

INNO / SCAPE



# SMITHVILLE SQUARE URBAN DESIGN GUIDLINES

April 10th, 2017

Gerrit Boerema  
Planner II  
Township of West Lincoln  
318 Canborough Street, Box 400  
Smithville, ON LOR 2A0

John L. Lewis  
Associate Professor, University of Waterloo, &  
Founder, Vidya Consulting  
University of Waterloo, School of Planning  
200 University Ave West  
Waterloo, ON N2L 3G1

RE: Acknowledgement Note to Gerrit Boerema and John L. Lewis

Dear Mr. Boerema and Mr. Lewis;

Thank you each for your continued support throughout the Winter 2017 term. Our group gained many transferable skills from your directions, feedback, and expertise. We sincerely appreciate your enthusiasm and collaborative nature.

Professor Lewis, we would like to thank you for being our mentor. We genuinely enjoyed meeting with you on a weekly basis. These meetings provided valuable conversations, guiding appropriate, feasible and attractive development options in Smithville Square. Our group is grateful for your honest opinions, creative suggestions, and encouragement.

Mr. Boerema, we would like to thank you for your attentiveness and ongoing feedback. We enjoyed the opportunity to collaborate in a consultant-client relationship. This experience provided us with great insight into the professional realm of planning at the municipal level. We appreciate all of the time you dedicated to answering our questions and providing clarifications.

Professor Lewis and Mr. Boerema, your guidance and direction was pivotal to the success of our Integrated Planning Project. Proud of our accomplishments, we are excited to showcase our final product to you, our friends, and our peers.

We look forward to any future endeavours we may have together post-graduation.

Yours truly,



Daniel Angelucci



Melissa Diep



Brandon Almeida



Chantal Kitamura



Crystal-Lynn Rawson

Gerrit Boerema  
Planner II  
Township of West Lincoln  
318 Canborough Street, Box 400  
Smithville, ON LOR 2A0

April 10th, 2017

RE: Phase IV Submission - Design Guidelines - Redevelopment Options and Visualizations for the Vacant Lands on the Northwest Corner of Station Street and West Street (Highway 20) (Old Starlite Restaurant Property), Smithville, West Lincoln

Dear Mr. Boerema,

INNO/SCAPE is pleased to submit the following document as the submission for Phase IV of the Redevelopment Options and Visualizations for the former Starlite Restaurant Property in Downtown Smithville.

Throughout the process of creating the development alternatives for the subject property, we recognized the role of the site in relation to Smithville's future economic and cultural success. The Sustainable Downtown Smithville Community Improvement Plan introduces the goals for the Downtown by stating that, "There is general consensus among residents, community leaders at the Township and Regional level that Smithville is unique and "not another small town"... They are committed to have Smithville achieve its full potential as a high quality place to live and to become a very attractive destination for visitors" (p. 1).

The product we are presenting you with today achieves this direction. From the outset of this project, our team has ensured that our design would not represent the conservative development approaches utilized in other similar contexts. Smithville Square is expressly designed in such a manner to ensure that it represents the catalyst that modernizes Downtown Smithville and fundamentally establishes the commercial core that will provide the economic and cultural prosperity that West Lincoln seeks.

A summarization of the work provided within this phase includes the following Smithville Square Design Guidelines, the Smithville Square Master Plan, the Smithville Square Design Booklet, and a presentation scheduled to be delivered on April 3rd, 2017.

We look forward to any feedback or comments that you may have in regards to our submission. Please contact me at 416-427-6225 or by email at [duangelucci@gmail.com](mailto:duangelucci@gmail.com) should you have any questions or comments in regards to our submission.

Yours sincerely,



Daniel Angelucci, Co-Founder & Project Manager  
BES (Land Development Specialization)



# TABLE OF CONTENTS

1.0 CONTEXT	5
2.0 DESIGN PRINCIPLES	7
3.0 MASTER PLAN	9
4.0 DEVELOPMENT AND DESIGN ELEMENTS	11
5.0 IMPLEMENTATION	21

## Explanatory Note

This document, the Smithville Square Urban Design Guidelines, applies to the properties municipally addressed as 105, 115, and 119 West Street, and 209, 215, 221, 227, 233, 241, 247, 251, 255, 261, and 267 Station Street in the Community of Smithville, forming part of the Township of West Lincoln and the Regional Municipality of Niagara.

# 1.0 CONTEXT

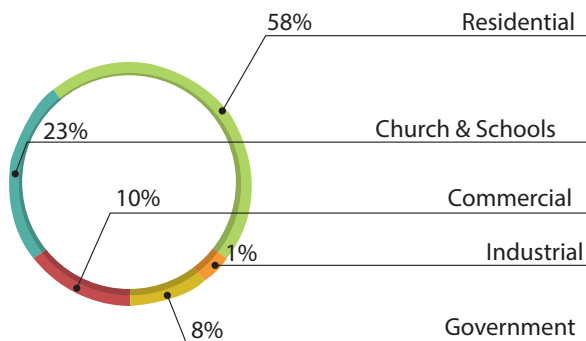
The spatial, temporal, and policy context for the subject property provides the foundation for establishing the guiding framework of the design guidelines.

## 1.1 PROPERTY CONTEXT

The subject property is situated north of Downtown Smithville, at the northwesterly corner of the intersection of West Street and Station Street. Irregular in shape, the site has a northerly frontage of approximately 60 metres along Forest Avenue, an easterly frontage of approximately 15 metres along Station Street, and an irregular southeasterly frontage of approximately 90 metres at the West Street and Station Street intersection. The subject property is approximately 13,000 square metres in area.

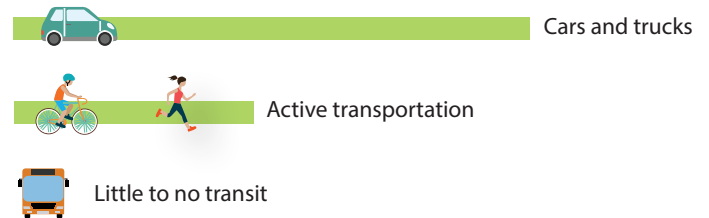
The subject property formerly supported the Starlite Restaurant and Diner, and includes a portion of land owned by 257 Station Street. The majority of the site is vacant, excluding the parking lot located to the south of the property and the existing building at 257 Station Street. The subject property is bound to the north, east, west, and southwest by low-rise single detached dwellings, and opens to Downtown Smithville to the southeast. The defining features near the site include the Smithville heritage train station and commercial core.

### Site Inventory



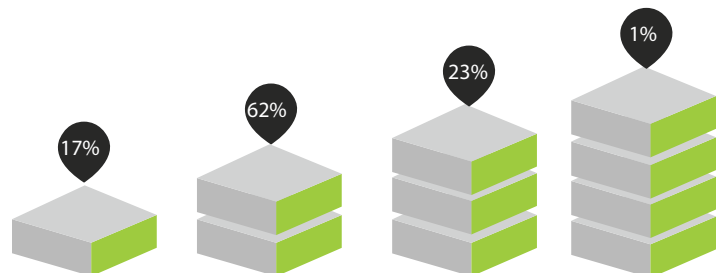
Despite these prominent features, the site itself is barred by the surrounding low-rise, single-detached residential developments. The subject property's two major roadways, West Street and Station Street, which are both Regional Roads, intersect with an awkward patchwork of right-only turns and thoroughfares. Further, the size of the property, considering its relation to the surrounding neighbourhoods' lack of connectivity, acts as a barrier to efficient active transportation methods.

### Modes of Transportation



The subject property is otherwise well-served by commercial uses and community services within driving distance, and the surrounding neighbourhood includes multiple heritage resources. The size of the subject property also lends itself well to a variety of planning and design solutions to address issues of housing supply and community facilities.

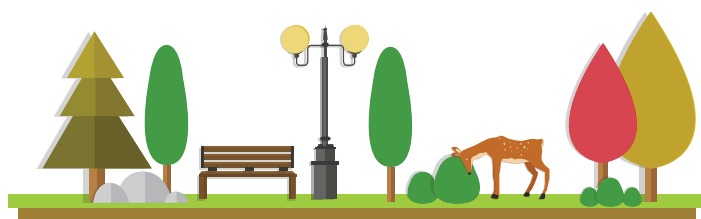
### Building Typology



## 1.2 LOCAL POLICY CONTEXT

The Sustainable Downtown Smithville Community Improvement Plan outlines the necessary developments required to create, “A healthy, viable downtown [which] is important to the economic future, civic pride and history [...] also a symbol of a community that promotes a high quality of life [...] and] a reflection on the community, and can serve to influence business and location decisions within West Lincoln, the Niagara Region and beyond” (p. 1). This impetus for a catalyzing development is most clearly echoed by statement that, “While not yet exhibiting evidence of deterioration, Downtown Smithville does exhibit signs of stagnation and early signs of deterioration” (p. 1). Taking into consideration broader Provincial and Regional Plans as well as the locally-oriented Township Official Plan and Growth Management Study, the Community Improvement Plan identified the following targets for future development within Downtown Smithville over a ten-year period:

- A net increase of 80,000 square feet in new commercial space, with an average annual increase of 8,000 to 10,000 square feet;
- A net increase of 20,000 square feet in institutional space, with an average annual increase of 2,000 to 2,500 square feet;
- A net increase of 50 residential units;
- 1 to 2 new cafes;
- 2 to 3 new restaurants;
- 5 to 10 new specialty retail stores;
- Several new service and office uses; and,
- An increase in the number of health and wellness facilities.

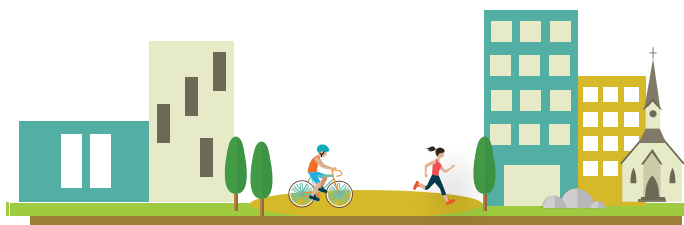


## 1.3 PROBLEM STATEMENT

Due to the subject lands' key attributes, the property has been identified as the key gateway that will establish downtown Smithville to visitors and residents. This role will be achieved by ensuring that development on the subject property emphasizes its importance as the model and catalyst for future community design and development - the redevelopment of the subject property will begin the 'domino effect' that characterizes the future of Downtown Smithville.

The goals outlined within the Sustainable Downtown Smithville Community Improvement Plan establish the basis for the development of the Problem Statement. Considering the opportunities presented on the subject property, to meet the goals identified within the Sustainable Downtown Smithville Community Improvement Plan, development on the subject property will be guided by the following problem statement:

*“Downtown Smithville lacks a sense of place and a lasting commercial identity, and is currently unable to catalyze sustainable development in order to connect residents and visitors to the amenities surrounding the downtown.”*



## 2.0 DESIGN PRINCIPLES

Formulated from the underpinnings of the Problem Statement, these Design Principles will act as the reference point for all policy, development, and design considerations in executing the design for our proposal known as Smithville Square.

### 2.1 VISION

Reconnecting the surrounding neighbourhood, Smithville Square will serve as a gateway and focal point, emphasizing a major entry point to Downtown Smithville. This central and community-oriented space will be a catalyst for the continued development of Smithville, supporting on-going social and economic interactions. Over time, Smithville Square will evolve to provide safe active transportation, and to support a variety of recreational and cultural services reflective of a vibrant and inclusive community.

Smithville Square showcases 2.5 to 3.5 storey mixed-use developments, including commercial retail opportunities at-grade and partially below-grade. There is ample open space, and the predominant features include multiple venues for programming active and passive recreational activities. Residential and commercial development is anchored around public spaces and interactive features in order to improve connectivity between the site and surrounding neighbourhoods.



## 2.2 GUIDING PRINCIPLES

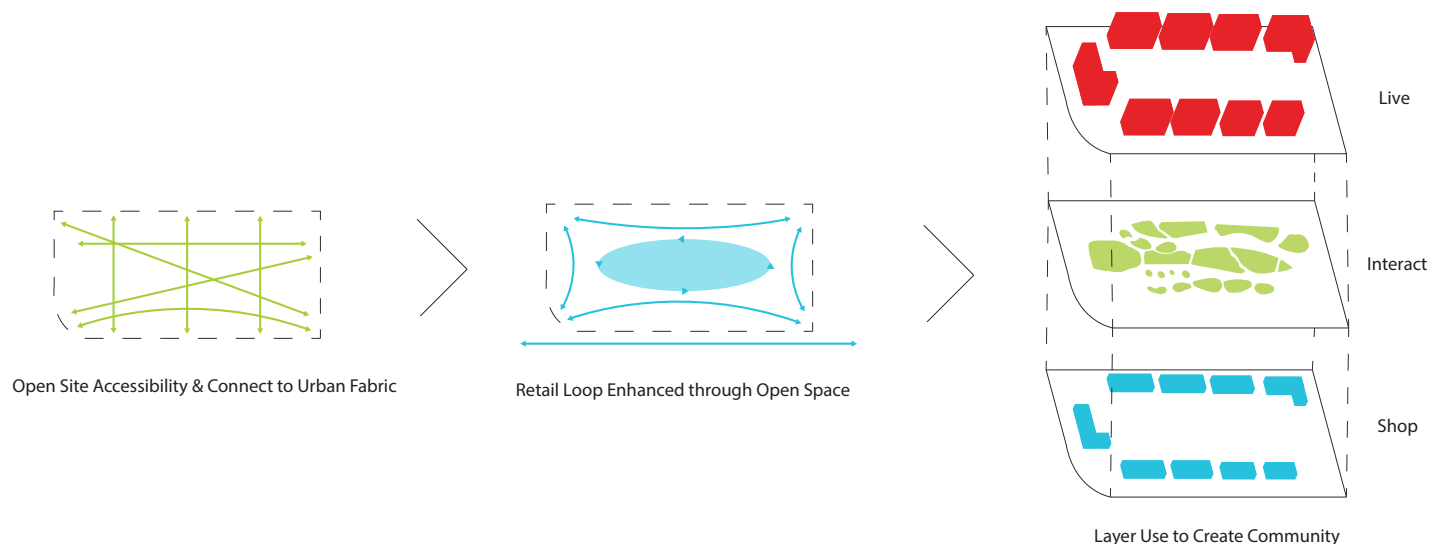
The design of Smithville Square is influenced by four principles which will ensure that the development is successful in meeting its goals of achieving a vibrant, active, and inclusive urban fabric. The Guiding Principles include:



## 2.3 DESIGN DIRECTION

The design direction for Smithville Square is centered around two principles, each focused on enhancing a specific quality of Smithville Square. Each of the principles are promoted by the interplay between the attributes of Living, Shopping, and Interacting. These design principles include:

- **Open Space and Connectivity:** Smithville Square will provide aesthetically desirable and recreationally enjoyable open spaces that connect users from the downtown, the surrounding communities, and elsewhere. Smithville Square will provide opportunities for these users to interact with others and the space itself by establishing convenient pedestrian flows across the site into other destinations within Downtown Smithville.
- **Retail and Recreational Loop:** Smithville Square will attract users by providing a multitude of commercial, retail and active and passive recreational opportunities. A variety of experiences in Smithville Square will ensure that the site acts as a gateway into the downtown, and will be programmed to ensure that people of all ages, abilities, and interests are able to utilize Smithville Square throughout the year.





### 3.0 MASTER PLAN

The Smithville Square Master Plan showcases the intended design plan for the proposed development, which incorporates the principles and guidelines that will aid in guiding development of functionality of the site. These design guidelines provide in-depth detail of how multiple elements of the Master Plan will be specifically incorporated into the design and function of Smithville Square.



## 3.1 PHASING PLAN

The development of Smithville Square is anticipated to occur over three phases, each of which extends the influence the development will have on the surrounding community and economy. The phases include:

### Phase I - Establishing Place (5-10 years)

Phase I is intended to focus on developing the necessary public realm and infrastructure systems that will establish Smithville Square as a distinct destination for Downtown Smithville. The phase will include:

- Developing the public realm across Station Street and West Street to provide new pedestrian and cycling connections, and amalgamating boundary properties to begin the establishment of a gateway to Downtown Smithville;
- Reconfiguring the southeasterly intersection of Station Street and West Street into a minor roundabout to facilitate fluid traffic movement and to separate pedestrian conflict points, and;
- Preparation of the interior portion of Smithville Square for programming to engage the community and provide active and passive recreation opportunities.



### Phase II - Leveraging Value (10-15 years)

Phase II is intended to maximize the value of the site after enhanced streetscapes and pedestrian infrastructure have been implemented. This phase will include:

- Construction of new built forms along Station Street and West Street to increase the residential and commercial land supply for greater economic and local redevelopment, and;
- Facilitate activity within the site through the establishment of residential and commercial units, such as rental condominiums, specialty stores, and artisan spaces.

### Phase III - Sustaining Growth (15-30 years)

Phase III emphasizes appropriate general intensification across the entirety of Downtown Smithville following the economic revitalization of Smithville Square. This phase will include:

- Establishing ample densities through residential and mixed-use infill across Downtown Smithville to facilitate greater local economic growth, and;
- Ensure that the municipality is prepared for potential regional and provincial transit connections.
- Introduction of ample rental opportunities to where no current supply is provided and demand is apparent.

## 4.0 DEVELOPMENT AND DESIGN ELEMENTS

The development and design framework identifies and describes anticipated changes for Smithville Square, including changes to the existing land uses and built form. The development and design elements ensure that physical changes to Smithville Square are compatible with the existing neighbourhoods surrounding Smithville Square, and foster a sense of community.

### Land Use

Smithville Square is intended to include a variety of residential and commercial retail opportunities in the buildings constructed along the periphery of the site. Particular regard will be given to ensure that the use of newly developed buildings will be compatible with the surrounding community.

### Residential Uses

These guidelines apply to the mid-rise, multi-unit residences implemented in Phase II of the proposed development. These mid-rise, multi-unit residences may include townhouses or stacked townhouses.

#### Policies:

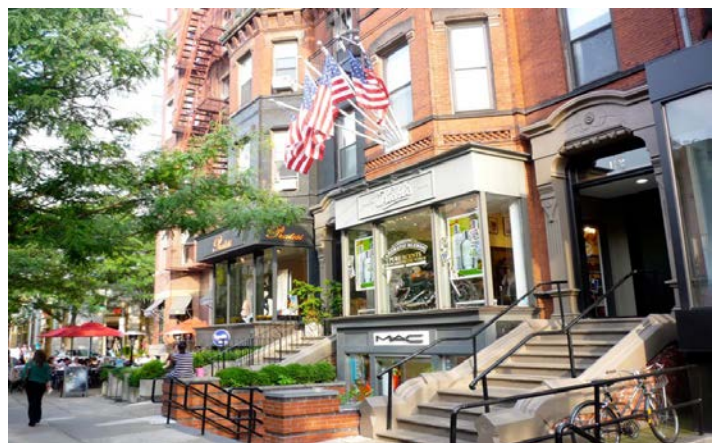
- Residential units are permitted above-grade for the buildings constructed along Station Street and West Street, and may be permitted at-grade for the buildings constructed along Forest Avenue;
- A mix of unit types, varying from 1 bedroom to 3 bedroom units, are encouraged to reflect the diverse needs of residents within West Lincoln;
- A mix of unit ownership opportunities, varying from rental to condominium units, are encouraged to reflect the diverse needs of residents within West Lincoln;

### Commercial Uses

These guidelines apply to the at-grade and partially below-grade commercial retail uses implemented in Phase II of the proposed development. These commercial retail uses may include a variety of daily needs, retail, or service establishments.

#### Policies:

- Commercial retail units are permitted at-grade or partially below-grade in order to animate the streetscapes for Station Street and West Street;
- Encouraged commercial retail units include community services, restaurants, cafes, grocers, and retail stores in order to establish Smithville Square as a 'one-stop shop' for daily personal needs.



## Built Form and Massing

The built form and massing of the proposed buildings within Smithville Square will extend the 'Main Street' feel northward along Station Street to foster increased development. These guidelines apply to all new buildings implemented in Phase II of the development to ensure sustained community growth.

### Policies:

- Building footprints and massing will generally follow the layouts shown in the Master Plan;
- Buildings should be located at the minimum setback and frontage requirements in the West Lincoln Zoning By-law;
- Buildings will have a minimum height of 2.5 storeys and maximum height of 3.5 storeys;
  - 3.5 storey buildings will include four floors, and 2.5 storey buildings will contain three floors;
  - For 3.5 storey buildings, commercial units will occupy the two bottom floors both partially below-grade and at-grade, with residential units on the top two floors;
  - For 2.5 storey buildings, commercial units will occupy the bottom floor partially below grade, with residential units on the top two floors;
- Main entrances to above-ground residential units may be located at the front, side, or rear of the building;
- Main entrances to commercial retail units must face Station Street and West Street, with secondary accesses permitted to the interior of the site.

## Building Design

The architectural and stylistic design of buildings surrounding Smithville Square are key to the establishment of a 'Main Street' feel that encompasses Smithville's heritage past. Appropriate building elements, including architectural features, finishing, and construction materials are required to make Smithville Square into a visually appealing and attractive destination.

### Policies:

- All new buildings along West Street and Station Street should be designed to make use of a range of exterior materials, colours, and architectural elements to enhance the 'Main Street' feel;



- Built form for new buildings on West Street and Station Street must include architectural and design elements and features that enhance the heritage characteristics of Downtown Smithville;
- All new buildings must utilize high-quality exterior finishing materials, including brick, stone, or precast concrete;
- Buildings located on corner lots at the intersections of Station Street and West Street, and Station Street and Forest Avenue should be appropriately articulated to establish them as priority lots;
  - The buildings at the corner lots must be designed and arranged to properly address both street frontages, and should include significant design features to accentuate their prominence;
- The intersection of Station Street and Forest Street should include architectural and design elements which establish it as a heritage gateway;
- Rooftop and side yard mechanical equipment must be screened along all building sides through the use of complementary design materials or incorporation into the building's architecture;
- Main entrances to buildings should be architecturally enhanced to establish their prominence;
- Entrances to buildings and privately-owned public spaces should be adequately weather-protected;
- All facades of buildings should be appropriately fenestrated to ensure a visually-active street front and promote passive surveillance;
- The design of building facades for multi-unit buildings should visually divide storefronts into distinguishable units.



### Compatibility

Considering Smithville Square will result in substantial new development for Downtown Smithville, land use and built form compatibility is a primary consideration. The following guidelines help support minimizing issues and disruptions associated with noise, visual impact, and traffic.

### Policies:

- 3.5 storey buildings are to be located along Station Street, and 2.5 storey buildings are to be located along West Street and the western portion of the site to facilitate a transition in built form from the low-rise communities to the west to Station Street to the east;

- Appropriate separation distances must be utilized to separate new development on-site from the adjacent low-density community to the west;
- Proper landscaping, visual, and noise buffers must be constructed along the western portion of the site to create a separation between the existing low-density community to the west;
- All signage for commercial retail units must be similar in size, mounted at consistent heights, and fixed to the building and be compatible with adjacent units and the heritage character of Downtown Smithville;
  - Neon signage, non-fixed, or signage that is extensively overhanging onto the sidewalk is not permitted.



### Transportation

The following guidelines apply to transportation networks including roads, pedestrian walkways and cycling paths. The following policies recognize that a balance of transportation infrastructure is essential in order to move pedestrians, vehicles, and goods to destinations within and outside of Smithville Square in a safe and efficient manner.

### Street Network

Considering residents of Smithville and the Township of West Lincoln frequently rely on personal motor vehicles for inter- and intra-regional transportation, the following policies ensure Smithville Square will be designed to ensure residents and visitors can access commercial retail and amenities provided on-site.

#### Policies:

- The widths of dedicated rights-of-ways for Station Street and West Street should be reduced to maximize the available area for commercial parking, sidewalks, and landscaping;
- Traffic calming features and signs are encouraged along Station Street and West Street to slow vehicle traffic and reduce potential pedestrian conflicts;
- The construction of a roundabout at the intersection of West Street and Station Street will include a well-defined pedestrian crosswalk leading to and from Smithville Square and will feature soft landscaping in the centre comprised native plant species and an art installation distinctive to the heritage character of Smithville.
  - Dimensions, speeds and turning radii of motor vehicles, commercial trucks, and public transit vehicles will be taken into consideration for the design and placement of the roundabout.



## Pedestrian Walkways

Efficient and enjoyable pedestrian movement through Smithville Square and across Station Street, West Street, and Forest Avenue is of utmost importance to ensure the continued economic success and vitality of new commercial retail and recreational programming opportunities. The development of Smithville Square will prioritize pedestrian movement foremost through the following policies.

### Policies:

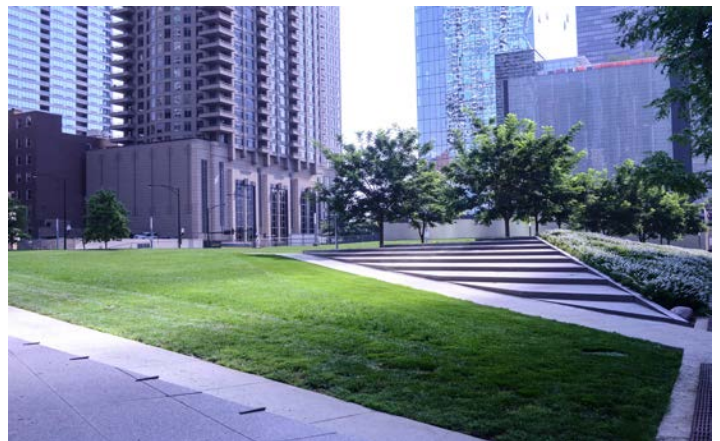
- Pedestrian sidewalks along Station Street, West Street, and Forest Avenue will be comprised of high-quality textured poured concrete;
- Pedestrian walkways within Smithville Square will feature attractive colours of high-quality textured poured concrete;
- The planting of native tree species along walkways to improve aesthetics and provide shade is encouraged;
- Pedestrian walkways within Smithville Square will include a suitable amount of light posts to increase safety and visibility;
- Prominent and frequently-travelled pedestrian areas will include informative signage and maps to delineate location and distance from Downtown Smithville's landmarks and focal points;
- Pedestrian walkways will include sufficient public seating and passive recreation furniture;
- Public walkways shall be maintained regularly to ensure pedestrian safety and accessibility.

## Active Transportation

Active transportation options are environmentally friendly will assist in reducing roadway congestion and modal conflicts along major roads such as Station Street and West Street. The following measures will assist in achieving a balanced share of transportation modes to and from Smithville Square.

### Policies:

- Pedestrian walkways throughout Smithville Square shall be designed to assist in connecting residents and visitors to surrounding communities and amenities to facilitate a greater walking modal share;
- The construction of visually demarcated bike lanes along Station Street and West Street is encouraged to facilitate greater cycling modal share;
- The provision of bicycle share facilities, bicycle



racks, and bicycle repair amenities within Smithville Square is encouraged to facilitate greater cycling modal share;

- Roadways, widths of road right-of-ways, and the dimensions and placement of the roundabout at the intersection of Station Street and West Street will be designed in such a manner that does not prohibit the efficient movement of future Regional or Provincial transit connections.



### Parking

While traffic movement adjacent to Smithville Square will be minimized, it is important to establish a suitable amount of parking supply for residential and commercial retail units to allowing visitors and commuters to leave vehicles in safe and convenient locations to ensure continued viability. The following guidelines apply to the two proposed parking lots within the boundaries of Smithville Square.

### Policies:

- Vehicle access to all residential units will be provided through the underground parking structure, with access located off West Street;
- Vehicle access to all commercial units will be provided through the angled street parking spaces provided alongside Station Street and West Street;
  - Parking, loading, and servicing spaces will be jointly shared, and commercial retail units are encouraged to schedule times to avoid conflicts with public parking utilization.



### Public Realm

The lack of a prominent, central, and active gathering point within Downtown Smithville will be addressed through the development of Smithville Square. The proper design and landscaping of the interior of the property, as well as the surrounding streetscapes along Station Street and West Street is pivotal to ensure continued activity within Downtown Smithville.

### Open Space

Acting as the focal point of the development, the urban open space located in the centre of Smithville Square will attract local and visiting users as well as provide pedestrian connections to Downtown Smithville. The following policies will guide the development of the urban open space at the centre of Smithville Square.



### Policies:

- Public open spaces must be accessible to all community members, and must be inclusive of all



community members;

- A variety of native coniferous and deciduous tree species shall be planted at appropriate locations throughout Smithville Square;
- Public walkways and trails shall be implemented throughout Smithville Square to encourage active transportation;
- Lighting posts shall be implemented at appropriate locations throughout public open spaces to ensure safety and visibility;
- Public seating including benches shall be placed at appropriate locations throughout the public realm;
- Installation of visually interesting, functional, weather-durable, and accessible public furniture including street lamps, seating, tables and umbrellas is encouraged.



### Activity Programming

Smithville Square will support a wide variety of activities which requires that the mixture of passive and active areas will be designed to meet the needs of all residents and visitors regardless of age, lifestyle and ethnicity. The purpose of introducing a variety of activities is to promote an inclusive and diverse community for Smithville. The following active and passive recreational programming will be provided on site.

### Policies:

- Beer Garden and Farmer's Market: This area will have a dual purpose of acting as a Farmer's Market during the warm months, as well as a Beer Garden throughout the year. The position of the garden and market will be at the old Starlite restaurant location and act as an anchor for Smithville Square;
- Sensory Garden: The Sensory Garden will provide an oasis for the residents of Smithville and act as a natural buffer zone for individuals who prefer a quiet setting. Furthermore, the vegetation will consist of native plant species that reflect the Niagara Region;
- Historical Sculpture Walk: As chosen by the West Lincoln Historical Society, selected sculptures will be strategically placed throughout the Historic Sculpture Walk to provide an educational and aesthetic piece that reflects the history of Smithville;
- Lounge Area: The Lounge Areas around Smithville Square will act as resting areas in between

activities throughout the site and provide seating and picnic tables for the community;

- **Railroad Interactive Art:** Building on the historical context of the community, the interactive art will act as both an art piece that reflects the history of the community, while introducing interactive features that allow residents to engage with the public art;
- **Adventure Park:** The Adventure Park will be the centre point for Smithville Square by offering a variety of recreational activities such as obstacle courses and interactive art pieces that moves away from the traditional playground area. The purpose of this design is to introduce activities for individuals of all ages so that inclusivity is the main focus;
- **Fitness Area:** The Fitness Area will encourage active recreational opportunities for all ages, and will consist of built-in, gravity powered exercising equipment that is safe and easy to use, and;
- **Interactive Water Feature:** The interactive water feature will bring a natural element to Smithville Square providing a leisure area for individuals who wish to relax and take in the site surroundings. Furthermore, water features attract wildlife which will help the natural aesthetics of the community.



**Beer Garden & Farmer's Market**

*Spring/Summer:*  
Weekend Farmer's Market with fresh local produce and groceries

*Fall/Winter:*  
Beer Garden patio with fireplaces and heaters

**Sensory Garden**

*Spring/Summer:*  
Local floral blooms with shaded seating

*Fall/Winter:*  
Evergreen shrubs and year-round plants for visual aesthetics

**Historical Sculpture Walk**

*Spring/Summer:*  
Interactive historical public art that illustrates the community

*Fall/Winter:*  
Heating around the garden with automatic heaters available when the temperature dips below freezing

**Lounge Area**

*Spring/Summer:*  
Shade seating with patio furniture

*Fall/Winter:*  
Outdoor heating and warm seating

**Railroad Interactive Art**

*Spring/Summer:* Steam train simulation ride with water sprinklers around the art

*Fall/Winter:*  
Heaters will be available in the seating areas

**Adventure Park**

*Spring/Summer:*  
Interactive art pieces that are both educational and engaging

*Fall/Winter:*  
tobogganing hills

**Fitness Area**

*Spring/Summer:*  
Yoga and workout equipment

*Fall/Winter:*  
Workout and track area with heating

**Interactive Water Feature**

*Spring/Summer:*  
Native fish and plant species

*Fall/Winter:*  
Ice walk and slide for recreational events



0 25 50 75 100 meters

## Landscaping

Landscaping within Smithville Square is an important consideration for the creation of attractive and inviting public and private spaces. The following guidelines apply to the landscaping of residential, commercial and retail properties in addition public open-space within Smithville Square.

### Policies:

- The planting of native tree species and low-lying shrubbery along pedestrian paths is encouraged;
- The placement of trees along Station Street and West Street should be arranged to establish a tree canopy over the pedestrian walkways;
- Several gardens featuring native flowering and non-flowering plants shall be planted at various locations throughout Smithville Square;
- Comprehensive landscaping for the lands adjacent to the Smithville Heritage Train Station will ensure its historical prominence is displayed;
- Paving of privately-owned public spaces should be 'upgraded' to define their boundaries;
- Landscaping should be compatible with the streetscape and heritage characteristics of Downtown Smithville; and
- The addition of attractive, non-fixed outdoor furniture is permitted and encouraged including public seating, tables, and shade umbrellas.

## Streetscaping

The streetscaping of Station Street and West Street must be welcoming, safe and attractive, supporting on-going social and economic transactions. The following policies will guide the development of the streetscapes surrounding Smithville Square.

### Policies:

- The planting of native species street trees along the sidewalks of Station Street and West is encouraged to establish an appropriate pedestrian tree canopy;
- The planting of gardens and low-lying shrubbery along sidewalks and storefronts is encouraged, and;
- Attractive and functional street lighting shall be implemented at appropriate locations to increase safety and visibility.



## Accessibility

Public facilities and amenity spaces in Smithville Square are intended for the use and enjoyment of all residents and visitors, demanding enhanced accessibility standards that support the lifestyles of persons with disabilities and members of an aging population. Accessibility will be promoted by the following policies.

### Policies:

- All pedestrian pathways, sidewalks, and passive open spaces shall be comprised of suitable paving surfaces for persons with mobility disabilities;
- All pedestrian pathways, sidewalks, and passive open spaces shall have appropriate rising and running slopes for persons with mobility disabilities;
- All pedestrian pathways, sidewalks, and passive open spaces shall be properly illuminated for persons with visibility disabilities;
- Accessible parking shall be provided along Station Street to ensure persons with disabilities are able to access Smithville Square;
- All commercial and retail units must include ramps to main entrances for persons with mobility disabilities, and;
- Upper-storey residential units must be equipped with wheelchair accessible lifts for persons with mobility disabilities.



Building brick facade



Wood texture seating



Dogwood vegetation



All-inclusive terrain



All season fauna and florals



River birch and maple trees



Cobble stone walkways



Glass and brick



Grass fields



STATION ST

0 25 50 75 100 meters

## 6.0 IMPLEMENTATION

Smithville Square has been planned and designed in a manner to ensure that the construction, operation, and maintenance of residential, commercial retail, and open space programming will be undertaken jointly by public and private organizations. Appropriate planning tools and suitable incentive programs will be made available to ensure the development of Smithville Square follows the guiding principles and development and design elements required to catalyze development within Downtown Smithville.

### 6.1 CONSTRUCTION AND OPERATIONS INCENTIVES

The development of Smithville Square will require suitable incentive programs to ensure that development occurs that is aligned with these guidelines. Together with the strategies outlined in Section 8.0 of the Smithville Sustainable Community Improvement Plan, the following development incentives will be offered to facilitate the vision for Smithville Square:

#### Policies:

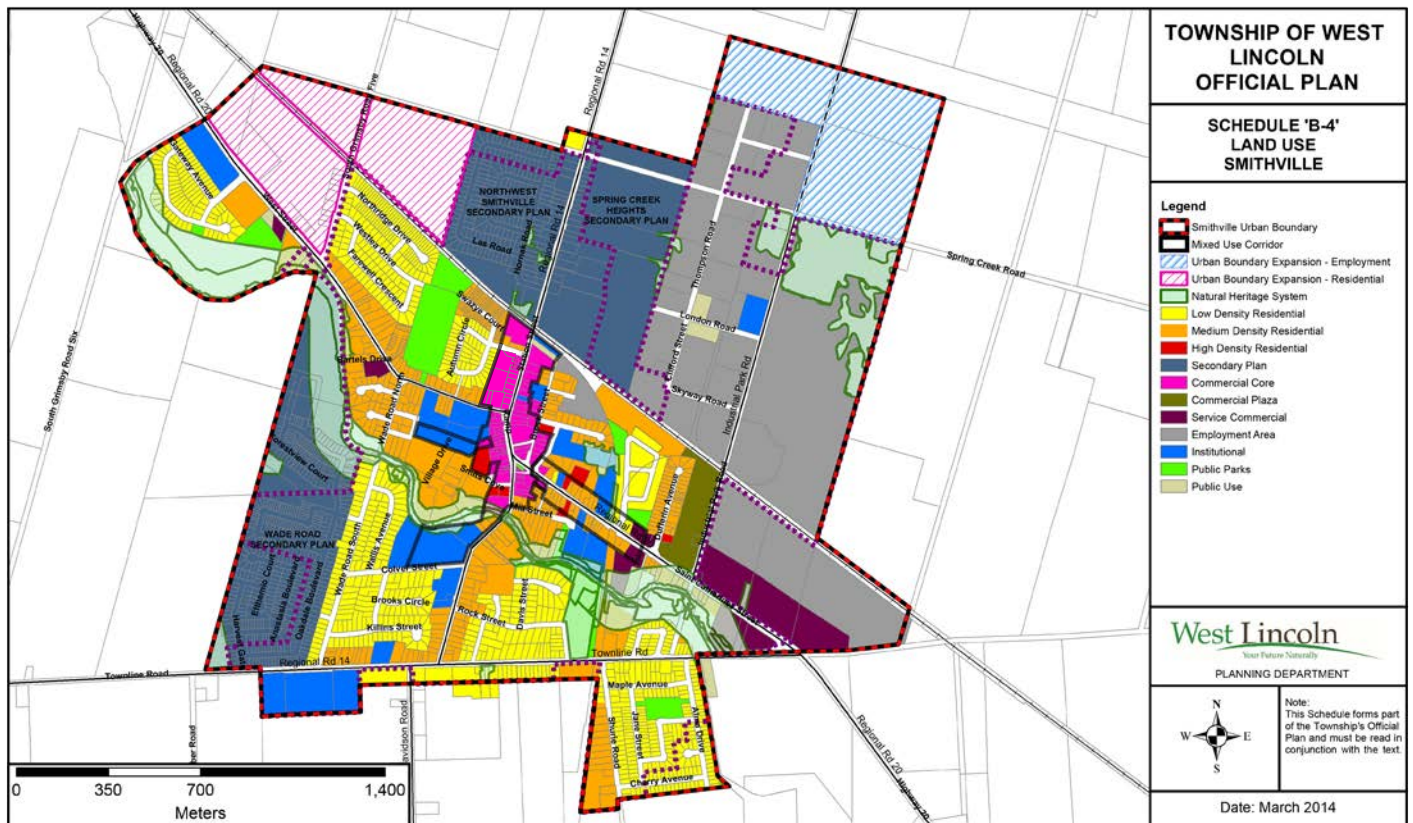
- **Cost-Sharing Agreements:** All private property owners involved in the redevelopment of Smithville Square will be required to enter into one or more cost-sharing agreements related to the construction, maintenance, operations, and provision of the necessary built form, public realm, and transportation network linkages identified in order to split costs between owners equitably;
- **Infill, Intensification, and Redevelopment Grant Program:** This program will provide a tax increment based grant varying from 50% to 100% of property tax increase for up to 10 years based on respective LEED or environmental building accreditation.
- **Planning and Building Fees Grant Program:** This program will provide a grant equal to 100% of the fee paid on all planning and building applications, permits, or fees.
- **Development Charge Grant Program:** This program will exempt development within Smithville Square from 75% of development charges.
- **Programming and Public Art Grant Program:** This program will provide a grant equal to 50% of the cost of eligible art pieces and programming on public property or on private property.



## 6.2 PLANNING INSTRUMENTS

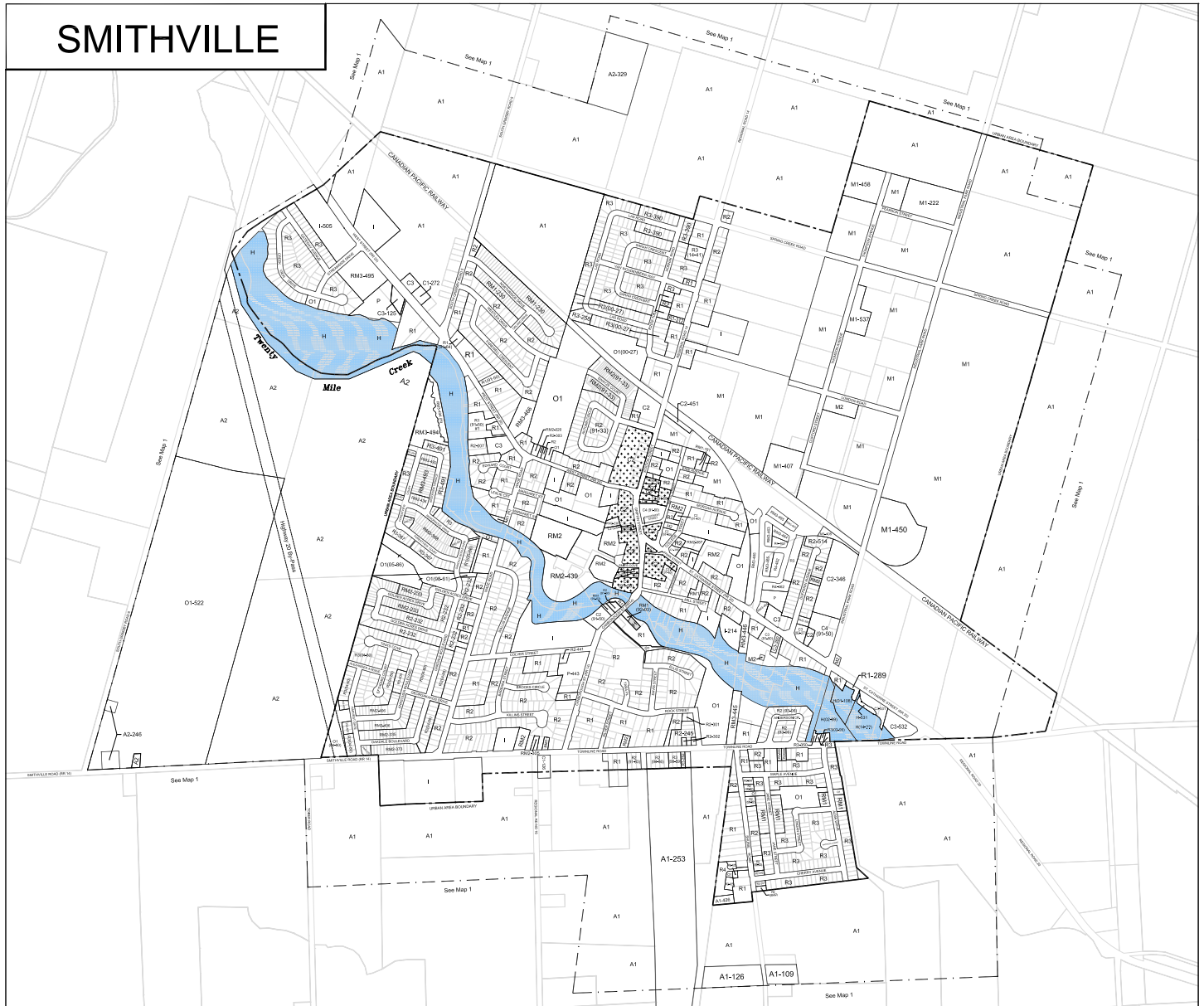
### Official Plan

The proposed development will be facilitated through an Official Plan Amendment which ensures that Smithville Square will meet the technical and design standards outlined within these guidelines. The Township of West Lincoln Official Plan and Schedule 'B-4', the Land Use Plan for Smithville, will be amended to redesignate the subject property from 'High Density Residential', 'Medium Density Residential', and 'Public Parks' to 'Commercial Core'. The Official Plan will also be amended to include the Smithville Square within the designated 'Mixed Use Corridor'. The proposed development will not require any amendments to the Objectives, Permitted Uses, Prohibited Uses, or Policies of the Commercial Core designation outlined within Section 6.7 of the West Lincoln Official Plan.



## Zoning By-law

The proposed development will also be facilitated through a Zoning By-law Amendment which ensures that Smithville Square will meet the technical and design standards outlined within these guidelines. The Township of West Lincoln Zoning By-law 79-14 and 'Map 2 (Smithville)' will be amended to rezone the subject property from 'Residential 2', 'Residential Multiple 2', 'Residential Multiple 2 (91-53)', and an unzoned portion to 'General Commercial 2'.



**OFFICE CONSOLIDATION**  
 This is an Office Consolidation of Zoning By-law No. 79-14 of the Township of West Lincoln as passed by Council on March 5, 1979.  
 For accurate reference, recourse should be made to the original Zoning By-law No. 79-14 and amending By-laws.

Consolidated Version September 2014

### TOWNSHIP OF WEST LINCOLN

THIS IS MAP 2  
 TO SCHEDULE "A", BY-LAW NO. 79-14  
 PASSED THIS 5th DAY OF MARCH 1979.

C.D. HODGKINS, MAYOR  
 J.S. BLUNS, CLERK

ZONES	SYMBOLS	ZONES	SYMBOLS	ZONES	SYMBOLS	ZONES	SYMBOLS
RESTRICTED AGRICULTURAL	A1	RESIDENTIAL MULTIPLE	RM2	INDUSTRIAL	M1	INSTITUTIONAL	I
AGRICULTURAL	A2	RURAL RESIDENTIAL	RuR	PUBLIC INDUSTRIAL	M2	PUBLIC	P
RESIDENTIAL	R1	LOCAL COMMERCIAL	C1	DEVELOPMENT	D	OPEN SPACE	O1
RESIDENTIAL	R2	GENERAL COMMERCIAL	C2	TRAILER CAMP	T2	HAZARD	H
RESIDENTIAL	R3	HIGHWAY COMMERCIAL	C3	CENTRAL BUSINESS DISTRICT (CBD)	[Symbol]	TEMPORARY USE	[Symbol]
RESIDENTIAL MULTIPLE	RM1	RURAL COMMERCIAL	RC	SCHEDULE BOUNDARY	[Symbol]	URBAN BOUNDARY	[Symbol]

N.T.S.  
 For Information Purposes Only

Site Specific Exception Number C2-579 will be placed on the lands to ensure that development generally follows the form, structure, and use outlined within these guidelines. The following provisions will be included under Site Specific Exception Number C2-579:

“Notwithstanding the regulations of the General Commercial ‘C2’ Zone, the subject lands zoned C2-579 shall be subject to the following provisions:

1. Additional permitted uses to General Commercial ‘C2’ Zone shall include Townhouses and Stacked townhouses.
2. The following uses identified in Clause (a) of Subsection 20.1 shall not be permitted: Ambulance service; Car wash; Gas Bar; and, Undertaking establishments.
3. The use regulations for all permitted uses identified in Clause (a) of Subsection 20.1 and Clause (a) and (b) of Subsection 29.C2-579 shall follow the respective limits shown on Map 1 below:







Site Specific Provision Number 128 will be placed on the lands to ensure that development generally follows the form, structure, and use outlined within these guidelines. The following provisions will be included under Site Specific Provision Number 128:

“Notwithstanding the regulations of the Core Commercial ‘C1’ Zone, the subject lands zoned C1-128 shall be subject to the following provisions:

1. Additional permitted uses to the Core Commercial ‘C1’ Zone shall include: Day care; Garden centre; Townhouses; and Stacked Townhouses.
2. The following uses identified in Table 16 of Subsection 7.2 shall not be permitted: Ambulance service; Car wash; Gas Bar; and, Undertaking establishments.
3. The use regulations for all permitted uses identified in Table 16 of Subsection 7.2 and Clause (a) of Subsection 13.2-128 shall follow the respective limits shown on Map 1 below:



## 7.0 CONCLUDING REMARKS

The importance of Smithville Square is not necessarily limited to its inwardly attributes. Each attribute of Smithville Square is intended to provide a certain feature missing from the downtown as it currently exists. The new residential units will spur activity, the new commercial units will provide the much needed daily retail amenities, and the open spaces will provide the gathering space missing for recreational and cultural activities. While the proposal represents a form of development unprecedented within smaller rural municipalities, Inno/Scape strongly believes that Smithville Square will catalyze future development within West Lincoln, and will transform the community into a unique regional and local destination.



TEAM ASSIGNMENT CHECKLIST:





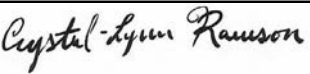
Please read the checklist below following the completion of your group assignment. Once you have verified these points, hand in this signed checklist with your group assignment.

1. All team members have referenced and footnoted all ideas, words or other intellectual property from other sources used in the completion of this assignment.
2. A proper bibliography has been included, which includes acknowledgement of all sources used to complete this assignment.
3. This is the first time that any member of the group has submitted this assignment or essay (either partially or entirely) for academic evaluation.
4. Each member of the group has read the full content of the submission and is assured that the content is free of violations of academic integrity. Group discussions regarding the importance of academic integrity have taken place.
5. Each student has identified his or her individual contribution to the work submitted such that if violations of academic integrity are identified, then the student primarily responsible for the violations may be identified. Note that in this case the remainder of the team will also be subject to disciplinary action, but the penalties for the extended team members may be less severe.

Course: PLAN 405

Assignment: Township of West Lincoln: Smithville Redevelopment Phase IV Submission

Date: April 10th, 2017

Name	Signature	Contributions	Editorial Work
Daniel Angelucci		Written design guidelines, cover letter, 'Planning Instruments' images, final document design and layout	Written design guidelines, acknowledgement note
Melissa Diep		Precedent images, perspectives and cross-section images	Written design guidelines
Brandon Almeida		Final document design and layout, perspectives and cross-section images, 'Planning Instruments' images	Written design guidelines
Chantal Kitamura		Written design guidelines, acknowledgement note	Written design guidelines
Crystal-Lynn Rawson		Activity Programming precedence	Compiling materials

## REFERENCES:

Township of West Lincoln. (2015). Smithville Draft Urban Design Manual. Retrieved from: <http://westlincoln.ca/wp-content/uploads/Draft-Urban-Design-Manual.pdf>

Township of West Lincoln. (2009). Sustainable Downtown Smithville Community Improvement Plan. Retrieved from: <http://westlincoln.ca/~westl172/wp-content/uploads/Smithville-Sustainable-CIP.pdf>