



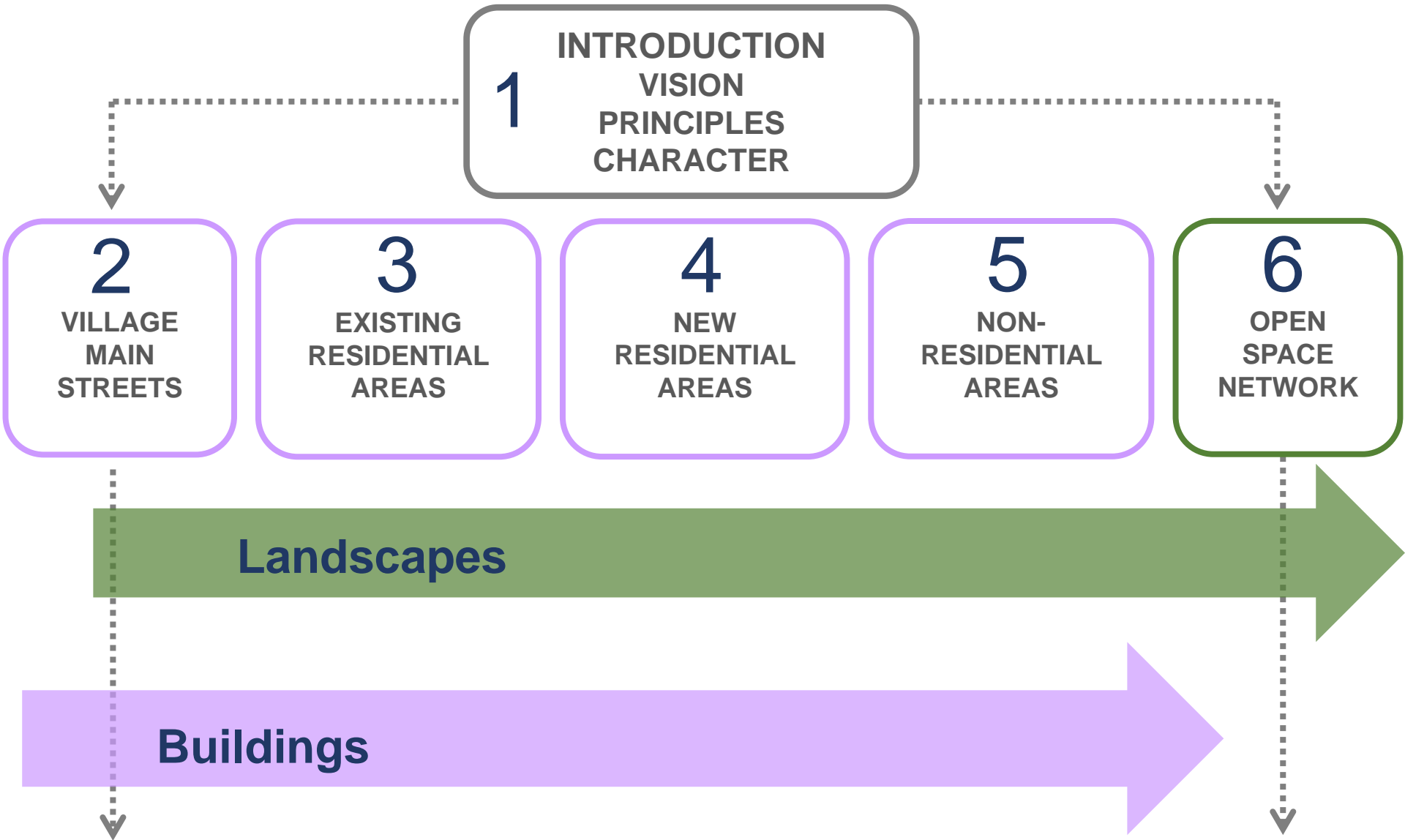
Town of Erin

URBAN DESIGN GUIDELINES
Community & Architectural Design Guidelines

Village of Erin + Village of Hillsburgh

Community Workshop
March 18, 2021

Contents of the Guidelines



Focus of the Workshops



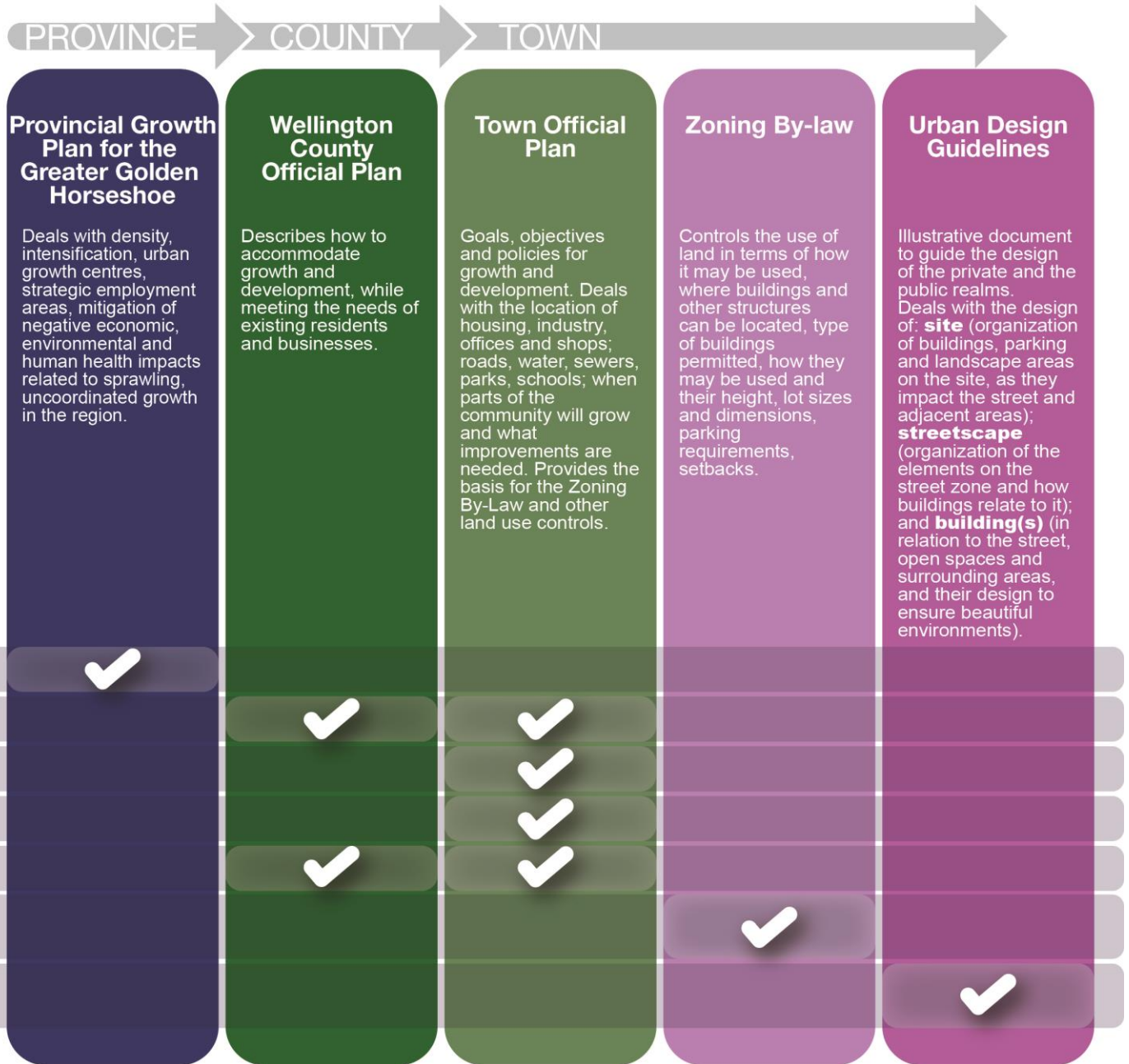
What the Guidelines Do

- ✓ Will provide direction to the Town and developers for the design of buildings, streets and open spaces, and the relationships between them.
- ✓ Will help developers understand the municipality's objectives for the design of Erin.
- ✓ Will contain conceptual diagrams that demonstrate the design intent of the guidelines.
- ✓ Will inform municipal Council and staff in their review, and approval of development applications. Community and Architectural Design Guidelines are intended to influence the design of new development through Zoning, Plans of Subdivision/Condominium, Site Plan Approval and even the Minor Variance process.
- ✗ Will not determine the types, locations and numbers of different building types in specific neighbourhoods or areas in the community.
- ✗ Will not include development concepts for any particular location.

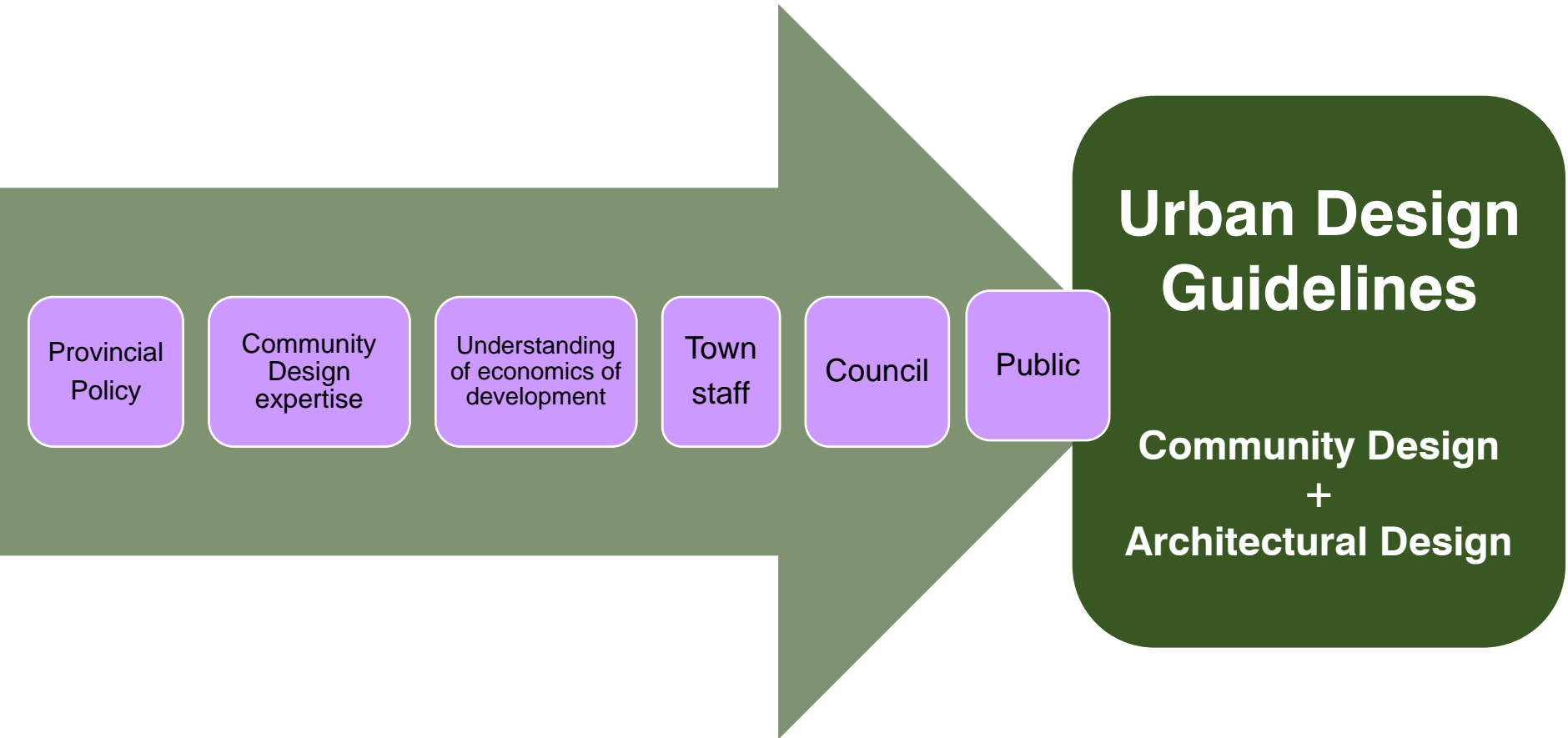
TOWN OF ERIN

URBAN DESIGN GUIDELINES

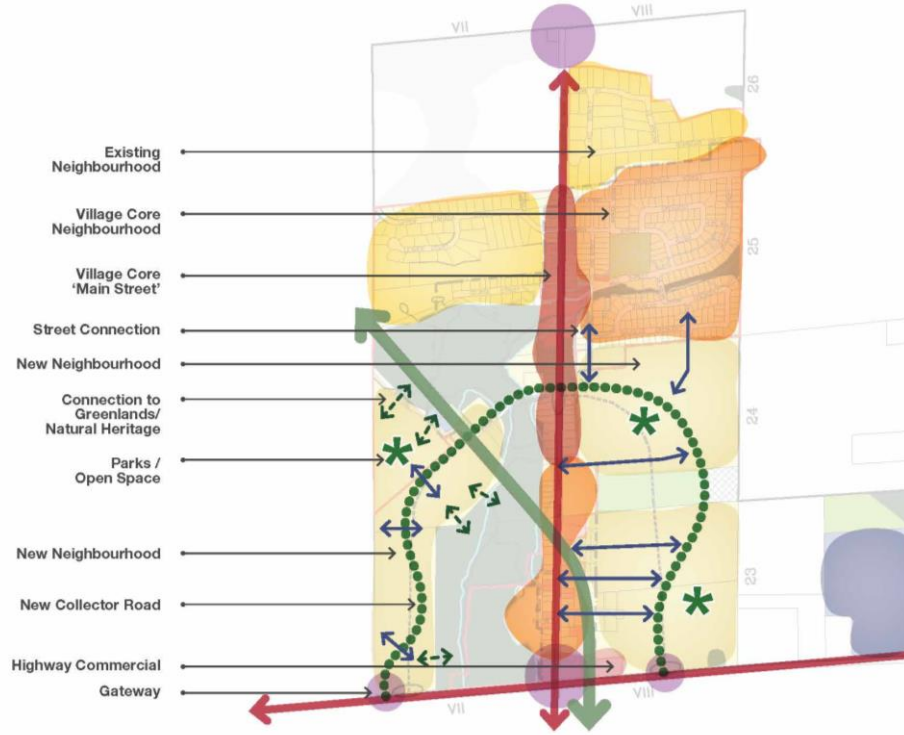
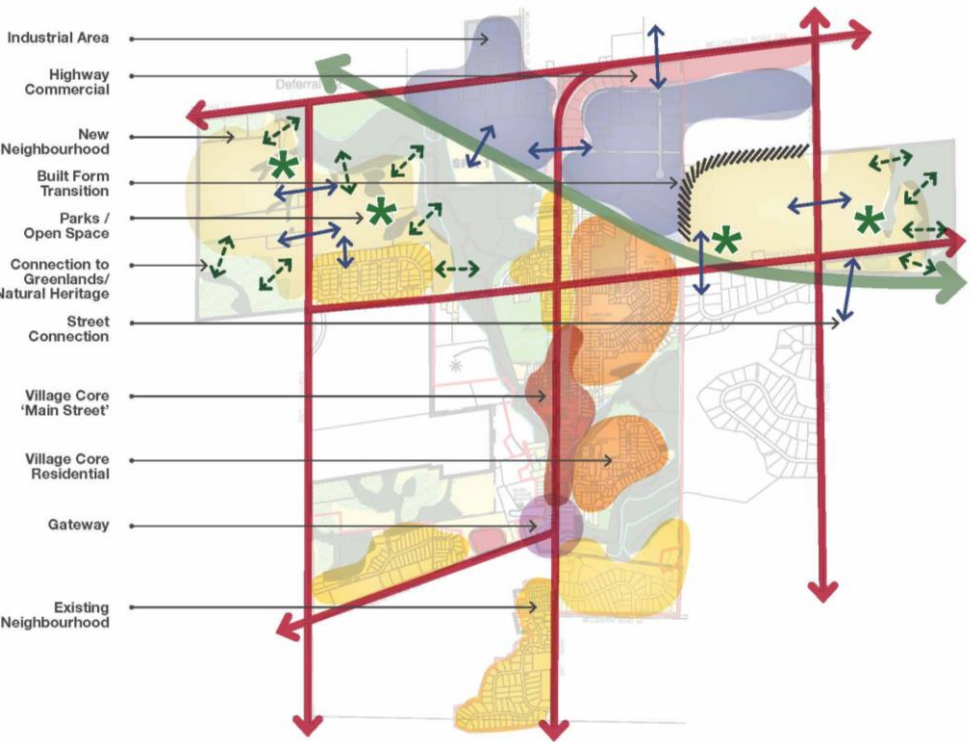
The Urban Design Guidelines are just one of many tools used to manage development. Have a look at the chart to see where all of the aspects of design and development are addressed.

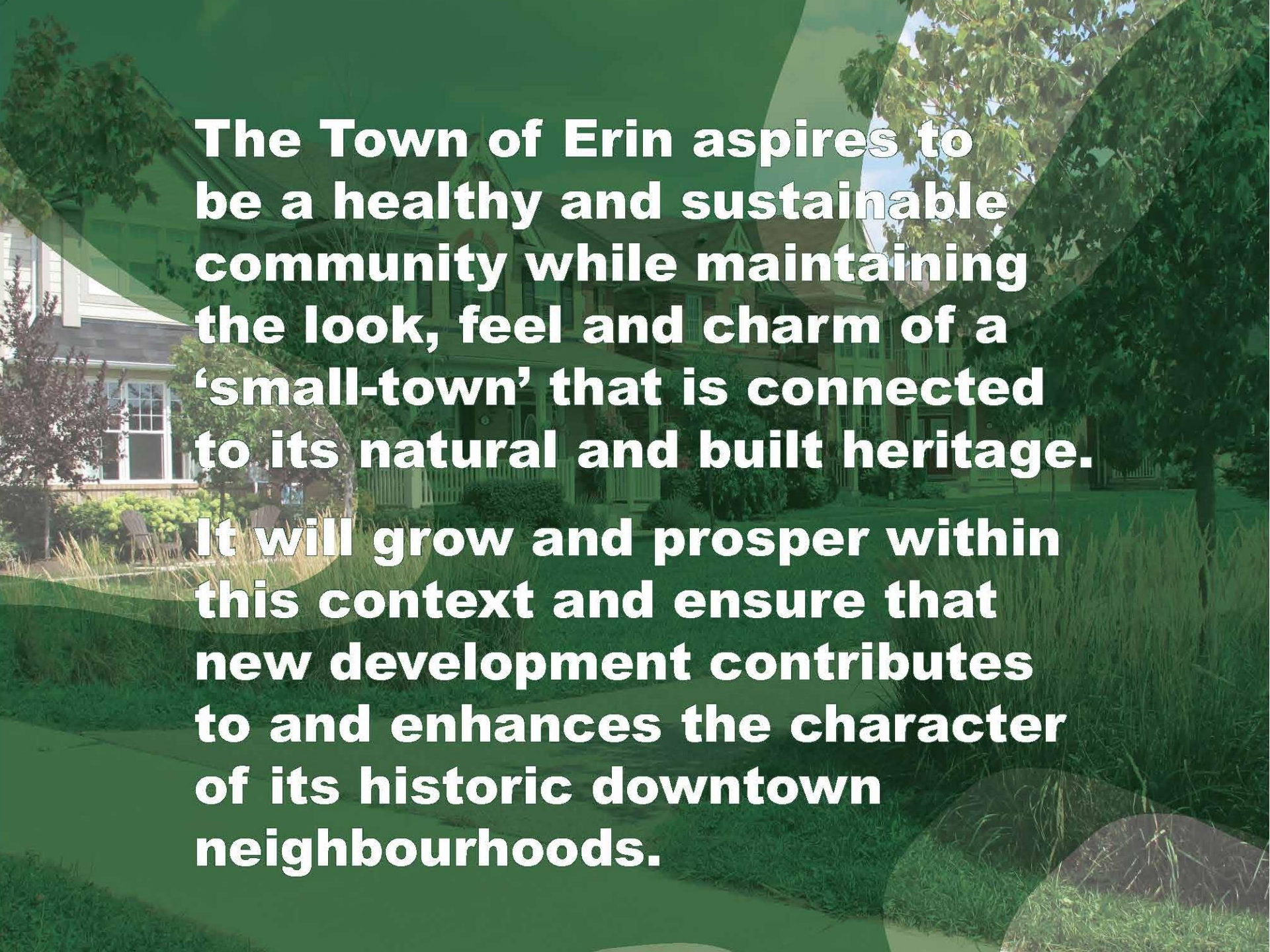


Many inputs to the development of the Guidelines



Where the Guidelines Apply



The background image shows a row of historic, two-story houses with gabled roofs and porches, typical of a small town. The houses are partially obscured by a large, semi-transparent green overlay that contains white text. The text is centered and reads:

The Town of Erin aspires to be a healthy and sustainable community while maintaining the look, feel and charm of a ‘small-town’ that is connected to its natural and built heritage.

It will grow and prosper within this context and ensure that new development contributes to and enhances the character of its historic downtown neighbourhoods.

Six Guiding Principles underpin the Guidelines

Incorporate and integrate the surrounding natural heritage



Encourage quality built form



Enhance the character and attributes of the community



Create pedestrian friendly urban spaces and streets



Support active transportation and community connectivity



Integrate sustainability into the design of building, open space and infrastructure



An aerial photograph of a city grid, overlaid with a semi-transparent green filter. Two large, overlapping semi-transparent circles are centered on the grid. The text 'BUILDINGS + STREETS' is written in large, bold, yellow capital letters across the top of the circles. Below it, the text 'Evening Session' is written in white capital letters.

BUILDINGS + STREETS

Evening Session

What We Heard

Village Cores | Main Streets – agreed with this direction

92%

Infill on Main Streets should maintain consistent form and massing of the existing buildings

89%

New development close to the Village Cores should have a street and block pattern that extends the grid pattern, is pedestrian-scaled and walkable

77%

New development in the Village Core's residential areas should reflect the form and massing of adjacent existing homes

57%

Contemporary building styles could fit in to the village Core's residential areas, if compatible in form and massing

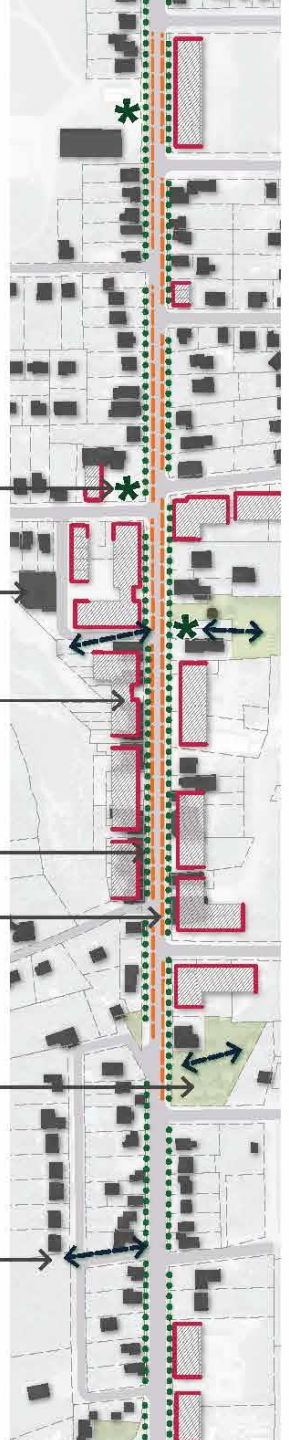
40%

Intensification on Main Streets should allow for some greater height and density as long as it maintains a consistent street wall with existing buildings

Main Street

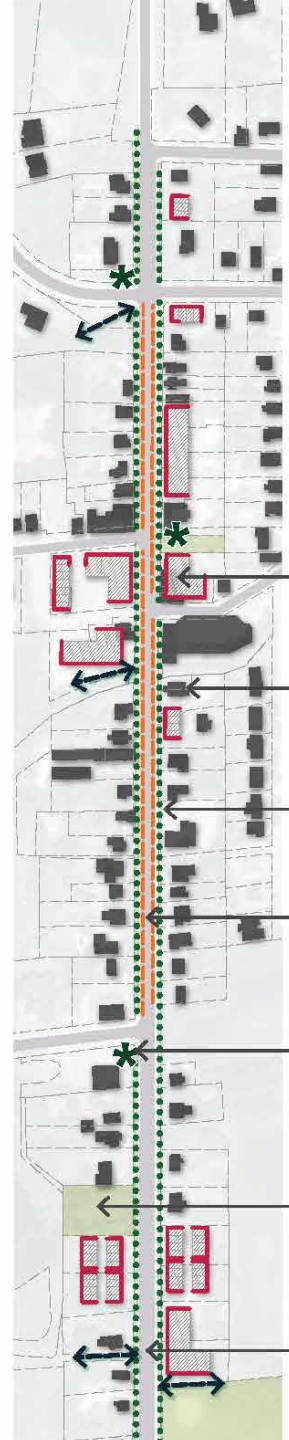
VILLAGE OF ERIN / VILLAGE CORE

- Open Space/ Gathering Space Opportunity
- Existing Building
- Potential Infill Development
- Enhanced Landscape
- On-Street Parking
- Existing Open Space
- Potential Green Connection



VILLAGE OF HILLSBURGH / VILLAGE CORE

- Potential Infill Development
- Existing Building
- Enhanced Landscape
- On-Street Parking
- Open Space/ Gathering Space Opportunity
- Existing Open Space
- Potential Green Connection



Buildings on Main Street

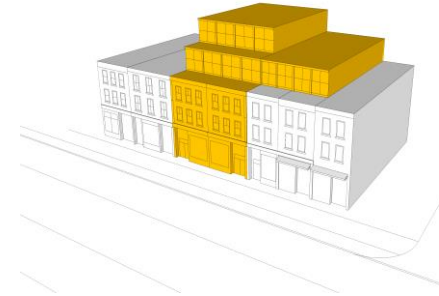
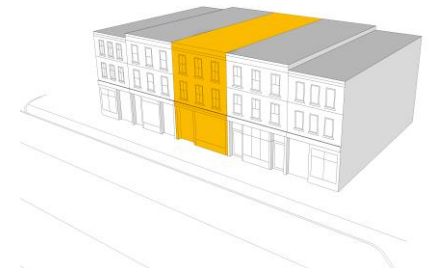
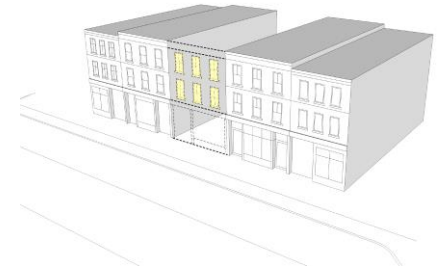
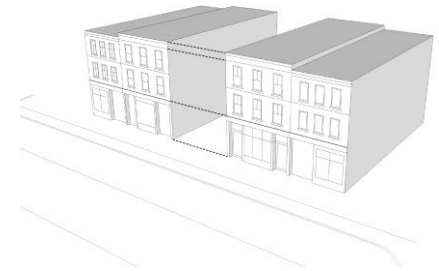
- Orient buildings to frame the street edge and create a continuous street wall.
- Locate buildings to reinforce corner locations.
- Create areas for seating, cafes, business spill out space.



Buildings on Main Street



- New facades relate to the building context and reinforce the street wall height, scale and rhythm.
- Be sensitive to adjacent historic character.
- Strengthen and highlight the existing heritage character, through contrast and juxtaposition.
- Relate to historic design.
- Clear distinction between 'old' and 'new'.
- Qualified architects with experience historical design styles.



Existing Neighbourhoods

Maximum 1.5 storeys difference
between adjacent dwellings

Consistent height

Appropriate transition to lower dwellings



1

2

Generally consistent height/massing and appropriate transitions

- Sensitive integration of new development with existing development through **compatible development**
- Compatible in **scale and design** and **sympathetic to the context and established character**
- **Compatibility** is defined as:
“development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties and public realm”.

Existing Neighbourhoods

- Promote the design of historical architectural expressions, carried out by qualified architects.
- Avoid mixing styles.
- Emphasize quality materials, designs, compatible forms.
- Discourage replica architecture.
- Discourage disparate architectural expressions / elements in one building.

Erin Village



Craftsman (Erin)



Italianate



Folk Victorian



One Second Empire Townhouse



Also, some Prairie Styles



Hillsburgh



Craftsman



Georgian



Colonial Revival

What We Heard

New Neighbourhoods – agreed with this direction

86%

The design of new neighbourhoods should have sidewalks on at least one side

60%

New neighbourhoods should be connected to one another with streets and paths

60%

New neighbourhoods should include a mix of lot sizes and residential building forms to offer more housing options, such as affordable housing and accessible housing to create a more diverse community

New Neighbourhoods

- Encourage connections (roads and trails) among neighbourhoods and to natural features/open space system.
- Locate parks prominently and adjacent to natural features
- Limit block lengths to 120m (180m); provide mid-block connections where this is exceeded.
- Discourage backlotting.
- Design connected, pedestrian-oriented streets and blocks



New Neighbourhoods

- Create views / vistas.
- Promote a variety of lots and building forms.
- Use building materials that complement the architectural style.
- Use quality materials.



Non Residential Areas

- Encourage multi-storey, mixed-use buildings.
- Encourage a variety of design expressions.
- Focus highly articulated facades at corner and prominent locations.
- Mitigate the impact of large surface parking lots.
- Integrate garbage / loading areas at the rear of lots, away and screened from public view.
- Promote opportunities for green infrastructure



Streetscapes

Main Street

- Enhance the existing character (Commercial and Residential Areas).



Local Streets

- Retain existing healthy, mature trees where possible.
- Provide sidewalks and street trees on both sides of all new streets.
- Promote opportunities for green infrastructure.



Green / Vista Streets

- Special streetscape treatment.



Street Trees

ARTERIAL & COLLECTOR STREETS



Freeman's Maple Red Oak DED American Elm Kentucky Coffee Tree Common Hackberry Honey Locust White Oak

LOCAL STREETS



Black Maple Sugar Maple Catalpa Basswood White Oak Ohio Buckeye

PARKS & OPEN SPACES



Black Maple Chinquapin Oak Tulip Tree Black Cherry Yellowwood Black Gum Shingle Oak Wild Crabapple

NATURALIZED TRAILS & SWM PONDS



Sugar Maple Bitternut Hickory Trembling Aspen Muscledwood Pin Oak Ironwood White Pine

- Promote species diversity and ecosystem potential.
- The right tree in the right place.
- Provide appropriate planting conditions for successful landscapes.
- Year-round, hardy trees that are drought, disease and salt tolerant.