



Neighbourhood Planning & Design Standards

October 2013

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 Administration Policy No. 6305.

June 10, 2013 – City Council adopted the *East Hill Major Area Structure Plan (MASP)* under Bylaw 3499/2013. East Hill MASP includes the Neighbourhood Planning Principles.

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 and 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.

January 18, 2016 – City Council adopted the *North of 11A Major Area Structure Plan* under Bylaw 3554/2015. The North of 11A MASP includes the Neighbourhood Planning Principles.

June 30, 2022 – Update to Neighbourhood Planning & Design Standards

June 30, 2022

Erin Stuart
Acting Deputy General Manager
Development & Protective Services Division

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 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 its high quality of life which has great neighbourhoods to live in.

Table of Contents

Section A. Document Overview.....	4
Building Great Neighbourhoods.....	5
Applicability of Standards.....	9
A Performance-Based Approach.....	10
Document Use & Navigation.....	11
Document Layout and Navigation.....	12
Glossary of Terms.....	13
Section B. Neighbourhood Planning Principles.....	16
Section C. Planning & Design Standards.....	22
Principle 1: Natural Area.....	24
Principle 2: Mixed Land Uses.....	28
Principle 3: Multi-Modal Choice and Connectivity.....	34
Principle 4: Compact Urban Form & Density.....	40
Principle 5: Integrated Parks & Community Spaces.....	44
Principle 6: Housing Opportunity & Choice.....	50
Principle 7: Resilient & Low Impact Neighbourhoods.....	54
Principle 8: Safe Neighbourhood.....	60
Principle 9: Unique Neighbourhood Identity.....	66

For additional guidance on the preparation of a NASP submission, and the application of the Planning and Design Standards, see the NPDS Appendix document which includes:

- Appendix A: Neighbourhood Area Structure Plan Standardized Format
- Appendix B: Land Use Allocation, Housing Mix, and Density
- Appendix C: Neighbourhood Area Structure Plan Process
- Appendix D: Neighbourhood Area Structure Plan Template
- Appendix E: NPDS Evaluation
- Appendix F: Fees and Amendments
- Appendix G: Development Checklist

Section A. Document Overview



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

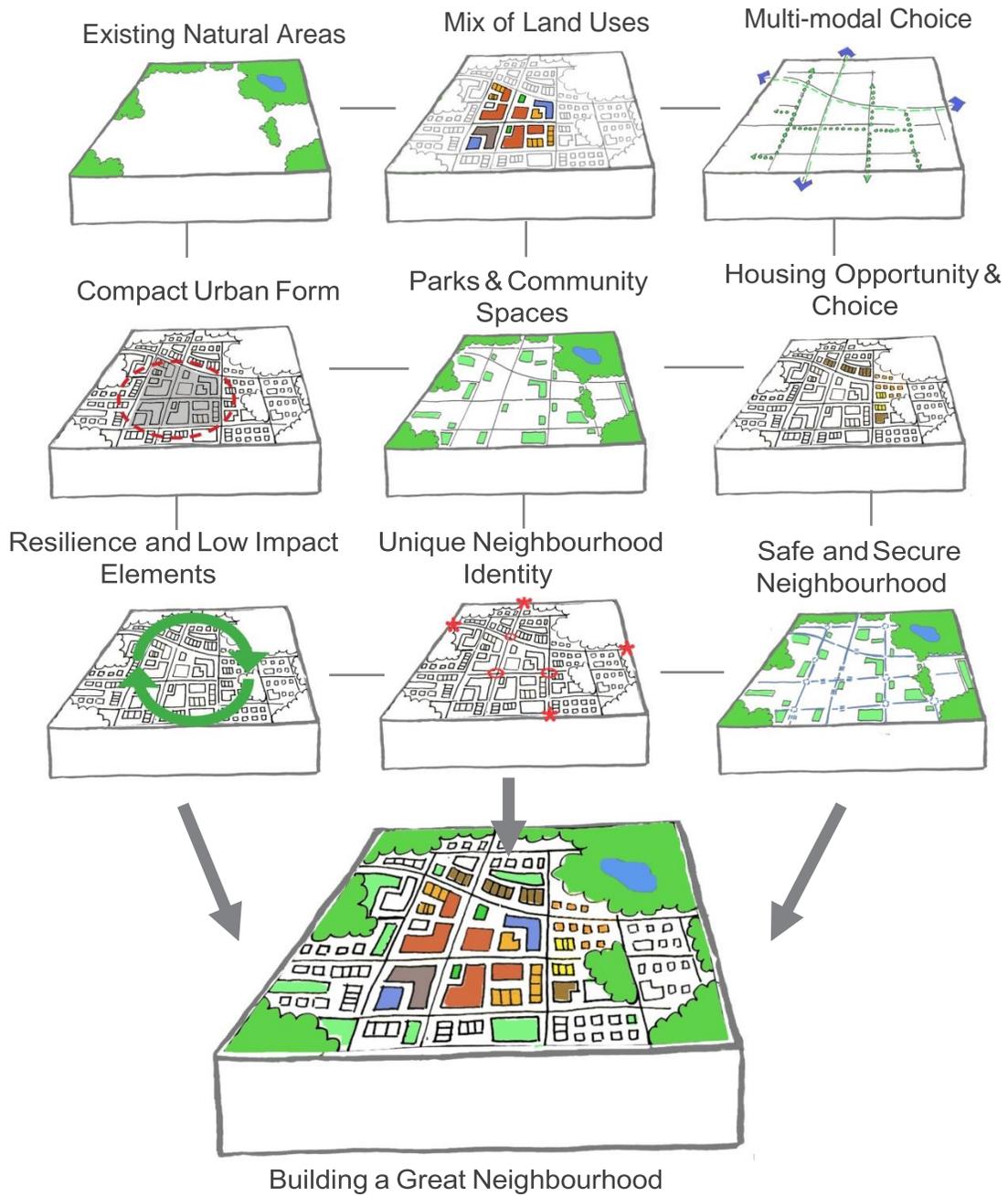


Create a Safe and Secure Neighbourhood

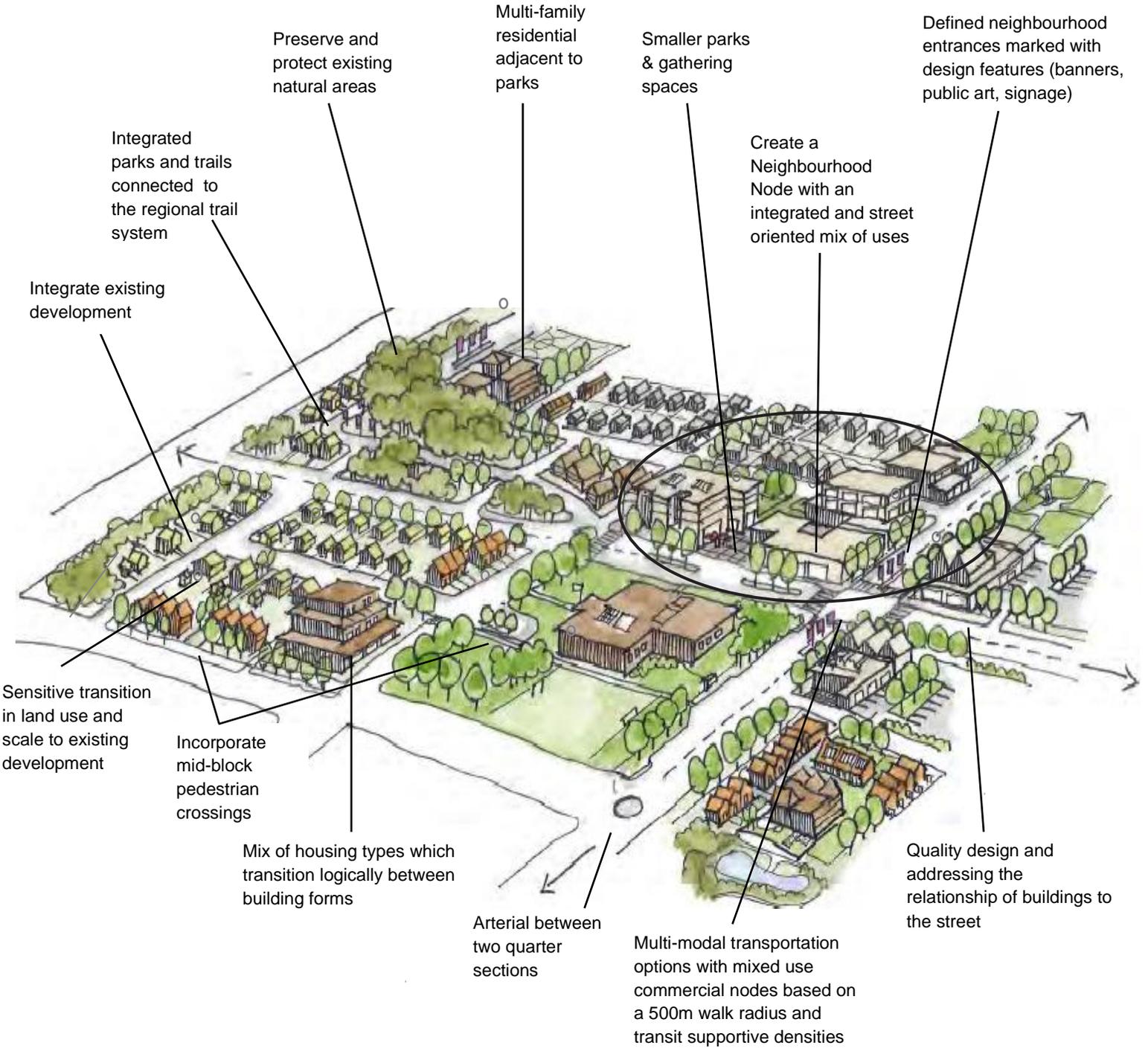


Encourage elements that add to the neighbourhoods Unique Identity

Integrating the key components and layers within a neighbourhood:



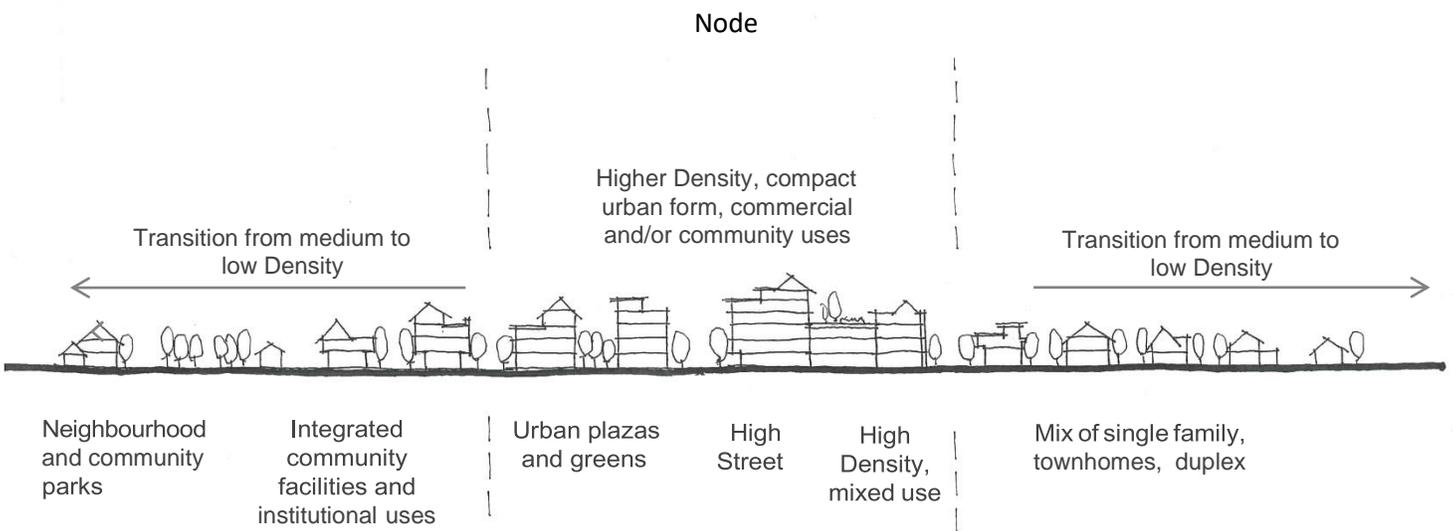
Anatomy of a great neighbourhood:



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 Neighbourhood 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 – denoted by “**ND**” in the Standards

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 new neighbourhood development.

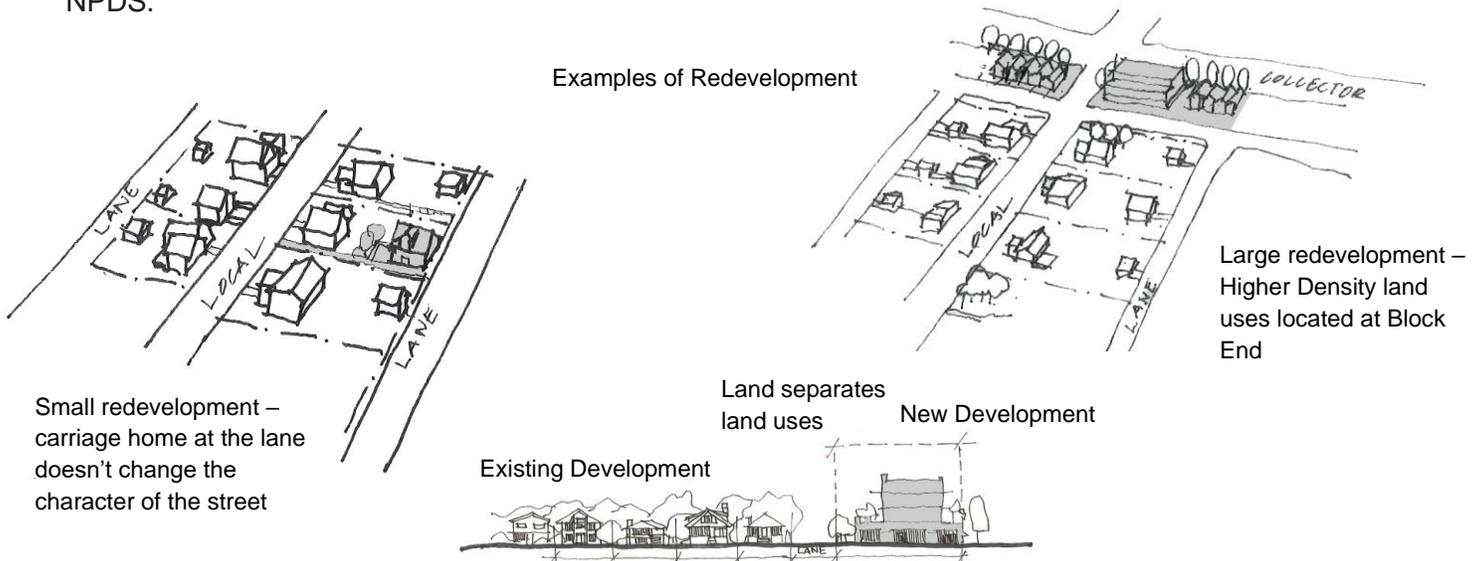
Development Permit Applications – denoted by “**DP**” in the Standards

The design Standards may also be applicable to new single lot development or redevelopment. This may be greenfield development or development on vacant lots in established areas as well as large redevelopment sites, sites that will be developed in many phases, large civic centers, schools, transit nodes, commercial areas, etc.

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 provide 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.

The Planning and Design Standards primarily address smaller redevelopment projects within existing neighbourhoods. Redevelopment of larger areas may be guided by the Neighbourhood Planning Principles but also require a more comprehensive Area Redevelopment Plan or Character Statements. The redevelopment Standards apply to development permit applications. The City of Red Deer Land Use Bylaw (LUB) will supersede this document until such time that the LUB is amended to align with the NPDS.

Examples of Redevelopment



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 Planning 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 supplemental 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.

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.

Document Layout and Navigation:

1. Principles Title Page

Principle number and title

Intended outcome for the principle

Icon to show cross reference to other principles

NEIGHBOURHOOD 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.

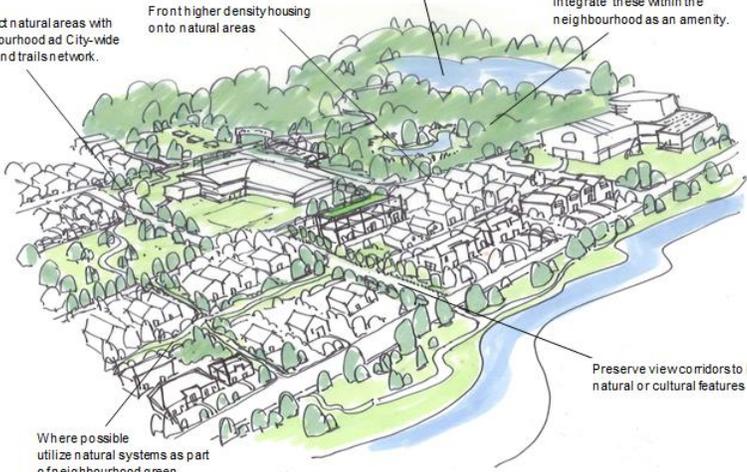
Preserve existing natural features (where identified as beneficial) and integrate these within the neighbourhood as an amenity.

Connect natural areas with neighbourhood and City-wide parks and trails network.

Front higher density housing onto natural areas

Where possible utilize natural systems as part of neighbourhood green infrastructure (connect with swales, etc.)

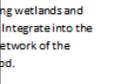
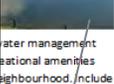
Preserve view corridors to key natural or cultural features



24

2. Design Standards Page

NEIGHBOURHOOD PLANNING & DESIGN STANDARDS

	ND 1.5	Connect natural areas in a proposed plan area with larger, city wide ecological networks to allow for wildlife movement, increase biodiversity, and improve ecosystem services, including air and water quality.
	ND 1.6	Encourage stormwater management areas as wet ponds/constructed wetlands with naturalized edges to create a community amenity and wildlife habitat. Re-create natural riparian habitat and treatment conditions for surface water run-off and storm sewer treatment.
	ND 1.7	Treat the stormwater management network as recreation and parks amenities where safe to do so. Allow public access. For example, loop trails around ponds, establish viewpoints, seating areas, incorporate hard infrastructure (decks, boardwalks) adjacent to stormwater management areas.
	ND 1.8	Locate amenities (trails, seating, lighting, etc.) in appropriate locations in natural areas to minimize disturbance to sensitive ecological areas and wildlife habitat.
	ND 1.9	Site design should incorporate elements to protect and enhance riparian zones, watercourses, and urban forests within neighbourhoods and nodes.
	ND 1.10	Property boundaries and buildings should be aligned to retain and preserve significant ecologically sensitive areas, tree stands, and/or other natural capital.

Viewing platform and seating

Re-vegetated, eco-system enhancement area

Naturalize the pond edge for wildlife habitat and buffer

Create recreational amenity

Multi-use neighbourhood loop trail

Integrate park spaces with, and utilize natural areas and stormwater ponds as amenity features in the neighbourhood

Numbered design Standards (requirements)

Images illustrative examples of design Standards

Level of design Standard applicability

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 people with a physical challenge.

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 End is the corner lot on a row of residential buildings which ends at the intersection of a street or lane.

Block Size 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.

Curb Extension is an extension of the sidewalk towards the road at intersections and major transit stops. It is 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 multifamily 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 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, green space, 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.

Street Fronting means 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.

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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



Principle 3

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



Principle 4

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



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 need 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.)



Principle 8

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 symbol of the community are integrated at important intersections and other locations within the neighbourhood. Architecture and the 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



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Principle 1

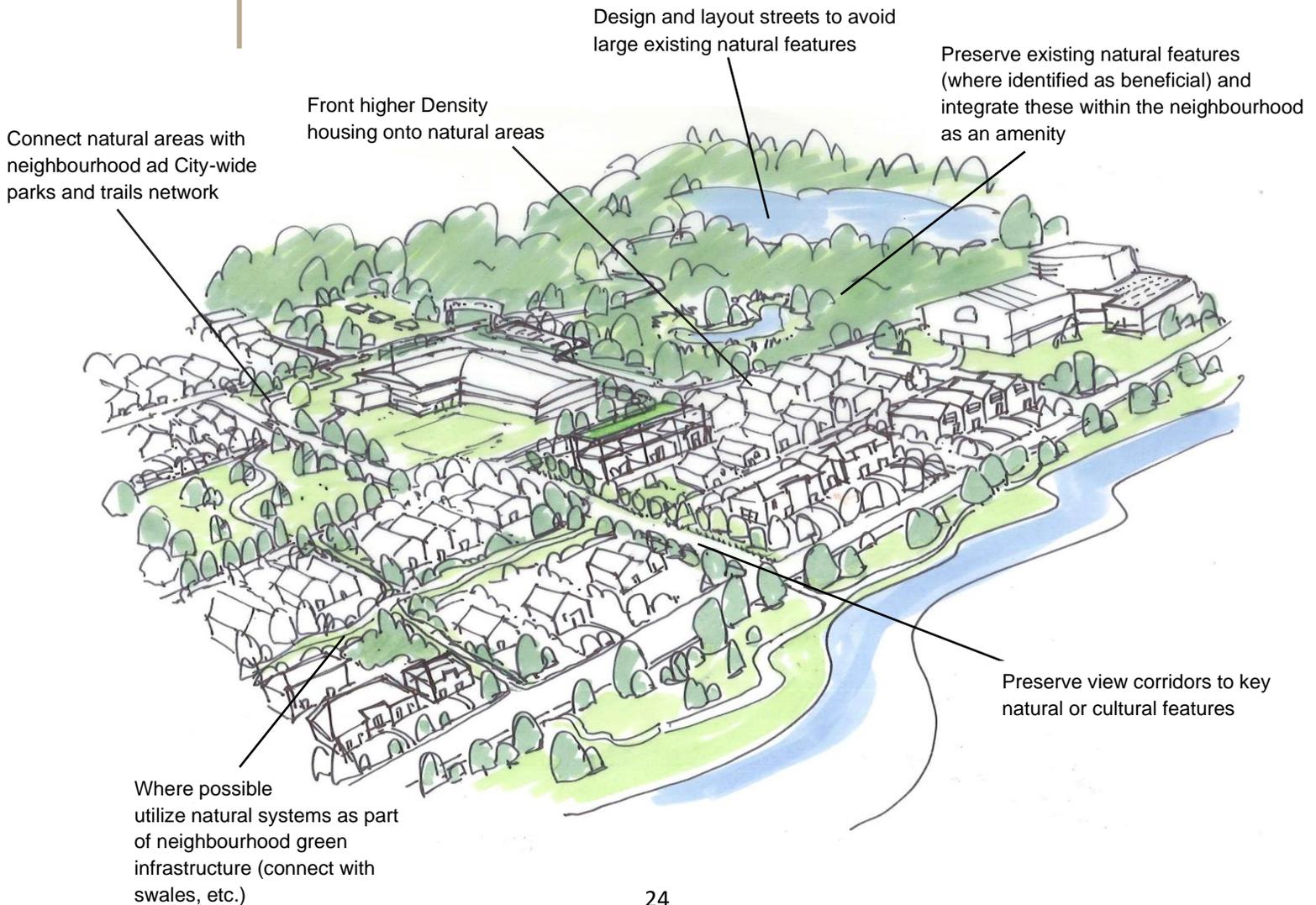


Natural Areas



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.



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Standards



Neighbourhood and Site Planning

- ND** 1.1 Preserve significant environmental and ecological resources and natural areas within the plan boundary as part of the Municipal, Environmental, or Conservation Reserve designation. These include:
- Environmental and ecological features defined in the Municipal Government Act
 - Prominent landscape features or areas identified as recognizable natural, scientific, or aesthetic interest
 - Natural areas identified in the Ecospace (Natural Habitat) Evaluation Process and Ecological Profiles
 - Areas identified and targeted specifically for ecosystem enhancement

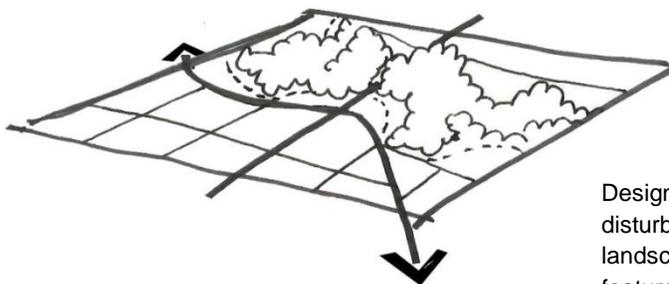


- ND** 1.2 Design street layout to avoid unnecessary disturbance of major natural areas or significant landscape features.

- ND** 1.3 Where possible, sensitively integrate existing natural areas such as significant tree stands and wetlands with public green spaces, trails, and stormwater management facilities.

- ND** 1.4 Design for safe public access to natural areas when safety permits.

Preserve significant environmental areas and existing landscape features.



Design street layout to avoid unnecessary disturbance of major natural areas or significant landscape features. Use this as a key identifying feature of the neighbourhood.



NEIGHBOURHOOD PLANNING & DESIGN STANDARDS



Protect existing wetlands and waterbodies. Integrate into the open space network of the neighbourhood.

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

ND 1.6 Encourage stormwater management areas as wet ponds/constructed wetlands with naturalized edges to create a community amenity and wildlife habitat. Re-create natural riparian habitat and treatment conditions for surface water run-off and storm sewer treatment.

ND 1.7 Treat the stormwater management network as recreation and park amenities where safe to do so. For example, loop trails around ponds, establish viewpoints, seating areas, incorporate hard infrastructure (decks, boardwalks) adjacent to stormwater management areas.

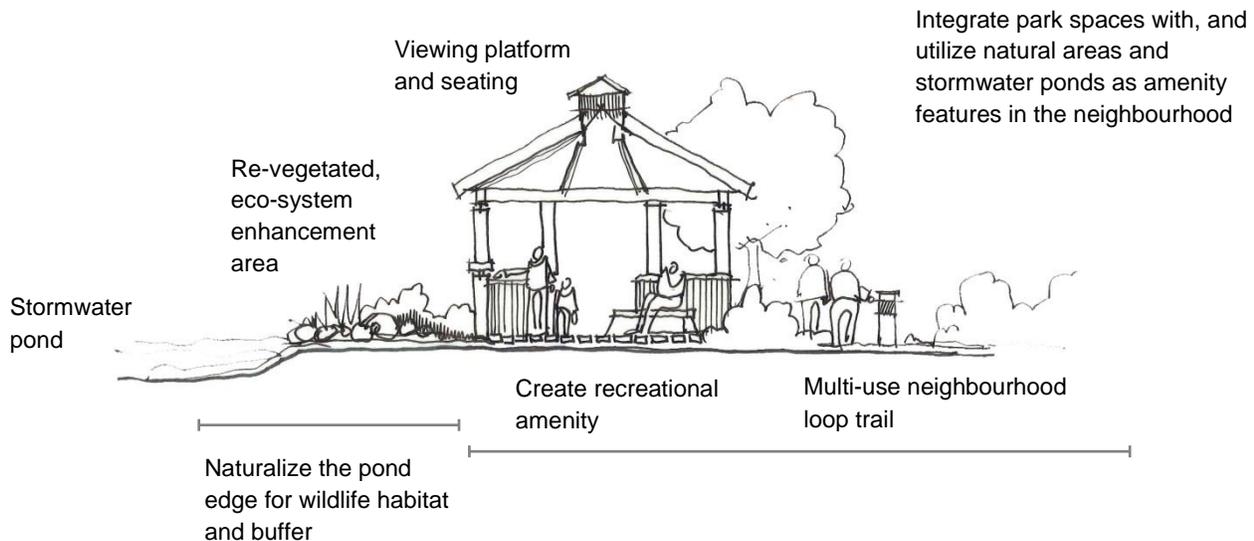


Treat stormwater management areas as recreational amenities within the neighbourhood. Include these areas as part of the 'green network'.

ND 1.8 Locate amenities (trails, seating, lighting, etc.) in appropriate locations in natural areas to minimize disturbance to sensitive ecological areas and wildlife habitat.

ND/DP 1.9 Site design should incorporate elements to protect and enhance riparian zones, watercourses, and urban forests within neighbourhoods and nodes.

ND/DP 1.10 Property boundaries and buildings should be aligned to retain and preserve significant ecologically sensitive areas, treestands, and/or other natural capital.



Principle 2

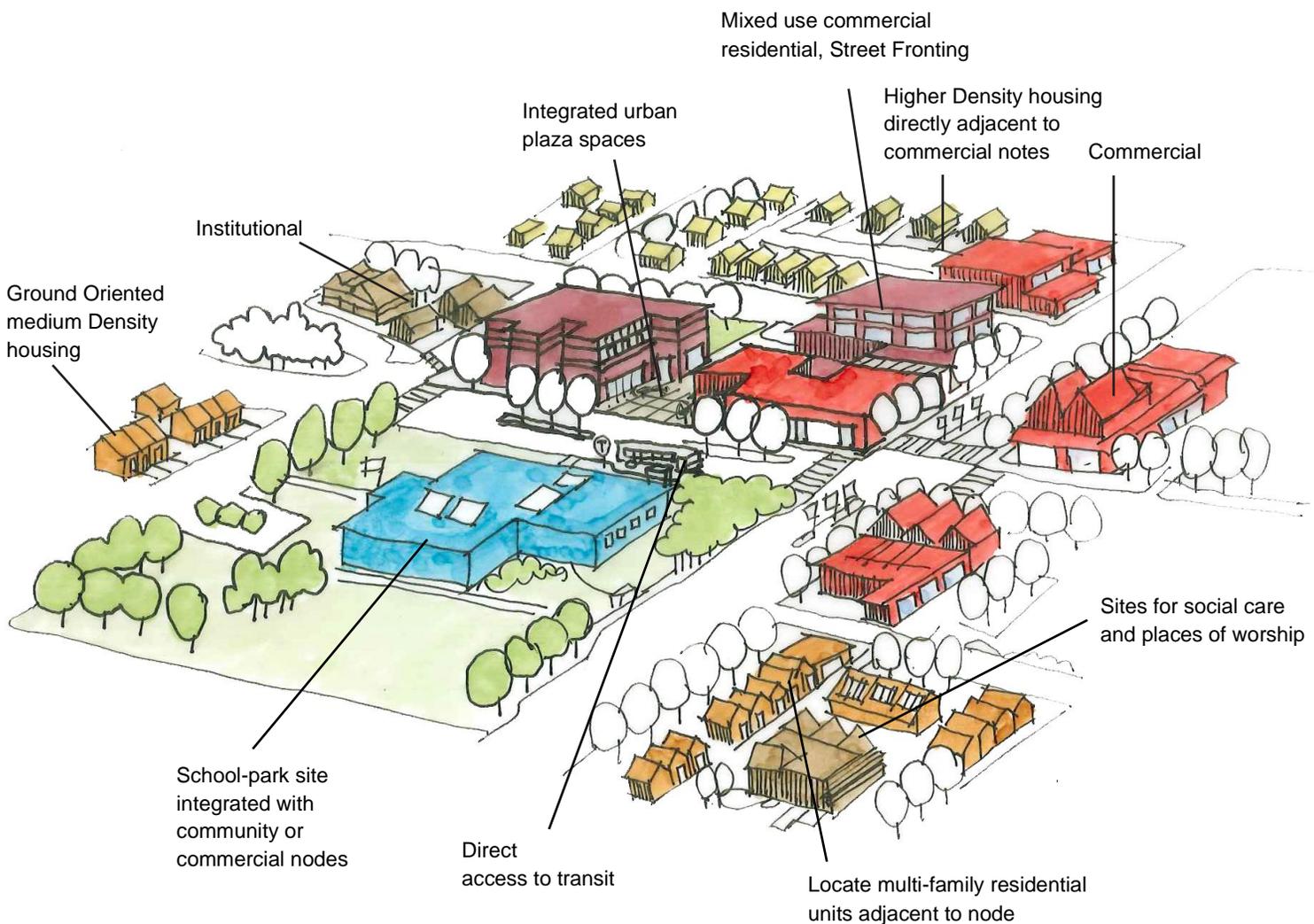


Mixed Land Uses



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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Standards



Mix of Uses

ND

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 (e.g. recreational amenities, urban plazas, play spaces, etc.)
- Civic facilities (e.g. library, day care, activity facility, emergency service site, school, etc.)
- Medium and high Density housing



ND

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

Transition of Uses

ND/DP

2.3 Where a commercial area abuts low Density uses, provide a buffer (landscaping), 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.



ND/DP

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.

Community Amenity Sites

ND

2.5 It is optional for each neighbourhood plan to show one or more “community amenity site(s)” totaling 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

Design neighbourhoods to integrate a mix of uses. This includes mixed use buildings - (commercial at grade and residential above) with green space, plazas and community facilities and services (libraries, daycare, etc).



use in combination with any of these uses is acceptable on these sites.

DP 2.6 Where requested, the site(s) should be subdivided to meet the potential tenant’s needs.

ND 2.7 Locate the community amenity site adjacent to or integrated with a Neighbourhood Node or within close proximity to other community facilities or green spaces.

ND 2.8 Locate the site within 400m walking distance of a transit stop.

Commercial Nodes and Mixed Use Buildings

ND 2.9 Design a network of mixed-use, walkable nodes connected together by transit, and easily Accessible from surrounding residential neighbourhoods by bicycle and by foot.

DP 2.10 Publicly oriented, active uses such as commercial and community uses shall be located at grade or close to the sidewalk edge to encourage street vitality and safety.

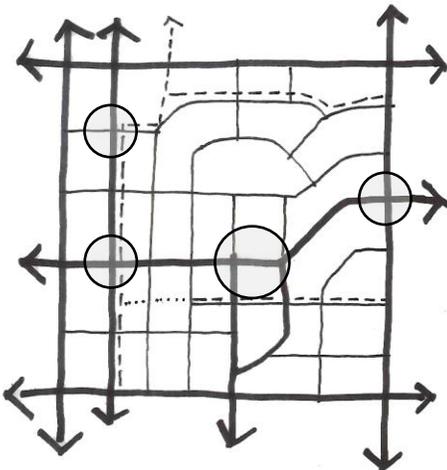
DP 2.11 Establish retail uses at the ground floor, with office support services located on the second floor or residential uses above.

DP 2.12 Buildings should be well connected to and integrated with pedestrian-oriented open space such as courtyards, gardens, patios, and other landscaped areas.

DP 2.13 Mix uses either vertically or horizontally. Consideration may be given for uses that are separate but integrated on the same site.

Built Form

DP 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, retail activity can spill out onto the public sidewalk. For example, cafes, restaurants, store displays, etc.



Create a network of integrated mixed use Neighbourhood Nodes.



Blank walls can be mitigated through architectural details and landscaping.



DP 2.15 Where redevelopment occurs on commercial streets with narrow sidewalks (<2.0 m), 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 significant deviation from the existing street wall formed by adjacent buildings.

DP 2.16 Expansive blank walls (over 5 m 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 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.



Entryways should be slightly recessed from the sidewalk or property line. Shop fronts should ensure transparency and sidewalks designed to allow uses to ‘spill out’ on the sidewalk.



Example of a recessed door entrance.

DP 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 each should be designed accordingly.

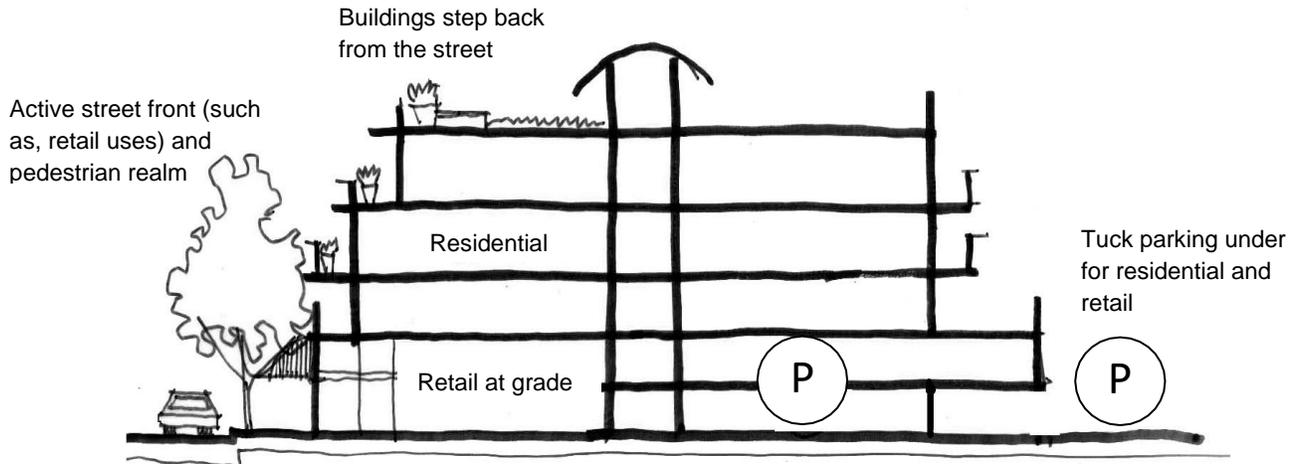
DP 2.18 Entry-ways to buildings should be recessed slightly from the sidewalk or property line to emphasize the building entrance and to provide “punctuation” in the overall streetscape treatment and architectural concept for the building.



DP

2.19

Commercial buildings should 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.



Components of Quality Mixed Use Building

Principle 3



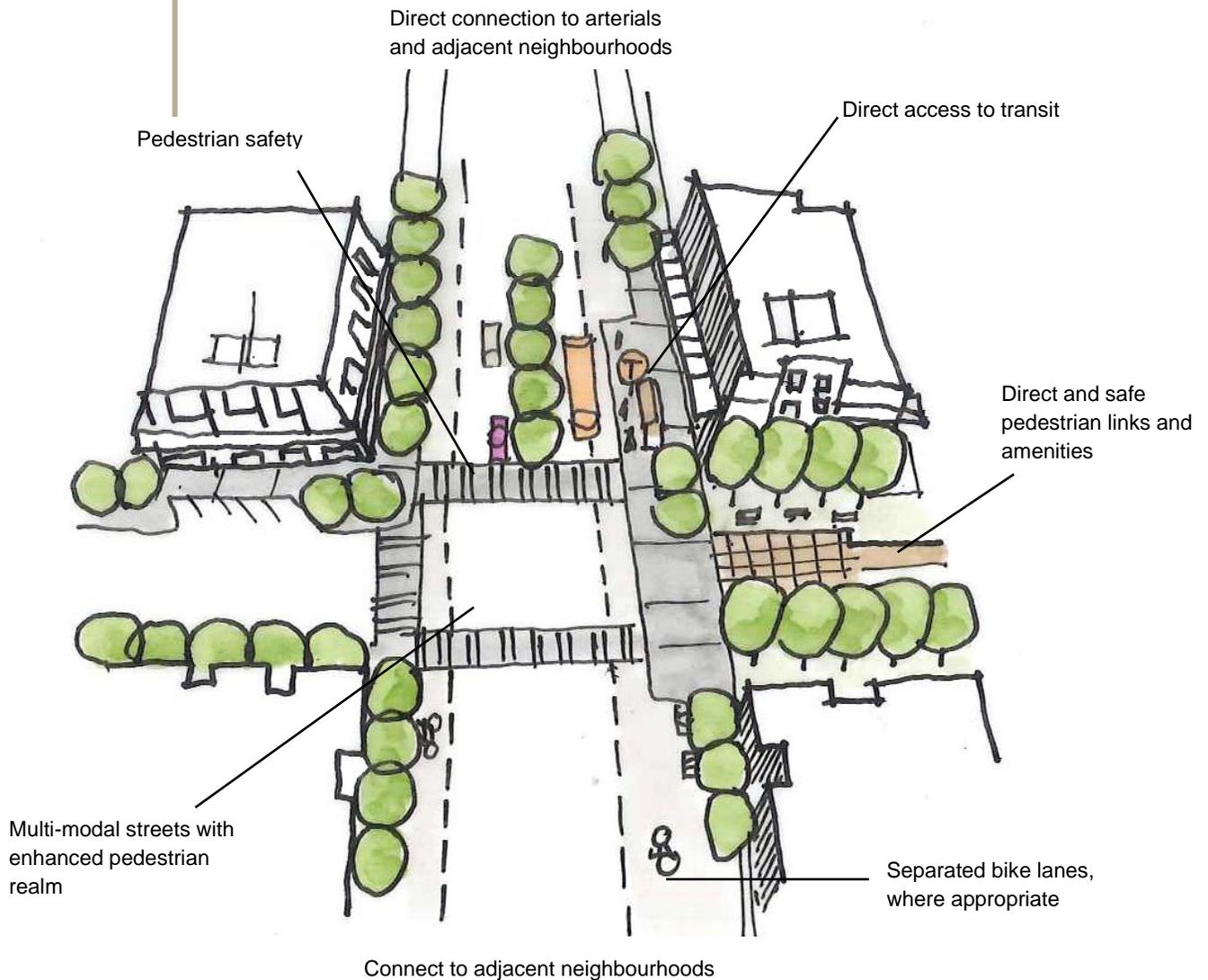
Multi-Modal Choice and Connectivity



Intent

residents and travel. the

Each neighbourhood offers Real Mobility Choices for to travel to, from and within the neighbourhood. Streets trails are well connected to encourage active modes of Traffic and parking are reduced and do not dominate neighbourhood.

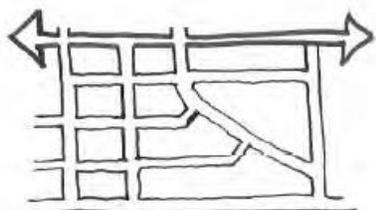


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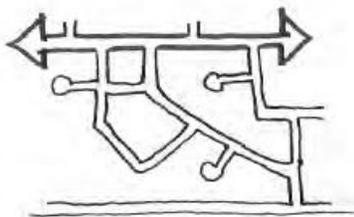
Standards



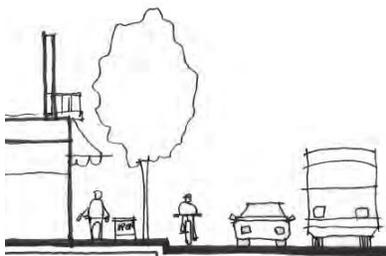
Streets and Blocks



THIS



NOT THIS



Design multi-modal streets, with an emphasis on the pedestrian.

- ND 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.
- ND 3.2 Where possible, a neighbourhood should, at a minimum, establish two road connections on two sides of the neighbourhood. This may be a combination of a collector and a local road, or two local roads.
- ND 3.3 Design grid or modified grid street patterns to increase route options and connections.
- ND 3.4 Design the layout of streets to minimize the use of cul-de-sacs and 'P' loops.
- ND 3.5 Layout the local street pattern with a maximum Block Size length of 200 m between intersections and on average between 150 m and 180 m.

- ND 3.6 Design streets for multiple modes of travel based on the context of the street. Define the context by determining how the street will be used, who will use the street, and where the street is located.
- ND/DP 3.7 Restrict driveways from crossing the multi-use trail along the collector by locating housing types with restricted front drive access.



Two road connections on two sides of the neighbourhood.



exist, provide off-street pedestrian links.



Design high volume multi-use trails with separate lanes for pedestrian and cyclist traffic or provide signage to indicate shared pathways.



Provide continuous and direct collector routes through the neighbourhood for transit access and speed for service.

Walkability

- ND** 3.8 Locate key neighbourhood destinations (commercial nodes, community recreational, parks, and culture facilities, school sites, etc.) within a 400 m to 800 m (5-10 minutes walking distance) of the majority of residents.
- ND/DP** 3.9 Provide safe and direct sidewalks and trails to transit, commercial areas, community facilities, parks, etc.
- ND** 3.10 Where a dead end street, P-loop crescent, or a curvilinear collector roadway exists, and it increases the distance of indirect travel for pedestrians, the neighbourhood design shall provide a pedestrian short cut via park linkages or walkways. A lane is not an acceptable short cut for this purpose.
- ND/DP** 3.11 Provide separation between of active mobility modes and motor vehicles in areas where there is anticipated high traffic, and/or high activity such as near commercial nodes, recreation, parks, and cultural facilities, primary trail connections to regional parks or trails, or other key neighbourhood destinations.

Trails

- ND** 3.12 Link multi-use trail networks to city wide networks and/or networks located in adjacent neighbourhoods.
- ND** 3.13 Plan the internal neighbourhood trail system in conjunction with the planning of the neighbourhood park/school sites, parkettes, linear parks, and buffer areas.

Transit

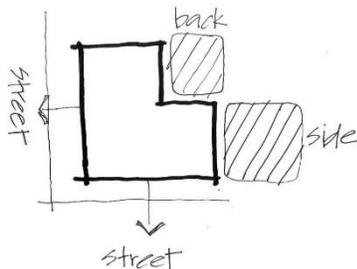
- ND** 3.14 Design neighbourhoods so that transit service can be provided to 97% of all dwelling units within 500 m walking distance of a transit route.
- ND** 3.15 Locate transit stops within 500 m walking distance of all multifamily building entrances and social care facilities (assisted living, adult day care and/or day care facility).



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



Provide for bike facilities such as bike racks in commercial areas, community facilities, multi-family buildings and school sites.



Surface parking should be located at the side or back of the building and not at the street front.

- ND 3.16 Provide direct and continuous collector streets for transit to access and maintain an appropriate level of service for these streets.
- ND 3.17 Ensure all key neighbourhood destinations (commercial, community facilities, and parks) include transit stops.

Cycling

- ND 3.18 Link bike facilities (trails, lanes) to city wide networks and/or networks located in adjacent neighbourhoods.
- ND 3.19 Provide a network of dedicated on or off-street bike lanes or multi-use trails that can accommodate recreational and commuter bike traffic.
- DP 3.20 Provide facilities for bicycles, e-bikes, and e-scooters (bike racks, lock up boxes, etc.) within commercial sites, community facilities, school sites, and multi-family buildings.

Access

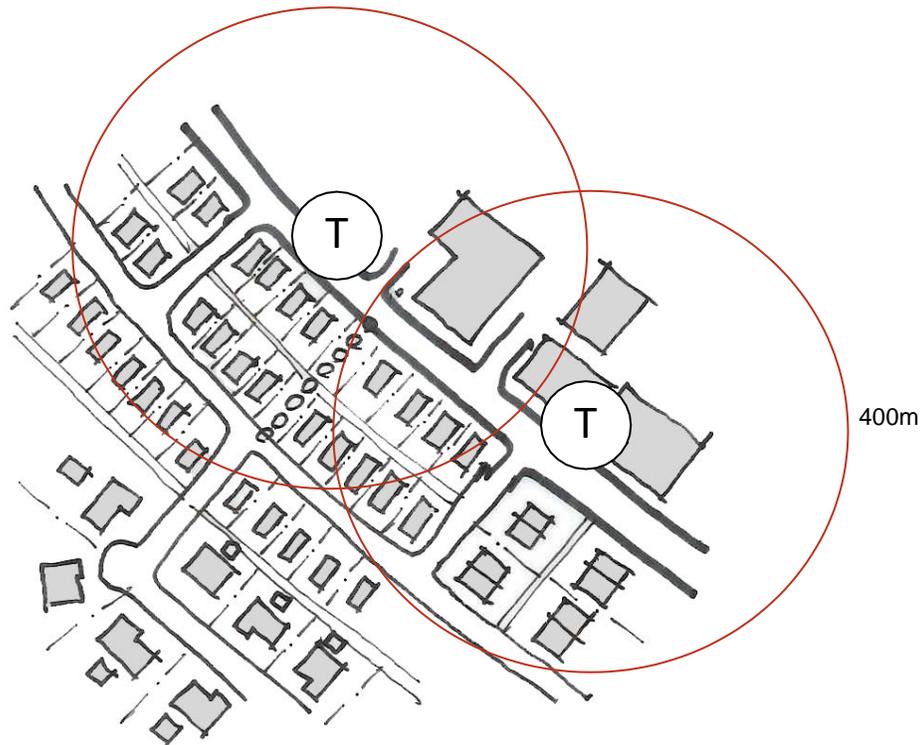
- ND/DP 3.21 Design streets, sidewalks, crosswalks and access to buildings to be Accessible to a wide range of residents and abilities.
- ND/DP 3.22 Facilitate safe and direct pedestrian, cyclist, transit and vehicular access to school sites for neighbourhood residents and/or residents of adjacent neighbourhoods.

Parking

- ND/DP 3.23 Minimize the use of front driveways where adequate vehicle access is available from the lane.
- DP 3.24 Large barren surface parking should be avoided. Design as smaller groups defined by landscaping, sidewalks, and, where possible, low impact development. Underground parking is encouraged.
- DP 3.25 Locate off street parking areas to the side or rear of buildings and not between the public right-of-way and the building front for commercial and multi-family buildings.



Design neighbourhoods so that transit service and commercial nodes, community centres, etc. are within 400m walking distance.



Street Design

- ND** 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.
- ND** 3.27 Consider the housing type and its primary access when designing the road network. If a housing type does not allow front drive access, a lane shall be provided. In other cases where front drive access is available, the need for a lane should be reviewed.
- ND** 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.
- ND** 3.29 Where growing conditions permit, incorporate naturalized planting and landscaping in medians.

Principle 4



Compact Urban Form & 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.



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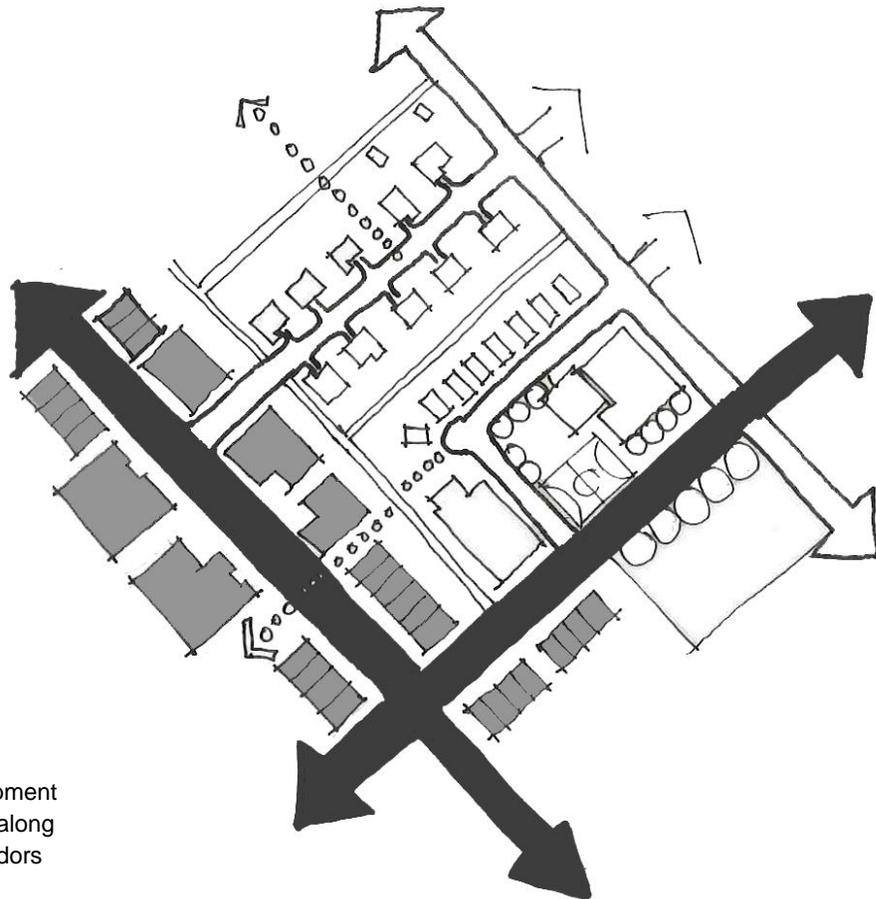
Standards



Density

- ND** 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.

- ND** 4.2 Plan and design the neighbourhood to support transit by focusing Density within nodes and along planned transit routes that support frequent transit service during peak times.



Cluster higher Density development and mixed use along key transit corridors

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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

Ensure a mix of park types and gathering spaces – urban plazas, sports fields, natural areas, linear corridors, pocket parks, play areas, etc.

Provide a variety of different sizes of greenspaces distributed throughout the neighbourhood



Create a network by connecting green spaces through Green Streets, pedestrian links, and urban plazas

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Standards



Park Sizes and Types

ND

5.1

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

- Neighbourhood and Community parks: large multifunctional 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: green spaces 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 green spaces. Providing opportunities for 'Bumping Spaces' and passive enjoyment of green space.
- Urban Plazas: Public gathering spaces integrated into recreational facilities, commercial areas, nodes, etc..
- Natural and Reclaimed Areas: Green spaces provided for protection, conservation, habitat value or visual appeal.



ND

5.2

Distribute parks and park types throughout the neighbourhood for Accessibility to residents and best serve intended users within the neighbourhood.

Design for a mix of park types and community spaces both large and small. Focus on the quality of park amenity rather than area.



Park Connectivity



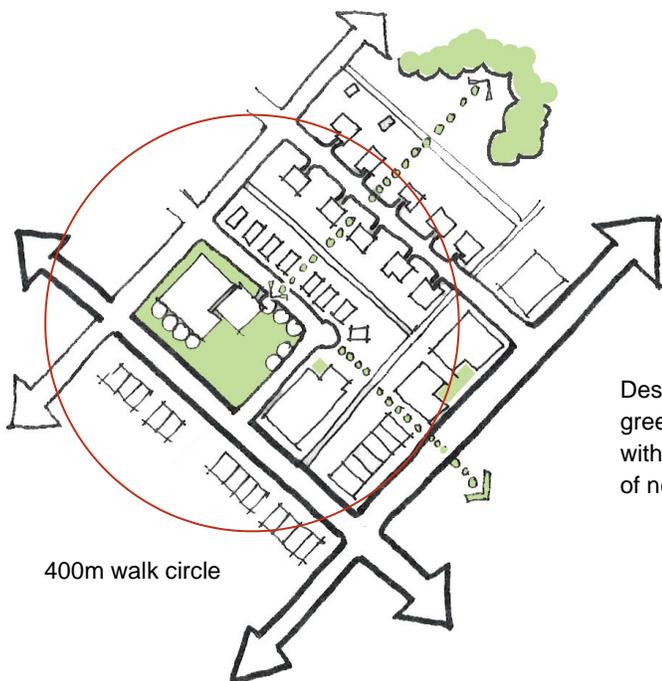
Design parks to connect with pedestrian trail system or sidewalks.

- ND 5.3 Provide a connected system of parks and open spaces, through continuous trail systems, sidewalks, and pedestrian links, Accessible to residents within a 400 m walking radius.
- ND 5.4 Where housing backs onto public green space, ensure adequate public access, safety, and security. Ensure it is not perceived as private green space for adjacent homeowners.

Amenities and Facilities

- ND 5.5 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, etc.

- ND/DP 5.6 Provide fencing of parks, green spaces, or gathering areas only where it is necessary to prevent direct access to sensitive environmental areas, to mitigate unsafe conditions, or to prevent unwanted access to areas with high encroachment potential.



Design a connected park and green space network Accessible within a 400 m walkable distance of neighbourhood residents



ND

5.7

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.

DP

5.8

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

ND

5.9

Where a development is greater than one quarter section, include a significant area of park amenities in the initial phases of development to ensure residents have places to interact while the neighbourhood is being constructed.



ND

5.10

Consult the Parks and Public Works Department, and the Recreation Section of the Safe and Healthy Communities Department to determine location, size, and what type of major sports fields and formalized outdoor sports facilities should be located within the neighbourhood based on City-wide planning and anticipated neighbourhood demographic needs.

Provide gathering spaces and play spaces within and adjacent to medium to high Density multi-family housing.

ND

5.11

If there is a school site, consult the Parks and Public Works Department, and the Recreation Section of the Safe and Healthy Communities Department for school site amenities and site layout.



ND

5.12

Consider gathering areas in adjacent neighbourhoods when planning and designing outdoor amenities and play spaces within a neighbourhood. The number and location of gathering areas shouldn't compromise the opportunity for social interactions.

Incorporate high quality outdoor amenities.

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Principle 6



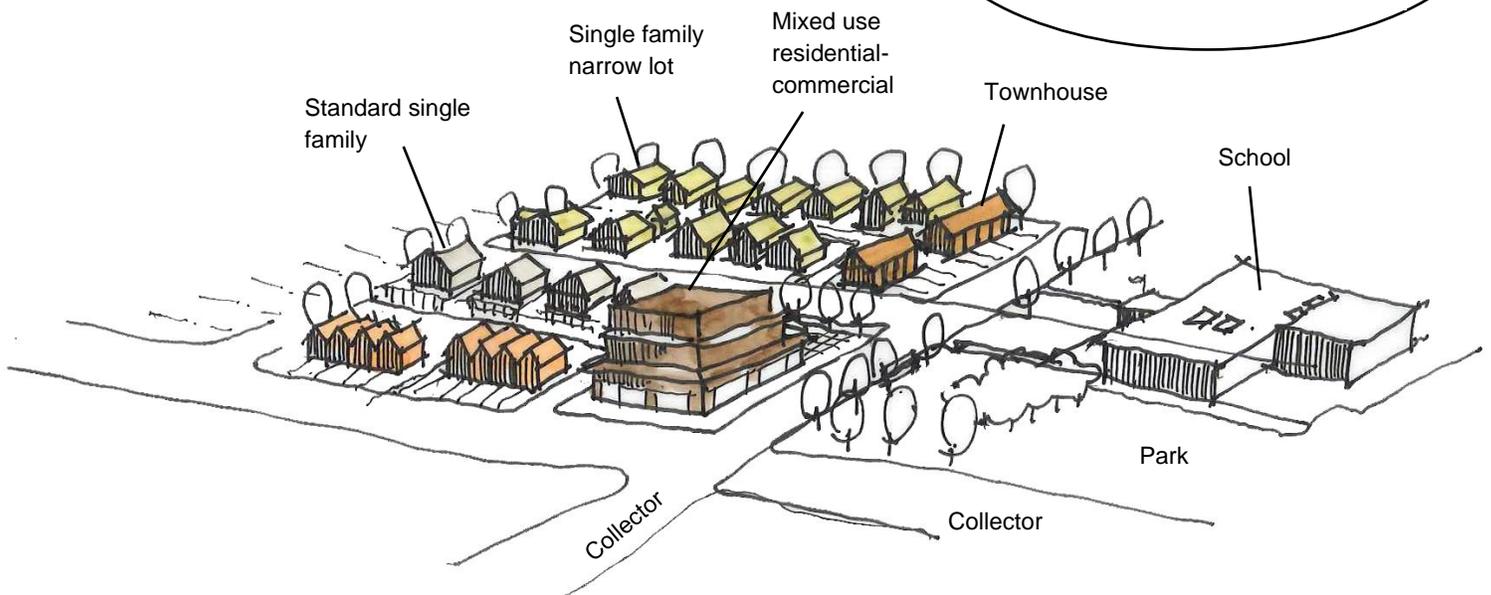
Housing Opportunity & Choice

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 and community spaces



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Standards



Housing Type and Mix

ND

6.1

Incorporate a variety of at least four housing types to provide housing choice and buying capacity for residents. A range of housing types includes but is not limited to:

- Mixed Use Residential – Commercial
- Apartments
- Townhouses, Stacked Townhouses, Rowhouses
- Live Work Units
- Multi-plex - Duplex, Triplex, Fourplex
- Compact Single Family
- Single Family
- Single Family with Carriage homes
- Secondary Suites



ND

6.2

On entry streets, create an attractive urban environment by reinforcing the community's identity through the entry experience. The overall effect of individual buildings should be diverse yet harmonious while encouraging architectural variety.



ND/DP

6.3

Block Ends are encouraged for medium and high Density developments, as well as secondary suites, especially when adjacent to parks, schools, neighbourhood commercial, or other community facilities.

ND/DP

6.4

Higher Density residential should be near and conveniently Accessible to parks.

Incorporate a variety and mix of housing types for choice and economy ability.



Housing Affordability



Incorporate a mix of housing types within a block. Example 'cap' Block Ends with townhomes where abutting park space.



Incorporate a mix of housing types to support a variety of incomes, demographics, and preferences.

ND

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

- Multi-family buildings
- Seniors housing
- Laneway 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 housesharing 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.)



Locate medium, high Density, and secondary suites on Block Ends. Especially near parks, schools, and commercial sites.

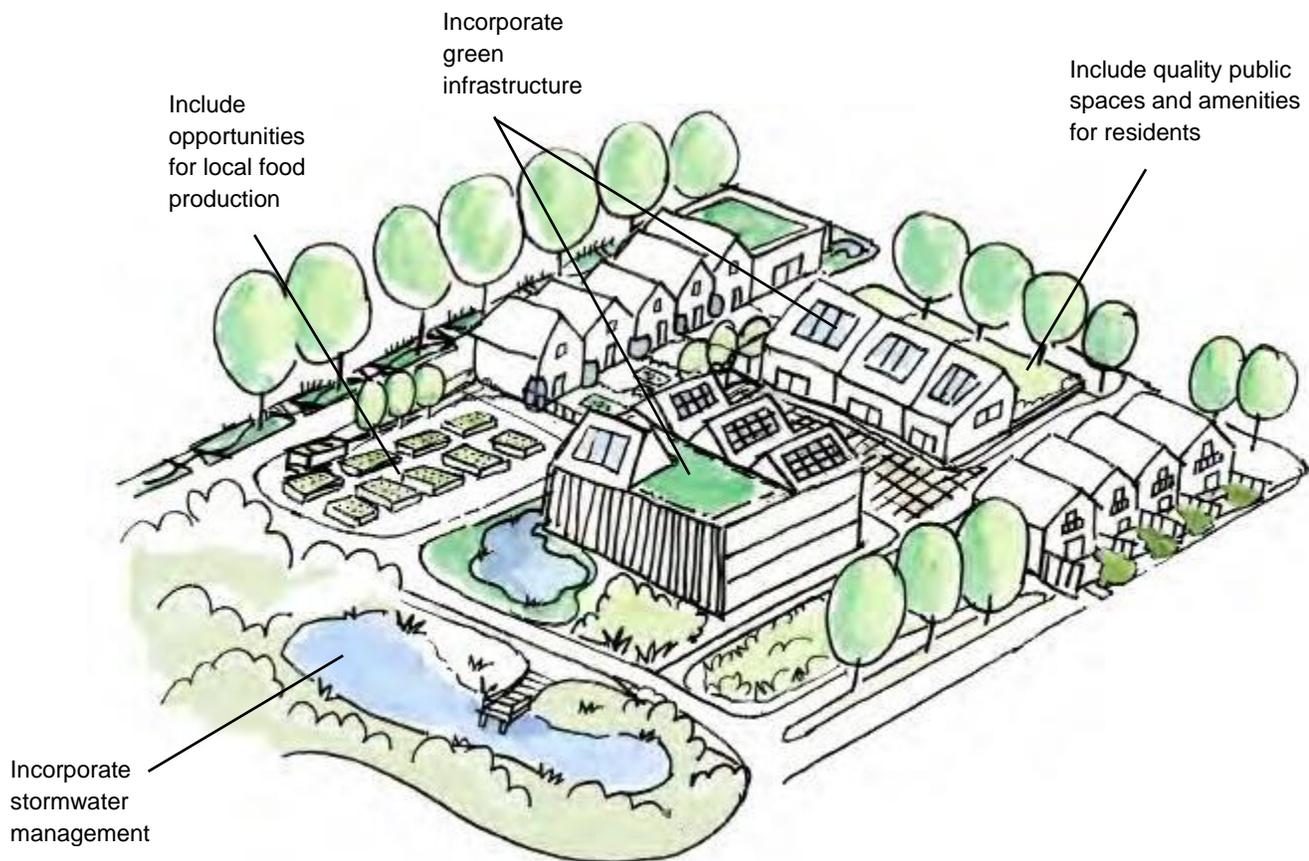
Principle 7



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.



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Standards



Efficient Infrastructure



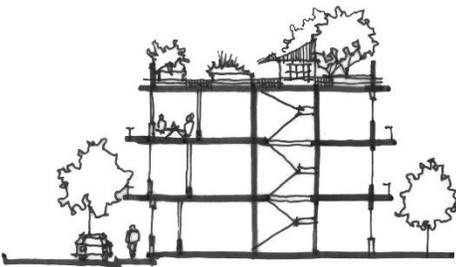
Incorporate solar opportunities within the neighbourhood.



Incorporate passive solar opportunities into residential housing.

- ND/DP** 7.1 Plan and design the neighbourhood to minimize hard surface infrastructure requirements, optimize the use of infrastructure, and avoid duplication where possible.
- ND** 7.2 Design using a logical extension of servicing to and from adjacent neighbourhoods.
- ND** 7.3 Water mains should be looped within each phase of development.
- ND** 7.4 Infrastructure should be Accessible to perform yearly preventative maintenance without damaging landscape design. Access routes shall be designed to support Wastewater Collections equipment.
- ND** 7.5 Utilities should avoid parks, natural areas, and boulevards where possible. Any utility encumbered land should be designated as a Public Utility Lot or non-contributing Municipal Reserve if the utility restricts the use of the green space for recreation. Refer to the MR/PUL Guidelines for guidance.
- ND/DP** 7.6 The use of potable water for outdoor use should be minimized i.e. fountains, extensive landscaping, etc.
- ND/DP** 7.7 Encourage neighbourhoods and buildings to incorporate green technologies and materials that reduce energy use, waste, and conserve water while maximizing the livability.
- ND/DP** 7.8 Use of energy efficient lighting such as LEDs is encouraged.
- ND/DP** 7.9 Incorporate Naturescaping techniques within landscaped areas to save water, reduce maintenance, maintain biodiversity, and increase resiliency.

Green Buildings



Incorporate green roofs where appropriate.



Consider charging stations for vehicles within commercial and institutional sites.

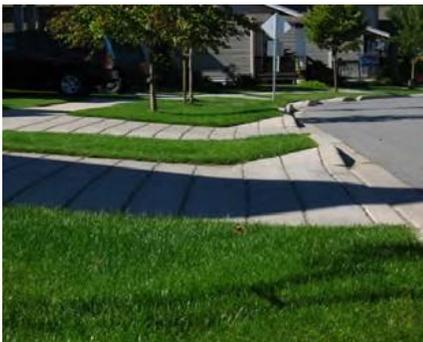
- DP** 7.10 Incorporate the use of solar thermal panels and materials into building facades and roofs, where appropriate, for example, in large residential, commercial or mixed use buildings that have a sufficient amount of roof area or exterior wall or roof space without fenestration.
- DP** 7.11 Encourage low impact development (green roofs, rain garden, permeable surfaces, etc.) to help absorb stormwater, reduce heat gain, provide outdoor amenity space, and provide urban wildlife habitat.
- DP** 7.12 Encourage 3-stream recycling facilities (recyclables, organics, garbage) within multi-family, commercial, and institutional buildings. It is also encouraged to provide an onsite composting space.
- DP** 7.13 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.
- DP** 7.14 Charging stations for electric vehicles is encouraged within commercial and institutional buildings.
- DP** 7.15 In larger projects, preferred parking should be provided for small vehicles (smart cars), and alternative fuelled vehicles (hybrids, electric vehicles, biodiesel etc.).
- DP** 7.16 Seek out and create partnerships with adjacent buildings (e.g. co-locate complimentary uses to share parking, service areas, outdoor employee amenity space, signage, etc.).
- DP** 7.17 Restore and/or adapt existing building stock, where possible, to reduce building waste and utilize existing infrastructure.
- DP** 7.18 The use of district heating/ cooling systems in which two or more buildings utilize the same alternative energy source, is strongly encouraged.



Stormwater Management



Maximize opportunities to manage stormwater on-site.



Incorporate stormwater management practices and on-lot (where appropriate) management into the neighbourhood.



Incorporate spaces for local food production into parks close to multi-residential developments.

- ND** 7.19 Design to make use of the natural drainage pattern to minimize the risk of flooding.
- DP** 7.20 Where appropriate, incorporate on lot source controls for stormwater capture, retention, and infiltration (e.g. infiltration basin, rain gardens, etc.).
- ND/DP** 7.21 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 green space (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/green spaces/open spaces/pedestrian connections through the use of bioswales or reconstructed waterways.

Opportunities for Local Food Production

- ND/DP** 7.22 Integrate spaces that would allow for community gardens and community orchards within public spaces adjacent to, or directly within multi-family developments.



Oil and Gas

- ND 7.23 Incorporate oil and gas wells, pipelines, and facilities in the development of new Neighbourhood Area Structure Plans.
- ND 7.24 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.
- ND/DP 7.25 Meet all setback requirements for oil and gas wells, pipelines and facilities. The development setback distance shall be applied from the property line of the proposed development to the well center, facility equipment, or other oil or gas interest.
- ND 7.26 Submit an environmental overview of site conditions or a Phase I Environmental Site Assessment dated within the last five years as per Engineering Design Guidelines.



Abandoned Wells

- ND/DP 7.27 Abandoned wells must be located in a manner to allow immediate access if servicing is required.
- ND/DP 7.28 Buildings, roads, and trails shall not be located over abandoned wells; however, roads and trails may be allowed within the 5 m setback.
- ND/DP 7.29 Abandoned wells shall not be located within residential lots. The City may consider proposals which include abandoned wells within commercial or industrial lots, upon review of a professional risk assessment.



Consider and accommodate existing oil and gas operations.

Abandoned Pipelines

- ND/DP 7.30 Prior to any development (including stripping and grading), it is required that the abandoned pipelines, the relevant land title registrations, and the right-of-way on the AER database are removed.

Principle 8

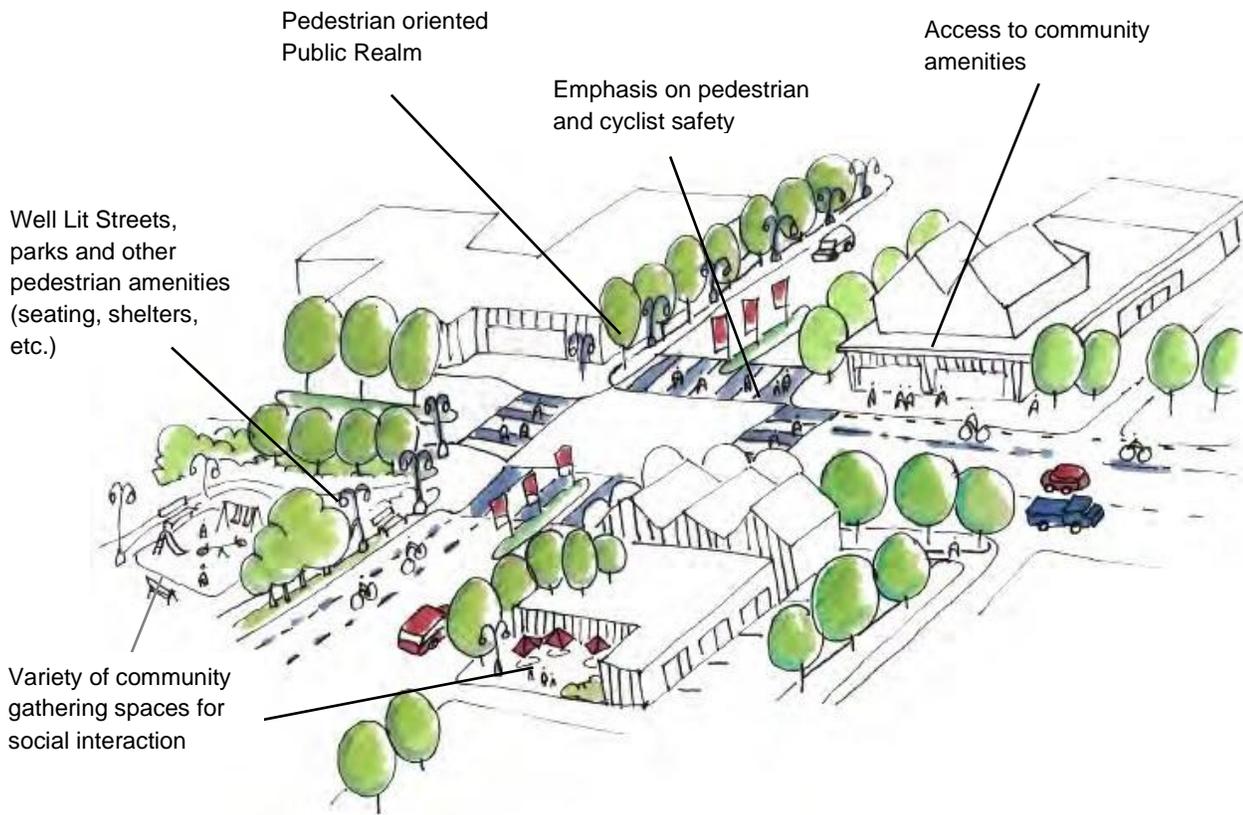


Safe Neighbourhood



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 to access community amenities



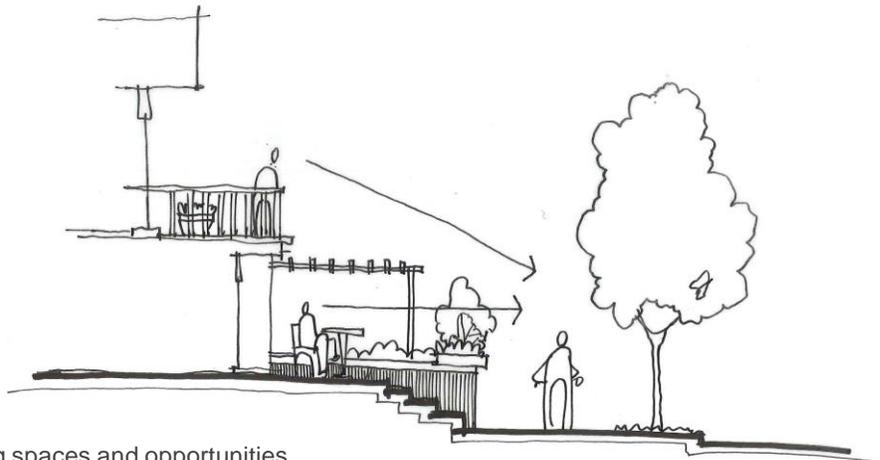
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Standards



Safe Neighbourhood and Site Planning

- | | | |
|--------------|-----|--|
| ND | 8.1 | Residential and commercial areas should be buffered from potentially dangerous uses such as railway tracks, industrial areas, and energy facilities. |
| ND/DP | 8.2 | <p>Plan and design the neighbourhood to promote “eyes on the street” based on Crime Prevention Through Environmental Design principles. Examples of this could include:</p> <ul style="list-style-type: none"> • Front porches, Ground Oriented dwellings and balconies on 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



Incorporate a useable porch and 'friendly face' to the street.



Multi-unit residential should provide access to green space and/or private patio, balcony or upper level terrace.



Multi-unit residential and mixed use buildings should incorporate courtyard or plaza space for resident use.

- DP** 8.3 Housing with useable porches or covered areas is encouraged to allow homeowners to use their front outdoor space, thereby increasing the chance of interaction with others in the neighbourhood and maintain 'eyes on the street'.
- DP** 8.4 Residential and mixed-use projects should incorporate green space with consideration to future resident needs. This may include:

 - Courtyards
 - Greenways and links to adjacent trails or green space (if applicable)
 - Common gardening areas
 - Play space near family housing
 - Small gathering places, walkway, or other uses
- DP** 8.5 Residential and mixed-use projects should incorporate direct access to a outdoor space, a patio or balcony, or a upper level terrace. These should be of adequate size and be covered where appropriate to ensure quality, comfort and usability.
- DP** 8.6 Multi-unit residential projects should incorporate amenity areas suitable for a variety of generations that are visible from Ground Oriented units as well as upper story units.
- DP** 8.7 Roof top open spaces, including amenity areas, should be provided for buildings where the site coverage is over 50%.
- ND/DP** 8.8 All streets, sidewalks, and crosswalks should be designed in accordance with the Engineering Design Guidelines to ensure the comfort and safety of all persons regardless of age or ability.
- DP** 8.9 Public parks and playgrounds should be designed to be used by people with varying abilities and with universal access principles in mind.
- DP** 8.10 The incorporation of narrow or shallow floor plans into the building form to increase the potential of cross ventilation and penetration of sunlight is encouraged.
- ND/DP** 8.11 Organize streets and large residential development projects to capture and respond to climate realities.



Examples include: layout streets to maximize solar gain possibilities, orient buildings to maximize solar exposure to residents, organize buildings to block wind, shelter gathering areas, cover main entrances, etc.

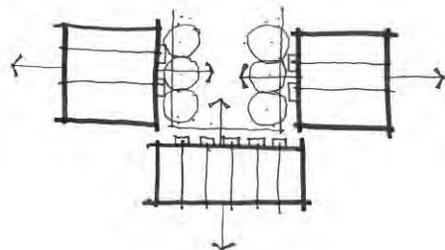
- ND/DP 8.12 Consider winter city design techniques to manage dark days and nights, provide shelter from the wind, and encourage snow-based activities.
- DP 8.13 Design using the principles of Crime Prevention through Environmental Design (CPTED) while maintaining a friendly and attractive public environment. Consider each generation of CPTED (Gen. 1, 2, and 3).

Pedestrian Experience

- ND 8.14 Design local streets with traffic calming measures that carefully balance level of service with optimal pedestrian experience. Pedestrians should feel comfortable walking.
- ND 8.15 Where a trail crosses an arterial roadway, it must be routed to a safe crossing location with a traffic signal, a pedestrian signal, or a marked crosswalk with the appropriate treatment.
- ND 8.16 Where appropriate, Curb Extensions should be incorporated at intersections and mid-block crossings to enhance the pedestrian crossing and provide space for landscaping, seating, and public art.
- ND 8.17 Mid-block pedestrian crossings on collector and local roadways should be designed to enhance visibility of the crosswalk and pedestrian safety. For example, Curb Extension, road surface markings, pedestrian crossing control devices, lighting, clear pedestrian approaches, etc.



Multi-unit residential should incorporate play areas for children that have opportunities for surveillance from units.



- ND 8.18 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)

ND/DP

8.19

Locate utilities and public infrastructure in locations that balance aesthetic, maintenance, operation, and safety.

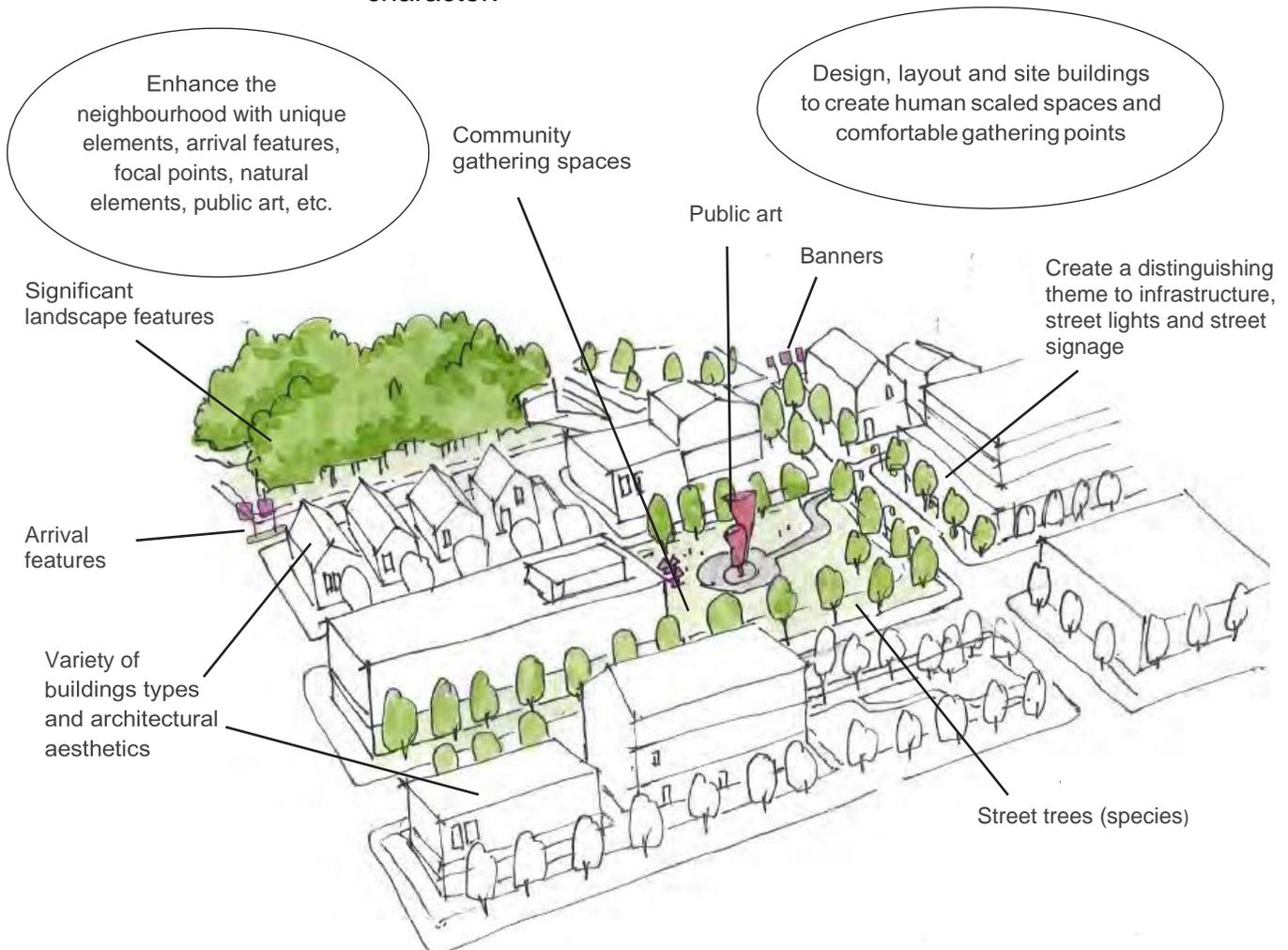
Principle 9



Unique Neighbourhood Identity

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 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.



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Standards



Neighbourhood Features & Themes

ND 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.

ND 9.2 Design the neighbourhood to preserve existing or create new landmarks, Views and Vistas.

ND 9.3 Customize a theme or design motif for the neighbourhood. If applicable, reflect or incorporate historical, cultural, or natural features. Typical examples include street lighting, street furniture, street or fence banners, signage design and materials, building design and materials, gathering place design, trail or sidewalk surface design and materials, public art, landscaping, etc. Consider design options available or approved by the City.



Provide a clear entrance or marker (gate, signage, landscaping, etc.).

ND 9.4 Where enhanced neighbourhood features and amenities are proposed that are over and above the City standard, a homeowners association should be considered to ensure all community assets are maintained and safeguarded.

ND/DP 9.5 Encourage the integration of public art on buildings, in parks/plazas, leisure facilities/ amenities, or other publicly visible gathering places. A maintenance plan to the satisfaction of the City should be considered during the design phase.



Banners can provide a key theme and identity to streets (to signify a small centre, entrance, or key collector street).

ND 9.6 Implement a way-finding program (navigation) within the neighbourhood for all modes of transport. This could include elements such as:

- Directional signage or maps
- Colourful or customized street banners
- Patterns in landscaping
- Design and material use for walkways - colours, stamping, etc.



Implement a way-finding (navigation) program with directional signage, landscaping, colour, etc.).



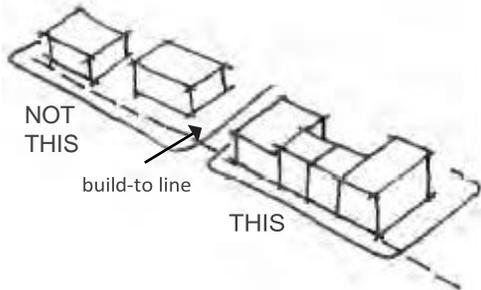
Locate key landmark buildings at corner lots or key intersections.

Heritage and Cultural Features

- ND/DP 9.7 Preserve significant cultural or historical resources within the plan area, particularly places of interest listed under the Historical Preservation Overlay (HP) or the Historical Significance Overlay (HS) in the Land Use Bylaw.
- ND/DP 9.8 Where possible, restore and/or adapt existing building stock to preserve heritage features.

Built Form and Site Design

- ND/DP 9.9 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.
- ND 9.10 Locate key “landmark buildings” with enhanced height, massing, building projections, architectural elements and/or public space integrated at corner lots or key intersections.
- DP 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 uses, in particular, when adjacent to one another.
- DP 9.12 Design to minimum setbacks for residential and commercial buildings is encouraged to frame the street and create a more intimate neighbourhood ‘look and feel’ while considering opportunity for patios and street vending.
- DP 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.
- DP 9.14 Design driveways so that they are not wider than the garage.
- DP 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.



Create a good street definition and enclosure by locating residential and commercial buildings at the minimum set back so the front of the building faces the street and along a common “build to line”.



In similar housing types, provide a variety of projections and façade.



Design front garages so they do not dominate the front façade.

- ND/DP 9.16 Discourage homes with walk-out basements backing onto expressway or arterial roadways.
- ND/DP 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.
- DP 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.
- DP 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).
- DP 9.20 Include separate at-grade entrances for ground floor units in multi-attached and multiple family residential buildings.
- DP 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.
- DP 9.22 Utility meters shall not be located on the front face of units and multi-attached units. An enclosed free standing meter wall is required.
- DP 9.23 Multi-attached units need to ensure access to the rear yard other than through the building.
- DP 9.24 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.
- DP 9.25 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.
- DP 9.26 Screen all roof mounted mechanical units on commercial, industrial, institutional, and multi-family developments.



DP 9.27 Residential and commercial lot developments shall include architectural detailing and landscapes for all sides exposed to a public street.

Architectural Elements



Design regional nodes to include pedestrian pathways for safety, comfort and to break up larger parking areas.

DP 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



Incorporate a variety of architectural details.

ND 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:



Streetscape design should incorporate elements for the pedestrian, such as areas for vendors, patios, etc. in commercial areas.

- Banners to provide local identity
- Attractive and uniquely designed street furniture (benches, bike racks, litter receptacles, etc)
- Areas for vendors and outdoor patios



NEIGHBOURHOOD PLANNING & DESIGN STANDARDS



- 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