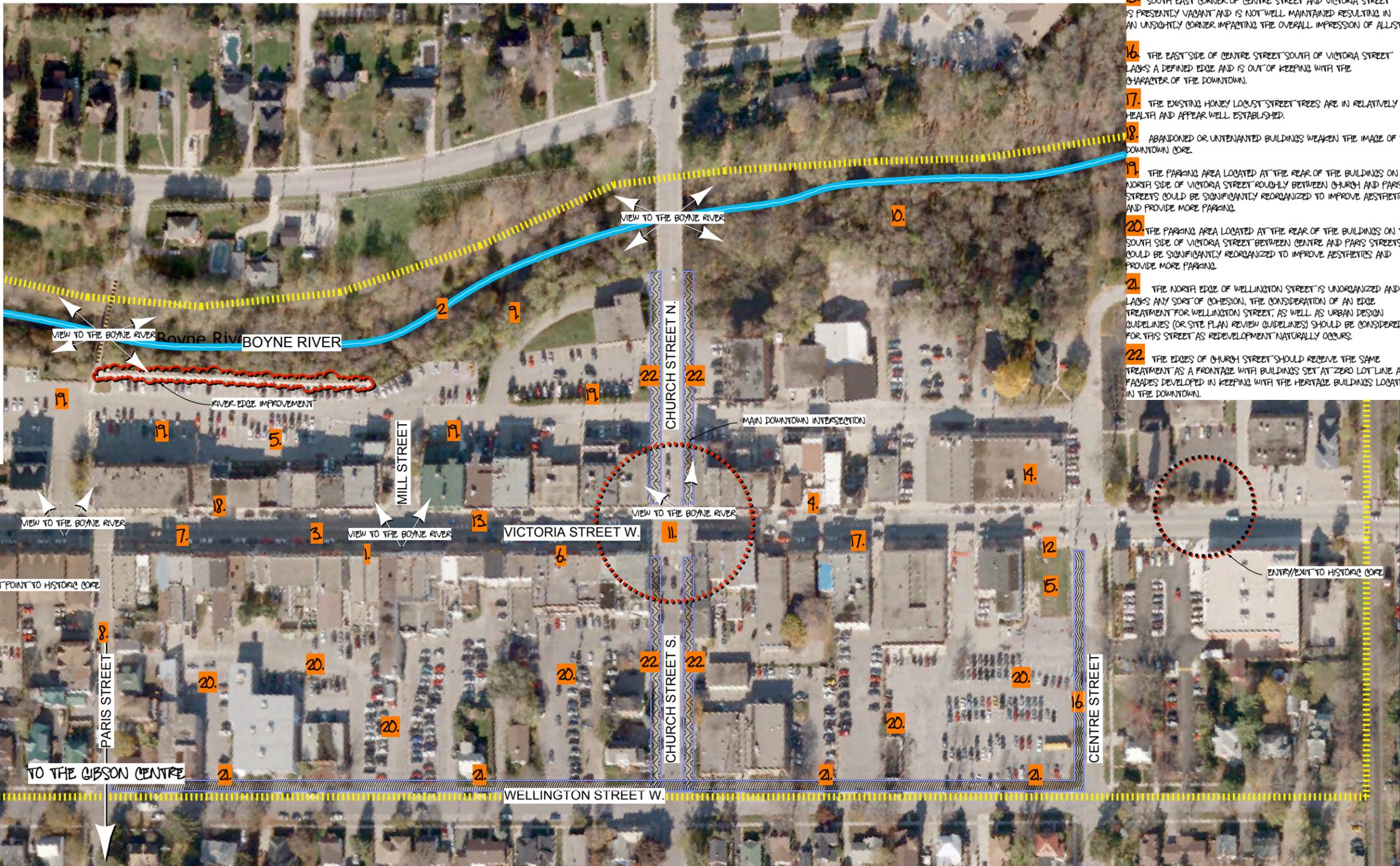


**SITE ANALYSIS - DOWNTOWN ALLISTON**

- 1. SOME BUILDING FACADES HAVE BEEN ALTERED INCONSISTENT WITH HISTORIC DETAILING.
- 2. THE PROXIMITY OF THE BOYNE RIVER IS NOT ALWAYS APPARENT WHEN VISITING DOWNTOWN ALLISTON.
- 3. THE STREET APPEARS OVERLY WIDE WHICH IMPACTS THE PERCEPTION OF THE PEDESTRIAN REALM AND EMPHASIZES THE AUTO REALM.
- 4. BUILDING HEIGHT IS GENERALLY LACKING. THE EXISTING ONE AND TWO STORY BUILDINGS DO NOT ADEQUATELY ENCLOSE THE STREET, WHICH IMPACTS ON THE PERCEPTION OF THE ROAD WIDTH, MAKING THE BUILDINGS FEEL OUT OF SCALE WITH THE STREET.
- 5. THE LARGE REAR PARKING LOTS NEXT TO THE BOYNE RIVER ON THE NORTH SIDE OF VICTORIA STREET FACE MOSTLY UNATTRACTIVE REAR FACADES.
- 6. THE ENTRY/EXIT POINTS TO THE DOWNTOWN CORE ARE NOT IDENTIFIED.
- 7. VICTORIA STREET IS ALSO PROVINCIAL HIGHWAY 89 AND IT CARRIES A LARGE VOLUME OF TRANSPORT TRUCK TRAFFIC WHICH NEGATIVELY IMPACTS THE PEDESTRIAN NATURE OF THE DOWNTOWN.
- 8. THE GIBSON CENTRE (A VALUABLE AND ATTRACTIVE LOCAL ASSET) IS POSITIONED RELATIVELY CLOSELY TO DOWNTOWN CORE.
- 9. THE TREATMENT OF THE SOUTHERN EDGE OF THE BOYNE RIVER DOES NOT INTEGRATE THE RIVER WELL INTO THE TOWN.
- 10. THE TOWN DOES NOT APPEAR TO CELEBRATE THE PRESENCE OF THE BOYNE RIVER BECAUSE IT IS LARGELY HIDDEN FROM VIEW AND THE EDGE BEING A PARKING LOT IMPLIES A LACK OF INTEREST IN THIS HERITAGE FEATURE (THE ONE PEDESTRIAN BRIDGE AND THE EDGE TREATMENT LOCATED AT THE WESTERN END OF THE STUDY AREA DOES HELP MITIGATE THIS SOMEWHAT).
- 11. THE MAIN INTERSECTION OF THE STUDY AREA (VICTORIA AND CHURCH) DOES NOT DEMONSTRATE A GREAT DEAL OF CHARACTER WEAKENING THE OVERALL IMAGE OF THE DOWNTOWN.
- 12. BREAKS IN THE STREET WALL (BUILDING FACE) BREAK UP THE CONTINUITY OF THE DOWNTOWN.



**SITE ANALYSIS - DOWNTOWN ALLISTON**

- 13. THE COACH-STYLE STREET LAMPS, STREET TREES, HANGING FLOWER BASKETS, BENCHES, BRICKED BUMP OUTS, AND THE "DOWNTOWN ALLISTON CLOCK" INDICATE THAT THE DOWNTOWN IS MAINTAINED AND INVESTED IN, THESE ELEMENTS ADD TO THE OVERALL CHARACTER OF THE TOWN.
- 14. THE BUILDING MASS LOCATED AT THE NORTH WEST CORNER OF CENTRE AND VICTORIA STREET IS INCOMPATIBLE WITH THE DOWNTOWN CORE.
- 15. SOUTH EAST CORNER OF CENTRE STREET AND VICTORIA STREET IS PRESENTLY VACANT AND IS NOT WELL MAINTAINED RESULTING IN AN UNSIGHTLY CORNER IMPACTING THE OVERALL IMPRESSION OF ALLISTON.
- 16. THE EAST SIDE OF CENTRE STREET SOUTH OF VICTORIA STREET LACKS A DEFINED EDGE AND IS OUT OF KEEPING WITH THE CHARACTER OF THE DOWNTOWN.
- 17. THE EXISTING HONEY LOCUST STREET TREES ARE IN RELATIVELY GOOD HEALTH AND APPEAR WELL ESTABLISHED.
- 18. ABANDONED OR UNMAINTAINED BUILDINGS WEAKEN THE IMAGE OF THE DOWNTOWN CORE.
- 19. THE PARKING AREA LOCATED AT THE REAR OF THE BUILDINGS ON THE NORTH SIDE OF VICTORIA STREET ROUGHLY BETWEEN CHURCH AND PARIS STREETS COULD BE SIGNIFICANTLY REORGANIZED TO IMPROVE AESTHETICS AND PROVIDE MORE PARKING.
- 20. THE PARKING AREA LOCATED AT THE REAR OF THE BUILDINGS ON THE SOUTH SIDE OF VICTORIA STREET BETWEEN CENTRE AND PARIS STREETS COULD BE SIGNIFICANTLY REORGANIZED TO IMPROVE AESTHETICS AND PROVIDE MORE PARKING.
- 21. THE NORTH EDGE OF WELLINGTON STREET IS UNORGANIZED AND LACKS ANY SORT OF COHESION, THE CONSIDERATION OF AN EDGE TREATMENT FOR WELLINGTON STREET, AS WELL AS URBAN DESIGN GUIDELINES (OR SITE PLAN REVIEW GUIDELINES) SHOULD BE CONSIDERED FOR THIS STREET AS REDEVELOPMENT NATURALLY OCCURS.
- 22. THE EDGES OF CHURCH STREET SHOULD RECEIVE THE SAME TREATMENT AS A FRONTAGE WITH BUILDINGS SET AT ZERO LOT LINE AND FACADES DEVELOPED IN KEEPING WITH THE HERITAGE BUILDINGS LOCATED IN THE DOWNTOWN.