

Saint Andrews Municipal Plan 2020

Historic Business District and Town Plat & Environs Secondary Municipal Plan

By-law MP 20-02



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BY-LAW TO ADOPT A SECONDARY MUNICIPAL PLAN

BY-LAW MP 20-02

Under the Authority vested in it by Section 24 of the *Community Planning Act*, the Municipal Council of the TOWN OF SAINT ANDREWS enacts as follows:

This By-law may be cited as the "Town of Saint Andrews Secondary Municipal Plan";

The document entitled "Town of Saint Andrews Secondary Municipal Plan" attached hereto is adopted;

Read a first time this 3rd day of February 2020.

Read a second time this 4th day of August 2020.

Read a third time and passed this 16th day of December 2020.



Doug Naish, Mayor

Paul Nopper, Clerk

I Paul Nopper, of the Town of Saint Andrews, in the County of Charlotte and the Province of New Brunswick, Clerk, DO SOLEMNLY DECLARE;

THAT I am the Clerk of the Town of Saint Andrews, a Municipal Corporation, and have personal knowledge of the facts herein declared;

THAT the requirements of Sections 25, 110 and 111 of the *Community Planning Act* have been complied with in respect to By-law No 20-02, a By-law to Adopt the Secondary Municipal Plan By-law, which was passed by the Council of the Town of Saint Andrews on this 16th day of December, 2020;

AND, I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Evidence Act.

Declared before me at the Town of Saint Andrews, County of Charlotte and Province of New Brunswick, this 17th day of December, A.D., 2020.



Clerk



Commissioner of Oaths

DAVID A. BARTLETT
COMMISSIONER OF OATHS
BEING A SOLICITOR

Part 1: Background

1.0 Title

The Town of Saint Andrews, under the provisions set out in Sections 29 to 31 of the *Community Planning Act*, hereby adopts the Historic Business District and Town Plat & Environs Secondary Plan (henceforth known as the “Secondary Plan”).

1.1 Area of Coverage

The policies and proposals set out in the Secondary Plan apply to the Town of Saint Andrews Historic Business District and Town Plat & Environs. This is the area delineated in the Map of Historic Business District and Town Plat & Environs (Schedule A)

1.2 Purpose

This Secondary Plan By-law has been prepared in accordance with Sections 29 through 31 of the *Community Planning Act*. It establishes policies to guide future land use and development within the Town Plat & Environs and Historic Business District while providing guidance to Town Council in long-term planning for those areas of the Town.

In accordance with the *Community Planning Act*, this Secondary Plan should be reviewed every ten years. Over the timeframe that this Secondary Plan is in effect, periodic amendments may be required, and these must be undertaken in accordance with the provisions for public consultation outlined in the *Community Planning Act*.

Adoption of the Secondary Plan shall not commit the Municipality or the Province to undertake any proposal that is suggested or outlined in the Secondary Plan, but shall prevent the undertaking of any development in any manner inconsistent with or in opposition to:

- (a) in the case of the Municipality, any policy or proposal so outlined or suggested; or
- (b) in the case of an individual, any proposal so outlined or suggested.

Part 2: Objectives, Policies, and Proposal

The Town Plat (which contains the Historic Business District) is recognized by Parks Canada as a National Historic Site of Canada. Both the layout of streets and parcels and the structures themselves are now considered a rare preservation of colonial British town planning. This national recognition, the historic value, and aesthetic pleasantries of this area should be preserved. To that end this Secondary Plan regulates development in the Historic Business District and Town Plat & Environs. The following objective, policies, and proposals meet the overall Municipal Plan goal of maintaining and enhancing the built heritage of the Town with particular emphasis on the Historic Business District and Town Plat & Environs.

2.1.1 Objectives

- (1) To retain and enhance the architectural and cultural heritage of Saint Andrews, specifically the Historic Business District and Town Plat & Environs and to maintain the built character of the community for present and future generations.

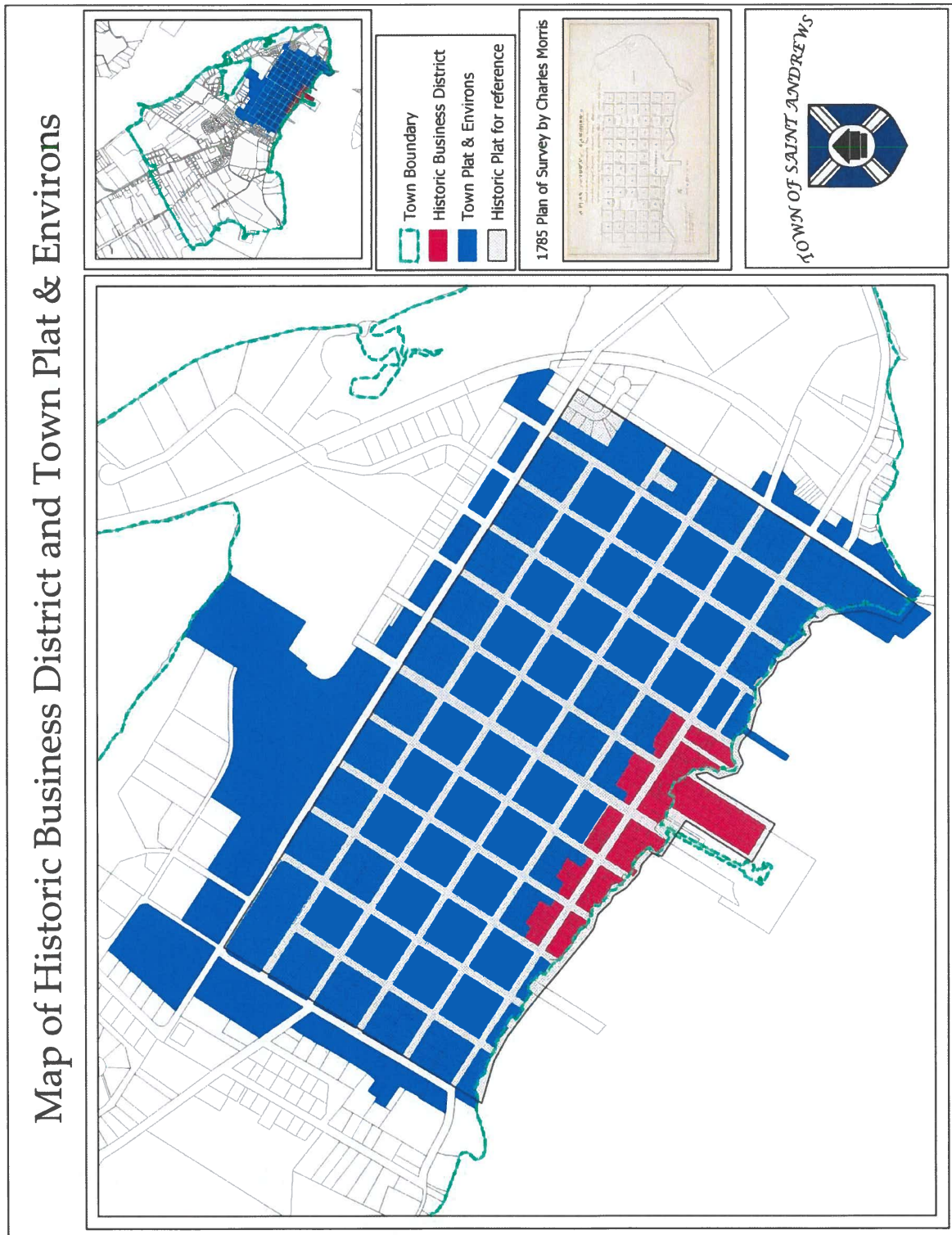
2.1.2 Policies

- (1) Council shall use the Zoning By-law and Design Manual (Schedule B) to regulate development within the Historic Business District and Town Plat & Environs (the area delineated in Schedule A).
- (2) This By-law may be amended at the discretion of Council on a property-by-property basis in the case of disagreements between proponents of a development and the Development Officer.

2.1.3 Proposal

- (1) Except for properties exempted by Council (Schedule C) by way of an amendment to this Secondary Plan, it is proposed that development within the Historic Business District and Town Plat & Environs (Schedule A) shall follow the proposals set out in the Design Manual (Schedule B).

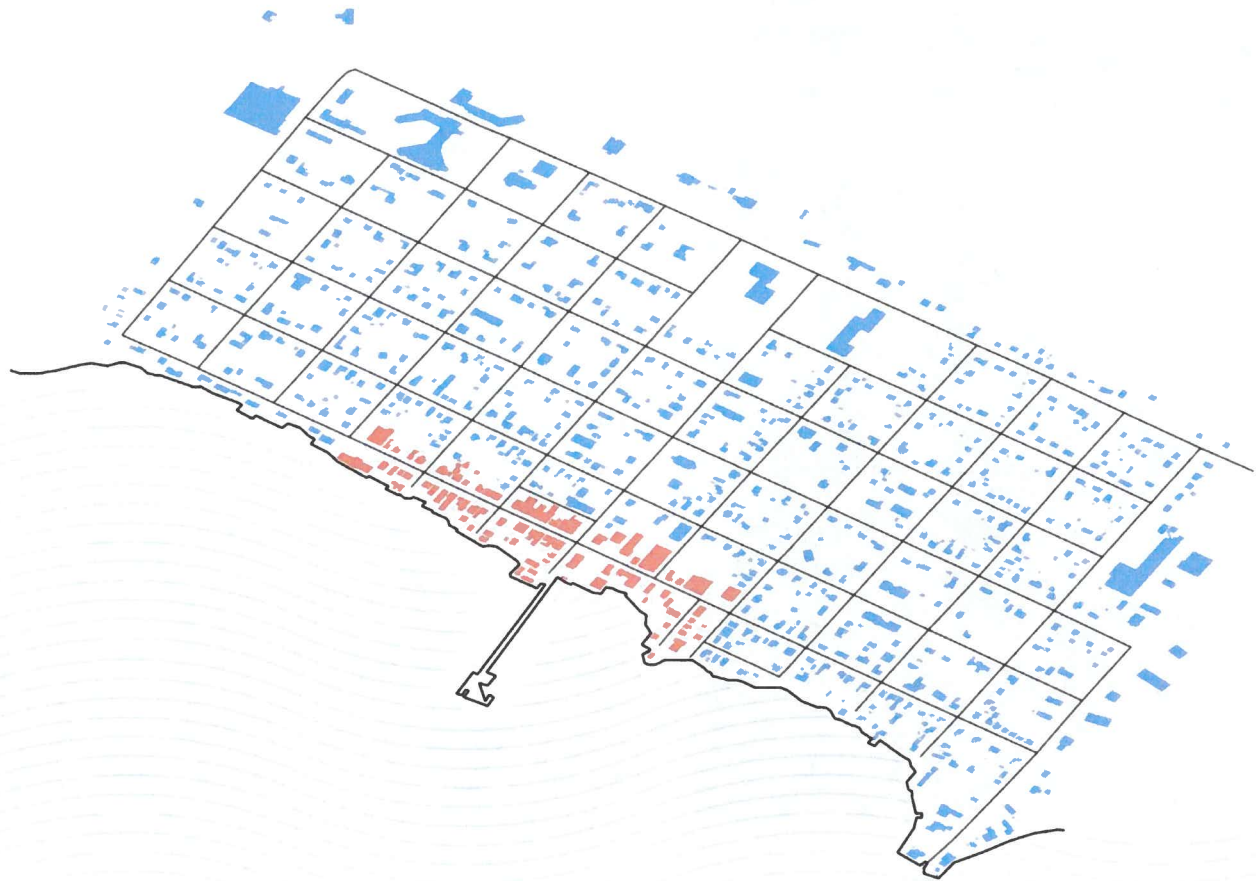
Schedule A: Map of Historic Business District and Town Plat & Environs



Saint Andrews Municipal Plan 2020

Historic Business District, Town Plat & Environs Secondary Plan

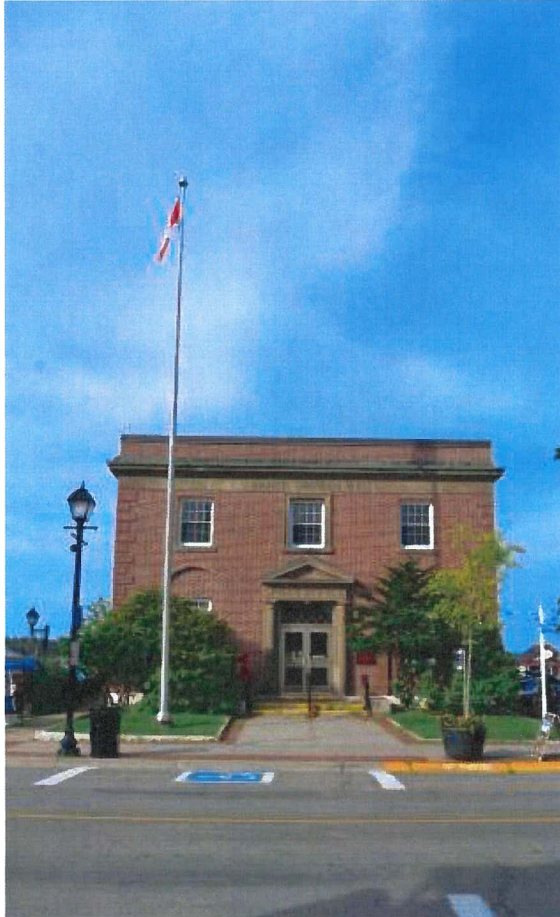
Schedule B



Saint Andrews
Historic Business District,
Town Plat & Environs
Design Manual

Design Manual

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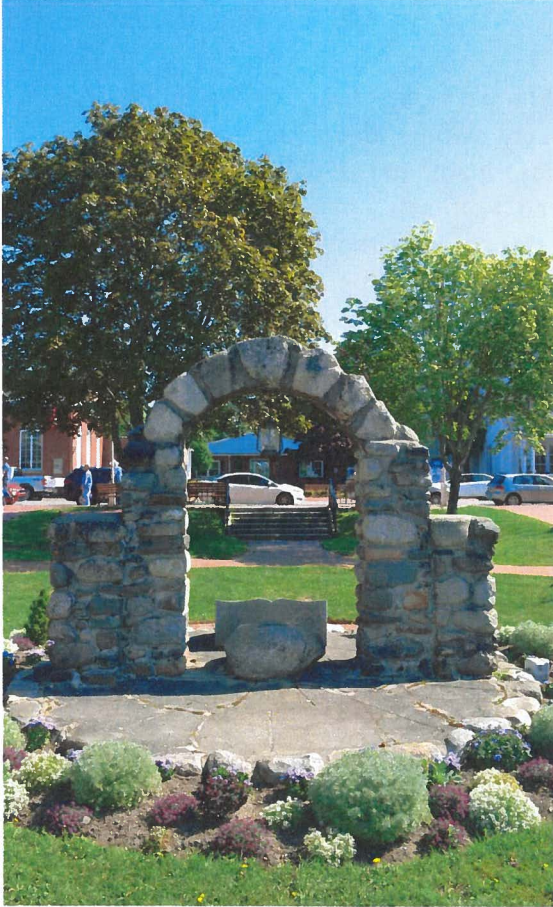
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1. Introduction

1.1 Background



What makes a place
memorable? Placemaking...

One of the longest ongoing experiments of humanity is the collective settlement. That the experiment continues is a testament to its durability to weather changes in culture, economics, demographics and the changes in weather (climate). Cities, towns, villages, anywhere that humans gather, and settle is a historical archive, a record kept of the time through the architectural infrastructure of the place. This progression through time yields a place defined by a unique character, developed through a variety of styles and architectural forms - each a physical reminder of a time in history. None of this is by accident, though. The built form of the places that we now consider active and engaging all have consistent patterns and forms of building - a context. No building exists with-out context to its neighbour and the larger landscape in which it is situated.

This regulation of pattern in the landscape results when certain principals of urban design are respected and well understood by not only design professionals and developers, but also the public and governing bodies. This Design Manual, henceforth the Manual, is intended to ensure a continuing coherent progression of built form for a successful and vibrant Saint Andrews.

Placemaking inspires people to collectively re-imagine and re-invent public spaces as the heart of every community. Strengthening the connection between people and the places they share, Placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, Placemaking facilitates creative patterns of use, paying attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. - From Project for Public Places "What is Placemaking?"

1. Introduction

1.2 Authority & Purpose

1. Authority

The Town of Saint Andrews has put forth requirements and best-practices for future development and major exterior renovations within certain zones of the Town. The Saint Andrews Design Manual, henceforth the Manual, is a collection of the proposals and best-practices pursuant to specific provisions contained in the Municipal Plan By-law. Proposals use “shall” language and are prescriptive.

Best-practices use “should” language and are desirable but not required except as part of a development agreement or as terms and/or conditions.

1.2 Purpose

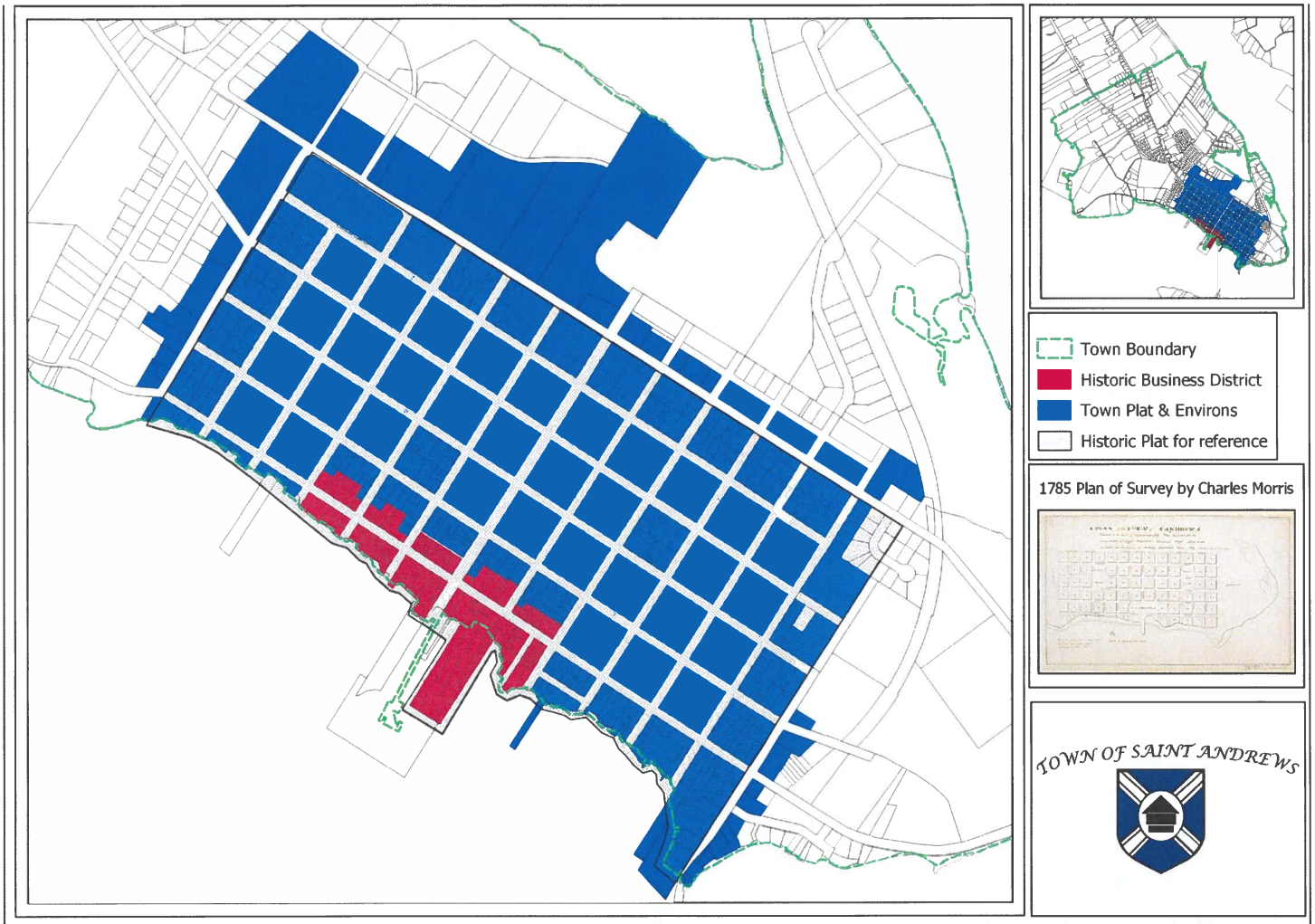
Saint Andrews, being a community noted for its unique heritage character, natural amenities and attractions, and thriving creative, scientific, and tourist-based industries, is a vital economic and cultural driver for the local region and province. The Town boasts a long and rich loyalist tradition and heritage. Saint Andrews also reflects a continuing tradition of change and development, evident by the many forms of buildings and architectural styles found in the historic plat area. As development and change are essential for the changing uses of the day and needs of occupants, as much as economic growth, new development should facilitate a continuity of character in the Town, encourage pedestrian activity, provide a variety of services and amenities, and most importantly further enhance the physical and natural environment and the sense of place for Saint Andrews.

The Manual’s objective is to assist individual property owners, developers and designers, regulatory and municipal officials, as well as elected officials in understanding the expectations that the larger body public has for future development in the specified areas outlined in this document. The Manual will also assist planning staff and planning committee members with a consistent and transparent reference for development review and permitting processes. Lastly, it provides the public with a clear and legible document that conveys the general wishes of the people regarding the design of their community, future development, and a measure of protecting their community from undesirable and detrimental design decisions that do not reflect the unique character of Saint Andrews, or position the community for a better future.

The Manual is not intended to restrict development, prescribe any particular style, or favour one project over another. The Manual instead provides designers and developers with a reference point to look back upon when seeking creative and sensitive solutions to design and development projects for the specified districts outlined within this document. Thus, the Manual provides just that, guidance. They are not, unless where specified in the Town’s Municipal Plan or Zoning By-laws, rigid rules for development, rather they are an important document to reference as a means to encourage the best possible design for Saint Andrews.

1. Introduction

1.2 Authority & Purpose



The Manual is applicable to the shaded areas, the Historic Business District and Town Plat & Environs (see page 29 for explanation of selected properties). The Manual though aimed specifically for this area is also a good design resource for the surrounding area. Please consult this document for future construction and development projects to ensure the look and feel of your project fits well within the Town.

1. Introduction

1.3 Interpretation

The Manual is formulated in such a manner as to accomplish a balance between the existing built form and new infill development or exterior renovation in Saint Andrews. There is no one way to reach this goal, and the Manual provides guidance when considering development projects. This document provides basic best practices for quality urban design that is tailored to the specific qualities of Saint Andrews.

The historical architectural infrastructure of Saint Andrews provides an excellent starting point. These buildings, by the very nature of economics of the time and their materials provide a fabric that encompasses many of the requirements and best-practices in this document - an enclosed street corridor, human scaled heights, tasteful materials, appropriate plantings and well-balanced ratios between different elements of the building. Despite the age or architectural era in which the building was constructed, many still follow good design principles, which are timeless.

Timeless design is the important concept that the Manual intends to elaborate and emphasize. New buildings need not be forgettable or inauthentic. New construction that follows the principles set out in the Manual will ultimately contribute to the continuing legacy of built form in the Historic Business District and Town Plat & Environs. Furthermore, the Manual is not intended to stifle creative and less conservative architectural interpretations. Rather, where appropriate and so long as not detracting from the basic concepts set out in this document, innovation and creativity is actually encouraged.

The Design Manual provides a standard by which to gauge the appropriateness of a project. In order to ensure that the consumer, the developer and ultimately the public, receive the maximum return on their investment, the Manual is provided to ensure that end. As towns such as Saint Andrews seek growth and to attract new residents, it becomes essential to protect and preserve aspects that make the place unique. The Manual provides a means to ensure that quality placemaking is occurring and Saint Andrews remains, and becomes even more so, a place people seek to live, work and play.

For the designer/developer - use this Manual when considering what materials, mass and scale, proportions, and relationships of your project.

For the planner/development officer/planning committee member - use this Manual to assess the fit of a project to the site. Does the developer propose a product that aligns to the best possible ability to the basic tenets of the Manual?

For the Town Councillor - When considering approving or supporting a project, does the proposal contribute the best possible design product for the community? How well does the project suit your community and constituents?

For the public - Use these documents to understand a bit more about the basic principles of quality urban design and community planning. The principles within this document are research based and reflect years of accumulative knowledge in design best practices.

1. HBD Manual

2.1 Massing and Scale



A¹) A contained street

2.1.1 Expectation

All new development will enhance the pedestrian environment and define the public realm, providing a sense of continuity and aligning with adjacent buildings so that enclosure is respected. Gaps, large setbacks and intrusions into the sidewalk are to be avoided. Buildings are to be located at (or close to) the property line, especially the first storey at ground level. Building heights and footprints will respect existing patterns of development.

2. HBD Manual

2.1 Massing & Scale

2.1.2 Best Practices & Proposals

Streetscape continuity is an essential aspect of good design. New buildings should not have excessive fenestration on their sides, as it is expected that with time, new development will fill in these gaps.

The following are REQUIRED:

1. It is proposed that all new buildings shall have clearly articulated entry points that access the sidewalk and pedestrian areas.

2. It is proposed that all new buildings shall be located at or on the edge of the sidewalk, avoiding setbacks, except where unavoidable or intentional pedestrian-oriented design.

3. It is proposed that if an entire block is to be developed, or a corner lot, setbacks may be increased to allow for larger sidewalks and plaza type public spaces, so long as:

a) the streetscape continuity is not disturbed,

b) the plaza, larger sidewalk, etc. benefit the public realm,

c) the setback is not directly adjacent to a parking lot.

4. It is proposed that the front of the main building shall be either parallel or at right angles to the lot frontage.

5. It is proposed that, when applicable, buildings shall be oriented to define the edges of public open spaces such as parks, plazas, etc.

6. It is proposed that new buildings and construction, alterations and additions shall respect the general pattern of massing and scale of the general vicinity and adjacent properties. This may be achieved in one of the following ways - building height and footprint shall be:

a) identical to another main building or structure on the block;

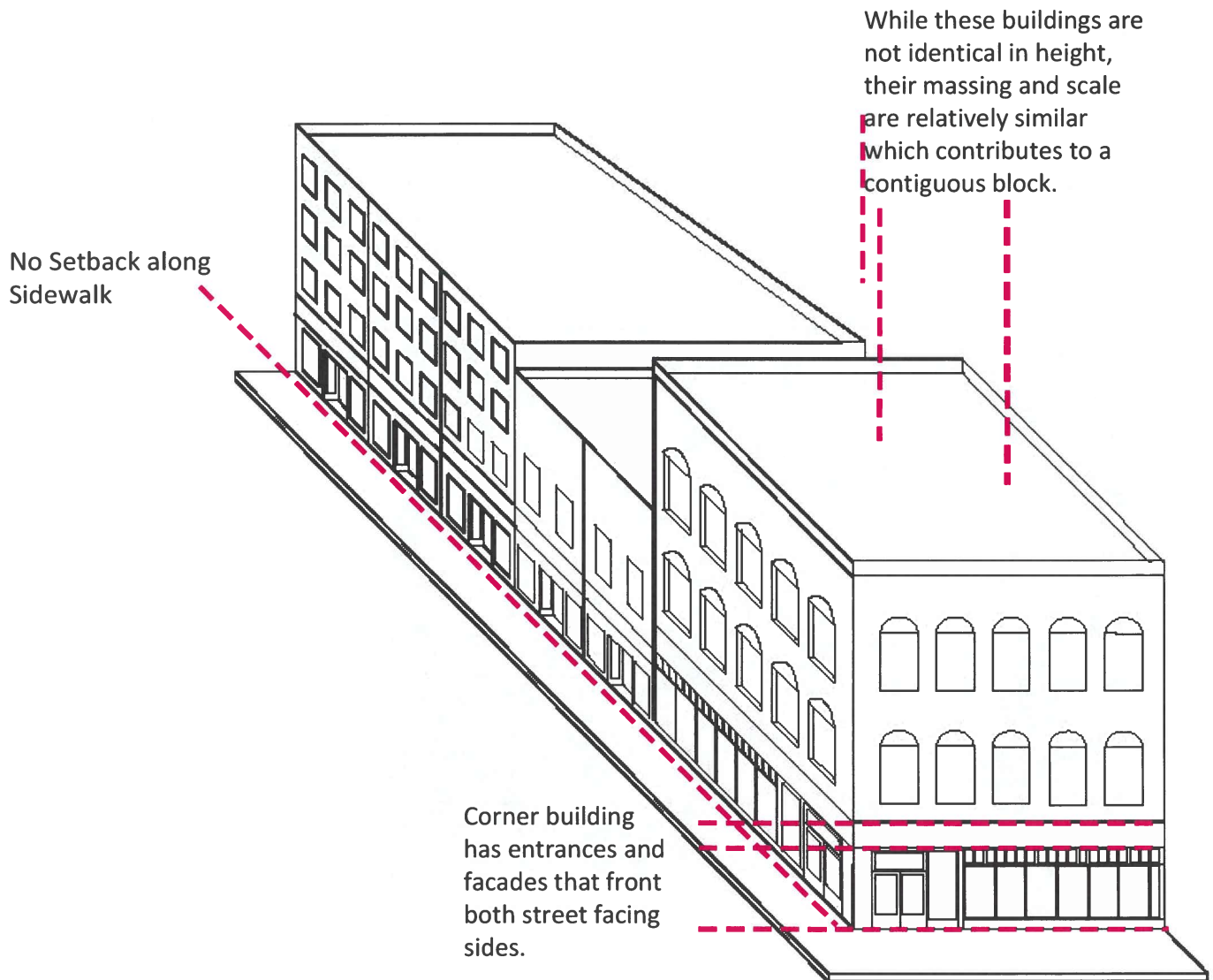
b) an average of the main buildings on the same block;

c) within a 10% tolerance of the average of main buildings on the same block; or

d) notwithstanding 6(a), 6(b), and 6(c), no building shall exceed a maximum height of 12.5 m (41 ft.)

2. HBD Manual

2.1 Massing & Scale



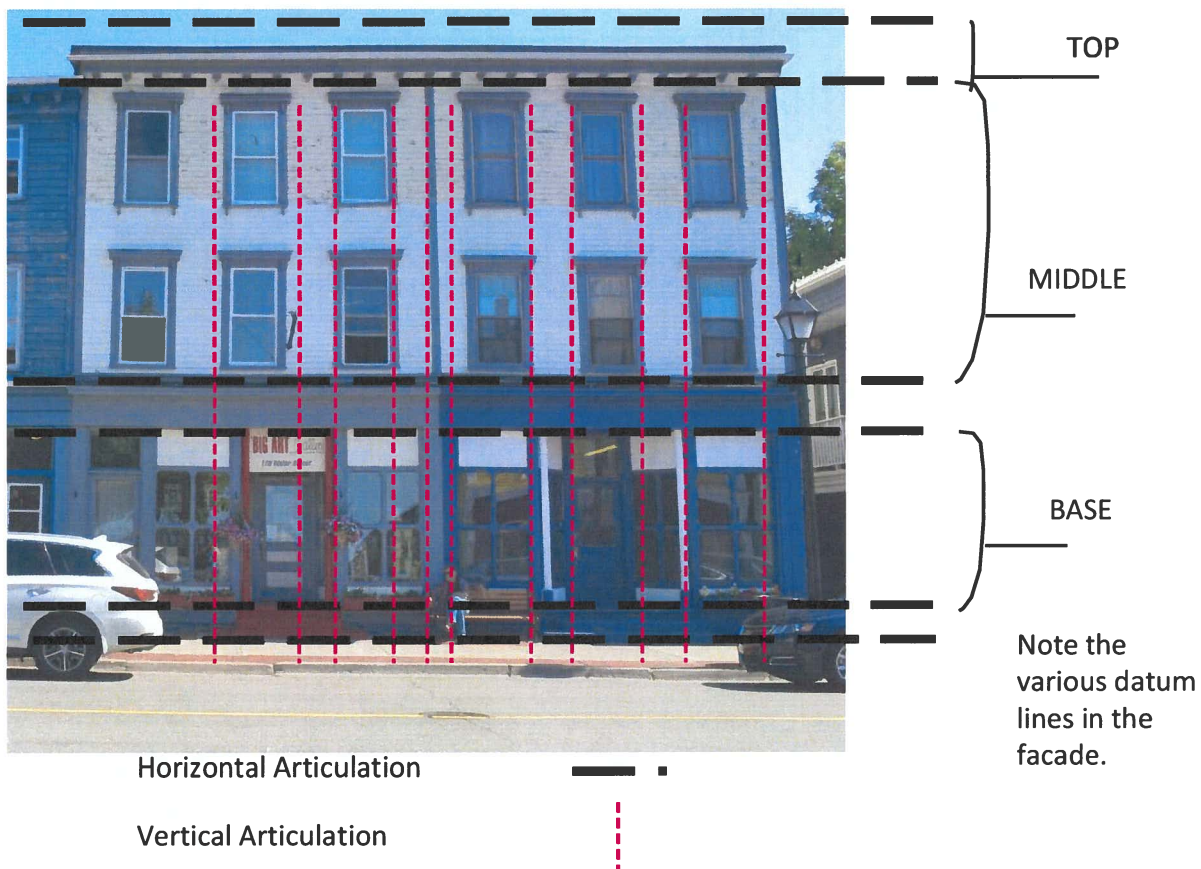
2. HBD Manual

2.2 Facades & Signs

2.2.1 Expectation

New development will have a facade that respects human scaled design, animates the vicinity and provides a contribution to architectural quality of the district with detail in design.

Articulation of a building refers to the relationship between the various elements on the facade, or parts of the building facing the sidewalk, the visible portion. These elements are the windows (fenestration), doors, transoms, awnings, signs, and various other architectural elements interacting with each other.



A) Above Figure - Articulation patterns of a storefront facade

B) Facing Page Figure - Elements of traditional storefront design.

- A) Entrance - Often Recessed
- B) Bulkhead
- C) Display Windows (Glazing)

- D) Transom
- E) Awning
- F) Sign - Flush mounted
- G) Cornice

2. HBD Manual

2.2 Facades & Signs

2.2.2 Best Practices & Proposals

New buildings should be designed to promote continuity with the existing streetscape and respect the existing rhythm or pattern of the surrounding context.

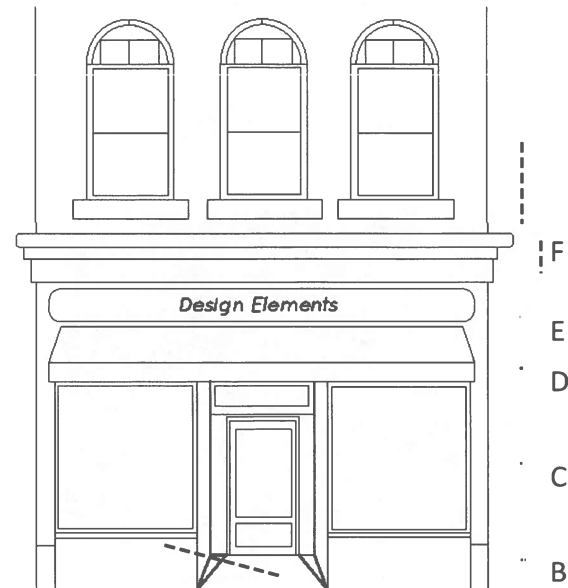
The fenestration patterning for the upper storeys should respect the surrounding context and promote a visual quality of dynamism to the existing streetscape. This is achievable with appropriate dimensions and locations for windows as well as quality materials. Window patterns and styles that are out of place within the surrounding context should be avoided (See pgs. 26-27 of the Saint Andrews Heritage Handbook). The fenestration pattern is an opportunity to contribute to the overall streetscape by adding a variety to the rhythm of horizontal elements along the street. The height and scale of the building should respect the surrounding context.

These principles promote a rhythm of both vertical and horizontal elements and the mixture of architecture in the streetscape. By incorporating variations in articulation in facades: datum lines, fenestration, planes, etc. the streetscape will be enhanced with quality design and architecture. To facilitate this, new buildings should incorporate the following into their designs:

The following are REQUIRED:

1. Base -

a) It is proposed that the first storey shall be clearly defined and scaled to the human body, respecting pedestrian activity by having transparency (interior visible from sidewalk - at least 40% of the street fronting first floor facade shall be composed of windows and doors), and accessing the street with a clear and defined entrance(s) - at least one entrance shall face the main street.



b) It is proposed that false windows and doors (as well as other elements) shall be avoided (also applies to 2.2.2-2 and 2.2.2-3.

c) Signs shall comply with all applicable by-laws. It is proposed that signs located above the glazing (base windows) shall be contained within the horizontal and vertical rhythms of the facade.

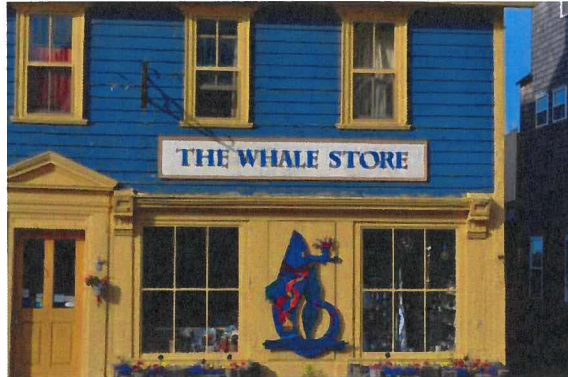
d) Awnings can add an extra dynamism to the public realm by allowing for commercial and public activity to enter the sidewalk. If an awning is to be used, it should be of the highest quality and contribute to the surrounding streetscape with appropriate colours to match the building and not be the dominant element on the facade.

2. Top - It is proposed that roofing elements shall respect the surrounding context and be designed to contribute to the streetscape by clearly defining it as a separate building element. Roof top mechanical systems (HVAC, elevators, etc.) shall be incorporated into the design and made invisible to the pedestrian at street level by appropriate screening.

2. HBD Manual

2.2 Facades and Signs

2.2.3 Signage Examples



A¹) Flush Mount Facade Sign - Appropriate



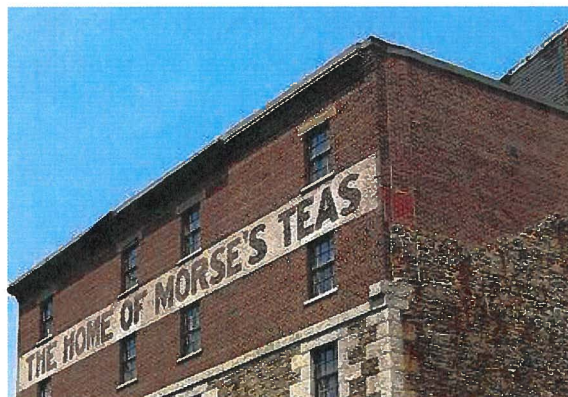
D⁴) Quality Window Sign - Appropriate



B²) Hanging Mount Facade Sign - Appropriate



E⁵) Low Quality Signage - Colours and Fonts Out of Context - Inappropriate



C³) Building Side Painted Sign - Appropriate



F⁶) Low Quality Cornice & Awning Signs - Inappropriate

2. HBD Manual

2.2. Facades & Signs

2.2.4 Best Practices

Appropriate fenestration patterns enhance the local character and provide for a visual dynamic that contributes to place making.

Fenestration patterns that respect local context, whether historic or modern are suitable. A building with an appropriate vertical and horizontal rhythm of fenestration contributes to the overall look and feel of the district.

Out of context horizontal fenestration, such as that on many modern office buildings or blank walls should be avoided. Research shows that blank walls and windowless streets create a sense of unease for pedestrians and have higher petty crime rates¹. The ground level should have maximum transparency.



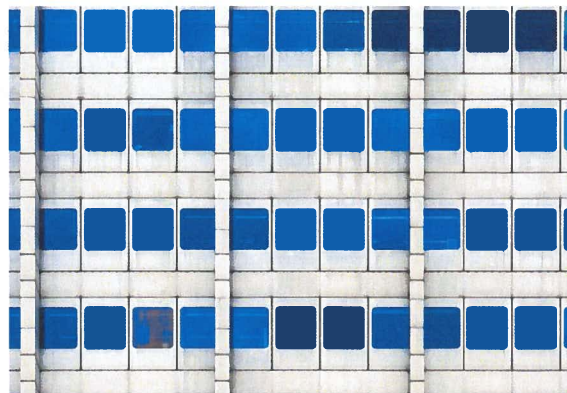
A¹) A Rhythm of Fenestration - Appropriate



B²) Modern Fenestration respecting Historic Context - Appropriate



D⁴) Blank Wall with No Transparency
- Inappropriate

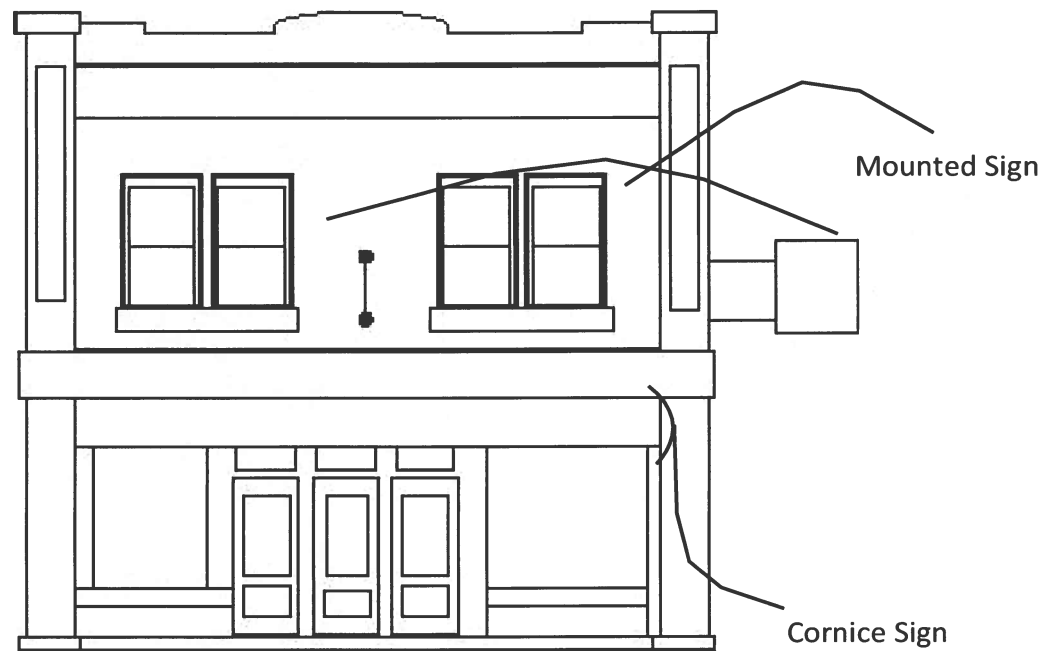


C³) Modern Horizontal Elements Out of Context to Area - Inappropriate

2. HBD Manual

2.2 Facades & Signs

2.2.5 Signage Placements



Cornice Signs are located along the front facade of the building, above the transom (if present) and display windows. These signs are often made from wood and have custom typography or logos. It is best to maintain symmetry between the location of the sign and the elements of the facade. If there are multiple storefronts on the building, ensure that there is an equal balance between all signs and elements on the building's facade. No one sign should be larger than the other or overpowering adjacent signs.

Mounted signs should be located on the face of the building well above the transom and cornice. It is best to locate these in the middle of the facade or above the storefront entry.

2. HBD Manual

2.2 Facades & Signs

2.2.6 Fenestration Dos & Don'ts



The example above, though not necessarily the same style of window is a much better example than the example below. First, the building respects the local height and massing, second the first storey glazing also respects the local pattern. The second storey windows may not be in the same style or of the same period, however they still retain a vertical orientation, supporting a dynamic pattern of fenestration with a consistent rhythm.

The below example does not support a dynamic and engaging rhythm of fenestration consistent with the look and feel of the surrounding context.



2. HBD Manual

2.3 Materials

2.3.1 Expectation

The poetics of architecture are found in the material details. New buildings should use high quality materials in their design, especially at street level. This will increase the quality of product for the consumer, promote longevity, and enhance the surrounding streetscape by contributing quality to the architectural tapestry of the street.



2. HBD Manual

2.3 Materials

2.3.2 Best Practices & Proposal

Materials chosen for construction should be functional and of an aesthetic quality (especially the exterior elements) that enhance the architectural context of the streetscape, exhibiting quality, durability and harmony with the local context. As Saint Andrews is a historically significant locality in Canada, and tourism based on a sense of heritage is a vital component to the surrounding economy, materiality of new construction is essential to fostering a continuity of style and sense of place.

The following is REQUIRED:

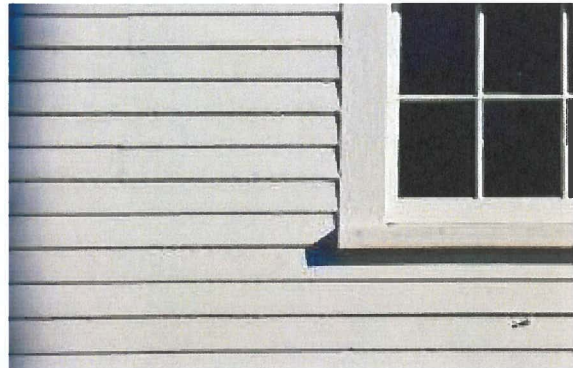
1. It is proposed that building materials shall be one of or a combination of the following:

a) For exterior cladding: cedar shanks, wooden clapboard, brick or stone, or adequate facsimiles (such as authentic wood-grain fibre cement board).

b) For doors: wooden doors, or adequate facsimiles, that respect the local context and retain a high degree of transparency.



A) Cedar shank or cedar shingle siding - Appropriate



B) Clapboard siding- Appropriate



C) Brick and cobblestone - Appropriate

2. HBD Manual

2.4 Entrances

2.4.1 Expectation

The entrance of the building should be contextual to the use of the building and in harmony with the overall facade and surrounding context. Retail storefronts should be accessible at ground level to pedestrians and have a high degree of transparency, visible from the street level.



2. HBD Manual

2.4 Entrances

2.4.2 Best Practices & Proposals

Accessibility and barrier free design are not incompatible with heritage criteria. New buildings and extensive renovations to entrances should be welcoming to all.

Entrances can be emphasized with moderate recesses from sidewalk/street line, variation in height and detailing such as glazing materials and structural elements.

Awnings, recessing, double entrances ensure weather protection during periods of inclement weather.

Where possible, it is ideal to situate entrances at-grade, level to the sidewalk or provide for low-grade inclines. Stairs should be avoided, low-transparency or clouded glazing is also to be avoided unless required for privacy and other purposes. Except for special events and other similar purposes, businesses should avoid using internal lighting outside of normal business hours.

Lighting at entrances should not negatively impact neighbouring properties and must follow all applicable by-laws. Fixtures and furniture should be of high-quality materials (wrought iron, aluminum, glass, wood, or adequate facsimile). Plastic and vinyl are to be avoided.

The following are REQUIRED:

1. It is proposed that entrances shall orient to the street and be accessible from the sidewalk with clearly defined elements and articulation.



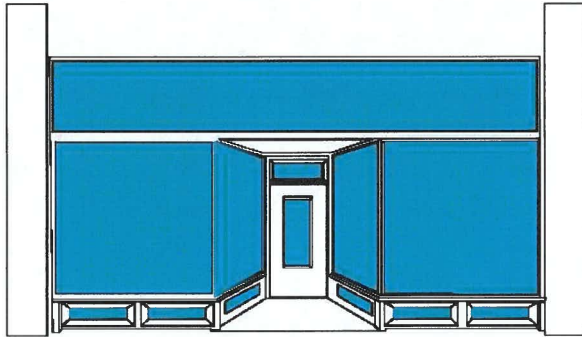
A¹) Highly transparent entrance with street side seating - appropriate.

2. It is proposed that at least 2.3 m (7.5 ft.) of clearance shall be left under the lowest portion of an awning as illustrated in Figure 2.4.4(A).

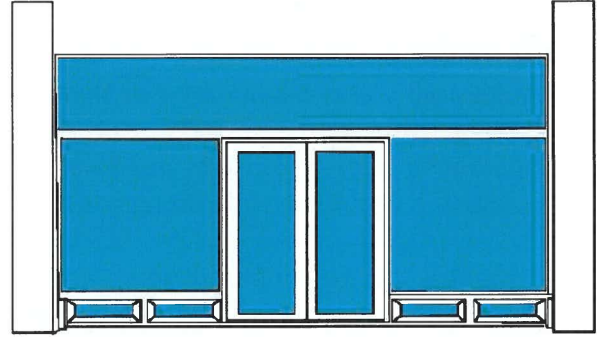
2. HBD Manual

2.4 Entrances

2.4.3 Examples



A) Recessed Entrance



B) Double Entrance



C) Awning

A) The recessed entrance is a traditional style common in many turn of the century buildings. This type of entrance provides some protection from weather, mostly rain, for customers entering the building. It also provides for large first floor glazing with maximum transparency.

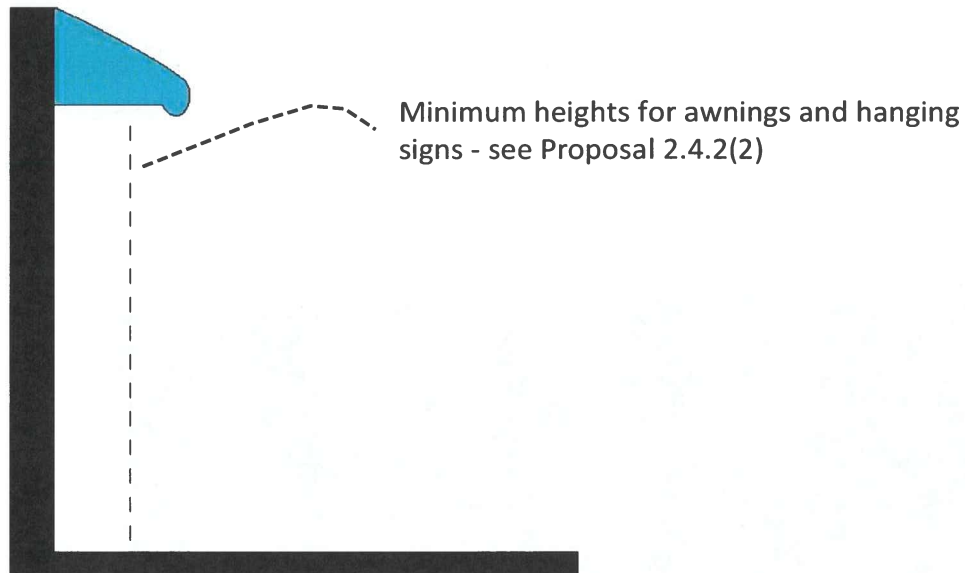
B) A double entrance is more common in mid-century and newer buildings. This type of entrance provides the best protection.

C) Awnings provide less protection but can be a unique architectural element when used appropriately. Avoid vinyl or synthetic awnings that will deteriorate quickly due to the elements. A better choice is a cloth awning. Colour and patterning should be appropriate to the building and context of the area.

2. HBD Manual

2.4 Entrances

2.4.4 Accessibility



A) Minimum Awning & Sign Heights



Elevation
B) Ramps for entrances

Section

B) Stairs present a serious obstacle for many persons, ramps, with small inclines are another choice that increases accessibility. Stairs, whenever possible are to be avoided.

2. HBD Manual

2.5 Pedestrian Centric Design

2.5.1 Expectation

New development should promote pedestrian access and walkability in the district through human scaled massing, appropriate setbacks and visual continuity. Furthermore, new development in the Historic Business District should promote active transport, provide facilities for bicycle storage, and spaces for public activity in the exterior environment and reduce car dominant transportation.



2. HBD Manual

2.5 Pedestrian Centric Design

2.5.2 Best Practices & Proposal

Sidewalks and street-level public open spaces such as plazas should be adapted for multi-seasonal usage, such as street-side cafes, markets, and pop-up vending.

New buildings should provide spaces outside for bicycle storage where feasible and appropriate.

Sidewalks should be designed with appropriate materials, scale and patterning that respects the local context and promotes pedestrian activities.

Sidewalks and pedestrian areas should avoid unnecessary dips and gaps, such as driveway accesses that have steep slopes and incongruous patterning where possible.

Sidewalks, curbs, ramps, stairs and all pedestrian and bicycle paths should conform to age-friendly design criteria.

The following are REQUIRED:

1. It is proposed that freestanding temporary or permanent objects (bicycle racks, hydrants, trees, placard signs) shall not obstruct the pedestrian path, allowing for unobstructed traffic.



A¹) Public Market



B²) Parklet



C³) Pedestrian realm

2. HBD Manual

2.6 Landscaping

2.6.1 Expectation

Proper landscaping provides multiple benefits; reducing impact of runoff and flooding, ameliorating noise pollution and providing an added sense of space on the streetscape by providing enclosure or defining architectural elements. New buildings when appropriate should incorporate sustainable and low maintenance landscaping elements (both vegetation and hardscaping) at the street level that defines the building facade and enhances the pedestrian realm.



A¹) Interplay of materials for landscaping.

2. HBD Manual

2.6 Landscaping

2.6.2 Best Practices & Proposals

Planting materials should be hardy and low-maintenance, appropriate for the local climate, particularly species that are native or naturalized to the region.

Existing older trees and plantings should be preserved whenever possible and incorporated into the new building's design. Slow growing trees and shrubs should be avoided so future footprints are not substantially larger than at the time of installation.

Plantings can and should be used to promote and define public spaces and used as a border between the private and public realms as opposed to fences.

Hardscaping, whether a retaining wall or walkable surface, should be of the highest quality materials that respect the local context and environment. Hardscaping, especially paved surfaces should limit its impact on runoff and overland flow and contribute to storm water management and the health of the local environment. Concrete and asphalt pavement are inexpensive and moderately durable but are not the most aesthetic or ecological.

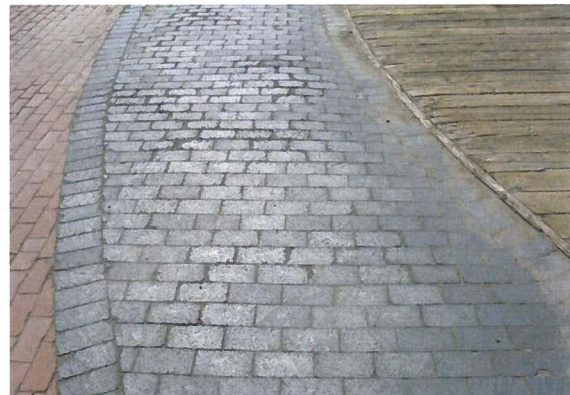
In most cases, asphalt paving should be avoided for pedestrian walkways.

The following are REQUIRED:

1. It is proposed that trees and other plantings shall not be located flush to the facade, rather at a distance approximately 0.15 to 0.25 m (0.49 to 0.82 ft.) from the street curb and not obstructing pedestrian flow, or the entrance to the building.



A¹) A bioswale in Victoria, BC



B²) Various hardscaping materials



C³) Private landscaping enhances the public realm

2. HBD Manual

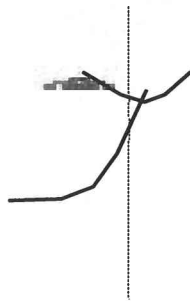
2.6 Landscaping

2.6.3 Planting Locations

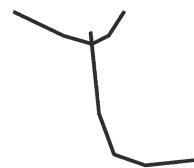
Elevation view of planting locations.



Trees that align the street are planted closest to curb, away from pedestrian traffic, utilities, and hydrants.



~ 0.15 m (0.49 ft.)
from street edge or
curb - see Proposal
2.6.2(1).

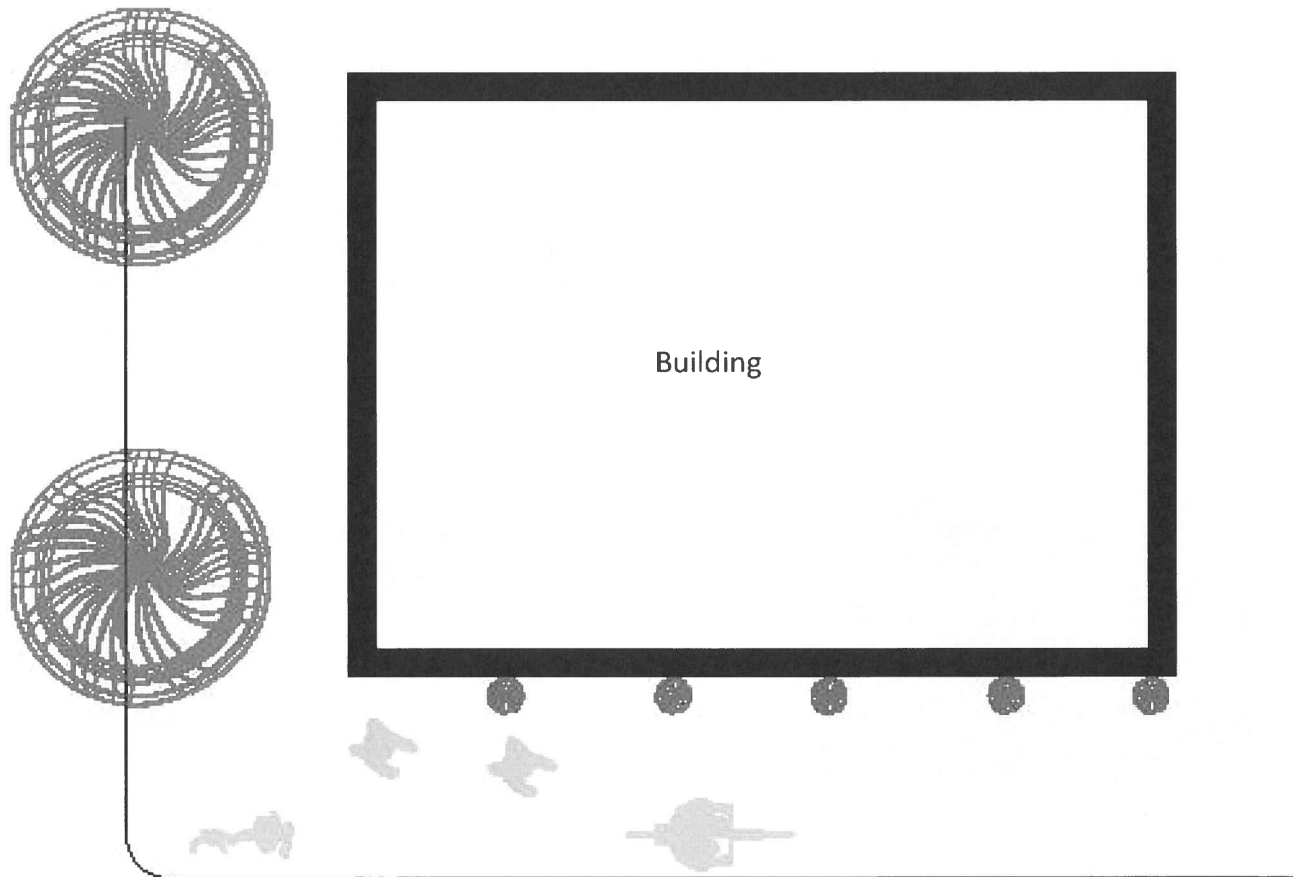


Potted plants are
flush to the building
and not blocking
entrances or
pedestrian traffic.

2. HBD Manual

2.6 Landscaping

2.6.3 Planting Locations



Plan view of planting locations.

2. HBD Manual

2.6 Landscaping

2.6.4 Hardscaping Materials

There are many choices when choosing what materials are appropriate for paving and hardscaping. Care should be given to Saint Andrews' location on the Passamaquoddy Bay, and the environmental issues associated with stormwater runoff. To mitigate the impact of runoff, water collecting and flooding, new development in the HBD should consider using permeable, pervious, and porous paving materials. Though similar, but not the same; permeable pavers allow rainwater to pass around them, collect then distribute the water in a proper drainage area. Pervious paving systems permit water to percolate down into the soil layers, reducing water runoff and storm drainage. Porous paving systems are a combination of grass, gravel and aggregate that allow for rainwater to enter into the ground, reducing runoff.



A¹) A Pervious Concrete Paver in Action.



C³) A Pervious paving system.



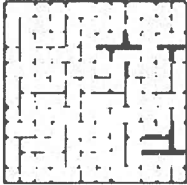
B¹) A Permeable Paving System

Different building sites will have varying needs for hardscaping and paving. The site and local environmental law will determine the types of materials required and patterns and textures. Considering the environmental needs and issues relating to climate change and the potential for variations in rain fall amounts, whether drastically shorter but more intense, with longer drought periods, should play into the material choices for landscape design.

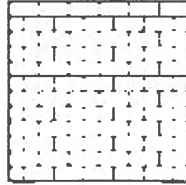
2. HBD Manual

2.6 Landscaping

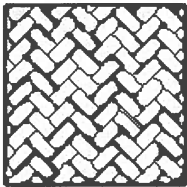
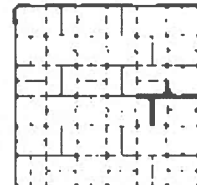
2.6.5 Recommended Hardscaping Patterns



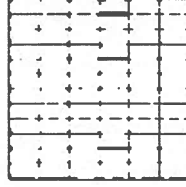
90° Herring Bone



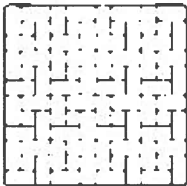
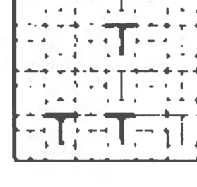
Running Bond



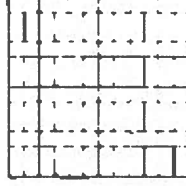
45° Herring Bone



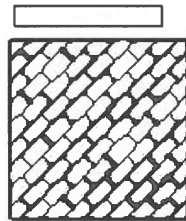
Stacked Bond



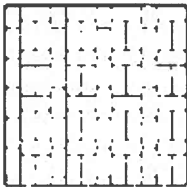
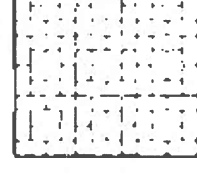
Spanish Bond



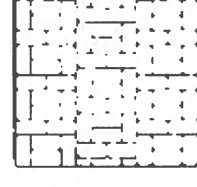
Combination Stack-



45° Running Bond



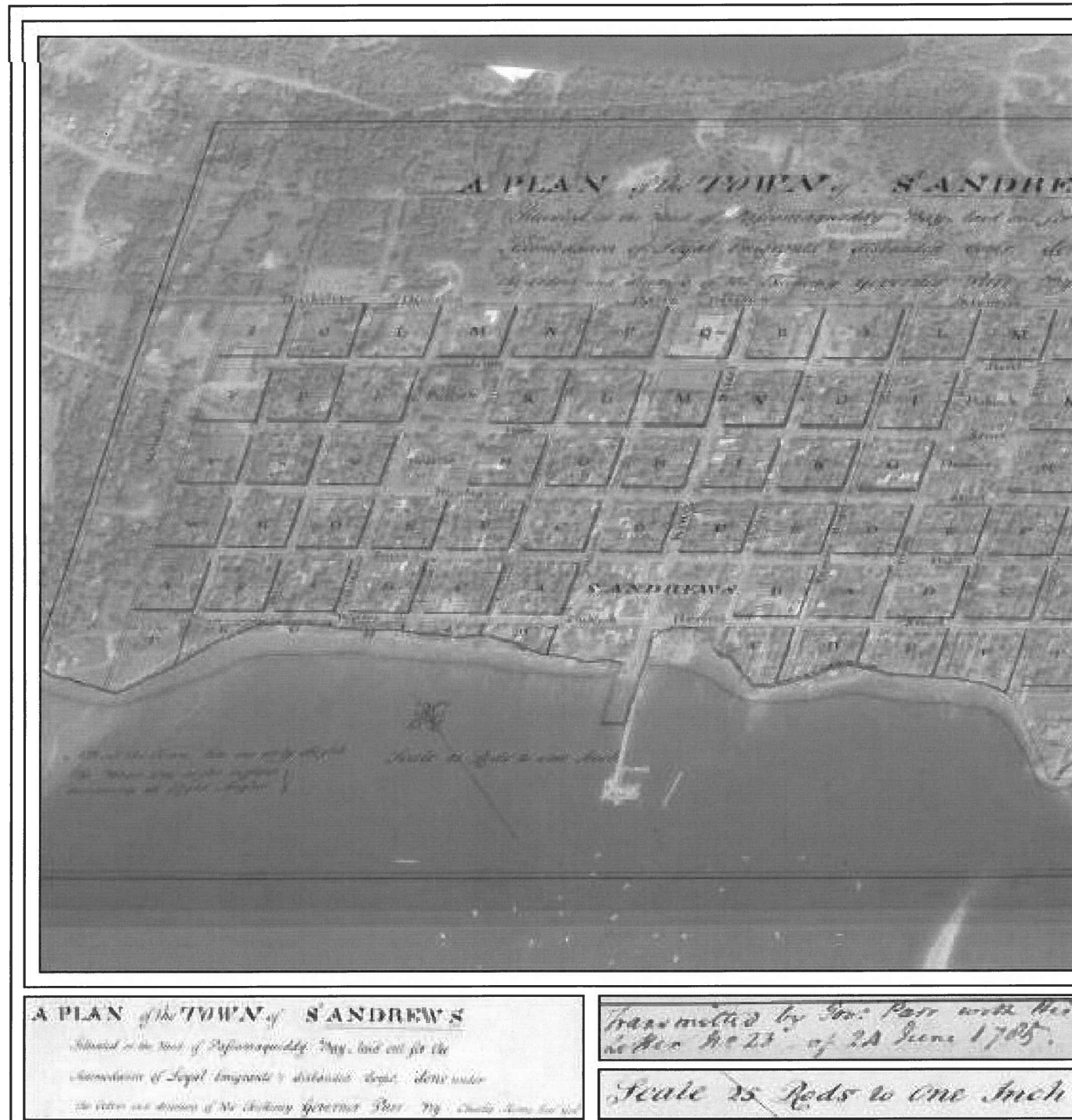
Combination Running
Bond- Basket Weave



Boxed Weave 2

3. Plat & Environs Manual

3.1 Town Plat & Environs



Map Overlay of Saint Andrews Town Plat - Xander Gopen - SNBSC

This is not an official map delineating the boundaries of the Town Plat, see page 3 of this document for official boundary map.

3. Plat & Environs Manual

3.1 Town Plat & Environs



The Town Plat of Saint Andrews follows a typical British Colonial planning format. Originally surveyed and laid out by Charles Morris, Jr. to accommodate fleeing loyalists from Castine, Maine. The Town Plat is home to a range of historic buildings and landscapes, with an abundance of architectural styles reflecting the Georgian era of the Town's founding in 1783 to its hey-day as a locus for shipping up until the mid- 1850s.

Over time, areas adjacent to the Town Plat (the Environs) have reflected the high-quality architecture in the Plat (e.g. Maxwell Houses on Prince of Wales) and are part of the Plat fabric - hence their inclusion in the Manual.

The Town Plat & Environs contains many differentiating characteristics that are important to identify and preserve to ensure the look and feel of the district is not significantly altered. Such examples include: prominent setbacks from the sidewalks and streets on many of the streets that terminate at the shore, enhanced visual prominence provided for cultural and religious buildings, and building scales that respect the locality and materials that suit the district and local culture.

*All the Town lots are set by the feet
the water lots except in front
measuring at Right Angles*



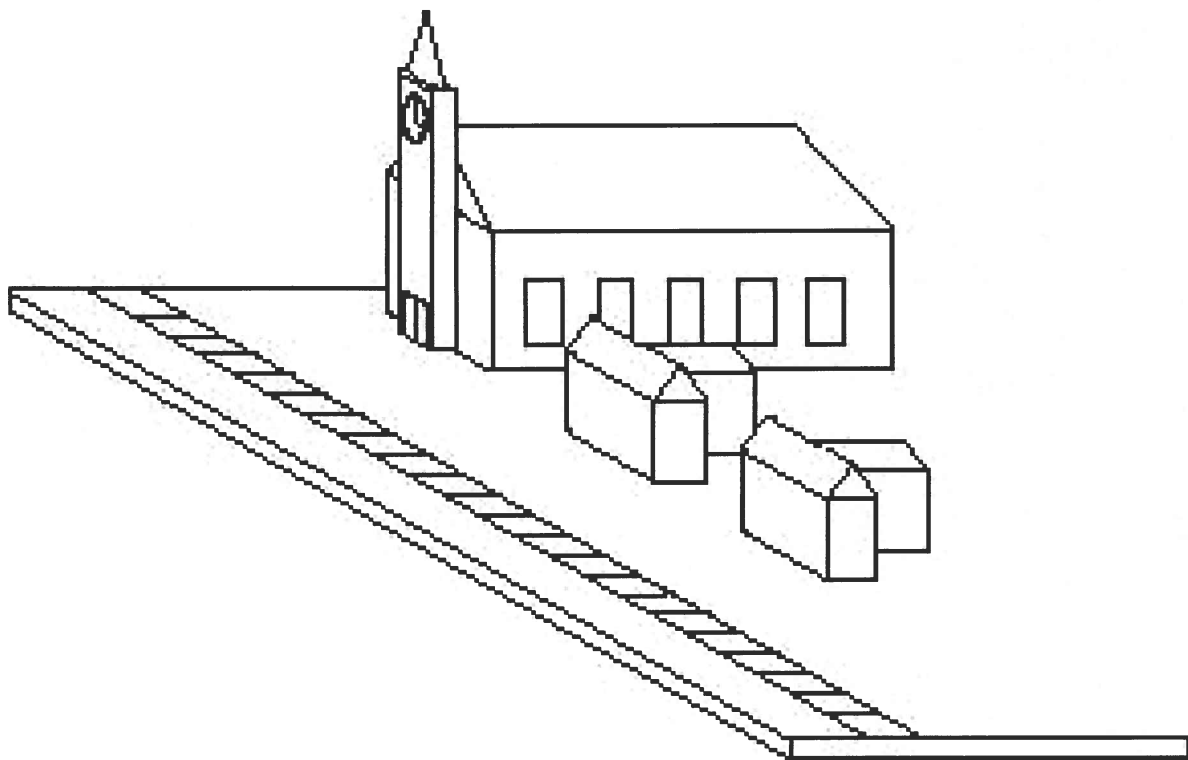
The Manual for the Town Plat & Environs is not meant to stifle creativity and originality in the construction of new houses or cultural institutions within the designated area, rather, it is a guide to ensure the best possible outcome for the owner and the greater good.

3. Plat & Environs Manual

3.2 Residential Street Setbacks

3.2.1 Expectation

The Town Plat & Environs is typical of British military and colonial planning. Despite the layers of architectural history visible in the building types and styles, constructed throughout the years, the Plat & Environs retains its grid-based layout. The character and feel of residential Saint Andrews are reflected in this tradition. Therefore, it is expected that all new construction and exterior renovations within the Town Plat & Environs respect the established context of the area. Setbacks of varying distances that are appropriate for the street and character of the neighbourhood should be employed to maintain the pattern of the district.



3. Plat & Environs Manual

3.2 Residential Street Setbacks

3.2.2 Best Practices & Proposals

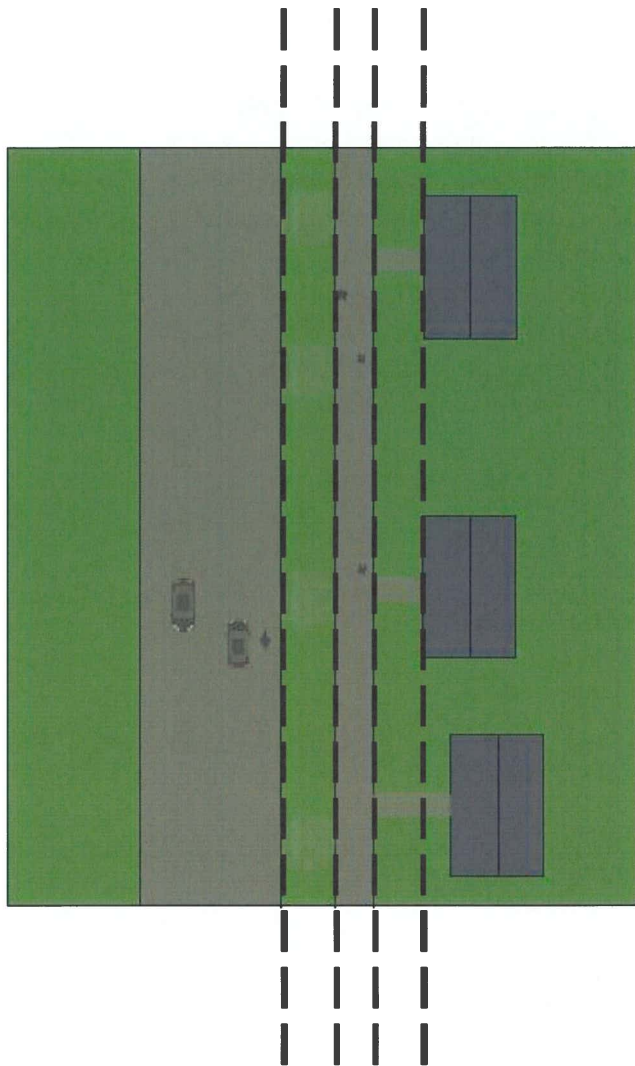
All new buildings should be located at the appropriate setback from the street, with enough front lawn space to mimic the general pattern.

New construction does not need to perfectly align with the adjacent structures, or properties but should respect the required setbacks of the area and context. If unsure of the typology consult appropriate authorities or experts for advice.

Additions to existing structures should not obstruct the general patterns and sight planes of the street's terminus.

The following are REQUIRED:

1. It is proposed that all new buildings shall have clearly articulated entry points that access the sidewalk and pedestrian areas.
2. It is proposed that, when applicable, buildings shall be oriented to define the edges of public open spaces such as parks, plazas, etc.



Road Line

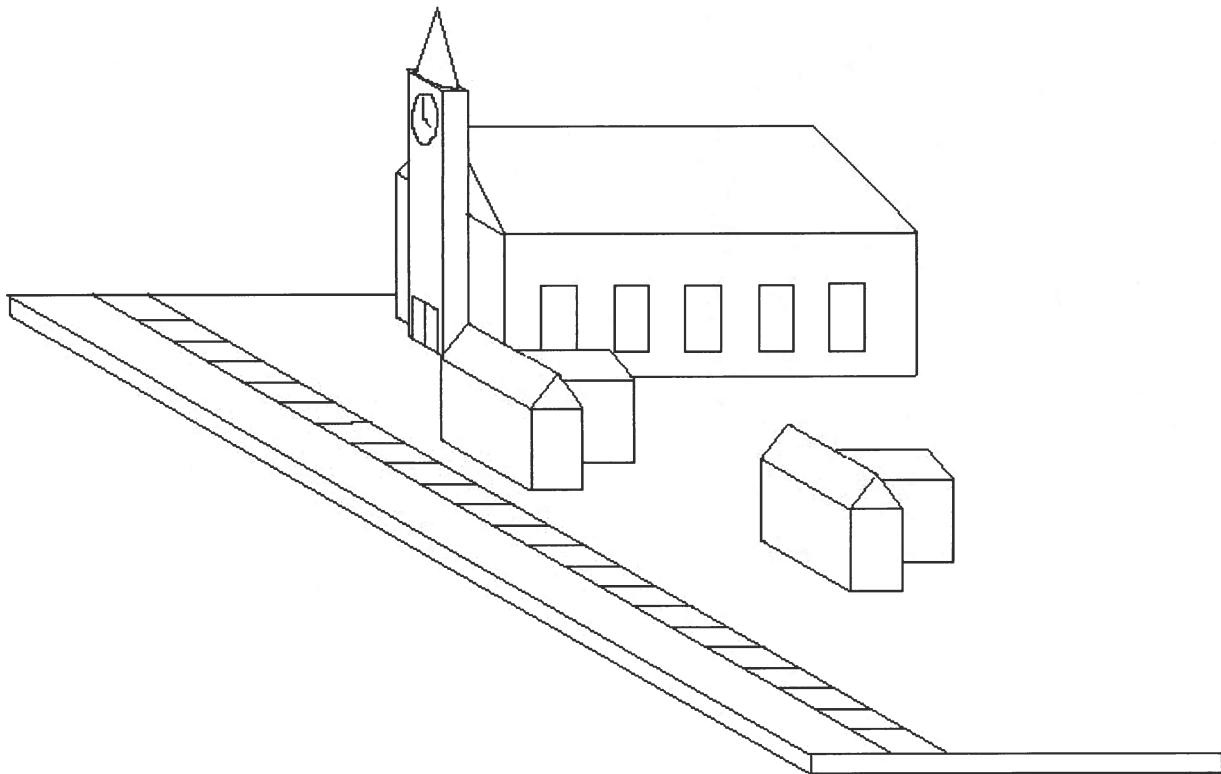
Setback from
sidewalk

3. Plat & Environs Manual

3.3 View Planes & Prominence

3.3.1 Expectation

The Town Plat & Environs contains many important buildings and houses of significant architectural heritage and cultural and civic significance. These buildings and premises are afforded extra attention relative to the rest of the built form in their visibility. New construction or augmentations should not unreasonably conceal, detract or obstruct the view and visibility of these buildings, landmarks and premises along the street or height. Such examples include historic church steeples, the Old Gaol and Courthouse.



The above illustration is an example of a non-conforming, or inappropriate setback for the adjacent property. The house does not set back far enough to provide adequate visibility to the church.

3. Plat & Environs Manual

3.3 View Planes & Prominence

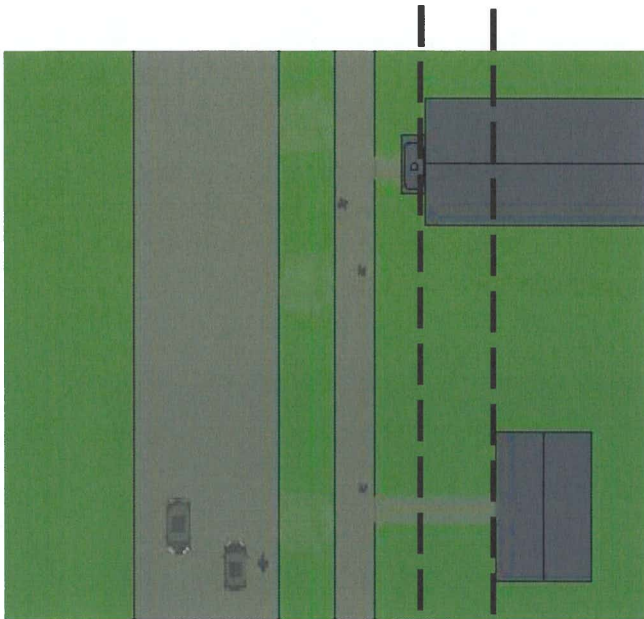
3.3.2 Best Practices

New buildings and construction, alterations and additions should not unreasonably obstruct the visibility of existing important cultural or historic buildings and prominent water views from the sidewalk or street.

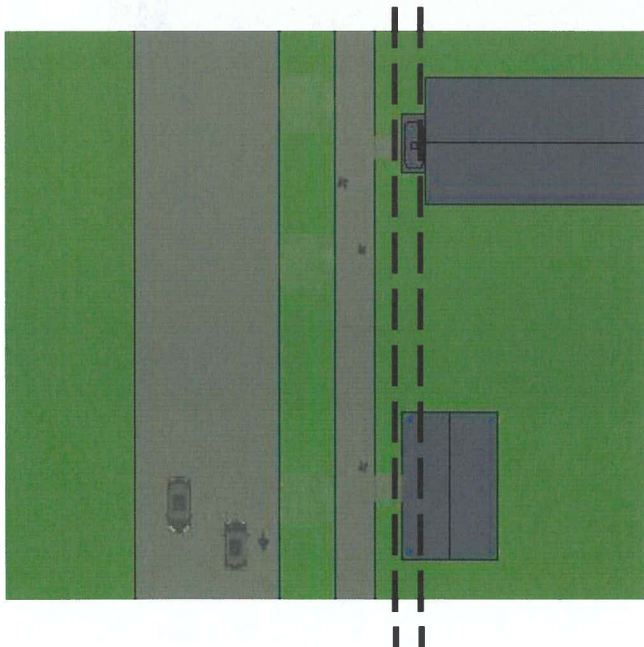
Extended setbacks are ideal to preserve the visual prominence of important cultural landmarks and buildings within the Town Plat & Environs.

Buildings and landscapes that sit at the terminus of a view plane, such as the wharf, should not be obstructed by new construction.

New construction that will sit at a view plane terminus or be of important cultural significance or use, should employ the highest quality building materials and consult the Manual for design direction.



Above: Plan view for an appropriate setback allowing for increased visual prominence for the church.



Above: Plan view for an inappropriate setback that does not allow for increased visual prominence for the church.

3. Plat & Environs Manual

3.4 Massing & Scale

3.4.1 Expectation

The residential and institutional buildings in the Town Plat & Environs conform to a general pattern of two and one-half to three storeys. Despite the various architectural styles of the Town Plat & Environs and heterogeneity of building materials and uses, there is a conformity that supports a relatively homogeneous pattern of size and scale.



3. Plat & Environs Manual

3.4 Massing & Scale

3.4.1 Proposal

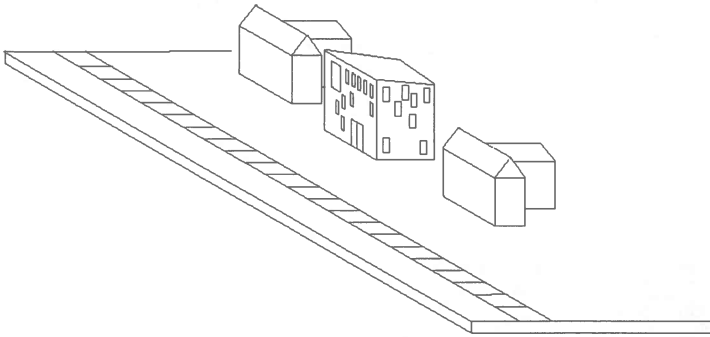
The following is REQUIRED:

1. It is proposed that new buildings and construction, alterations and additions shall respect the general pattern of massing and scale of the general vicinity and adjacent properties. This may be achieved in one of the following ways - building height and footprint shall be:

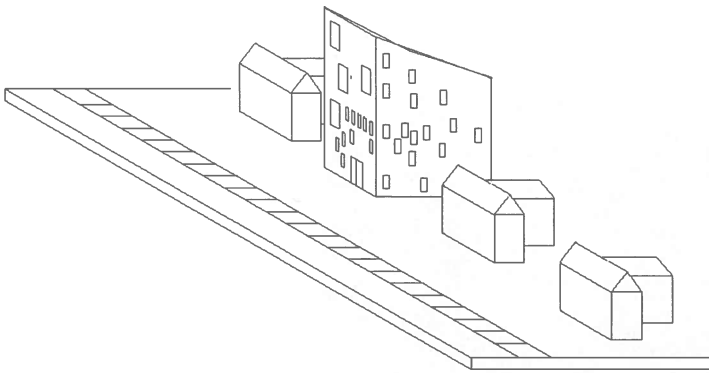
a) identical to another main residential building or structure on the block

b) an average of the main residential buildings on the same block; or

c) within a 10% tolerance of the average of main residential buildings on the same block.



Above: Though the building does not follow the local architectural style, it respects the massing and scale of the area.



Above: The building is not of the same scale and mass, in height and building footprint, respective to the local context.

3. Plat & Environs Manual

3.5 Materials

3.5.1 Expectation

The materiality of the Town Plat & Environs is largely similar to that of the Historic Business District. To preserve the character of place and respect the architectural traditions of the Town Plat & Environs, new construction, alterations and augmentations should incorporate appropriate materials reflective of the types historically used and the larger context.



A¹) Appropriate: Brick



B) Appropriate: Cedar Shank



C) Appropriate: Clapboard

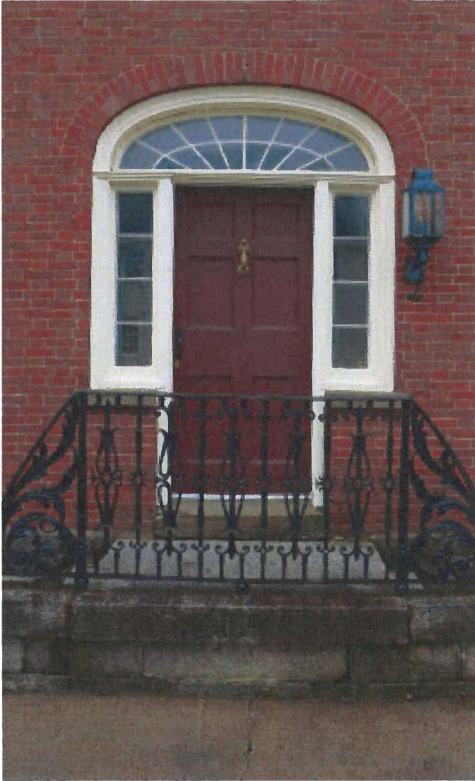


D) Inappropriate:
Aluminum and Fake Stone
with Vinyl

3. Plat & Environs Manual

3.5 Materials

3.5.2 Best Practices



Materials chosen for construction should be functional and of an aesthetic quality (especially the exterior elements) that enhances the architectural context of the streetscape, exhibiting quality, durability and harmony with the local context. Materiality of new construction is essential to fostering a continuity of style and sense of place.

Building materials are recommended to be one of or a combination of the following:

- a) For exterior cladding: cedar shanks, wooden clapboard, brick or stone, or adequate facsimiles (such as authentic woodgrain fibre cement board).
- b) For doors: wooden doors, or adequate facsimiles, that respect the local context.

3. Plat & Environs Manual

3.6 Landscaping

3.6.1 Expectation

Residential landscaping and gardening often are attractive and enjoyable measures to enhance a property's value and aesthetics. The freedom that a gardener enjoys to interpret her or his artifice of nature contributes to the general diversity of style and ecology in the Town Plat & Environs. The traditional British import of green lawn with ornamental flowers arranged in a Euclidean plane, though, an established norm, is not always the best solution when considering climate change, sustainability, and economics. The expectation for new construction, additions or alterations is to incorporate as much local vegetation and sustainable practices into the landscape design as possible. Gardens and lawns of existing houses in the Town Plat & Environs should respect local norms and patterns, reserving the right for individuality in taste and interpretation. In general the expectations and Manual are the same to the HBD with a few differences particular to the residential character of the Town Plat & Environs.



3. Plat & Environs Manual

3.6 Landscaping

3.6.2 Best Practices

When delineating property boundaries, either with plantings or fencing, the highest quality materials should be selected.



Planting materials should be hardy and low-maintenance, appropriate for the local climate, particularly species that are native or naturalized to the region.

Existing older trees and plantings should be preserved whenever possible and incorporated into the new building's design.

Plantings can and should be used to promote and define public spaces and used as a border between the private and public realms as opposed to fences.

Hardscaping, whether a retaining wall or walkable surface, should be of the highest quality materials that respect the local context and environment.



Hardscaping, especially paved surfaces should limit its impact on runoff and overland flow and contribute to storm water management and the health of the local environment.

Concrete and Asphalt pavement are inexpensive and moderately durable but are not the most aesthetic or ecological.

In most cases, asphalt paving should be avoided for pedestrian walkways.

4. Appendix

4.1 Glossary

Above grade: The part of the building or the use inside it that is above ground level; the second storey or higher. Above grade parking refers to a structured parking facility, including the ground level.

Active Façade: A façade that is visually interesting and/or highly transparent.

Active use: Space inside a building regularly used or inhabited, for example stores, offices or dwellings, as opposed to space that is not regularly used by people, such as parking garages or mechanical/servicing rooms.

Animation: Visual interest as from an active facade, or active uses (inside or outside) that generate pedestrian activity.

Articulation: The way a building façade is designed and detailed to provide pleasing architectural compositions and an active façade for pedestrian interest. Typical elements of building articulation are windows and doors, entrances, details such as datum lines, pilasters and decorative elements, balconies, rooflines, and special features such as towers and projections. In general, a high level of articulation is desired in the downtown, however, simple modern designs can also be well articulated in their detailing.

At grade: Refers to the condition or use of a building at ground level, that is, the level that is immediately adjacent to and accessible from the sidewalk. At grade use refers to the use or function of a building on the ground floor. At grade parking refers to a surface parking lot.

Below grade: Below ground level, for example a basement. Below grade parking refers to structured underground parking.

Block: An area of land bounded by a street, or by a combination of streets and public parks, cemeteries, or shorelines of waterways.

Built Form: Buildings, both individually and as a collective.

Cladding: The finish materials on the exterior of a building (e.g. wood siding, brick, etc.)

Cornice: A continuous, horizontal moulding, material or architectural detail on top of a massing element (such as a podium or at the roof line).

Datum Lines: The horizontal lines in the design of the façade, often articulating floor heights. Common examples include sign bands and cornices.

Façade: The “face” of a building that fronts a public street or open space. Corner buildings have two (or more) facades.

Fabric: The downtown fabric is the collective street network and built form that create a recognizable pattern, easily navigated, for accessing residences, businesses and services.

Fenestration: The design and placement of windows, doors and other openings in a building’s façade.

4. Appendix

4.1 Glossary

Infill: New development on an existing empty or underutilized lot in the downtown.

Mass, Massing: The generalized, overall volume of a building and its main elements, such as the podium, substantial articulation, and roof. Façade design and details do not impact the massing.

Oriented/Orientation: The primary direction that a building or use faces. Buildings should be oriented to the street, and not to parking lots or laneways, through placement of the primary entrance and facade articulation.

Pedestrian Scale: Elements of the built form or streetscape that are sized and located to relate to the scale and use of pedestrians. For example, short blocks, frequent entrances, and at grade windows and architectural features provide pedestrian scale.

Public Realm: The outdoor, accessible streets, parks, plazas and other open spaces that are free for everyone to use, walk through, view and enjoy (even if privately owned).

Rhythm: In a building or series of building façades, rhythm refers to a regular, repeating module, such as a series of storefronts or columns. Downtown shall have fine grained rhythm to promote pedestrian scale and visual interest.

Setback: The distance from the edge of the property line (street line) that a building is located at grade.

Streetscape: The streetscape is an outdoor public room that extends from building face to building face extending along the street. The streetscape includes all the elements within that space, including the facades, trees, lighting, furnishing, sidewalks, bike lanes, vehicle lanes, parking and crosswalks. The design and organization of all these elements have a role to play in creating great streetscapes.

Street Wall: The edges of the street are defined by the buildings that line it. The street wall is comprised of each individual building along the street that collectively serve to define its edge as an outdoor public space. Generally, the lowest three storeys of a building have the most important role in defining the street's edge, as this is the level of pedestrian scale. To create great streets, the street wall should be relatively continuous on both sides of the street.

Transparency: Building openings such as windows and doors that have clear glass. Significant transparency is desired in the downtown, particularly at grade, to promote pedestrian interest, animation, and casual observation and overlook.

4. Appendix

4.2 Sources & Credits

References

Design Manuals & Documents

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4. Appendix

4.2 Sources & Credits

Image Credits.

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List of Images:

Intro Images, Page i, Xander Gopen, 2019

Pg. 5. Xander Gopen, 2019

Pg. 8. Xander Gopen, 2019

Pg. 10.

A) Xander Gopen, 2019

B) Xander Gopen, 2019

C) Xander Gopen, 2019

D) Xander Gopen, 2019

E) Jeff Dannelson, 2008 - flickr

F) Doran, 2014 - flickr

Pg. 11.

A) Xander Gopen, 2019

B) Corey Templeton, 2017 - 667 Congress Portland, flickr

C) Andrew Gook, 2018 - unsplash

Pg. 14. Xander Gopen, 2019

Pg. 15.

A) Robbie Sproule, 2005 - flickr

B) Smilla04, 2012 - flickr

C) Xander Gopen, 2019

Pg. 16. Xander Gopen, 2019

Pg. 17. Xander Gopen, 2019

Pg. 20. Xander Gopen, 2019

Pg. 21.

A) Xander Gopen, 2019

B) Xander Gopen, 2019

C) Xander Gopen, 2019

Pg. 22. Xander Gopen, 2019

Pg. 23.

A) Dylan Passemore, 2012 - flickr

B) Xander Gopen, 2019

C) Xander Gopen, 2019

Pg. 26.

A) JJ Harrison, 2011

B) USDA, 2015

C) Chesapeake Bay Organization, 2014

Pg. 34. Jarod Farn Guillette, 2019

Pg. 36.

A) Jarod Farn-Guillette, 2019

B) Jarod Farn-Guillette, 2019

C) Jarod Farn-Guillette, 2019

D) Jarod Farn-Guillette, 2019

Pg. 37. Jarod Farn-Guillette, 2019

Pg. 38. Jarod Farn-Guillette, 2019

Appendix

Notes

The following pages are left blank for you to jot down notes regarding your development project or proposal. Use this space as a way to communicate using a common language between the development officer, planner, architect, client, and developer to reach the best possible product for the district.

Appendix

Notes

