula populifolia	Grey Birch	10
Liriodendron tulipifera	Yellow Poplar	27
Populus balsamifera	Balsam Poplar	20
Populus deltoides	Eastern Cottonwood	25
Populus tremuloides	Trembling Aspen	10
Salix candida	Sage Leaf Willow	2
Salix discolor	Pussy Willow	6
Salilx elaeagnos	Rosemary Willow	6
Salix exigua	Sandbar Willow	7
Salix lucida	Shining Willow	6
Salix nigra	Black Willow	20
Salix bebbiana	Beeked Willow	5
Sassafras albidum	Common Sassafras	15
Sorbus americana	American Mountainash	10
Softwoods		
Prunus serotina	Black Cherry	16
Prunus virginiana	Chokecherry	7

Botanical Name	Common Name	Maximum Height (m)
Hardwoods		
Acer saccharum	Sugar Maple	20
Carya cordiformis	Bitternut Hickory	20
Quercus alba	White Oak	20
Quercus macrocarpa	Burr Oak	18
Quercus rubra	Red Oak	26
Carpinus caroliniana	Blue Beech	7
Ostrya virginiana	Ironwood	18
Shrubs		
Amelanchier arborea	Downy Serviceberry	10
Amelanchier canadensis	Juneberry	6
Amelanchier laevis	Allegheny Serviceberry	12
Cephalanthus occidentalis	Buttonbush	2
Cornus alternifolia	Pagoda Dogwood	3
Cornus amomum	Silky Dogwood	3
Cornus racemosa	Grey Dogwood	3
Cornus stolonifera	Red Osier Dogwood	1.5
Diervilla lonicera	Bush Honeysuckle	1.5
Hamamelis virginiana	Witch Hazel	6
Lindera benzoin	Northern Spicebush	2
Physocarpus opulifoius	Common Ninebark	2
Rhus aromatica	Fragrant Sumac	2
Rhus glabra	Smooth Sumac	3
Rhus typhina	Staghorn Sumac	2.5
Ribes americanum	Wild Black Currant	1.5
Rosa blanda	Smooth Rose	1.5
Rosa carolina	Carolina Rose	1.5
Rosa palustris	Swamp Rose	2.5
Rubus allegheniensis	Allegheny Blackberry	0.5

Botanical Name	Common Name	Maximum Height (m)
Shrubs		
Rubus idaeus	Red Raspberry	2
Rubus occidentalis	Black Raspberry	1.5
Rubus odoratus	Flowering Raspberry	2
Sambucus canadensis	American Elderberry	3
Spiraea alba	Meadowsweet	1.5
Viburnum dentatum	Arrowwood	2
Viburnum lentago	Nannyberry	6
Viburnum trilobum	Highbush Cranberry	3

F. Constrained Planting Conditions

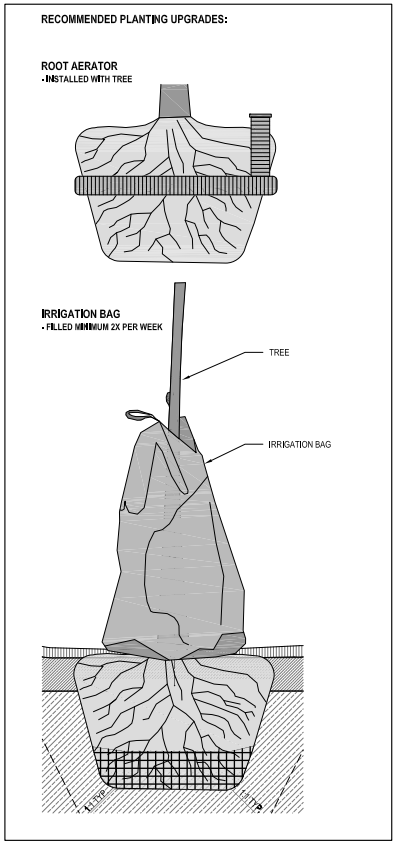
Village Core (Main Streets) Species Palette

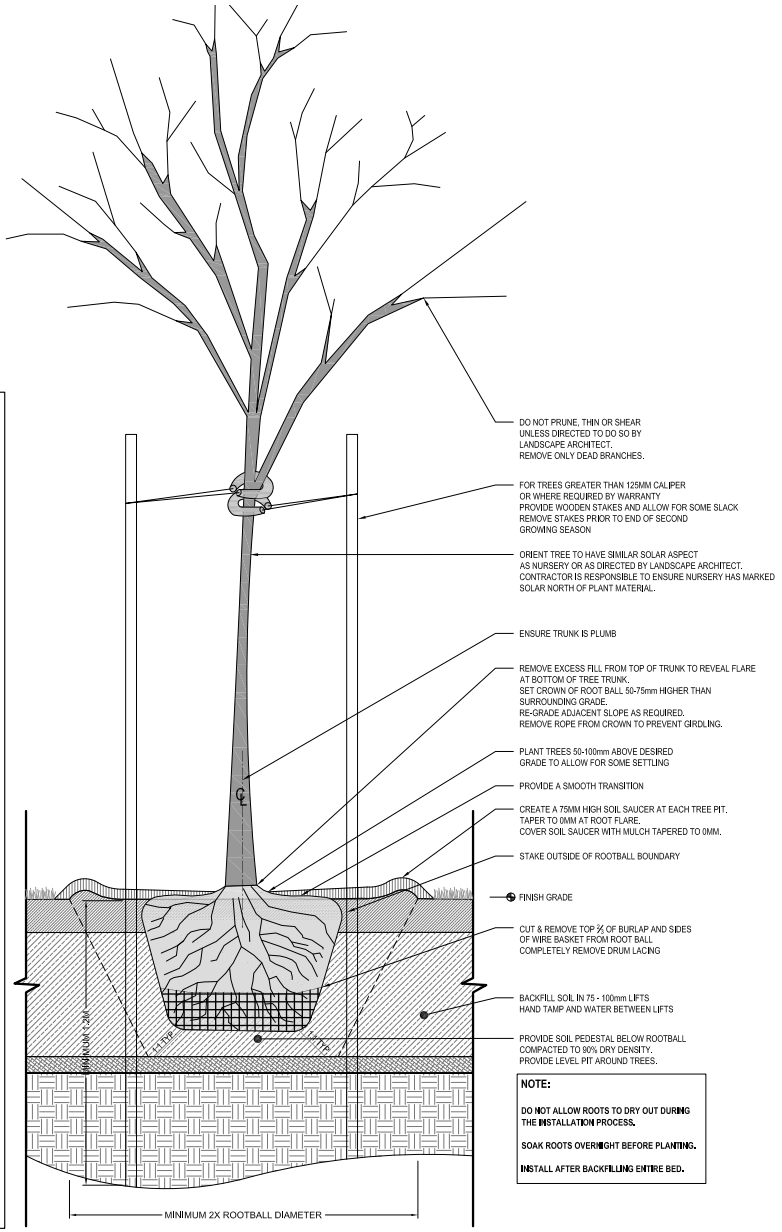
The species palette proposed is comprised of plants that exhibit growth behaviour compatible with typical urban planting constraints. These include a limited ceiling for plant material and narrow planting conditions. The primary goal is to establish a species palette that promotes plant compatibility within the urban fabric, allowing for the full development and form of the species while also limiting or reducing maintenance requirements.

Botanical Name	Common Name	Maximum Height (m)
Under Power Lines		
Acer campestre	Hedge Maple	6
Acer griseum	Paperbark Maple	7
Acer tataricum	Tatarian Maple	6
Amalanchier canadensis (tree form)	Canadian Serviceberry	6
Amelanchier laevis (tree form)	Shadbush	9
Amelanchier x grandiflora (tree form)	Serviceberry	8
Cercis canadensis	Eastern Redbud	4.5
Crataegus phaenopyrum	Washington Hawthorn	10
Cornus alternifolia	Pagoda Dogwood	4
Cornus amomum	Silky Dogwood	3
Cornus mas	Cornelian Cherry	6
Cornus racemosa (tree form)	Grey Dogwood	5
Cornus stolonifera	Red Twig Dogwood	3
Laburnum x watererii	Golden Chain Tree	3
Magnolia stellata	Star Magnolia	6
Prunus americana	American Plum	5.5
Prunus serrulata	Double-Flowering Cherry	6
Synringa reticulata ‘Ivory Silk’	Japanese Silk Lilac	7
Viburnum lentago (tree form)	Nannyberry	5.5
Narrow Spaces + Boulevards		
Fagus sylvatica ‘Fastigiata’	Columnar European Beech	4
Liriodendron tulipifera ‘Fastigiata’	Columnar Tulip Tree	5
Populus x canadensis ‘Eugenei’	Carolina Poplar	5
Populus x canadensis ‘Tower’	Tower Poplar	3
Populus nigra	Lombardy Poplar	3
Populus tremuloides	Trembling Aspen	5
Populus tremuloides ‘Erecta’	Swedish Aspen	2.5
Quercus alba ‘Fastigiata’	Columnar White Oak	5
Quercus palustris ‘Pringreen’	Green Pillar Pin Oak	5
Quercus robur ‘Fastigiata’	Columnar English Oak	5

Planting Details

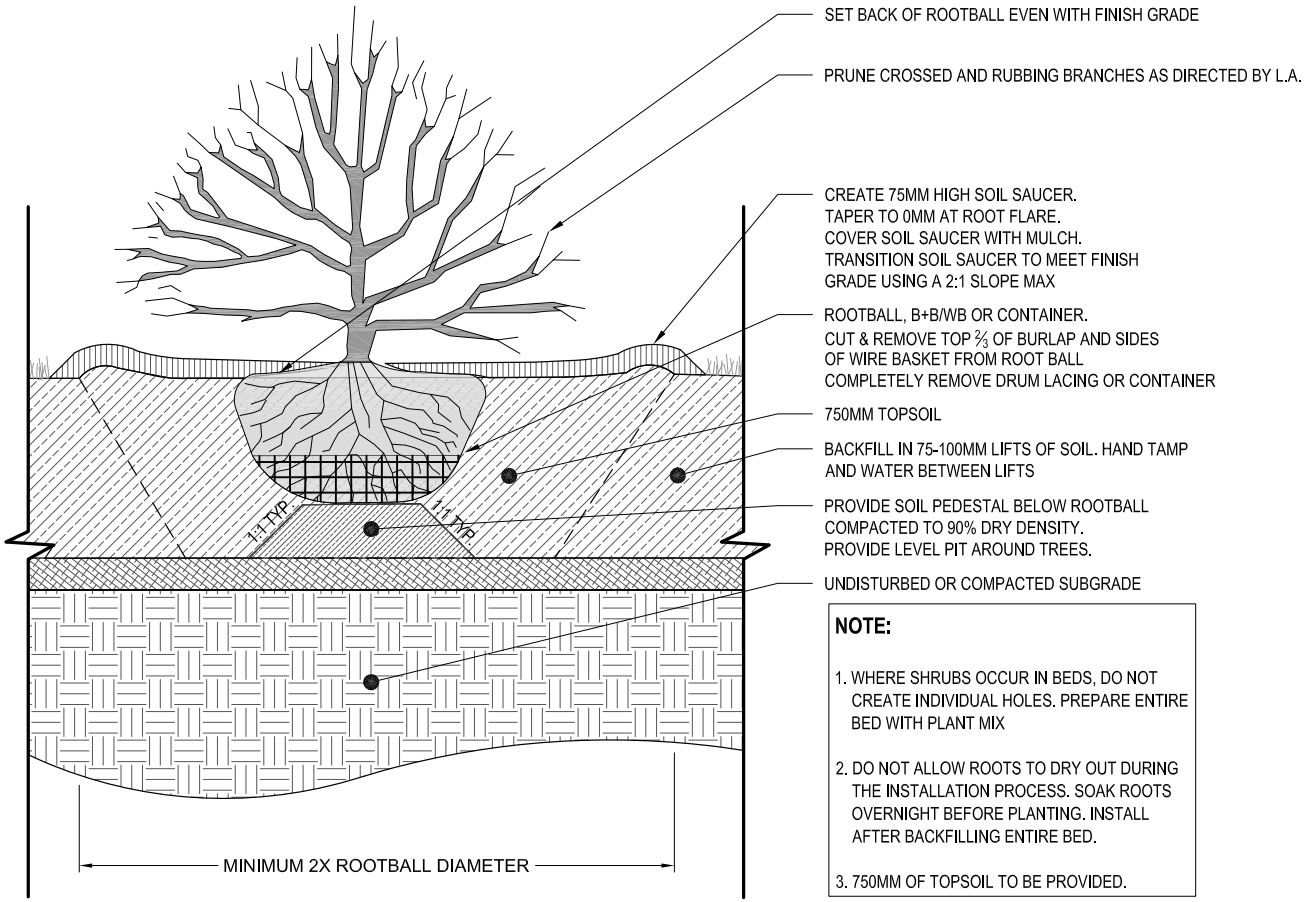
1 - Tree Planting Detail





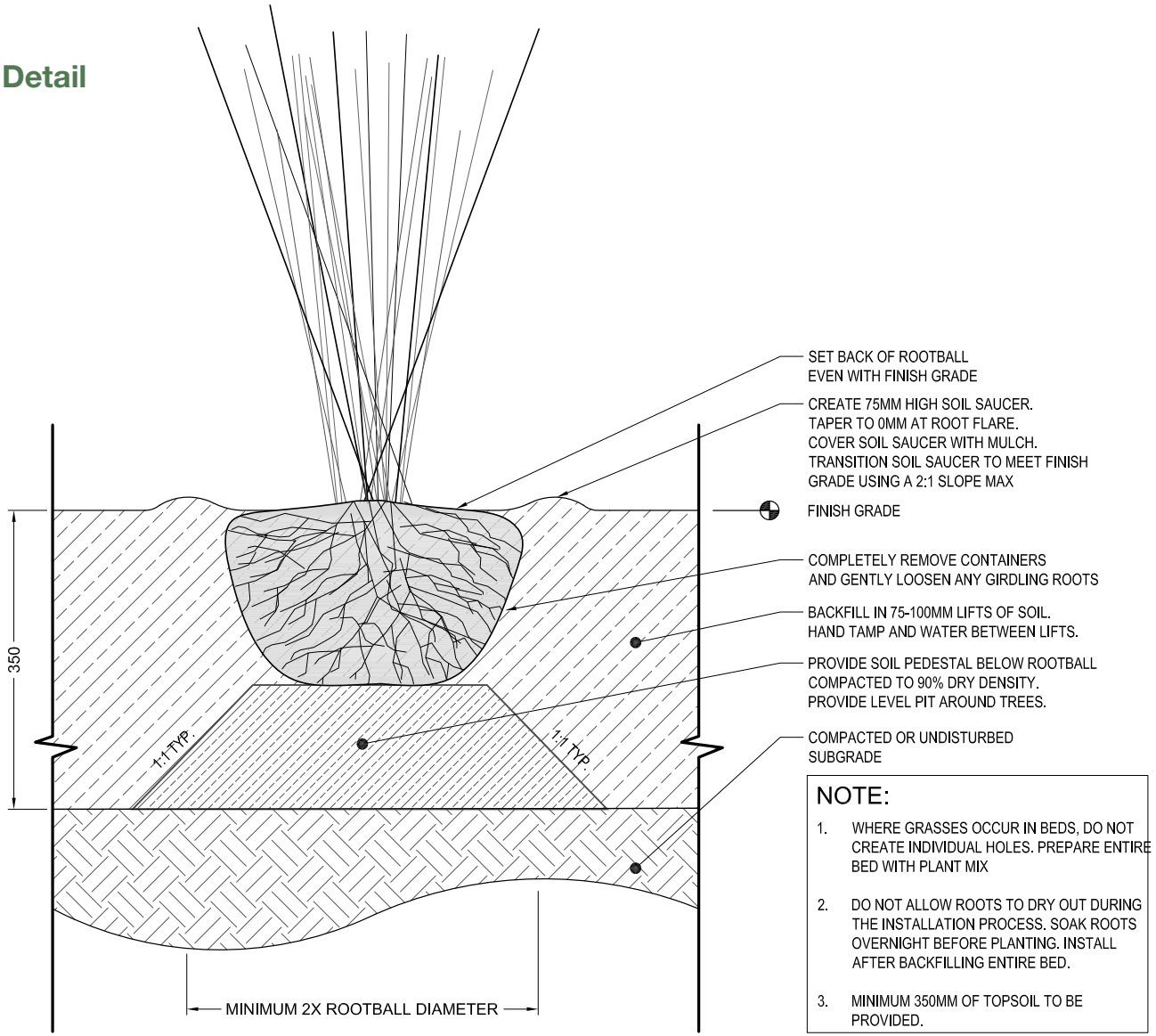
1 TREE PLANTING DETAIL
NTS

2 - Shrub Planting Detail



2 SHRUB PLANTING DETAIL
NTS

3 - Perennial Planting Detail



3 **PERENNIAL PLANTING DETAIL**
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Town of Erin

COMMUNITY & ARCHITECTURAL DESIGN GUIDELINES 'URBAN DESIGN GUIDELINES'

for the Villages of Erin & Hillsburgh

The Planning Partnership