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CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA

SITE PLAN GUIDELINES FOR COMMERCIAL DEVELOPMENT

PART 1 | BUILDING PLACEMENT

- Buildings should generally be located close to the street. Larger commercial buildings may be located toward the rear of a site, provided that smaller format commercial buildings are located close to the street to define the street edge and pedestrian environment and to screen the larger buildings.
- Building placement should support the screening of parking, garbage and other service areas from street view.

PART 2 | BUILDING DESIGN

- Façades that are visible from the public street should incorporate enhanced architectural features and detail, such as variations in building material and colour, articulation of the building wall and roof line, building entrance features and windows.
- Buildings located close to the street or pedestrian areas should have a high proportion of windows at grade level. Large flat wall surfaces and blank walls are discouraged in such areas.
- Building entrances should be clearly identifiable and coordinated with the placement of pedestrian walkways. Main building entrances should be emphasized through landscaping and architectural elements, such as awnings.

- Building massing, height and roof design should be compatible with any adjacent residential uses.
- Outdoor patios and other outdoor amenity areas should be located in pedestrian oriented areas, close to the building entrance, with landscaping and site furnishing, and ideally oriented toward the public street.
- Multi-unit service commercial development sites should be comprehensively designed so that all functional, architectural and design elements work together as a whole.
- Buildings should be designed with accessibility in mind.
- Commercial areas in proximity to residential areas and adjacent to main roads shall have higher standards for exterior design, including architectural detail, building materials, landscaping and treatment of open storage, loading and service areas.
- Building location and massing should take cues from adjacent development, in order to create a consistent street wall by using similar heights and setbacks for the portions of the building nearest to the adjacent development.
- Outdoor lighting must be compliant with the Township’s Outdoor Lighting Policy.

PART 4	DRIVE-THROUGHS
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- Order boards and pick up windows should not be visible from abutting streets.
- Adequate stacking lanes should be provided to minimize conflicts with on-site pedestrian or parking movements, or result in traffic queuing onto the street.
- Include site furnishings, such as outdoor seating, bicycle racks, and waste bins.
- Provide weather protection at all building entrances and in places with pedestrian amenities, in addition to drive-through pick-up windows.

- The noise attenuation feature (i.e. berm, fence, vegetation) must be compatible with adjacent properties with respect to appearance and overall landscape design.

PART 3 VEHICLE ACCESS, CIRCULATION & PARKING

- On-site parking shall be located to the interior side or rear of main buildings wherever possible and vehicle circulation through front and exterior side yards should also be avoided.
- Large uninterrupted parking areas should be avoided by creating a number of smaller parking areas separated by landscaped areas or landscaped islands.
- Vehicular access points shall be restricted to the minimum number and width necessary for the site to function safely and properly. Access points which are shared with adjacent service commercial uses will be encouraged.
- Parking areas shall be well lit to ensure safe access.
- Bicycle racks should be placed near the main entrances.

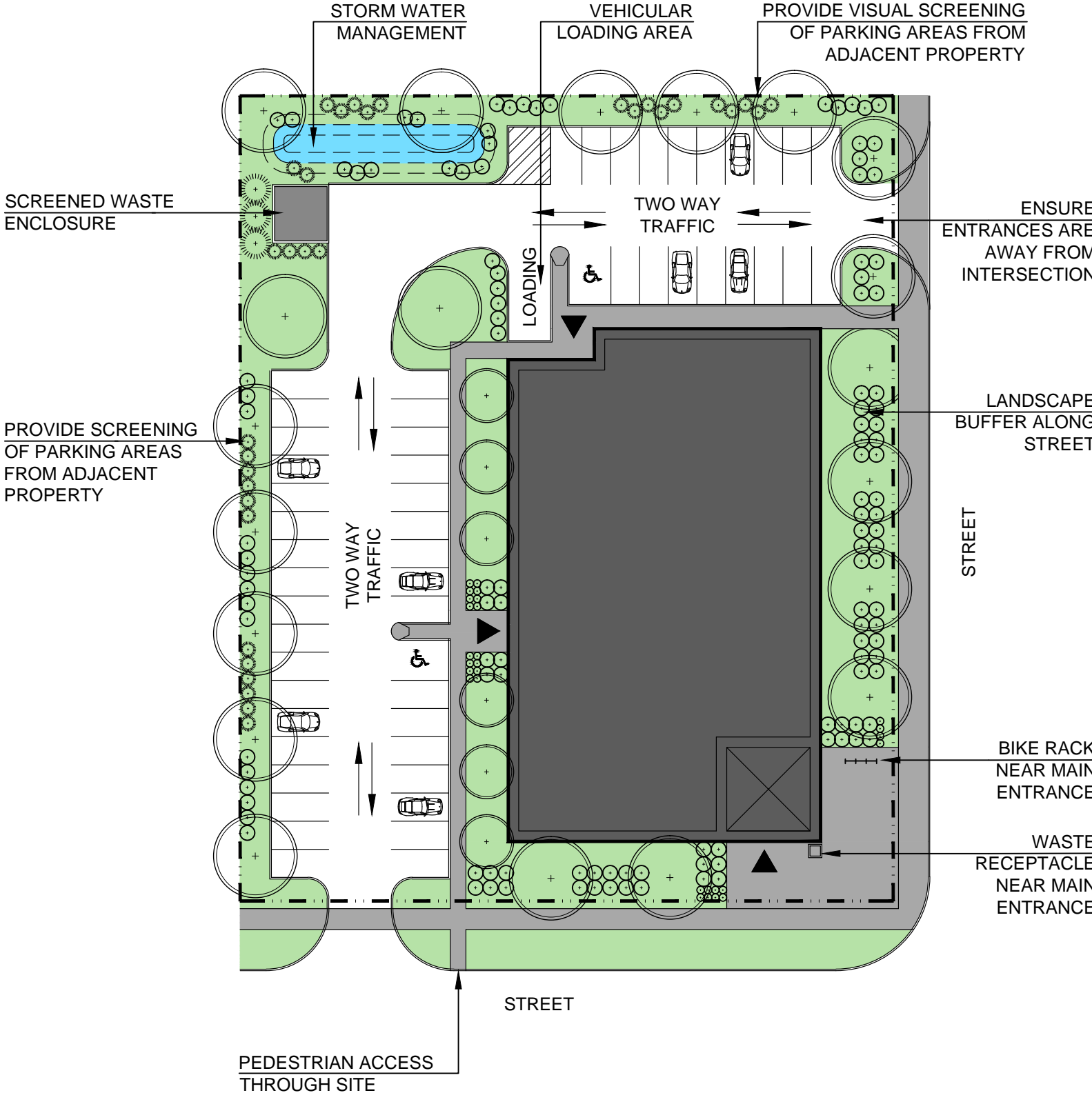
PART 4 SITE SERVICING

- Loading areas should be located to the side or rear of the building. Loading areas between the building and the street are strongly discouraged.
- Loading areas that are visible from a public street or other publically accessed area should be screened.
- Vegetated swales with check dams are strongly encouraged in areas with potential for large amounts of run-off.
- Snow storage and emergency after-hours access must be taken into account in site design.
- The site plan shall be designed such that the visual and audible impacts of the service and loading areas on neighbouring properties are reduced.

- Waste enclosures should be screen from public streets.
- The storage of goods shall be within structures where ever possible. Outdoor storage is discouraged.
- Outdoor lighting must be compliant with the Township’s Outdoor Lighting Policy.

PART 5 | LANDSCAPING

- Commercial buildings shall include landscaped amenity areas, foundation plantings, gateway features and landscape buffers.
- Plantings should be used to screen parking, define entries, and enhance the pedestrian environment.
- Plantings are to be pollution, drought and salt tolerant, low maintenance and incorporate LID applications (where applicable) and conform to CPTED standards.
- Street tree on centre spacing is 10 m maximum along the frontage of the subject site.
- See the Township Landscape Guidelines for more details.



COMMERCIAL