



Municipality of Clarington

Urban Design Guidelines

Planning Services Department - Community Planning and Design
October- 2013 Draft

DRAFT

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PART A – BACKGROUND

1.0 INTRODUCTION

The Newcastle Village Centre is one of Clarington's most celebrated focal points that defines the historic roots of the Municipality. For Newcastle residents, the Village Centre provides a year-round destination for shopping, dining, entertainment, and provides spaces for community and cultural activities. Urban Design Guidelines are a fundamental component in protecting areas of special identity such as the Newcastle Village Centre. The Urban Design Guidelines will help to achieve the following objectives outlined in the Secondary Plan (Sections 3.1, 3.4, 3.5):

- *To preserve and enhance the unique character of the Village Centre as a heritage main street;*
- *To provide for redevelopment of the Village Centre with emphasis on increased densities, quality urban design and heritage preservation; and*
- *To establish an eastern gateway to the Village Centre.*

These guidelines will implement the policies in Section 11 of the Newcastle Village Secondary Plan and the general principles and site development criteria in Sections 10.4.9.1 and 10.4.9.2 of Amendment 77 to the Clarington Official Plan, (see Attachment 1).

1.1 The Role of the Newcastle Village Centre Urban Design Guidelines

The purpose of the Urban Design Guidelines is to facilitate development proposals and enhance the character of the village. It also provides guidance for the evaluation of development proposals. The Urban Design Guidelines shall be used in conjunction with the Secondary Plan, the urban design policies of the Official Plan and other site specific requirements. All development proposals will be expected to follow and implement these guidelines.



Photograph 1: King Street looking to the west, Jack Gordon Collection

2.0 CONTEXT

2.1 The Urban Design Guidelines Area

The Newcastle Village Centre runs along King Avenue and extends from the east side of Foster Creek to 361 King Avenue East on the south-east side of Brookhouse Drive. The Newcastle Village Centre has a unique main street and

heritage character and is identified as the functional and symbolic centre of economic, social and cultural activity of Newcastle. The area subject to the Newcastle Village Centre Urban Design Guidelines is identified on Map 1.

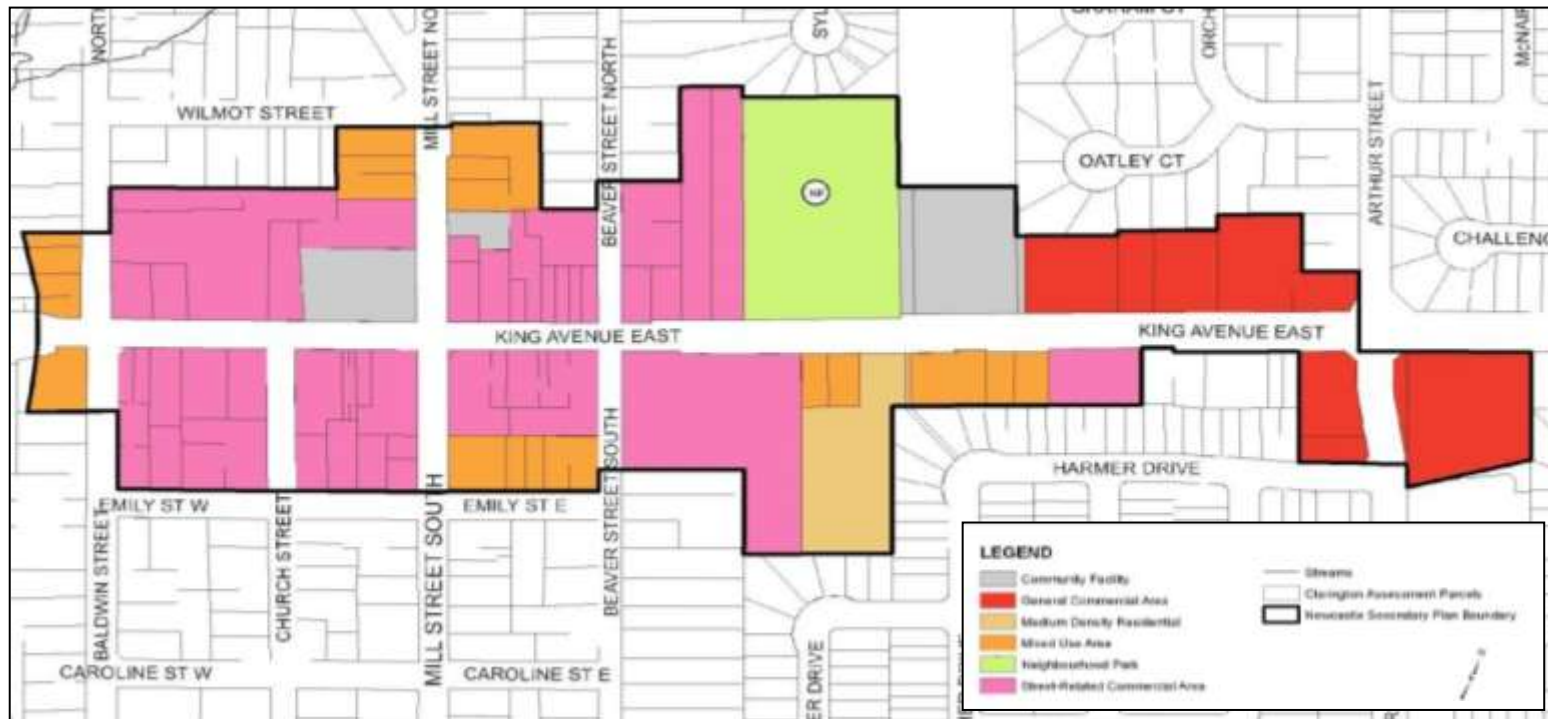


Map 1 – Newcastle Village Centre Urban Design Guidelines Area, Source: Municipality of Clarington

2.2 Planning and Policy Context

The Newcastle Village Centre Urban Design Guidelines are guided by Provincial and Regional policies and planning directions, the policies of Amendment 77 to the Clarington Official Plan (OPA 77), Newcastle Village Centre Secondary Plan (NVCSP), and the goals and objectives of the Newcastle Village Community Improvement Plan (CIP) include the following:

- *An appropriate mix of uses, housing and employment (PPS Section 1.1.1 b), Growth Plan Section 2.2.3.7 b), Durham Regional Official Plan, Section 8.2.1 b), OPA 77 Section 10.4.9.1 a), Section 5A.4.3 d));*
- *Promoting intensification and redevelopment within built-up areas (PPS Section 1.1.3.5);*
- *Providing complete communities with a diverse mix of land uses (Growth Plan Section 2.2.2 h));*
- *Encouraging a compact urban form which is transit-supportive (Durham Regional Official Plan, Section 8.2.1 a), OPA 77 Section 5A.5);*
- *Promoting infill, redevelopment and intensification (OPA 77 Section 22.3.4f));*
- *Enhancing downtowns and main streets (PPS Section 1.7.1. b));*
- *Protecting established residential areas by having policies on transitional built form (Growth Plan Section 2.2.3.7 f), OPA 77 Section 10.4.9.2 d), Section 5A.4.3g), h), i));*
- *Enforcing good urban design principles (Durham Regional Official Plan, Section 8.2.1 d));*
- *Integrating public art in new development OPA 77 Section 5A.3.3b), c));*
- *Creating urban environments that favour pedestrian traffic and public transit areas (Durham Regional Official Plan, Section 8A.1.2 c));*
- *Supporting common vehicular access and internal lanes (OPA 77 Section 10.4.9.2 g);*
- *Providing an active street life (OPA 77 Section 10.4.9.1 b), Section 10.4.9.2 b), h), Section 5A.4.3 c), d))*
- *Creating high quality landscape treatment (OPA 77 Section 10.4.9.2 f), NVCSP Section 11.3a));*
- *Encouraging building and façade articulation (OPA 77 Section 10.4.9.2 e), Section 5A.4.3 e), NVCSP Section 11.3b));*
- *Promoting cultural heritage conservation (PPS Section 2.6.1, 2.6.3, Growth Plan Section 4.2.4 e); Durham Regional Official Plan, Section 8A.1.2 d); OPA 77 Section 5A.4.3b); Newcastle Village Community Improvement Plan (CIP) Section 1, Section 2.5), Section 22.3.4 g); OPA 77 Section 8.3.2a) to d), 8.3.3, 8.3.4, NVCSP Section 11.4, 11.5));*



Map 2 – Land Use Schedule in the Newcastle Village Centre Secondary Plan, Source: Municipality of Clarington

The Village Centre Secondary Plan (Map 2) contains six designations: Community Facility, General Commercial Area, Medium Density Residential, Mixed Use Area, Neighbourhood Park and Street-Related Commercial Areas. The Urban Design Guidelines will consider a variety of anticipated responses to redevelopment of different, scales, intensities and land uses within and along the Village boundary.

The Zoning By-law 84-63 divides the Newcastle Village Centre into three general zoning categories: Environmental Protection, Urban Residential, and Commercial. Within these zone categories there are 19 exception zones related to site specific amendments that have occurred over time. Permitted heights within the residential zone range between 10.5 metres and 14 metres. Permitted heights within the commercial zone range between 8 metres and 12 metres. The Urban Design Guidelines are intended to complement the regulations of the Zoning By-law.

3.0 STUDY AREA EXISTING CONDITIONS

The Newcastle Village Centre can be viewed as two distinct districts as illustrated in the Newcastle Village District Plan - Map 3, the Historic Downtown District and the East District.

3.1 The Historic Downtown District



Map 3 - Newcastle Village District Plan

The Historic Downtown District extends from the east side of Foster Creek to 97 King Avenue East on the south side and 106 King Avenue East on the north side, east of Beaver Street. A number of buildings are identified as Heritage Buildings in the Clarington's cultural heritage resources list. The Historic Downtown District contains 34 heritage properties (Map 4). These properties collectively

contribute to the overall character of the Village Centre. The Municipality encourages the owners of heritage properties to seek designation under the Ontario Heritage Act (Newcastle Village Secondary Plan, Section 11.4). The Village's most prominent landmark is the Newcastle Community Hall, a Neo-Georgian style building, which is designated under the Ontario Heritage Act.



Map 4 - Clarington Heritage Committee (CHC), Source: Clarington's Heritage Cultural Heritage Resources List

This district exhibits a traditional built form and architectural features reflective of the Village's history. New development should continue to complement the surrounding scale, mass and architecture with compatible design and materials. Photograph 2 illustrates an

example of an addition to an existing three storey commercial building located at 115 King Avenue East which respects the historic quality and scale of the area and reinforces and enhances the existing character of the Newcastle Village Centre.

The district includes architectural styles from periods such as the Classical Revival, Neo-Georgian and Georgian. Many of the buildings were built as mixed-use buildings, combining commercial uses at the street level with residential units above.

The following architectural styles illustrate some of these architectural components and their basic features. However, there is a range of styles which may exist among individual buildings. It may also be the case that alterations or additions have been made to these structures, resulting in features which were not characteristic of the original buildings at the time.



Photograph 2:
Mixed use building located at 115 King Avenue West

Classical Revival

The building located at 4/16 King Avenue East was built around 1865 and was used as a mixed use building. The building contains commercial uses on the ground floor with bedrooms above. The building hosted the Newcastle Village post office at the corner from 1880 until 1923.

This building exhibits architectural elements of Classical Revival architecture in its roof line with return eaves, and heavily detailed cornicing as shown on the picture below. Most of the original exterior architectural elements of this building have remained unchanged over the past 148 years.



Roof line with return eaves
Heavily detailed cornicing
Bay windows
Chimney stack

Neo-Georgian

The Newcastle Village Community Hall located at 20 King Avenue East was built in 1923 as a Neo-Georgian brick and stone building. Georgian buildings presented elongated, symmetrically balanced façades.

Architectural features include the slate roof and the clock tower with the slate spire. The symmetry and fine stone detailing on the front elevation, the cloister on the west side and the palladian windows are among the many architectural elements of this designated building (Photograph 4).



Photograph 4: Neo-Georgian

Steep roof

Clock tower with slate spire

Palladian windows

Elongated, symmetrically balanced façades with stone detailing

Georgian

The original house located at 59 Mill Street North is a well proportioned side gabled three bay Georgian. It is assumed to be built around 1856. Important features of the building are the return eaves, the deep frieze below the cornice, and the large windows with simple wooden mouldings and sills.

Typical of the style, is the emphasis on the front entrance, with its panelled front door, fine unpedimented entablature and sidelights. Its wooden shiplap cladding is incised vertically at regular intervals to give the appearance of cut stone. This is a rare architectural element as it was only occasionally used in Ontario. Porch, verandah and dormers were added after 1878 (Queen Anne influence 1880-1910) (Photograph 5).



Photograph 5: Georgian

Side gabled three bays Georgian

Returned eaves

Deep freeze below the cornice

Large windows with simple wooden moulding and sills

3.2 The East District

The East District extends along King Avenue from 131 King Avenue East on the south side and Newcastle Memorial Park on the north side to 361 King Avenue East on the south-east side of Brookhouse Drive and 300 King Avenue East, on the west side of Arthur Street. The East

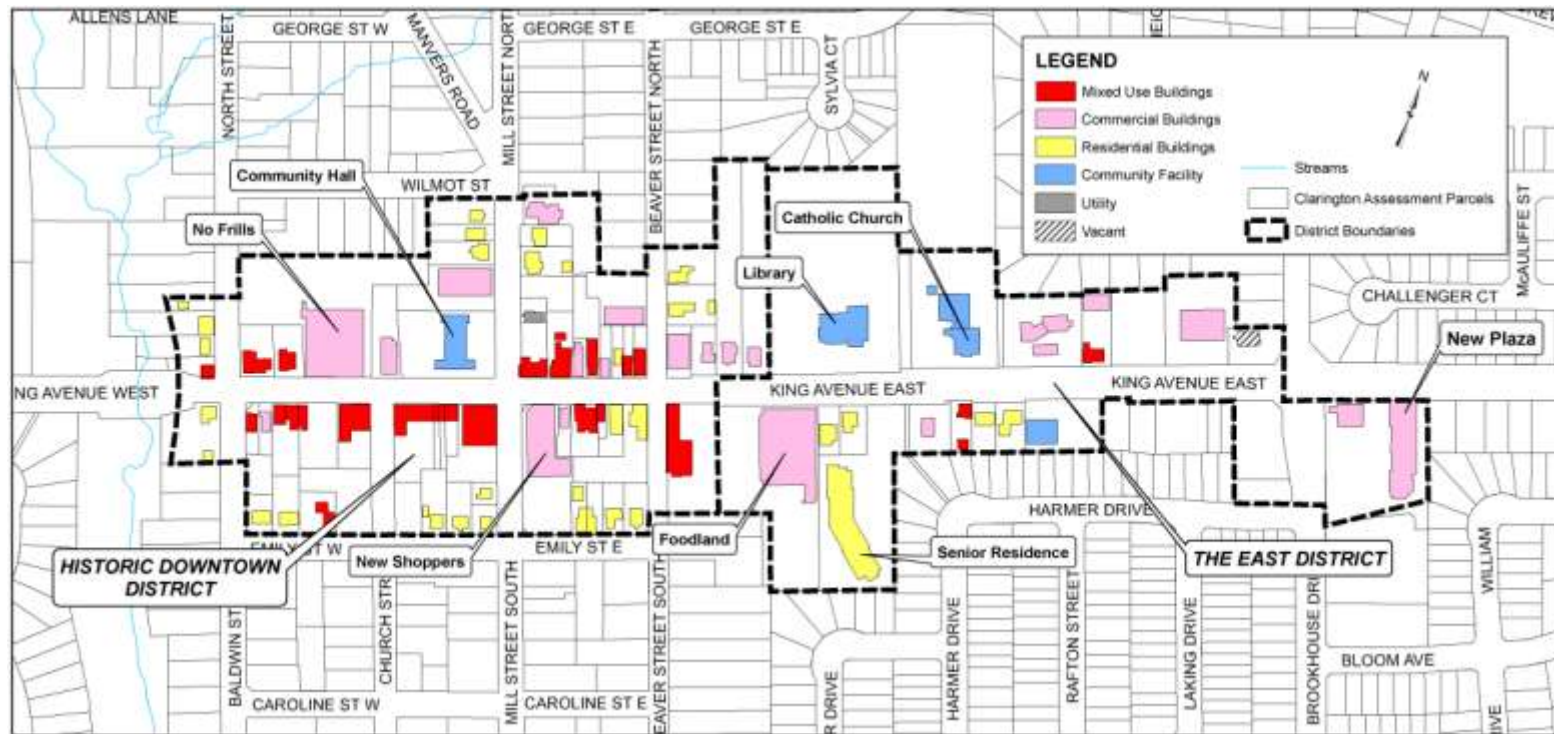
District is comprised of a mix of one-storey and two-storey buildings. It contains a mix of commercial, residential, mixed uses and community facility uses (See Map 5). The district also exhibits developments with more recent commercial and community facility buildings and a few existing residential buildings (Photograph 6-7).



Photograph 6: Commercial Use – Plaza 361 King Avenue East



Photograph 7: Community Facility – Library, 150 King Avenue East



Map 5 – Newcastle Village Existing Land Use, Source: Municipality of Clarington

Conventional commercial plazas are located on the periphery of the Village Centre with a new commercial plaza at the southeast corner of King Avenue East and Brookhouse Drive which defines the eastern edge of the commercial area. A small cluster of six properties are located along the south side of King Avenue East; four of

these properties are identified as heritage buildings, two have been converted to commercial and mixed use buildings (See map 5 for existing land uses).



Photograph 8: Frame Regency Cottage Residence, 153 King Avenue East



Photograph 9: Community Facility- Church, 214 King Avenue East

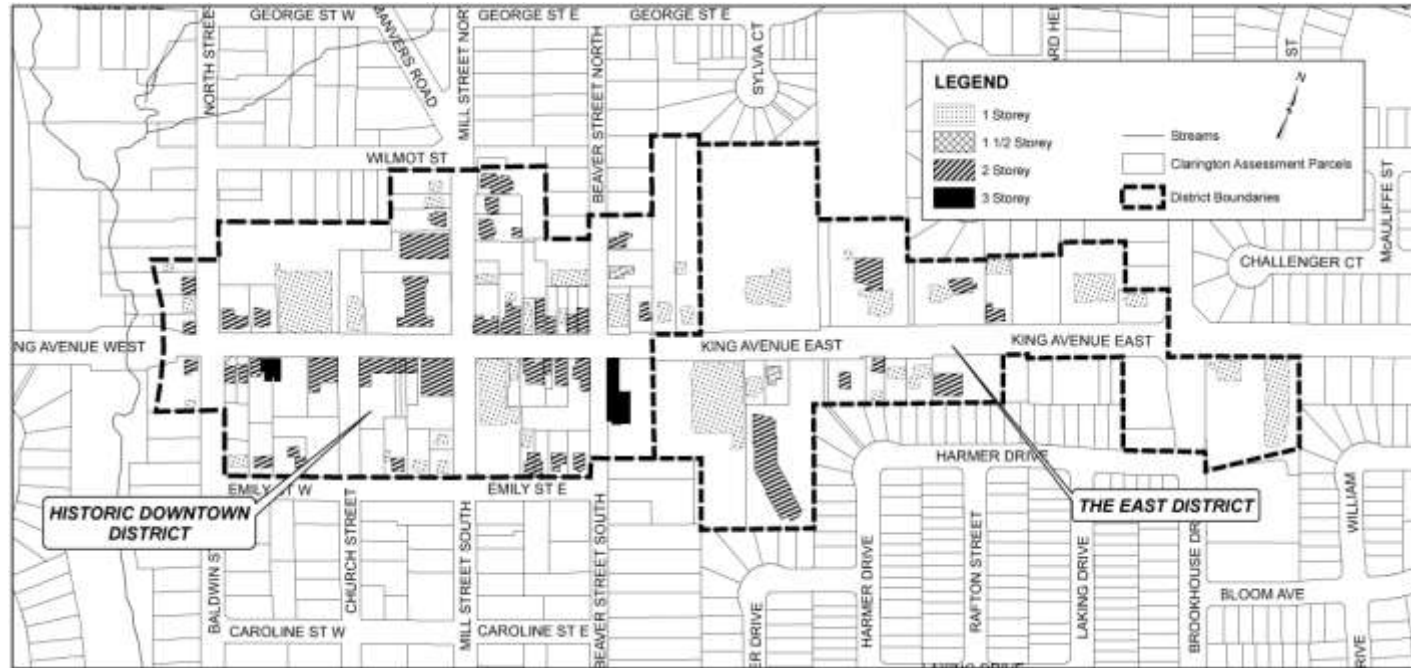
Some of the new commercial and institutional developments have taken into consideration the surrounding character, incorporating compatible building massing, horizontal and vertical proportions, materials and colours into the contemporary design. Some of the new buildings have incorporated simplified historic architectural elements such as non-elaborated rooflines, dormers, gabled roof forms, pediments, and towers. Façade elements are generally simple in shape and treatment with plain versions of historic architectural elements such as eaves, cornices, palladian windows, bay windows, lintels, trims, sills and keystones.

Site development design responds to modern requirements such as the need to accommodate parking areas, provide compatible development and mitigate land use related impacts.

Photographs 6-9 illustrate some of the built form and architectural elements found within the East District.

3.3 Existing Building Heights

The existing buildings vary little in height with the majority being one to two storeys high (Map 6). The building heights are predominantly two storeys in the Historic Downtown District and a mix of one-storey and two-storey buildings in the East District. The existing policies provide direction for increasing the heights of buildings within the Village Centre. An important role of the guidelines is to suggest ways to accommodate denser development within the Village Centre while retaining and enhancing the character of the Historic Downtown and East Districts, and in areas where the districts transition from commercial to residential uses (Map 7).



Map 6 - Existing Building Heights, Source: Municipality of Clarington

3.4 Street Character

Streets can be broken into several categories with varying levels of public engagement. Below is a breakdown of different streetscapes.

Historic Downtown District - King Avenue West

The Historic Downtown District along King Avenue West contains mixed use and commercial buildings with some community facility and residential buildings. A variety of shops and offices are found within the district and apartments above stores overlooking the street. Most of the buildings are close to or at the property line and there is a continuous building wall along the street with very few gaps resulting in a lively and appealing pedestrian



Photograph 10: King Avenue West Existing street wall

space. Street furniture, street trees and public art are evenly provided along King Avenue West.

East District – King Avenue East

The East District along King Avenue East exhibits mixed use and commercial buildings with a few residential buildings. Within this district setbacks are farther from the property lines creating significant gaps in the streetscape. This area also has mature trees and less street furniture.



Photograph 11: King Avenue East setbacks

Historic Downtown - Connections

North Street/Baldwin Street, Church Street, Mill Street and Beaver Street provide north/south connections for residential areas to King Avenue West. Enhancing and maintaining the pedestrian environment of these street connections will continue to contribute to the vitality of King Avenue West. The existing and proposed recreational trail (Lions Trail), along the creek located west of the Village Centre provides a valuable pedestrian connection from residential areas to King Avenue West.

Emily Street, Wilmot Street, Baldwin Street/North Street and Beaver Street serve as a buffer between residential areas located along the Newcastle Village Centre's Historic District boundary. The properties along this boundary mainly contain residential buildings which are

setback from the property lines. There are mature street trees which enhance the character of these local streets and should be preserved. Development on lands located abutting these streets across from residential uses need to incorporate transitional, site and building treatment.

Private laneways run on the south side of King Avenue between Baldwin Street and Church Street facilitating the movement between adjoining residential and commercial properties. On the north side, the laneways connect North Street and Mill Street. There is an opportunity to extend private lanes connecting North Street, Mill Street to Beaver Street on the north side of King Avenue and to extend the private lane connecting Baldwin Street and Church Street to Mill Street on the south side of King Avenue (See Map 7).

East District - Connections

There are only two north/south street connections in the East District along King Avenue East, Beaver Street and Arthur Street/Brookhouse Drive. Additionally, pedestrian paths connecting Harmer Drive on the south (and tentatively Sylvia Crescent on the north) allow pedestrian flow from residential areas to King Avenue East. These connections are crucial to make King Avenue East inviting for pedestrians.

Arthur Street and Harmer Drive, serve as a buffer between residential areas and the Newcastle Village Centre's East District. Development on lands located abutting these streets across from residential uses need to incorporate high quality landscaping treatment. Photographs 12 -17 illustrate the street character of some of these streets and laneways.



Photograph 12: Mill Street-Pedestrian connections



Photograph 13: Church Street from Emily Street



Photograph 14: Beaver Street from King Avenue



Photograph 15: Emily Street from Mill Street



Photograph 16:
Laneway-Baldwin Street and Church Street



Photograph 17:
Potential laneway-Church Street and Mill Street potential

3.5 Prominent Intersections, Gateways and Key Sites Opportunities

The Newcastle Village Centre Secondary Plan (Section 4.6) identifies three intersections which Council deems to have important visual significance for the community. The intersections of King Avenue with Baldwin Street/ North Street to the west and King Avenue with Brookhouse Drive/ Arthur Street to the east represent significant opportunities to mark an entrance into the Village. The intersection of King Avenue with Mill Street is a Cultural Heritage area where the Newcastle Village Community Hall and other landmark buildings are located. It is also identified as having important visual significance for the

community. Of particular importance are the views towards the Newcastle Community Hall which must be maintained from all approaching streets.

There is also an opportunity to create a gateway along the area between the Massey building and the Joseph Atkinson Parkette to symbolize the entrance to the East District (see Map 7). Streetscape improvements with special architectural elements and landscaping should also be considered at the corners of the intersections of King Avenue with North Street/Baldwin Street, and Arthur Street/Brookhouse Drive and along the area between the Massey building and the Joseph Atkinson Parkette.



Map 7 - Public Realm Framework

PART B – URBAN DESIGN GUIDELINES

4.0 NEWCASTLE VILLAGE CENTRE URBAN DESIGN GUIDELINES

General Guidelines for Development within the Newcastle Village Centre

The following guidelines provide general guidance for development and redevelopment in the Historic Downtown District and the East District (see demonstration renderings in Attachment 2 and 3).

4.1 Historic Downtown District

4.1.1 Approach to Heritage Buildings

The buildings identified as Heritage Buildings in the Municipality's cultural heritage resources list (see Map 4), help to define the Village's unique built form and character. The Newcastle Village Centre Secondary Plan policies and the Provincial Policy Statement support the conservation of heritage resources and associated landscapes and the provision of quality urban design. Alterations, renovation, additions or repairs to heritage buildings and infill development will:

General Guidelines

- *Preserve and maintain the built form and landscape features such as height, scale, rooflines, proportion*

of openings and architectural features and building materials.

- *Ensure that alterations, additions, renovations or repairs to buildings are compatible and consistent with the existing building and surrounding area.*
- *Respect changes to heritage buildings which may have taken place over time and may have some significance.*
- *Determine features to protect and establish mitigation measures. A Cultural Heritage Resource Impact Assessment will be required for any proposal on or adjacent to a protected heritage resource.*

Historic Features

- *Treat distinctive stylistic features and examples of skilled craftsmanship with sensitivity.*
- *Repair or replace missing architectural features with an accurate duplication, supported by historic, physical or pictorial evidence.*
- *When reconstruction of elements is impossible, develop a simplified interpretation that should be similar to comparable features in size, shape, texture, materials and finish.*



Photograph 18:
Proportional openings and original building materials contribute to the character of the historical structures.



Photograph 19: Features such as this porch should be preserved in order to avoid the need for replacement in the future.

Building Components - Windows, Doors, Porches

- *Preserve the functional and decorative features of windows such as frame, sash, mullions, glazing, sills and moldings.*
- *Preserve the position, number arrangement, size and proportion of historic window openings.*
- *When replacing a window match a replacement window to the original in its design and use materials that appear similar to the original.*



Photographs 20 and 21:
Preserve the functional and decorative features of windows



Photograph 22:
Preserve the position, number, and size of windows

- *Preserve the position, and size of decorative functional features such as door frames, glass panelling, transoms, and sidelights.*
- *When replacing a door match a replacement door to the original in its design and use materials that appear similar to the original.*
- *When a historic door is damaged, repair and maintain its general historic appearance.*
- *Storefront buildings shall preserve architectural elements such as the entrance, display windows, kickplate and cornice molding.*
- *Maintain the existing location, shape and porch details. Missing decorative elements should be replaced to match existing elements.*
- *Decorative elements that can be restored or repaired shall take precedence over replacement.*



Photograph 23:
Traditional commercial storefront with recessed entry adds depth and interest



Photograph 24:
Porch is in proportion with the primary building, which gives a visual balance to the building

Roofs, Cornices and Parapets

- *Preserve and maintain the original roof form and original eave depth on the slopped roof of a historic building.*
- *Retain and repair roof detailing.*
- *Avoid removing historic roofing material that is in good condition. When replacement is necessary, use materials to match the original.*
- *Reconstruct a missing cornice and/or parapet when historic evidence is available.*
- *When replacing a cornice and/or parapet match a replacement cornice and/or parapet to the original in its design and use similar materials to the original.*



Photograph 25-27: Historic evidence and existing condition of roof and cornice detailing at 4/16 King Avenue East.
 Historic Picture Source: Jack Gordon Collection.

Historic Materials

- Use the same type of materials and methods of construction to avoid altering the appearance of the building.
- Avoid the removal of original materials that are in good condition or that can be restored in place.
- Employ preventive measures such as rust removal, caulking, limited paint removal and reapplication of paint. Brick and stone that have not been painted historically should not be painted.

Additions

- An addition must have proper transition with regard to massing, materials, colour, window sizes, alignment of trim elements and character.
- An addition should not damage or modify architecturally important features.
- Make changes on the least visible elevations or away from street view. This will have the least impact on the character of the building.

- *Additions shall not be made to the front of a historical building.*
- *The roof of an addition should be in character with the primary building. An addition with a pitched roof on a building with a flat roof is inappropriate.*
- *Where additions to buildings exceed the height of adjacent buildings, the addition height should be setback behind the prevailing façades a minimum distance of 3.0 metres to reinforce the street wall height and preserve the perception of the historic scale of the building.*
- *The use of angular planes measured from the property lines to define setbacks, may be considered to protect the privacy, light and views of adjacent properties.*



Photograph 28

Photograph 28: The Massey building renovation and addition works.

Source: Gay Co.



Photograph 29

Photograph 29: The Massey building renovation and minor addition retained and enhanced the heritage features of the exterior façade. The works included features such as new pre-finished aluminium moulding, aluminium windows, concrete sill to match architectural block colour and new stone sills on the ground floor.



Photograph 30

Photograph 30: The addition to the building located at the back of the building, maintained the façade composition and provided amenity areas to relate to the heritage building. The addition contained a stairwell which improved access to the second and third floors, as well as a laundry facility.



Rendering 1 (Before) and 2 (After): Appropriate alternative approach for additions to commercial buildings

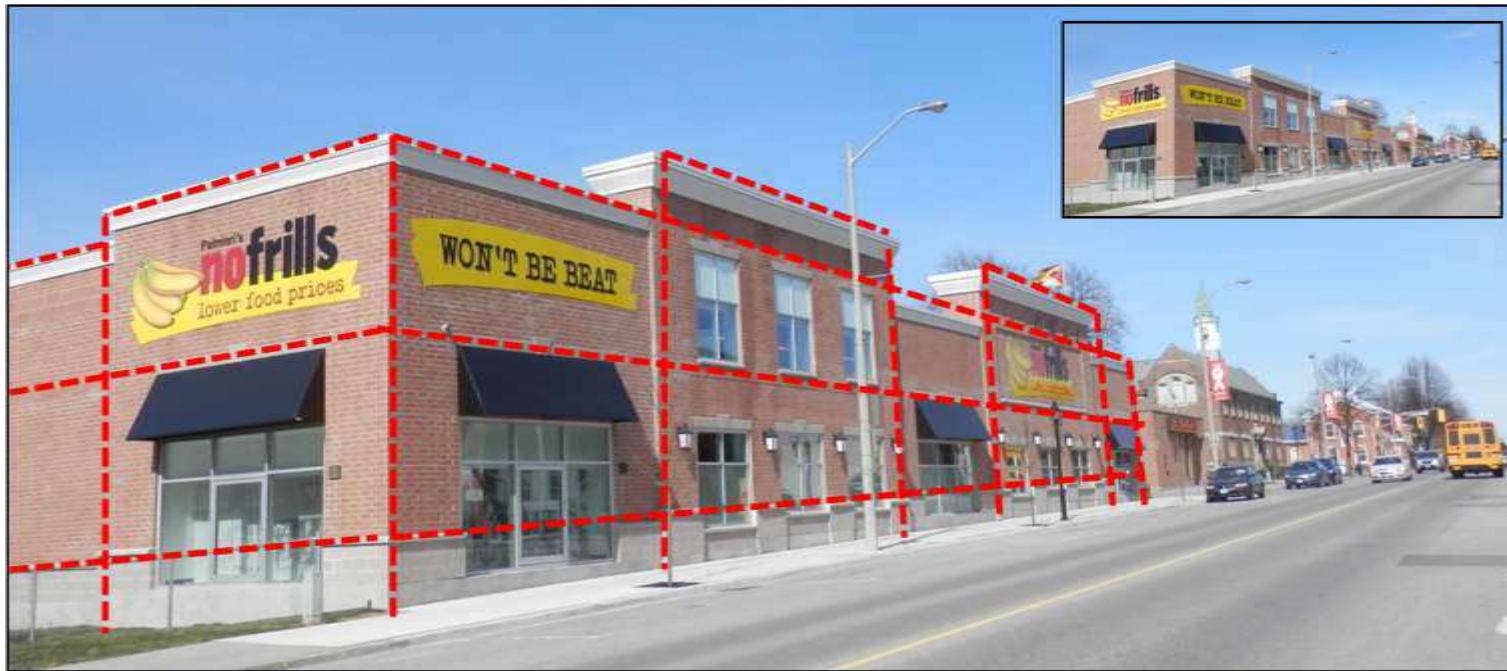
4.1.2 Approach to New Buildings

General guidelines

- New development adjacent to heritage properties shall be complementary to views, streetscape, massing, architecture and materials.
- The exact imitation of older historic styles is discouraged for new buildings.
- Contemporary interpretations of traditional designs and details may be considered if they are distinguishable as being new.
- Provide amenity areas that relate and complement the heritage buildings.

Height and Massing

- Design new buildings to be consistent with the height and massing of the buildings on the same block. Existing patterns in building massing include heights, articulated masses and visually interesting skylines.
- The height of the street wall should be consistent with buildings in the Historic Downtown District of which is, no greater than two storeys.
- Use horizontal and vertical articulation to break up large continuous façades.
- In the case of corner buildings, provide height, massing, and articulation to address both street frontages.
- Corner buildings shall be reinforced and accentuated through vertical massing elements such as towers, variations in material, colour, architectural features and provide a corner entrance.
- New buildings located in areas where the neighbourhood transitions from commercial to residential buildings shall be compatible in height, scale, building elements and materials to residential buildings.



Photograph 31: The new No-frills building is incorporated into the historic downtown by articulating the massing, visual skylines and architectural materials and features, such as brick, stone, an upper cornice throughout the building, keystones, lintels and sills.



Rendering 3: Height, massing, and articulation to address both corners



Photograph 32: Corner buildings are reinforced through vertical massing

Building Setbacks

- The front façades of new buildings along King Avenue should be positioned at or near to the street edge and occupy a significant proportion of the property frontage.
- The front façades of new buildings along the boundary of the Village Centre should be aligned to the average setback of adjacent properties.
- Where new buildings exceed the height of adjacent buildings, the new building height should be setback behind the prevailing façades a minimum distance of 3.0 metres to reinforce the street wall.
- The use of angular planes measured from the property lines to define setbacks, may be considered to protect the privacy, light and views of adjacent properties.



Photograph 32: Commercial setbacks



Photograph 34: Residential setbacks



Photograph 35:
Commercial and residential setbacks

Façade Composition and Articulation

Traditionally, buildings contained the following basic vertical and horizontal components:

- a) A taller ground floor portion: containing the building entrance, display windows and signage;
- b) A middle portion: consisting of two or three storeys and having symmetric windows;
- c) An upper portion: topped by a decorative cornice; and
- d) Modules: that vertically divide the façade of the building into symmetrical arrangements.



Photograph 36: Horizontal Articulation

- *New buildings shall contain a taller ground floor portion (1), a middle portion (2), and an upper portion (3) and be divided into modules (a). The repetition of these components creates visual unity at the street.*
- *New building widths should reflect the established vertical articulation patterns on the block.*



Photograph 37: Vertical Articulation

- *Incorporate architectural elements such as projected mouldings, intermediated cornices, changes in material and colour and masonry coursing to define horizontal articulation.*
- *Provide recesses, projections and elements such as columns, pilasters, cornices, entries and store fronts to define vertical articulation.*

Windows and Doors



Photograph 38:
Door details within the Historic District



Photograph 39:
Windows arrangement within the Historic District



Photograph 40: Window box with unobstructed clear (transparent) glazing from top to bottom enhances the corners of the No-Frills building. The window box showcases local historical images of Newcastle.

- *Orient main building entrance to the street.*
- *Maintain the pattern of recessed entries to buildings.*
- *The size of windows and doors should be in proportion to the windows on adjacent buildings.*
- *The selection of windows and doors in new buildings should be undertaken in a manner that the materials and surrounds are in harmony with adjacent buildings.*
- *Window glass should be transparent to enhance the pedestrian realm and the openings should be detailed with soldier courses, lintels, keystones and sills.*

- *No less than 75% of the ground floor surface area should be dedicated to window and door openings.*
- *Doorway surrounds should be incorporated into the façades of buildings including sidelights, clear transoms, panels and hardware indicative of the heritage location.*
- *The provision of weather protection in the form of awnings at building entrances and windows is encouraged.*
- *The awning should be in character with the building and streetscape. Use colours that are compatible with the overall scheme of the façade.*

4.2 East District

4.2.1 Approach to New and Existing Buildings

General Guidelines

A large portion of buildings in this area are not historic. The East District consists of one and two storey buildings, which are a mix of commercial, mixed-use, residential and community uses. The streetscape has a mix of setbacks, with newer buildings set back from the street and traditional buildings closer to the street. The East District is identified as the eastern entry into the Village Centre and should be emphasized.

- *The mix of building types and styles should be continued.*
- *New contemporary commercial and mixed-use infill buildings are appropriate.*
- *Development, infill and redevelopment on or adjacent to heritage designated properties will be subject to the Design Guidelines for the Historic Downtown District.*

Height and Massing

- *Buildings should have a minimum height of two storeys. Additional storeys are encouraged.*
- *Buildings higher than two storeys should contain distinctive base, middle and upper sections.*
- *Provide transition in mass such as stepped building forms to provide a more compatible relationship with adjacent buildings.*



Photograph 41: Height of the street wall should be consistent with the buildings in the block

Building Setbacks

- *Encourage new buildings to be sited closer to the street edge along King Avenue East.*
- *Align new buildings to the average setback of adjacent properties along the boundary of the Village Centre.*
- *Buildings higher than two storeys should include a well-defined base or podium along the street frontage with upper floors stepping back.*
- *The use of angular planes measured from the property lines to define setbacks, may be considered to protect the privacy, light and views of adjacent properties.*



Photograph 42: Preferred existing setback



Photograph 43: Setback locations



Photograph 44: Existing setback – Not Desirable

Building Design

- Design new buildings and alterations to architecturally complement and enhance the character of the East District.
- Use horizontal and vertical articulation to break up large facades, by using coordinated window and door openings, architectural details, colours, and materials.
- New corner buildings should be oriented to both street frontages and provide a corner entrance.
- New buildings should have a defined store front or lobby at grade which extends along the majority of the frontage. A minimum 75% of the ground floor surface area should be dedicated to transparent glass windows and doors.

- *The design of buildings located on lands along the boundary of the Village Centre, should appear similar in height and articulation to the neighbouring residential uses.*



Rendering 4 - East District: Visual horizontal and vertical articulation

4.3 General Guidelines for all Properties

Roofscape

- *New buildings should incorporate architecturally distinctive rooflines with cornices, parapets, dormers, and other elements that contribute to the character of the streetscape.*
- *New buildings with long continuous rooflines should be visually broken-up through horizontal and vertical articulation.*
- *The use of rooftops for landscaping and amenity space is encouraged. Rooftop uses should not impact the architectural character of the building. The use of guardrails and other furnishings should be set back from the front façade or parapet.*
- *Rooftop mechanical and HVAC equipment shall be integrated into the design of the building or screened from public view. When screening mechanical units use low walls or fences. The materials and colours of low wall and fences should match the main building and must maintain appropriate sightlines.*



Photograph 45: Existing Rooflines



Photograph 46:
Existing cornices and parapets



Photograph 47: Views of rooftop equipment – Not Desirable



Photograph 48: Roofline articulation



Photograph 49: Desirable rooftop equipment screening

Building Materials

- *New buildings and additions should be constructed of materials that contribute to the character of the Village Centre.*
- *All new developments shall utilize high quality building materials and exterior finishes. Avoid materials that will quickly deteriorate, fade or stain.*
- *Brick is the predominant façade material used on existing buildings within the Newcastle Village Centre. Other materials such as wood, stone and stucco have also been used in combination with other materials.*
- *Cast iron and pressed metal decorative elements are encouraged for cornices and wood elements for storefronts.*
- *Materials such as vinyl and metal siding, plastic, concrete block and darkly tinted and mirrored glass shall be discouraged.*
- *Building material colours should contribute to enhance place character and be respectful of existing structures in the area. Sample palette of preferred materials includes brick, stone, wood and clear glazing.*



Photographs 50-53: Existing materials and construction details within the village

Signs and Lighting

- *Signs and lighting design should contribute to the quality of individual buildings and place character.*
- *Signage for retail and commercial buildings should generally be accommodated within a signage band.*
- *Painted signs and wall-mounted cut-out letter signs are preferred.*
- *Provide safe lighting levels on site and avoid impact to surrounding properties and streets in accordance with Municipal Lighting Guidelines.*
- *All signs shall comply with the Municipal Sign By-law.*
- *Only externally lit signs are allowed. Preferred sign lighting fixtures include gooseneck fixtures and accent lighting.*



Photograph 54: Mounted cut-out letter signs and Gooseneck Lighting



Photograph 55: Signs and Lighting

Streetscape

- *Pavements, street trees, landscaping, street furniture and lighting should be used to establish and reinforce distinct streetscapes. Features should be designed to add colour and vibrancy throughout the Village with a focus on the pedestrian experience.*
- *Healthy existing trees should be retained and be integrated as part of any reconstructed streetscape.*
- *Design planting schemes that provide buffers to different land uses.*
- *Street furniture should be visually interesting, functional and durable.*
- *In commercial areas, promote active street life by locating building entrances and transparent windows facing public streets and publically oriented open spaces.*
- *The installation of awnings is encouraged to enhance the streetscape and provide shelter.*
- *Bike racks are encouraged in public spaces and in front of commercial business. These racks should be coordinated with other streetscape elements and positioned in highly visible areas.*

Public Art

- Consider opportunities for public art locations such as gateways, landmarks, buildings of civic importance, key sites, and amenity space visible to the public (See Map 7).
- Provide public art or design elements that reinforce place character.
- Incorporate public art into buildings and site designs in the early stage of consultation. Public art design elements may include but are not limited to elements such as thematic tree planting, decorative tree grates, fountains, artistic signage, pictures, murals, sculptures, thematic wall features and light fixtures.
- Reuse building materials by incorporating them into public art pieces or the site design.



Photograph 56: Streetscape along King Avenue



Photograph 57: Existing public art

Parking and Landscape Treatment

- In commercial areas parking shall be sited to the side or rear of buildings.
- Landscape buffers and/or screening shall be provided between any parking lot and the sidewalk, as well as adjacent sensitive uses.
- Provide screening such dense landscaping, a low decorative wall and raised planting beds along the street edge to support the street's character.
- Development along Wilmot Street, Baldwin Street/North Street, Beaver Street South/Beaver Street North, Harmer Drive, Arthur Street/Brookhouse Drive, will be required to incorporate a high quality landscape strip having a minimum width of a 3.0 metres and a low decorative wall measuring between 0.75 metres and 1.2 metres in height to screen parking areas from residential uses across the street.

- *Preserve and incorporate existing trees, vegetation and natural landscape features within development.*
- *Site snow storage areas away from landscaped areas which can be damaged by salt.*



Photograph 58: Public space – Parking screening



59: Screening along King Avenue

Private Laneways

- *Design private lanes and parking areas to be located behind the buildings along King Avenue for the safe and secure use of all users.*
- *Provide adequate lighting levels along laneways and encourage pedestrian scale lighting.*
- *Rear elevations fronting a laneway shall be designed to add interest along laneways and to promote natural surveillance. Incorporate architectural features such as decorative wall lighting, signage and laneway building entrances with awnings.*
- *Provide decorative paving materials, decorative street furniture, and low growing planting in areas along walkways connecting to laneways (Map 7).*



Photograph 61: Existing private laneway

Servicing and Utilities

- Design refuse collection areas to architecturally complement the building. Incorporate similar architectural elements and materials.
- Outdoor storage is considered incompatible with the character of Village Centre and will not be permitted.
- Loading areas and refuse collection areas or other such uses shall be screened and located so as not to be visible from abutting streets. The preferred location is to the rear of the building.
- Orient service entrances, refuse collection area and other similar uses towards the internal lanes and away from the public street.
- Above ground utility equipment should be positioned to the rear or side of buildings and screened with low walls, fences or landscaping.

- Hydro metres should be placed only on the rear or non-street side of building walls. These metres should not be visible from the street.
- Minimize anticipated noise impacts by locating sources of noise away from other sensitive uses and screened accordingly.

Accessibility

- Design in accordance with the Ontarians with Disabilities Act and other applicable Provincial legislation.
- Provide barrier-free and non-slip surface curb cuts and ramp connections between the street and walkways.
- Entrances to new buildings shall be usable by all people.



Photograph 60: Loading areas located at the rear of the building

Prominent Intersections, Gateways and Key Sites Opportunities

Provide coordinated design elements at prominent intersections, gateways, landmarks and key sites, identified on map 7, that contribute to the place character:

- *Design elements include trees, decorative tree grates or paving, street lights, furniture, planters, decorative walls, signage, architectural elements, building materials, banners, public art and other similar elements.*
- *Buildings with vertical elements to accentuate the corner location are encouraged on properties surrounding gateway intersections which serve to frame the corner.*
- *Creation of a public gathering place such as open spaces and outdoor seating areas. They should be connected to adjacent buildings where possible.*
- *Gateway features should be prioritized to the east and west of the Newcastle Village Centre (short term) followed by gateway features between the two districts (long term).*



Photographs 62 to 65: Prominent intersections and gateway opportunities



Photograph 66: Gateway Opportunities - Example of Community Theme Sign

PART C – ATTACHMENTS

1. Urban Design Principles – Site Development Criteria, Amendment 77, Sections 10.4.9.1, 10.4.9.2 and Newcastle Village Centre Secondary Plan, Section 11.

SECTIONS 10.4.9.1 AND 10.4.9.2
To provide an integrated and diverse mix of uses;
To encourage an active street life through the provision of municipal squares, pocket parkettes, street- related buildings, outdoor patios, possible outdoor display and selling areas, and other amenities;
To develop a transit supportive environment;
To establish a grid system of streets and walkways to fulfil vehicular and pedestrian requirements and to function as places of social interaction;
Buildings shall be street-front oriented and provide direct street access for pedestrians;
Buildings shall be designed to create a pedestrian-scale environment, and promote active and comfortable streetscapes and edges through the inclusion of entrance elements windows articulated wall areas and roofs;
Building form and location shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open space;
The mass and height of buildings shall be mitigated through the stepping back of upper floors to allow for sunlight penetration on adjacent streets and properties, and to create more pedestrian oriented streetscapes;
The development of street façades with identical building height and blank, uninterrupted wall surfaces shall be prohibited;
High quality landscape treatment shall be provided with particular regard to screening parking areas visible to the street, providing shade for pedestrians and mitigating heat island effects;
Common vehicular access and internal circulation including service lanes connecting abutting properties shall be provided wherever possible; and
For sites with frontages on more than one street, the public entrance shall be oriented toward the street with the greatest pedestrian activity or in the case of a corner site the entrance shall face the intersection.

SECTION 11

Any parking areas developed on lands abutting Emily Street or at other locations where parking areas are sited across the road from residential uses, will incorporate a high quality landscape strip including a low wall and street trees to provide a sense of enclosure to the street and screen the parking areas;

Any façade improvement will complement the historic character of the downtown by using similar materials and styles;

Signage will be appropriate in scale, placement and colour requiring the adaptation of standard corporate signage to the character of the local area;

Co-ordination of signage is encouraged;

Public Access to the Foster Creek valleylands and trail system will be enhanced through dedication, easements and acquisitions.

Heritage buildings of architectural or historical significance are identified on Map A for information purposes only. The Municipality encourages landowners of these buildings to seek designation under the *Ontario Heritage Act*.

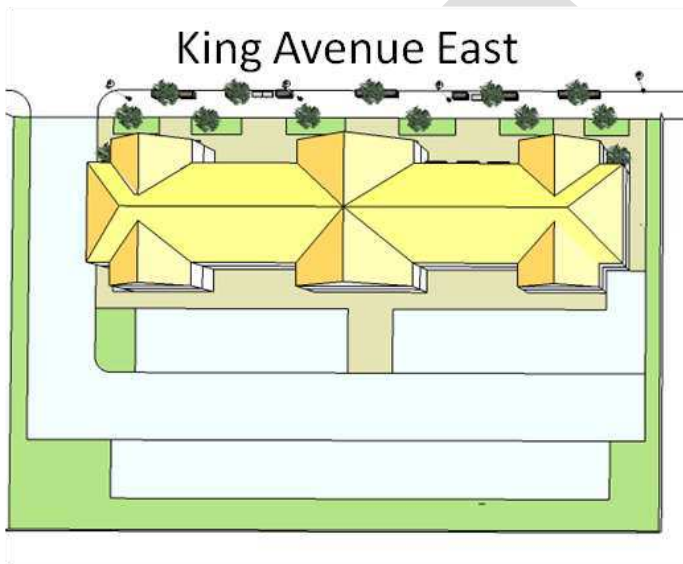
Any conversion and/or redevelopment, the adaptive reuse of structures of historic or architectural significance will be required, wherever possible.

2. Historic Downtown District - Commercial Building Demonstration



Details of Commercial Development		45 King Avenue	
Lot Area	1753 m2		
Data	Zoning	Required	Provided
Gross Floor Area	664 m2		
Setbacks	Interior Side Yard	Nil	Nil
	Rear Side Yard	5.0 m	30.0 m
	Front Yard	Nil	Nil
	Building Height	12 m	7.0 m
Parking	Total	23	25
Loading	Total	1	1
Landscaping		10%	11%

3. East District – Mixed-use Building Demonstration



Details of Mixed Use Development		247 King Avenue
Lot Area	2399 m2	
Data	Zoning	Proposed
Gross Floor Area	896 m2 (448 m2 Residential, 448 Commercial)	Through Rezoning
Setbacks	Interior Side Yard	3 m/7.5 m
	Rear Side Yard	21 m
	Front Yard	3 m
	Building Height	8 m
Parking		29
Loading		1
Landscaping		20%

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