

Planning for building improvements THE FIRST STEPS

When considering building improvements, keep in mind the following principles

Prioritize Building Maintenance

Clean and repair your building regularly, uncared for buildings convey a negative message and reflect poorly on the area. When considering building materials, think about the long term maintenance implications and have a plan to meet those requirements.

Appreciate what Already Exists

Seek to preserve the best qualities of the existing building as some of the most effective improvements will be modest such as painting or sign replacement.

Stress Quality

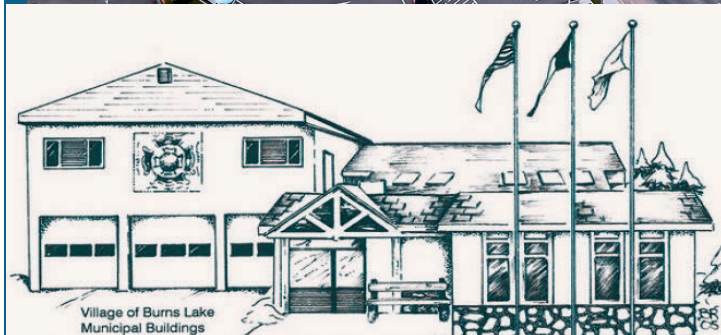
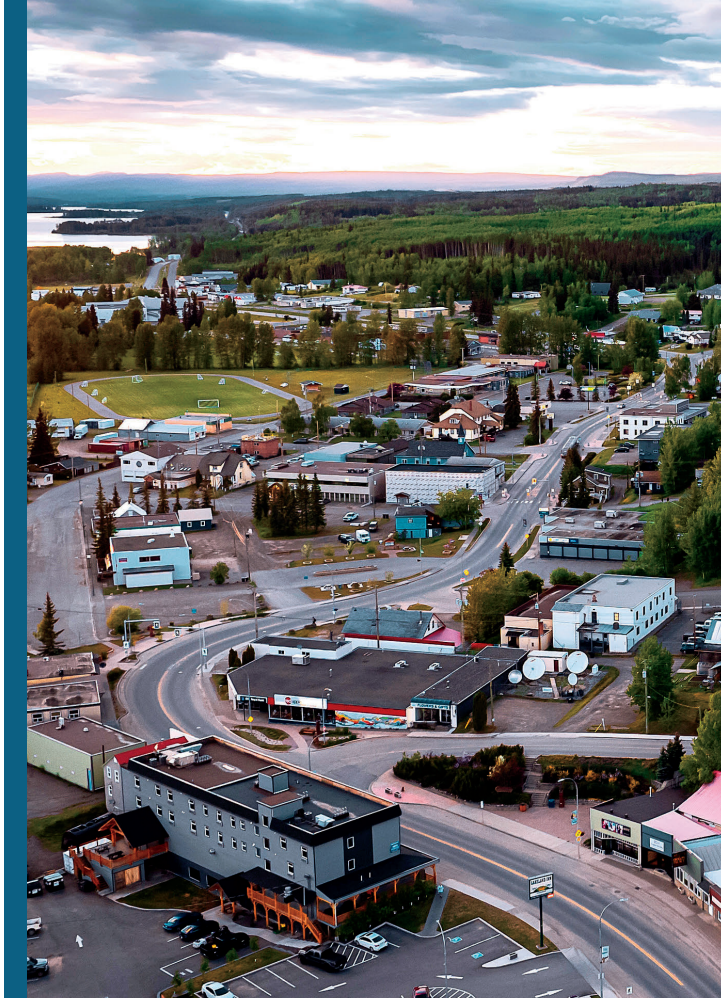
For lasting and long-term savings on building upgrades and maintenance, use the best materials and craftsmanship you can afford.

Support Business Development

Take an interest in cooperative promotional programmes with other downtown business in order to support a vibrant commercial neighbourhood. Consider purchasing locally whenever possible for both building materials and supplies.

Sustainability & Green Buildings

Making your building more energy efficient reduces your utility bills and carbon footprint. This benefits both the environment and your family and neighbours.



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DOWNTOWN DESIGN GUIDELINES

BEST PRACTICES GUIDE

For Developers, Property Owners
& Business Operators



A Vision REVITALIZED DOWNTOWN

This brochure is intended to assist residents, landowners, businesses and developers to understand Burns Lake's vision for the downtown core.



By providing suggestions of what to consider when planning for your renovation or new construction we hope to encourage a more vibrant and aesthetically cohesive downtown.

For complete development permit guidelines, please refer to the "Burns Lake Design Guidelines."



Cohesiveness

In the design and planning phase, look to coordinate with neighbouring buildings and the downtown as a whole to achieve a complementary look and feel. Take time to consider building height, roof shape, colour and signage.

For example, where a one storey building is adjacent to a 2 or 3 storey building, the erection of parapet on the lower building is encouraged. When completing infill construction, maintain existing setbacks to retain a consistent sight line down the block

Signage

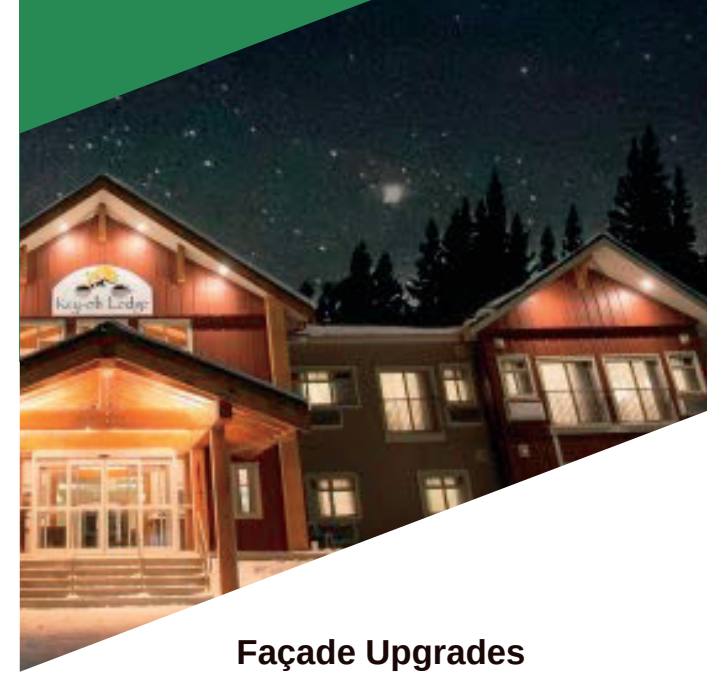
When designing your sign consider surrounding themes and choose appropriate fonts and colours to enhance cohesiveness. Signs should be to pedestrian scale.

Building Materials

In Burns Lake there is a preference for naturally based building materials which highlights the beauty of our surrounding area.

This includes:

- Wood siding in the form of vertical or horizontal board and batten and beveled siding.
- Painted or stained wood for windows and doors and wood window casings, trim and fascia.
- Stone or sand set in concrete unit pavers are preferred for paving.



Façade Upgrades

Painting is a relatively inexpensive façade improvement and well maintained paint schemes are encouraged. Building owners can reduce vandalism by ensuring outdoor areas and buildings are clean and graffiti free.

Refer to the follow colour palette for inspiration:



Further suggestions:

- Give priority to traditional, simple shapes when selecting a retractable or fixed awning.
- The use of reflective glass, coatings or films is discouraged to allow visual connection with the street; sunlight and glare can be controlled through operable sunshades and blinds.
- Maintaining an attractive storefront display that is changed regularly will contribute to the overall appearance of the street.