Downtown Streetscape Design Guidelines

Planning and Development Committee

September 10, 2019

Lakeshore Road Options

Option 1 – Waterfront Furnishings

- Maintains the ‘waterfront’ style and use of unique grey colour



Option 2 – Heritage Furnishings

- Matching the Mixed-Use Commercial District
- Paint it black



Option 3 – Hybrid

- Changing context along Lakeshore Rd., east and west of Brant St.
- Waterfront Furnishings from Maple Ave. to Brant St.
- Heritage Furnishings from Brant St. to Smith Ave.



Option 1



Option 2

Options Summary Matrix

	Option 1	Option 2	Option 3
Identity / Sense of Place			
Street Scale			
Street Trees			
Views / Vistas to Lake			
Recommend Overall			

Options Summary Matrix

	Option 1	Option 2	Option 3
Identity / Sense of Place	✓✓✓	✓	✓✓
Street Scale	✓✓✓	✓	✓✓
Street Trees	✓✓✓	✓	✓✓
Views / Vistas to Lake	✓✓✓	✓	✓✓
Recommend Overall	✓✓✓	✓	✓✓

Unit Paver Life-Cycle Cost Est.

Life-Cycle Cost Estimates for Unit Pavers

Compared to poured concrete:

$3.95 more per square metre

>**200%** more expensive

For Example, Lower Brant Street

Poured Concrete est.	$533,819.18
Unit pavers est.	$1,301,508.18
Difference	$767,689.00

Note: the total costs exclude costs for installation of curbs and gutters, soft landscaping and site furnishings.