

16.4. Specific Guidelines: Downtown Commercial

Downtown Smithers is the social, economic, and historic heart of the community, playing a significant role in the community's overall character and identity, and as such, the historic downtown theme needs to be considered during design. Specific objectives of the Downtown Commercial area are to:

- Build on the existing pedestrian scale of development;
- Reinforce Main Street as the heart of the community;
- Sensitive incorporate residential uses into the downtown;
- Preserve/restore views to the mountains and of prominent buildings.

16.4.1 GUIDELINES:

16.4.1.1 Mountain Theme

- Where possible building design should integrate alpine elements such as deep overhangs, projecting timbers, balconies, projecting upper levels, bay windows, recessed doors and windows, and flower boxes.
- All relief details should be compatible with neighbouring buildings both in height and depth.
- Shallow balconies figure significantly in downtown Smithers design, sheltered by the deep overhangs and in turn sheltering doors and windows below. These balconies are a focal point for decoration, as well as the favoured location for flower boxes.
- All construction is to be limited to between 1 ½ and 3 stories with a maximum height restriction of 12.0 m.
- The traditional downtown palette is based on natural earth tones with more exuberant colours limited to accents, ornamental painting and appropriately fitting murals.
- Three-dimensional painting is acceptable around doors and windows when shutters are not present.
- All facades visible from the street should receive typical treatment.
- All windows should receive one or more of the following treatments: recessing, shutters, painted decorative trim, gridded mullions.

APPENDIX “A”**Town of Smithers Design Review Evaluation Checklist Supplement**

The following is intended to be a concise design review tool that highlights the most important elements of the *Form and Character Design Guidelines* within this Official Community Plan. It also provides a brief evaluation of each of these important elements and, most importantly, notes those elements that are lacking or need more work. In this way, the applicant is then made aware of specific improvements that need to be made for acceptance of the *Development Permit* or *Building Permit* Application.

Design Location and Element	Specific Deficiency	Recommended Response
1. GENERAL		
a. Four Season Design		
(wind, rain, snow, ice) Q1. Does the site and building address protection and safety regarding seasonal elements? Q2. How does the site address winter snow clearance and deposition?		
b. Site Design		
(layout, access, buffer) Q1. Does the building engage the street and provide adequate access points? Q2. What and how is a buffer provided for adjoining uses if required?		
c. Building Orientation + Form		
(entrances, orientation, scale) Q1. Are building entrances prominent? Q2. Is the building facing the street and providing continuity in the streetscape in form and massing?		
d. Landscaping		



<p>(green, retention, parking, function)</p> <p>Q1. Are the significant trees and vegetation on the property retained?</p> <p>Q2. Does the site plan further green the site including roofs, sidewalks, side yards and rear yards?</p>		
<p>e. Building Materials</p> <p>Q1. Are the building material natural, full dimension, and do they blend in with the authentic Mountain theme?</p> <p>Q2. Are the colours an earth-tone and only accents are used for brighter colours?</p>		
<p>f. Signage</p> <p>(branding, scale and presence)</p> <p>Q1. Does signage fit with the tempo and clarity of the street?</p> <p>Q2. Is it straight-forward and scaled with the building, minimizing clutter?</p>		
<p>g. Lighting</p> <p>(location, safety, illumination levels)</p> <p>Q1. Is the lighting direct lighting with minimum glare potential.</p> <p>Q2. Does it conform to “Dark Sky” policies such that there is no excess lighting on the property?</p>		
<p>2. SPECIFIC GUIDELINES: DOWNTOWN COMMERCIAL</p>		



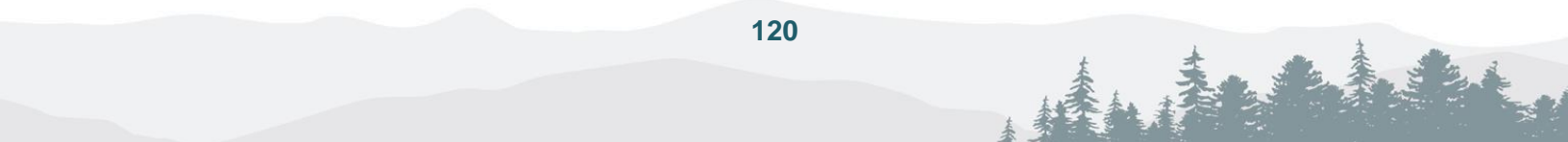
<p>a. Mountain theme Q1. Does the building design and character conform to the Alpine theme with gabled roofs, extended overhangs and alpine/mountain features like flower boxes, window shutters and frames?</p>		
<p>b. Site design Q1. Does the site design fit with the Main Street character and pattern? Q2. Does the uses engage the sidewalk and is the parking located at the rear of the building</p>		
<p>c. Building design</p>		
<p>(articulation, massing, materials + colour, doors + windows, corners, signage, lighting) Q1. In character with the Mountain theme, is the building features emphasized (articulated)? Q2. Are the materials, colours, doors, windows, signage and lighting thoughtfully placed and defined in a “naturally authentic” Mountain design palette. Q3. Are the corner buildings dominant and frame the corner?</p>		
<p>3. SPECIFIC GUIDELINES: HIGHWAY COMMERCIAL</p>		
<p>a. Site design Q1. Do the buildings front on Highway 16 and is the parking located to the rear? Q2. Are the internal pedestrian pathways and streets that connect to other sites on the larger format sites?</p>		



<p>b. Building design Q1. How does the building design break up the mass of the large format building so that there are no blank walls (e.g., building form, landscape, murals, etc.) Q2. Does the building incorporate natural materials like heavy timbers and stone to integrate with the mountain landscape?</p>		
<p>c. Lighting and signage design Q1. Does the site balance lighting so that there is no excess lighting and minimum shadow. Q2. Is signage coordinated and scaled with the entrance and the building façade in one signage band?</p>		
<p>d. Landscape design Q1. Are green islands with trees places with every 10 spaces of parking? Q2. Is a 3m landscape buffer with planting provides as a transition to adjoining residential uses?</p>		
<p>4. SPECIFIC GUIDELINES: MULTI-UNIT RESIDENTIAL</p>		



<p>a. Site design</p> <p>Q1. Are larger groups of units divided into smaller clusters?</p> <p>Q2. Are the ground units fronting and connected to the street?</p> <p>Q3. Is there community amenity space and is it directly accessible and convenient?</p> <p>Q4. How is the parking designed to minimize large expanses of pavement?</p> <p>Q5. Is there natural surveillance from the units of the play space for safety and security?</p>		
<p>b. Building design</p> <p>Q1. How are the buildings divided into smaller groups so that the scale and massing fit with a pedestrian-scaled neighbourhood?</p> <p>Q2. Are the building facades articulated and divided to avoid long monotonous buildings?</p> <p>Q3. Are the mechanical elements screened from view?</p> <p>Q4. Does the building design transition in height down to adjoining single-family residential units?</p>		



<p>c. Lighting and signage design</p> <p>Q1. How are the parking lots and public area lit so they support safety and security without over-lighting areas unnecessarily?</p> <p>Q2. Does the architecture have additional lighting to highlight signage and features?</p> <p>Q3. Is the signage limited to project entry and wayfinding?</p>		
<p>d. Landscape design</p> <p>Q1. How does the green plan for the site conserve natural features and integrate play space, amenity space and pathways?</p> <p>Q2. How does the landscape plan provide an adequate buffer to adjoining single-family areas?</p> <p>Q3. Do the larger parking areas have landscape islands every 10 stalls?</p> <p>Q3. How does the multiple-family development integrate street landscaping and connect to individual units through front yards where possible?</p>		
5. SUMMARY COMMENTS ON APPLICATION		

