



**District of Kent
Façade Review Guidelines**

for

**Downtown Revitalization
Development Permit Area**

OCP
(Schedule A of Bylaw 1207, 2001)

C.1.3 Intensive Residential Development Permit Area (DPA-3)

- ❖ Intensive Residential Development applies to all multi-family housing, single-family infill housing and strata-lot single-family housing. Good residential design guidelines can help to ensure that this type of development enhances the surrounding area and contributes to the character of the Neighbourhood. The objective of DPA-3 is to ensure that development and redevelopment is compatible and sympathetic with the adjoining single family residences and yet promotes the creation of attractive multi-family, infill or small strata-lot residential development that takes advantage of the unique mountain views. An important aspect of the strategy is a coordinated approach to the design elements and character of new buildings through the use of materials, colours and landscape treatment with consideration of building mass, shape and siting. New development should reflect the area's setting, it's strategic and sensitive position adjacent to single family residences along with the spectacular mountain views.

Zoning Bylaw
(No. 1219, 2001)

Part 5.5 All development within an Intensive Residential DPA-3 shall comply with the following guidelines:

- ❖ The design of the shape and massing of new buildings should be sensitive toward and consider mountain views and view corridors.
- ❖ New buildings should be designed so that their mass, shape and siting does not overwhelm the adjacent single family residential area and clearly acts as a transition to it. Regulations of maximum building height and the use of pitched roofs will be requirements to enhance this relationship.
- ❖ Building materials should be used which are small in scale and reflect the fact that they are located adjacent to a residential area. Brick (standard size), wood, vinyl, stone, stucco, and specially shaped and coloured concrete are examples of building materials, which are considered acceptable. Large expanses of any one material are not acceptable unless broken by other architectural detail.
- ❖ All building elevations which are visible from adjoining or nearby streets, residential or commercial areas should be treated as a "front" elevation so that buildings do not turn their backs upon these adjoining areas and uses.
- ❖ Landscaping and fencing should screen development from adjoining low-density residential uses.
- ❖ Site lighting of all development within this area should be designed so that it avoids "light-spill" upon adjoining low-density residential areas.

- ❖ Garbage receptacle areas and utility kiosks should be contained within a building or screened with solid fencing or landscaping (or a combination of the three).
- ❖ Surface parking areas should be screened from adjoining development by landscaping; solid fencing or a combination of the two may be considered. Large areas of surface parking should include internal landscaping in order to “break-up” the hard surface.
- ❖ All building should be handicap accessible.
- ❖ Building foundation walls should be designed to integrate into the overall design or building facades. This can be achieved by using exterior building materials to finished grade or by cladding in compatible materials and colours.

OCP

(Schedule A of Bylaw 1207, 2001)

C.1.4 Downtown Revitalization Development Area (DPA-4)

- ❖ Anticipating a steady growth in Agassiz and the region, and the desire to improve the economic vitality and visual appearance of the commercial core, the revitalization of the downtown area has become a priority in order to meet the growing demands for an attractive, well-maintained commercial core. Agreeing upon a specific set of design guidelines will ensure that the core area has an overall quality and coherency, rather than a “hodgepodge” of conflicting colours and styles. This coherency is the key to creating the impact needed to draw shoppers to the area. Revitalization projects can help renew a sense of pride, and draw attention to the unique beauty of Agassiz. This has been demonstrated through the revitalization of Pioneer Avenue, which included improvements to the sidewalk, lighting and street furniture.
- ❖ The design approach deemed appropriate for Agassiz is based on the positive local building traditions, both historical and present day. Specifically, these have been identified as the architecture and urban design of: 1) the railway era (1884-1910) in rural British Columbia, and 2) the simplicity of local agricultural buildings and structures. The emphasis will be on simple, timeless, basic materials that do not have a dated look to them. Designs must be derived from the qualities that exist in Agassiz and use local authentic materials. Using colours prevalent in the immediate landscape is a means of connecting the revitalization to the existing qualities of the region.
- ❖ The objective of the DPA-4 is to ensure that new development and redevelopment of the Agassiz townsite will create and promote a special physical environment and atmosphere which will encourage commercial development. If the downtown area is to be revitalized, new development must be attractive to the local shopping public and to visitors from throughout the region and beyond. The townsite should be compatible and unified within itself and with adjacent residential areas. Attention to the details of building design, servicing, landscaping and other site development features must all be viewed as important factors in the revitalization of “commercial identity” and the enhancement of the local economy.

Zoning Bylaw
(No. 1219, 2001)

Part 5.6 All development within Downtown Revitalization DPA-4 shall comply with the following guidelines:

- ❖ The Agassiz Revitalization Façade Design Guidelines will be used as a reference in all development approvals in DPA4. These guidelines outline: design objectives, recommended building components, design principles, colour scheme, building sketches, and Development Permit and grant application procedures. The guidelines specify approved materials, designs, colours and levels of design, which are necessary to produce a united image for downtown Agassiz.
- ❖ Buildings on lots fronting both Pioneer and Cheam Avenues, should be designed to present a commercial façade to both streets; any required loading facilities will be located on the Cheam Avenue façade.
- ❖ Building elevations, which are visible from adjoining or nearby streets of pedestrians ways should be treated as a “front” elevation so that buildings do not turn their backs upon adjoining public ways. These building treatments will help to unify the image of the area and also support the pedestrian environment. These elevation treatments do not have to be as extensive as the building’s “true” front, but can be improved by painting, architectural details, screening and landscaping.
- ❖ Site lighting of buildings, walkways and common areas should be accomplished by using the same lamp standards used throughout the area within private and public projects.
- ❖ Surface parking areas are required at the rear of buildings. Where it is necessary that surface parking be located along a pedestrian walkway or roadway, then it should be adequately screened by solid fencing or landscaping or a combination of the two.
- ❖ Weather protection awnings are strongly encouraged and should be provided over all pedestrian areas, public and private, wherever practical.
- ❖ All buildings should be handicap accessible.
- ❖ Sitting areas are encouraged to be provided within common areas of private sites in support of the pedestrian environment.
- ❖ A Development Permit may not be required, pursuant to the Local Government Act, for a wall sign or mural painted on the outside of a building in such a manner that the wall forms the background surface to the sign or mural, provided that the work involves no structural alteration, reconstruction or repair of the subject building; and the owner has submitted an application outlining the nature, appearance and purpose of the wall sign or mural which has received the recommendation of the District of Kent Design Panel, and approval of Council.

THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1179

"A bylaw to establish the District of Kent Facade Review Committee."

WHEREAS Section 879 of the Municipal Act authorizes the designation of permit areas for the establishment of objectives and the provision of guidelines for the form and character of commercial, industrial or multi-family residential development;

NOW THEREFORE the Council of the Corporation of the District of Kent, in open meeting assembled, enacts as follows:

PART 1 - DEFINITIONS

- 1.01 "District" shall mean the Corporation of the District of Kent or the area contained within the boundaries of the District as the context requires.
- 1.02 "Council" shall mean the Municipal Council of the Corporation of the District of Kent.
- 1.03 "Committee" shall mean the District of Kent Facade Review Committee as appointed by the Council.
- 1.04 "The Chief Administrative Officer" shall mean the officer for the Corporation of the District of Kent as appointed by Council and defined in accordance with Bylaw No. 1176.
- 1.05 "Member(s)" shall mean a voting member of the District Facade Review Committee.

PART 2 - ESTABLISHMENT, COMPOSITION AND APPOINTMENTS

- 2.01 The Committee shall consist of not more than three (3) voting members, of which 2/3 shall be landowners or residents of the District and be appointed by resolution of Council.
- 2.02 The Chief Administrative Officer shall appoint a District staff member to act as Secretary to the Commission and Technical Advisors as deemed necessary.

Such appointments may provide technical advise and administrative assistance but cannot cast a vote.
- 2.03 In making appointments to the Committee, Council shall attempt to ensure that the membership of the Committee is balanced to represent a cross-section of landowners/residents of the District.

PART 3 - TERMS OF APPOINTMENT

- 3.01 Voting members as outlined in Part 2 herein, shall serve for a term not to exceed three(3) years. Appointments to the Committee shall be made at the Inaugural meeting of Council or a subsequent meeting no later than two months following Municipal Local Elections.

Bylaw 1179

- 3.02 An individual appointed as a member of the Committee may be reappointed for a further term. The maximum consecutive number of years that an individual may serve as a member of the Committee is six(6) years.
- 3.03 The Council may by resolution remove a member from the Committee and may at any time appoint a new member to fill the vacancy caused by the removal for the unexpired term thereof.
- 3.04 An appointment to fill a vacancy on the Committee caused by the resignation or death of a member shall be by resolution of Council and shall be for the unexpired term thereof.
- 3.05 If any member of the Committee is absent from three(3) consecutive meetings, unless otherwise permitted by the Committee, then the Council may, upon recommendation of the Committee, declare the position of the absent member to be vacant.

PART 4 - PROCEDURES

- 4.01 The Committee shall, at its first meeting following the Inaugural Council meeting, appoint from among the members, a Chairperson and a Vice-Chairperson. At that meeting, the selection of a Chairperson and a Vice-Chairperson shall be the first order of business and the Secretary to the Committee shall preside for the selection process.
- 4.02 Meetings shall be scheduled as required by the Secretary in consultation with the Chairperson.
- 4.03 The Agenda and supporting documentation shall be prepared by the Secretary and mailed or otherwise delivered to each member of the Committee so that information is received whenever possible not less than forty-eight(48) hours before the meeting of the Committee.
- 4.04 A quorum of the Committee for the purpose of conducting business, is a majority of the voting members of the Committee.
- 4.05 Recommendations and advice on all matters considered by the Committee shall be made by majority vote of all members. When present at the meeting, a member who abstains from voting shall be deemed to have voted in the affirmative. On a tie vote, the question shall be negatived. Only those members of the Committee present at a meeting of the Committee shall vote on a matter before it.
- 4.06 The Chairperson shall conduct the meeting in accordance with the Rules of Procedure for meetings of Council.
- 4.07 The Committee may request the attendance of other District staff through the Chief Administrative Officer as may be required.
- 4.08 The Committee shall have prepared and maintained, a file of written minutes transacted at all meetings of the Committee, copies of which shall be regularly filed with Council and the Chief Administrative Officer.
- 4.09 Remuneration for travel and all other expenses of the Chairperson and other members must be established by resolution of Council.

Bylaw 1179

- 4.10 The Committee must conduct its business and meetings in a manner consistent with the Municipal Act and the Official Community Plan, as amended from time to time by resolution of Council.

PART 5 - MANDATE OF THE Committee

- 5.01 The Council may refer matters by resolution to the Committee for recommendation to Council; including but not limited to the following:
- (A) Amendments to the Official Community Plan, Development Permit Area Guidelines.
 - (B) Permits issued under Division (9) of Part 26, Section 920 of the Municipal Act.

PART 6 - CONFLICT OF INTEREST

- 6.01 Where any member of the Committee or his family or his employer or his business associates has any conflict of interest with any matter being considered by the Committee, that member shall absent themselves from all aspects of that consideration.

PART 7 - BYLAW NAME

- 7.01 This bylaw may be cited for all purposes as the "District of Kent Facade Review Committee Bylaw No. 1179, 1999.

READ A FIRST TIME this 22nd day of November 1999.

READ A SECOND TIME this 22nd day of November 1999.

READ A THIRD TIME this 22nd day of November 1999.

FINALLY PASSED AND ADOPTED this 29th day of November 1999.



Mayor



Municipal Clerk



DISTRICT OF
KENT
A G A S S I Z

DEVELOPMENT
PERMIT

FACADE
GUIDELINES

1 BENEFITS OF REVITALIZATION

Anticipating a steady growth in the Agassiz region, the revitalization of the downtown area has become a priority in order to meet the growing demands for an attractive, well maintained commercial core. Experience around the province has shown that having a specific set of design guidelines will ensure a standard for quality and visual coherency, rather than an unattractive hodgepodge of conflicting colours and styles.

This coherency is the key to creating a downtown with the impact necessary to draw shoppers to the area. The revitalization that occurs as a result of the guidelines can help renew a sense of pride, and draw attention to the unique beauty of Agassiz.

2 SCOPE OF DOCUMENT

This document is designed to assist business and property owners in the revitalization of their buildings through written guidelines and annotated illustrations of facade designs for existing buildings. The designs are to further assist in explaining how the written design principles are to be interpreted. Variations on the facade designs will be acceptable provided they reflect the intent of the written guidelines.

The construction of new buildings within the Development Permit Area, as well as renovations to existing buildings are subject to the guidelines. Government funding is available only to the revitalization of existing buildings.

2.1 JURISDICTIONAL AUTHORITY

Any recommendations contained herein notwithstanding, it shall be understood that permit applications must satisfy requirements of all District of Kent Land Use and other Bylaws as well as British Columbia Fire Services Act, British Columbia Electrical Code, the Health Act and Worker's Compensation Act.

2.2 DEVELOPMENT PERMIT AREA

The following map outlines the boundaries of the Development Permit Area. The guidelines apply to the development of all buildings within the Development Permit Area (D.P.A.), whether construction of a new building or renovations to an existing building that requires a building permit.

3 DESIGN OBJECTIVES

In addition to providing basic safety, comfort and enjoyment for the residents and merchants, the buildings and structures in the downtown area should demonstrate qualities that reflect the tradition of the region. This can be done through the use of traditional shapes, colours, and materials, and by picking up on positive historical and present day examples of local building styles:

The guidelines will encourage the use of local materials, and colours prevalent in the surrounding area and immediate landscape. The emphasis will be on simple, timeless designs that use basic materials. The designer is asked to consider the following general design objectives;

3.1 SAFETY, COMFORT AND ENJOYMENT OF SHOPPER

Facade designs should "extend themselves" to provide comfort and safety for the users. Examples are attractive structures that also provide built-in seating surfaces, take advantage of park views, and have street coverings and recessed entrances for doors as protection from the wind and rain. Facade designs that clearly indicate the location of entrances and windows, and window displays and signs that clearly indicate shop usage, will help provide orientation for the shopper.

3.2 QUALITY MATERIALS AND SIMPLE DESIGNS

No one likes to be fooled, so veneers and imitation materials are not approved. Simple, authentic materials are recommended. The quality of the construction materials used in the downtown will give a strong message about the quality of the whole commercial area.

Drawing inspiration from local architectural buildings as well as local historical buildings - the building shell should be simple and plain. External details and structural components such as brackets and cornices should be used to provide the interest and detail.

3.3 LEVEL OF DETAIL

Facades should generally exhibit a concern for providing building details such as structural brackets, windows with panes, mouldings and sills, built-up cornices, signage lighting, facade ornamentation, and siding materials with texture, durability and visual interest (i.e., wood or brick siding).

However, it is important to note that smaller communities such as Agassiz generally had did not have the complexity of detailing that Victorian-era buildings in larger cities exhibited. Designers are encouraged to provide detailing, but in a more restrained and simple manner.

3.4 ENVIRONMENTAL CONSIDERATIONS

3.4.1 Rain - All canopies, awnings, and balconies will be designed in such a fashion to ensure watershed is away from pedestrian areas. Built overhangs will include gutter systems that direct collected rainfall to the storm sewer system. Due to the predominance of rain, especially in the winter months, rain protection in the form of canopies, built overhangs

and awnings are strongly recommended for all building facades, in order to create a protected sidewalk for shoppers.

3.4.2 Wind - All hanging signs, awnings, and canopies should be constructed with sufficient bracing to withstand wind velocities. Engineering recommended. Due to the very strong winds in Agassiz durable awning and canopy materials are recommended. The following materials are recommended: durable canvas and woven cotton. The following materials are acceptable: acrylic fabric and sheet vinyl. Quality awning manufacturers will provide the information necessary to ensure fabric is appropriate for climatic conditions. It is recommended that buildings provide recessed entries to provide protected area for door swing.

3.4.3 Snow - Any building structure upon which snow accumulates (canopies, awnings, balconies and sloped roofs should be constructed in a manner where snow dump of accumulated loads occurs away from pedestrian traffic and parking areas. In cases where this is not possible the design should allow for the physical removal of snow when the build up approaches carrying limits.

3.5 CULTURAL EXPRESSION

3.5.1 Historical Precedents - Agassiz can add a level of interest and richness to the experience of the downtown by retaining the historical building traditions.

As with most areas in the lower mainland, Agassiz was settled around the turn of the century with the completion of the railway. The layout of the town and much of the architecture reflected the importance of the rail link and the subsequent immigration and economic opportunity. For example, many of the houses built at that time had simple structural lines but stylistic features that revealed the optimism of the age.

What makes Agassiz's earliest history during the railway era (1886-1914) so valuable and relevant to today's revitalization is that it represents a time when the quality of design and the level of detailing was very rich and energetic. The resulting style was visually attractive and delightful. After that time, architectural styles became more functional and often lacked detail.

The following heritage building traditions should be respected in the revitalization of Agassiz, and so preserve a sense of history.

Most residential buildings had simple standard rooflines, but were adorned with details such as turned or chamfered columns, eave brackets, gable aprons, and windows with panes of stained or leaded glass and divided with muntin bars. The emergence of machines allowed for basic floral and curved patterns to be reproduced inexpensively and with precision.

Commercial streets from this time were characterized by simply shaped structures with richly detailed "False Fronts". The false front gave more presence to the street and a sense of contrast between the retail and residential areas. The false front also provided large signage space.

Another traditional construction practice was to expose and make visible all brackets or braces holding up awnings, cantilevered structures or overhangs. One was not to be left wondering how an overhanging structure was supported.

3.5.2 Present Influences - Agriculture has a strong presence in Agassiz, and many agricultural buildings, both historic and contemporary, offer inspiration for a regional design approach. By studying these buildings we can identify some of the important qualities. Simple wooden building structures, traditional red and white colours (or the use of darker colours as the main colour and lighter accent trims), the use of "z" and "x" door braces, vent "coops", an emphasis on visible and expressed structure, and the use of simple industrial materials, such as standing seam or batten seam metal roofing.

The use of wrought iron detailing in more antiquated farm machinery provides an interesting aesthetic. It is recommended that designs used in the revitalization of Agassiz reflect some of these agricultural building qualities.

3.6 RESPONSE TO NATURAL LANDSCAPE

3.6.1 Positive Natural Qualities - The beauty of the surrounding landscape can become a source of inspiration for regional building design. Colours prevalent in the surrounding landscape can be contrasted or reproduced to connect the revitalization to the region.

3.6.2 Natural Hierarchy - Building should reflect the vertical ordering of materials found in nature. Buildings should appear more substantial and "heavy" near the bottom, and appear lightest on the top.

3.6.3 Relationship to Pioneer Park - Where possible, buildings should provide seating surfaces in the form of wide ledges and benches to take advantage of park views.

3.7 SUMMARY

It will be important to create building designs which will provide:

- simple structural shapes with basic rooflines and cornices
- clear definition of building entries
- an emphasis on visible structural bracketing
- the use of simple and industrial materials, such as; wood siding, metal roofing, metal siding
- building components which can withstand strong winds
- continuous, canopy-protected sidewalks
- traditional "barn" red/white (dark/light) colouring.

At the same time, the following stylistic influences should be remembered:

- the use of "False Fronts"
- detailed facade ornamentation
- light and elegant proportions
- entertaining displays and signage

- built-in seating surfaces
- canopies which shed water and dump accumulated snow loads away from pedestrian traffic and parking areas
- rich varied colours
- large signage space
- colours contrasting, complimenting or reflecting colours prevalent in the natural landscape
- wrought iron detailing.

4 DESIGN PRINCIPLES

The following are some general design principles for the construction, design and siting of buildings in the downtown area.

4.1 RECESSED ENTRY

The recessed entry is the invitation for the window shopper or passerby. It provides the space for the individual character of the shop to spill out into the street and makes the entry into the shop more appealing and enjoyable. The recessed entry is particularly suitable for Agassiz because of very strong winter winds, and allows for a protected entry and exit from the shop. Where the floor plan and wall plan cannot be recessed, other options exist to create a protected entry space. Thick columns or flower pots can also create a protected entry space.

4.2 SHOP DEFINITION

It is important that each shop be well defined, so it is recommended that all shops use the building components to achieve their own unique character within the guideline parameters. For example if several shops have frontage within the same building each shop may vary the finishing materials canopy style or colour, colour scheme, window subdivision design, etc.

EXTENDED ENTRY For shops that do not have entrances directly on the street, provide clear direction, through gates, covered walkways and signage to the building entrance.

RESIDENTIAL COMPONENT Access to residential should be clearly differentiated from retail use through solid doors, separate canopies and residential building components and hardware.

4.3 PROPORTION

The building facade, window and door elements, recessed entries and projecting signs should emphasize verticality. As a general guide in proportioning building components, the ratio of height to width shall be 2.5:1. Where large window openings exist, they can be broken down into sections to achieve this general proportion. Where very long buildings exist, it is recommended that the facade be broken down into sections with columns or canopy segments. Rather than one long canopy, a series of smaller canopies is recommended, to break down the monotony and continue a basic store front rhythm of approximately thirty feet. The verticality of a door can be heightened with the use of transom windows. The overall proportion of the building facade should be vertical where possible. But where the building is longer than higher, an approximate ratio of twice length to height is recommended. The parapet height can be manipulated to achieve this general proportion.

4.4 SCALE

It is recommended that all buildings relate in approximate scale. There should be no sudden difference in height or massing between two adjacent buildings. Where a small one story

building is adjacent to a two story building, the height of the one storey facade may be increased with a raised parapet, to connect visually with the two storey structure.

Generally, corner building should act like "book ends" and be higher and more substantial in scale. At the intersection of Highway 9 and Pioneer the buildings should be built up to create a unified and well defined sense of entry into the downtown. One way to accomplish this is to have all the buildings at the intersection at approximately the same scale.

4.5 TEXTURE

Texture refers to the surface of the finishing materials. It is recommended that facades use a single overall texture, with accents or certain levels of the building in an opposite texture. For example if the predominate siding material is tongue and groove wood siding, it will create a sense of texture. A smooth stucco texture could be used in conjunction, for example, on the upper story. Combining two "textural" surfaces is not recommended such as metal siding and wood siding.

4.6 FRONT SIDE CONTINUITY

Because a building is a three dimensional object it is important to provide continuity between front facade and the side facades. Continue front wall materials to the sidewall or provide a transition material where front and sidewall materials are different. Where a false front is being used, it is recommended that the front materials continue around the corner and to the back of the false front. Similarly, cornices that run the full width of the building should turn the corner of the front facade and tie into the side facade. It is preferable to have changes in materials occur at building edges, with a complementary edging or "transition" material. For example, if the front wall is wood siding and the sidewall is concrete block, a 4" wood trim can be used at the corners to create the transition.

4.7 HORIZON LINES

When different building components tie into a similar height or horizontal line, they create what is called a horizon line. For example, when the top of the windows are at the same elevation as the storefront door, then there is a horizon line at that elevation. When horizon lines are visibly employed in the design of a building, the building is perceived as being simpler and more integrated. Horizon lines also provide a sense of stability and balance to the building facade.

It is recommended that facade designs use two or three horizon lines at most, rather than having building components at many different heights, leading to a more chaotic and distracting design.

Change in materials must occur at a horizon line. For example, if a building has a brick base, the top course should be at the same elevation for the entire width of the building facade.

4.8 STREET WALL

A street wall is created by ensuring that all building facades are built to their front property

lines and the upper stories are not set back. This creates a strong edge or street wall that helps define a clear downtown space.

5 RECOMMENDED GUIDELINES FOR BUILDING COMPONENTS

The above list of general design principles provides a basis for creating shopper oriented, locally inspired revitalization program. The following set of specific recommended guidelines will apply to all of the buildings within the development permit area. Facades are described by the various building components typically found on retail buildings. The building components are listed from the most basic or general of building components, such as siding and rooflines, to the more specific and detailed components, such as signage and windows.

5.1 THE NAKED FACADE

The storefront facade begins as a simple plane upon which the components of the building are placed. The storefront facade may be part of a larger more complex building frontage which contains several storefronts or the facade may quite simple and extend to the edges of the building. The type of siding material on the facade is important.

The following siding materials are recommended;

- horizontal drop cove siding
- shiplap bevel siding
- channel siding
- "v" groove tongue and groove siding
- red or brown brick, (IXL #311 IXL #108 or similar)
- painted brick
- 2 & 3/4" O.C. curve or square ribbed, manufactured coloured, metal siding
- painted shingles
- architectural smooth finish stucco.

The following are not recommended;

- brick and stone veneers
- imitation wood siding
- unpainted concrete or concrete block
- veneered terra cotta or stone
- broad metal siding
- vinyl siding
- textured stucco
- asbestos shingles or panels
- cedar shakes.

Traditionally, more expensive finished materials were used on the facade and simpler materials on the sides and back of the building.

In addition to the above list of materials, the following materials are recommended for use on side walls;

- painted concrete block
- stucco

Where large sidewalls are exposed (for example adjacent to parking lots), wood siding or more finished materials is recommended. Where this is not feasible, detail and a quality appearance can be achieved with colourful signage and lighting.

5.2 ROOFLINE

A simple roofline or cornice is recommended, following a basic gable, flat or gently curved top. Presently a large majority of the buildings in downtown Agassiz have very thick and visibly unsupported overhangs. This gives buildings a very "top heavy" appearance and leaves the rooflines without detail and interest. To more accurately reflect the historical precedents, more slender proportions are recommended for the roofline.

The following are recommended;

- a raised parapet with protective metal flashing and applied cornice, a minimum 23" below the top of the parapet. Brackets to support the cornice may be used to add further detail.
- cornices below parapet will either extend to within 12" of the building outermost edge (see Sketch 12) or will turn building edge and continue along side wall for a min 1'6" (see Sketch 46)
- raised parapets may be finished where the cornice detail is integrated with flashing detail at the top of the parapet (see Sketches 10, 14, 16)
- for gabled roofs, a fascia not exceeding 10" is recommended with curved and square moulding combinations (see Sketches 28, 42)
- an extended eave is recommended for gabled roofs 18" - 24" to be supported with simple, visible brackets (see Sketches 28, 42)
- for flat rooflines, a simple change in elevation is acceptable in order to accommodate signage or ornamentation (see Sketches 14, 16, 24, 30)
- complex parapet designs with several changes in elevation are not recommended (see Sketch 33)

5.3 MID LEVEL CORNICE

The transition between the first storey of a building and the second storey or the raised parapet for signage can be articulated with the use of a mid level cornice. This should generally be a less complex version of the cornice used on the roofline.

The following are recommended;

- the use of a mid level cornice which acts as a frame for the canopy or overhang
- where wood is being used the cornice detailing should include curved moulding details similar to that on the roofline cornice.

5.4 BUILDING BASE

It is aesthetically satisfying to see a building that is well supported on "good foundations" so a visually strong, "heavy" base is recommended.

The following materials are recommended;

- river rock
- standard brick, uniform red colour
- wood trim, min. 3/4" thick, top edge bevelled
- Architectural smooth finish concrete
- painted non-textured concrete block.

The following are not recommended;

- split stone
- giant brick
- metal siding
- imitation or veneer materials
- stamped brick or concrete products.

5.5 BUILDING EDGE

The side edges of the facade can be highlighted in order to add a further level of detail and interest to the building. Strong edges are also beneficial in defining extent of the individual storefronts.

The following edge materials are recommended;

- where wood siding material is being used, add a minimum 4" wood edge trim
- where brick is being used, extend the profile of the brick at the edges to create relief.

5.6 WINDOWS

Windows are the most important building component because they provide a frame for merchandise.

The following window types are recommended;

- painted wood windows
- windows divided by wood muntin bars
- wood windows with minimum 4" top, side and bottom mouldings
- in cafes or restaurants openable side hung windows are recommended
- head casing to be wider in profile than sides and bottom with extra moulding detail
- a wide sill is recommended to give depth to the building facade, and where appropriate to provide a seating ledge
- for wooden windows, a moulding below the sill is recommended
- acceptable are manufactured coloured metal windows with minimum 3" profile
- coloured or cut glass is encouraged in the upper lights.

The following are not recommended;

- artificial muntin bars

- unpainted metal frame windows
- tinted or reflective bronzed glass
- it is recommended that merchandise display areas be maximized to provide as much viewing area as possible but windows should also not extend to the outermost edge of the building.

5.7 DOORS

Glazed doors make a shop seem inviting and accessible, whereas doors for residential suites should be solid to denote privacy. Traditional hardware is encouraged for doors, i.e., small viewing windows, door knockers, kick plates, etc. The verticality of a door can be heightened with the use of transom windows.

The following materials are recommended;

- wood doors
- metal frames are accepted provided they are coloured by manufacturer and have details with a minimum 0.3" profile
- glazing in doors should be divided into panes to add interest and detail to the door
- a kick plate for the door bases is recommended
- knobs and latch type hardware over large push plates
- where possible, doors should be recessed to avoid swinging into pedestrian circulation areas and areas exposed to strong winds
- stiles and rails minimum 3" wide for manufactured coloured metal doors
- stiles and rails minimum 6" wide for wood doors.

5.8 ORNAMENTATION

Ornaments and fine details can bring delight and intricacy to the building. Ornaments include inlaid tiles, ornamental carved bricks, iron brackets for hanging flower baskets. These ornaments can be an opportunity to display important features and forms unique to the region (for example, antiquated farm machinery).

5.9 CANOPY

The canopy can be used to provide a well protected continuous rain free area for pedestrians. With a variety of styles and colours and shapes the canopy can be used to create an animated colourful street front. Awning manufacturers will assist in the selection of appropriate fabrics to meet climatic conditions.

Generally the awnings should be light in appearance and be contained within the building facade. The canopy should not overwhelm the facade and the area of the canopy should not exceed 35% of the building elevation area. Canopies should not run the full length of the building facade to allow for the expression of the building edge. Refer to colour guidelines for colour selection.

The following are recommended;

- three point canopy, open ended or closed ended
- shapes with relatively steep roof pitches (35-50 degree angle) to promote self cleaning and snow removal
- four point style (with fascia panel for signage)
- retractable canopies
- fascia panels not to exceed 12"
- consult canopy manufacture to ensure fabric and structure can withstand Agassiz winter winds.

The following are not recommended;

- barrel vault awnings
- dome awnings
- awnings of white or black
- peaked awnings over entry, entries are to be defined with recessed entries and door detailing.

5.10 BUILT OVERHANG

Due to strong winter winds, built overhangs are also recommended. The following guidelines apply:

- where possible built overhangs are to be supported by brackets, to minimize obstructions on the sidewalk
- columns are recommended where buildings are set back from property line
- columns are to be of painted metal circular tube with "visible" bracket support
- wood column with base and capital detailing with wood brackets
- chamfered wood columns
- manufacturer coloured metal roofing on a sloped roof
- proper rain collection to storm sewers
- fascias not to exceed 12" include curved and square moulding details
- gutters to match parapet flashing material
- sloped roof with ribbed, manufacturer coloured metal roofing
- seams at 8" off centre maximum.

5.11 SIGNAGE

Generally, as a rule signage in the downtown are should be "polite". Smaller signage with detailed board and brackets, three dimensional lettering and accompanying graphics are recommended over large "loud" signage. Designers are to consider different types of signage for the different areas of the building.

5.11.1 FACADE SIGNS

The following are recommended;

- lettering should be "raised" in relief to create shadow lines or made of carved and/or sandblasted solid wood
- signs should have a darker background with lighter lettering
- signage should include edge mouldings
- individual illuminated letters are preferred to sign boxes with interior lighting
- facade signs limited to 30" in height and 50 % clear width of tenancy or business
- neon lettering and graphics allowable.

The following are discouraged;

- flashing or interior lit signs.

5.11.2 PROJECTING SIGNS

The following are recommended;

- sandblast, solid wood signs
- projecting signs should be painted on minimum of 1" thick plywood good both sides. Edging details to be provided.
- decorative wrought iron brackets or wood brackets are recommended to support projecting signs
- projecting signs with neon letters and graphics acceptable
- signs should project at 90 degrees to building facade
- signs may project above highest point of building facade
- maximum square footage of projecting signs is 12 square feet.

The following are not recommended;

- interior lit projecting signs
- hanging or projecting illuminated interior lit signs.

5.11.3 DOORS AND ENTRY AREA SIGNS

The following are recommended;

- door signs are limited to 20% of the glazed area of the door
- for double doors it is recommended that signage be balanced on both doors.
- menu signs for restaurants and cafes are recommended and can be located in the recessed entry or threshold area
- letters can be inlaid into ground surface of threshold area.

The following are not recommended;

- handwritten or black/white computer generated signs.

COLOUR

(excerpt OCP bylaw 1065 – appendix 1)

Rich colours are recommended, with dark to medium colours for the body, (or the predominate colour of the façade) and lighter or more neutral colour accents for the trim and lettering. Colour can be important for tying together conflicting surface textures, articulating and defining building components, and bringing variety to the buildings.

The revitalization program will be able to achieve a visually integrated downtown by limiting the colour value (degree of lightness of darkness) and the variety of hues (red, green blue, etc.). Refer to the Colour Guide for section of body colours and accent colours.

Three colour combinations are recommended:

- 1) **Monochromatic** – use dark to medium body colour(s) with lighter accents of a similar hue (ie – dark red, light red accents)
- 2) **Contrasting** – use dark to medium body colour(s) with lighter accent of opposite hue (ie – dark red, light green accents)
- 3) **Neutral Accent** – use dark to medium body colour(s) with light or neutral colour accent (ie – blue with white trim or dark red with white accents).

Colours are to be selected from Benjamin Moore Paints Colour Selector or similar. The following colours are recommended.

Please refer to original colour chips for exact shades.

BLUES

1428 1427 1413 1412 1422 (accent)
839 838 837 836 835 (accent)
805 804 802 801 806 (accent)
798 810 796 795 814 (accent)
775 774 773 772 771 (accent)

REDS

1337 1336
1323 1322 1321
1309 1308 1307 1306
1288 1287

GREENS

749 748 747 746 743
719 718
693 692 691 690
685 684 683
678 677
630 629 628 623 622
567 564 545 541 540 434 433

YELLOWS

342 341 340 339
327 326 325 323

5/E 1429	4/C 1427	4/C 1413	2/B 1412	1/A 1422
3/D 805	4/C 804	2/B 802	1/B 801	1 O 806
	3 810	3 796	2 795	1/A 814
4 839	3 838	2 837	1 836	1 835
3/B 775	3/A 774	2/A 773	1/B 772	1/A O 771

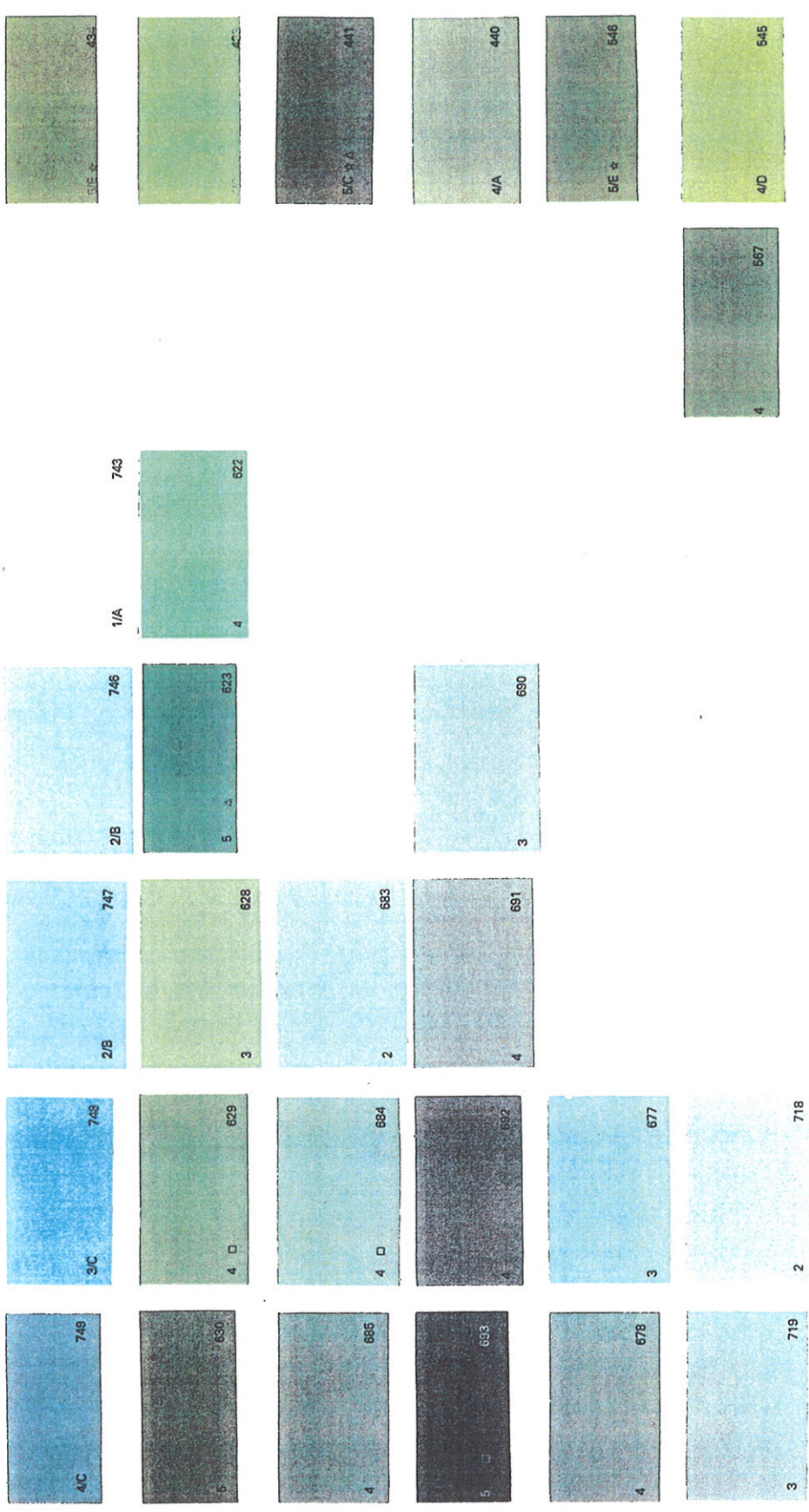
PROJECT

AGASSIZ FACADE REVITALIZATION

TITLE

COLOUR GUIDE

RABNETT MAKAROFF
PLANNING CONSULTANTS LTD.



PROJECT	TITLE
AGASSIZ FACADE REVITALIZATION	COLOUR GUIDE
RABNETT MAKAROFF PLANNING CONSULTANTS LTD.	



1288

5/F 4/A



1327

4/G



1321

5/F 4/A



1323

5/F 4/A



1322

5/F 4/A



1308

5/F 4/A



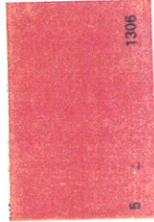
1308

5/F 4/A



1307

5/F 4/A



1306

5/F 4/A



1337

5/F 4/A



1336

5/G 4/A

PROJECT

AGASSIZ FACADE REVITALIZATION

TITLE

COLOUR GUIDE

RABNETT MAKAROFF
PLANNING CONSULTANTS LTD.

4/D -	342	4/D -	341	3/C	340	2/C	339
3	327	3	326	2	325	1	323
3	320	2	319	1	318		

RABNETT MAKAROFF
PLANNING CONSULTANTS LTD.

PROJECT
AGASSIZ FACADE REVITALIZATION

TITLE
COLOUR GUIDE

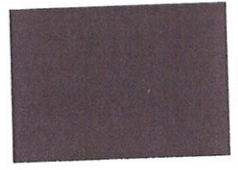
20TH CENTURY

HISTORICAL VANCOUVER TRUE COLOURS

Edwardian



Edwardian House,
Vancouver



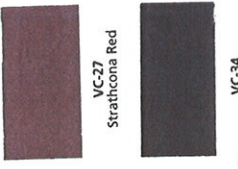
VC-30
Hastings Red



VC-6
Edwardian Buff



VC-9
Strathcona Gold



VC-27
Strathcona Red

VC-34
Strathcona Mahogany

** / *Gloss Black

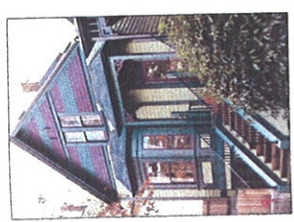
** / *Gloss Black

** / *Gloss Black

19TH CENTURY

HISTORICAL VANCOUVER TRUE COLOURS

Victorian



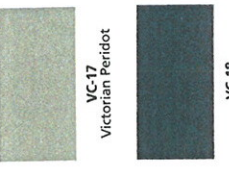
Victorian House,
Vancouver



VC-17
Victorian Peridot

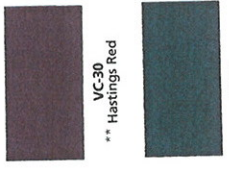


VC-15
Haddington Grey



VC-17
Victorian Peridot

VC-18
Pendrell Green



VC-30
Hastings Red

VC-18
Pendrell Green

Craftsman



Craftsman House,
Vancouver



VC-31
Mellish Mahogany



VC-7
Edwardian Cream

VC-28
Mellish Rust



VC-11
Kitsilano Gold

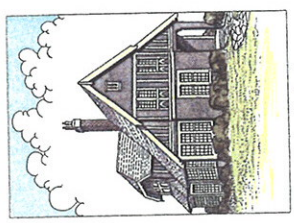
VC-20
Vancouver Green



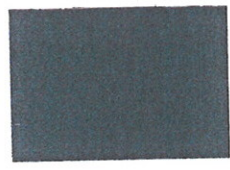
VC-11
Kitsilano Gold

VC-35
** / *Gloss Black

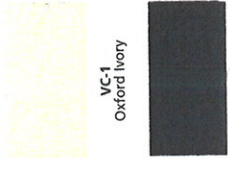
Tudor Revival



Tudor Revival



VC-23
Edwardian Pewter



VC-1
Oxford Ivory

** / *Gloss Black



VC-15
Haddington Grey

VC-14
Dunbar Grey



VC-15
Haddington Grey

VC-6
Edwardian Buff

Victorian

Victorian



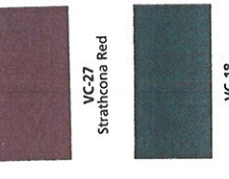
Victorian House,
Vancouver



VC-6
Edwardian Buff

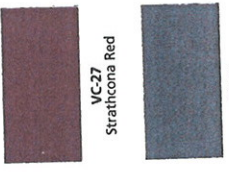


VC-16
Comox Sage



VC-27
Strathcona Red

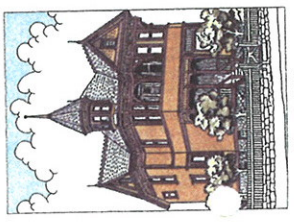
VC-18
Pendrell Green



VC-27
Strathcona Red

VC-26
Edwardian Porch Grey

Queen Anne



Queen Anne

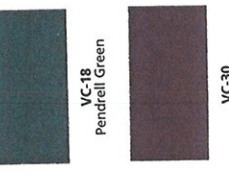


VC-10
Comox Gold



VC-29
Pendrell Red

** / *Gloss Black



VC-18
Pendrell Green

** Hastings Red



VC-22
Pendrell Verdigris

Since all colour chips are affected by age, lighting conditions, heat and mechanical coating processes, the chips on the card may vary slightly in colour or finish from the actual paint in the container. Due to clarity and depth of colour, some colours may require multiple coats. A slight variation in colour may be observed between products due to differing resin systems, types of lighting conditions.

Historical Vancouver True Colours are Exterior colours available only in MoorGard and MoorGlo products.

HISTORICAL VANCOUVER TRUE COLOURS



VC-1
Oxford Ivory



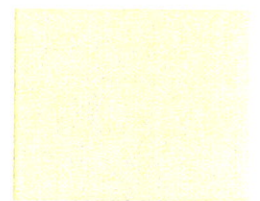
VC-2
Craftsman Cream



VC-3
Pendrell Cream



VC-4
Harris Cream



VC-5
Dunbar Buff



VC-6
Edwardian Buff



VC-7
Edwardian Cream



VC-8
Mount Pleasant Buff



VC-9
Strathcona Gold



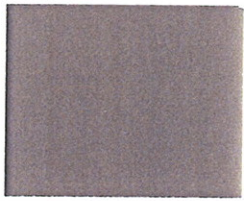
VC-10
Comox Gold



VC-11
Kitsilano Gold



VC-12
Mount Pleasant Tan



VC-13
Bute Taupe



VC-14
Dunbar Grey



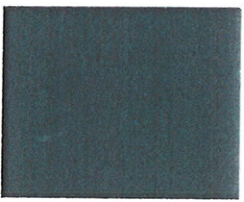
VC-15
Haddington Grey



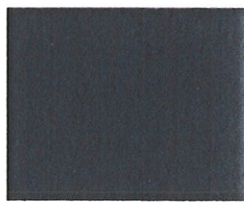
VC-16
Comox Sage



VC-17
Victorian Peridot



VC-18
Pendrell Green



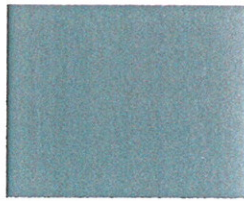
VC-19
** Comox Green



VC-20
** Vancouver Green



VC-21
** Harris Green



VC-22
Pendrell Verdigris



VC-23
Edwardian Pewter



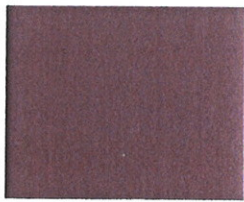
VC-24
Point Grey



VC-25
Harris Grey



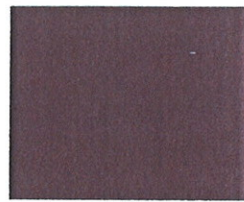
VC-26
Edwardian Porch Grey



VC-27
Strathcona Red



VC-28
** Mellish Rust



VC-29
** Pendrell Red



VC-30
** Hastings Red



VC-31
** Mellish Mahogany



VC-32
** Craftsman Brown



VC-33
** Harris Brown



VC-34
** Strathcona Mahogany

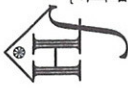


VC-35
** / *Gloss Black

* Black is available in MoorGard and MoorGlo. For true authenticity, the Vancouver Heritage Foundation recommends the Impervo High Gloss product.

** These colours are shown in MoorGlo finish, due to the extreme depth in colour. When tinted in MoorGard, a light variation may be observed.

BEFORE & after



The Vancouver Heritage Foundation

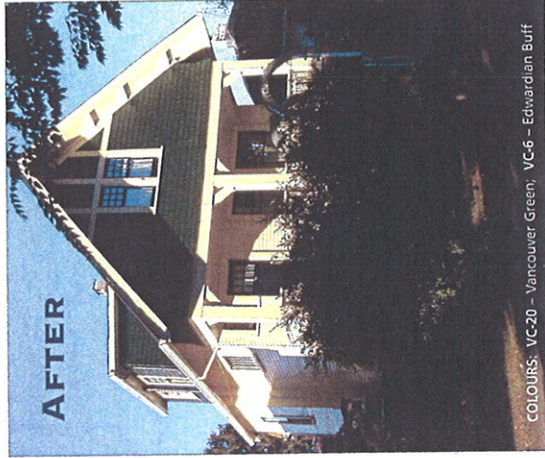
This colour card documents the historical colours of the city of Vancouver, Canada. True Colours is an exterior paint granting program of the Vancouver Heritage Foundation in partnership with Benjamin Moore Paint & Co. Ltd. Through visual and microscopic analysis, the original colour of each house is thoroughly documented and matched, and in consultation with the homeowner a final colour scheme is determined. The original scheme is sometimes reapplied, and other times a scheme using authentic colours and placement is developed.

The use of colour on a house is more than a surface treatment, it is part of a building's architectural expression. When colours and their placement are selected with specific attention paid to style, age and region, the appearance of an old house can return to its True Colours. The use of appropriate historic colours can reveal and emphasize the building's original style and appearance. The use of authentic colour can be the finishing step in restoring heritage architecture.

The Vancouver Heritage Foundation is a non-profit organization committed to the conservation of Vancouver's built heritage for its public benefit. The VHF undertakes education and awareness activities, develops granting programs for the maintenance and restoration of heritage buildings, creates partnerships with related industry, and fundraises to build an endowment to protect historic buildings in perpetuity.

Benjamin Moore & Co. Ltd. has been a supporter of the Vancouver True Colours Program since its inception in 1999. Established in 1883, Benjamin Moore has been producing quality paint for over 100 years in manufacturing facilities throughout the United States and Canada. Through its Aldergrove laboratory, Benjamin Moore has successfully matched the authentic colours found by the VHF's Heritage Colourists Donald Luxton and Sharon Halfright. Each colour has then been named to appropriately suit the Lower Mainland.

Benjamin Moore is proud to be an integral member of the True Colours Program.



COLOURS: VC-20 - Vancouver Green, VC-6 - Edwardian Buff



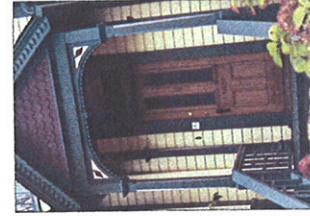
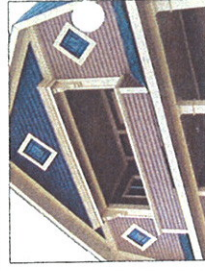
Regional

HISTORIC INFORMATION

In the latter part of the 19th century, European settlers immigrating to Canada brought with them their familiar building types and styles. Settlement spread west across the country with the railroad, and the first buildings were generally simple, vernacular structures. As communities were established, more elaborate structures could be erected. These were constructed from readily available materials, most often wood in the west coast region.

Pioneer buildings were left unpainted or were white-washed. As building trades became better organized oil based paints began to be used. Colour was an integral part of the style and appearance of the building. Paint was often mixed on-site using natural pigments and linseed oil. The pigments, including iron and copper oxides, gave a warm, rich and saturated appearance to the painted surfaces. In contrast to matte white-wash, these early oil-based paints had a high-gloss finish.

When these communities grew and matured, architectural expression became more sophisticated, and grand. More pretentious structures reflected the growing prosperity of a new merchant class. Elaborate and finely detailed Queen Anne and Italianate styles were used extensively for both grand villas and simple cottages. Until the beginning of the 20th century, these homes were generally characterized by a palette of dark and earthy hues which emphasized their strength and solidity. The choice and placement of colour was very carefully considered, and enhanced the architectural treatment of each building.



Following the turn of the century, tastes changed to favour the Classical Revival styles, which took a different approach to colour, using mid-range to dark body colours, with lighter tones highlighting the trim elements. This dramatic shift in the appearance of local buildings signaled a transition from the Victorian era to the Edwardian. Within a decade the influence of the Arts & Crafts movement began to be felt on the west coast, and the Craftsman bungalow rapidly became the most common form of newly built housing. With few exceptions, strong and saturated pigment-based colours in high gloss finishes continued to be used, mixed onsite until the wide-spread introduction of commercially-mixed paints starting in the 1920s. Over time, commercial paints have switched over to chemically-based chromatic colourants and away from natural pigments. By returning to these dark and saturated colours we can restore the true colours of our heritage buildings.

Photography: Sharon Halfright, Heritage Colourist



Benjamin Moore 1-800-663-5929 Customer Service: 1-800-361-5898
Vancouver Heritage Foundation: www.vancouverheritagefoundation.org

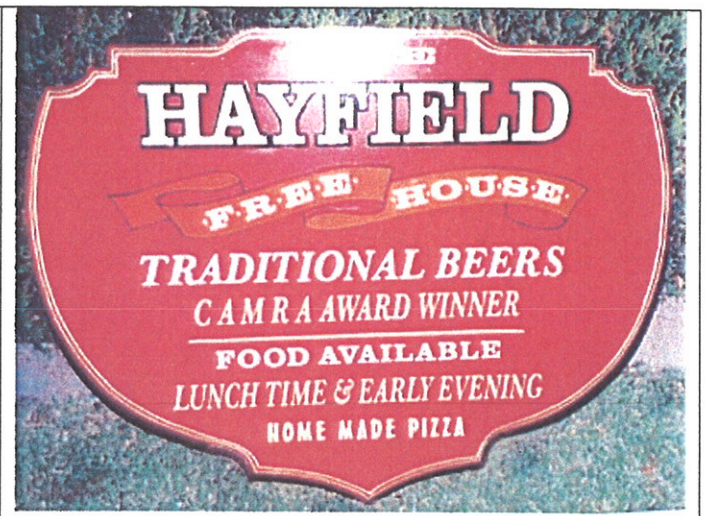
Examples of Heritage Signs



shape – square

frame – notched corners

font – antique / old English



shape – traditional

frame – notched corners

font - traditional

shape – square with round insert on top

frame – outlined / corners notched

posts – extend beyond sign / capped

font – old English /

