



Appendix A:
Township Revitalization Improvement Report:
Façade Improvement Guidelines and Models
Stempski Kelly Associates Inc.
February 2008

Township Revitalization Improvement Project Havelock, Ontario

Facade Improvement Guidelines and Models - February 2008



SKA **Stempski Kelly Associates Inc.**
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design landscape architecture planning
P.O. Box 1325, Elora, ON N0B 1S0
V (519) 846 2637 F (519) 846 2107
info@ska-design.ca

Table of Contents

No. of Pages

1.	Facade Improvement Guidelines	11
	Forward	
	Awnings	
	Signage	
	Planters	
	Shutters	
	Colour	
	Lighting	
	Building Styles	
2.	Owner/Tenant Consultation Site Map	1
3.	Facade Models	23
	Blooms & Remax	
	Brett Funeral Chapels	
	Cluttered Treasures	
	Cummunity Care	
	Cottage Country Books	
	Dollar Mania	
	Guardian	
	HBM Municipal Office	
	Home Hardware	
	Joss Enterprises	
	Park Seven Restaurant	
	Youth Wise & Perfection Plus	

Facade Improvement Guidelines

Forward

The following facade improvement guideline for the Township of Havelock Belmont Methuen is in response to the Township Revitalization Improvement Project Co-ordinator's and community's interest in improving the overall look and feel of the retail areas of Havelock. This guideline is intended to illustrate, in a broad sense, how facades can be altered to satisfy the community's initiative to follow a Traditional Heritage theme.

Havelock is an unique case having two district commercial environments; the historical 'main street' along George Street and the more recent retail district along Ottawa Street (Highway No.7).

A small percentage of buildings along George Street were built with reference to the late Georgian and Colonial revival periods. Many buildings have retained their original detailing, some have been altered for various reasons, but for the most part there have been several infill building additions.

Ottawa Street can be characterized with a predominance of 'Brand' retail; having a particular facade treatment serving the business. Where as several of the existing buildings have facades that serve the original character of Ottawa St.

Our guideline, with the help of appropriate examples and the following 'Project Design Checklist' illustrates how Havelock can offer assistance to business owners thinking about giving their building facade a face lift. Under the headings of Awnings, Signage, Planter, Shutter, Colour and Lighting we have suggested ways in which a building facade can be improved to suit the Traditional Heritage theme. In lieu of re-designing every building in Havelock, we have chosen three typical building types (Historic, Non-Historic and Contemporary) and have applied a few of the guidelines to illustrate how an existing building could be improved.

Facade Project Design Checklist

A designer of facade projects within Havelock's Retail Areas should respond to the following criteria to help with their efforts to create a relevant and quality improvement for both the building and the street.

During the design of new and renovated facades and/or buildings, a project team – building users, administrators, managers/staff, and facade designers – will have two broad areas of responsibility: the first towards particular project needs (how the facade serves the business), the second towards communal needs (how the facade serves the character of the street), which includes facades facing streets and spaces in the commercial core.

1. Responding to Havelock Commercial Core Context

Facades should be designed to enhance the larger compositions created by groups of buildings and landscapes.

Facade improvements should be considered as opportunities to "repair" holes and discontinuities along the street.

2. Building Envelopes in the BIA

Facades should in general align or work with existing facades to reinforce the clarity of the public network and the cohesion of building groups.

3. Building / Street Relationships

Building facades and street spaces should establish a mutually supportive relationship in which indoor and outdoor spaces animate and are connected to each other.

Facades should define buildings as distinct spaces with a strong sense of identity and place.

Facades should enhance the clarity, safety and efficiency of streets and pedestrian routes.

Building faces adjacent to public open spaces and thoroughfares should be treated as fronts and should activate the public street environment.

4. Response to Havelock Climate

Important public spaces, both indoor and outdoor, should benefit from the sun.

Rain and snow shelter should be provided in high use areas around entrances, and where heavily travelled pedestrian routes run parallel to building facades.

5. Building Entrances

Facade projects should help building entrances become easily identifiable, and should address the primary Havelock streets.

With facade treatments, building entrances should be ordered with the most important entry addressing the main avenue of approach.

All building faces adjacent to major public open spaces and thoroughfares should have entrances that are clearly identified.

Facade treatments should promote building entrances that are open and prominent, provide a sense of transition from outside to inside and encourage people to approach and enter.



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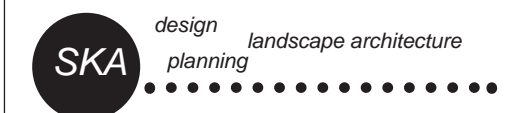
Facade Improvement Guideline Township of Havelock Belmont Methuen

Sheet Title

Forward / Check List

Date: October 2007

SK- F



Stempski Kelly Associates Inc.
Rural Communities • Amenity Landscapes

P.O. Box 1325, Elora, ON N0B 1S0
voice (519) 846 2637 fax (519) 846 2107
info@ska-design.ca

6. Safety along Havelock Streets

New facade projects and renovations should be designed to provide actual personal safety as well as impart a sense of comfort and well-being in Havelock commercial core users.

Personal safety is a broad-spectrum requirement that goes beyond basic facade treatments and is basic to all aspects of the environment, including spatial clarity and legibility, signage and orientation, lighting and visibility, planting, paving materials, and winter walkability-mobility, as well as ramp gradients, traffic controls, and safety alert devices.

7. Long Life/Loose Fit

Facade treatments should be capable of being adapted to new building uses and expansion as the needs and the priorities of the owners change.

8. Expression

New facades within Havelock’s retail areas must reconcile many diverse and often contradictory issues in terms of their expression – the “messages” they give about their role in or the quality of the street.

Facades should express a sense of permanence and durability, a sense of Havelock’s traditional roots and its historical continuity, and a sense of its connectedness to these.

Further, facades should express the Havelock’s commitment to serving the community and its visitors, and its responsibility to treat commercial activity as a public resource. To express this, facades should be interpreted as open, safe, accessible, welcoming, and familiar.

Finally, facades should express a respect of the climate of Havelock, and reflect the traditions that are apparent in Havelock today, taking inspiration from the original older spaces and buildings and the best of predominant existing architecture and natural heritage.

9. Scale

The scale of the facades should relate to the scale and size of the building as well as the human body, to make viewing, approaching and using of the street-front space and building a comfortable experience.

The scale of elements and massing should correspond to the various distances from which it is viewed.

10. Exterior Materials for Facades

Facade materials should reinforce the cohesion of related groups of buildings.

Facade materials should reflect the building's role as a landmark or a fabric building.

Large expanses of blank, street-fronting walls at grade should be avoided.

11. Technical Performance

Facade projects should be subjected to life-cycle costing to determine the best fit between capital costs, operating costs and ongoing maintenance costs.

Facade projects should be designed to reduce maintenance costs.



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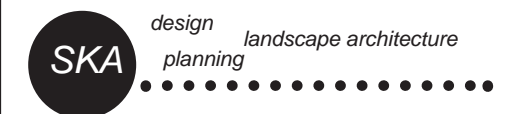
**Facade
Improvement Guideline**
*Township of Havelock
Belmont Methuen*

Sheet Title

Check List continued

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P.O. Box 1325, Elora, ON N0B 1S0
voice (519) 846 2637 fax (519) 846 2107
info@ska-design.ca

Awnings

The use of awnings for a storefront not only provide practical benefits for a building facade, but can also dramatically animate the streetscape itself. An awning is a clever way to extend a building facade into the street, claiming that part of the sidewalk that it covers as it's own, demanding attention from the passing customer.

Awnings provide shade for both the interior of the building, as well as to passing pedestrians. They also provide shelter from the rain and snow for the visitor entering the building. In some instances, they can provide an alternative 'canvas' for signage.

Design Considerations:

- Choose an appropriate form of awning to suite the window and door arrangement. Awnings can accentuate the entrance door, or can span a full building facade.
- Traditional canvas awnings are retractable, can span over a sidewalk, and are available in a variety of historical colours and patterns.
- Remote control devices are available to ease extension and retraction.
- Fixed canvas awnings are usually steep to shed snow, and therefore do not extend far over the sidewalk environment. However, the height of this type of awning can further enhance an otherwise bare building face.
- In all instances, consider the durability of the fabric in regards to weathering. Fading and mould resistant fabrics are preferred.
- Choose a colour(s) in keeping with the colour scheme for the building, and in keeping with the historical theme of the town in general.
- Awnings also present an opportunity for an alternative option for signage.



Retractable and fixed awning - the fixed awning highlights entrance



Fixed canvas awnings - highlights both entrances. note: old building with new materials in keeping with historic charac-



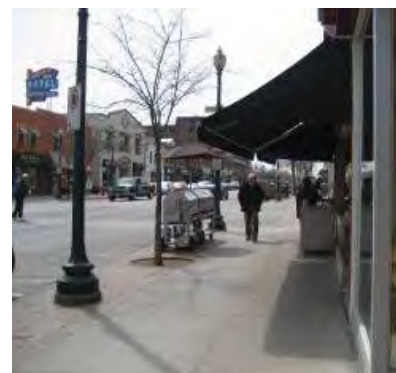
A corner flower store highlights windows and doors with permanent awnings. Note lower window boxes and simple yet effective signage on awnings.



Fixed awnings - various colours, with signage



Typical Brand Signage / Awning combination



Typical awning reaches over sidewalk



Traditional Awning - multi-coloured note: signage



Fixed awnings - various colours, with planting



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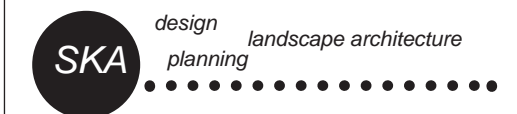
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Awning Guideline

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Rural Communities • Amenity Landscapes

P.O. Box 1325, Elora, ON N0B 1S0
voice (519) 846 2637 fax (519) 846 2107
info@ska-design.ca

Signage

Traditionally, signs were smaller, mounted on a decorative arm perpendicular to the storefront and oriented to the passing pedestrian. Signs have become bigger, bolder, and louder with the advancement of the passing vehicle. Now signs span a whole storefront, are back lit, and have little or no appeal to a historic theme.

Advertising is not limited to just a sign - specials are painted on windows, paper notices abound, removable sandwich board signs are displayed on the sidewalk in front of stores. Not only do these displays contribute to a cluttered and confusing storefront, they obstruct views into and out of a store and compromise personal and store safety.

Design Considerations:

- Historically, store signs were painted on a wood base, or made of raised wood or ceramic letters mounted on a wood base.
- Painted plastic letters and moulded polyurethane signs are currently available, which keep historical themes relevant, while lessening maintenance issues.
- The colour scheme of the sign could support the overall colour scheme of the building, or vice versa. By doing this, the building itself extends the advertising efforts of the sign itself.
- Where possible, signage for George St. should reflect a 'time past' or more of a pedestrian feel; smaller, mounted on a decorative arm perpendicular to the storefront.
- Signage along Ottawa St. is really oriented towards passing vehicles and should embrace the preferred colour scheme.



Mounted red numbers attached to panel and hanging sign



Extruded letters painted gold



Painted metal letters and logos mounted directly onto building



Hanging sign with custom decorative metal arm



Painted mounted letters - note signage continuity



Painted board sign mounted above awning



Typical chain store adopts traditional signage in keeping with historical theme of streetscape, while maintaining logo and brand power.



Signage printed on fixed awning.



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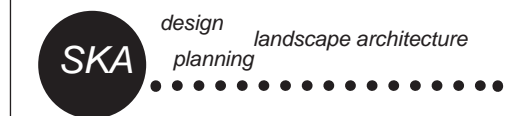
Facade Improvement Guideline Township of Havelock Belmont Methuen

Sheet Title

Signage Guideline

Date: October 2007

SK-2



Stempski Kelly Associates Inc.
Rural Communities • Amenity Landscapes

P.O. Box 1325, Elora, ON N0B 1S0
voice (519) 846 2637 fax (519) 846 2107
info@ska-design.ca

Planters

Often overlooked, decorative urns, pots, and hanging baskets provide an extra level of decor to a storefront that attract a potential shopper in a way that conveys hospitality. This small touch offers a welcoming feeling suggesting that this is a friendly place to shop. Window boxes, hanging planters and floor pots or urns can be planted with seasonal floral displays or support other decorative materials.

Design Considerations:

- Durability, creativity, and security are relevant factors when considering this type of adornment.
- Planters need to be secured or be heavy enough to deter theft.
- Hanging baskets need to be accessible for watering, but also need to be out of the way of passing pedestrians.
- Pots and planters can also be used during the winter with the creative use of dried plant materials, lights, and other ornamentation.
- Larger pots can be planted with evergreen plants if insulated (spray foam insulation, or cut up pieces of rigid foam insulation)
- Appropriate plant material in regards to sun or shade conditions should be considered.
- A business or building colour scheme can be accentuated with appropriate plant choices.



Decorative urn with winter faux topiary



Painted window box with winter arrangement



Large heavy decorative urns placed between windows.



Combination of Hanging baskets and planters



Co-ordinated window boxes on upper levels and urns along street



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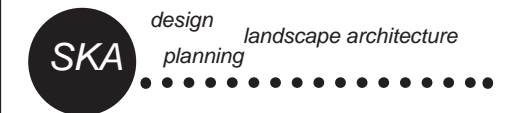
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Sheet Title

Planter Guideline

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SK-3



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 info@ska-design.ca

Shutters

Shutters, although no longer used for their original use of protecting widows, can add visual interest to a building facade. If painted in a contrasting colour to match other trim, shutters can animate a facade that might otherwise be considered stark, boring, and uninteresting. Traditional wood shutters demand a higher level of maintenance, and should be painted with a high quality paint to ensure less frequent touch ups. PVC or plastic shutters, while less costly and easier to maintain, have limited colour options, and are often available in standard sizes only. However they can be painted with the appropriate paint.

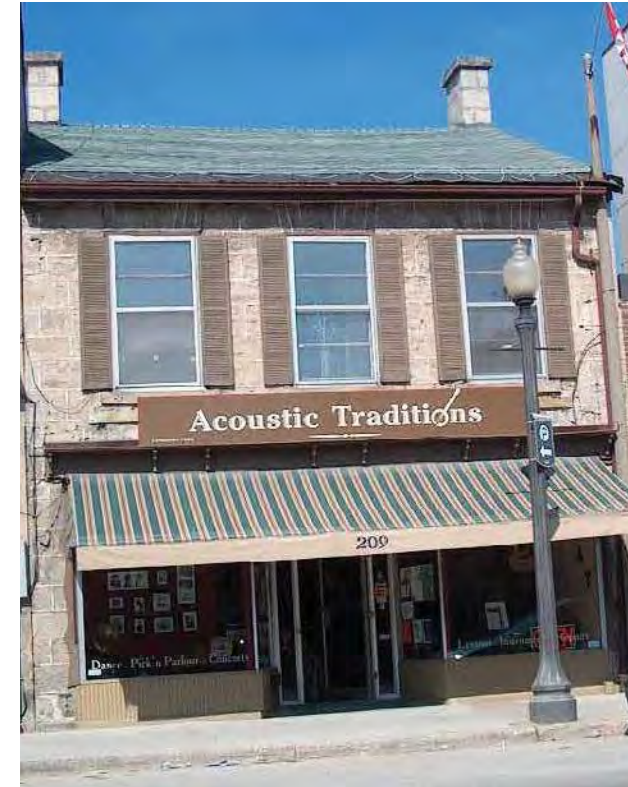
Design Considerations:

The width of the shutter should be in keeping with the width of the window.

Shutters should be coloured in the same colour as other trim.



Coloured vinyl shutters on upper and lower windows.



Brown wood shutters accent upper windows. Note signage and awning.



Contrasting vinyl shutters on upper windows. Note: Combination of vinyl siding with historic brick.



Multiple black shutters accent upper windows across two buildings. Note signage, lighting and co-ordinated effort between businesses.



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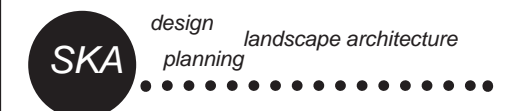
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Sheet Title

Shutter Guideline

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P.O. Box 1325, Elora, ON N0B 1S0
voice (519) 846 2637 fax (519) 846 2107
info@ska-design.ca

Colour

Traditionally, a palette of light pastel colours were used during the late Georgian period. These colours balance the warm colours of the typical redish brown brick. Delicate details and some relief within the brick produce this simple and elegant scheme. With hints of Colonial reference some facades may contain a rich earthy range of colours. These would be appropriate for businesses located along George St. as well as newer businesses located along Ottawa St.

Design Considerations:

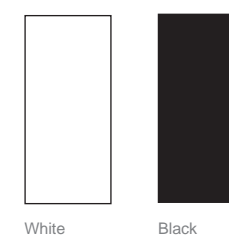
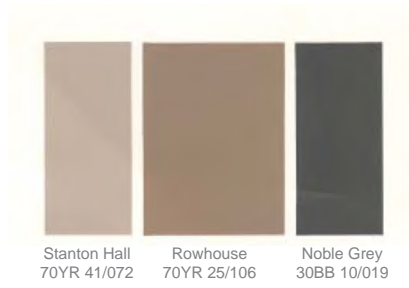
- Window trim, wooden cornice detailing, and moulding should be painted white or in a light gray / yellow.
- Window awnings, shutters and siding colour choices should be coordinated and should be painted in an neutral tint / earthy tone colour respectively.
- A high quality paint should be used for overall durability.
- Signage could compliment building colour choices but need not be limited to them.

Palette Selection:

Havelock's historical building stock consists mainly of a mix of yellow, brown / red brick. Colours best suiting the existing brick colours are found in a warm range. Within the framework of a Traditional Heritage theme, the brick facades are complimented well by light trim and warm accent colours. For non-brick facades, such as old building stock with frame construction and newer buildings (non-brick) using a variety if materials, we suggest that two colours in warm earthy tones such as beige, cream, tan and brown form a base palette. The first base colour would be for the main painted area of the building. The second base colour would be used for trim work - windows, trim and wooden cornice detailing. A third accent colour would be used for doors or elements requiring highlighting: awnings, shutters, signage. Accent colours are tertiary colours such as olive or sage green, terra cotta, warm blue, gold, maroon etc.

The following colour selection is a base from which to work upon to suit both retail areas and the township as a whole. It is not meant to inhibit or limit colour selection, but rather initiate a process for appropriate colour selection that will be supportive of TRIP's initiative. This palette is from the CIL Exterior Collection - Historic Colours. Most of these colours can be matched/offered by several other quality paint manufacturers. Most should be available by local, Havelock, paint suppliers.

- Note: Colour representation may not be exactly as manufactured. Verify with paint supplier.



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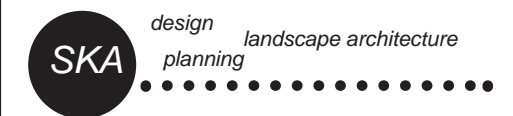
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Sheet Title

Colour Guideline

Date: October 2007

SK-5



Stempski Kelly Associates Inc.
Rural Communities • Amenity Landscapes

P.O. Box 1325, Elora, ON N0B 1S0
voice (519) 846 2637 fax (519) 846 2107
info@ska-design.ca

Lighting

Lighting found on storefronts is for safety purposes as well as to highlight signage. Unfortunately, the invention of the backlit sign has undermined many facade improvement projects - lighting, sign and complete design flexibility for graphic work in one easy to install unit is more appealing than having to consider and maintain each component separately. However, public opinion in regard to desired areas show a preference for the more tactile composition of separate signage and lighting on facades.

Design Considerations:

- Lighting of door front areas can be accomplished in two ways. Wall mounted fixtures with a "Traditional Heritage" theme (lantern style) can flank a doorway or storefront. A ceiling mounted fixture for a recessed doorway could take on one of either two forms - a hanging lantern style or a less decorative fixture such as a recessed ceiling fixture.
- Highlighting signage can be accomplished decoratively with attractive 'Gooseneck' lighting. Modern versions of the 'Gooseneck' are available that are less decorative, but maintain the integrity of selective signage and historical theming.
- Simple, unobtrusive spot lights can also highlight signage that might otherwise not be able to be lit.
- Modern light fixtures with traditional styling come with up-to-date technologies that include 'bright sky' compliance and shadow guards - a must for communities whos 'destination attributes' depend on their natural heritage such as starlit skies.



Traditional 'yard' style light with modern updates such as dark sky compliance rating and light shields



Traditional gooseneck lighting painted to match building colour scheme.



Traditional lantern flanks doorway.



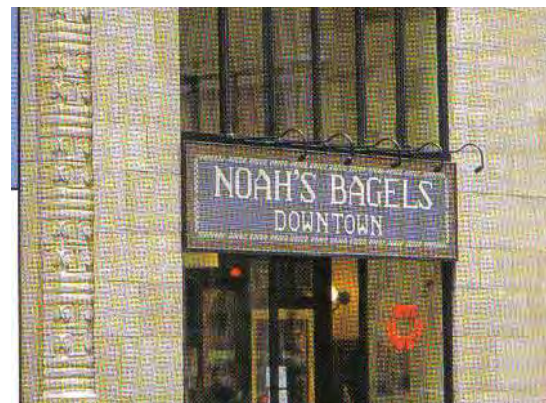
Small spotlights highlight sign. Note decorative bracket, and painted sign.



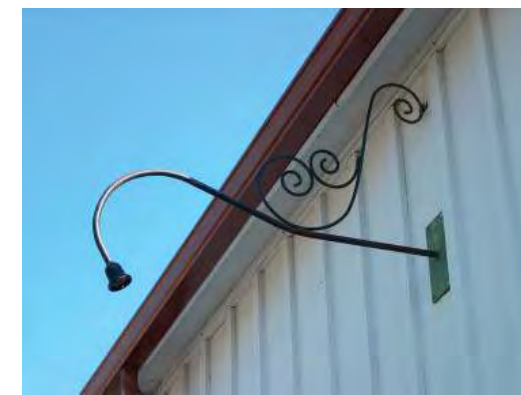
Simple gooseneck lighting in white.



Decorative gooseneck lighting in black.



Simple multiple gooseneck lights illuminate sign.



Ornamental arm holds a small subtle light



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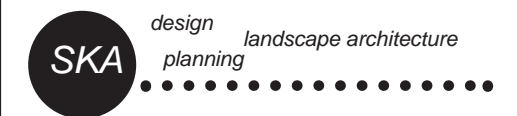
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Sheet Title

Lighting Guideline

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SK-6



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P.O. Box 1325, Elora, ON N0B 1S0
voice (519) 846 2637 fax (519) 846 2107
info@ska-design.ca

Building Style 1
Heritage/Historic Building - Minimal Modification



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Facade
Improvement Guideline
*Township of Havelock
Belmont Methuen*

Sheet Title

Demonstration Sketch

Date: October 2007

SK- 7

Existing Building Character



Proposed Building Character



- Hanging Signage
- Brick facade cleaned & repointed
- Fascia restored & painted in trim colour
- Canvas awning in a solid accent colour - door awning designed to highlight entrance

- Window Boxes mounted on decorative iron brackets - boxes painted in accent colour
- Signage - painted letters on contrasting background
- Existing door to be painted in accent colour

• not necessarily designated Heritage Building



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P.O. Box 1325, Elora, ON N0B 1S0
voice (519) 846 2637 fax (519) 846 2107
info@ska-design.ca

Building Style 2
Heritage/Historic Building - Extensive Modification

Existing Building Character



Proposed Building Character



Restored crown
moulding in trim
colour

Extend board and
batten up building
columns in trim
colour

Rigid bubble
awnings

Vertical Siding
Base Colour (to
return to a more
appropriate finish)

New Sign - raised letters
on wood base

Window Boxes

Painted Entry
in Accent Colour

Light fixtures strategically
Located



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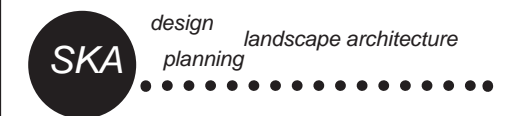
Facade
Improvement Guideline
*Township of Havelock
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Sheet Title

Demonstration Sketch

Date: October 2007

SK- 8



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• not necessarily designated Heritage Building

Building Style 3
Contemporary Building

Existing Building Character



Proposed Building Character



Gooseneck Lighting, black finish

Signage - extruded polyurethane letters, painted on contrasting background.

Canvas awning to support historic colour scheme of building.

Embossed wood trim & Board and batton finish - painted in contrasting colours.

Existing door to be painted in accent colour.



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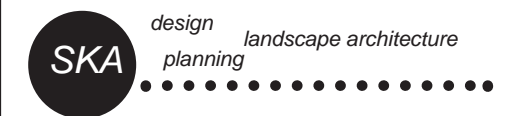
Facade
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*Township of Havelock
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Sheet Title

Demonstration Sketch

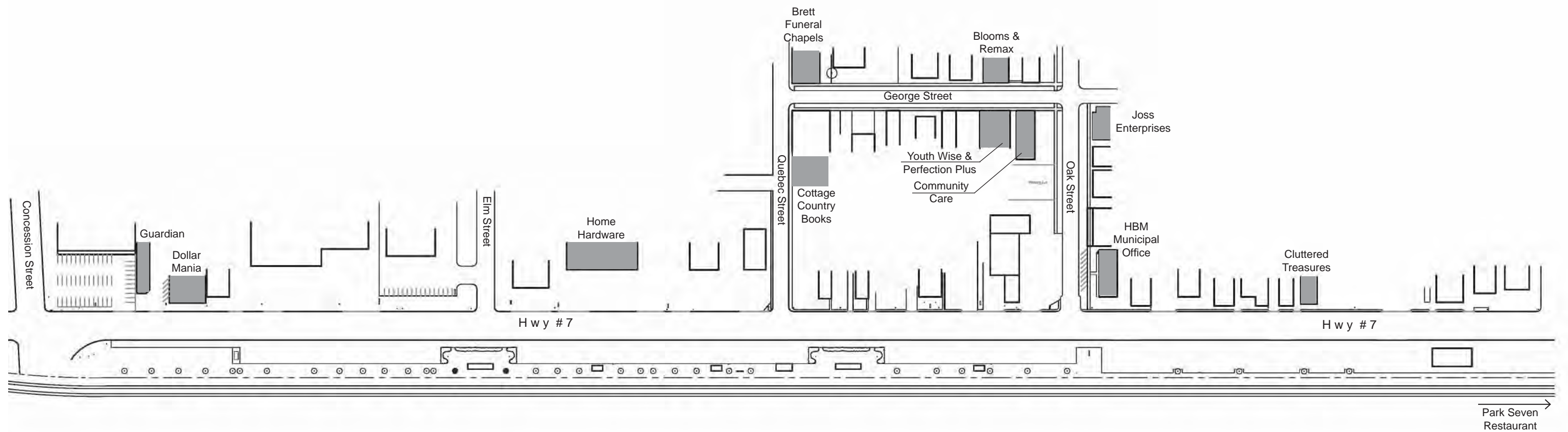
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SK- 9



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Rural Communities • Amenity Landscapes

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Owner/Tenant Consultation Sites

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- Cluttered Treasures
- Cummunity Care
- Cottage Country Books
- Dollar Mania
- Guardian
- HBM Municipal Office
- Home Hardware
- Joss Enterprises
- Park Seven Restaurant
- Youth Wise & Perfection Plus

Facade Models

Proposed Facade

Shutters & restored window trim
Restored trim and fascia

Decorative Lighting



Window boxes
Decorative windows
Signage incorporated into Awning

Proposed awning
Accented doorways



Blooms & Remax Havelock Facade Improvements

Colours

CIL Exterior Colour Collection

Board & Batton

Autumn Haæ 45YY 67/120

Awning & Window Shutters

Autumn Sunrise 30YR 27/215

Fascia and Trim

Stone Castle 50YY 28/071 or
Hawthorne Green 30GY 11/076

Accent

Meeting House 50YY 74/069

Sheet Title

Elevation

Date: January 25, 2008

SK-1



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design landscape architecture planning
P.O. Box 1325, Elora, ON N0B 1S0
V (519) 846 2637 F (519) 846 2107
info@ska-design.ca



Blooms & Remax
Havelock
Facade Improvements

Sheet Title
Perspective

Date: January 25, 2008

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info@ska-design.ca

Proposed Facade

Shutters & decorative window trim
Decorative trim and fascia

Scalloped paneling
Painted existing awnings



Decorative windows
Signage incorporated into Awning

Proposed awning



Brett Funeral Chapels Havelock *Facade Improvements*

Colours

CIL Exterior Colour Collection

Awning & Window Shutters
Deep Waters 30GY 09/171

Fascia and Trim
Palm Springs Tan 20YY 39/130 or
Fossil Grey 30YY 56/060

Accent
Artesian White 20YY 83/025

Sheet Title

Elevation

Date: January 25, 2008

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V (519) 846 2637 F (519) 846 2107
info@ska-design.ca



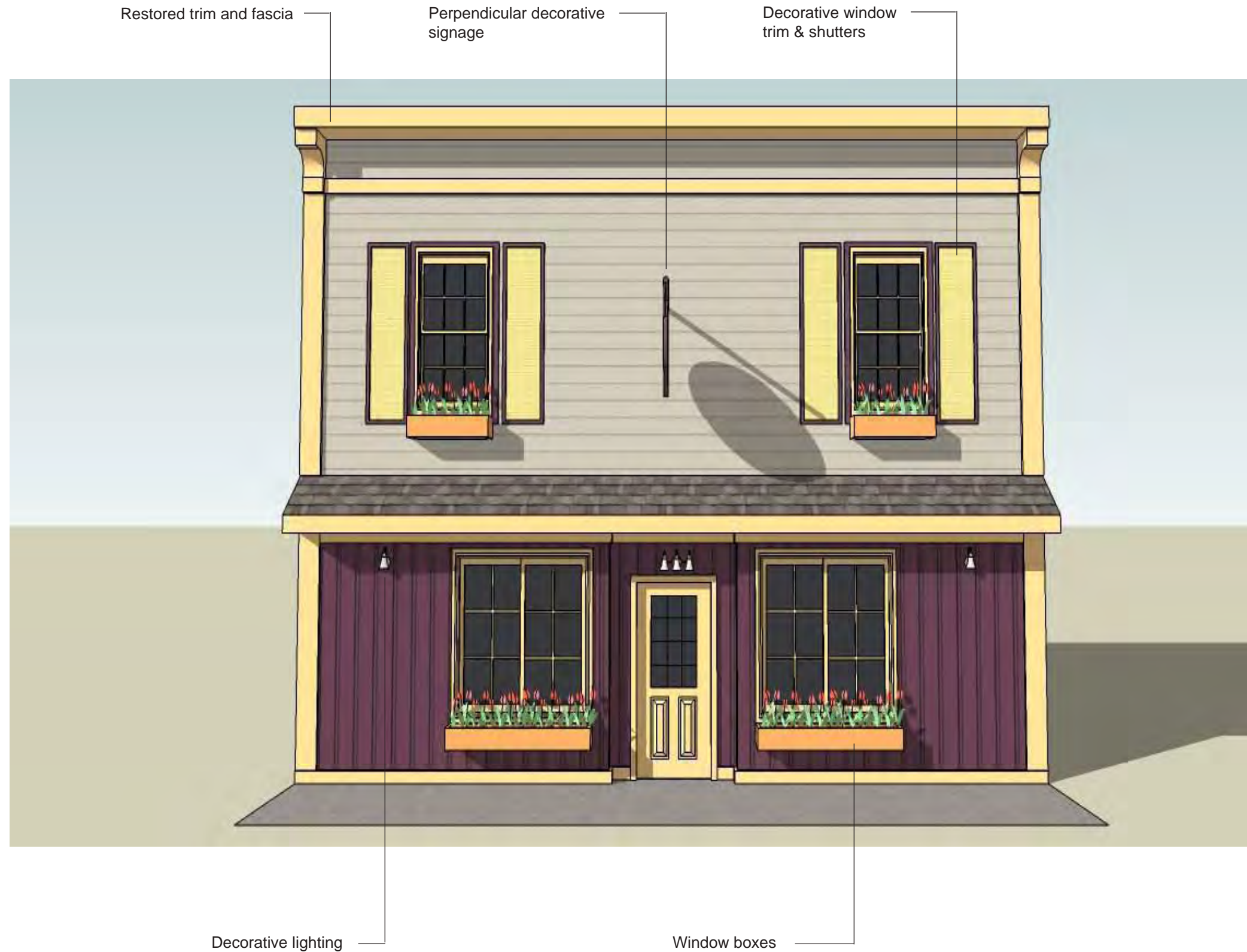
Sheet Title
Perspective
Date: January 25, 2008

SK-2



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design landscape architecture planning
P.O. Box 1325, Elora, ON N0B 1S0
V (519) 846 2637 F (519) 846 2107
info@ska-design.ca

Proposed Facade



Cluttered Treasures Havelock *Facade Improvements*

Colours

CIL Exterior Colour Collection

Trim & Fascia
Bavarian Creme

Doors & Accents
Naturally Calm 10YY 44/215

Siding
Existing colours

Sheet Title

Elevation

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SK-1



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Cluttered Treasures
Havelock
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Proposed Facade



Community Care Havelock *Facade Improvements*

Colours

CIL Exterior Colour Collection

Board & Batton, & Shutters
China White 45YY 74/073

Awning & Trim
Krimson Lake 90BG 08/075

Accent
Water Chesnut 30YY 62/127

Sheet Title

Elevation

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Community Care
Havelock
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Proposed Facade



Shutters & restored window trim
Restored trim and fascia

Accented doorway
Raised signage on wood base

Planters
Board & batton

Spot lighting
Window boxes

Perpendicular signage



Cottage Country Books Havelock *Facade Improvements*

Colours

CIL Exterior Colour Collection

Board & Batton, & Shutters
Distant Mountain 70YY 57/098

Trim & Doors
Palo Verde 70Y 26/137

Accent
Natural White 50YY 83/029

Sheet Title

Elevation

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Cottage Country Books
Havelock
Facade Improvements



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Proposed Facade



Dollar Mania Havelock *Facade Improvements*

Colours

CIL Exterior Colour Collection

Trim

Sweetwood 90YR 26/147

Doors & Accents

Cuddle 80YR 83/026

Sheet Title

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Dollar Mania
Havelock
Facade Improvements

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Proposed Facade



Guardian Havelock *Facade Improvements*

Colours

CIL Exterior Colour Collection

Board & batton

Autumn Haæ 45YY 67/120

Awning & signage base

Hunt Club 10GG 07/139

Fascia and Trim

Hawthorne Green 30GY 11/076

Accent

Bamboo 30YY 51/271

Sheet Title

Perspective

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 V (519) 846 2637 F (519) 846 2107
 info@ska-design.ca

Proposed Facade



HBM Municipal Office Havelock *Facade Improvements*

Colours

CIL Exterior Colour Collection

Trim

Macadamia White 30YY 75/145

Doors & Accents

Manuscript 40YY 60/103

Sheet Title

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 V (519) 846 2637 F (519) 846 2107
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HBM Municipal Office
Havelock
Facade Improvements

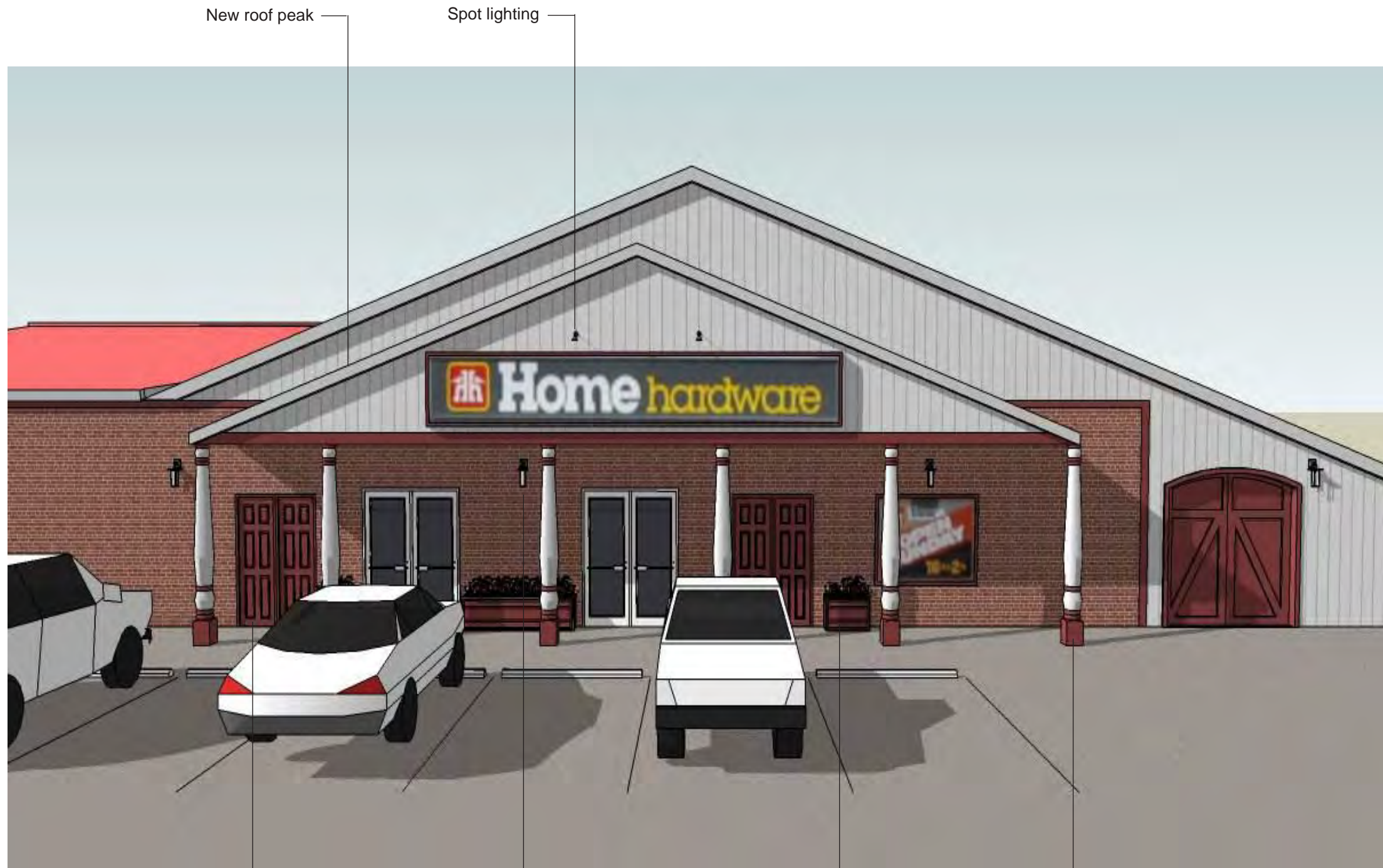
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V (519) 846 2637 F (519) 846 2107
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Proposed Facade



New roof peak

Spot lighting

Decorative doorways

Decorative lighting

Planters

Decorative columns



Home Hardware Havelock *Facade Improvements*

Colours

CIL Exterior Colour Collection

Siding

White Pearl 44YY 70/110

Trim & Doors

Salsa 10YR 14/348

Accent

Camelcoat 20YY 43/200

Sheet Title

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Home Hardware
Havelock
Facade Improvements

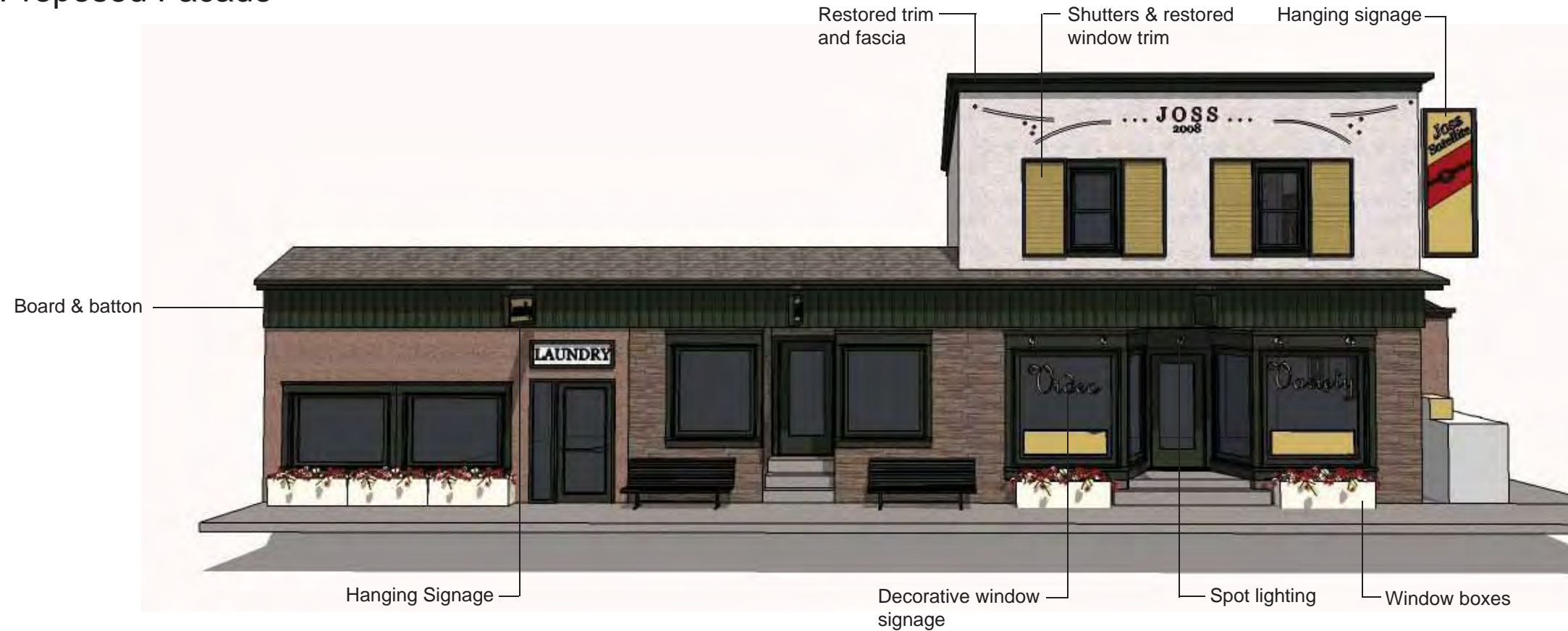
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Proposed Facade



Joss Enterprises Havelock Facade Improvements

Colours

CIL Exterior Colour Collection

Board & Batton

Palm Springs Tan 20YY 39/130

Window Shutters & Signage

Sunshine Coast 40YY 67/196

Fascia and Trim

Deep Waters 30GY 09/171

Stucco

Artesian White 20YY 83/025

Sheet Title

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Joss Enterprises
Havelock
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Proposed Facade



Park Seven Restaurant Havelock *Facade Improvements*

Colours

CIL Exterior Colour Collection

Trim

Palm Springs Tan 20YY 39/130

Doors & Accents

Cordovan 50YR 15/243

Siding & Planters

Cuddle 80YR 83/026

Sheet Title

Elevation

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Park Seven Restaurant
Havelock
Facade Improvements

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Proposed Facade



Shutters & restored window trim
Restored trim and fascia

Board & Batton

Window Planters
Decorative windows
Signage incorporated into Awning

Proposed awning
Spot lighting



Youth Wise & Perfection Plus Havelock Facade Improvements

Colours

CIL Exterior Colour Collection

Board & Batton, & Shutters
China White 45YY 74/073

Awning & Trim
Krimson Lake 90BG 08/075

Accent
Water Chesnut 30YY 62/127

Sheet Title

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Youth Wise & Perfection Plus
Havelock
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Appendix B: Community Consultation

Village of Havelock Community Improvement Plan



Community Orientation Presentation

August 11, 2016



FOTENN

What is a CIP?

- A tool under the *Planning Act* to encourage and stimulate economic development and community revitalization through incentives.
- The CIP is a municipal document that describes the nature of eligible projects, funding programs, and timelines.
- Allows municipalities to direct funding programs toward projects and issues that are unique to the individual community.
- Developed by a municipality and implemented through the Official Plan.



Why Plan through CIPs?

- To target areas in transition
- To let municipalities facilitate and encourage community change in a coordinated manner
- To focus the public on municipal priorities and initiatives
- To create partnerships with the private sector and community groups
- To stimulate improvement activities through assistance programs

Living document to respond to changes over time



What does that mean?

- Improved Physical Appearance
- Attract New Investment
- Coordinates Municipal Investment
- Achieves Community Improvement Objectives



The Process



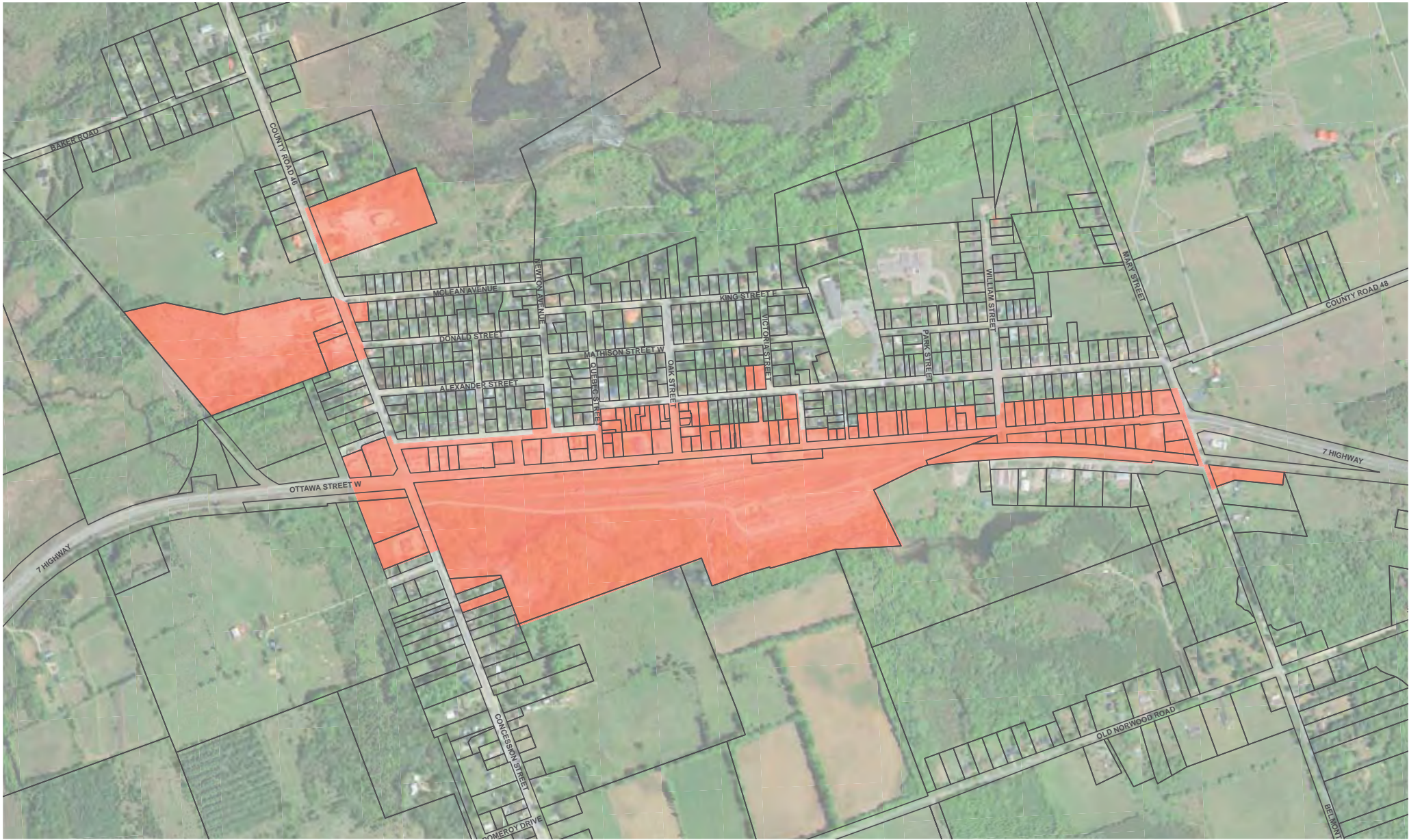
- Gathering Phase: This is the first meeting to learn what is important to the people of Havelock and the surrounding area.
- Help us to define the CIP area
- Learn who wants to be involved
- Additional consultation will be held to help develop and refine the CIP



OK, so what does that mean for Havelock?

- The main street on Highway 7 is the place that gives people their first sense of the community and leaves a lasting impression
- The main street reflects on the whole of the community's values
- A healthy and vibrant main street translates into economic health and a high quality of life in the community
- A healthy main street creates jobs, incubates small businesses, protects property values, and increases the community's options for goods and services





FINANCIAL INCENTIVE PROGRAMS

<p>Façade Improvement Program The character and quality of the Village is partially reflected in the aesthetic appeal of the main street area and buildings which front or back onto prominent streets. A Façade Improvement Program is intended to renovate the appearance of commercial and residential buildings in order to improve the overall appearance and character of the community. The format of such a program would consist of a grant for a portion of the defined eligible costs. Eligible improvements could include restoration of brick and cladding work, replacement of architectural details (cornices, eaves, etc.), window and door repair, façade chemical cleaning, entranceway modifications, lighting, sign improvements, construction of attached storage units, etc.</p>	<p>Residential Conversion Grant or Loan Some existing residential properties along Highway 7 may be desirable for conversion into new business opportunities to increase the overall business activity along the main road. A grant or loan program could provide financial assistance for projects creating new commercial/employment opportunities within existing buildings or through additions.</p>
<p>Accessibility Enhancements The purpose of the Accessibility for Ontarians with Disabilities Act is to improve accessibility of services, facilities, employment, and buildings for people with disabilities. The historic development of communities and buildings did not necessarily recognize the importance of accessible design, especially not to the degree that we consider it today. CIP funding could be available to encourage property owners to retrofit entranceways and other access points to ensure facilities and commercial outlets are accessible to all members of the community.</p>	<p>Revitalization Tax Increment Grant In order to encourage the revitalization of existing building stock or redevelopment of lands, a tax increment grant program is a tool which enables municipalities through a CIP to grant back to the land owner a portion of the increased tax revenue collected as a result of the project. The premise of this program is that a redeveloped or rehabilitated property will receive an increased tax assessment providing increased revenue to the municipality. In order to stimulate the redevelopment, the tax increment grant program anticipates the increased revenue and pays a portion back to the owner to cover costs prior to the completion of the project.</p>
<p>Municipal Fees Grant Program In order to encourage development and rehabilitation of the existing building stock, a Municipal Fees Grant Program would provide a one-time grant equal to a portion of the municipal application fees. The intent of the grant would be to reduce the costs of development and/or rehabilitation that contribute to the quality of the community. Eligible application fees could include: Official Plan Amendments, Zoning By-law Amendments, Committee of Adjustment fees, Site Plan Control approval, demolition permits, and building permits.</p>	<p>Commercial Building Improvement Loan Commercial and institutional buildings define a main street streetscape. The quality of the commercial component of a street plays an important role in establishing the character of the area. A Commercial Building Improvement Loan program seeks to restore the existing building stock through preferential interest rates provided by the municipality.</p>
<p>Residential Intensification Grant or Loan Residential intensification in existing settlement areas is desirable in terms of efficient land development and the provision of affordable housing stock. A grant or loan program could provide financial assistance for projects creating new dwelling units within existing buildings or through additions. Residential intensification will not be permitted at the expense of commercial development.</p>	<p>Parkland Dedication Exemption By way of the Planning Act, municipalities are permitted to acquire parkland dedication in the form of land or the cash equivalent through land development processes. In order to encourage development, parkland dedication requirements can be waived within the CIP to reduce the costs associated with developing a new property.</p> <p>Brownfields Financial Tax Incentive Program The Brownfields Financial Tax Incentive Program (BFTIP) provides for cancellation of up to 100% of municipal property taxes, as authorized under Section 365.1 of the Municipal Act, 2001. In addition, a matching cancellation of education taxes is available when the application is approved by the Minister of Finance. Tax cancellation is effective following approval of a by-law authorizing the BFTIP application and would continue throughout the Rehabilitation and Development Period, which would be defined as part of a Brownfields Program for municipal taxes and for 36 months in respect of education taxes.</p>





Financial Incentive Information Form and Ranking Sheet
 (The programs are in no particular order)

Financial Incentive Program (Rank only your top 5 preferences)	Rank 1 = best 5 = least
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Financial Incentive Program (Rank only your top 5 preferences)	Rank 1 = best 5 = least
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Commercial Building Improvement Loan Commercial and institutional buildings define a main street streetscape. The quality of the commercial component of a street plays an important role in establishing the character of the area. A Commercial Building Improvement Loan program seeks to restore the existing building stock through preferential interest rates provided by the municipality.	1 SIGNAGE ON HWY 7
Parkland Dedication Exemption By way of the <i>Planning Act</i> , municipalities are permitted to acquire parkland dedication in the form of land or the cash equivalent through land development processes. In order to encourage development, parkland dedication requirements can be waived within the CIP to reduce the costs associated with developing a new property.	
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It's good to see KNOXLOCK is progressing with our "CHAIN STORES" SIGNAGE is important but the town council needs to take care of Road & Sidewalk Repairs on GEORGE ST.



Financial Incentive Information Form and Ranking Sheet
(The programs are in no particular order)

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train construction activities to be done in the village area
see table
long = most cost of program



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CIP spin off - improve info source (c) large maps of all surrounding lakes, etc so that people who stop on parking on north side also know about what HST has to offer just off downtown core



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Parking on Back streets



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AS A SIDE NOTE - I THINK COUNCIL SHOULD FREEZE OR REDUCE THE TAX MIL RATE FOR COMMERCIAL AND INDUSTRIAL PROPERTY OWNERS - AS AN INCENTIVE.

RAE MCCUTCHEON



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Financial Incentive Information Form and Ranking Sheet
 (The programs are in no particular order)

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Notes on reverse



The plan for facade improvement should be a theme otherwise it looks like random improvements

Promote foot traffic to back streets



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make the lakes more accessible to visitors + landowners (1)

Uniform signage to attract people to stop
what is Hawelock known for should be highlighted (1)



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Creating an environment that allows residents to work, live and play in their community is key. Haverock needs to have a great draw to the town.



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on finding solutions in the future to see that these roadblocks are removed. We know how to make this happen. We will need the support of the township (cupola)



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① Access to health care providers is a need for this community. ~~the~~ Centrally as the owner of the Guardian pharmacy, residents are forced to leave town to address health care needs. As owners, we are very focused

The priority should be on commercial and industrial projects, not residential buildings! Include the Historic Industrial Park.

I have ranked things in order of preference for Hanstals!



Judy Coward
judy.coward@ontario.ca
705-224-5715

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- please don't put any
things but if you want
to discuss them to me

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Upper Floor Residential Upgrades of existing buildings on George St. that are commercial on the ground floor. The rehabilitation of the upper floor apartments would help to increase the value of the buildings & therefore ~~the~~ increase the taxes they generate - and ensure that these buildings are properly maintained, many of these buildings are located on George St. ②



to be 10 years until the property is sold to the owner
numbered column

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Exclude brownfield sites that are outside of Huronville - these sites are already zoned for commercial activity and if cleaned up could provide great development opportunities for new & expanded businesses



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- Implementer should roll out in phases i.e. most needed areas should be first. or "worst areas"
- improve parking on George St / Aubrey St etc
- implement enforcements for businesses that clearly are an "eye sore" if they refuse to "clean up"
- put some focus on homeowners/landlords located in business rich areas to "clean up"



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Municipality should put tourism signage on #7 to promote businesses other than the Sambaone.

*JACK BRADLEY
 RETIRED FOUNDER HAVETOWN
 JAMBORÉE*



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*VERY STRONG MUSICAL SHOW EVERY WEEK IN OLD TOWNVILLE
 JAMBORÉE ITSELF STILL RECOGNIZED ACROSS CANADA HAS
 A VERY HIGH PROFILE WITH CCRA -*



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STOP LIGHT EAST END OF HURON 10 YRS OVER Due
 REPAIR TRAFFIC FLOW ON DUNDAS ST (10 YRS NOT REPAIR)
 REPAIR ROAD AND INFRASTRUCTURE ON ROAD
 SIGNAGE ON HWY SEVEN TO HISTORICAL AREA



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Façade Improvement Program The character and quality of the Village is partially reflected in the aesthetic appeal of the main street area and buildings which front or back onto prominent streets. A Façade Improvement Program is intended to renovate the appearance of commercial and residential buildings in order to improve the overall appearance and character of the community. The format of such a program would consist of a grant for a portion of the defined eligible costs. Eligible improvements could include restoration of brick and cladding work, replacement of architectural details (cornices, eaves, etc.), window and door repair, façade chemical cleaning, entranceway modifications, lighting, sign improvements, construction of attached storage units, etc.	1
Accessibility Enhancements The purpose of the Accessibility for Ontarians with Disabilities Act is to improve accessibility of services, facilities, employment, and buildings for people with disabilities. The historic development of communities and buildings did not necessarily recognize the importance of accessible design, especially not to the degree that we consider it today. CIP funding could be available to encourage property owners to retrofit entranceways and other access points to ensure facilities and commercial outlets are accessible to all members of the community.	4
Municipal Fees Grant Program In order to encourage development and rehabilitation of the existing building stock, a Municipal Fees Grant Program would provide a one-time grant equal to a portion of the municipal application fees. The intent of the grant would be to reduce the costs of development and/or rehabilitation that contribute to the quality of the community. Eligible application fees could include: Official Plan Amendments, Zoning By-law Amendments, Committee of Adjustment fees, Site Plan Control approval, demolition permits, and building permits.	3
Residential Intensification Grant or Loan Residential intensification in existing settlement areas is desirable in terms of efficient land development and the provision of affordable housing stock. A grant or loan program could provide financial assistance for projects creating new dwelling units within existing buildings or through additions. Residential intensification will not be permitted at the expense of commercial development.	2



Financial Incentive Program (Rank only your top 5 preferences)	Rank 1 = best 5 = least
Residential Conversion Grant or Loan Some existing residential properties along Highway 7 may be desirable for conversion into new business opportunities to increase the overall business activity along the main road. A grant or loan program could provide financial assistance for projects creating new commercial/employment opportunities within existing buildings or through additions.	2
Revitalization Tax Increment Grant In order to encourage the revitalization of existing building stock or redevelopment of lands, a tax increment grant program is a tool which enables municipalities through a CIP to grant back to the land owner a portion of the increased tax revenue collected as a result of the project. The premise of this program is that a redeveloped or rehabilitated property will receive an increased tax assessment providing increased revenue to the municipality. In order to stimulate the redevelopment, the tax increment grant program anticipates the increased revenue and pays a portion back to the owner to cover costs prior to the completion of the project.	4
Commercial Building Improvement Loan Commercial and institutional buildings define a main street streetscape. The quality of the commercial component of a street plays an important role in establishing the character of the area. A Commercial Building Improvement Loan program seeks to restore the existing building stock through preferential interest rates provided by the municipality.	3
Parkland Dedication Exemption By way of the <i>Planning Act</i> , municipalities are permitted to acquire parkland dedication in the form of land or the cash equivalent through land development processes. In order to encourage development, parkland dedication requirements can be waived within the CIP to reduce the costs associated with developing a new property.	5
Brownfields Financial Tax Incentive Program The Brownfields Financial Tax Incentive Program (BFTIP) provides for cancellation of up to 100% of municipal property taxes, as authorized under Section 365.1 of the Municipal Act, 2001. In addition, a matching cancellation of education taxes is available when the application is approved by the Minister of Finance. Tax cancellation is effective following approval of a by-law authorizing the BFTIP application and would continue throughout the Rehabilitation and Development Period, which would be defined as part of a Brownfields Program for municipal taxes and for 36 months in respect of education taxes.	Yes 1 clean up all the old gas stations etc.

If the extent of the CIP area goes as far east as 7th line I will definitely make use of the program at UPPER CANADA MARINE