APPENDIX B – Corydon-Osborne Area Design Guidelines

Policy	Comply (Yes or No)
Section 3.7 – Design Guidelines	
Buildings should be parallel to the street frontage property line	**Yes**
Building setback should be within 1.5 metres (5 feet) of the average of the two adjacent buildings setbacks	**Yes**
Roofs should be pitched unless adjacent buildings are flat roofed	**Yes**
Building should have their main entrance facing the street. Commercial entrances, if allowed, should be at the rear	**Yes**
Windows and entrances should be articulated	**Yes**
Façade lighting should be wall mounted luminaries no higher than the top of the first floor and all light should be cast down and fully shielded	**Yes**
Front yard fences and walls should not be allowed	**Yes** *There are no front yard fences proposed*
Multi-family buildings should reflect the surrounding residential building character	**Yes**
Multi-family buildings should have a variable setback across the facade	**Yes**
Corner lots may have greater lot coverage	**N/A**
Multiple-family developments may be contiguous but should articulate, at minimum, the appearance of the original lot line	**N/A**
Signs should be flush with the building	**N/A**
Residential development should maintain the existing pattern of detached garages rather than attached garages	**N/A**
All parking lots should provide appropriate screening to preserve the residential character of the surrounding area	**Yes** *Parking lot is concealed from street view by the building*

Residential development should provide pedestrian access at the street level and locate parking, loading, and service entrances at the rear of buildings	**Yes**
Residential development should have consideration for the light, view, and privacy of adjacent buildings	**Yes**
Residential development should ensure that pedestrian access is a predominant feature in the site design	**Yes**
Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors, and height and massing of buildings	**Yes**
Residential development should ensure sensitive design that clearly defines public, semi-private, and private space	**Yes**
Residential development should encourage preservation of existing mature canopy shade trees and natural areas through good design	**Yes** *The applicant will retain existing mature trees*
Residential design should strongly encourage the incorporation of concepts of Universal Design and Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design	**Yes**