Neighbourhood Planning & Design Standards adopted by the Director of Planning Services, in consultation with the Director of Development Services and the Director of Corporate Services, as authorized by the City Manager under Corporate Administrative Policy No. 6305.


July 15, 2013 - Governance & Policy Committee passed the following resolution 'Resolved that the Governance and Policy Committee, having considered the report from Planning Services dated July 9, 2013 re: Neighbourhood Planning & Design Standards, recognizes these standards as a reasonable interpretation of the Design Charter and the approved Design principles.'

September 3, 2013 - City Council approves Organizational Purpose Statements many of which align with the Neighbourhood Planning & Design Standards.

Tara Lodewyk,
Director of Planning Services

Date
The City of Red Deer is a growing city with a vibrant culture, affordable housing, short commutes, state of the art education and health care systems and a rich parks and trail system.

As the third largest City in Alberta after Edmonton and Calgary, Red Deer has a solid economy where a growing manufacturing industry, a strong retail and wholesale service industry, agriculture, tourism, oil and petrochemical industries collectively contribute to the Red Deer Corridor fast becoming ‘Canada’s Economic Capital’.

To accommodate this growing population and economy, we need to look to the future and consider how we can build neighbourhoods that reflect the character and values of our City. This includes building our community and culture while creating a sense of belonging for current and future residents to Red Deer. We want to be a city known for it’s high quality of life which has great neighbourhoods to live in.
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For additional guidance on the preparation of NASP Submission and the application of the Planning and Design Standards, see NPDS Appendix document, which includes:

- Appendix A: Land Use Allocation, Housing Mix & Density Table
- Appendix B: NASP Process
- Appendix C: NASP Example Template for Submission
- Appendix D: NASP Checklist and Evaluation
- Appendix E: Planning Department Fees
Welcome to the City of Red Deer’s Neighbourhood Planning and Design Standards. These standards help achieve the City’s Strategic Plan to “support a healthy, vibrant, and sustainable community”.

The standards are principle driven and performance based. They maintain the essence of previous practices and previous requirements but have been modified to allow for flexibility and innovation while encouraging greater collaboration with the development community.

These standards should be seen as a ‘guidebook’ for good design. Each guiding principle and set of standards are a ‘step’ in the process of building neighbourhoods for Red Deer.
Building Great Neighbourhoods

Great neighbourhoods don’t happen by accident. They are the result of careful planning and thoughtful design that creates places that are sustainable, walkable, vibrant, social, and livable which increase the quality of life for residents of all ages and incomes. Great neighbourhoods contribute to the prosperity of our city, attracting new people, new business and creating vitality while allowing the city to respond to change over time. Great neighbourhoods are the foundation of a great city.

How is a Great Neighbourhood Designed?

Designing great neighbourhoods or improving on existing residential communities begins with looking at the many components and layers that create a great neighbourhood and understanding how these pieces are integrated and assembled.

The City has identified nine principles for creating a great neighbourhood.

- Start with the existing Natural Areas and Opportunities for Ecosystem Enhancement
- Outline a Mix of Land Uses
- Ensure the neighbourhood is well connected to provide Multi-modal Choice
- Strive for a more Compact Urban Form and increased Density to create distinct neighbourhood nodes
- Integrate a variety and mix of Parks and Community Spaces
- Provide for Housing Opportunity and Choice
- Build in Resilience and Low Impact attributes that enhance the neighbourhood
- Create a Safe and Secure Neighbourhood
- Encourage elements that add to the neighbourhoods Unique Identity
Integrating the key components and layers within a neighbourhood:
Anatomy of a great neighbourhood:

- Preserve and protect existing natural areas
- Sensitive transition in land use and scale to existing development
- Integrate existing development
- Multi-family residential adjacent to parks
- Smaller parks & gathering spaces
- Defined neighbourhood entrances marked with design features (banners, public art, signage)
- Create a neighbourhood node with an integrated and street oriented mix of uses
- Arterial between two quarter sections
- Incorporate mid-block pedestrian crossings
- Mixed housing types which transition logically between building forms
- Multi-modal transportation options with mixed use commercial nodes based on a 500m walk radius and transit supportive densities
- Quality design and addressing the relationship of buildings to the street
Great neighbourhoods include a mix of land uses with an identifiable commercial centre or corridor. These areas provide goods and services to meet residents daily needs and are an important community gathering place. Neighbourhood nodes may also be locations of recreation and transportation. Nodes can vary in size depending on the context. The best neighborhood nodes include: A mix of uses, integrated higher density residential housing, a pedestrian oriented public realm, and are within a short walking distance of most residents in a neighbourhood.

The new design standards support the development of a mix of land uses focused around a neighbourhood node that includes either (or both) commercial development and community amenity/facility.

Components of a good node development:
Applicability of Standards

New Neighbourhood Development

Design standards are not specific to any geographic area of the city. New neighbourhood or greenfield development (typically a quarter section) is currently the most common form of development within Red Deer. These Planning and Design Standards are largely directed towards greenfield development.

Redevelopment within Existing Neighbourhood Areas

Redevelopment within existing neighbourhoods is an important aspect of city building and integral to long term sustainability for The City of Red Deer. Redevelopment can add new life and vitality to an area and provides increased service efficiencies such as: Viable transit service and reuse of City infrastructure. Redevelopment can effectively accommodate a portion of overall new growth in the city while targeting a largely unexplored segment of the housing market. If well designed, redevelopment can be integrated seamlessly into existing neighbourhoods and nodes.

These new planning and design standards address smaller redevelopment within existing neighbourhoods. Redevelopment of larger areas are guided by the design principles but will also require a more comprehensive Area Redevelopment Plan.

Redevelopment follows a similar process to the design of new neighbourhoods. An analysis of what is already there (in built form) provides the context and basis for which the new development will ‘fit in’ and respond to. Redevelopment standards apply to development permit applications. The City of Red Deer Land Use Bylaw will supersede this document until such time that the LUB is amended to align with the NPDS. Applications for changes in zoning are processed on their own merit.

Examples of Redevelopment Scenarios:

Small redevelopment - carriage home at the lane doesn’t change the character from the street

Larger redevelopment site including higher density land uses at block ends

Existing Development

New Development

lane separates land uses

lane separates land uses
A Performance-Based Approach

Proposed Neighbourhood Area Structure Plans and Small Redevelopment Applications will be evaluated with the Planning and Design Standards from a performance-based perspective. While some standards are specific, the focus will primarily be on achieving the intended outcome of the neighbourhood principles. The principles have been drafted to be flexible, encouraging innovation in the design process.

The proposed development must achieve all applicable Planning and Design Standards outlined in the standards document. Applicable standards will be determined at the NASP pre-submission meeting with City Planning staff using the NASP checklist/scorecard. The applicant will then complete a draft submission with a self evaluation outlining how the standards have been met and key highlights of the proposed neighbourhood. How each standard is achieved will largely remain flexible and open for the development community to determine. The end result, or performance for each standard will then be checked and evaluated using the City of Red Deer Standards checklist/scorecard. For further information on the NASP submission process see Appendix C, D and E of the supplimental planning document.
Document Use & Navigation

Purpose

The purpose of this document is to guide the planning, design, and construction of high quality, livable, and walkable neighbourhoods. The standards descriptively and diagrammatically outline the elements of good neighbourhood design and strategies to achieve the City's overall vision.

Addressing Different Types of Land Uses

It is recommended that in addition to these standards consideration be given to developing site specific guidelines for: large redevelopment sites, sites that will be developed in many phases, projects with tall buildings over 4 storeys, large civic centers, schools, primary transit nodes or the development of discrete sections of major streets. These would be developed by The City, developer and / or in consultation with the public.
1. Principle!

Natural Areas

**Intent**

Each neighbourhood contains natural open spaces and is sensitive to the existing land conditions and local ecology. Neighbourhoods are designed to include existing or enhanced natural and conservation areas or respond to natural features. This may include greenways, wetlands, watercourses, woodlands and native plant vegetation.

**1.1** Design for public access to natural areas where permitted.

**1.2** Connect natural areas in a provincial plan to create a comprehensive, viable ecological network to slow the movement of wildlife. Enhance biodiversity, improve ecosystem services, including air and water quality.

**1.3** Where there are significant tree stands and wetlands, integrate these into parks, open spaces or riparian facilities.

**1.4** Where possible, design or renovate management areas as wetlands and natural boundaries to create a community amenity and wildlife habitat.

**1.5** Test the stormwater management areas and networks in natural areas where feasible. Allow public access. For example, trails around ponds, walkways, viewpoints, seating areas, etc., adjacent to stormwater management areas.

**1.6** Locate amenities (plants, seating, lighting, etc.) in natural areas to reduce disturbance to sensitive ecological areas and wildlife habitats.

**1.7** Establish and install riparian vegetation along streams and rivers to reclaim riparian areas. Natural areas should be protected and their significant ecological significance be retained. 

**1.8** Property boundaries should be designed to retain and preserve significant ecological value in the area. Identify through edges and buffer these with vegetation, native plant communities, and native plantings within other natural areas.
Glossary of Terms

The following provides a glossary of terms used throughout the standards document.

Accessible refers to a destination that is easy to get to or the feeling of belonging or ability to occupy a space or place. Accessibility also applies to a building that is easy to enter for physically challenged people.

Auto-oriented uses are developments that encourage driving and/or are unsafe or unpleasant or inconvenient for pedestrians, cyclists or transit users to access.

Block size / length is the linear distance between two intersections.

Bumping spaces are open spaces where unplanned social interaction can occur. Examples may include (but are not limited to), urban plazas, courtyards, expanded building entrances, trail staging areas, park seating areas, pocket parks, etc.

Bus bulge is an extension of the sidewalk towards the road at intersections and major transit stops. Typically designed for pedestrian comfort and safety.

Density refers to the number of units and/or people living in a given area. Typically measured in number of dwelling units per hectare or acre. Medium and high density housing refers to a multi-family building form.

Ecosystem services refers to the function of existing natural systems that provide supportive functions to built infrastructure. Examples may include: Stormwater detention and infiltration.

Green streets are streets that are designed with a greater permeability than standard streets to capture and slowly release stormwater into the ground via vegetation and/or porous pavement.

Ground oriented development refers to buildings that have direct access from the street to individual units at the ground floor.

High street is a ‘main street’ and refers to a primarily commercial corridor accessible from the street and is pedestrian oriented.

Neighbourhood node is a mix of uses (medium to high density residential, mixed use, commercial, greenspace, community or recreational facilities) co-located together in one area (or building) that serves the neighbourhood and potentially surrounding areas. Typically neighbourhood nodes are easily accessed by foot, bicycle, car, or bus.

Performance based standards are intended to focus on the desired outcome and overall goal.
rather than a prescriptive and detailed list of requirements.

Public realm is defined as any publicly owned streets, pathways, right of ways, parks, or publicly accessible spaces and any public and civic building and facility.

Real-mobility choice refers to design and infrastructure that supports active (pedestrian and cyclist) modes of transportation as well as transit and vehicle movement.

Standards are specific “non-negotiable” expectations for development except where the standard is “encouraged” or “recommended” or designated as “where possible or appropriate”. In this case, the standard is not required, but viewed as desirable and can be negotiated or requested by City Departments.

Street fronting buildings face onto streets, with direct access and views from the street.

Views and vistas refer to a unique distant view, viewscape or view corridor along a road, through an opening, or along an escarpment or high point.

Well lit streets refer to streets or trails that have sufficient and continuous light from overhead street or ground lights.
Section B.
Neighbourhood Planning Principles
## City of Red Deer
### Neighbourhood Planning Principles

The following neighbourhood planning principles state the desired outcome of the design standards. Each principle includes a quick reference guide to the type of standards included within each principle.

### Principle 1: Natural Areas

**Intent**

Each neighbourhood contains natural open spaces and is sensitive to the existing land conditions and local ecology. Neighbourhoods are designed to include existing or enhanced natural and conservation areas or are a response to natural features. This may include greenways, wetlands, watercourses, woodlots and native plant vegetation.

**Standards**

- Identification and mapping of existing natural features, including:
- Conservation or restoration and enhancement of natural features and functions including environmentally sensitive and significant areas
- Escarpments or floodplains or other buffer lands

### Principle 2: Mixed Land Uses

**Intent**

Each neighbourhood has a mix of land uses and densities that provide options to live, learn, work, and play. More intensive land uses are connected and focused around transit, alternative transportation modes and parks. All citizens can easily access daily shopping and recreational needs in their neighbourhood regardless of mode choice.

**Standards**

- Type of land uses - mix and integration
- Transition between land uses
- Creating nodes of activity
- Access to services
Multi-Modal Choice

Intent
Each neighbourhood offers real mobility choices for residents to travel to, from and within the neighbourhood. Streets and trails are well connected to encourage active modes of travel. Traffic and parking are managed and do not dominate the neighbourhood.

Standards
- Street network layout
- Trail network layout
- Connectivity of streets
- Connectivity of trails
- Street design
- Parking
- Active transportation
- Access

Compact Urban Form and Density

Intent
Each neighbourhood is designed to use land wisely and efficiently. Higher density housing is clustered and located with commercial and institutional uses and public transit stops. Higher density areas gradually transition to lower density areas. Density supports a mix of uses and viable transit ridership.

Standards
- Density
- Block size
- Redevelopment
- Built form and development types
- Scale and massing of buildings
- Transition of density and form within a neighbourhood
City of Red Deer
Neighbourhood Planning Principles

Principle 5
Integrated Parks & Community Spaces

Intent
Each neighbourhood offers high quality public spaces, with a variety and mix of leisure and recreational opportunities. Open spaces are well connected and integrated. Public space is accessible and suitable to a range of ages and abilities. Active and passive spaces provide areas to congregate, socialize, recreate, be physically active and spend time outdoors.

Standards
- Park types, mix, connectivity and integration
- Parks amenities and facilities
- Formal/informal social gathering spaces (incl. ‘bumping’ spaces, gardens, etc.)
- Active & passive recreation needs and spaces

Principle 6
Housing Opportunity & Choice

Intent
Neighbourhoods provide a mixture of buildings, unit sizes and housing types. Housing options provide choice within the neighbourhood, appealing to a range of incomes, family types and opportunities for ‘aging in place’.

Standards
- Housing types
- Housing mix
- Affordable/supported housing
Resilient & Low Impact Neighbourhoods

Intent

Each neighbourhood is designed to be resilient and adapt to changing conditions such as growth rates, demographics, regional context, energy price changes, climate change and change in residents needs and preferences. Cost effective neighbourhoods are designed with consideration for construction, long term maintenance, operation and resident affordability. Neighbourhoods are planned to accommodate a variety of future uses that will allow buildings, public spaces and amenities to be adapted efficiently as needed.

Standards

- Low impact development
- Green buildings
- Urban agriculture and agricultural land preservation
- Stormwater management, incl. green roofs, swales, landscaping, rain gardens
- Energy efficiency (passive heating, solar, etc.)

Safe and Secure Neighbourhoods

Intent

Each neighbourhood is designed to promote citizen's health and well-being and increase overall neighbourhood safety and social interaction. Streets are designed for pedestrian and cyclist safety. Residents know their neighbours, feel confident to play, walk, cycle, and take transit, use neighbourhood spaces and access community amenities.

Standards

- CPTED (Crime Prevention Through Environmental Design)
- ‘Eyes on the street’
- Social and community gathering spaces and design
- Traffic calming
- Emergency planning
City of Red Deer
Neighbourhood Planning Principles

**Principle 9**

**Unique Neighbourhoods**

**Intent**

Each neighbourhood has a distinct identity fostering community pride and a sense of belonging. Arrival features, focal points, natural elements, public art and other symbols of the community are integrated at important intersections and other locations within the neighbourhood. Architecture and site design express creativity, a distinct ‘look and feel’ for each neighbourhood, including relationships between buildings and public space, size of homes, street widths, block size, choice of materials and architectural character.

**Standards**

- Integration of existing features & land forms
- Preservation of history or heritage features
- Building design and layout
- Neighbourhood branding
- Wayfinding (signage, banners, etc.)
- Focal points, neighbourhood features (natural areas, views, etc.)
- Public art
Section C. Planning & Design Standards
Principle 1

Natural Areas

Intent

Each neighbourhood contains natural open spaces and is sensitive to the existing land conditions and local ecology. Neighbourhoods are designed to include existing or enhanced natural and conservation areas or respond to natural features. This may include greenways, wetlands, watercourses, woodlots and native plant vegetation.

- Design and layout streets to avoid large existing natural features.
- Preserve existing natural features (where identified as beneficial) and integrate these within the neighbourhood as an amenity.
- Preserve view corridors to key natural or cultural features.
- Front higher density housing onto natural areas.
- Connect natural areas with neighbourhood and City-wide parks and trails network.
- Where possible utilize natural systems as part of neighbourhood green infrastructure (connect with swales, etc.)
Standards

Site Planning

1.1 Identify and preserve significant environmental and ecological resources and natural areas within the plan boundary as part of the Municipal or Environmental Reserve designation.

These are identified as:

- Environmental and ecological features, defined in the Municipal Government Act.
- Other prominent landscape features or areas identified as recognizable natural, scientific or of aesthetic interest.
- Features identified in the ecological profiles completed by the City’s Recreation, Parks and Culture Department or in the various inventories of natural features in and around Red Deer.
- Existing areas identified and targeted specifically for ecosystem enhancement.

1.2 Design street layout to avoid unnecessary disturbance of major natural areas or significant landscape features.

1.3 Utilize existing natural areas as part of public green spaces and/or incorporate a trail network within these areas.
1.4 Design for safe public access to natural areas when permitted.

1.5 Connect natural areas in a proposed plan area with larger, city-wide ecological networks to allow for wildlife movement, increase biodiversity, improve ecosystem services, including air and water quality.

1.6 Where there are significant tree stands and wetlands, integrate these into parks, open spaces or stormwater facilities.

1.7 Where possible, design stormwater management areas as wet ponds and naturalize edges to create a community amenity and wildlife habitat. Naturalize as much as possible to re-create natural riparian habitat and treatment conditions for surface water run off and storm sewer treatment.

1.8 Treat the stormwater management areas and network as recreational amenities where safe to do so. Allow public access, for example, loop trails around ponds, establish viewpoints, seating areas, etc. adjacent to stormwater management areas. Swimming shall not be permitted in the stormwater management facility.

1.9 Locate amenities (trails, seating, lighting, etc.) in natural areas to minimize disturbance to sensitive ecological areas and wildlife habitat.

1.10 Site design should incorporate elements to protect and enhance riparian zones, watercourses, and urban forests within neighbourhoods and nodes.

1.11 Property boundaries should be aligned to retain and preserve significant ecologically sensitive areas, identified woodlots and/or other natural capital.
**Principle 2**

**Mixed Land Uses**

*Intent*

Each neighbourhood has a mix of land uses and densities that provide options to live, learn, work, and play. More intensive land uses are connected and focused around transit, alternative transportation modes and parks. All citizens can easily access daily shopping and recreational needs in their neighbourhood regardless of mode choice.
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Mix of Uses

2.1 Co-locate the following land uses to create a neighbourhood node (integrated cluster of uses/amenities).
   - commercial / employment uses (e.g. live-work townhomes, neighbourhood commercial, etc.)
   - parks, gathering spaces (recreational amenities, urban plazas, playspaces, etc.)
   - civic facilities (e.g. library, daycare, activity centre, emergency services site, schools)
   - medium and high density housing

2.2 Co-locate commercial services, community facilities and institutional uses and coordinate higher density land use districts with those in adjacent neighbourhoods to create a larger centre of activity accessible to both neighbourhoods.

Transition of Uses

2.3 Where a commercial area abuts low density uses, provide a buffer (landscape, parking, etc.), screen or lane separation between service areas or rear lot areas of abutting non-residential development. Ensure that if a lane is used, it does not cause conflicts (both pedestrian and vehicle) between commercial and residential uses.

2.4 In a higher density mixed use project adjacent to a less intensive zone, the more compatible use and building type should be sited near the zone edge.
Commercial Nodes and Mixed Use Buildings

2.5 Design a network of mixed-use, walkable nodes connected together by transit, and easily accessible from surrounding residential neighbourhoods by bicycle and by foot.

2.6 Publicly oriented, active uses, such as commercial and community uses shall be located at grade and at or close to the sidewalk edge to encourage street vitality and safety.

2.7 Establish retail uses at the ground floor, with office support services located on the second floor or residential uses above.

2.8 Buildings should be well connected to and integrated with pedestrian-oriented open space such as courtyards, gardens, patios, and other landscaped areas.

Community Amenity Sites

2.9 Each neighbourhood plan (based on a quarter section) must show one or more “community amenity site(s)” totalling approximately 0.525 ha (1.3 acres). The site is to be allocated for community uses, temporary care, assisted living, adult day care or day care facility, place of worship and other community uses as proposed and approved by The City. A residential use in combination with any of these uses is acceptable on these sites.

2.10 The site(s) should be subdivided (if necessary) to meet the potential tenant’s needs.

2.11 The availability of the site shall be advertised by the developer through local print media and the City’s web site (public notices) and shall be held by the developer for a minimum of one year.

- The developer must contact Legislative and Administrative Services at least four weeks prior to the one year advertising period to coordinate the advertising requirements.

- A deposit will be required as per the attached fee schedule (Appendix E).

- Advertising will consist of nine display ads under The City banner and inclusion in the public notices section of The City web site.

- If the site is not purchased for any of the intended uses within one year, it will be considered for a change of use.
2.12 Locate the community amenity site adjacent to or integrated with a neighbourhood node or within close proximity to other community facilities or green spaces.

2.13 Locate the site within 400m walking distance of a transit stop.

**Built Form**

2.14 Commercial frontages / shop fronts should have convenient entrances and transparent store fronts so that the interior of the building is visible from the street, and where appropriate, uses can spill out onto, the public sidewalk. For example, cafes, restaurants, store displays, etc.

2.15 Where redevelopment occurs on commercial streets with narrow sidewalks (<2.0m) new development should be set back slightly from the property line to provide additional space for street trees and other streetscape elements, unless it is a deviation from the existing street wall formed by adjacent buildings.

2.16 Expansive blank walls (i.e., over 5 metres in length) fronting public, active streets should be avoided. When blank walls are unavoidable, they may be mitigated through a combination of the following suggested design treatments:

- Installing vertical trellis in front of the wall with climbing vines or plant materials.

- Setting the wall back slightly to provide room for a landscaped or raised planter bed in front of the wall, including plant materials that could grow to obscure or screen the walls surface. The use of evergreen and conifers are encouraged to provide
year round screening for blank walls not landscaped.

- Providing art (such as a mosaic, mural, decorative masonry pattern, sculpture, relief, etc.) over a substantial portion of the wall surface.

- Employing different texture, colours, and materials to articulate and break up the walls surface and make it visually more interesting.

- Providing special lighting, a canopy, awning, horizontal trellis or other pedestrian oriented features that break up the size of the blank walls surface and add visual interest.

- Incorporate into a patio or sidewalk café.

2.17 Residential and commercial entrances should be differentiated architecturally in mixed-use buildings to avoid confusion. Commercial entries tend to be public, and residential entries tend to be private, and should be designed accordingly.

2.18 Entry-ways to buildings should be recessed slightly from the sidewalk or property line to emphasize the building entrance and to provide “punctuation” in the overall streetscape treatment and architectural concept for the building.

2.19 Design commercial buildings to include canopies or cantilevers for weather protection and contribute to a pedestrian scaled streetscape. Provide continuity of canopies or cantilevers for pedestrian coverage along the street where possible.
Principle 3

Multi-Modal Choice and Connectivity

Intent

Each neighbourhood offers real mobility choices for residents to travel to, from and within the neighbourhood. Streets and trails are well connected to encourage active modes of travel. Traffic and parking are reduced and do not dominate the neighbourhood.
Streets and Blocks

3.1 Design an interconnected street network that respects the City’s established hierarchy of roads and that directly connects with existing arterials, collectors and main entrances of adjacent residential developments.

3.2 Design grid or modified grid street patterns to increase route options and connections.

3.3 Design the layout of streets to minimize the use of cul-de-sacs and ‘P’ loops.

3.4 Layout the local street pattern with a maximum block size length of 200 metres between intersections and on average between 150m and 180m.

3.5 Design streets for multiple modes of travel based on the context of the street defined by determining how the street will be used, who will use the street and where the street is located.

Walkability

3.6 Locate key neighbourhood destinations (commercial, community recreational facilities, school sites, etc.) within a 400m to 800m (5-10 minutes walking distance) of the majority of residents.

3.7 Provide sidewalks and trails to transit, commercial areas, community
3.8 Provide safe and direct routes for pedestrians to transit, commercial areas, community facilities and parks that encourage use of active transportation modes.

3.9 Where a cul-de-sac, P-loop crescent or a curvilinear collector roadway exists and it increases the distance of indirect travel for pedestrians, the neighbourhood design must provide a formalized pedestrian short cut via park linkages or walkways. A lane is not an acceptable short cut for this purpose.

**Trails**

3.10 Link multi-use trail networks to city wide networks and/or networks located in adjacent neighbourhoods.

3.11 Plan the internal neighbourhood trail system in conjunction with the planning of the neighbourhood park/school sites, parkettes, linear parks and buffer areas.

3.12 Provide separation of pedestrians and cyclists in sections where there is anticipated high traffic, and/or high activity (such as near commercial nodes, recreational facilities, community and neighbourhood parks, primary trail connections to regional park and regional trails, or other key neighbourhood destinations).

**Transit**

3.13 Design neighbourhoods so that transit service can be provided to 97% of all dwelling units within 500 metres walking distance of a transit route.

3.14 Locate transit stops within 500 metres walking distance of all multi-family building entrances and social care facilities (assisted living, adult day care and/or day care facility).

3.15 Provide direct and continuous collector streets for transit access and efficiency of service.

3.16 Ensure all key neighbourhood destinations (commercial, community facilities and parks) include transit stops.
Cycling

3.17 Link bike facilities (trails, lanes) to city wide networks and/or networks located in adjacent neighbourhoods.

3.18 Provide a network of dedicated on or off-street bike lanes or multi-use trails that can accommodate recreational and commuter traffic.

3.19 Provide bike facilities (bike racks, lock up boxes, etc.) within commercial sites, community facilities, at school sites and multi-family buildings.

Access

3.20 Design streets, sidewalks, crosswalks and access to buildings to be accessible to a wide range of residents and abilities.

3.21 Facilitate safe and direct pedestrian, cyclist, transit and vehicular access to school sites for neighbourhood residents and/or residents of adjacent neighbourhoods.

Parking

3.22 Minimize the use of front driveways where adequate vehicle access is available from the lane.

3.23 Where appropriate, provide shared driveways for ground–oriented attached dwellings (to increase green space).
3.24 Large surface parking areas should be avoided and should be designed as smaller groups of parking areas defined by landscaping.

3.25 Locate off street parking areas to the side or rear of buildings and not between the public right-of-way and the front of the buildings for commercial and multi-family buildings.

**Street Design**

3.26 Where possible, reduce paved widths of lane and streets to encourage a more pedestrian friendly environment. Street and lanes should remain wide enough to accommodate waste collection and emergency vehicle requirements.

3.27 Design lots for rear lane access and infrastructure unless otherwise approved by City Engineering and Planning.

3.28 Incorporate street trees to define and frame streets, particularly where there are deeper building set-backs and lower buildings, such as suburban residential streets and arterials with auto-oriented uses.

3.29 Incorporate planting and landscaping in medians.
Intent

Each neighbourhood is designed to use land wisely and efficiently. Higher density housing is clustered and located with commercial and institutional uses and public transit stops. Higher density areas gradually transition to lower density areas. Density supports a mix of uses and viable transit ridership.

- Create a well-defined neighbourhood node
- Cluster and locate high density residential with commercial and institutional uses.
- Site and orient buildings to face the street
- Locate community and institutional uses and services within or adjacent to the neighbourhood node

Create "transit oriented development": high density, mixed use development, mixed housing types, and predominantly grid street design
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Density

4.1 Achieve an overall housing density of 17.0 dwelling units per net developable hectare (6.9 du/net developable acre) calculated on a quarter section basis.

4.2 Plan and design the neighbourhood with transit supportive densities within nodes and along planned transit routes that support frequent transit service during peak times.
Redevelopment - Density and Building Design

4.3 Redevelopment shall complement the existing neighbourhood architectural character (colour, materials, styles), building patterns, scale, building height and massing.

4.4 For smaller redevelopment projects (one lot or a small assembly of lots), design buildings at a height and scale which is within 1 to 2 storeys of what is already established in adjacent blocks.

4.5 Design redevelopment so that it does not overwhelm or overshadow adjacent existing buildings, this also applies to rear yards where development extends beyond adjacent properties, creating an ‘overlook’ condition.

4.6 Locate redevelopment within 1.2m of the existing front yard setbacks of adjacent sites or within the average of all existing principle buildings on the same block.

4.7 Where the primary entrance is not at the front of the property, design the building to create a strong sense of entry from the front facade (e.g. through use of pathways, landscaping, porch features, etc.).

4.8 Maintain the privacy of adjacent dwellings through careful placement of windows, doors, decks and patios in new buildings. Where this is compromised, use fencing, screening and landscaping to create privacy between buildings.

4.9 Where a second entrance is in a side elevation adjacent to an existing building, design it at grade or close to grade, to protect the neighbours privacy and avoid overlook.

4.10 Provide sidewalks that tie into existing pedestrian networks to provide new or improved pedestrian connections.

4.11 Where possible, maintain existing trees and plantings. If this is not possible, replace trees and planting at a 1:1 ratio or at the discretion of the development officer.

4.12 Publicly owned trees shall not be removed to facilitate the construction of an redevelopment project.
Principle 5

Integrated Parks & Community Spaces

Intent

Each neighbourhood offers high quality public spaces, with a variety and mix of leisure and recreational opportunities. Open spaces are well connected and integrated. Public space is accessible and suitable to a range of ages and abilities. Active and passive spaces provide areas to congregate, socialize, recreate, be physically active and spend time outdoors.

- Maintain existing natural areas as key distinguishing features of the neighbourhood.
- Provide a variety of different sizes of greenspaces distributed throughout the neighbourhood.
- Ensure a mix of park types and gathering spaces - urban plazas, sports fields, natural areas, linear corridors, pocket parks, play areas, etc.
- Create a network by connecting green spaces through green streets, pedestrian links, and urban plazas.
- Stormwater serves a secondary function as a recreational amenity.

- Pedestrian links
- Existing natural areas and sports fields
- Community parks and sports fields
- Urban plaza
- Pocket parks and neighbourhood parks
- Green streets
- School-park sites

THE CITY OF Red Deer
Park Sizes and Types

5.1 Include a variety of park sizes and types from the following list:

- Neighbourhood and Community parks: large multi-functional open spaces that may include school sites, larger community and/or recreational facilities and amenities (sports fields, etc.) and social amenities (community gardens, market spaces, etc.)

- Linear parks: greenspaces integrated into street network and trail systems to increase open space and opportunities to gather, play, and recreate within neighbourhoods, linear parks provide connections between large/regional parks or nodes.

- Parkettes: Small greenspaces. Providing opportunities for ‘bumping spaces’ and passive enjoyment of greenspace.

- Urban Plazas: Public gathering spaces integrated into the site of mixed use or commercial areas, institutions and community/recreational facilities.

- Natural and Reclaimed Areas: Greenspaces provided for protection, conservation, habitat value or visual appeal.

5.2 Distribute parks (and park types) throughout the neighbourhood for accessibility to residents and to best serve intended users within the neighbourhood.

Connectivity

5.3 Provide a connected system of parks and open spaces through trail systems, sidewalks, pedestrian links and green streets accessible to residents within a 400m walking radius.
5.4 Locate greenspaces where at least two sides are accessible from a public street, unless otherwise approved by the Parks Department.

5.5 Design parks to connect with a pedestrian trail system and/or sidewalks.

5.6 Where housing backs onto public green space, the space should ensure adequate public access, safety, security and ensure it is not perceived as private space for adjacent homeowners.

Amenities and Facilities

5.7 Incorporate attractive outdoor amenities within park and gathering spaces based on identified or anticipated community needs. This may include (but is not limited to):
- seating areas, playgrounds, public art, trees, landscaping, weather protection, places for people to garden and grow food, and,
- where suitable, infrastructure for outdoor events such as farmers’ markets, festivals and concerts.

5.8 Provide fencing of parks, greenspace or gathering spaces only where it is necessary to prevent direct access to sensitive environmental areas or unsafe conditions and to prevent encroachments.
5.9 Balance park and community gathering spaces with both informal (such as passive open space) and formal opportunities (such as defined seating areas and sports fields) for area residents to gather and interact.

5.10 Provide gathering areas, play spaces and outdoor seating areas within park spaces and as onsite amenities within multi-family developments.

5.11 Where a development is greater than one quarter section, include park amenity construction timing in the phasing plan to ensure residents have places to interact while their neighbourhood is being constructed.

5.12 Consult the Recreation, Parks and Culture Department to identify where major sports fields and formalized outdoor sports facilities are located within the neighbourhood based on City-wide planning and anticipated neighbourhood demographic needs.
Principle 6

Housing Opportunity & Choice

**Intent**

Neighbourhoods provide a mixture of unit sizes and housing types. Housing options provide choice within the neighbourhood, appealing to a range of incomes, family types and opportunities for ‘aging in place’.

Locate multi-family residential buildings adjacent to commercial-mixed use and integrate with community gathering spaces and amenities for walkability.

Locate higher density housing types at block ends or adjacent to neighbourhood commercial, parks & community spaces.
Housing Type and Mix

6.1 Incorporate a variety of at least four housing types to provide for housing choice and buying capacity of residents.

A range of housing types has been identified as (but is not limited to):

- Mixed Use Residential - Commercial.
- Apartments.
- Townhouses, Stacked Townhouses, Rowhouses.
- Live Work Units.
- Multi-plex - Duplex, Triplex, Fourplex.
- Cottage Cluster Housing.
- Compact Single Family.
- Single Family.
- Single Family with Carriage homes.

6.2 On neighbourhood entry streets, include two or more housing types per block. This could be achieved by anchoring corner lots with a different but complimentary housing form.

6.3 Block ends are encouraged for medium and high density developments especially when adjacent to parks, schools, neighbourhood commercial or other community facilities.
Housing Affordability

6.4 Incorporate a mix of housing that supports affordable housing opportunities within the neighbourhood. Opportunities may include (but not limited to) the following:

- Multi-family buildings.
- Seniors housing.
- Laneway (carriage) houses on single family lots.
- Live work townhomes that offer the option for small business.
- Compact single family lots.
- Single family homes with secondary suites or other separate accommodation arrangements (e.g. garden suites).
- Single family homes that offer flexible arrangements to suit house-sharing or allows for future possibilities for increasing the dwelling size to accommodate changing family sizes and alternative housing arrangements.
- Housing types with alternative tenure (e.g. co-operative housing) and/or subsidized affordable units (e.g. below market rental, seniors supportive housing, etc.)
Principle 7

Resilient & Low Impact Neighbourhoods

Intent

Each neighbourhood is designed to be resilient and adapt to changing conditions such as growth rates, demographics, regional context, energy price changes, climate change and change in residents’ needs and preferences. Cost effective neighbourhoods are designed with consideration for construction, long term maintenance, operation and resident affordability. Neighbourhoods are planned to accommodate a variety of future uses that will allow buildings, public spaces and amenities to be adapted efficiently as needed.
Efficient Infrastructure

7.1 Plan and design the neighbourhood to minimize hard surface infrastructure requirements, optimize the use of infrastructure and avoid duplication where possible.

7.2 Design to ensure a logical extension of servicing to and from adjacent neighbourhoods.

7.3 Seek out and create partnerships to deliver amenities and share in risk (e.g. co-locate complimentary uses to share parking, service areas, and use joint trenching, etc.)

7.4 Restore and/or adapt existing building stock, where possible, to preserve heritage features, reduce building waste and utilize existing infrastructure.

7.5 Provide infrastructure that can be easily adapted to alternative energy sources and servicing (e.g. hydronic space heating and central hot-water systems that could be retrofitted to connect to a district energy system; solar hot water ready construction).

Green Development

7.6 Design neighbourhoods with green technologies and materials that reduce energy use, waste and conserve water while maximizing the livability and the life of the building.

7.7 The use of district heating/cooling systems in which two or more buildings utilize the same alternative energy source, is strongly encouraged.

7.8 Use of energy efficient street lighting such as LEDs is encouraged.
Green Buildings

7.9 Incorporate the use of solar thermal panels and materials into building facades and roofs, where appropriate. For example, in large residential, commercial or mixed use buildings that have a sufficient amount of roof area or exterior wall or roof space without fenestration.

7.10 Green roofs are encouraged to help absorb storm water, reduce heat gain, provide outdoor amenity space, and provide urban wildlife habitat. Albedo roofing materials could also be considered.

7.11 High efficiency building envelopes and heating/cooling systems are encouraged to reduce or eliminate use of fossil fuels, and the production of green house gases.

7.12 At a minimum, development shall meet standards for energy efficiency outlined in the National Building Code of Canada.

7.13 At a minimum, all multi-family, commercial or institutional buildings shall comply with the Model National Energy Code for Buildings.

7.14 Use of building materials with recycled content is strongly encouraged.

7.15 Use local and regional building materials when these are available.

7.16 Provide 3-stream recycling facilities (recyclables, organics, garbage) within multi-family, commercial and institutional buildings. Providing composting facilities or area for this on site, is encouraged.

7.17 Provide secure, easily accessible storage of bicycles for at least 15% of regular building occupants required in all multi-unit residential, (more than 3 units) commercial and institutional buildings in addition to outdoor secure bicycle racks.

7.18 Charging stations for electric vehicles is encouraged within commercial and institutional buildings.

7.19 In larger projects, preferred parking should be provided for very small vehicles (smart cars), and alternative fuelled vehicles (hybrids, electric vehicles, biodiesel etc.).

7.20 The use of potable water for outdoor use should be minimized through measures, such as the following:
Highly efficient irrigation systems including drip irrigation and soil moisture sensors;

- The capture and use of rainwater using rain barrels, cisterns and ponds, and;
- The use of drought tolerant and/or native plant landscaping.

**Stormwater Management**

7.21 Design to make use of the natural drainage pattern to minimize the risk of flooding.

7.22 Where appropriate, on lot source controls for stormwater capture, retention and infiltration is encouraged (e.g. infiltration basin, rain gardens, etc.).

7.23 Plan and design neighbourhoods to maximize retention and filtration of on-site stormwater with minimal negative impact on natural wetlands, waterbodies, groundwater and natural hydrological systems.

Components may include:

- Re-direct post development flows (stormwater ponds) from wetlands and water bodies to maintain their natural hydrology.
- Buffer wetlands and waterbodies from development with greenspace (neighbourhood parks, linear parks, trail systems) and vegetation (landscaping or trees).
- Filter stormwater into stormwater retention and filtration systems before it enters storm drains.
- Partner overland storm drainage and constructed wetlands with linear parks/greenspaces/open spaces/pedestrian connections through the use of bioswales or reconstructed waterways.

**Opportunities for Local Food Production**

7.24 Integrate spaces that would allow for community gardens and community orchards within public spaces adjacent to, or directly within multi-family developments.

7.25 Consider the size and infrastructure needs for a farmer’s market when designing large destination community parks and plazas within mid to large size neighbourhood nodes.
Oil and Gas

7.26 Consider oil and gas wells, pipelines, and facilities in the development of new Neighbourhood Area Structure Plans.

7.27 Work with oil and gas companies early in the planning process when coexistence with active oil and gas wells and pipelines or facilities is necessary.

7.28 Meet all setback requirements for oil and gas wells, pipelines and facilities.

7.29 Include a Phase 1 environmental site assessment with the NASP submission.
Safe Neighbourhood

Intent
Each neighbourhood is designed to promote citizen’s health and well-being and increase overall neighbourhood safety and social interaction. Streets are designed for pedestrian and cyclist safety. Residents know their neighbours, feel confident to play, walk, cycle, and take transit, use neighbourhood spaces and access community amenities.
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Standards

Site Planning

8.1 Residential and Commercial areas should be buffered from potentially dangerous uses such as railway tracks, industrial areas and energy facilities.

8.2 Plan and design the neighbourhood to promote “eyes on the street” based on Crime Prevention through Environmental Design principles. Examples of this could include:

• Front porches, ground oriented dwellings and balconies on the street side of multi-family dwellings

• Well-lit streets, trails, parkettes and seating areas, except where trails run through or adjacent to wildlife corridors.

• Design multi-family balconies to accommodate people sitting to encourage outdoor use and more eyes on the street and lane.

Design living spaces and opportunities for ‘eyes on the street’
Wellbeing and Livability

8.3 Housing with useable porches or covered areas is encouraged to allow homeowners to use their front outdoor space, increasing the chance of interaction with others in the neighbourhood while maintaining ‘eyes on the street’.

8.4 Residential and mixed-use projects should incorporate greenspace with consideration to future resident needs. This may include:
   • courtyards
   • green-ways and links to adjacent trails or greenspace (if applicable)
   • common gardening areas
   • play space near family housing
   • small gathering places, walkway, or other uses.

8.5 Residential and mixed-use projects should incorporate direct access to outdoor space, patio or balcony, or upper level terrace. These should be of adequate size and be covered where appropriate to ensure quality, comfort and usability.

8.6 Multi-unit residential projects should incorporate amenity areas for children and/or seniors that are visible from ground oriented as well as upper story units.

8.7 Roof top open spaces including amenity areas are encouraged, particularly for buildings where the site coverage is over 50%.

8.8 Public pedestrian routes should be designed to ensure the comfort and safety of all persons regardless of age or ability.

8.9 Public parks and playgrounds should be designed to be used by people with varying abilities/disabilities and with universal access principles in mind.

8.10 Incorporate narrow or shallow floor plans into the building form to increase the potential of cross ventilation and penetration of sunlight.

8.11 New development projects should be oriented so that a majority of primary living spaces receive direct sunlight for the day light hours at equinox.
8.12 Organize streets and blocks to capture or respond to climatic realities. Examples include, street layout to maximize solar gain, organizing development to block winds, shelter gathering sites, parks, etc.

Pedestrian Experience

8.13 Design using principles of Crime Prevention through Environmental Design (CPTED).

8.14 Design local streets that encourage low speeds and are pedestrian friendly. Pedestrians should feel comfortable walking and using the space for a variety of purposes.

8.15 All street, trail, sidewalk and crosswalk design will facilitate easy and safe access for all users including children and the elderly.

8.16 Where a trail crossing of an arterial roadway or a collector roadway is required, the trail must be routed to a safe crossing location with a traffic signal, a pedestrian signal or a marked crosswalk with appropriate treatment.

8.17 Where appropriate, curb extensions should be incorporated into the street-scape design to enhance pedestrian crossings and provide space for landscaping, seating and public art.

8.18 Mid-block pedestrian crossings on collector and local roadways should be designed to enhance visibility of the crosswalk and the pedestrian safety. For example, curb extension, use of different pavement texture and colour, lighting, clear pedestrian approaches, etc.

Emergency Services and Utilities

8.19 Plan and design neighbourhoods with consideration for emergency services. This includes:

- Multiple vehicular entry and exit points into a neighbourhood
- Clearly marked street names and house numbers
- Direct streets (minimize cul-de-sacs)
Unique Neighbourhood Identity

Each neighbourhood has a distinct identity fostering community pride and a sense of belonging. Arrival features, focal points, natural elements, public art and other symbols of the community are integrated at important intersections and other locations within the neighbourhood. Architecture and site design express creativity and a distinct ‘look and feel’ for each neighbourhood, including relationships between buildings and public space, size of homes, street widths, block size, choice of materials and architectural character.
Neighbourhood Features & Themes

9.1 Design the neighbourhood with a clear entrance (gateway feature, street banners, creative signage, significant landscaping) that signals arrival and departure from the neighbourhood.

9.2 Design the neighbourhood to preserve existing or create new landmarks, views and vistas.

9.3 Customize a theme or design motif for public infrastructure such as, traffic lights, street lighting, manhole covers, and stormwater drains consistently throughout the neighbourhood and approved by the City. Coordination between neighbourhoods should be considered.

9.4 Where appropriate, the establishment of a homeowners association is encouraged to support neighbourhood features and amenities. This may include an encumbrance placed on each title requiring homeowners to pay a yearly fee to ensure all community owned assets are maintained and safeguarded.

9.5 Reflect or incorporate historical, cultural or natural features of the site in 3 or more of the following elements in a consistent way:
   - Street names
   - Signage design and materials – e.g. street signs, banners, entrance signs, plaques
   - Gathering places design and materials – e.g. park benches, shelters, parkette, park
   - Building design and materials use
   - Trail element – e.g. interpretive signage, trail design
   - Green space/park space – e.g. landscaping, entrance gate to parks
• Public art – e.g. murals, history stones, statues, sculptures
• Preservation of actual historic features such as buildings, old machinery, or infrastructure, fences, etc.

9.6 Integrate public art into buildings, parks/plazas, leisure facilities/amenities, or other publicly visible gathering places.

9.7 Implement a way-finding program (navigation) within the neighbourhood for all modes of transport. This could include elements such as:
  • directional signage (consistent theme) or maps
  • colourful or customized street banners
  • patterns in landscaping (i.e. consistent use of the same plant pallete)
  • design and material use for walkways - colours, stamping, etc.

Heritage and Cultural Features

9.8 Preserve significant cultural or historical resources within the plan boundary. Qualified elements are identified as:
  • Historically significant (HS) or historical preservation (HP) sites in accordance with the Land Use Bylaw and as outlined in the City of Red Deer’s Survey of Historic Sites.
  • Other prominent landscape features or identified work of humans of value for its paleontological, archaeological, prehistoric, historic, cultural, natural, scientific or aesthetic interest.

Built Form and Site Design

General

9.9 To create good street definition and a sense of enclosure, design and locate all residential development and commercial buildings so that the front of the building faces the street, and entrance is accessible directly from the public sidewalk.

9.10 Locate key “landmark buildings” with enhanced height, massing, building projections, architectural elements and/or public space
9.11 Provide variety in projections and facade (e.g. window shapes and sizes, front porches, and roofline treatment, etc.) of similar housing types and land use districts, in particular, when adjacent to one another.

9.12 Design to minimum setbacks for residential and commercial buildings are encouraged to frame the street and create a more intimate neighbourhood ‘look and feel’.

9.13 Design homes so that garages do not dominate the front façade. For example, set back the garage slightly from the front face wall, use similar architectural materials and quality as the house, etc.

9.14 Design driveways so that they are not wider than the garage.

9.15 Design commercial nodes and multi-family sites to incorporate pedestrian paths, medians, and landscaping to break the parking into smaller areas and facilitate opportunities for pedestrian circulation.

9.16 Walk-out basements that back onto arterial roadways are not permitted.

Multi-family

9.17 Residential buildings should be sited and oriented to overlook public streets, parks, and walkways and private communal spaces while ensuring the security and privacy of its residents.

9.18 For townhouses and row-houses, entrances with stoops are preferred because they provide semi-public/semiprivate spaces, encourage activity in front of units, and reduce visibility into residential units.

9.19 Design ground floors of multi-family style residential buildings to be in scale with the pedestrian environment (using window details, covered entries, porches and overhangs).

9.20 Include separate at-grade entrances for ground floor units in multi-family style residential buildings.
9.21 Reduce the scale of larger buildings by dividing the building mass into smaller scale components or ‘stepping back’ the upper stories of new multi-family buildings.

9.22 Utility meters shall not be located on the front face of units & multi-attached units. An enclosed free standing meter wall is required. Utility boxes should be placed in locations unvisible to the public when possible, or screened.

9.23 Multi-attached units need to ensure maintenance access to the rear yard, other than through the building.

Commercial Nodes

9.24 Locate ‘back of house’ activities (garbage, loading areas, etc.) so they are not visible from the public street. Screen or enclose these elements with landscaping or physical enclosures.

9.25 Areas for pedestrian circulation within commercial nodes shall be clearly marked using different paving, concrete curbs, and landscaping, and pedestrian-scale lighting should be provided as well as taller parking lot lighting.

Architectural Elements

9.27 Express a unified architectural concept that includes variation, for all buildings and throughout the neighbourhood.

9.28 Buildings should incorporate a range of architectural features and design details. Examples of architectural features could include:
   - Building articulation and modulation.
   - Bay windows
   - A corner accent, such as a turret feature, covered entry, or protruding balcony
   - Roof lines
   - Cornices
   - Building Entries
   - Balconies
   - Canopies and overhangs
• Corner details or fenestration

Examples of architectural details include:

• Treatment of Masonry (such as ceramic tile inlay, paving stones, alternating brick patterns, etc.)

• Treatment of siding - for example the use of different materials or patterning to distinguish between different floors

• Articulation of columns,

• Ornaments, sculpture or art work

• Architectural lighting

• Detailed grills and railings

• Substantial trim details and moldings that help define doors and windows in a building.

• A trellis or arbour

9.29 Streetscape design should incorporate treatments that enhance the pedestrian experience and create a sense of local identity and be based on the context of the street. Strategies for achieving this could include:

• Banners to provide local identity

• Attractive and uniquely designed street furniture (benches, bike racks, litter receptacles, etc)

• Areas for vendors and outdoor patios in commercial areas

• Public art and other amenities such as fountains, kiosks, etc.

• Use of attractive and uniquely designed canopies for weather protection

• Walking surfaces of attractive pavers

• Attractive and distinctive bus shelters

• Character landscaping