URBAN DESIGN MANUAL

BACKGROUND

An Urban Design Manual is being developed to elevate the practice of urban design, architecture and landscape architecture in Edmonton.

The Manual proposes a series of design guidelines which build on the policy direction of The City Plan and articulate the City's expectations for good design. The Urban Design Manual is proposed to include three parts:

Volume 1 / Introduction	How to use the Manual
Volume 2 / Guidelines	The Design Guidelines themselves
Volume 3 / Background Studies	Urban Design Briefs, Sun / Shadow Studies and Wind Studies

PROJECT BACKGROUND

This project began in 2018 with Administration developing a set of Tall Building **Design Guidelines** with a Working Group representing the design and development industry. The Guidelines are intended to focus on the most important aspects of design, and be generated and revised quickly and easily.

Development of Volume 1 – an **Introduction** to the Urban Design Manual – began in late 2019. This introductory section establishes clear alignment with the strategic policy direction of The City Plan, and describes how to use the Manual and the Guidelines.

Also in late 2019, Urban Planning Committee directed Administration to develop a Terms of Reference (TOR) for wind studies, to improve the City of Edmonton's rezoning and development permit processes. This TOR represents the first of three proposed **Background Studies** which will be included in the Manual.

TESTING THE URBAN DESIGN MANUAL

To initate testing of the Urban Design Manual and its scope, structure and application, three components are being shared for review and comment – a draft of **Volume 1**, a sample of **Volume 2** (Design Guidelines) and the draft requirements for Urban Design Briefs (from **Volume 3**).

HOW THE GUIDELINES WORK

The guidelines focus on the most important aspects of urban design while avoiding being prescriptive. As a result, the guidelines are intended to be highly focused and succinct – and easy to create and update.

1. The guidelines are organized into five categories:

   Urban structure guidelines respond to patterns of the built and natural environment to create a network of blocks, streets and open spaces which is walkable and connected.

   Built Form guidelines relate to built form and massing, and the distribution and interrelationship of uses, to accommodate dense, mixed use and human scaled development.

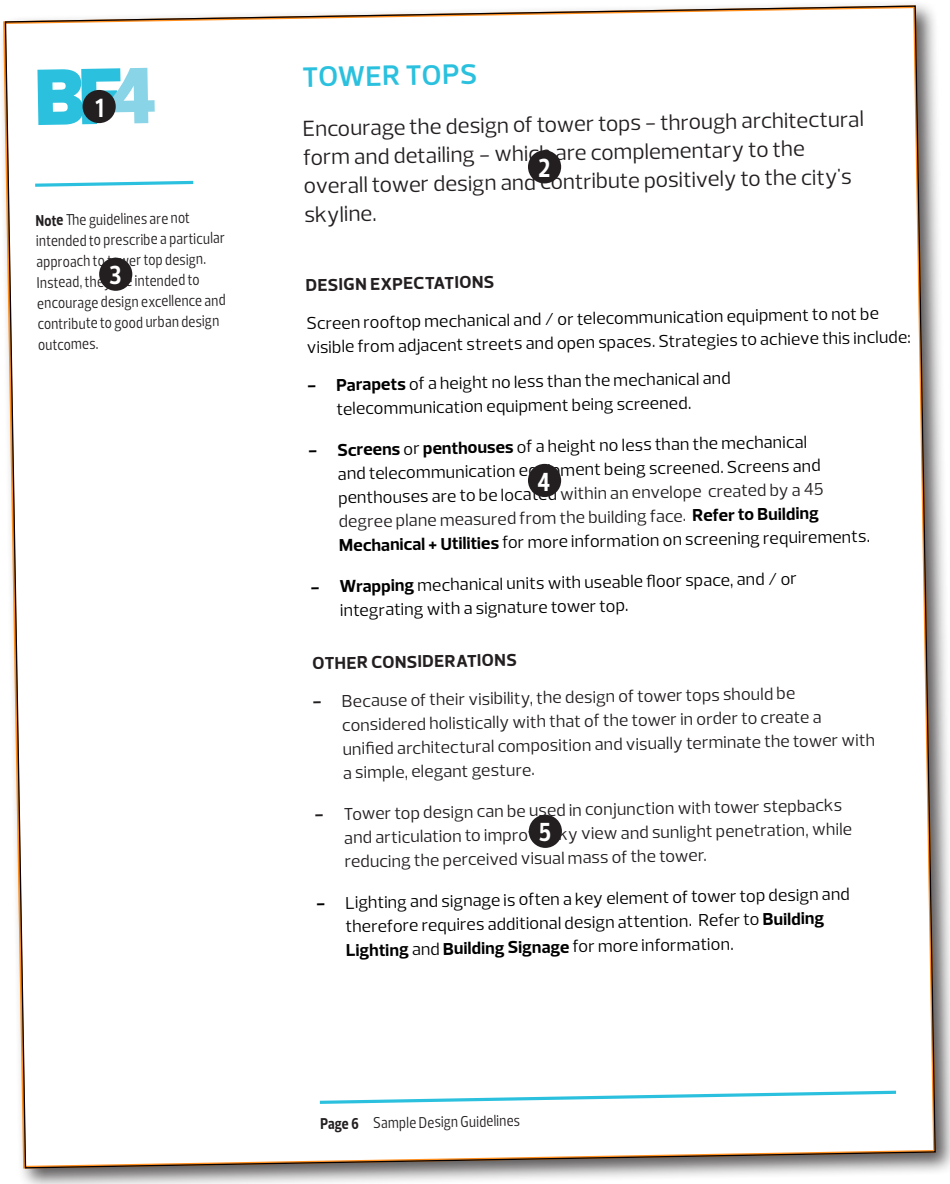
   Public Realm guidelines reinforce patterns of built form to direct the design of human-scaled streets and open spaces which are inclusive, walkable and vibrant.

   Signage guidelines encouraging design excellence through clear, legible, respectful and well integrated signage.

   Design Details represent thoughtful detailing and careful selection of materials and furnishings, to support a well designed and human-centred public realm.

2. The guidelines connect to higher-order urban design guiding principles located in the Urban Design Manual.

3. Where needed, the guidelines include important explanatory notes regarding their use and application.



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Note The guidelines are not intended to prescribe a particular approach to tower top design. Instead, they are intended to encourage design excellence and contribute to good urban design outcomes. 3

TOWER TOPS

Encourage the design of tower tops – through architectural form and detailing – which are complementary to the overall tower design and contribute positively to the city's skyline. 2

DESIGN EXPECTATIONS

Screen rooftop mechanical and / or telecommunication equipment to not be visible from adjacent streets and open spaces. Strategies to achieve this include:

- **Parapets** of a height no less than the mechanical and telecommunication equipment being screened.
- **Screens** or **penthouses** of a height no less than the mechanical and telecommunication equipment being screened. Screens and penthouses are to be located within an envelope created by a 45 degree plane measured from the building face. **Refer to Building Mechanical + Utilities** for more information on screening requirements. 4
- **Wrapping** mechanical units with useable floor space, and / or integrating with a signature tower top.

OTHER CONSIDERATIONS

- Because of their visibility, the design of tower tops should be considered holistically with that of the tower in order to create a unified architectural composition and visually terminate the tower with a simple, elegant gesture.
- Tower top design can be used in conjunction with tower stepbacks and articulation to improve sky view and sunlight penetration, while reducing the perceived visual mass of the tower. 5
- Lighting and signage is often a key element of tower top design and therefore requires additional design attention. Refer to **Building Lighting** and **Building Signage** for more information.

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4. Design expectations reflect generally accepted practices that can be reasonably quantified. These reflect a minimum level of design effort and are the basis for further negotiation.

5. Other considerations identify additional design strategies, which are typically more subjective, that can contribute to design excellence.