

## 3.0

# Key Urban Design Principles

### 3.5 Encourage Mixed Use Commercial Development

*The Binbrook Village Secondary Plan* recognizes that the Community Core will function as the primary retail and commercial centre of the village. Having a well-designed and well-used retail and mixed used Community Core is essential to a healthy and vibrant village. Existing commercial and service uses within the Community Core should be encouraged to remain in addition to providing opportunities for new

developments in the core. By encouraging the grouping of permitted uses and development in a coordinated manner within the framework of urban design guidelines, balanced growth in the core can be achieved.

*A variety of retail and commercial uses in the core will help to create a vibrant village centre. Site development must include a variety of opportunities for all users as illustrated in these examples.*



[www.pedbikeimages.org/danburden](http://www.pedbikeimages.org/danburden)



## 6.0

**Architectural Design Guidelines****6.4 Guidelines for New Buildings**

New mixed use or commercial infill development in the Binbrook Village Core should be planned and designed to achieve functional and visual continuity with the existing buildings and street patterns. The design of the new infill buildings can fulfill this objective by a variety of means: building massing can be broken into visually smaller segments, new architectural forms may be integrated with more traditionally designed older buildings, as well as existing footprints re-used, repeated or replicated. Existing and new built form should connect visually and spatially in order to retain and enhance the existing Binbrook Village character.

**6.4.1 Character and Context**

- New mixed-use infill construction should follow patterns of site utilization as guided in this document. New infill should be planned and designed in a manner that protects, sustains, and enhances the existing architectural character of the Binbrook Village Core;
- In addition to the setback requirements established, the new infill should match the existing build-

ing's width, height and massing;

- New infill buildings should maintain the size and rhythm of space between buildings along the established streetscape.

**6.4.2 Massing**

- New mixed use infill development should conform to the proportion, scale and massing of existing residential or commercial buildings adjacent to the infill development;
- Larger architectural structures can achieve visual harmony with smaller buildings by the use of repetitive massing, roof forms, materials used and cladding colour. New, larger buildings may also be subdivided into smaller elements reflective of the mass or detailing of surrounding buildings (i.e. roof form may employ gables, mansard windows, front porches, colonnades, etc.).
- Although these guidelines do not prescribe architectural style, the goal is to avoid monolithic and "boxy" massing in order to create attractive buildings that reflect human scale;

- New commercial infill development may have a maximum three storey height as set in the Zoning By-laws. Massing should be encouraged such that height differences between adjacent buildings should attempt to be no more than one storey in order to provide smooth transition between the building masses;
- Commercial buildings, especially those located at the intersection of Binbrook Road and Highway 56 should be distinguishable by special architectural features other than large commercial signage. Clock towers, turrets or similar special features/elements may be used to create special landmark features.

## Architectural Design Guidelines 6.0

### 6.4.3 Building Height

- New infill buildings should be encouraged to vary their height but not to extremes. The difference between adjacent or adjoining building heights should be no more than one storey. This guideline is to prevent inappropriate suburban commercial developments which may be out of character.



*Three storey buildings can be accommodated in the core provided there is a transition between adjacent properties as illustrated.*

### 6.4.4 Roof Form

- The majority of new mixed use buildings in Binbrook Village should have sloping roof forms. These forms should be derived from existing roof typology in the area. Flat roofs will not be permitted.
- More complex roof forms, consisting of a principal main roof with additions, is preferred in order to create human scale and harmony with surrounding context;
- Dormers, gables, chimneys and roof cornices add visual richness to a roofscape. These elements should be encouraged in the design of new buildings and can be used to create useable interior space within roofs;

- Minimum roof slopes should have 6:12, ideally 9:12 ratio or higher (12:12) are required in order to preserve rural/small town character of the Village;
- Balconies are encouraged on upper floors and over entry porches. Those will provide an additional visual interest, protection from elements, and opportunities for social interaction, street life and added security;
- Roofing materials may include asphalt shingle, wood shingle or shakes, copper and slate.

### AVOID



*An undesirable integration of buildings. The single storey centre building is dwarfed by the adjacent buildings. This approach is out of character in the Village Core.*

## Architectural Design Guidelines

6.0

### 6.6 Commercial Building Orientation

The following guidelines are based on a view that commercial development should have a high quality storefront design and detailing, as well as integrated commercial signage.

- Commercial buildings should allow access from the rear yard parking ;
- All commercial buildings within the Binbrook Village Core are to be street oriented. Buildings should provide continuous storefronts along the street/sidewalks with primary access from and to the front façade;
- Corner buildings are visually prominent and all street elevations should be given equal design treatment and care;
- Excessive blank walls demonstrating no specific architectural design on main commercial façades are to be avoided in the Village Core;
- Main façades shall have sufficient amount of glazing to provide casual surveillance and to visually break up the building mass.



*A new commercial building that incorporates the principles of good storefront design as well as opportunities for landscaping as an integral part of the site development.*