



Village of Harrison Hot Springs

DESIGN GUIDELINES POLICY 1.39

2024



ADOPTED: SEPTEMBER 9, 2024

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1.0 INTRODUCTION

1.1 Policy Framework

Official Community Plan

The Village's Official Community Plan Bylaw No. 1184, 2022 (OCP), as amended from time to time, provides general policy direction for land use and Development in the Village. The OCP also identifies the need to provide more detailed design guidelines to maintain the quality of new Development in accordance with the vision defined in the plan. The detailed design guidelines contained in this document must be followed, as per direction provided in the OCP and form part of the implementation of the Village's OCP policy directions.

1.2 The Guideline Package

The guidelines provide detailed design direction in the following areas:


ARCHITECTURE

- Buildings or Structures Form and Massing
- Rooflines and Roofs
- Orientation and Relationship to the Streetscape
- Entrances
- Materials
- Detailing

SITE PLANNING

- Buildings or Structures Setbacks
- Streetscape and Landscape
- Parking

SIGNAGE

- Size and Mounting Options
 - Materials
 - Graphics and Style
- 


2.0 VISION AND OBJECTIVES OF THE GUIDELINES

2.1 The Design Guideline Vision for Harrison Hot Springs

Harrison Hot Springs seeks to retain a “small Village” character within its spectacular natural setting while welcoming and managing high-quality Development. Development must reinforce the community’s balanced identity as both a lakefront resort to visitors and a place that residents can call home.

2.2 Objectives

The overall purposes of the Design Guidelines are:

1. To provide clear descriptions and illustrated examples that will direct the form, character, and quality of future Development in Harrison Hot Springs;
 2. To protect and enhance the visual connections between the Village, the adjacent mountains, and Harrison Lake;
 3. To define the Development’s requirement, within the concept of a physical form, that maintains and strengthens the functional linkage between the Village and its lakefront;
 4. To describe means of establishing or improving the relationship between the Buildings or Structures, and the streetscape;
 5. To determine a set of preferred architectural and site design treatments for new or retrofit Development, reflecting in particular the sensitive, high-quality character and aspects of the other successful architectural designs in the Village; and
 6. To enrich the pedestrian realm through supportive Buildings or Structures edges and furnishings as well as landscaping and streetscape details.
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3.0 **DESIGN GUIDELINES**

3.1 **Lakeshore Development Permit Area**

3.1.1 **Design Principles**

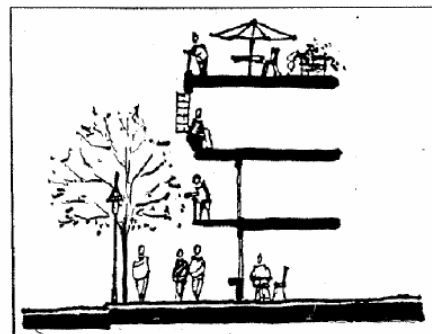
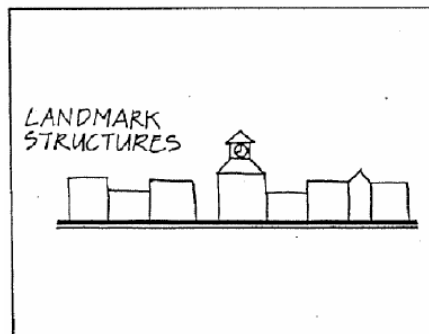
Within this Development Permit area, as outlined in the Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022, as amended from time to time, the applicant must ensure that the following design principles have been addressed:

1. The proposed Development plan is an integrated architecture response to the current Buildings or Structures located within this area;
2. The Development site plan is based upon creating a continuous street-oriented edge and intensifying pedestrian activity within this area;
3. The Development plan must outline how it protects the view corridors within the Village towards Harrison Lake and the surrounding mountains;
4. The Development plan must have respect for the natural setting of the Village, and the natural setting must continue to dominate along the lakeshore region;
5. The use of variations that results in a balance between continuity and a healthy diversity, both with commercial, residential, or mixed-use Developments and throughout the Village.

3.1.2 **Design Guidelines**

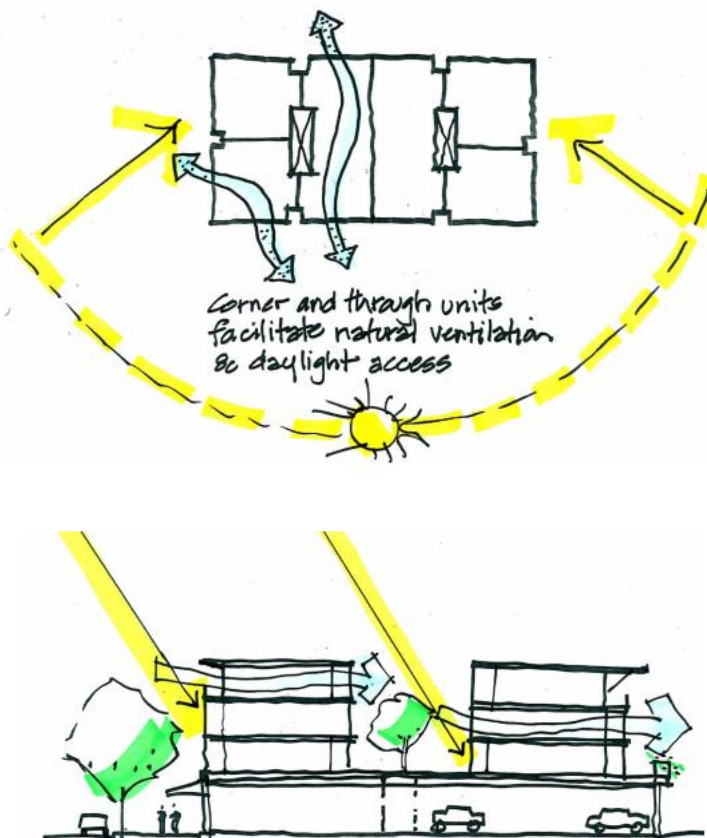
ARCHITECTURE

Buildings or Structures Form and Massing

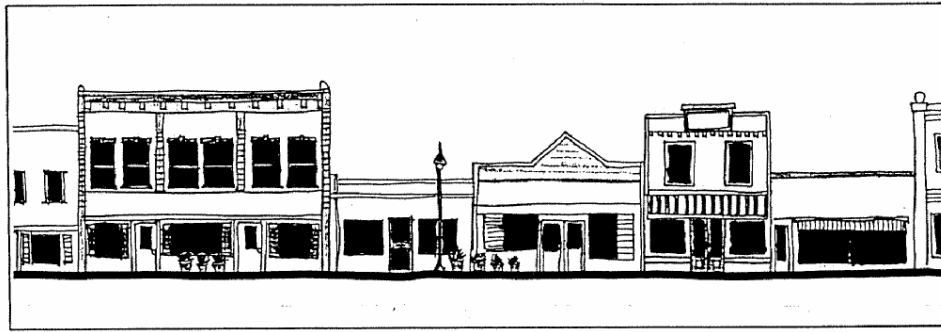


- The design of any Buildings or Structures in this area must orient towards and have a strong relationship with the fronting street, sidewalk, and any open space adjacent to the proposed Buildings or Structures.
- Attention must be paid to the length, proportions and architectural articulation that results from the variation of use, Buildings or Structures materials and aesthetic expression along facades that are continuously long.

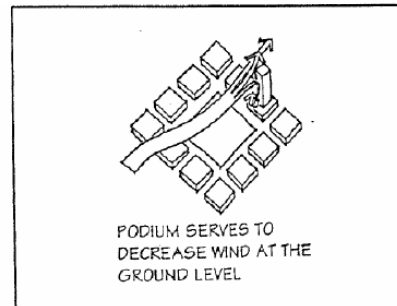
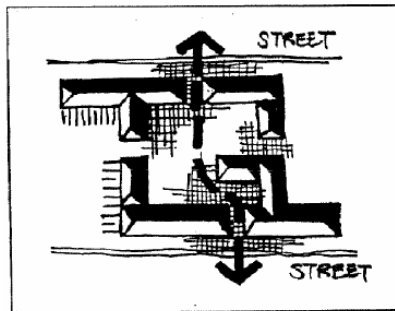
- Along Esplanade Avenue, a 2-storey facade is most appropriate as a general rule; third floors should be stepped back from the street edge to preserve a small-scale feel for pedestrians, and fourth floors should be avoided except as architectural punctuations. Variety is more important than actual heights.
- Where applicable, a view analysis and accurate rendering of the proposed Development in its real context is required to ensure that the new Development does not unreasonably block visual connections to the lake or the mountains.
- Where applicable, a sun/shade impact study may be required to prevent unwelcome shading of public or private uses. Once the study has been completed, the Village may require the applicant to consider the following strategies to ensure that sun access to the adjacent Lots occurs:
 - a) Reducing the massing in the upper storeys through the use of upper storey step-backs.
 - b) To continue with the use of the actual Buildings or Structures set-back requirements.
 - c) Orient the Buildings or Structures to reduce any privacy impacts, particularly for portions of the Development abutting the interior or exterior side setbacks.



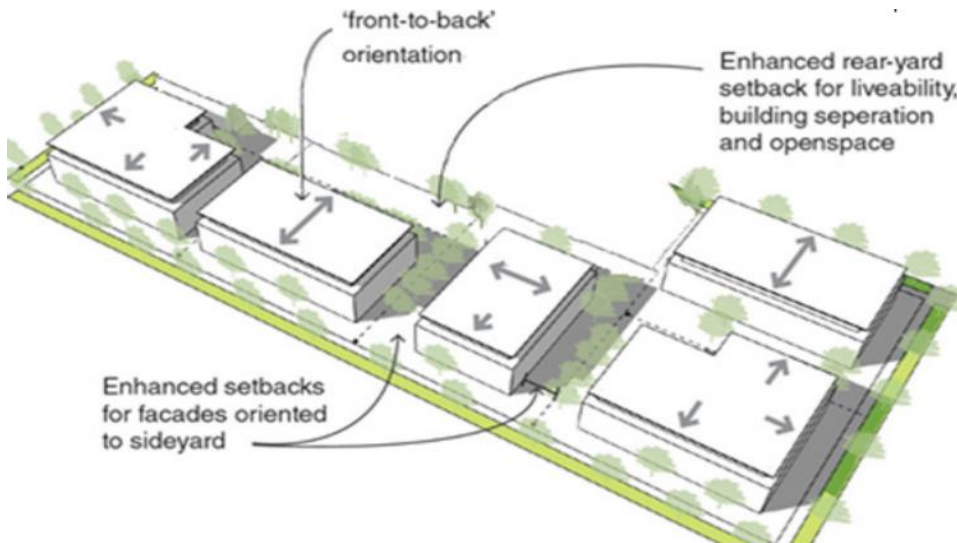
- Variation is the most critical characteristic, in terms of heights, facade relief, step-backs, colour and detailing; all of which should contribute to a traditional village character.
- Smaller architectural units should be prominent to prevent a homogeneous appearance.



- Multiple narrow units are preferred for both commercial and residential Development.
- Buildings or Structures should not occupy whole blocks between parallel streets. At least one midblock connection is required for each block, and a token gesture "tunnel" effect is not acceptable.



- Access to courtyards may be through gateways and care must be taken not to create wind tunnels.

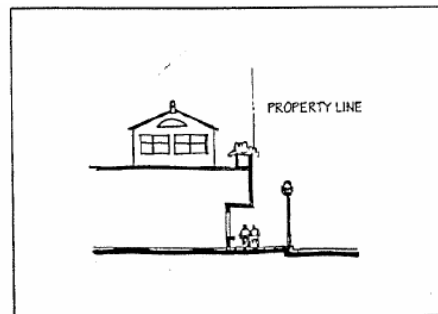
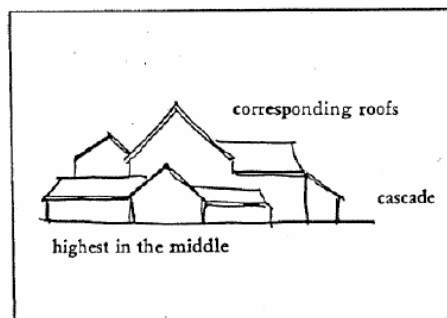


Rooflines and Roofs

- Pitched roofs are preferable to flat roofs. Sloping roofs are more compatible with the mountainous setting and people's associations of traditional architecture with such scenery.



- Contemporary sloped roofs may be used on the Buildings or Structures located adjacent to the shorelines to match the current streetscape without deviating from the height restrictions. The style of the roofs must respect the current village style roof concept.
- New Developments within the area are advised to uphold the existing rhythm and refrain from significantly disrupting the existing Buildings or Structures harmony and order.
- Flat rooflines may be used in combination with peaked profiles, but flat sections should not extend unbroken for more than fifteen (15) metres.
- Roofs of taller architectural units must be sensitively designed in view of their potential as highly visible landmarks.
- A “cascade” effect from the top floor and intermediate roofs down to awnings and canopies at the ground floor level is encouraged to add interest for the full height of the façade.
- Rooftop mechanical equipment must be screened or housed in enclosures integrated within the architecture of the Buildings or Structures.



- The integration of solar panels on roofs is encouraged to reduce dependency on traditional energy sources, as outlined in the diagrams below.



- Integration of a rainwater harvesting system into the roof design that captures and stores rainwater for reuse in irrigation or other non-potable water applications is encouraged.
- The roofline of a Buildings or Structures façade must be distinguished from its walls through features like the uses of cornice, projected overhang, decorative motif or other terminating elements and treatments.

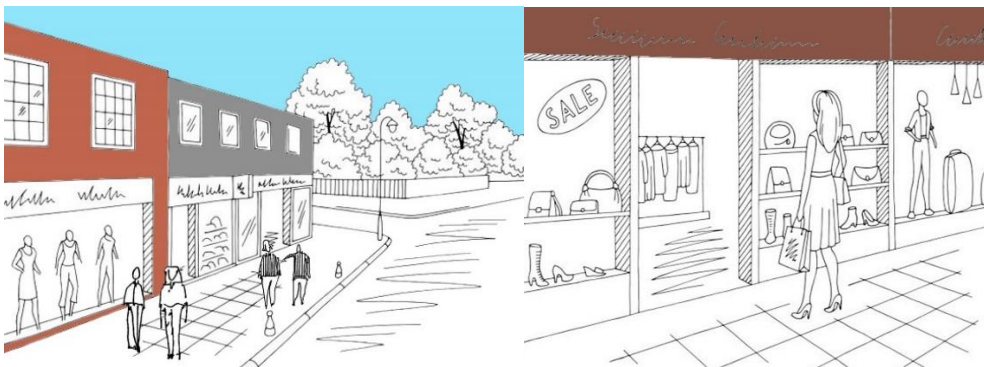


Orientation & Relationship to Streetscape

- Wherever possible, especially along Esplanade Avenue, interior uses should relate to, and be visible from, the sidewalks. Restaurant patios are an ideal example, but any configuration that facilitates interaction between inside and outside activities is encouraged.



- Public-oriented ground floor uses are preferred over those that require privacy.
- Buildings or Structures along streets must have large, tall windows or glass façades to create a visual connection between the indoor and outdoor space.

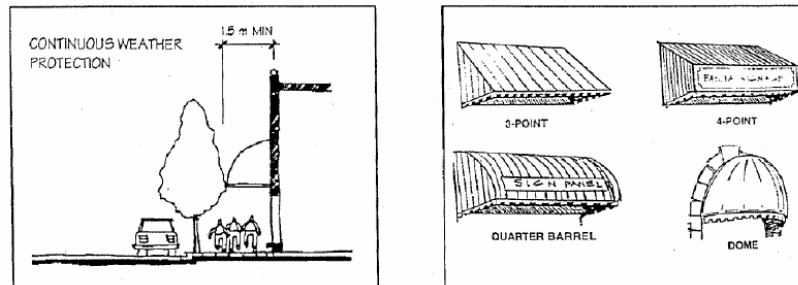


- Generous decks, balconies, and window openings on the second and third floors are encouraged to make residents feel they are part of the life of the street, and to make the public spaces safer.



- Walls and fences, especially those above one (1) metre in height, are discouraged along sidewalks in the Lakeshore Area, unless adjacent uses are visually undesirable.

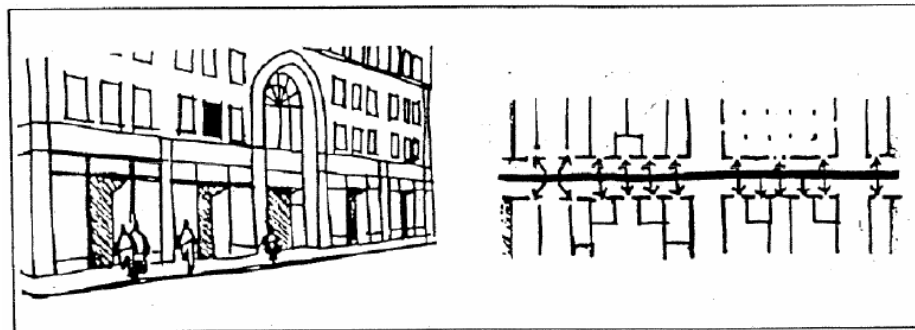
- For any awnings, a retractable canopy system can be incorporated into the Building's or Structure's façade. This retractable awning could be designed with flexible, lightweight materials such as high-tech fabrics or lightweight metal frames. The awning system could be automated or manually operated, allowing for adjustable coverage depending on weather conditions and desired shading levels. When extended, the canopy must create a welcoming outdoor space, providing shade and shelter for pedestrians, or an outdoor seating area.
- Canopies and awnings should not be continuous, but necessarily uniform in style or detailing. Where compatible with façades, they may extend 1.5 M out over the sidewalk. They can be customized with artistic detailing or branding elements to add character to the Village's overall visual appeal.



- Edges of the Buildings or Structures adjacent to sidewalks must be designed to support the use of the adjacent areas, such as sitting or other sidewalk activities.

Entrances

- Architectural and streetscape clues must be provided to alert individuals as to the locations of entrances. Examples of this could include but not be limited to canopies, columns, protruding bays, special materials, lighting, planting, and signs. Entry features must not block the flow of pedestrian traffic along the sidewalks.
- Sheltering structures are recommended at entrances for climate protection as well as orientation purposes.
- The placement of benches near entrances is recommended.



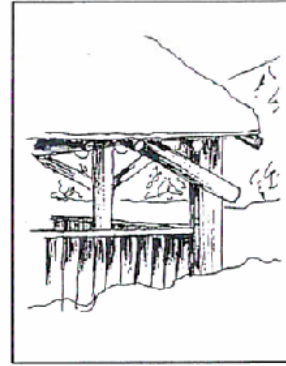
- Entrances to the Buildings or Structures must be emphasized with lighting, architectural detail, or other design strategies so they are clearly visible and have direct access to the Buildings or Structures from the sidewalks. Access or egress to an individual store from the street is preferred over the use of entrances off a communal lobby.

Materials

- Construction materials, for both the Buildings or Structures and streetscape features, should include as accents at least some rugged “earth” materials such as stone or wood. Other furnishings that complement these anchoring materials can include brick masonry, wood siding, glass and wood for window assemblies, and metal siding.



- The use of high quality and durable materials to withstand a range of environmental conditions, and for Buildings' or Structures' features and accents to provide visual interest, must be used. High quality Buildings' or Structures' materials must include but are not limited to:
 - a) Natural wood
 - b) Composite materials
 - c) Brick masonry
 - d) Glazed tile
 - e) Stone
 - f) Concrete
 - g) Flat profile “slate” concrete tile
 - h) Glass and wood for window assemblies
 - i) Standing seam metal roofing
 - j) Metal siding
- If you are constructing a multiple storey Buildings or Structure and you are using varied materials for the façades, the façades must complement one another.
- Sustainable and environmentally friendly materials such as but not limited to recycled glass, bamboo, or reclaimed wood can be used to minimize environmental impact and promote responsible Buildings or Structures practices.
- Glass can be used as a modern and transparent material to provide openness, natural light, and connectivity between the indoor and outdoor spaces.
- Variation in both the texture and the use of materials is recommended.



- Fibre cement siding is a durable and low-maintenance alternative to traditional wood siding.



- The exposed undersides of soffits, balconies and porches that are visible from the street must be clad with exterior materials that result in a finished appearance, and which complements the palette of the exterior materials used on the Buildings or Structures.

Colour

- The use of a creative color palette is encouraged but it should not vary much as it may alter the overall character of the streetscape.
- The use of fluorescent colours must be avoided.

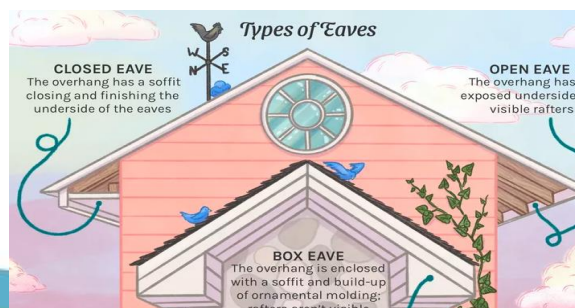
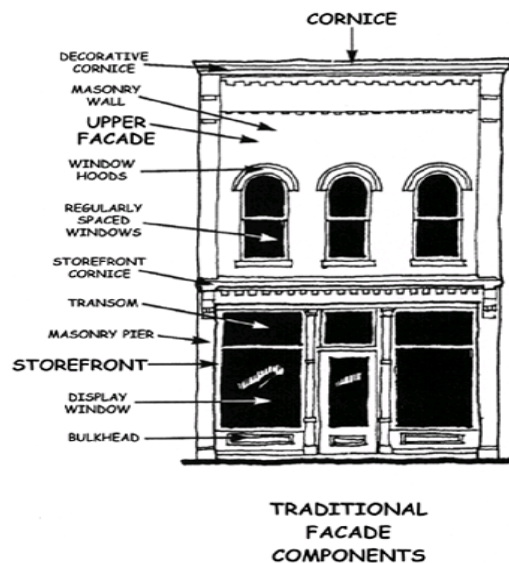
Detailing

- Details must never appear arbitrary but should reflect a function and an artistic style consistent with the overall style and architecture, of the Buildings or Structures.
- Detailing must be mindful of the neighbouring design aspects. An example of this, but not limited to this example, is carrying a cornice line forward or repeating a window design.
- The details must keep the connection and flow between the first and second stories in terms of color and texture, as illustrated below.



- Some suggested details to consider in your Buildings or Structures design includes but is not limited to the following:

- Window frames
- Small panes within large windows
- Window styles like arched windows, single-hung, or double-hung
- Shutters on windows
- Window box planters
- Doors
- Entrances
- Lighting
- Paving patterns
- Façade brickwork
- Façade aesthetic details
- Rooflines



- In general, detailing should be integral with the Buildings or Structures, and it should be proportionally scaled.
- Exposure of structural architectural elements is encouraged to give Buildings or Structures a sense of solidity and integrity, as well as adding interest.

SITE PLANNING

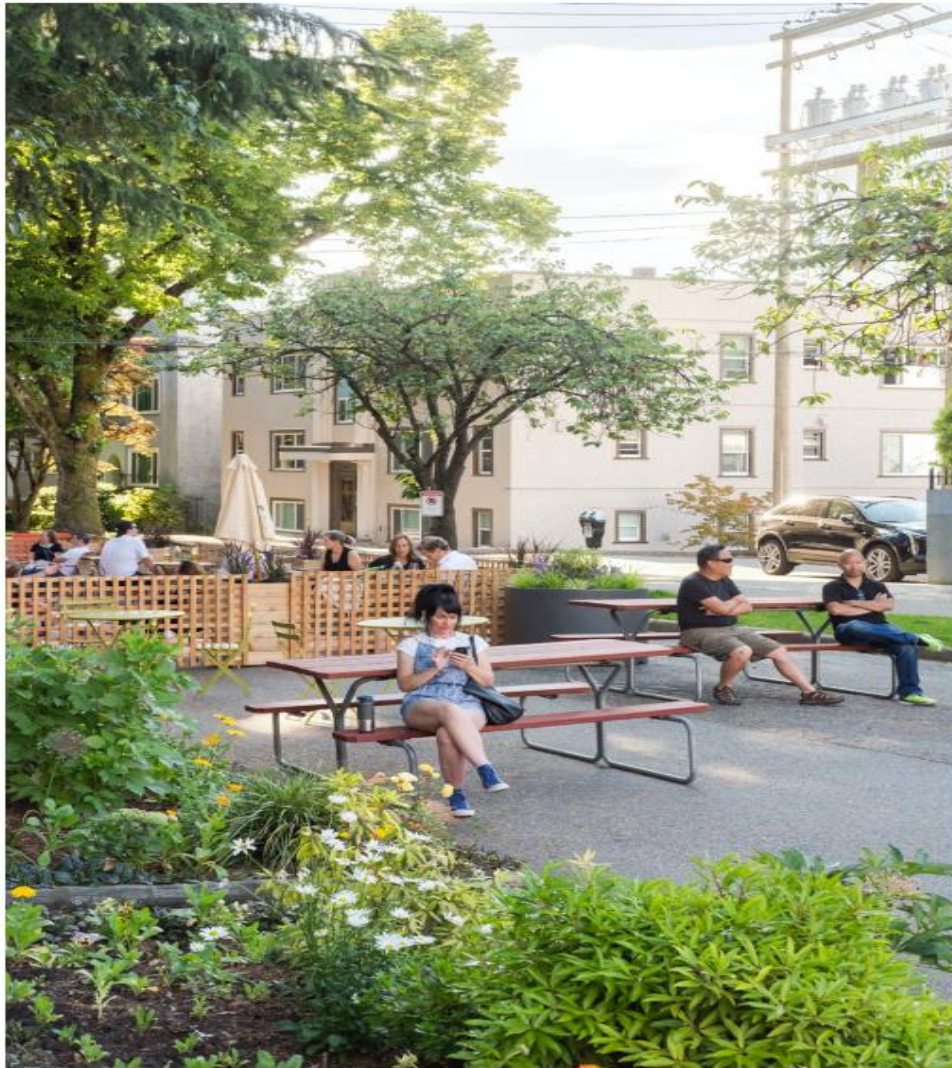
Buildings or Structures Setbacks

- As illustrated below, setbacks of 2.0 to 4.0 metres are encouraged to allow room for street trees, benches and other site furnishings, and decorative lighting. Surfacing in setbacks should be mostly soft materials, such as grass.

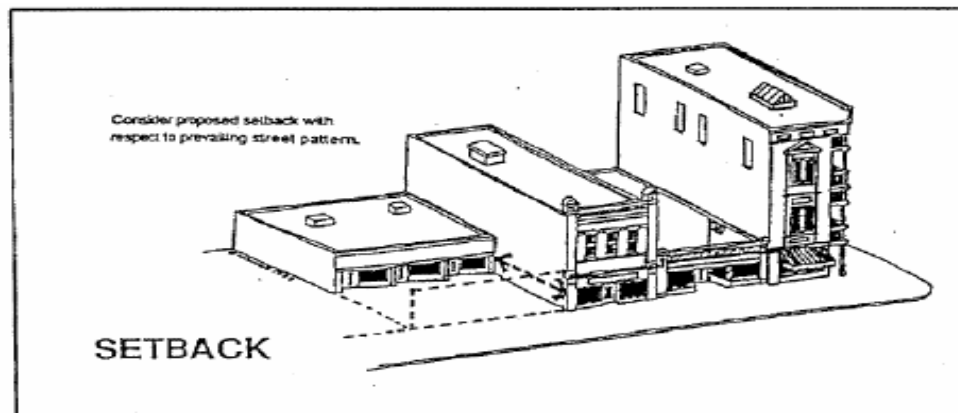


Ground floor setbacks incorporating patios, cafés and displays help animate the streets and public spaces.

- Corner setbacks are recommended to create areas that can be developed as plazas with seating and other pedestrian amenities.

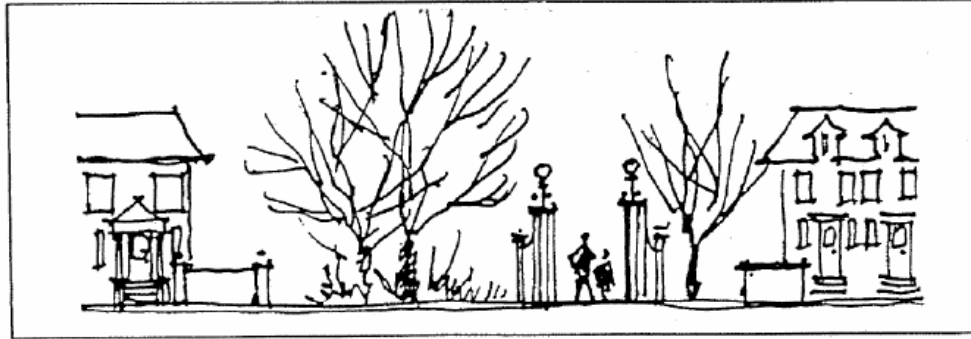


- In general, new Development should try to reflect existing setbacks.



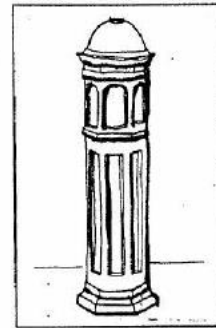
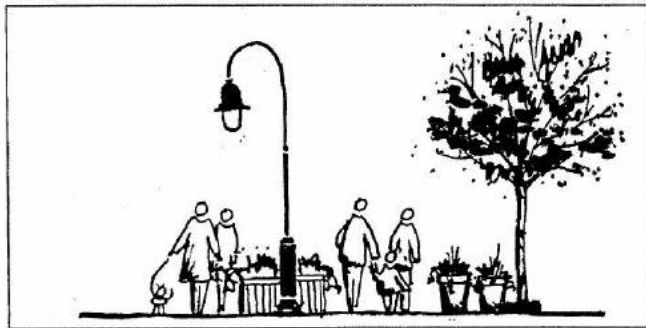
Street Furniture

- Street Furniture must reinforce the Building's or Structure's architectural style and be consistent with the existing street furniture currently in place.
- High quality street furniture is critical for any streetscape design and detailing. In general, a sturdy and rugged but classy look is desirable.



Lighting

- The use of the following styles of lights are recommended:
 - a) overhead decorative;
 - b) bollard lights; and
 - c) outdoor Buildings or Structures façade lights which must be shielded and concealed.



Benches

- A rugged style is preferred rather than a highly ornamental one.





- Along Esplanade Avenue and the promenade, special benches could be constructed using wood slats on stone bases. The focus is a strong, consistent look for the whole waterfront region over the long term.
- Vector-type wooden with steel base benches could also be built to encourage social interaction in public places, especially in the waterfront area.



Garbage Cans

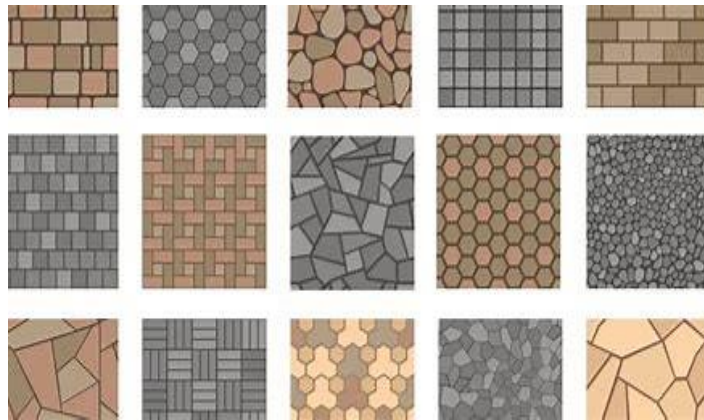
- Dual steel garbage cans with wooden strips on the body to match the seating benches for garbage and reusable waste must be utilized in public place.





Paving

- While concrete is acceptable as a basic material throughout the Village Centre, it is strongly recommended that details be incorporated with it, such as bands or sections of concrete unit pavers, flagstone accents, texturing, and or coloured concrete.
- Colours that are natural or neutral are advised.
- To distinguish between distinct lanes, it is advised to utilize assorted styles of pavements, as illustrated below:



- Incorporating permeable paving materials, such as permeable concrete or porous asphalt, will promote stormwater infiltration and reduce runoff.
- Inclusion of tactile paving along the lakeshore promenade will increase accessibility within the Village.
- Curb ramps must be included in pavements wherever necessary.
- Along the lakeshore promenade, natural surfaces are encouraged.

Tree Grates

- When tree planting is incorporated into sidewalks or plazas, wells must be large and surfaced in one of two ways:
 - i. with generously spaced flagstone pavers - ensure roughened non-slip surface
 - ii. with steel tree grates, coated with dark green plastisol

- Incorporating patterned steel graters will enhance the character and feel of the pavement.



Planters

- Natural materials are preferred and note the following:
 - a) along Esplanade Avenue, free-standing clay box-shaped pots or stone-faced planter walls are suggested, and
 - b) elsewhere in the village centre, box-shaped timber planters are also acceptable.

Parking

- Whenever possible, off-street parking should be at the side or rear of the Buildings or Structures, internal to the block rather than between the front of the Buildings or Structures, and the sidewalk. Vehicular access should be from secondary roads or rear lanes if practical, while frequent pedestrian access should be provided to sidewalks. It may be desirable to extend a short edge of parking lots to a sidewalk frontage for safety purposes.
- Where parking lots abut sidewalks, a 1.5-metre buffer strip is required. Within this buffer strip shrubs may be planted, provided they are no more than 1.0 m in height to leave a "window" for casual surveillance. Wooden fences are recommended as a visual barrier. Metal chain link fencing is not allowed.



An example of a surfaced parking area that is screened and softened with trees and landscaping

- Designated accessible parking spaces must be provided near any Building's or Structure's entrances in compliance with any accessibility regulations. These spaces must be clearly marked, well-lit, and easily accessible to individuals with disabilities.
- If applicable, any wheelchair ramps must be provided with appropriate pavers to the raised pedestrian platform accessible from the parking lot wherever any accessible parking spaces abut the pedestrian pathway.
- Access points to parking lots should be clearly identified with signage, lighting and breaks in the landscaping. Provisions should be made for pedestrians to walk around to the front of Buildings or Structures on curbed sidewalks.
- If possible, permanent parking lots must be broken up by planting islands separated by fifteen stalls or less. Tree species that do not drop fruit, seeds or branches should be used in this situation.
- Designated bicycle parking areas or racks should be provided near Buildings or Structures entrances to encourage alternative modes of transportation and promote sustainable commuting options.



- In general, the overall design of any parking access should minimize any potential pedestrian and vehicle conflicts.

3.2 Multi-Family Residential Development Permit Area

3.2.1 Design Principles

Within this Development Permit area, as outlined in the Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022, as amended from time to time, the applicant must ensure that the following design principles have been addressed:

1. The Development is an architectural response to the site's adjacent physical features, and it is integrated with the site's natural features.
2. The overall site plan should be based on strengthening the overall sense of neighbourhood.
3. Emphasis on the natural scenic setting, particularly near any Watercourse or Wetlands.
4. Sensitivity to the requirements of any pedestrian movement through the area.

3.2.2 Design Guidelines

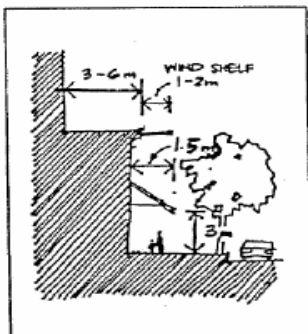
ARCHITECTURE

Buildings or Structures Form and Massing

- New Development must consider the building articulation to create visual breaks in the massing of large and long buildings to achieve human-scale proportions. Articulation can be achieved in several ways, including breaks in form, step-backs, projections, insets, balconies, bay windows, surface treatments, colours and textures, and building modulation.

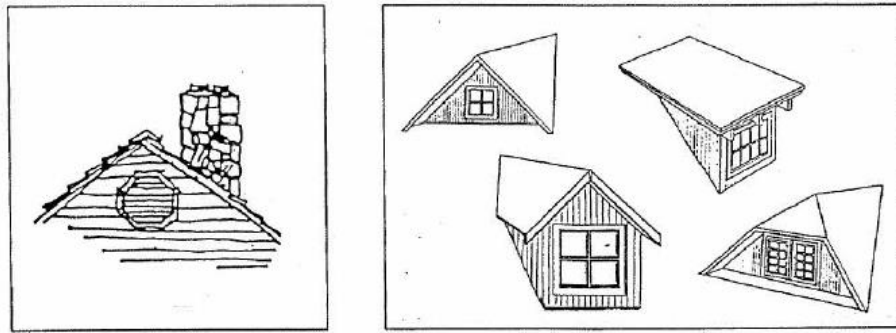


- New Development should incorporate building elements that are complementary to the existing context, such as street wall, facade rhythm, structural bays, rooflines and cornice lines, window placement and proportions, entryways, and canopies.
- Stepped-back forms, especially incorporating interesting intermediate roofs and balconies, are encouraged.
- Architectural variation is required to ensure individuality to sub-components of connected blocks. As an example, this can be achieved through the use of differences in colour, the window style and framing, gable detailing, and roof styles.



Rooflines

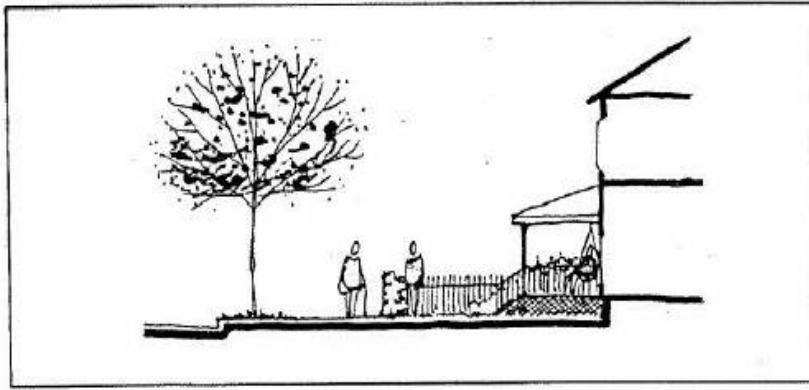
- Peaked roofs are preferred over flat roofs, but a combination of the two is acceptable.
- Dormers, turrets especially in a nautical or agricultural style, bay windows, and similar details are strongly encouraged to contribute to a sense of "home" for residents and to add architectural interest.



Orientation and its Relationship to the Street

- No side of the Building or Structure should present a blank face to visible neighbours. On the other hand, side lot façades should be designed to prevent unwelcome visual intrusion to existing Building or Structure.
- The ground floor of the multi-family residences should relate very strongly to its street frontage. It is partly for this reason that individual access to the units is preferred, because then each household has some semi-private space that contributes to the life of the street.
- Porch railings and low fences are useful for defining territory while not barring visual interaction between residents and passers-by.
- The front yard can be an open lawn or shrubs that can be used as a fence to demarcate the Parcel.





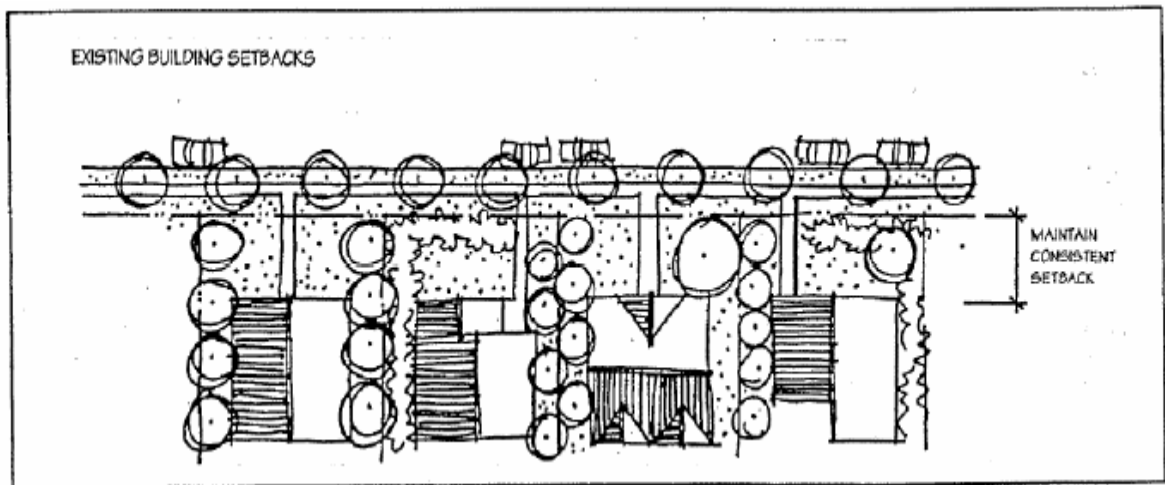
Entrances

- Whether entrances are to the lobby or direct to the individual units, they should be marked by architectural accents, lighting signage, and/or the use of other landscape cues.
- Pathways and access to the entrance should be demarcated with appropriate pavers or other landscape elements.

SITE PLANNING

Buildings or Structures Setbacks

- Front-lot setbacks should be sufficient to provide semi-private garden space for ground-floor residents but not far enough that the street feels unrelated to the Buildings or Structures.



- Side lot setbacks should be sufficient for semi-private garden space and or the placement of a plant buffer zone.

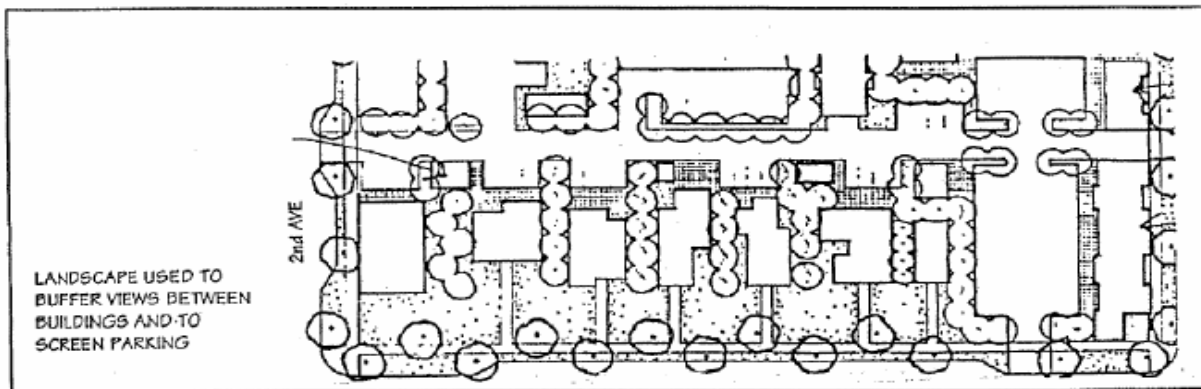
Streetscape

- A green concept is the desirable visual image for the frontages of multi-family residences. This could include, but not be limited to, the use of any or all of the following:

- a) Generous landscaping that includes as a minimum 70% of the soft surface within a setback area;
- b) Pedestrian-supportive amenities such as sheltering canopies at entrances, benches, shade trees, lighting either bollard or overhead, signage; or
- c) Fencing along gardens within the front lot setback is acceptable. The preferred material for the fences is wood, stone or metal. Chain link fencing is prohibited.

Parking

- Garages, whether individual or communal, should be accessed from rear lanes or infrequent driveways between blocks of units leading to parking in the rear. Buildings' or Structures' fronts must not be dominated by parking surfaces or structures.
- Visitor parking should be laid out in small clusters and broken up by landscaping or should be accommodated on-street.



- Signage for visitor parking wayfinding must be incorporated within the site.
- Accessible visitor parking must be provided.

3.3 Tourist Commercial Development Permit Area

3.3.1 Design Principles

Within this Development Permit area, as outlined in the Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022, as amended from time to time, the applicant must ensure that the following design principles have been addressed:

1. The Development is an architectural response to the site's adjacent physical features, and it is integrated with the site's natural features.
2. The site planning focus is based upon strengthening the entry corridor through better-defined edges oriented towards the street.
3. Respect for the natural setting along the west side of Hot Springs Road.

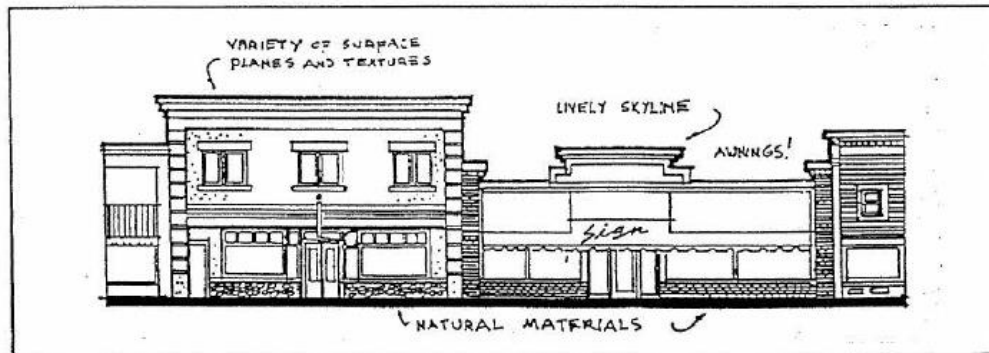
4. Variation on themes that results in a balance between continuity and healthy diversity, along Hot Springs Road with its mix of commercial and residential uses.
5. Sensitivity to the pedestrian experience, which should be well supported along Hot Springs Road.

3.3.2 Design Guidelines

ARCHITECTURE

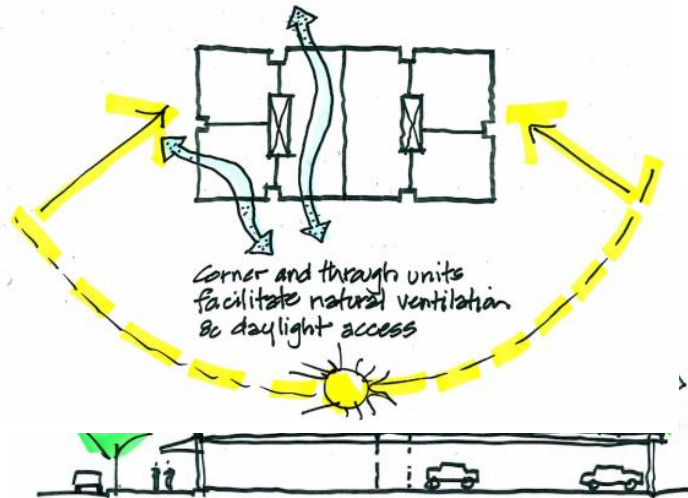
Buildings or Structures Form and Massing

- Strip-mall style Development will not be accepted. Any adjoining commercial Buildings or Structures must be differentiated from each other through a combination of or any of the following methods:
 - a) style;
 - b) materials and detailing;
 - c) variations in height and setback dimensions;
 - d) architectural colour; and
 - e) signage.



- Individual Buildings or Structures in a style appropriate to Harrison Hot Springs are acceptable, but they need to be integrated with the neighbouring properties through but not limited to landscaping, and/or shared parking.
- Buildings or Structures can be oriented perpendicular to Hot Springs Road as long as access is provided to the narrow end from the sidewalk, and that the street front façade is detailed to a high standard consistent with neighbouring front façades.
- Where applicable, a view analysis and accurate rendering of the proposed Development in its real context is required to ensure that the new Development does not unreasonably block visual connections to the lake or the mountains.
- Where applicable, a sun/shade impact study may be required to prevent unwelcome shading of public or private uses. Once the study has been completed, the Village may require the applicant to consider the following strategies to ensure that sun access to the adjacent Lots occurs:

- a) Reducing the massing in the upper storeys through the use of upper storey step-backs.
- b) The use of the actual Buildings or Structures set-back requirements.
- c) Orienting the Buildings or Structures to reduce any privacy impacts, particularly for portions of the Development abutting the interior or exterior side setbacks.



- Variation is the most critical characteristic, in terms of heights, facade relief, step-backs, colour, detailing, all of which should contribute to a traditional village character.
- Smaller architectural units should be apparent to prevent a homogeneous appearance.

Rooflines

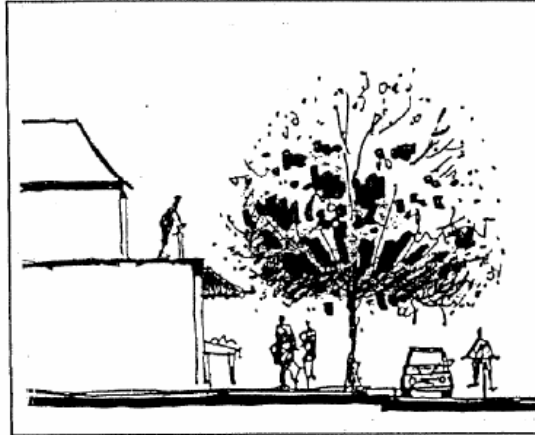
- Peaked roofs are preferable in a contemporary style, as flat roofs are very typical of strip malls and should be avoided.



- False façades above the height of a Building or Structure, to suggest upper floor uses, can be used to screen mechanical equipment, may be acceptable.

Orientation and Relationship to the Street

- Buildings or Structures will naturally be oriented primarily to the front street. If the rear façades of commercial Buildings or Structures are visible from residential areas, they should exhibit adequate detailing and architectural interest that incorporates the surrounding residential environment into the design.



- Ground floor commercial uses should be transparent to the sidewalks.

Entrances

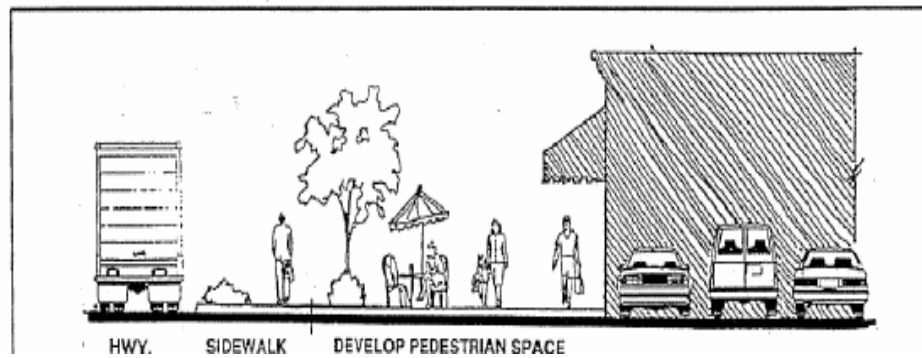
- Whether entrances are to a lobby or to individual commercial units, they should be marked by architectural accents, lighting signage and or landscape cues.
- Addresses should be very clearly visible to vehicular and pedestrian traffic.
- Pathways or other access points to the entrance should be clearly demarcated with appropriate pavers or landscape elements.

SITE PLANNING

Buildings or Structures Setbacks

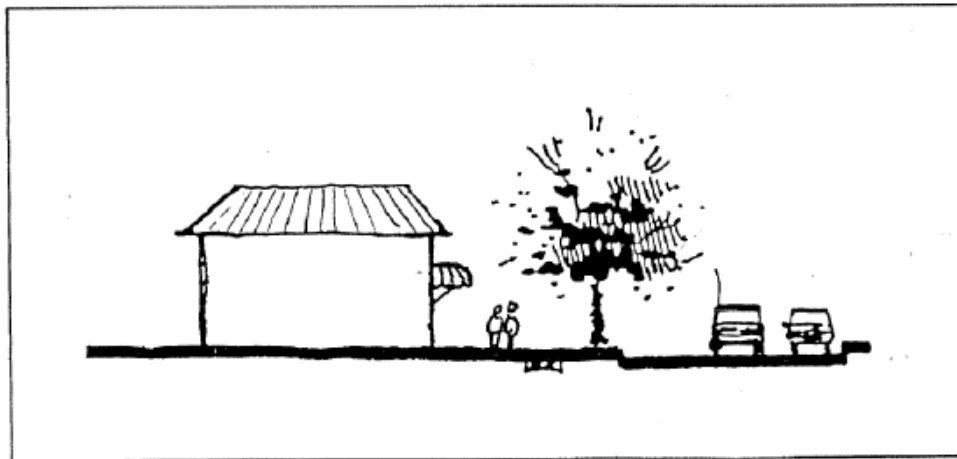
- Setbacks may not be used for head-in parking in front of commercial units.





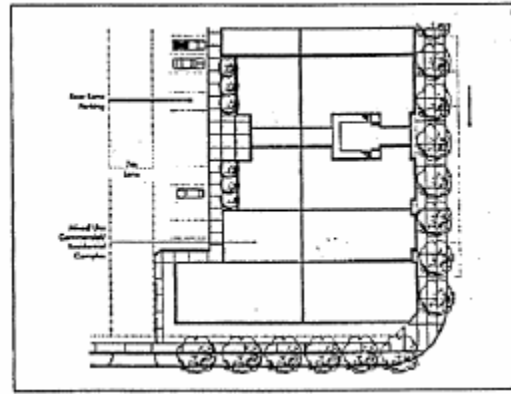
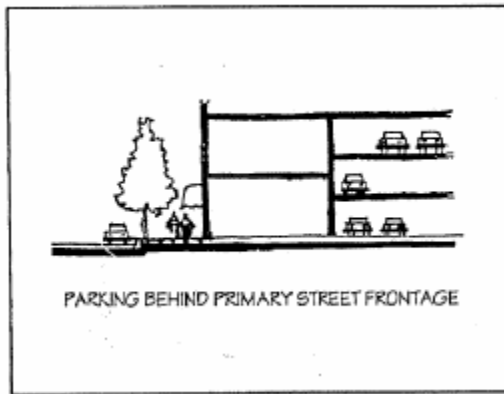
Streetscape

- The streetscape needs to be developed to a point where pedestrians feel safe, supported, and comfortable. Development should include the following:
 - a) Street trees in boulevards surfaced with a combination of grass, groundcovers and accent paving where required.
 - b) Overhead pedestrian light standards consistent with the style and colour of the village centre fixtures.
 - c) Benches should be clustered at or near the storefronts.



Parking

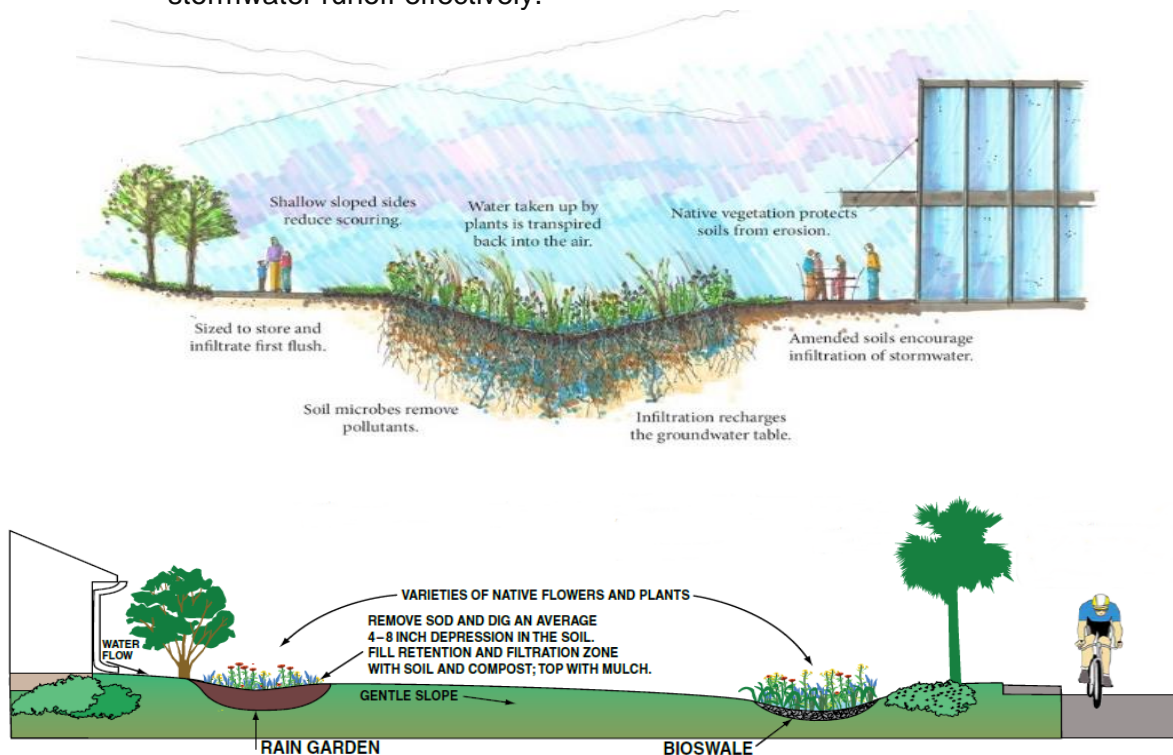
- Off-street parking should be provided beside or in the rear area of the commercial Building or Structure if parallel on-street parking is insufficient.
- Service and delivery access and garbage dumpsters should be in the rear of the Buildings or Structures and must be inside of a man-made structure.
- Access points to parking should be clearly identified with signage, lighting and breaks in landscaping. Driveways to parking in the rear should be shared between a number of properties. However, frequent provision should be made for pedestrians to walk around to the front of Buildings or Structures on curbed sidewalks, so they do not feel squeezed into the realm of the car.



4.0 GENERAL LANDSCAPING AND SIGNAGE REQUIREMENTS

4.1 Landscaping

- Existing trees are to be preserved wherever possible, as per Tree Management and Preservation Bylaw No. 1015, 2012.
- Bioswales and rain gardens are recommended in the landscape design to manage stormwater runoff effectively.



- Coniferous and broadleaf evergreens are encouraged as background or buffer plantings where they do not create safety hazards by interfering with the visibility of public spaces.
- Flowering deciduous trees are encouraged, but consideration must be given to falling fruit and Village maintenance.

- Community orchards or fruit-bearing trees in designated areas may be introduced to promote local food production, foster a sense of community, and provide residents with access to fresh, locally grown produce.
- Art installations or sculptures incorporated into the landscape design of a Building or Structure along Esplanade Avenue is encouraged to celebrate local artists, culture, or any historical aspects of the Village. These artistic elements can serve as focal points and contribute to the unique character of the Village.
- A combination of native fast-growing and slow-growing plants is recommended for each Development to achieve both short-term and long-term effects.
- Green parking design principles can be introduced such as permeable paving, vegetated swales, or rain gardens into parking lot layouts to mitigate stormwater runoff, improve water quality, and enhance the aesthetic appeal of parking areas.
- A pedestrian circulation route needs to be set up that minimizes wear and tear on areas not meant to be walked on. Shrubs and groundcovers, such as a mix of coniferous, broadleaf evergreen, and deciduous shrubs should be used to define circulation routes and balance hard-surfaced areas.



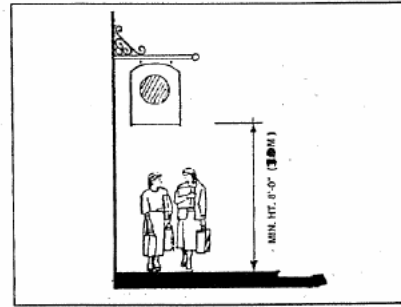
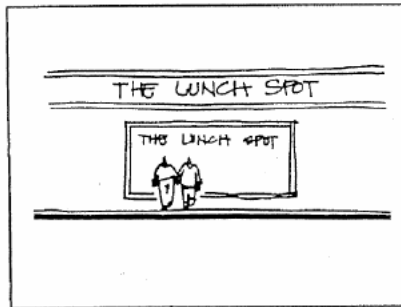
Example of a landscaped area

4.2 Signage

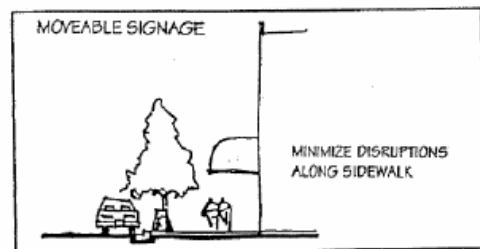
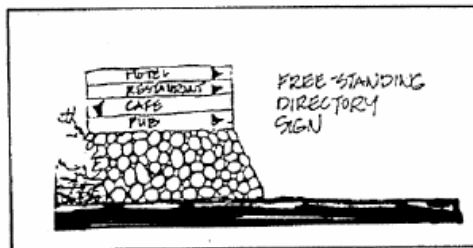
Note: Signage design must reflect the Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018, as amended from time to time, for aspects not covered by these guidelines.

Size and Mounting Options

- The size of the signs must be in proportion with the Buildings or Structures façade and scale of the streetscape.
- Façade mounted signs should be located above ground floor windows or beside the entrance at eye level.



- Awnings can serve as both signage and shelter and are encouraged.
- Lighting elements into signage design are encouraged to enhance visibility and legibility. LED illumination, external spotlights, or backlighting to highlight signage and create a focal point for pedestrian wayfinding.



Materials

- Natural materials should be incorporated in signs and supporting structures. The following themes or approaches are encouraged:
 - Wood background with painted or carved wood-burned lettering.
 - Sturdy wood posts, rough cut to suggest the forested natural setting
 - Natural stone bases.
 - Copper or metal accents can be used.



Graphics and Styles

- Quality is again the objective, with letters, logos, and graphics being clean, clear, and professional-looking.
- Culturally specialized businesses are encouraged to reflect their traditional style in their signage.

