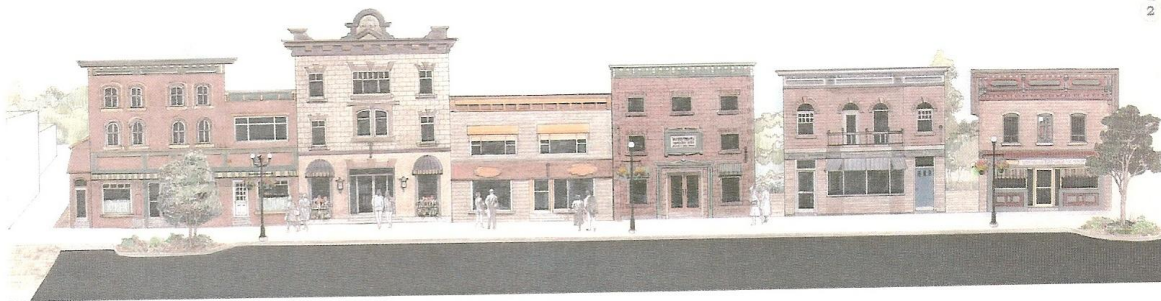




Heritage Design Guidelines Municipality of North Grenville



June 2007

INTRODUCTION

1.0 MAIN-STREET PROGRAM

The Municipality of North Grenville will adopt the Main-street approach developed by Parks Canada, for revitalization of its downtowns, and will develop operational plans in each of the following Main-street components:

1.1 Management

A coherent plan will be developed to manage the main-streets of North Grenville through innovative planning, zoning and other by-laws. The coordination with grant programs offered by other levels of government will be formalized and thereby the other components of the strategy will be coordinated.

1.2 Economic Development

A strategic plan will be developed to coordinate the efforts of business networks, community groups and other levels of government to support the commercial activities of the main streets.

1.3 Social Management

A strategic plan will be developed to ensure that the main-streets of North Grenville meet the needs of residents and visitors, including senior citizens, youth, children, young adults and persons with disabilities. The plan will address such issues as mobility, cognitive, vision, hearing and communication challenges.

1.4 Marketing

An action plan will be developed to market the downtowns, which will address such issues as;

- a) participation in regional activities,
- b) development of an effective advertising campaign, and
- c) coordination of promotional activities within North Grenville, Eastern Ontario, Western Quebec and Northern New York.

1.5 Design Guidelines

The Design Guidelines presented in this report will be implemented.

DESIGN GUIDELINES

2.0 PHYSICAL SUPPORTS FOR THE BUILT ENVIRONMENT

- 2.1. The Municipality of North Grenville will assume a leadership role in the revitalization process. That revitalization will extend beyond Prescott, Clothier, Rideau and Sanders Streets in the Town of Kemptville, and include the main streets of the Municipality's Hamlets.
- 2.1. A theme for each main street will be established in consultation with local residents, businesses and community groups.
- 2.1. The Municipality will continue to invest in the main street areas by:
 - a) extending and enforcing the sign by law,
 - b) providing street furnishings such as benches and garbage receptacles, and
 - c) maintaining the publicly owned building stock in keeping with historic integrity of the areas in which they are located.

3.0 ARCHITECTURAL ASSETS

- 3.1 The Municipality will implement and enforce demolition control areas within the designated districts.
- 3.2 The Property Standards By-laws will be strictly enforced within the districts to prevent another cycle of deterioration of the building stock, with particular attention being paid to buildings on the Municipality's Inventory of Heritage Buildings.
- 3.3 Revitalization and protection of the architectural assets will focus primarily, but not exclusively, on that portion of the building that impacts on the "street face".

4.0 APPROACH TO ARCHITECTURAL HERITAGE

4.1 Heritage Structures

- 4.1.1 The Municipality will develop a plan of action for Heritage Conservation in consultation with the community.
- 4.1.2 Each structure will be individually evaluated to determine the type

and level of protection that would be appropriate.

4.1.3 In order to achieve the identified goal of revitalization for a specific structure, the goal will be for minimum intervention: reconstruction, restoration, renovation, rehabilitation or retention.

4.1.4 The Municipality will assist building owners and business operators by providing advice on proposed alterations at the planning stage.

4.1.5 Building owners and business operators within designated areas will be encouraged to return the front facades of buildings to the period in which the building was originally constructed (i.e. early 20th century in Downtown Kemptville, and late 19th century for the hamlets.

4.1.6 Building owners will be encouraged to have their properties designated under the Ontario Heritage Act to protect them for now and in the future.

4.1.7 The Municipality will continue to designate its publicly owned buildings under the Ontario Heritage Act to protect them both now and in the future.

4.2 Non Heritage Structures

4.2.1 Existing buildings within the designated districts, which are built outside of the deemed design period, will be regarded as representative of the period in which they were built. They will not be required to undergo extensive changes to mask their period characteristics. However the buildings will be required to comply with applicable by-laws, including but not limited to the Municipality's Sign By-law.

4.3 Infill Structures

4.3.1 The Municipality will implement site plan and demolition control within the designated districts in order to ensure that new infill structures are compatible with the surrounding historic buildings in terms of size, scale, massing, height, setback, materials and colours.

4.4 Colour Palette

4.4.1 Within designated districts, the choice of exterior colours will be

restricted to historic colour palettes available from paint manufacturers.

4.4.2 Owners of designated heritage structures will be encouraged to undertake microscopic paint analysis in order to determine the original paint colours used on the building.

4.4.3 The Municipality's heritage advisory committee will work with building owners to assist them in making appropriate choices from historic colour palettes, within the designated districts.

4.4.4 The choice of appropriate paint colours will be implemented through the site plan approval process.

4.5 Awnings

4.5.1 The use of awnings as signage within the designated areas shall only be permitted in accordance with the Municipality's Sign By-law.

4.5.2 Only triangular or retractable awnings with scalloped or corbelled edges will be permitted. Existing awnings that do not comply with these provisions or for which no permit has been issued under the Signs By-law are not "grandfathered".

4.5.3 All awnings should be compatible with those of the design period, in terms of colour, style and material.

5.0 **SIGNAGE**

5.1 Commercial Signage

5.1.1 The Municipality's Sign By-law No. 9-03 will be extended to cover other designated areas of the municipality, especially the Hamlets.

5.1.2 The Municipality's heritage advisory committee will be consulted prior to approval of any proposed sign designs within the designated areas.

5.2 Municipal Signage

5.2.1 The Municipality will replace street signs, signage to public parking and municipal facilities within the designated areas with signage that is compatible with the design concept.

5.2.2 Directional signage to the main streets of towns, villages and hamlets from major arterial routes such as County Road 43 and Highway 416 will be replaced and augmented with heritage style signage.

5.2.3 Gateway signage indicating entry to Old Town Kemptonville will be created at the junction of County Road 43 at Rideau / Sanders Street and Van Buren Street at Prescott Street.

5.3 Murals

5.3.1 The Municipality will encourage a program of creating murals on both privately and publicly owned properties within the designated districts.

5.3.2 All murals installed within designated areas shall conform to the provisions of the Municipality's Sign By-law.

6.0 **STREETSCAPE**

6.1 Roads and Parking

6.1.1 The Municipality will endeavour to procure and maintain additional parking within the designated area of Kemptonville behind the buildings that line the west side of Prescott Street.

6.1.2 Pedestrian access points to the off-street parking areas will be established along Prescott Street and will have appropriate lighting, signage and maintenance provisions.

6.2 Lighting

6.2.1 Street lighting will be designed to enhance the heritage character of the designated districts, while fulfilling all of the technical safety requirements.

6.2.2 All street light fixtures will be equipped with deflectors on the building side to attenuate light penetration to second and third floors, and will have deflectors on the crown to maximize the amount of light directed to ground level, and minimize the amount of ambient light.

- 6.2.3 Historic style lighting will be installed within the villages and hamlets appropriate to the architectural period (lantern style presently used in the subdivisions).

6.3 Street Furnishings

- 6.3.1 The design theme for street furnishings established by Street Smarts and subsequent Downtown Revitalization Committees will be continued (i.e. wrought iron reminiscent of the 1910 - 1920 period).
- 6.3.2 Themed benches, waste containers and planters will be placed strategically within the downtown core area.
- 6.3.3 The use of materials which are outside of the design concept will be avoided, within designated areas.
- 6.3.4 The installation of themed street furnishings will be extended to other designated districts within the municipality, particularly Burritts Rapids in time for the 175th anniversary of the Rideau Canal.

6.4 Soft Landscaping

- 6.4.1 All reasonable efforts will be made to restore/maintain the tree-scape of the design period within designated districts, while being cognisant of invasive species and the impact on building foundations and public infrastructure.
- 6.4.2 The use of decorative hanging baskets will be extended to the villages and hamlets.

6.5 Hard Landscaping

- 6.5.1 Traffic calming measures, such as curbed bump-outs, meandering street design, contrasting coloured and textured cross-walk materials will be used within the designated districts. Planters with trees, shrubs and flowers will also be installed to soften the visual lines within the designated districts.
- 6.5.2 Coloured and textured concrete which mimics the look of the tan and beige St. Malo Pavers used in Rotary Park will be used as streetscape materials within the designated districts.

7.0 Non Physical Supports

The Municipality of North Grenville will continue to implement by-laws and develop policies and programs to support the main-street revitalization. Among other measures, the Municipality will consider the following actions:

- 7.1 formally adopt the North Grenville Inventory of Historic Buildings under the provisions of the new Ontario Heritage Act,
- 7.2 continue to designate municipally owned buildings and landscapes under the Ontario Heritage Act,
- 7.3 implement demolition control within selected areas of the community, and extend the use of site plan control to protect heritage properties,
- 7.4 designate the defined area of Kemptville as a Community Improvement Area (CIA) under the Ontario Planning Act,
- 7.5 designate the Hamlets of Burritts Rapids, Bishops Mills, Oxford Mills and Heckston as Heritage Conservation Districts under the Ontario Heritage Act,
- 7.6 promote funding programs available through other levels of government such as the North Grenville Community Development Corporation and,
- 7.7 adopt tax relief programs for properties designated under the Ontario Heritage Act.