

APPENDIX B

SENSE OF PLACE & DOWNTOWN
COMMERCIAL AREA DESIGN
GUIDELINES

SECTION 1

SENSE OF PLACE GUIDELINES

Sense of Place Guidelines were prepared to describe considerations that should be made for all projects within Innisfil Beach Park. They are guidelines which will shape the way our public buildings and outdoor areas are constructed and experienced.

1.1 PLACEMAKING AND OUTDOOR SPACES

Uses within placemaking destinations will be interconnected with common lands of varying sizes, shapes and composition. Over time, these spaces should develop an identity of their own. The initial park depends upon the planned primary uses at the periphery and the character defining feature of the outdoor place. Detailed designs should refine at least one distinguishable and defining feature for the outdoor place, complementary to those primary uses.

Welcoming Environments

- When undertaking community consultation for primary uses, ensure feedback is solicited to gather direction on supportive outdoor uses. Beach areas may need large logs or other naturalized seating options to help create private areas for friends to gather, a skateboard park may need a comfortable place to socialize, or a pavilion intended for family use may benefit from a power and water hookup for an ice cream truck. This feedback will ensure that users who will naturally gravitate to these destinations will be welcomed to linger in the space.
- Resist creating paved blank canvases. Collaboration should be considered at early design stages to more fully anticipate user behavior, needs, and opportunities to use outdoor spaces. Naturalized landscaping, not sodded or paved areas, should be used to 'fill' unprogrammed spaces until such time that a community identified need emerges organically.
- Incorporating unique artwork and otherwise visually interesting motifs within ordinary park infrastructure

enriches the experience of users and supports informal meeting and lingering in public spaces.

Supporting Infrastructure

- Other elements that support visitors should be incorporated into spaces surrounding nearly every building, so support should be given to the choice to use active modes of transportation. Bike parking spaces, covered waiting areas, and public art create more hospitable outdoor public places.
- Providing additional seating encourages visiting. The type seating, placement, view, privacy, and intended duration will depend upon surrounding uses.
- Opportunities for shade provide relief from the sun and support visitors wishing to avoid the bustle of busy Park spaces.

1.2 GREEN SETBACKS AND BUFFERS FOR BUILDINGS

Where buildings and structures are proposed, detailed landscape plants should be prepared to create functional, sustainable green spaces which transition from the surrounding landscapes. Plantings should be integrated with LID features wherever possible. Green space size, density, and character should be commensurate to the adjacent building and use.

Functional Landscapes

- For each Twenty-Year Plan project, opportunities should be identified early in the planning and budget phases to meaningfully integrate landscaping for functional purposes (creation of shade, wind and visual screening, noise abatement, LID, etc) to meet Park climate resilience principles.
- Irrigation plans should be prepared for areas requiring regular watering. Passive irrigation, greywater reuse, and clean stormwater reuse should be considered to support Town water conservation objectives and water balance goals.

Composition

- Where buildings are located near formal landscaped areas or road thoroughfares, landscaped buffers and setbacks should complement or transition to match existing or

planned landscape treatments.

- Though regional plant varieties should be prioritized where possible, individual building landscaped areas should be selected to support distinctive areas or building identity and a more diverse overall Park landscape. Demanding plants, requiring meticulous soil preparation, fertilization, and spraying should be avoided.
- Landscape plans should be prepared to maximize visual diversity, unless specific design objectives are sought and support the broader Park planning principles.
- Sodded areas are permitted but should seldomly form the predominant ground cover around building buffers and setbacks, unless specific design objectives are sought and support the broader Park planning principles.
- Rows of trees should form a prominent part of all building setbacks and buffers. Where space is available, two staggered rows of trees should be provided.
- Landscape planning should clearly define and anticipate long-term maintenance obligations. Plans should be circulated to appropriate Operations Staff to ensure the landscape does not exceed the capacity of current or planned resourcing. Maintenance information should inform any future park operations plan.
- For areas of the Park which are anticipated for year-round use, plant species should be selected based on sustaining year-round visual interest.
- Where located near building entrances or pathways, trees shall be planted so that, at maturity, they do not obstruct pathways or entrances.
- Landscaped areas within 100 m of identified permanent naturalized areas should use only native, non-invasive species.
- Tree species with large branch or root spread should be avoided where those features can be anticipated to destructively impact a building foundation or roof at maturity.
- Where Park visitors are anticipated to linger, seating, bicycle parking, and shade opportunities should be integrated with landscaping to create inviting spaces to be.
- Fore non-publicly facing building edges, where loading areas and utilities are clustered, buffers should be

prepared to screen and be combined with fence screening as appropriate.

1.3 PUBLICLY ACCESSIBLE INTERIORS

Publicly accessible building interiors refer to spaces within buildings and under structures which are owned, programmed, or managed by the Town. All publicly accessible interiors should possess a high design quality, have cost and time effective long-term maintenance and operation, and respond appropriately to the surrounding Park uses.

Siting

- Connections to interior spaces should complement existing exterior pedestrian routes.
- When siting buildings and designing interiors visual connections should be considered and preserved to nearby destinations, open spaces, related facilities.
- A minimum of two exits should be provided, preferably allowing for a continuous entry and exit.

Entrances

- Entranceways should be clearly defined by proper signage, building articulation, material choices, and landscaping.
- Publicly accessible doorways within the Park shall be glazed or made of natural materials. Over time, these types of features will become synonymous with publicly accessible areas. Metal security doors shall not be used for any publicly facing building entrance. Metal doors applied to non-publicly facing building sides are acceptable with appropriate screening.
- Where possible, doorways should have sidelights/larger glazing to further signify the entranceway.
- To accommodate arriving groups, entranceways should have space to function as an interior foyer and covered exterior landings. These spaces should be sized according to the level of activity anticipated.

Lighting

- Publicly accessible interiors should be designed with an abundance of lighting. Facilitation of natural light

within all public interior spaces should be a key priority, particularly within washrooms. Building orientation, roof design, window size and shape, and building materials should be leveraged to maximize natural light.

- Glazing should be considered for all available exterior walls.
- Artificial light fixtures should be placed to provide high-key, uniform lighting.

Accessibility

- Every publicly accessible interior should meet or exceed AODA regulations.
- Early consultation with the Town of Innisfil Accessibility Advisory Committee should be undertaken to identify potential opportunities to exceed AODA standards.

1.4 SCREENING (FENCES, WALLS)

Fencing, and all other forms of screening, should be considered key components of the overall building and landscape design and should be designed and constructed to the same quality standards as the principal building or surrounding landscape treatment. Their appropriateness within a Park setting is determined by the choice of materials, access impacts, and relationship to surrounding site elements.

General Guidelines

- Fence materials and quality of construction should be commensurate to its impact on the public realm. The use of chainlink should not be considered within the Park, except only to further delimit outdoor storage, loading, and services areas, where appropriate area screening has already been provided.
- Where space permits, screening should be accomplished with a combination of soft and hard landscaping. Soft landscaping treatments should be carefully selected to fulfill the screening purpose (e.g. dense, impassable evergreens and shrubs adjacent fencing for an operations yard).
- Screening should be constructed with high quality materials complementary to adjacent buildings and structures.

- Unless the purpose of the screening is specifically to enhance privacy or mitigate adjacent nuisance uses, screening designs should prioritize light transmission, transparency.
- Consideration should be made to discourage the creation of unsafe, disconnected, or otherwise wasted spaces. Alternative treatments should be considered where those conditions arise (eg additional landscaping or expansion of suitable adjacent programmable area).

1.5 THE IMPACT OF UTILITIES

Visual impacts of building utilities should be considered and proactively managed early within the design process for all Park structures. Public facing utility connections frequently occur where public facing elements of projects are identified and supported. The following guidelines should be referenced where decisions are being made related to the placement and screening of utilities on park structures.

General Guidelines

- Utilities should be clustered and located on the roof or to the least public facing sides of a building, preferably within or adjacent to loading and service areas.
- The visual impact of utility clusters should be considered at the building design stage and made as unobtrusive as possible (e.g. stored indoors, within building recesses, behind corners, behind architectural walls).
- Utilities should be fully screened. Screening should only be constructed in accordance with screening guidelines.

1.6 MOSAIC OF GREEN AND OPEN SPACES

The Long-Term Plan envisions a mosaic of functional, diverse, and sustainable green (predominantly soft landscaped) and open (predominantly hard landscaped) spaces. The mosaic will frequently contain central hardscaped open spaces, like public squares, splashpads, and pathways. Where initiatives are proposed within the Park, consideration should be made to enhance adjacent green spaces to augment and interconnect destinations and to serve as focal points for the park.

At their most creative and uninhibited, expressions of landscape design can result in captivating and iconic destinations. Although it is not within the scope of the IBPMP to undertake a parkwide landscape design exercise, several key areas have been highlighted for their prominence in the Long-Term Plan and for potential for activation. Within these areas, the Town should seek out and support bold approaches to large-scaled landscape creations to create attractive passive recreation areas.

Project Elements

- **1000 Trees:** The 1000 Trees initiative is not a specific numerical goal for tree replacement in the park. Indeed, naturalization of portions of the shoreline and along Bon Secours Creek may result in 1000 trees being planted. The 1000 Trees initiative refers to planned expansion of tree canopy within IBP, designated and implemented through the Urban Forestry Plan. The character and function of those designated areas will range from permanent naturalized areas, to treed meadows, groves, and other variants.
- **Landscaped Placemaking:** As part of projects for placemaking destinations, opportunities will be identified to gather landscape design input surrounding areas.

General Landscape Type Guidelines

Open Grassed Fields

- Playing fields are large areas of grass used for sports, with a range of specific maintenance requirements. During the planning phase for all future fields, a maintenance plan should be prepared and integrated into a future Park Operation Plan.
- If irrigation is proposed, integrate storm water capture tanks for supplemental irrigation to meet Town water conservation goals.

Dirt, Sand, and Mixed Surface Areas

- Numerous areas within the Park are characterized by dirt, sand, or mixed surfaces, including the dog Park, community garden area, BMX pumptrack, beaches area, and outdoor fitness area.
- These areas should be clearly delineated by another material (curb, edge, etc.) to ensure that loose materials do not spread to other landscaped surface types.

Treed Meadows, Groves, and Variants

- Treed meadows and groves contain groundcover vegetation and/or hardscaping with an arrangement of large-scale canopy trees as a primary landscape element. Treed meadows often contain randomized patterns of tree placement, with spacing meeting or exceeding the mature tree diameter. Tree groves are more densely planted with trees, often in repeating rows with space meeting or less the tree's mature canopy diameter.
- Designers should include naturalized and diverse, low-maintenance perennial ground cover elements to reduce the amount of mowed area within the Park, provide ecological benefits.
- Focal points should be created along edges, entranceways, or along pathways bisecting the grove by varying ground cover treatments.
- Treed meadows should be unilluminated or contain very low-key pedestrian scaled illumination along adjacent pathways.
- Frequent seating opportunities should be provided along pathways, and aligned with shade opportunities.
- Densely packed groves can produce wind break benefits, and should be considered for siting relevant to prevailing winds.
- Groves can function as transition features between significantly differing land uses within the Park.
- Signage and other visual obstructions should be minimized within these areas, to preserve a more natural experience.

Bon Secours Creek and other Permanently Naturalized Areas

- Bon Secours Creek forms a 'blue/green' corridor bisecting the Park at its east and west boundaries. All future projects should avoid disturbance to this feature to ensure a no net loss of buffer around the creek. The current buffer ranges from 5-25 metres, however over the long-term a buffer of at least 30 metres should be targeted.
- Multi-use pathways should be constructed beyond the edges of the creek buffers. Internal pathways may be considered with reduced widths, permeable materials, and management of all potential damage at the construction and operation stage.

- Where enhancement or expansion of the creek buffers is considered, the expertise of a qualified ecologist should be retained to ensure plant selection, planting practices, and mitigation measures are undertaken in accordance with best practices.
- In and adjacent the creek buffer, illumination should be limited and where necessary be low-key, directed away from the natural area, and pedestrian scaled.
- When expanding or transitioning to permanently naturalized areas edges, consideration should be made for small openings in the feature edge to create opportunities for nature enjoyment, picnicking, and other forms of passive recreation. Planning small variations in boundary edge shape can facilitate these small openings.
- Consideration should be made to discourage trespass within feature edges, including the use of interpretive signage, dense ground cover plantings, and decorative fencing. Opportunities for naturalized play areas should be considered within the Park to provide an alternative to damaging play in protected features.

Plazas and Other Open Spaces

- Plazas are large hardscaped areas designed to support the highest level of pedestrian traffic found within the Park. The primary purpose of these spaces is to serve as a meeting place before moving onto adjacent amenities and to support public art and small performances.
- Given their flexibility, they are often themselves programmed for special events and may contain areas for passive recreation.
- 25% of plazas should be composed of soft landscaping and, where appropriate, should serve to break up the space into smaller sub areas.
- Plazas should be wide enough to include flexible programming, treed edges, and seating areas.
- Open spaces should be oriented to maximize availability of afternoon and evening natural light.
- Plazas should be highly connected and located at prominent locations, located near commercial service areas, major facilities, popular destinations, and roadways. They may be directly abutted by publicly accessible buildings and structures.
- Plazas and other open spaces should be planned to

support temporary or permanent adjacent food kiosks/trucks.

- Materials used in the construction of plazas should be selected for their durability, accessibility, and aesthetics.
- The provision and location of water and power utilities should consider location of future activity areas, temporary structures, etc.
- Abundant seating, shade, waste receptacles and pedestrian lighting should be available to users and located in a manner that facilitates social interaction.

1.7 ROADWAY LANDSCAPING

Roadway landscaping has been selected to provide a unifying element to the overall landscape character of the Park. Where space permits, edges of roadways will be planted with rows of deciduous shade trees and shrubs to create vegetated corridors. Trees will serve to demarcate roadways, buffer and partially screen traffic from adjacent passive recreational areas, and over time will create an attractive canopy for roadways.

Plant Materials

- At the time of planting, larger caliper trees are preferred. Smaller caliper trees are acceptable within areas intended for permanent naturalization.
- Segments of the roadway should contain at least two species, alternating wherever possible. Species should be selected with a comparable rate of growth, mature height and canopy to ensure a uniform canopy results over time.
- Species should be selected suitable the regional Hardiness Zone and anticipate sun and wind exposure.

Spacing

- Trees should be spaced slightly less than their anticipated mature canopy, to create a closed canopy effect at maturity. Where planting is occurring within areas intended for permanently naturalized areas, more dense planting is encouraged.

1.8 SERVICE AND LOADING AREAS

Loading areas should be balanced for ease of operation and integration within the surrounding natural and recreational landscapes. Without early consideration of design and layout, service and loading areas can become a visual nuisance. Their visual impact should be managed through location and screening.

Layout

- Service and loading areas should be consolidated to assist managing screening objectives.
- Where multiple Recreational Buildings are clustered, service areas should be consolidated and situated to maximize screening potential.

Screening

- In relation to a Recreational Building, service and loading areas should not be located between the buildings and adjacent roadways, passive recreational areas, and existing residential areas.
- Screening should be accomplished with a combination of soft and hard landscaping. Low wall screening is preferred to fencing where constructed using matching or complementary architectural materials and further buffering by landscaping.
- If storage areas are considered, including waste storage, additional screening should be considered as appropriate.
- If submerged waste storage systems are proposed (e.g. Molok, Earthbin, etc), screening should still be considered to manage excess waste and oversized wastes which require storage above ground.

SECTION 2

DOWNTOWN COMMERCIAL AREA EXTENSION URBAN DESIGN GUIDELINES

The Downtown Commercial Area Extension (DCAE) has been considered within the IBPMP to ensure that the built form of these private lands is compatible with planned public investments into Innisfil Beach Park.

Downtown commercial low-rise structures are traditional main street structures between 2 and 4 storeys in height and contain ground floor commercial uses and upper storey residential units. As a significant component of the Long-Term Plan, special guidelines have been provided to guide development of the planned Downtown Commercial Area Extension with careful attention to surrounding compatibility and planned character of the adjacent Park area.

2.1 BUILDING MASSING IN THE DCAE

When placed at the edges of a municipal park, building

massing and height are a significant determinant to overall visual impact on public space. Building heights have been described below to manage and balance shadow impacts, visual impacts, preservation of key viewsheds, and quality of adjacent pedestrian environments. The plan proposes a gradual increase in building heights away from Lake Simcoe, to preserve important viewsheds to the lake and ensure the new structures are compatible with surrounding Low Density Residential One designated areas.

Consolidation and Block Development

- In accordance with Our Place policies, lot consolidation will be encouraged within the DCAE to support the objective of limiting private driveway accesses onto Innisfil Beach Road in accordance with the guidelines contained within this Plan.
- Within consolidated lots, building
- Block development should not result in large, uninterrupted building masses along the IBR corridor.

Where buildings reach lengths of 80 metres or more, they should be broken into narrower structures

Front Streetwall and Setback Guidelines

- Structures sharing a roadway shall achieve a continuous streetwall to assist in framing adjacent open spaces and corridors, unless an approved privately operated/owned public spaces (POPS) or outdoor residential access area has been proposed and supported by the Town.
- Arcades/colonnades are not desired due to ample pedestrian corridors set aside by the Innisfil Beach Park Master Plan. Shelter should be achieved through awnings, canopies.
- To support the achievement of compatible infill solutions abutting Innisfil Beach Park and surrounding low density residential areas, use of an angular-plane provisions will be incorporated into the Zoning By-law for the DCAE. Angular plane provisions should be considered to regulate the visual impact of roof-top access structures, front and exterior side yard massing, and rear yard massing.
- If additional stories are considered and permitted through variance or amendment, building assemblies shall be set back in accordance with an angular plane to manage shadow effects on adjacent public and private spaces.

Building Heights

- Ceiling heights are a significant determinant in overall building height. High ground floor ceilings of more than 4 metres should be supported to maximize flexibility for future adaptation for commercial spaces.
- Building heights and mass should transition from surrounding low-density residential areas and Lake Simcoe.
- Given the building height constraints within the DCAE and width of the municipal right of way, shadow impacts within the Park are not anticipated.

2.2 FAÇADE GUIDELINES

The following guidelines apply to buildings constructed within the study area. The purpose of the guidelines is to support varied, visually interesting, and active building envelopes.

Window Openings:

- At least 60% of frontage on the ground floor shall be treated with clear glazing to allow views of indoor uses and to create visual interest for pedestrians.
- Reflective or tinted glazing will not be accepted.
- Reflective spandrel glass may be supported where best efforts have been demonstrated to provide a predominantly functional glazing treatment on facades.
- Corner buildings and units shall continue glazing motif on exterior walls but will not be subject to minimum glazed areas, subject to satisfaction of staff.
- Blank walls and unorganized spaces will not be supported.

Articulation:

- Facades, particularly on the ground and second floor, should provide a rhythm of openings, articulation, and decorative elements suitably detailed to maintain pedestrian visual interest.
- Horizontal division of structures at each floor or group of floors should be made evident through building materials, colors, and facade articulation. First floor facades should present as commercial occupancy, however when single use structures are proposed, first floor heights and façade articulation must be compatible for future commercial adaptation.
- Vertical division between individual buildings and of major repetitive building elements should be provided to distinguish between adjacent structures and within individual building facades. Division of building elements should reflect a fine grain of widths. Generally, masses or individual units larger than 15-30 metres should be forced to comply with more fine vertical articulation, glazing, and changes in accent materials.
- Window and door openings should be punched (inset) or surrounding cladding to project to create an illusion of a thick wall condition.
- Use of cornices and parapets should be considered as they contribute to a more activated facade and greater pedestrian interest.

Entrances:

- Commercial entrances should support retail uses by presenting:

- Weather protection elements such as canopies and awnings;
- Large, articulated entrances;
- High quality natural materials suitable for pedestrian interest; and
- Presenting a thick wall condition around primary entrances through use of inset windows and doors.
- Residential entrances should be differentiated through:
 - Visibility through glazing to interior lobbies; and
 - Less pronounced entranceway articulation.

Awnings:

- Continuous awnings or canopies are encouraged along Innisfil Bach Road and Lakelands Avenue.
- Raw and coated fabric are preferred materials. Metal awnings may be supported, but plastic roofing types will not be accepted.
- Awning height should be consistent with neighboring frontages, though variation in height is permitted to accommodate taller entrances.
- Awnings and canopies should project into the pedestrian thoroughfare but should not encroach on the drip line of any street trees.
- Canopy color schemes may be coordinated among DCAE blocks or individual buildings.

Signage

- Signage dimensions, coloration, and font size shall be appropriate for the speed of traffic and overall pedestrian-oriented character of the street.
- Signage is not permitted above the second storey floor elevation or facing adjacent Low Density Residential One designated properties.
- signage should be incorporated into the facade design, not added as an overlay feature.
- All signs should be externally illuminated, and shall be fitted to have adjustable brightness.
- Signage should not exceed 10% of the total first floor retail façade (First Floor Elevation to Second Floor Elevation)

- Primary signage should be located on the the entablature.
- Wall mounted signage which projects is supported provided signs do not project more than 1 m from the building face and are limited to 1.25 m² total area per side and are a minimum of m above grade.
- Pylon signs will not be supported.
- Folding frame signage will be supported if located within the commercial display area.
- The following signs should not be permitted, without approval from the Manager of Land Use Planning: signage with removable lettering, inflatable signs, digital or electronic signs, animated signs, movable signs (excluding sandwich boards), internally illuminated signs, and "buildings as signs" (large format signage with the building serving as the bounding box).

Materials:

- Building materials shall be durable, easy to maintain and reflect a high quality of workmanship.
- Environmentally friendly, renewable, and natural materials are required within the first and second floor.
- Rear and exterior building walls visible from adjacent buildings should be finished with similar materials, though reduced architectural detailing could be supported with sufficient justification.
- Higher quality materials with greater visual and textural interest are required on the first and second floors, where they contribute to pedestrian interest. These include brick, stone, and wood.
- Materials that are not suitable and will not be permitted include:
 - synthetic siding systems;
 - mirrored or highly tinted cladding;
 - unadorned concrete;
 - falsified natural materials (embossed vinyl, composites); and,
 - textured stucco.

2.3 STREET TREE AREA, FURNISHINGS, AND LIGHTING

Street trees and furnishings will provide pedestrians with numerous benefits, including shade, cooling, and aesthetic value within the DCAE. The following guidelines for street trees and furnishings should be incorporated within public realm enhancements along Innisfil Beach Road and Lakeland Avenue adjacent to the DCAE.

Street Trees

- Trees shall be planted at sidewalk grade and fitted with tree grates designed for mobility chair accessibility. Tree grate designs shall be coordinated within the street and may be reflective of the adjacent consolidated development, neighborhood, or the Park.
- To protect against damage from snow removal vehicles, tree guards shall be fitted. Tree guards shall be coordinated along the block.
- Species should be selected from those capable of surviving in hardiness Zone 5a. Preferably, species should be reflective of this locale.
- Trees should be planted at spacing of no more than 10 m and no less than 6 m apart to ensure shade benefits will result towards maturity.

Street Furnishings

- Though small benches provide for the minimum needs for stable and level surface for seating, they are often so small that strangers can feel uncomfortable sharing one. Benches should be provided in two lengths, a standard two-metre wide bench for compact locations and an oversized six metre bench length for busier and more spacious locations.
- Permanent planters should be used sparingly due to narrow right-of-way widths. Temporary planters are generally smaller, add visual interest, and provide more flexibility.
- Recycling/composting/waste container designs should be unified within the Park and the Downtown. Unified colors,

materials and designs signify the availability of disposal sites within the public realm. As restaurants and street food options appear, cleanliness of Park areas will become increasingly incumbent on expanded waste disposal options.

Lighting

- Within the DCAE right-of-way, pedestrian scaled lighting shall be supplied, in the form of reduced height light poles, illuminated bollards, or low wall packs.
- Light fixtures should be placed frequently along the roadway to achieve greater brightness uniformity along the pedestrian corridor.
- Street lighting, for vehicle laneways, should be reduced to Town standard minimums to accentuate pedestrian crossings, not overwhelm pedestrian lighting, and lower the overall key of street lighting.

2.4 ACTIVE FRONTAGES IN THE DCAE

Where Commercial Mixed-Use and Institutional Mixed-Use structures are proposed within Innisfil Beach Park, south of Innisfil Beach Road, and on Lakelands Avenue, frontage guidelines have been provided to shape the character of these uses in relation to the Park. In these areas, the provision of building frontages which facilitates pedestrian window shopping, outdoor product display, and sidewalk seating will be supported.

Active Frontages

- All buildings fronting Innisfil Beach Road, 25 Sideroad and Lakelands Avenue shall be oriented to the pedestrian thoroughfare. This will be accomplished through pedestrian-scaled materials and textural interest, building articulation, prominent entrances, an abundance of glazing, and tall first-floor ceiling heights.
- Building facades shall be oriented to the street, unless specific design objectives are sought and support the broader streetscape objectives and are supported by the Town.
- Storefront widths should vary along the streetwall, to imply a more incremental development process and sustain a

typical traditional main street condition.

- First-floor elevations should be constructed to closely match elevations along the IBR sidewalk, to ensure universal accessibility objectives are supported.
- Where portions of the frontage contain no clear orientation to the street, accepted designs shall contain additional temporary landscaping, architectural articulation, high quality materials and treatments, and public facing art.

Commercial Display Areas

- The Commercial Mixed-Use structures shall only use the ground floor front yard setback to accommodate product display, temporary landscaping, sidewalk seating, entranceway landing, and awning encroachments.

2.5 VEHICLE ACCESS AND LOADING AREAS IN THE DCAE

Some constraints are anticipated around providing vehicular access from IBR to development proposals within the DCAE. Anticipating increasing traffic volumes and the risk of numerous driveways access IBR and interrupting the pedestrian thoroughfare, the following guidelines have been provided regarding private driveway vehicle, laneway design, and managing building utilities.

Block Accesses

- The Long-Term Plan for Innisfil Beach Park is to minimize vehicular crossings across the pedestrian thoroughfare. This will be achieved through infrequent, consolidated driveway accesses to Innisfil Beach Road. Landowners should approach the Town for planning approvals only after an agreement between landowners has been reached in principle to undergo subdivision or a common elements condominium (long-term solutions) or access agreements (short-term) prior to application for planning approvals.
- Over the length term, no more than three driveways accessing Innisfil Beach Road and no more than two on Lakelands Avenue will be accepted as a long-term solution by the Town. The Town Zoning By-law will

minimize driveway widths to a minimum to maintain the urban streetwall.

- Easements may be considered during the site plan process to retain portions of rear yards free and clear of permanent obstructions for the purposes of consolidation and shared rear laneway accesses.
- Private laneway accesses should be narrowed to limit disturbance to the pedestrian thoroughfare.

Rear Lane Design

- Consolidated driveway entrances to Innisfil Beach Road are preferred. A rear yard easement should be established on each lot to support the future development of a rear laneway, connecting 25 Sideroad and Lakelands Avenue to aid in traffic movements and improve emergency vehicle access.
- Rear yard setback requirements should be incorporated to accommodate a block scaled rear lane access concept and support angular plane requirements.
- Noise abatement fencing should be provided on the Downtown Commercial Extension Area property where it abuts Residential Low Density One zoned properties along abutting property lines.
- Where properties abut Residential Low Density One properties, a densely planted landscape strip should be provided improve additional screening between properties over time.

Site Utilities and Loading Areas

- Loading areas shall be situated within the rear yard parking areas.
- Informal deliveries may be accommodated from adjacent street parking and through the front of the building if no modification is required to primary resident, customer entrances.
- It is preferred that building transformers are stored within the building envelope.
- Transformers shall not be situated within the front or exterior side yards unless the structures are located below grade.
- When situated in rear yards, transformers shall be screened with a combination of architectural screening and vegetation, with access provided via a narrow stable

surface pathway for purposes of maintenance.

- Building mechanicals should be located within the building, fully screened on the roof, or fully screened at-grade behind the building, pending evaluation of best-case outcomes to minimize noise impacts to adjacent properties.

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