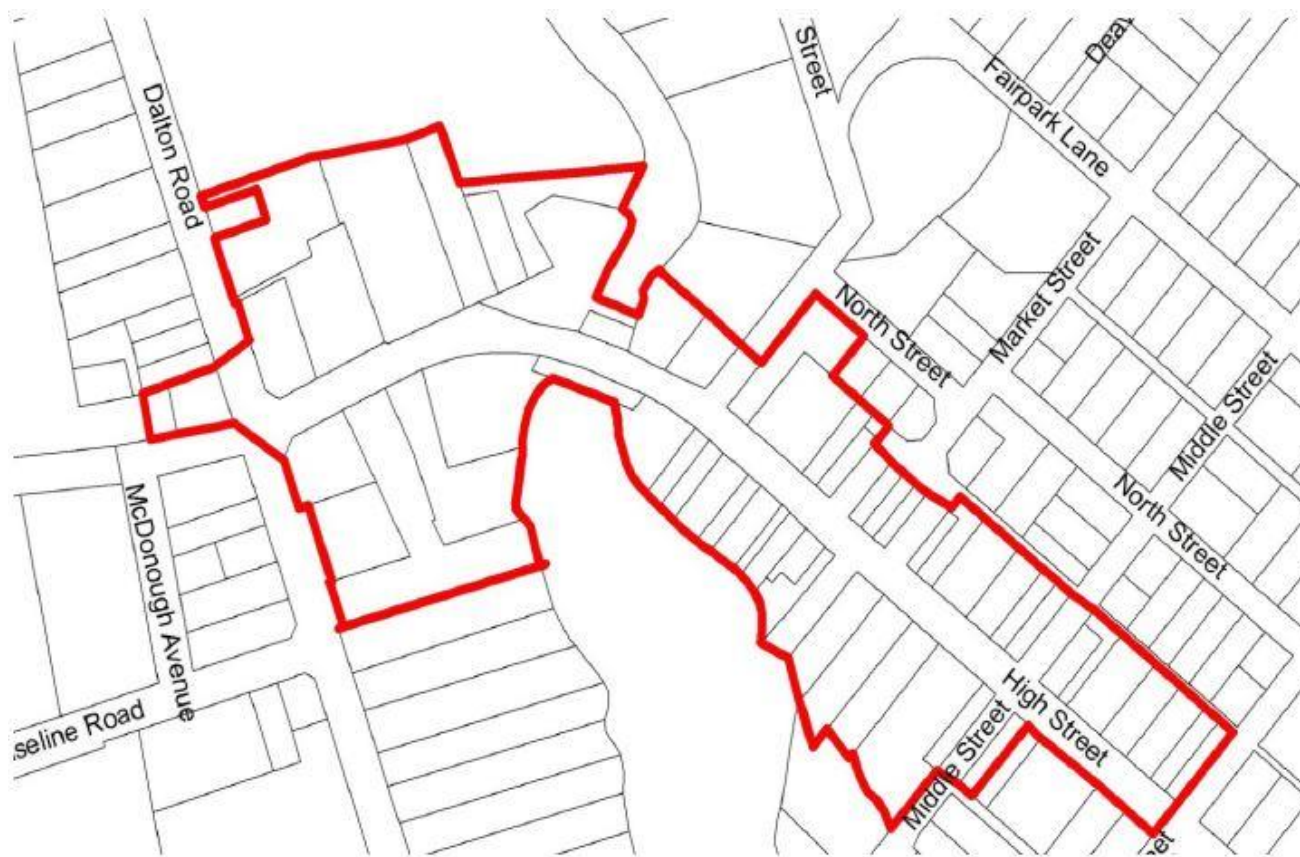


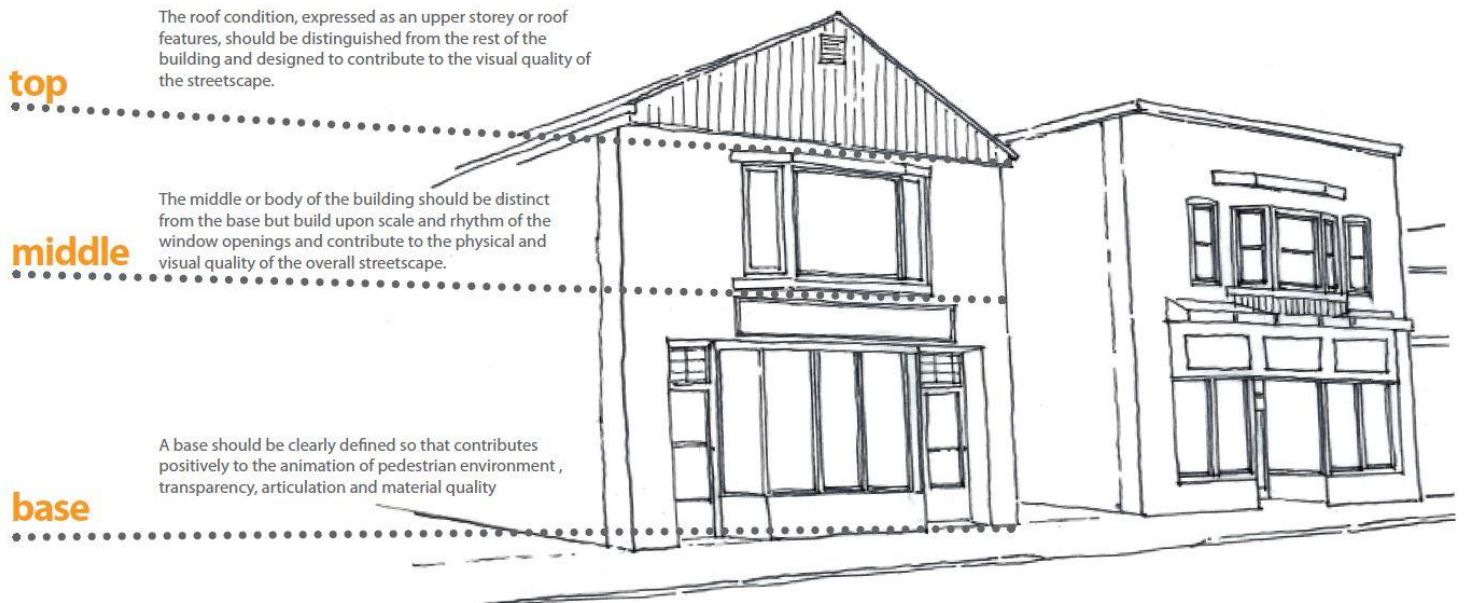
Program Description

The Façade Improvement Grant Program has been created to promote the sensitive redesign of existing building façades to enhance the existing image of the area. This document outlines Façade Improvements specific to the Sutton BIA.

Sutton

Downtown Sutton has a number of extraordinary heritage attributes that can and should be used to create an outstanding regional and local destination. A crucial factor for retaining visitors, ensuring that the benefits are passed on to the citizens of Sutton and for the longevity of the attraction, is in making a place that is diverse, well connected, beautiful and authentic. It is the intent of the Town that individual buildings of heritage significance will continue to be protected but High Street would not be subject to the HCD designation. The Urban Design Guidelines for this Plan will be more heritage based to protect individual properties with significant heritage attributes. Preservation of these attributes on an individual basis can be protected through designation under Part IV of the Heritage Act.



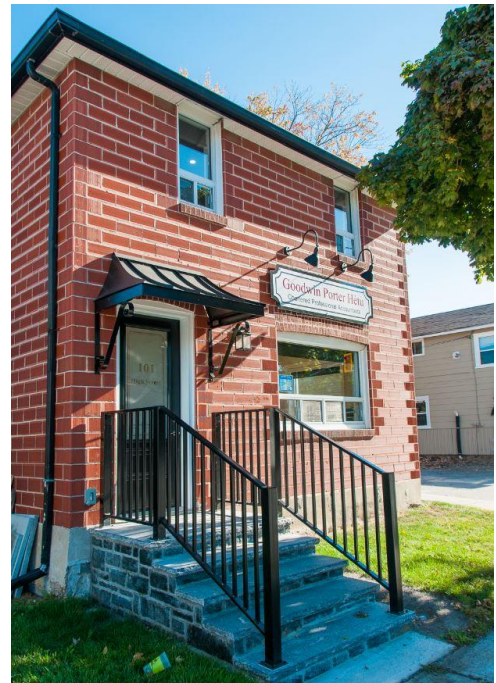


General Building Guidelines

1. All new development in Sutton should be compatible with the character and context of the Area. Consideration should be made for exterior design, including the character, scale, colour, building materials, appearance and design features of buildings.
2. Architectural variety is crucial in creating a visually stimulating urban environment. Streetscapes composed of buildings of similar style and form can succeed through subtle variations in the façade treatment and building mass to improve the overall architectural richness, variety, and building articulation in the community.

Storefronts

Well-proportioned and designed storefronts at a scale that does not overwhelm the pedestrian can contribute positively to the pedestrian environment by providing animation and visual interest at the sidewalk. A defining characteristic of a main street is the mix and variety of storefront styles and types, in addition to the narrow widths and high level of transparency that lends to the vibrancy and animation of the street. Entrances, signage, weather protection and lighting are all elements of successful storefronts.



New development should reinforce these characteristics according to the following guidelines:

1. Barrier-free access should be accomplished in a manner that does not impede passage in front of the store. Ramps are encouraged to be incorporated within vestibules or where entries are set back from the storefront.
2. Storefront entrances should be highly visible and clearly articulated. Entrances should be located at or near grade. Recess entries to reinforce their importance on the street and to generate a true sense of entry. Split-level, raised or sunken entrances are strongly discouraged.
3. To ensure an attractive visual presence on the street and a high quality retail space at grade level:
 - Storefronts should have a high-level of transparency, with a minimum of 75% glazing to maximize visual animation.
 - Clear glass should be used for wall openings (e.g., windows and doors) along the street-level façade. Dark tinted, reflective or opaque glazing should be discouraged for storefronts.
 - An identifiable break or gap should be provided between the street-level uses and the upper floors of a building. This break or gap may consist of a change in material, change in fenestration, or with the addition of a cornice line. The identifiable gap or break can emphasize the storefront while adding visual interest and variety to the streetscape.
 - On corner sites, storefronts should address both street frontages through entries or glazing.
 - Storefront signage should be consistent with the signage guidelines (see signage section), but generally should add diversity and interest to the street and not overwhelm either the storefront or the streetscape.
 - To reflect the existing character and context, storefronts should generally have a frontage that reflects their historic scale.
 - Weather protection for pedestrians is encouraged through the use of awnings and canopies if permitted by bylaws.
 - Where retail frontages are greater than 8.0 metres, they should articulate narrow storefronts in the design of the façade.



Materials

New development should be mindful of ensuring excellence in architectural design and in the use of high-grade materials, particularly at street-level. A key objective of the Design Guidelines is to achieve a balance between consistencies in design quality and street interface, while enabling individual expression in new developments.

1. New buildings should respect the materials of adjacent buildings and consider the palette of materials and colours evident in nearby existing buildings.
2. Building materials should be chosen for their functional and aesthetic qualities and exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance. Materials should also be chosen for durability.
3. Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.
4. In general, the appearance of building materials should be true to their nature and should not mimic other materials.
5. Vinyl siding, plastic, plywood, concrete block, darkly tinted and mirrored glass and metal siding utilizing exposed fasteners should be discouraged.



Vinyl and metal siding discouraged.

Doors and Windows

1. Doors and doorways should be designed to reflect the scale and character of those found in Sutton.
2. Traditional doorway surrounds should be incorporated into the façades of buildings including sidelights, clear transoms and vision panels.

3. The materials and surrounds of new windows should be in harmony with adjacent buildings.
4. The scale and alignment of new windows should be in proportion to the windows on adjacent buildings.



windows, materials and surroundings should be based on those of the original building in Sutton



doors and doorways should reflect the scale and character of Sutton

5. Signage on character buildings should be consistent with traditional sign placement such as on a sign band, window lettering, or within the existing architectural orders.
6. Where a historic building is being restored, the selection of windows, the materials, surrounds should be based on those of the original building.

Signage

Signs should contribute to the quality of individual buildings and the overall streetscape, and should reflect the unique characteristic of their context. High quality, imaginative, and innovative signs are also encouraged. Commercial storefront signage should be subject to the following guidelines:





awning placement on storefront



store signage

Sign Placement

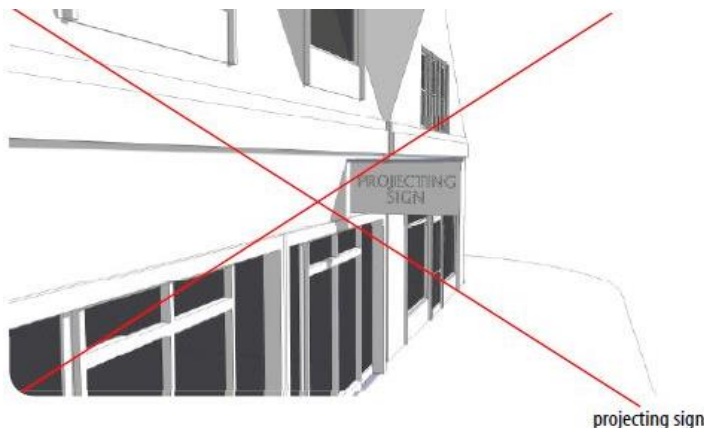
1. Signs should be placed in a consistent location on all building façades. Generally, it should be located above the storefront windows or on canopies over the storefront.
2. Signage should not obscure windows, cornices or other architectural elements.
3. To minimize visual clutter, signage should be integrated into the design of building façades wherever possible, through placement within architectural bays and friezes.
4. With traditional sign placement such as on a sign band, window lettering, or within the existing architectural orders.
5. Highly animated and illuminated digital signage should not be permitted where residential uses can be impacted.
6. All signage should conform with By-laws and regulations.
7. Signage should aid pedestrians and drivers in navigating the area, especially at night.
8. Signs should be well maintained and constructed using high quality materials.



signage should not obscure window

Sign Types

1. Large freestanding signs (such as pylons), roof signs, and large-scale advertising (such as billboards) are discouraged.
2. Projecting/hanging signs are not permitted. If your business currently has a projecting sign you can reface the sign on the existing pole.



3. Moveable signs like sandwich boards should have two sign faces, and be located in front of the associated business on private property where possible. Signs are NOT permitted to encroach onto public property and need to comply with the Town sign bylaw.

Special conditions include:

- a. Must be moved inside after business hours.
- b. Must be protected against movement by wind.

Encroachments

1. Awnings or canopies are not permitted under the Town of Georgina's current bylaw.
2. Permanent structural components of the building (colonnades and balconies) are not permitted to encroach into the defined public pedestrian realm.

If you have questions regarding information in this document please feel free to contact Sean Columbus at 905-476-4301 ext. 2330 or at scolumbus@georgina.ca

