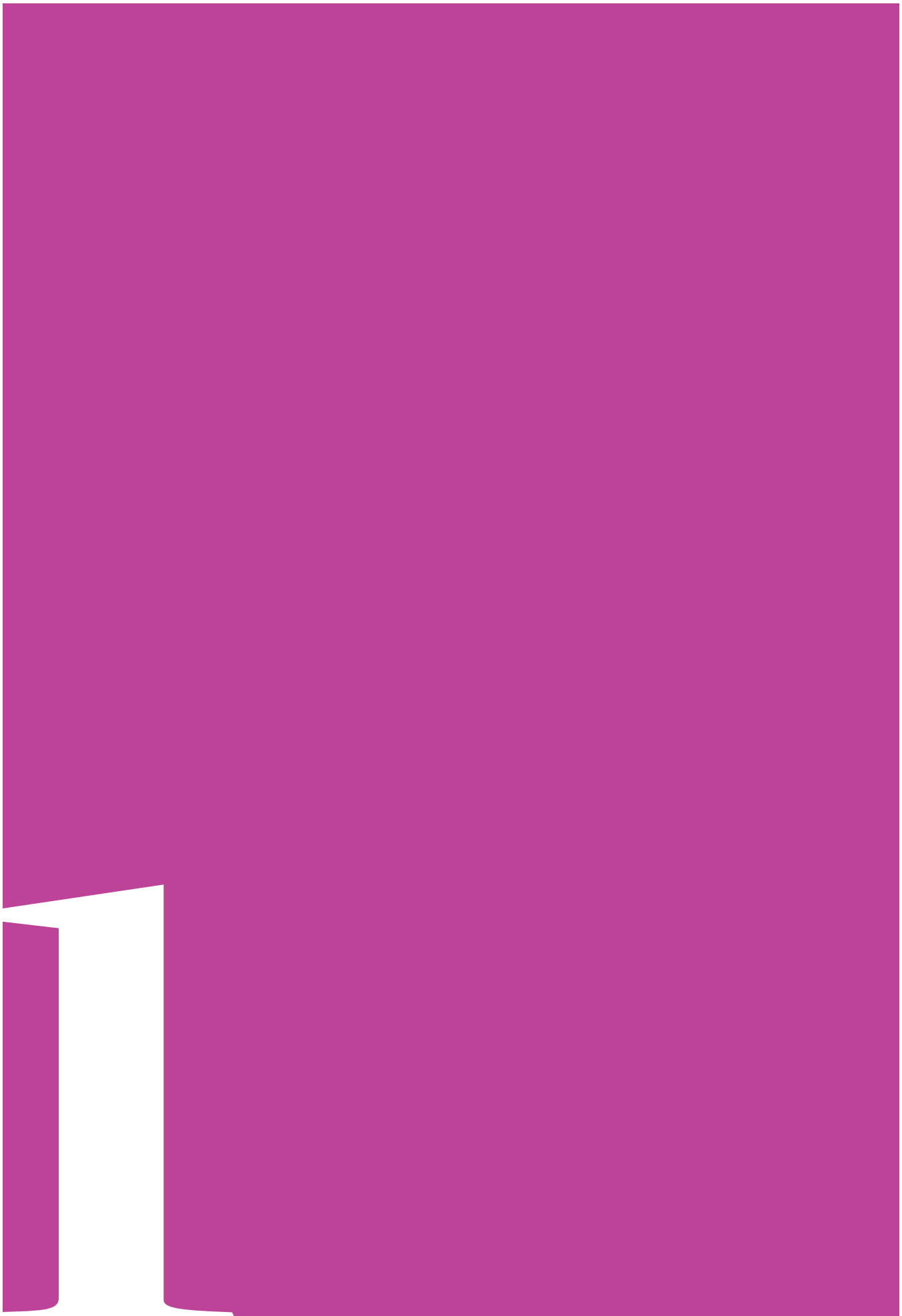
Blatchford West **Architectural and Urban Design** Guidelines

Version 3 - January 2021

Blatchford

Contents



1. Introduction

1.1. Purpose of the Design Guidelines

The Blatchford West Architectural and Urban Design Guidelines (Guidelines) have been prepared to guide the building design in Blatchford West. The intent is to ensure consistently high-quality site and architectural design that promotes a human scale and a strong sense of place throughout Blatchford West.

The Guidelines are intended to assist builders and design professionals in understanding the design expectations for this development. They also provide the basis for the Blatchford Redevelopment Office (BRO) to assess the plans and designs.

1.2. Approach of the Design Guidelines

The Guidelines are primarily principle-based rather than strictly prescriptive. The intent is to allow for freedom and flexibility to provide for creative design expression while achieving and maintaining a high level of quality and continuity throughout Blatchford West.

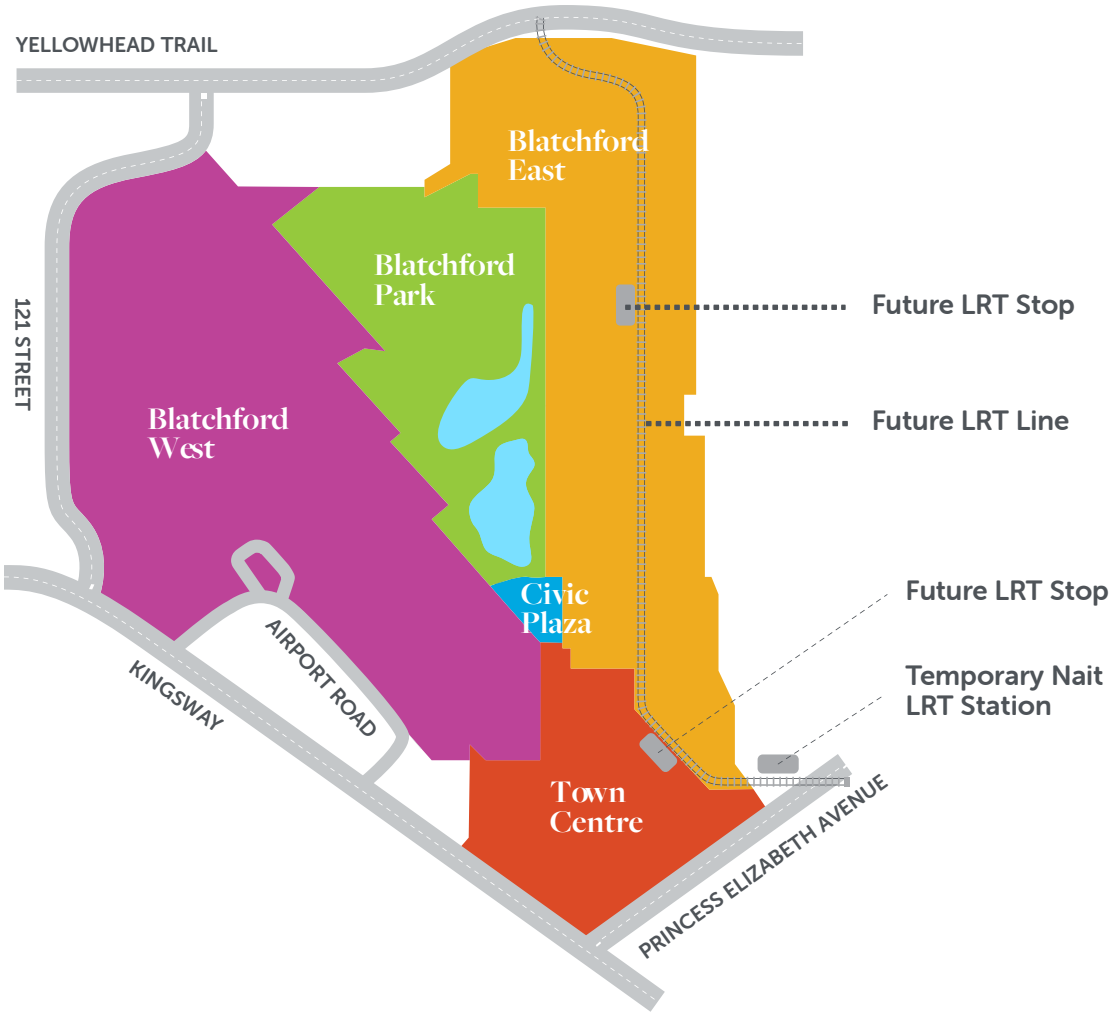
The Guidelines emphasize the relationship between buildings and the public realm (streets, walkways, parks, plazas, etc.) to ensure the buildings contribute to establishing Blatchford as an urban, walkable neighbourhood. This means buildings will be oriented towards streets with small setbacks to create a continuous street wall. Buildings will be required to have active frontages, with street-oriented units (residential or commercial) on ground floors and a high degree of transparency and permeability.

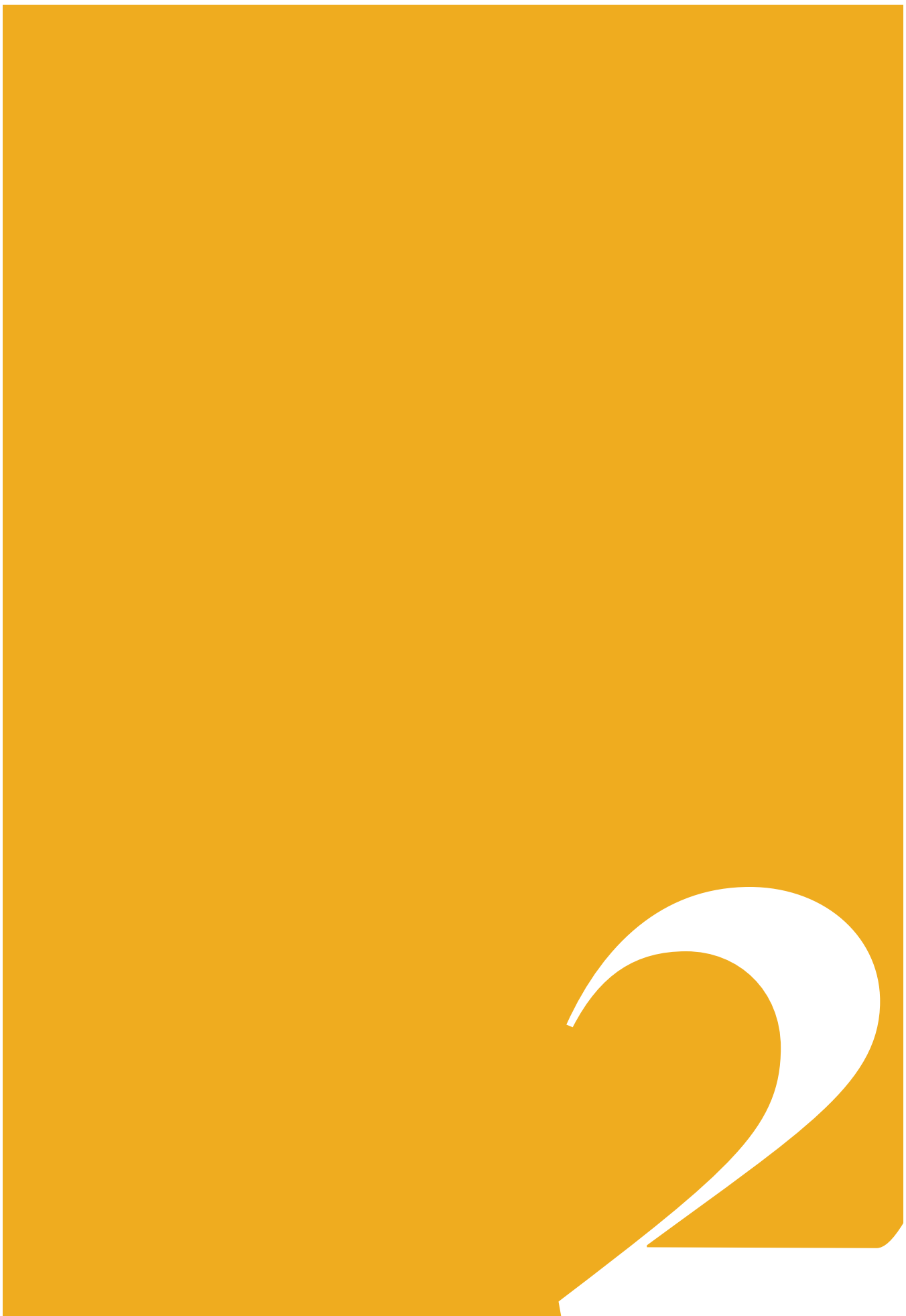
Buildings will be required to develop an architectural style that is authentic to its time and place. The emphasis will be on design consistency; all design details, from materials to doors to window components, will be intentionally selected so they contribute to the overall design style.

The BRO will have discretion in interpreting the Guidelines when reviewing building design, particularly in assessing whether the intent of the Guidelines is being achieved.

1.3. Area of Application

These Guidelines apply to all development located within Blatchford West, bounded by 121 Street on the west, Kingsway and Airport Road on the south, and the Town Centre and Blatchford Park to the southeast and northeast. Blatchford is shown below.





2. Design Vision

2.1. Blatchford's Vision

Blatchford will be home to up to 30,000 Edmontonians living, working and learning in a sustainable community that uses 100% renewable energy, is carbon neutral, significantly reduces its ecological footprint, and empowers residents to pursue a range of sustainable housing choices.

PUBLIC REALM

Blatchford is a neighbourhood that emphasizes people and community; a focus that is infused throughout the design of its public streets, parks and plazas. Streets are custom designed with pedestrian priority over other travel modes, incorporating wide sidewalks, boulevard trees and landscaping. Extensive park and plaza spaces are interspersed throughout the neighbourhood. The public realm is intentionally designed to welcome and engage people of all walks and stages of life and provide opportunities for neighbours to interact.

An essential component of high quality and well-used public spaces is the quality of the buildings around them. As such, these guidelines focus largely on how buildings interact with the spaces they frame. From their massing and proportions to their exterior details, buildings should provide a sense of connection, comfort and security.

2.2. Building Design

URBAN DESIGN

Building design that emphasizes how buildings relate and contribute to the public realm will be essential. This means buildings must be designed thinking of people and pedestrians first. Buildings will be oriented to streets, parks and plazas, with minimal setbacks to create an intimate, urban and human-scale experience. They will be massed and proportioned to create a street wall that provides a sense of enclosure without feeling imposing. Facades will be active, particularly on the ground floors, with windows and doors designed to draw people in and with variation and detail to create visual interest. Ground floors will provide strong connections between public and private spaces and the indoors and outdoors; patios and retail spaces will spill onto sidewalks and porches, and landscaped areas will connect homes to the street.

Buildings will be legible, meaning that the activities that are intended to occur within them will be clearly reflected in the design of the building. Main entrances will be clearly identifiable and building relationships to both public and private outdoor space will be clearly defined.

Buildings will contribute to a sense of harmony within the neighbourhood by integrating and complementing the urban context, rather than trying to stand out from it.

ARCHITECTURE

Architecture in Blatchford should be timeless, while being authentic to its time and place. Architecture should adhere to classic design principles such as natural proportions, scale, balance, rhythm, hierarchy, emphasis, contrast and unity, while relating specifically to its context. Buildings should feel like they belong where they are constructed. They should project a sense of durability and permanence, and not be subject to passing trends.

Buildings are not required to follow a prescribed architectural style, but whatever style is chosen must be contemporary (not an imitation of a historic style) and consistently applied at every level of design, from massing, proportion, articulation, material and colour selection, to window and door details and trims.

All design decisions should be intentional. All components of the design should contribute to the whole.

3. Design Criteria Overview

The Guidelines include 25 different criteria grouped into five categories:

A. DESIGN INTENT STATEMENT

This criterion is intended to ensure that building design has considered and met the underlying intent of the Guidelines as a whole. It will establish a reference point for all stages of design review.

B. BUILDING MASSING AND SITE DESIGN

These criteria are intended to ensure that building and site design prioritize a pedestrian-focused, human scale environment which fosters interaction in both public and private spaces.

B1 - Building scale and articulation

B2 - Building orientation and setbacks

B3 - On-site pedestrian connections

B4 - Ground floor uses and height

B5 - Building separation and courtyards

C. BUILDING DESIGN

These criteria are intended to ensure a consistently high bar for aesthetic interest and finishing quality.

C1 - Architectural style

C2 - Colour and materials

C3 - Architectural design consistency

C4 - Connection to the street

C5 - Climatic comfort and weather protection

C6 - Private outdoor space

C7 - Communal outdoor space

C8 - Roofs

C9 - Walls, fences and landscape buffers

C10 - Windows

C11 - Screening of mechanical and service areas

C12 - Paving material

C13 - Lighting

C14 - Signage

D. LANDSCAPING

These criteria are intended to ensure that projects create more sustainable, attractive, functional and generally low-maintenance landscapes.

D1 - Low Impact Development

D2 - Plantings

D3 - Grading

E. PARKING

These criteria are meant to minimize the visual and functional impact of vehicular parking in the neighbourhood, while also promoting the use of bicycles for transportation and recreation.

E1 - Vehicle parking

E2 - Bicycle parking

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4. Design Approval Process

4.1. Design Approval Authority

The BRO will be the approving authority for adherence to these Guidelines. **The enforcement, administration and interpretation of these Guidelines will be at the sole discretion of the BRO.**

The BRO may allow variances from the Guidelines to allow for more creative design, provided the builder can demonstrate that the underlying intent of each criterion is met. **Any proposed variances must be discussed with and receive approval from the BRO prior to the design submission.**

The design and construction of all buildings and site development must be in compliance with current Federal, Provincial and City of Edmonton codes, bylaws, standards and regulations. Approval of plans and specifications by the BRO does not constitute any warranty or representation that such plans and specifications comply with government regulations or requirements and/or good and prudent design, engineering and construction practices.

Responsibility for obtaining appropriate approvals from government authorities and complying with their various regulations, policies and standards will at all times, be that of the builder. If a conflict arises between documents, the most stringent will govern.

4.2. Submission and Review Process Overview

The Guidelines will be used to evaluate designs at three distinct stages: Concept Design, Preliminary Design and Final Design. **At each stage, the design will be reviewed to ensure that it meets the intent of each criterion in addition to any specific or prescriptive requirements.**

Builders will be invited to submit a Concept Design package through the Invitation for Proposals process. Proposal will be reviewed by the Review Committee. Once a proposal is selected for a parcel, the successful builder will move ahead with Preliminary Design and Final Design. An increasing level of detail and refinement will be required at each subsequent stage of design.

If the Preliminary Design or Final Design does not achieve all the requirements, the BRO will work with the builder to improve designs and may require revised submissions, at their sole discretion. If design improvements to meet the requirements of the Guidelines cannot be agreed upon with the builder, the BRO reserves the right to rescind builder selection and select an alternate builder.

4.2.1. CONCEPT DESIGN

This Concept Design package includes conceptual site plans, building elevations, renderings, and a brief Design Intent Statement that demonstrates how the intent of the Guidelines is being achieved. Once selected, builder(s) may be required to revise or provide additional information on their Concept Design prior to the execution of the Sales Agreement.

4.2.2. PRELIMINARY DESIGN

The Preliminary Design package should elaborate on the Concept Design package. The review process in this stage may be iterative. Builders will receive constructive feedback to improve their designs to ensure the intent of the Guidelines is achieved. If serious issues arise at this stage, builder selection could be rescinded and an alternate selected.

4.2.3. FINAL DESIGN

Further review and refinement will occur during the Final Design stage to ensure that all Preliminary Design review comments have been addresses and that any final details are in conformance with the Guidelines. The Final Design must meet all 25 criteria.

4.3. Submission Requirements

Table 1 summarizes the documents that builders will be required to submit at each design stage. Each design package must demonstrate how all 25 criteria are met. Table 2 outlines which documents should address each criterion.

All drawings must include the following: scale bar and north arrow (as applicable), builder name and date.

Table 1. Document Types and Submission Requirements at each Design Stage

DOCUMENT	CONCEPT DESIGN	PRELIMINARY DESIGN	FINAL DESIGN
Design Intent Statement 	• Design Intent Statement as per Criteria A. (Maximum 2 pages). or • Series of precedent images (minimum of 3) showing a similar approach of the intended design direction A sample Design Intent Statement is included in Appendix C for reference.	• Update Design Intent Statement summarizing issues that have been addressed.	• Update Design Intent Statement summarizing issues that have been addressed.

Site Plans 	• Conceptual Site Plan(s) including:
	  • Entire site in context with streets, sidewalks, and any nearby structures.
	  • Building footprint(s) including detached garages and lane suites, if applicable.
	  • Open spaces and descriptions of uses, including forecourts and amenity spaces
	  • Access and circulation for people and vehicles (including walkways, driveways and private lanes).
	  • Location of low impact design features.
	  • Parking areas.
	  • Fencing, walls and/or landscape buffers.
	  • Dimensions of major components including setbacks, overall building lengths and depths, parking areas and larger open space areas.
		• Site Plans(s) including:
		  • Entire site in context with streets, sidewalks, and any nearby structures.
		  • Building footprint(s) including detached garages and lane suites, if applicable.
		  • Open spaces and descriptions of uses, including forecourts and amenity spaces
		  • Access and circulation for people and vehicles (including walkways, driveways and private lanes).
		  • Location of low impact design features.
		  • Parking areas.
		  • Fencing, walls and/or landscape buffers.
		  • Service/equipment areas
		  • Pedestrian lighting
		  • Paved areas with paving materials noted.
		  • Dimensions of major components including setbacks, overall building lengths and depths, parking areas and larger open space areas.
			• Final Site Plan(s) addressing all comments.
			• Include all the same information as Preliminary Design.

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DOCUMENT	CONCEPT DESIGN	PRELIMINARY DESIGN	FINAL DESIGN

Elevations 	• Conceptual Elevations for all occupied buildings including:
	  • Primary (front) facade.
	  • At least one other facade (side or rear).
	  • Dimensions of approximate heights of building and podium (if applicable).
	• Materials palette for all building including detached garages.
		• Full colour building elevations of all facades with materials noted for all buildings on site including detached garages and lane suites (if applicable).
		• Dimensions of total building height, podium height (if applicable) floor-to-floor heights and preliminary finished floor to grade height.
		• Percent glazing calculations for all facades.
			• Final Elevations addressing all comments:
			• Include all the same information as Preliminary Design +
			  • Proposed final grades, floor elevations, top of structure.

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Floor Plans 	For mixed use and apartment buildings:
	• Conceptual Ground Floor Plan showing uses and access points (lobby entrance, individual entrances, parkade entrance, loading, etc).
	• Typical floorplan showing uses and floorplate
		For mixed use and apartment buildings:
		• Floor plans showing uses, access circulation and windows for:
		  • Ground level
		  • Typical floorplan showing uses and floorplate
		  • Flat roof outdoor spaces
		  • Roof plans
		For townhouses and stacked townhouses:
		• Floor plans showing uses, access circulation and windows for:
		  • All levels
		  • Lane suites (if applicable)
		  • Roof plans
			• Final Floor Plans addressing all comments.
			• Include all the same information as Preliminary Design +
			  • Parkade floor plan showing access and circulation (if applicable)

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Building and Site Sections 	• Optional	• May be required for larger or complex sites	• May be required for larger or complex sites
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DOCUMENT	CONCEPT DESIGN	PRELIMINARY DESIGN	FINAL DESIGN

Landscape Plans 	• Optional	• Landscape Plans showing:
		  • LID features
		  • Plant material schedules
		  • Play areas/equipment
		  • Site furniture selections
		  • Fence and wall materials/ finishes
		  • Extent of parkade
			• Final Landscape Plans addressing all comments.
			• Include all the same information as Preliminary Design +
			  • Slope to drains
			  • Grade heights at building corners, roads, walks, and site perimeter

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Details 	• Optional	• Optional	• Final Detail Drawings showing:
			  • Eaves, windows
			  • Paving, lighting, signage
			  • Entrance(s)
			  • Ground level elevation
			  • Balcony fronts
			  • Public art
			  • Ornamentation
			  • Any other detailing

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Renderings 	• One colour rendering showing the front building facade from pedestrian level. Include any fencing, walls and/or landscape buffers and public sidewalks.	• Updated pedestrian level rendering(s) addressing all comments. • Overall perspective or axonometric drawing showing building massing and architectural treatments in site-specific context.	• Final renderings addressing all comments and updated to reflect any additional details.

Table 2. Summary of Documents and Evaluation Criteria

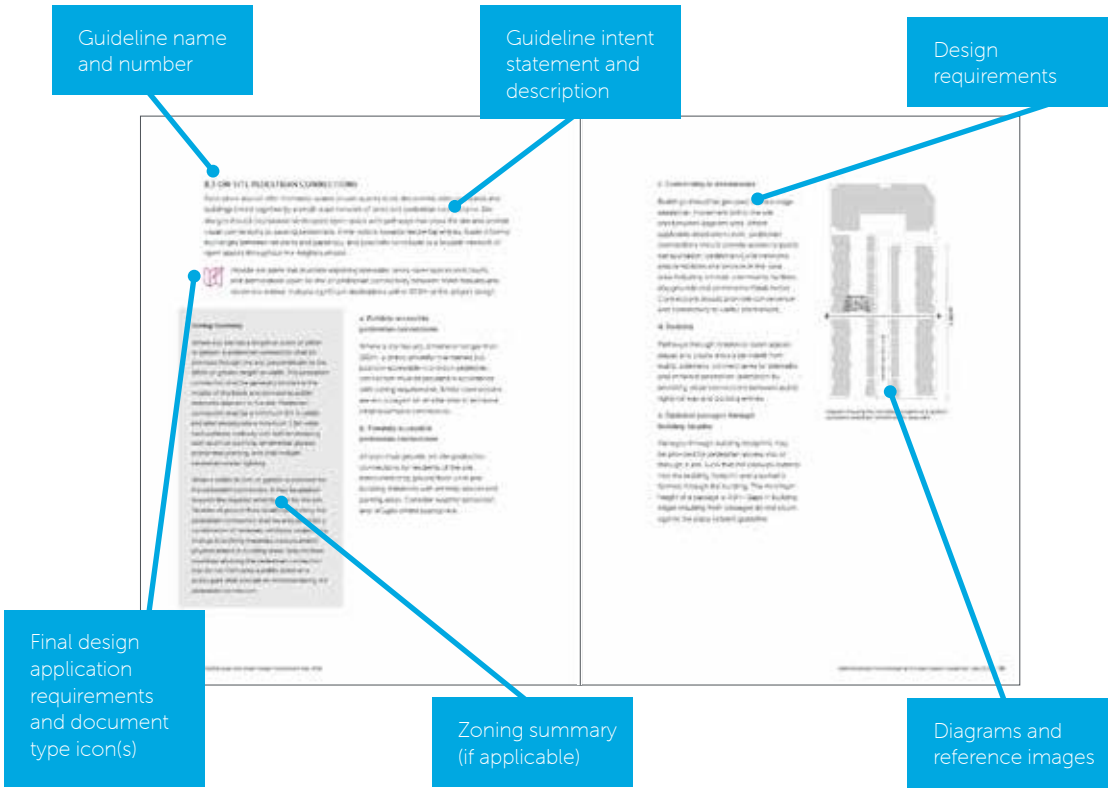
	DESIGN INTENT STATEMENT	SITE PLANS	ELEVATIONS	FLOOR PLANS*	SECTIONS*	LANDSCAPE PLANS*	DETAILS**	RENDERINGS
A. Design Intent Statement								
A. Design Intent Statement	•							•
B. Building Massing and Site Design								
B.1. Building scale and articulation		•	•					
B.2. Building orientation and setbacks		•						
B.3. On-site pedestrian connections		•						
B.4. Ground floors uses and height			•	•				
B.5. Building separation and courtyard		•			•			
C. Building Design								
C.1. Architectural style			•					•
C.2. Colour and materials			•					
C.3. Architectural design consistency			•					
C.4. Connection to the street			•	•				
C.5. Climatic comfort and weather protection		•	•		•			
C.6. Private outdoor space		•						
C.7. Communal outdoor space		•						
C.8. Roofs			•	•				
C.9. Walls, fences and landscape buffers		•	•					
C.10. Windows			•	•				
C.11. Screening of the mechanical and service areas		•	•					
C.12. Paving material		•					•	
C.13. Lighting		•					•	
C.14. Signage			•				•	
D. Landscaping								
D.1. Low Impact Development		•				•		
D.2. Plantings						•		
D.3. Grading		•	•					
E. Parking								
E.1. Vehicle parking		•	•	•				
E.2. Bicycle parking		•		•				

* Not required until preliminary design
** Not required until final design

5. How to Use These Guidelines

The type of building(s) appropriate for each site will depend on the City of Edmonton's zoning regulations and requirements, the physical characteristics of the site and any other specific requirements required by the BRO. The Guidelines provide direction for how to create high-quality multi-family residential and mixed-use development that will enhance the character of Blatchford West.

The sample guideline page shown below identifies various elements you will find in each category.



Sample guideline page with elements identified.

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6. Design Guidelines

A. Design Intent Statement

The purpose of the Design Intent Statement is to ensure that all buildings have considered and meet the underlying intent of the guidelines.

The Design Intent Statement should set out the vision, organizing principles and defining architectural features for each development, which can then be used as a point of reference in evaluating each of the specific criteria.

While the other criteria look at specific components, the Design Intent Statement considers whether everything is working together as a whole.

Prepare a Design Intent Statement and renderings of views to the project from surrounding streets and an overall perspective.

DESIGN INTENT STATEMENT

Clearly describe how the building design achieves each of the following 11 points.

Response should not exceed two pages. Point form is acceptable.

1. Style is contemporary and urban.
2. Creates harmony with the context and complements existing buildings.
3. Contributes to the street wall and creates a sense of enclosure.
4. Has active ground floors that contribute to the public realm.
5. Provides a sense of occupancy on all floors of facades facing public areas.
6. Design has clean lines, balanced proportions, and legible massing.
7. Has a consistent architectural style that is reflected on all facades in all design elements including doors, windows, materials and colours, fencing, light fixtures and other detailing.
8. Differentiates individual townhouse units through massing and rooflines.
9. Applies the Guidelines' material palette (or alternate palette approved by the Blatchford Redevelopment Office).
10. Window size and placement follow an underlying organizing principle.
11. Residential setbacks include measures that buffer and demarcate between public and private space; commercial setbacks (if applicable) are predominantly hardscaped.

Note: A sample Design Intent Statement is included in Appendix C for reference.

B. Building Massing and Site Design

Pedestrian-focused and human-scaled environments are the essential starting point for building massing and site design in Blatchford West. Successful human-scaled design will prioritize the creation of spaces and buildings that foster serendipitous and casual connections between neighbours.

Building massing and site design should create friendly public space, promote neighbourly connections, and frame open space to provide sunlight, privacy and a sense of security and belonging. Building facades should provide continuous or near-continuous street walls. Ground floor and landscape designs should work together to provide interest and activity at the street level. Stepbacks on upper storeys can create amenity spaces and allow for sunlight to reach the sidewalk. Projects should seek opportunities to foster interaction through an increase in the size and/or quality of project-related open space available for public use by considering features such as widened sidewalks, recessed entries, courtyards, plazas and through-block connections, along with place-making elements such as trees, landscape, art or other amenities.

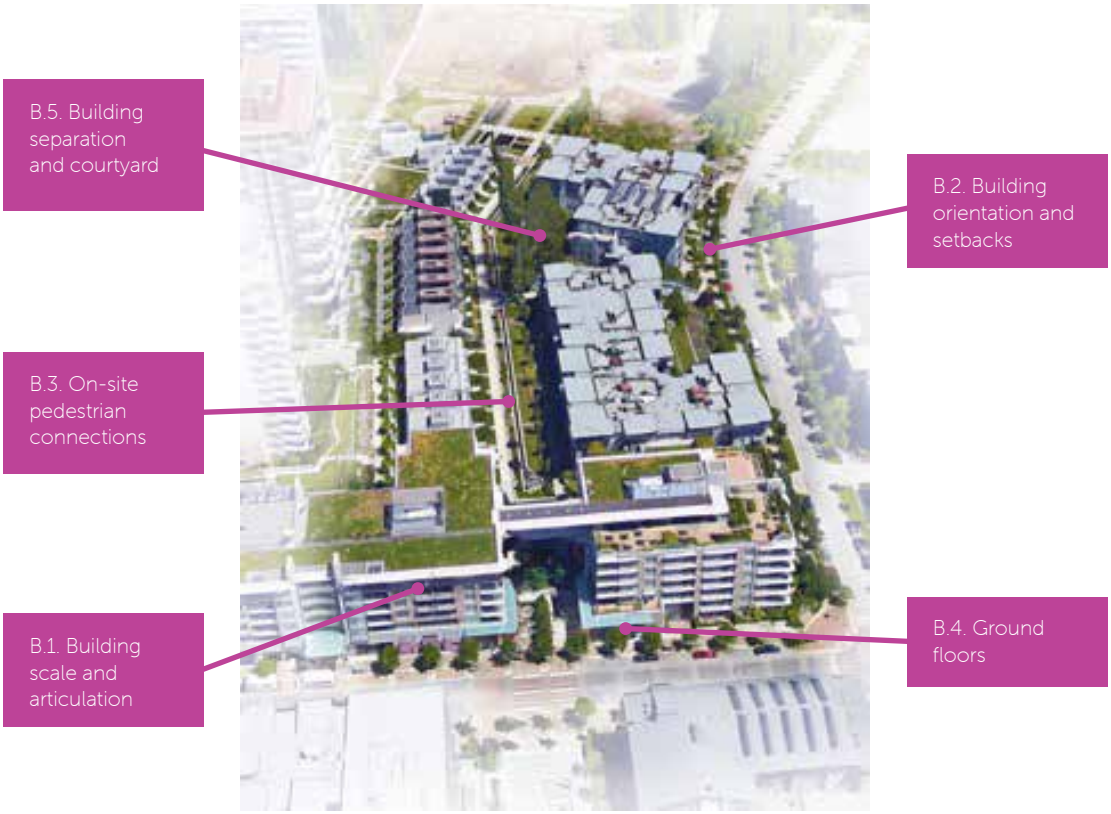


Illustration of a sampling of building massing and site design concepts [1].

B.1 BUILDING SCALE AND ARTICULATION

Buildings should have contextually appropriate height, setback and massing to create a street-wall that provides a sense of enclosure to public spaces (streets, parks and plazas) while maintaining a human-scale.

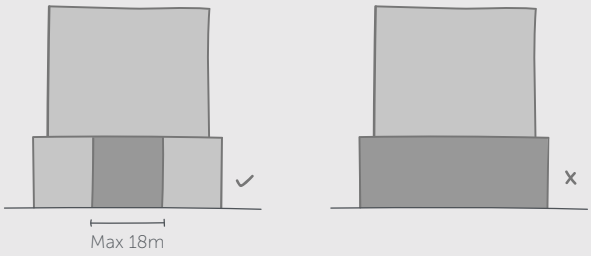
The overall building form should offer a varied and engaging visual experience and avoid the creation of monolithic structures by articulating the facade with offsets, projections and recesses. Buildings should distinguish the podium from upper storeys.

Provide site plans and elevations of the design and character of all sides of the project with all materials and character-defining features noted. Include dimensions to demonstrate articulation, height, podium and building length requirements are met.

Zoning Summary

For sites zoned BLMR or BMR, all buildings greater than 14m in height shall include a podium base. The podium of the building shall be a minimum height of 6m up to a maximum of 14m. The portion of the building located above the podium shall stepback a minimum of 2.5m on all sides excepting that side directly abutting a lane. Building facades abutting a public park or street shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building facade without recess, balcony or other form of articulation shall not exceed 18m in horizontal direction.

All facades of a principal building and an accessory building containing a Blatchford lane suite shall be designed with detail and articulation to ensure that each dwelling unit is individually identifiable to create attractive streetscapes and interfaces where abutting a public park, a public street or a lane. Building facades shall be articulated by a combination of recesses, entrances, windows, projections and change in building materials, colours, or physical breaks in building mass.



a. Articulation

To break down scale, buildings should articulate their form at least every 18m of facade length throughout the podium level by using one or more of the following design means:

- Integrate horizontal and vertical offsets and breaks in building planes
- Incorporate projections and wall plane recesses
- Use materials and colours to emphasize major and minor architectural scales
- Other design means may be considered that modulate building planes and incorporate a sense of human scale and dimension

Articulation and/or slight variations in setbacks should distinguish individual dwelling units in townhouse and stacked townhouse products.

b. Podium level

Where present, the podium level should be distinguished from the rest of the building through the use of a prominent horizontal feature such as a setback, cornice, string course, continuous awning, change of materials or other such embellishment.

c. Human scale massing

Building design should support a human scale streetscape by limiting building length, or perception thereof. This should be achieved with at least one of the following two options:

- The length of any individual building should be 75m or less. A pedestrian walkway should be provided between buildings.
- The building massing should have demising lines such that the length of each frontage appearing to have been designed by a single architect is no longer than 75m. Demising lines break large buildings into seemingly smaller structures with the appearance of multiple buildings. Window types must change with each demising line. Where demising lines are used, the different portions of the building should be evaluated separately with respect to architectural consistency (see C.3. Architectural Design Consistency).

A building that addresses the street with a varied and engaging visual experience, incorporating recesses, projections, stepbacks, building segmentation and changes in window type [2].

Articulation that defines individual units, contributing to the legibility of the building [2].

An effective use of demise lines to create transitions in a facade through materials, colour and rhythm, such that a single building has the appearance of multiple buildings, resulting in a more human scale for large buildings [2].

Building articulation and roof forms distinguish individual townhouse units [26].

Articulation, materials and colours are used to distinguish individual townhouse units [27].

B.2 BUILDING ORIENTATION AND SETBACKS

Buildings should be oriented towards streets and sidewalks – both through overall massing and with entries that open onto public spaces in order to support street-side activity.

Entries should include elements such as stairs, stoops and porches oriented to sidewalks, and provide openings and windows which overlook public spaces to establish a sense of human presence and oversight.

Setback areas should be used to create a transition between public and private spaces and to bring activity to the street. Residences may use setbacks to provide forecourts for ground floor units. Non-residential setbacks should be hardscaped for pedestrian activity or to create spaces for active street life (e.g. outdoor patios). These places should be located adjacent to active commercial uses on the ground floor such as food service or retail stores, and include features, such as tables and chairs, seating, street furniture, shade structures, art work, bicycle facilities and outdoor display areas

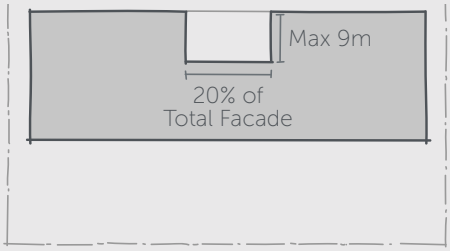
Provide site plans that illustrate the location and dimension of setbacks with proposed uses. Demonstrate how entries, windows and other architectural components and features overlook public rights-of-way and open space (both on and off site). Show the location of any plazas and identify their uses.

Zoning Summary

For the purposes of determining side and rear lot lines, the front lot line shall be determined by the Blatchford hierarchy of streets and public spaces. The front lot line will be defined by the property line that abuts the first of the following:

- A primary active street
- A secondary active street
- A site zoned BP (park)
- A primary quiet street
- A secondary quiet street

The front setback for Blatchford townhousing, stacked row housing and apartment housing shall be a minimum of 2m and a maximum of 3m. The front setback for mixed use apartment housing and comprehensive site development shall be a minimum of 0m and a maximum of 3m, where the front lot line abuts a primary active street and may be increased to 9m to accommodate amenity areas.



a. Orientation

Buildings should align with streets at grade. Upper-storey orientation may vary provided that buildings continue to create a sense of enclosure to the public street and on-site common spaces at grade.

b. Residential setbacks

Setbacks should create a buffer from the activity of the street. Wherever a residential entry faces a front or side setback, a forecourt is allowed. Rear setbacks,and side setbacks without residential entries should place fences and buffers at the setback line, rather than on the property line.

c. Non-residential setbacks

Front setbacks shall be a maximum of 3m deep. These setbacks should be predominantly hardscaped to facilitate walking, window shopping, patio use, and furnishing.

d. Projections into setbacks

Certain features may project into required setbacks, such as porches, patios, stairs and bay windows. Upper storey projections should be a maximum of 60% of the facade width. Ground level projections into front setbacks, such as patios and stairs, may use the entire facade width. On side and rear setbacks, projections other than porches or patios should be above the first floor.

e. Plaza locations (if applicable)

Plazas are allowed at building sidewalk edges, setbacks, corners and courtyards to support outdoor activities. Plazas are recommended at the intersections of active streets.

f. Plaza uses (if applicable)

Plazas are activity nodes and flexible open spaces and should accommodate a variety of outdoor functions, such as seating, display, sales, dining, informal gathering, shade structures, pergolas, awnings, bandstands and other performance platforms.

Non-residential frontages may set back to encourage street life activities such as café seating [3].

A residential setback with grade separation, stoop, patio and low fence [2].

A building oriented toward the street at ground level with a variation in orientation on upper storeys [2].

A mixed use building oriented toward the street [2].

B.3 ON-SITE PEDESTRIAN CONNECTIONS

Blocks should offer intimately-scaled spaces to be discovered, with courtyards and buildings linked together by a small-scale network of lanes and pedestrian connections. Site designs should incorporate landscaped open space with pathways that cross the site and provide visual connections to passing pedestrians, invite visitors towards residential entries, foster informal exchanges between residents and passersby, and positively contribute to a broader network of open spaces throughout the neighbourhood.

Provide a site plan with adjoining sidewalks, lanes, open spaces and courts, and demonstrate open-to-the air pedestrian connectivity between these features and residential entries. Indicate significant destinations within 500m of the site.

Zoning Summary

Where any site has a length or width of 160m or greater, a pedestrian connection shall be provided through the site, perpendicular to the 160m or greater length or width. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the site. Pedestrian connection shall be a minimum 6m in width
and shall incorporate a minimum 2.5m wide hard surfaced walkway with soft landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting.

When a width of 10m or greater is provided for the pedestrian connection, it may be applied towards the required amenity area for the site. Facades of ground floor dwellings abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours and/or physical breaks in building mass. Ground floor dwellings abutting the pedestrian connection that do not front onto a public street or a public park shall provide an entrance facing the pedestrian connection.

a. Publicly accessible pedestrian connections

Where a site has any dimension longer than 160m, a direct, privately-maintained but publicly-accessible mid-block pedestrian connection must be provided in accordance with zoning requirements. Similar connections are encouraged on smaller sites to enhance neighbourhood connectivity.

b. Privately accessible pedestrian connections

Sites must provide on-site pedestrian connections that connect ground floor units and building entrances with amenity spaces and parking areas. Consider weather protection and refuges where appropriate.

c. Connecting to destinations

Buildings should be grouped to encourage pedestrian movement within the site and between adjacent sites. Connections should promote convenient and direct access to useful destinations, such as public transportation, pedestrian/cycle networks and/or facilities and services in the local area including schools, community facilities, playgrounds and commercial/retail nodes.

d. Visibility

Pathways should be visible from public sidewalks, connect lanes to sidewalks and enhance pedestrian orientation by providing visual connections between public rights-of way and building entries.

e. Optional passages through building facades

Passages through building footprints may be provided for pedestrian access into or through a site, such that the sidewalk extends into the building footprint and a tunnel is formed through the building. The minimum height of a passage is 4.5m. Gaps in building edges resulting from passages do not count against the plaza setback guideline.

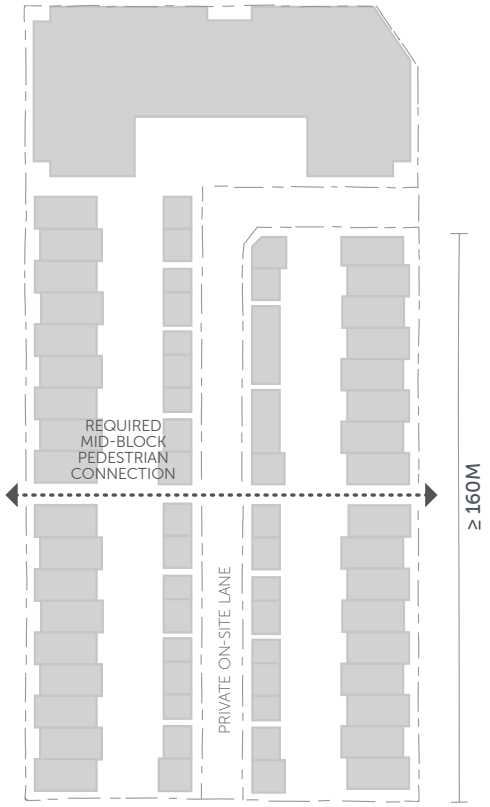


Diagram showing the conceptual location of a publicly-accessible pedestrian connection for large sites.

A privately-accessible pedestrian connection internal to a site [2].

A mid-block, publicly-accessible pedestrian connection [4].

B.4 GROUND FLOOR USES AND HEIGHT

Buildings should attract pedestrian interest at the ground floor with active uses, such as shop fronts, entries, lobbies and plazas. Ground floors should have ample floor to ceiling height and appropriate grade separation for the use.

Show how ground-level uses and massing increase interest and activity for users and passersby at public sidewalks. Demonstrate the ground floor storey height and grade separation for each use.

Zoning Summary

For any dwelling fronting a public street or park, an individually articulated entrance at grade facing the public street or park shall be provided. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a lane or a park, each unit shall have an external entrance at grade that shall be universally accessible. Live Work units shall only be permitted where they front onto a primary active street or secondary active street, and shall have individual front entrances at grade.

a. Residential ground floor uses

Each ground floor residential unit should be individually expressed through building articulation and the inclusion of entrance doors and windows addressing the street.

b. Non-residential ground floor uses

Each building front face must have active uses. Active uses are preferred on side building faces as well. Active uses include shop fronts, program areas, entries and lobbies.

Dwelling fronting a public street with ground floor height separation and buffers to establish privacy [2].

c. Ground floor ceiling height and grade separation

Non-residential ground floors should have adequate height to create a street presence and avoid the creation of squat, uninviting facades. Non-residential ground floors, Live Work ground floors and multi-unit lobby entrances should be at grade for accessibility and visibility of commercial activities. Residential ground floors should be raised to create separation from the street and establish privacy. Residential and non-residential uses should comply with the following table for the ground floor ceiling height minimum and grade separation maximum.

	GROUND FLOOR CEILING HEIGHT MINIMUM	GROUND FLOOR GRADE SEPARATION HEIGHT ABOVE GRADE
Non-residential	3.6m	0m to 0.3m
Live Work	3.6m	0m to 0.3m
Multi-unit Residential Lobby	3.0m	0m to 0.3m
Individual Residential Ground Floor Entries	3.0m	0.5m to 1.5m (A minimum of 0.3m may be acceptable for units within a mixed-used building).

Ground floor entrances with forecourts separated from the street by low fences and grade separation to enhance privacy [2].

A patio and multiple shop entries create active frontages on a mixed use building. [2].

A mid-rise building with good ground floor separation from the street, as well as effective bottom and top building segmentation [2].

B.5 BUILDING SEPARATION AND COURTYARDS

Building massing should be optimized for light and ventilation access into residential units and open spaces. Sites with multiple structures or roadway frontages that create spaces internal to the site should be designed with courtyards that provide light to internal facades and offer amenity space. Courtyards should foster interaction between neighbours and can be programmed with a variety of uses, from gardens to resident barbecue spaces or children's play areas, as described in C.7 Communal Outdoor Space.

Demonstrate the amount of separation provided between living spaces and other buildings. If applicable, demonstrate compliance for the minimum daylight illuminance level for common outdoor spaces.

a. Placement

Building groups should create outdoor rooms with seating, sun penetration and protection from wind and traffic noise. Residential projects should take advantage of enclosed spaces to form usable spaces. Where courtyards or open spaces exist in adjacent sites, courtyards are encouraged to be placed to link the courtyard and the off-site open space to create the effect of a larger open space while maintaining privacy and security.

b. Residential light and ventilation

Views from living spaces (bedroom, living room, kitchen, dining room) should face into open spaces that are at least 9m wide. Views from secondary spaces (bathroom, office, corridor, laundry) should face into open spaces that are at least 6m wide. Distance is measured to any enclosed structure.

c. Residential building separation

Building design should address privacy and overlook, including use of landscaping and careful placement of access corridors. Open spaces with residential views should have a maximum height-to-width ratio of 1.5 to 1, measured relative to height of the abutting facades. A higher ratio up to 3 to 1 should be acceptable for very limited areas subject to solar analysis.

d. Common outdoor space daylighting (if applicable)

Building massing should maximize sun exposure to common outdoor spaces, such as courtyards. Each communal outdoor space should be situated and framed by buildings such that a minimum of 50% of the space's surface area receives direct daylight for a minimum of four hours on September 21.

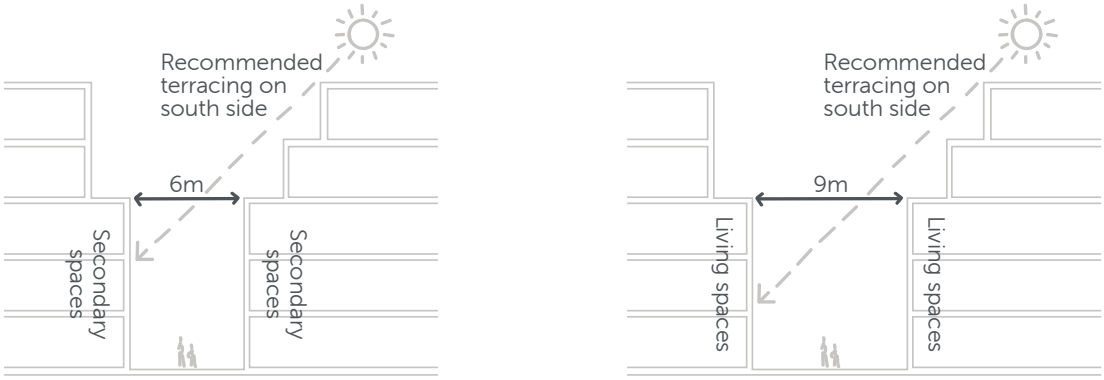


Diagram of building separation to provide light, ventilation, and views.

Courtyards within a low-rise block with good solar access, providing attractive and useful common outdoor space [5].

C. Building Design

Architecture should provide exceptional livability and raise the bar for aesthetic interest and finishing quality. Human-scale is of utmost importance, making even the largest buildings in Blatchford West feel approachable and integrated to the surrounding urban fabric. Buildings should be lively and pedestrian-oriented to enliven the public realm and attract interest and interaction. Buildings will do this by having occupied spaces on ground floors, balconies, and rooftop gardens.

Buildings should have notable architecture that is respectful of their neighbours and contributes positively to the overall character of the neighbourhood. Design decisions should be intentional. Buildings should consider proportions for all aspects of design, from massing to doors and windows. Design elements should contribute to the legibility of any individual building, with massing proportion, articulation and detailing making it easy to determine the different uses of the building, where to enter, and for townhouses and stacked townhouses, what are the extents of the dwelling units. Design elements should reflect a consistency across the building, resulting in a coherence of design where form and function are interlinked and reinforce each other.

Illustration of a sampling of building design concepts [2].

C.1 ARCHITECTURAL STYLE

Architectural style shall integrate texture, colour, tone, direction, proportion, form and shape into an aesthetically and functionally coherent whole. Blatchford should consist of buildings that are diverse, yet compatible in character with one another, and distinctive without being obtrusive or disorganized. Facades should contribute to the attractiveness and vibrancy of public space, and interact harmoniously with adjacent buildings and public spaces without aggressively demanding the attention of passersby. While no single approach or design style should dominate, the design direction should be contemporary in nature (not a reproduction of the style of another era or place) by incorporating current and emerging building technology and knowledge into the architectural form. All design decisions should be intentional and contribute to a discernible and integrated sense of architectural style.

Provide all facade elevations to depict the project's architectural style on building exteriors. Provide renderings of views to the project from surrounding streets and an overall perspective view.

a. Facade composition

All building facades – including those facing alleys, and roofs—should be designed with consideration for the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

Facade articulation should avoid random or patchwork design, or over-articulation.

b. Visual depth and interest

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks or other secondary elements into the facade design. Detailing may include features such as projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

c. Dual purpose elements

Use architectural features that serve a dual purpose by adding depth, texture and scale, as well as other functions such as shading or weather protection.

d. Human scale features

The starting point for all design should be human needs, not the needs of vehicular traffic. Architecture should emanate from emotional, physiological and ergonomic human needs. Buildings should engage at a scale appropriate to people, with features such as awnings, lighting, signage, doorways, railings and seating. These features should establish a sense of presence and comfort through design, location, visibility and visual interest.

e. Legibility

A building's primary functions and uses should be readily determined from the exterior, making the building easy to access and understand. Main entrances should be clearly identified through architectural features and landscape treatment.

f. Contemporary design

Use contemporary design to contribute to the development of attractive forms as expressed through use of materials and other means.

Townhouse design that contributes to the public realm through attractive landscaped spaces within the front setback, street-oriented balconies and a consistent design approach using a limited but compatible palette of materials [2].

C.2 COLOUR AND MATERIALS

Colour and material should be selected and applied in a way that is consistent with the architectural style of the building. A limited palette of high quality materials should create a sense of authenticity and timelessness and provide colour and warmth in the winter months. Material placement should follow a simple and discernible pattern that contributes to the legibility of the building. Bright and accent colours may be used judiciously to increase visual interest, particularly around entrances and other elements that provide human-scale.

Document all facade elevations to depict the project's colour and materials on all portions of building exteriors.

a. Palette composition

A limited palette of colours and materials should be used for any single building. All colours within a project should be of one complementary palette.

Generally, each building should consist of up to three materials:

- Primary material - 60% to 100% of front and side facades
- Secondary material (optional) - up to 30% of front and side facades
- Detailing or accent material (optional) - up to 10% of front and side facades

Approved material and colour palettes are shown in Appendix B

b. Permitted materials

Permitted primary cladding materials include:

- Brick (smooth or wirecut in solid colours)
- Architectural block (e.g. Expocrete Terrazzo Block)
- Architectural metal panels
- Wood composite (e.g. Prodema, Trespa) or Metal panels with woodgrain (e.g. Longboard)
- Fibre cement siding or paneling (e.g. Hardie) may only used as a primary material on townhouses with gabled roofs. Continuous areas of fibre cement paneling should use metal trim (e.g EZ Trim) to provide texture and visual relief in a manner that integrates with other elements of the facade.
- Smartboard panels (townhouses only)

Permitted secondary cladding material include:

- Brick (smooth or wirecut in solid colours)
- Architectural block (e.g. Expocrete Terrazzo Block)
- Smooth face cast stone
- Architectural metal panels
- Wood composite (e.g. Prodema, Trespa) or Metal Panels with woodgrain (e.g. Longboard)
- Fibre cement siding or paneling (e.g. Hardie). Continuous areas of fibre cement paneling should use metal trim (e.g EZ Trim)to provide texture and visual relief in a manner that integrates with other elements of the facade.
- Smartboard panels - on townhouses only
- Stucco (smooth/sand float finish only) - must not make up more than 30% of any facade facing a public street, and no more than 40% of other facades. Continuous areas of stucco should utilize scoring or trim to provide texture and visual relief in a manner that integrates with other elements of the facade. Stucco colours should be limited to neutrals such as white, off-white, grey and charcoal.

Permitted accent materials:

- Brick (smooth or wirecut in solid colours)
- Architectural block (e.g. Expocrete Terrazzo Block)
- Smooth face cast stone
- Split face concrete block. Colours should be limited to sandstone, grey and charcoal
- Architectural metal panels
- Wood composite (e.g. Prodema, Trespa) or Metal Panels with woodgrain (e.g. Longboard)
- Fibre cement siding or paneling (e.g. Hardie). Continuous areas of fibre cement paneling should use metal trim (e.g EZ Trim)to provide texture and visual relief in a manner that integrates with other elements of the facade.
- Smartboard panels - on townhouses only

Building materials should not include: stone/cultured stone, vinyl siding, corrugated metal and wood elements that require annual maintenance. No jointing compounds should be visible on any facade.

c. Placement

Materials should reflect the architectural style of the building. Visually heavy materials should be used at the base of buildings. Structural materials should be applied according to the materials' properties as demonstrated in openings and spans.

Colour placement should reinforce architectural elements, such as signature details and punch outs. Contrasting or saturated colours may be used judiciously to highlight pedestrian-scaled building massing and entrances, and to improve the visual interest of streets.

Material and colour placement should follow a discernible pattern. The application of colour and materials should not result in a patchwork effect without an underlying rhythm or design scheme that is consistent with the architectural style of the project.

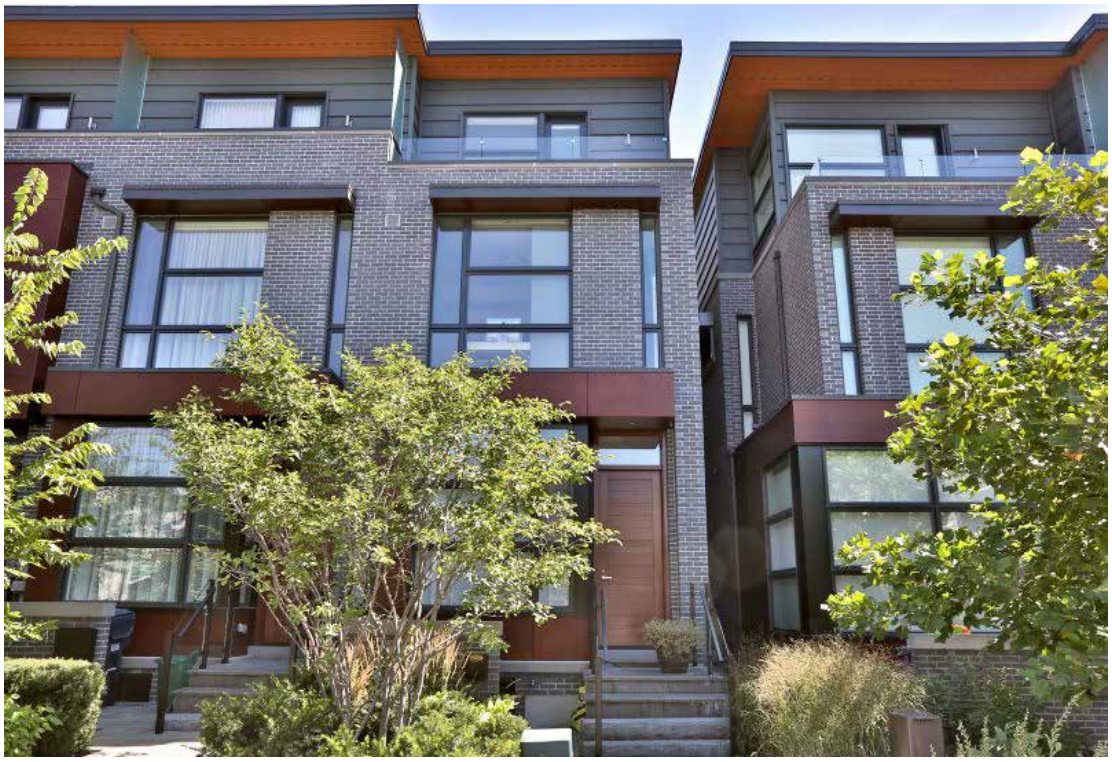
Townhouses and stacked townhouses should follow one of the Material Placement Strategies in Appendix B, unless an alternate palette has been approved by the BRO.

d. Authenticity

Colour should not be used to imitate other materials (e.g. grey or red brick imitated by metal panels on upper floors), and imitation materials should not be used (e.g. false brick or imitation wood panels) unless they are of such a quality that they are indistinguishable from the original material.

A building that utilizes colour to emphasize punch outs and other facade elements, enhancing architectural interest [2].

Material placement contributes to the legibility of individual townhouse units [22].



Townhouses that use brick as a primary material, Hardie as a secondary material and architectural metal panels as an accent [23].

Red brick provides colour and warmth, and creates a sense of timelessness. Black architectural metal is used as an accent [21].

Wood composite provides warmth and colour, and creates contrast with grey brick [24].

Scoring and trim used on a stucco facade to provide texture and visual relief [2].

C.3 ARCHITECTURAL DESIGN CONSISTENCY

A project design should maintain consistency of architectural character, treatments and details at all building elevations. The architectural style design idea should be extended to wrap around all building facades, address all site components and consider the relationship to street and public realm with regard to transitions between materials in public and private space. A consistent approach will help to provide architectural design coherence, where individual elements fit together to create a harmonious whole.

Document all facade elevations to depict the project's architectural expression extending to all portions of building exteriors.

a. 360° design

The architectural character and expression determined in the design intent statement should be consistent and used on all exterior portions of a structure, with emphases on portions visible from streets, parks and plazas. Colours and materials should be consistent on all exterior portions of a structure.

b. Consistency of design details

Accessory and minor components including porches, canopies, railings, gates, fences, garden walls, lighting, mechanical penthouses, trash areas and other related design elements should all utilize a compatible palette to reinforce the overall building style. Building systems and services including utility, solar, data, communications and service equipment should also relate to the architectural concept. Any screening of such systems should be designed to be a logical continuation of the character and expression of the architecture of the project.

All design details are opportunities to reinforce the architectural style and underlying design idea.

c. Affordable housing (if applicable)

Affordable housing components should not be visually distinguishable from market rate housing units.

d. Accessory suites (if applicable)

Accessory suites should be designed as fully self-contained dwellings. They should be designed as fully integrated elements of the building, utilizing similar exterior facade treatments as the main dwelling such that they are not distinguishable as separate units apart from external entrances, if provided.

e. Lane suites (if applicable)

Lane suites should be designed as fully self-contained dwellings. They should be designed as fully integrated elements of the building, utilizing similar or complementary exterior facade treatments as the main dwelling.

Example of a building with consistent architectural designs on all facade elevations [2].

Example of the rear facade of a townhouse building, which continues various character design elements from the front facade for consistency across all facade elevations [2].

C.4 CONNECTION TO THE STREET

The building should create strong connections to the street. Building and site design should consider how the project interacts with the public realm and consider the qualities and character of the streetscape and its function (retail street or quieter residential street). Ground floors facing public streets, public parks and publicly accessible pathways should have spaces that are actively inhabited by people, such as retail stores, consumer service businesses and restaurants, or educational or residential entrances and building lobbies. Where a mix of activities is accommodated in a building, the more active uses are encouraged to face public streets, parks and pathways. The location, visibility and design interest of residential and commercial/mixed use entrances, lobbies, main stairs and elevators should be optimized through establishing a sense of place and presence, and a strong relationship to public streets and sidewalks. Building entries should be visible and inviting, and provide a sense of arrival, such that an approaching pedestrian is drawn to the front door.

Indicate connections to the street, including the location and height of entries, design of doors and other features that establish a sense of arrival and place

a. Residential frontages

Residential units at or near street level should be designed with front doors to function in a manner similar to townhouses to create street-level interest and activity for residential frontages.

b. Non-residential frontages

Non-residential uses should be oriented towards active streets. The individuality of commercial uses should be expressed through narrow frontages with high quality storefront displays. Each street level non-residential bay should be clearly expressed on the street facade through architectural articulation, with variation every 18m or less of linear facade (refer to B.1. Building Scale and Articulation). Active retail frontages are recommended to use glazed, operable walls that can be opened fully to the street, expanding the public space along the street.

c. Doors

Doors should be consistent with the project's design intent statement and architectural style of the project.

d. Entries

All entries should employ architecturally distinctive components, high quality materials and landscaping, distinctive address signage and pedestrian-scale features.

e. Common residential entries

Multi-unit residential entrances, lobbies, main stairs and elevators should establish a sense of presence and safety through the design and by optimizing the location, visibility and visual interest. Residential lobbies must be designed with universal accessibility.

f. Individual residential entries

Individual residential entries may provide stoops, patios, garden walls, porches, canopies, pergolas, porticos, building recesses and terraces within the setback. Privacy must be enhanced for ground-level residential units with a change in elevation or demarcation buffers.

g. Non-residential entries

Non-residential use units, including Live Work Units, should have a universally accessible external entrance at grade. The primary entrance orientation should prioritize access from the front lot lines. A front door shall be visible from a street or pedestrian connection in a place appropriate for a pedestrian-oriented, street-facing use. Inset doorways are acceptable, but should include extensive glazing throughout the entryway to preserve visibility from the sidewalk.

h. Accessory suite access (if applicable)

Accessory suites should have front or side access to a public street. Accessory suite entrances should be separate from the entrance to the main unit, either from a common indoor landing or directly from the front or side of the building.

i. Lane suite access (if applicable)

A lane suite should enhance the lane as a public space. The space between the lane and the dwelling unit should be accessible and preferably landscaped. Entries and doors towards a flanking street or walkway should be sited to avoid pedestrian and vehicular conflicts and so that people leaving the laneway house can both see and be seen from passing vehicles in the lane. Where an entry door is proposed on the lane, an entry porch area that provides a safe and welcoming place for people to stand should be provided. On corner sites where entry porches face the street, planted edges should wrap from the street into the lane setback.

Individually expressed residential townhouse frontages [6].

Individual ground floor residential entrances within a mid-rise block [2].

Residential entries with doors that complement the architectural style [2].

Non-residential frontage expressing individual commercial uses [2].

Lane suite above a garage with a balcony facing the lane and a public street, providing a unit with its own front door separated from the vehicular access [2].

Lane suite above garage using a contemporary architectural style [2].

Accessory suites located at grade in a townhouse development, with main units above [7].

Accessory suites located in the basement storey of a townhouse development, with direct access to grade [8].

C.5 CLIMATIC COMFORT AND WEATHER PROTECTION ELEMENTS

The architectural expression of the buildings should include design elements that offer comfort during inclement weather. Building volumes and architectural features should reduce wind velocities and promote shelter with upper storey stepbacks, projections and overhangs. Overhead weather protection should be provided at or near uses that generate pedestrian activity such as entries, retail uses and transit stops.

Provide a site plan that demonstrates how the project considers shadowing and wind with respect to public places, and provide elevation and section of weather protection elements.

a. Building design

Buildings should avoid shadowing and negative microclimatic impacts on public places, wind impacts or wind tunnel effects, and incorporate winter cities concepts and winter sun pockets/ pathways. Building overhangs should be incorporated where appropriate to provide shelter and weather protection.

b. Weather protection

Overhead weather protection extending in the direction of the street should be provided at all entrances to individual ground floor units, common entrances to residential buildings and non-residential front doors to give a potential visitor the feeling of already being inside. Overhead weather protection is recommended to be fixed metal and/or glass canopies. Canopies should generally be of a consistent height, unless used to highlight architectural features such as doorways or where variation is necessary to respond to changes in site topography.

The upper side of weather protection elements should be designed such that they do not create unsightly conditions or glare from sunlight for upper floors. Weather protection should not be backlit or used as signs. All weather protection on a single shop should have the same depth, material and colour.

Weather protection should have a minimum clearance from grade of 2.75m. However, larger structures may require additional clearance space.

c. Design integration

Weather protection, gutters and downspouts should be integrated into the design of the structure as a whole and should avoid a tacked-on appearance. Canopies should not create a dark or heavy character to the building or spaces they overhang.

Canopies which are designed as integral components of their buildings [2].

A glass and metal canopy which provides weather protection without blocking sunlight and also clearly identifies the location of the multi-unit lobby entrance [2].

Weather protection elements which are incorporated into the design of buildings, avoiding a tacked-on appearance [2].

C.6 PRIVATE OUTDOOR SPACE

Buildings should integrate at-grade courtyards and plazas for the enjoyment of people walking by, encourage gathering and outdoor activities, buffer between uses and provide outdoor areas with sun exposure at all building levels. Upper level terraces, inhabited rooftops, patios and balconies should provide additional private outdoor space for residents.

Provide site plans that illustrate at-grade and above-grade private outdoor spaces.

Zoning Summary

Where private outdoor amenity area is provided, the minimum dimension shall be 2m.

Where a dwelling has an individual external access at grade and no communal outdoor amenity area is provided on the site, a minimum of 30m^2 of private outdoor amenity area shall be provided. This private outdoor amenity area may be provided in the front yard where the minimum depth of the front yard is 2m.

Where a dwelling has an individual external access at grade, and outdoor communal amenity area is provided on the site, a minimum of 15m^2 of private outdoor amenity area shall be provided. This private outdoor amenity area may be provided in the front yard where the minimum depth of the front yard is 2m.

Generally, dwellings located above the ground storey of a building a minimum amenity area of 7.5m^2 per dwelling unit on the site shall be provided.

a. Location

Private outdoor space requirements may be met at grade, on balconies and on private or buffered roof decks. They should promote visual and social connectivity with the public realm, such as by overlooking sidewalks and public pedestrian connections.

b. Balconies

Balconies should be designed to provide usable outdoor space for dwelling units, and should have a minimum depth and width of 2m. Balconies should be designed as an integral part of the building rather than appearing to be "tacked on".

Balustrades around balconies should be visually permeable through the use of glass or fine metal detailing. Solid balcony upstands are encouraged but should be limited to 300mm in height.

If an enclosed "solarium" is preferred to an open balcony, it should be incorporated as part of the initial design of the building.

c. Buffers

Private spaces abutting communal or public spaces should be buffered through changes in elevation, hedges, low walls or fences, or other measures. See C.9 Walls, fences and landscape buffers.

d. Forecourts

All forecourts, at grade or elevated, should be predominantly hardscaped. Forecourts should not have extensive lawns. Ornamental greenery is recommended for both visual attractiveness and privacy screening.

Private outdoor spaces on balconies and penthouse terraces, providing a variety of types of space that integrate with the architectural design of the building [2].

Open space at the ground storey, utilizing a small grade separation to provide a transition between public and private space [2].

Private outdoor spaces provided through forecourts and balconies, using grade separation and landscaping to create a distinction between public and private space, and to enhance visual attractiveness [2].

C.7 COMMUNAL OUTDOOR SPACE

Communal outdoor spaces are required in multi-unit buildings with 20 or more units. These courtyards, terraces and roof decks are an opportunity to create community and should have lush greenery and abundant, diverse vegetation. The micro-climate, wind conditions, soil quality and sunlight should permit a wide variety of greenery. Self-cultivation should be available to the residents, such as community vegetable, berry and flower gardens with storage, composting and water access. The design of communal outdoor spaces should allow for a diversity of uses without creating conflicts with nearby homes.

Provide site plans that illustrate communal outdoor spaces and their intended uses and visual accessibility from residential units.

Zoning Summary

For all multi-unit project developments containing 20 or more dwelling units, a minimum of 2.5m^2 of amenity area per dwelling unit shall be provided as communal amenity area which shall not be located in any required setback unless the setback directly abuts a public park and shall be aggregated into areas of not less than 50m^2.

a. Locations

At grade, courtyards and rear yards should be used for private and communal outdoor patios, decks, children's play areas and gardens. Where practical, roofs and terraces should also be designed to accommodate these uses, excepting children's play areas. Communal spaces on roofs should have access to the building edge for views.

b. Intent

Communal outdoor spaces should be functional, shared areas that provide a variety of amenities and uses for residents. Communal outdoor spaces should not be solely extensive lawns, although grassy lawns may connect a space's uses and amenities, and provide space for active play.

c. Conflicting uses

Outdoor amenities, such as seating areas, outdoor cooking and eating areas, should be located in communal spaces such that the potential conflicts between users of the space and nearby residential units are minimized.

d. Uses

Each communal open space should provide a minimum of one use from the following list and an additional use for each 350m^2 (3,770ft^2) of communal outdoor space surface area. Uses not included in this list may be proposed to the BRO.

- Social gathering space with seating and dining area
- Communal cooking amenity, such as a barbeque area
- Children's play area that is easily accessible, appropriately located, and suited to developmental and play needs of one or more age group
- Resident meeting area
- Community garden
- Sports facility, court or pitch

Communal outdoor space functions should match the needs of the project's anticipated residents. For example, a senior housing project should have different communal outdoor spaces uses than family housing.

e. Children's play areas

All outdoor play areas should be visually accessible from amenity areas and residential units.

Community garden raised beds, providing opportunities for neighbourly interaction [9].

A communal outdoor space with seating areas and landscaping [11].

A large rooftop garden with raised growing beds in a communal outdoor space that functions as a neighbourly gathering place [2].

C.8 ROOFS

Roof lines and roof form should reinforce the architectural design intent's style and building silhouette and contribute to the skyline. Horizontal roofs should be functional spaces. Roofs should control stormwater and provide extensive green spaces.

Provide elevations for all roofs. Provide floor plans for all flat roof spaces, including gross area and percentage of gross area for each use.

Zoning Summary

The roof design of a building may include a combination of green roofs, solar panels and/or amenity area for residents of the building.

a. Roofline

Rooflines should shape and define building entries and corners. Roof tops may incorporate distinct features such as roof forms, cornices, eaves and parapets. Vent stacks, roof vents and other mechanical protrusions are to be painted the colour of the roof. Potential views of roofs from adjacent buildings should be considered.

b. Townhouse or stacked townhouse buildings

Rooflines should emphasize individual units. Roofs may be flat or gable. Shed roofs may be allowed if used to optimize for solar energy generation. The use of substantial roof overhangs is encouraged. Gambrel, mansard, or hip roofs are not acceptable.

Sloped roof materials should be architectural asphalt shingles, natural slate, natural standing seam copper or zinc, or flat profile concrete tiles.

c. Apartment buildings

Roofs on apartment buildings should be predominantly horizontal. Attractively detailed cornices or parapets should be applied for flat roofs. Any visible pitched roofs must be consistent with and contribute to the architectural style of the building.

d. Horizontal roof uses

Horizontal rooftop surface not otherwise occupied by mechanical penthouses, properly screened equipment, renewable energy infrastructure or other ancillary structures should be vegetated green roofs, 24/7 accessible amenity space or a combination thereof.

e. Rainwater collection

For buildings abutting linear park spaces, building roofs should collect rainwater and transfer rainwater to cisterns in the linear park. Refer to Appendix A for detailed requirements, if applicable. On-site rainwater collection to support gardening and landscape watering is encouraged.

e. Snow and ice

Design roofs to prevent falling ice, snow and discharge of roof leaders onto entrances and walkways.

Accessible rooftop with seating and planters, providing a unique amenity space to complement balconies and ground level spaces [10].

Townhouses with a varied pitched roof design that suits the overall architectural style and provides visual interest [2].

Townhouses which vary the roofline to strengthen the individuality of each unit [2].

A varied roofline that enhances the distinctiveness of the overall architecture of the building [2].

A terrace-level roof amenity space that provides privacy, views and vegetation [2].

C.9 WALLS, FENCES AND LANDSCAPE BUFFERS

Low walls, fences or landscaping should clearly distinguish zones, including public (street, lane, plaza), semi-public (communal courtyard space), semi-private (around entries) and private (patio, balcony, porch). Clear boundaries should divide between what is to be perceived as, respectively, public and private, between semi-private and private, and between private and private.

The location of walls, fences and landscape buffer items should be illustrated in the plan. Provide elevations for each wall and fence.

Zoning Summary

Where any part of a Dwelling unit abuts a public park, a public walkway or an at-grade amenity area, a maximum 1.2m high fence or landscaped buffer shall be provided along the property line to delineate the division between public and private space. Openings or gates shall be provided to ensure connectivity between public and private space.

a. Screening buffer (1.2m)

Screening buffers should only be used at the back of a site's side and rear setbacks, and to visually separate service areas, surface parking, parking structures and utility boxes. Screening buffers should comply with the Zoning Bylaw's maximum height of 1.2m and be any combination of wall, fence and/or landscape buffer.

b. Demarcation buffer (1m)

Demarcation buffers should be used to define lot lines between individual townhomes, residential forecourts and patios facing communal outdoor spaces. The buffer should be a maximum height of 1m and be any combination of wall, fence, and/or landscape buffer. Demarcation buffers should have greater visual permeability than screening buffers. Buffers should be decorative and in a manner consistent with the design of the building.

c. Wall design

The maximum height of a buffering wall should be 550mm. The design of walls should relate to the architecture of individual development sites, using similar materials, design expression and range of colour and style.

d. Landscape buffer design

A mix of evergreen and deciduous hedge planting and/or berms may be used as buffering components. The maximum height of hedge should be maintained to not exceed the height of the associated screening or demarcation buffer.

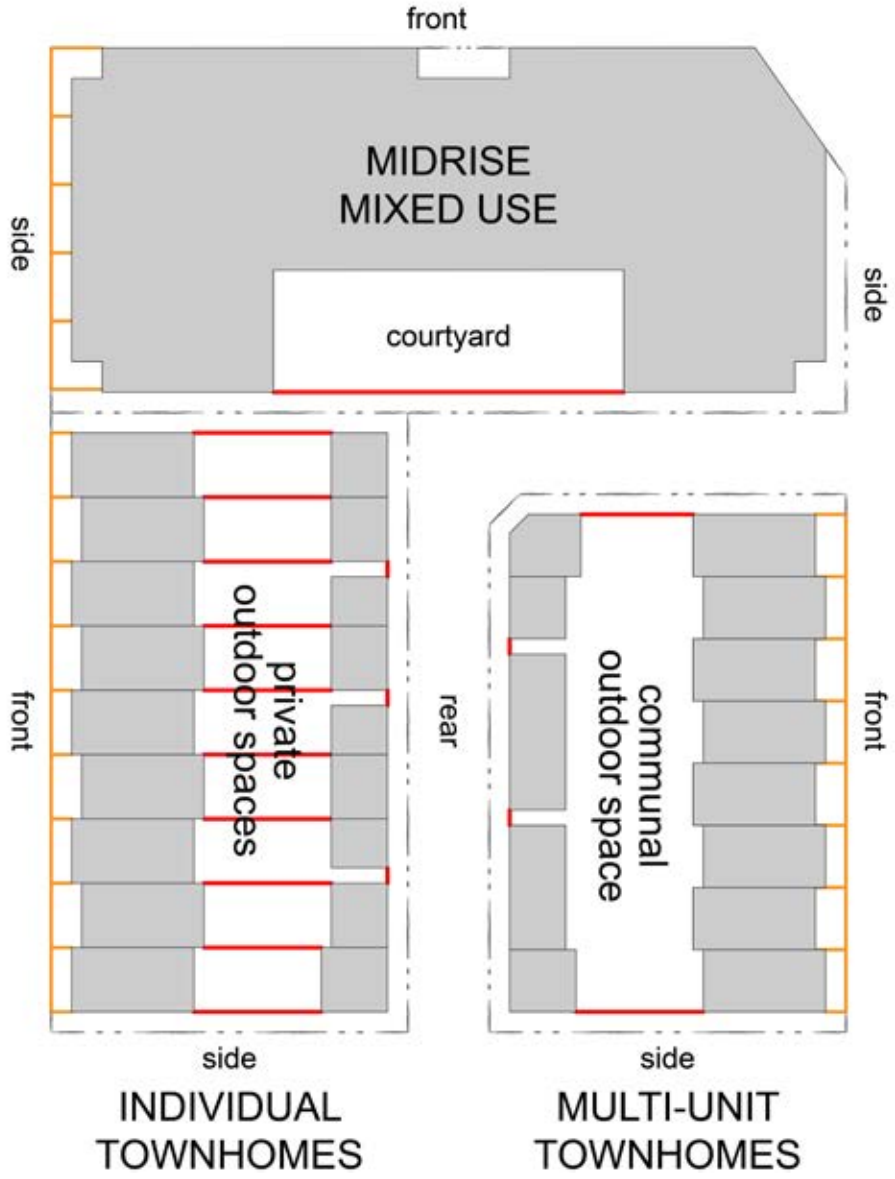


Diagram showing the locations of screening buffers (red) and demarcation buffers (orange) includes a midrise multi-unit site, an individual townhouse site, and a multi-unit townhouse site.

Different types of forecourt buffers separating the street from the private realm. The design of buffers is consistent and integrates with the architecture of each building [2].

C.10 WINDOWS

Window size, placement, shape and detailing contribute substantially to the overall quality of the building and are key features of facade design. Well-designed window openings speak to the quality of the building and provide visual access to the street environment. Window placement should enhance the visual coherence of the building, supporting rhythm and overall visual impact through the interrelationship between all windows on the facade, and with other facade elements. Window design choices should also reflect demising line requirements identified in B.1 Building Scale and Articulation.

Provide the location of windows on elevations and floor plans, including calculation of percentage of glazing across each frontage level.

Zoning Summary

Where non-residential uses are developed fronting onto a public street or park, at least 70% of each individual store frontage and the flanking side of a store located on a corner shall have clear, non-reflective glazing on the exterior on the ground floor. Transparency is calculated as a percent of linear metres at 1.5m above the finished grade.

a. Design consistency

Glazing should adhere to the design intent statement and use of the building. The proportions, rhythm, placement, size, depth and scale of windows should reflect high quality design and satisfy the project's design intent. The detailing of windows, such as casement and mullions, should be specifically designed to be consistent with the project to avoid a "tacked on" appearance.

b. Colour and transparency

All dark and reflective glazing is prohibited for all building types on all floors.

c. Residential uses

For all residential frontages located on setbacks other than the rear setback and party walls, at least 25% of the building facade should be windows or doors.

d. Placement

The placement of windows is a critical part of the character of a building, and needs to be integrated as part of the overall composition. Window placement should follow an underlying organizing principle to reinforce massing and design intentions. Strategies might include:

- Aligning windows vertically between storeys.
- Centering windows between storeys when they are of different widths.
- Grouping together smaller, multiple windows to create a finer grain rhythm, or to read together as one element.

Glazing placement which contributes to the creation of architectural rhythm. Casements and mullions are consistent with other architectural features of the facade [2].

A ground floor residential facade with creative use of windows to create a strong architectural statement [2].

A mixed use building with extensive glazing that is an integral component of the overall architectural style [2].

C.11 SCREENING OF MECHANICAL AND SERVICE AREAS

Mechanical equipment, garbage and recycling collection bins, storage areas, loading areas and other utilities should be located and designed in a way that does not interfere with the character of the building or site, nor detract from the attractive quality of Blatchford West.

The location of service and equipment screening and enclosures should be. illustrated in plan. Provide elevations for each screen

Zoning Summary

All mechanical equipment, except solar panels, on a roof of any building shall be concealed from view from the abutting public streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

No parking, loading, storage or trash collection area shall be permitted within any setback other than the rear setback. Loading, storage and trash collection areas shall be screened from view in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. If parking abuts a residential zone or a lane serving a residential zone, parking areas shall be screened in accordance with section 55.4 of the Zoning Bylaw. No parking, loading, storage or trash collection shall be permitted within any site setback abutting a public park.

Only 1 off-street vehicular loading space shall be required for any building. Where the building contains less than 20 dwelling units, and does not contain any non-residential uses, no off-street vehicular loading space shall be required.

a. Location

Trash, recycling and mechanical equipment should be located to minimize their visibility from public areas. Ground level mechanical equipment should be screened with landscaping, walls or fences compatible with and integrated into the architecture of the building.

Utility boxes should be located away from public sidewalks and pedestrian areas, and screened with landscape or fencing.

b. Mechanical equipment integration

Parapets, cupolas or dormers should be used for screening of rooftop mechanical equipment. Special attention should be given to those areas where roofs can be seen from adjacent overviews.

Energy generating equipment should be carefully designed and placed. Solar panels should follow rooflines and where possible be integrated with the roof design. The location selected for small scale wind turbines should respect their appearance and views from streets and neighbours. Wind turbines should have shields or screens, or be designed to be aesthetically compatible with the building.

All roof vents and gas vents should be coloured or painted to match the colour of the roof or adjacent facade.

c. Loading and service areas

Service areas should be integrated into the building. If service areas must be outside, the area should be screened from view from at least three sides with landscaping, walls or fences that are consistent with the architecture of the building. No large garbage containers should be exposed to the street. Noise from site service and equipment should be attenuated by site design.

d. Lane suite service area (if applicable)

Garbage and recycling needs should be provided on-site with a designated storage area that is located along a common pathway, accessible to all units on the lot and screened from private patio areas and the lane frontage.

A roof parapet screen that is indistinguishable from the architectural character of the rest of the building [12].

An at-grade utilities screen that is consistent with the architectural character of the principal building [13].

C.12 PAVING MATERIAL

Paved areas can lend rhythm and structure to landscaped grounds and the materials and pattern should support the overall design intent.

Show locations of paving materials in plan. Provide detail drawings for each paving type.

a. Material and colour

Natural stone, concrete pavers and patterned concrete should generally be used in hard surface areas. Paving materials should be durable enough to withstand the harsh impacts of winter snow management and the corrosive effects of salt, as well as freeze-thaw cycles, while still being safe, non-slip and easy to maintain.

Where appropriate, pervious pavers should be used that allow water to infiltrate through joints.

Colour, pattern variation and decorative paving bands are encouraged to add visual interest and can indicate circulation in the pedestrian throughway zone. Decorative paving bands may serve to align fixed objects such as trees, street lights, bicycle parking, and waste and recycling receptacles.

b. Public-private transition

The character of publicly-oriented and commercial setbacks, plazas and pedestrian connections should integrate with the adjacent streetscape. The paving material should match or exceed the quality of the adjacent streetscape's material.

c. Private areas

Private, semi-private and communal setbacks and plazas should relate to the style, materials, design expression and design intent statement. These areas should be individually expressed and may differ from the public realm.

d. Parking areas

The minimum requirement for parking areas should be broom finished concrete. Where driveways cross the sidewalk, the driveway material should match the sidewalk. Asphalt for at-grade parking locations is not permitted.

Permeable pavers mixed with other paving material [2].

C.13 LIGHTING

Lighting should complement and enhance the design character. Environments should encourage pedestrian activity and safety at all hours, while respecting residential uses. Entryway and areas of high activity should be illuminated, while minimizing potential light glare, spill and light pollution.

Show locations of all exterior lighting elements in plan and indicate key pedestrian areas. Provide detail drawings for each lighting element type demonstrating downcast direction.

Zoning Summary

Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and public art.

Exterior lighting associated with the development shall be designed, located or screened to reduce impacts on adjacent off-site residential units.

a. Pedestrian lighting

Pedestrian scale lighting should be used throughout pedestrian areas, with bollard or ground mounted lighting recommended. The maximum height of pedestrian lighting should be 4.9m. Entrances, pedestrian paths or gathering places that may present security concerns (such as paths and parking) and grade level changes on walkways should be illuminated.

Pedestrian lighting is not appropriate in locations and/or at a height that would project light into private living spaces.

b. Residential frontage lighting

Residential units, including lane suites, should be designed with lighting that enhances the pedestrian experience of streets and lanes at night. This may include eave lighting, porch lighting, bollard or garden lights, etc. High-wattage, motion-activated security lights are discouraged.

c. Design

Fixtures should complement the building's design intent in style and materials. Electrical boxes and conduits should be concealed from general view. Architectural features of the building should be highlighted with special lighting.

An example of pedestrian-scale accent lighting that aids in wayfinding [14].

Decorative lighting that enhances and complements the architectural style of the building [15].

Bollards provide pedestrian-scale lighting [2].

C.14 SIGNAGE

Signage should add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its surroundings. Signage should be a logical evolution of the character-defining features and detail of the architecture and be compatible in character, scale and locations while still allowing businesses to present a unique identity.

Provide design accommodation for building and tenant signage that builds upon and reinforces the overall architectural idea and building design character. Provide signage details.

a. Signage location, orientation and illumination

Signage should clearly display the name and use. Signs should be located on the site to which they relate. All signage should be oriented to the pedestrian's perspective rather than to the motorist's perspective. Signage should be able to be illuminated after dark. Signs must be of attractive graphic design and illuminated indirectly. The following sign types are prohibited:

- Back-lit signboards
- Signs made of unshielded neon, LED, fluorescent or other light emission system
- Lit awnings or light boxes that extend in front of the facade

b. Live Work signage

There should be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20cm x 30.5cm in size located on the ground floor building face.

c. Non-residential signage

Where there are multiple tenants in a single building, signs should be of a similar proportion and character, while allowing for applicable tenant branding. Only the following sign types are permitted for advertising a business at locations visible from a public street:

- Canopy signs
- Wall sign
- Under canopy signs
- Fascia signs
- Window signs
- Projecting signs
- Awning signs

d. Individual residence signage

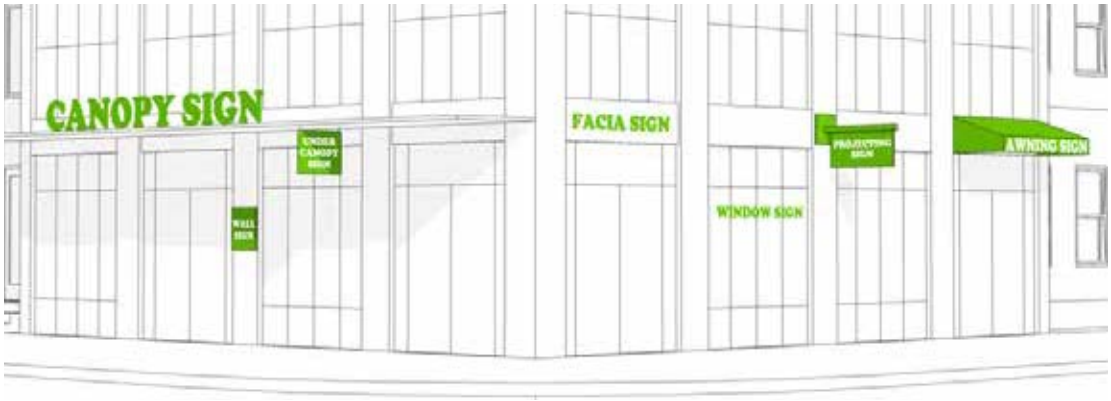
House address numbers in keeping with the design intent statement should be the only signage on individual residences.

e. Multi-unit residential signage

Residential signage should be developed in scale with the development. Residential identification signage should not be located above the first storey. Large "stand alone" entry feature type signage is prohibited. Free-standing signs should not be used in residential areas, except for cultural, recreational or institutional uses where the sign height must be less than 5m with an area of less than $5m^2$.

Only the following sign types are permitted for residential uses at locations visible from a public street:

- Awning signs
- Canopy signs
- Under-canopy signs
- Fascia signs



Permitted non-residential sign types, from left to right: canopy sign, wall sign, under canopy sign, fascia sign, window sign, projecting sign and awning sign.

Unique neon canopy signage that is consistent for all businesses and integrates with the overall design aesthetic of the building [16].

D. Landscaping

Green structures should encourage people to experience the natural environment. In the selection of plants, a balance will be struck between allergy factors and promotion of biodiversity. The overall goal is to create more sustainable attractive, functional and generally low maintenance landscapes. When choosing plant materials, consider attractive blooms, changes of appearance throughout the year and the possible production of fruit. All development will be landscaped using high quality furniture (sculpture, benches and water barrels) and plant material in keeping with the vision of a sustainable neighbourhood.

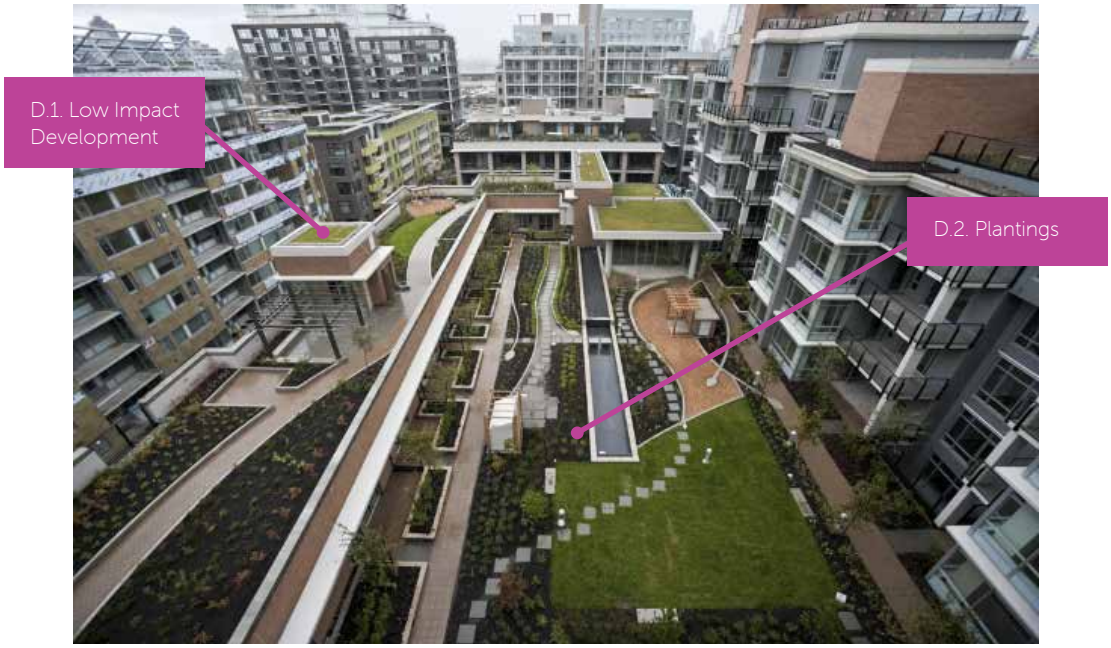


Illustration of landscaping concepts [17].

D.1 LOW IMPACT DEVELOPMENT

Conventional drainage design emphasizes directing rainfall into underground storm sewers as quickly and efficiently as possible, thus increasing the volume and intensity of flows and a sewer's required capacity. In contrast, Low Impact Development (LID) minimizes the flows entering the piped system by collecting, dissipating and infiltrating rainfall. Projects should holistically integrate LID features in a manner that is compatible with the design intent statement and to achieve high rainwater diversion performance. Additional detail regarding LID requirements specific to each stage is provided in Appendix A, if applicable.

Specify LID features in plan drawings as required by the LID Codes (Appendix A). Demonstrate LID aspects of stormwater management in the landscaping plan.

a. Surface stormwater management

The lot grading, as outlined on the landscaping plan, should emphasize surface flow and dissipation of stormwater across the private parcel, rather than immediate discharge into the piped system.

b. Capture and reuse of roof runoff

Rainfall occurring on a minimum of 60% of the building roof areas should be captured and collected in rain barrels, cisterns or similar installations. The stormwater collected in this fashion should be reused for irrigation of landscaped areas within the private parcel or on public lands adjacent to the parcel.

c. Permeability

The landscape should include features that permit infiltration of stormwater into the topsoil and the subsoil, such as rain gardens, bioswales, soakaways and permeable pavement. Where necessary, measures should be implemented to maintain the structural integrity of adjacent hard surfaced features.

d. Green roofs

Excluding rooftop surfaces occupied by mechanical penthouses, screened equipment or renewable energy infrastructure, a minimum of 40% of the roof area of all mixed-use or residential buildings of more than 3 storeys and a minimum of 20% of the roof area of all commercial or institutional buildings should be developed as vegetated green roofs and may include ornamental gardens.

e. Parking areas

LID installations should be included in the design for all parking areas. Stormwater runoff may be reduced or detained by, for example, installing vegetated swales between parking aisles and around the perimeter of the parking areas. Wheel stops or perforated curbs should be provided at swales. Porous paving should be utilized where soil conditions permit.

f. LID appropriate vegetation

Planting material should be selected on the basis that it will be appropriate and resilient in LID landscape installations.

Tree trench box planters support natural irrigation [2].

Residential green roof, providing both stormwater and amenity functions [19].

Bioswale to filter and convey stormwater runoff [18].

D.2 PLANTINGS

Landscapes should be comprehensively designed to integrate with buildings and the streetscape. Preference should be for: native species that can withstand and look attractive in winter conditions; a mix of deciduous and coniferous species; incorporation of flowering plants to add colour and emphasis; and ornamental grasses to enhance winter landscape interest. Trees should be planted between units for visual privacy.

Provide schedule of plantings and planting locations in the landscaping plan.

a. Species

Landscape design should consider appropriate plant material for horticultural zone 3a. For public spaces, plant species and sizes should be selected in consideration of CPTED principles. Plant material should be selected to achieve a mature scale that will limit future view impacts.

b. Canopy coverage

Multi-unit project development sites should be fully landscaped to provide summer canopy coverage for 40% of the site (excluding the building footprint) at maturity.

c. Priority areas

Landscaping priority areas are entrances to sites, front yards and exposed exterior side yards, including courtyards and patios, buffers between sites, building faces and parking areas.

d. Tree locations

Deciduous trees should be located on the southeast and southwest faces of buildings to provide cooling in summer and allow for sunlight in the winter. Coniferous trees should be located on northeast and northwest of sites to provide protection from prevailing winter winds.

Trees should not be located on the front of mixed use buildings except in plazas.

Landscaping mixing with hardscaping and pedestrian circulation [20].

D.3 GRADING

Building and site grades should help determine and inform the streetscape by setting the finish floor elevations of buildings and reinforcing the relationship of buildings to each other and the streets around them.

Show site grades in elevation (including parging) and plan in relation to the lot grading plan. Indicate lot grading and building interface.

a. Lot grading plans

Building and site grades, as specified on the lot grading plans by the project engineer, should be strictly adhered to in order to avoid unnecessary or excessive variations in drainage patterns and building elevations.

b. Natural slope

Lot grading should follow the natural slope of the land form and lot slopes should be absorbed within the building massing as much as possible (stepped foundations) in order to minimize the need for grades steeper than 3:1.

c. Parging

Finished grades around residential buildings should allow a maximum of 450mm (1'-6") of parging on all elevations.

E. Parking

Site and building design should put people first. The design guidelines related to parking are meant to minimize the visual and functional impact of vehicular parking in Blatchford West while also promoting the use of bicycles as a mode of transportation and for recreation.

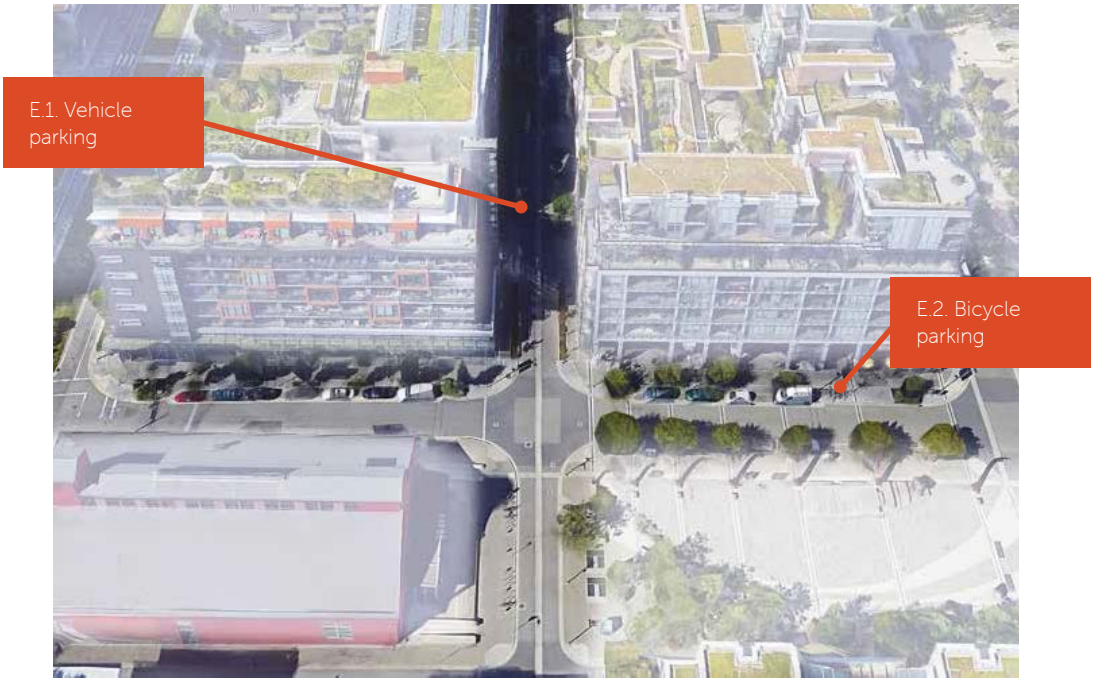


Illustration of parking concepts [1].

E.1 VEHICLE PARKING

Projects should minimize the presence of parking and the impact of vehicles on pedestrian activity by placing vehicular and service access first at lanes, and then at side streets if no lane is present. Larger sites without an abutting public lane may use private lanes for servicing building needs such as vehicle loading and unloading, and access to parkades. Private lanes are defined as lanes on private property that provide connections for vehicles, pedestrians and bicyclists. Underground parkades are the primary means of reducing the visual dominance of vehicles in the landscape. Underground parkades are required for apartment housing and mixed-use developments and are an optional parking choice for townhouse and stacked row housing development. Any at-grade parking should be located to the rear of buildings away from public streets and screened. Curb cuts at building ingress, egress and drop-offs should be limited to maintain the primacy of pedestrian access and movement at sidewalks.

Describe the location and access for on-site vehicular parking and loading areas. Illustrate architectural and landscape features that minimize the impact of vehicular uses and movements. Describe the location and access to parkades. Illustrate the architectural and landscape impact of ramps. If applicable, describe the location of any private lanes, access to private lanes and locations of proposed uses. If located on a side setback, describe how access will be shared with abutters.

Zoning summary

Vehicular access to sites from public streets shall be restricted to the abutting lanes. Where there is no abutting lane, vehicular access shall be provided from a secondary quiet street. Where there is no secondary quiet street, then the street access shall be provided from a primary quiet street. Where there is no primary quiet street then the street access shall be provided from a secondary active street. Street access shall be limited to one shared access point per block face. In no case shall off-street parking be accessed from a primary active street. Where a site is more than 0.5 ha in size, more than one site access may be developed, provided that street access shall be limited to one shared access point per block face. Where parking is provided at grade, parking shall be located such that it is not seen from the street and is accessed from an abutting lane or a private on-site road. Surface parking shall not comprise more than 15% of the total site area.

a. At-grade parking

Parking areas should be screened and buffered with landscape treatments or constructed screens. Front entry driveways should not be permitted. Above-grade parkades are not permitted.

b. Townhouse private garages

Townhouse private garages should be accessed from lanes or shared driveways at the rear of units. Lane accessed driveways should tie in with the garage and may flare as required for turning radius into the garage.

c. Underground parkade access

Access to parkades is to be restricted to public and private lanes. Ramps and entryways to underground parking are to be designed in the context of the lanes and pedestrian environment by minimizing lane widths, minimizing turning/curb radii and providing safe pedestrian routes.

d. Underground parkade garage doors

All parkade entrances should have garage doors. The garage doors should be in keeping with the building's architectural character.

e. Underground parkade ramps

Ramps should be completely contained in the building. Ramps should approach and intersect service lanes from a perpendicular direction rather than parallel. Underground parkade structures should not interfere with the viability of landscaping in any setback. Where such parkade roofs extend beyond the building footprint, they should be developed with appropriate systems and soil depths for the intended use and type of landscaping. Landscaped areas with trees and shrubs should have a minimum soil depth of 1.2m to support healthy root development.

f. Signage

Vehicle entry areas should be clearly marked with signage. Safety sight lines should be maintained.

g. Private lane access (if applicable)

Private lanes should provide pedestrian and bicycle access. Signage must indicate that vehicles must yield to pedestrians and bicyclists at all times on private lanes.

h. Private lane design (if applicable)

Private lanes should be designed for slow travel so that all transportation modes can mix. A private lane's elevation should be at the height of the public sidewalk.

i. Private lane locations (if applicable)

Private lanes may be located mid-block or at the edge of a block within a side setback or rear setback where the lot abuts another lot. Where a private lane is located in a side setback, it should provide shared access for all abutting properties.

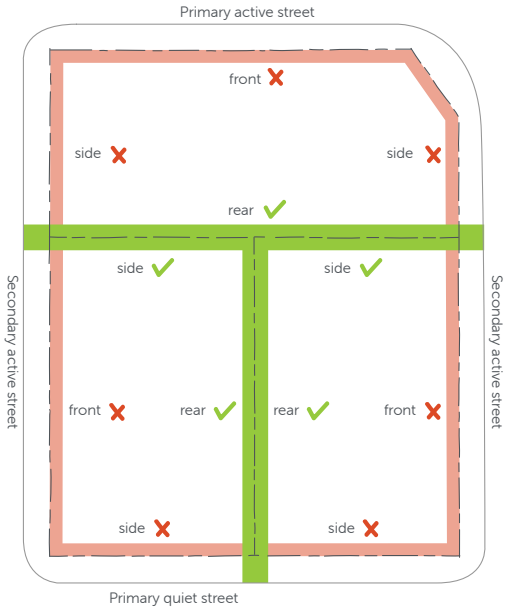


Diagram of three sample lots depicting the allowable locations of private lanes for each setback.

Parkade entrance off a lane with doors integrated into the project design intent and ramps enclosed within the building [21].

A lane with shared access for vehicles, pedestrian and bicyclists, creating a space that is safe and useful for more than just vehicular movement [21].

E.2 BICYCLE PARKING

Bicycle use for transportation and recreation should be encouraged through the provision of safe and convenient bicycle parking areas. Bicycle parking and associated facilities should be given careful consideration regarding ease of use, security and adequate space to suit the required function.

Fully describe the location and access to public and private bicycle parking, which may include floor plans.

Zoning summary

Resident bicycle parking spaces for apartment housing shall be at least 50% of the number of dwelling units located on the site and shall be in a weather protected, well-lit and secure area. Visitor bicycle parking for residential and residential-related use classes of 20 dwelling units or more, and all non-residential use classes, shall be provided in an amount equal to at least 10% of the number of dwelling units located on the site, to a maximum of 50 bicycle parking spaces, with 5 bicycle parking spaces being the minimum to be provided. Visitor bicycle parking shall be located adjacent to a high-traffic area such as a building entrance.

a. Location and access

Storing a bicycle should take no longer and be no less convenient than parking a car. Visitor bicycle racks must be located within 30m (100ft) of the primary entry and served with lighting.

b. Visitor parking for residential uses

Visitor bicycle parking for residential uses should be provided at the quantities and locations specified by zoning.

c. Parking for non-residential uses

Visitor or customer bicycle racks must be provided on-site. Project sites with non-residential uses should provide at least one bicycle space per 930m^2 (10,000ft^2) of non-residential, non-retail space and at least one bicycle space per 465m^2 (5,000ft^2) of retail space, with a minimum of four bicycle parking spaces provided.

Private bicycle parking room that is comfortably sized and secure [21].

Visitor bicycle parking located close to a principal building entrance [2].

F. Civic Building Design

Civic buildings are structures with predominantly public, educational, governmental or institutional uses. Some types of civic buildings that could be built in Blatchford West are schools, fire stations, libraries, district energy buildings, community buildings and sports centres. This section provides guidance on which of the Blatchford West Architectural and Urban Design Guidelines are relevant for civic buildings and provides interpretation of the design guidelines for the civic building context, where appropriate. This section should also apply to places of worship when developed as standalone structures.

RELEVANT GUIDELINES AND INTERPRETATIONS

Below is a table of relevant Blatchford West Architectural and Urban Design Guidelines. Explanation is provided to how the guidelines, which were developed for residential and mixed use development, should be interpreted for public buildings.

Landmark architectural design on a public building [10].

GUIDELINES	EXCEPTIONS OR VARIATIONS TO GUIDELINES AS WRITTEN
A. Design Intent Statement	
Design Intent Statement	All sections should apply.
B. Building Massing and Site Design	
B.1. Building Scale and Articulation	All sections should apply.
B.2. Building Orientation and Setbacks	Setbacks may exceed 3m where public functions are provided within the setback. Due to their public nature, civic buildings may have plazas larger than 20% of the facade length and deeper than 9m.
B.3. Pedestrian Connections	School sites may be exempt from providing mid-block pedestrian connections for access management.
B.4. Ground Floors	Non-residential guidelines should apply.
B.5. Building Separation and Courtyards	Daylighting, ventilation and outdoor rooms should be considered despite not providing residential uses.

GUIDELINES (CONTINUED)	EXCEPTIONS OR VARIATIONS TO GUIDELINES AS WRITTEN
C. Building Design	
C.1. Architectural Style	Civic building applications should provide a design intent statement. Civic building design is expected to be exceptionally memorable and eventful, with civic buildings acting as important landmarks for the neighbourhood.
C.2. Colour and Materials	All sections should apply.
C.3. Architectural Design Consistency	Sections "c. Affordable housing", "d. Accessory suites" and "e. Lane suites" do not apply.
C.4. Connection to the Street	The maximum width of a non-residential bay does not apply. Civic buildings should have strong connections to the public realm, including open spaces and streets.
C.5. Climatic Comfort and Weather Protection Elements	All sections should apply.
C.6. Private Outdoor Space	Guideline not applicable.
C.7. Communal Outdoor Space	Guideline not applicable.
C.8. Roofs	Sections "b. Townhouses and stacked townhouse buildings", "c. Apartment buildings", and "d. Horizontal roof uses" do not apply.
C.9. Buffers	While buffers are discouraged for civic buildings, screening and demarcation buffers may be applied where necessary, for example at schools for access management. Chain link fence should be avoided.
C.10. Windows	All sections should apply.
C.11. Screening of Mechanical and Service Areas	All sections should apply.
C.12. Paving Material	All sections should apply.
C.13. Lighting	All sections should apply.
C.14. Signage	In addition to the allowed non-residential signage, civic buildings may place the name of the building on the facade, including near the top of the building.
D. Landscaping	
D.1. Low Impact Development	All sections should apply.
D.2. Plantings	All sections should apply.
D.3. Grading	All sections should apply.
E. Parking	
E.1. Vehicle Parking	Where parking is provided for civic buildings, surface parking should be located behind the building and screened from view from public open spaces and public streets, and should not constitute more than 15% of the total site area. All other parking should be provided in underground parkades.
E.2. Bicycle Parking	Civic buildings should comply with section "c. Parking for non-residential uses".

G. Retrofitted Structures

Many existing buildings in Blatchford West are expected to be converted over time to hold new uses, while other buildings may be renovated to change design, layout, materials or systems without changing uses. Additions and other new construction should comply with the main design guidelines.

Conversion and renovation projects are opportunities to improve building performance for the environment, users and relationship to Blatchford West. If a building is altered such that the changes intersect with elements from the Blatchford West Architectural and Urban Design Guidelines, the change should comply with the relevant guideline. Guidance on applying the design guidelines to retrofitted structures is provided.

RELEVANT GUIDELINES AND GUIDANCE

Below is a table of Blatchford West Architectural and Urban Design Guidelines that could be relevant to retrofitted structures. Guidance is provided as to how the guidelines, which were developed for new construction, could be applied to building conversions to new uses and to exterior renovations.

GUIDELINES	EXCEPTIONS OR VARIATIONS TO GUIDELINES AS WRITTEN
A. Design Intent Statement	
Design Intent Statement	Significant expansions or exterior renovations of existing structures should establish a design intent statement to guide and provide clarity to the retrofit design process.
B. Building Massing and Site Design	
B.1. Building Scale and Articulation	Facade changes should address the design guideline intent.
B.2. Building Orientation and Setbacks	Active uses should orient towards the front lot line. Pre-existing plaza, setback and open space dimensions are exempt from the design guidelines.
B.3. Pedestrian Connections	Side setback and mid-block pedestrian connections should be provided during retrofits, where applicable.
B.4. Ground Floors	Retrofits should comply with this design guideline if changes are made to the structure and/or ground floor uses.
B.5. Building Separation and Courtyards	Building conversions with residential and/or common outdoor space should comply with light and ventilation requirements.
GUIDELINES (CONTINUED)	**EXCEPTIONS OR VARIATIONS TO GUIDELINES AS WRITTEN**
C. Building Design	
C.1. Architectural Style	Significant alterations to the appearance of a building should require the submission of a design intent statement.
C.2. Colour and Materials	Retrofits should comply with this design guideline if changes are made to colour or materials.
C.3. Architectural Design Consistency	Retrofits should comply with this design guideline if changes are made to facades.
C.4. Connection to the Street	Retrofits should comply with this design guideline if relevant changes are made to the structure.

C.5. Climatic Comfort and Weather Protection Elements	Retrofits should comply with this design guideline if changes are made to the structure, especially if changes are made at and around building entrances.
C.6. Private Outdoor Space	Retrofits should comply with this design guideline where residential units are added or renovated.
C.7. Communal Outdoor Space	Retrofits should comply with this design guideline where residential units are added or renovated.
C.8. Roofs	Retrofits should comply with this design guideline if extensive changes are made to any roof. Existing roofs are not expected to change their pitch to match the design guidelines.
C.9. Buffers	Retrofits should comply with this design guideline if changes are made to buffers.
C.10. Windows	Retrofits should comply with this design guideline if changes are made to windows.
C.11. Screening of Mechanical and Service Areas	Retrofits should comply with this design guideline if changes are made to mechanical and service areas.
C.12. Paving Material	Retrofits should comply with this design guideline if changes are made to paving or hardscaped areas.
C.13. Lighting	Retrofits should comply with this design guideline if changes are made to lighting.
C.14. Signage	Retrofits should comply with this design guideline if changes are made to signage.
D. Landscaping	
D.1. Low Impact Development	Retrofits should comply with this design guideline if changes are made to the site landscape design.
D.2. Plantings	Retrofits should comply with this design guideline if changes are made to the landscape. Mature, non-conforming plantings and trees may remain.
D.3. Grading	Retrofits should comply with this design guideline if changes are made to the site landscape design.
E. Parking	
E.1. Vehicle Parking	Retrofits should not be required to provide underground parking if it does not already exist on site. Retrofits should comply with "a. At-grade parking" if changes to vehicular circulation or parking are made.
E.2. Bicycle Parking	Retrofits should comply with this design guideline wherever residential or non-residential uses are added or renovated.

APPENDIX A

BLATCHFORD WEST - STAGE ONE LOW IMPACT DEVELOPMENT CODE

APPENDIX A

BLATCHFORD WEST - STAGE ONE - LOW IMPACT DEVELOPMENT (LID) BUILDING CODES

The public infrastructure in Blatchford West - Stage One includes several aspects of LID in the road rights-of-way and park spaces. It is essential that the landscape and building designs specified for the private parcels be fully integrated with the LID features in the adjacent public lands.

The following document is intended to complement guideline D.1 Low Impact Development of the Blatchford West Architectural and Urban Design Guidelines (and the Blatchford West – Stage One Green Building Codes) by providing specific LID Codes that must be followed for all private property and buildings proposed for Blatchford West - Stage One. Where there is any contradiction between these LID Codes and the Zoning Bylaw, the Alberta Building Code or the City of Edmonton Drainage Bylaws, those codes and bylaws shall take precedence.

The following is a list of enforceable initiatives that are required to be provided by the builders within, and adjacent to, the private parcels in Blatchford West - Stage One. The viability and appropriateness of these initiatives is somewhat dependent on both the nature and location of the parcels. Accordingly, the various initiatives have been correlated with the Blatchford West - Stage One parcels as shown below.

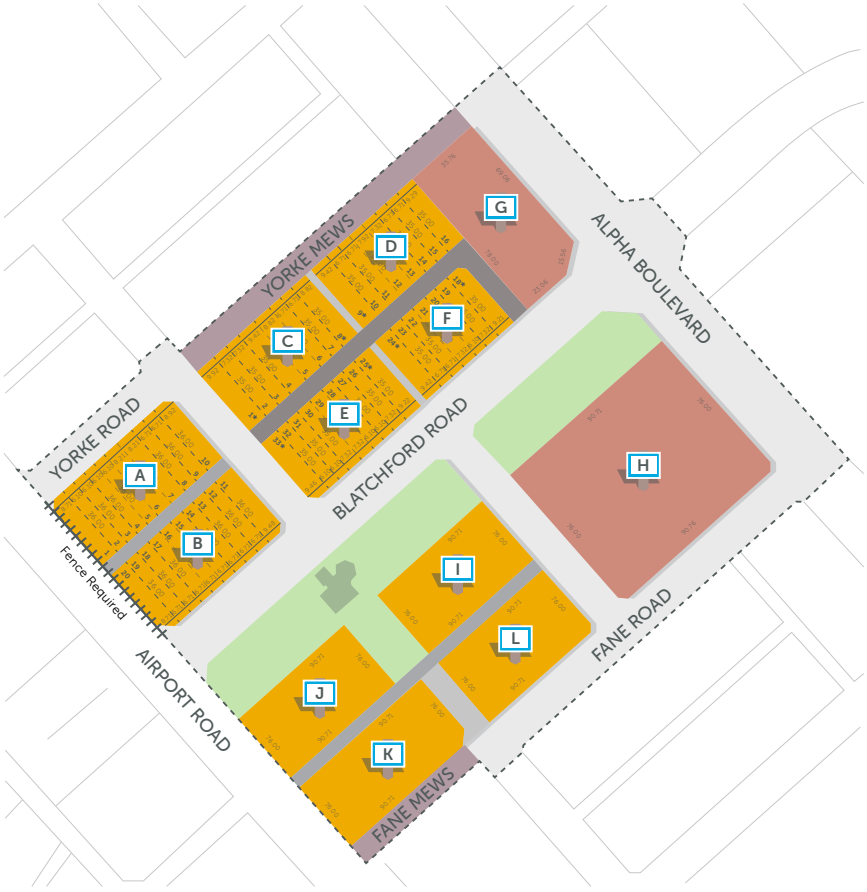
Stage 1 Parcels

Street Classification

- Vehicular Street
- Pedestrian (Non-Vehicular) Street
- Landscaped Alley
- Alley
- Walkway

Land Use Designation

- Blatchford Row Housing (BRH)
- Blatchford Low to Medium Rise Residential (BLMR)
- Blatchford Park (BP)



It should be noted that LID initiatives sometimes offer solutions that are different than the concepts noted on conventional lot grading plans, which emphasize the need for rapid transference of rainfall directly into underground storm sewers.

PARCEL SPECIFIC LID REQUIREMENTS

1. Green Roofs – Parcels G & H

As per D1 – Low Impact Development, section d1: excluding rooftop surfaces occupied by mechanical penthouses, screened equipment or renewable energy infrastructure, a minimum of 40% of the roof area of all mixed-use or residential buildings of more than 3 storeys should be developed as vegetated green roofs, which may include ornamental and vegetable gardens.

2. Silva Cells – Parcels G & H

Roof drainage from parcels G & H should be collected and directed into silva cells along Alpha Boulevard. The roof leaders should be positioned such that water collected in these silva cells can be used as the predominant source of water for the adjacent street landscaping.

This process must be coordinated with the BRO's design for the silva cell connection pipe.

3. Cisterns for Irrigation of Linear Park – Parcels H & I

Roof drainage from parcels H & I should be collected and directed into cisterns which will be located in the linear park adjacent to the buildings. The roof leaders should be positioned such that water collected in these cisterns can be used as the predominant source of water for irrigation of the linear park.

This process must be coordinated with the BRO's design for the cistern and pipe support structures.

4. Front Yard Drainage on Walkway Parcels – Parcels C, D & K

The roof drainage downspouts from townhouses that front onto the non-vehicular roadways should discharge to irrigate landscape areas provided on the edge of the non-vehicular roadways.

5. Garage Runoff on the 8 Metre Alley – Parcels C, D, E & F

The roof drainage downspouts from garages that front onto the 8 metre wide alleys should discharge to irrigate landscape areas provided on the edge of the paved alleys.

6. Rain Barrels and Onsite (Rear Yard) Rain Gardens – Parcels A, B, C, D, E, F, H, I, J, K & L

The roof drainage downspouts at the rear of all townhouses should discharge into rain barrels with a minimum capacity of 200 litres per residential unit. The rear yard of each townhouse should include a landscaped "rain garden", or similar landscaped area, which can be irrigated using water collected in the rain barrel(s).

LID IMPLEMENTATION PROCEDURES

The following review and enforcement procedures will be an integral part of the implementation and approval procedures noted in Section 4 of Blatchford West Architecture and Urban Design Guidelines.

At the time of submitting Preliminary or Final building design drawings for review by the BRO, the builders should include appropriate landscape drawings covering the rear, front and side yards of the proposed residential buildings. The preliminary landscape drawings should note proposed drainage directions, roof drainage areas and directions, areas of permeable landscaping, green roof areas (if applicable) and proposed cistern locations (where applicable). The final landscape drawings should show the following:

- Delineation of areas of hard surfaced and permeable landscaping
- Surface drainage routes and directions (lot grading)
- Roof rainfall catchment areas and discharge points
- Rain barrel and cistern locations, and possible overflow routes
- Building downspout locations and, where needed, erosion control measures
- Landscaped areas requiring irrigation
- Plan showing initial planting and plant materials
- Any sub-surface drainage installations
- Green roof designs on buildings exceeding three storeys

The BRO will review the landscape and building designs for conformance with these LID Codes, and notify the builder of any deficiencies that need to be addressed in order for the design to be given approval.

After installation of the landscaping the BRO will inspect the work and, if satisfied, will issue a Certificate of Compliance with the LID Codes.

APPENDIX B

MATERIAL PALETTES AND STRATEGIES

Material and Colour Palettes

The following exterior material palette is included to illustrate possible materials and colours. They are not intended to show the only possibilities, but to communicate an acceptable range. These should be selected and used in ways that reinforce notions described under C.1 (Architectural Style).

Brick

Endicott Medium Ironspot

Endicott Sienna Ironspot

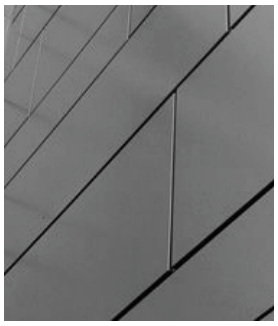
Endicott Manganese Ironspot

Wood

Light Fir

Dark Cherry

Metal Panels



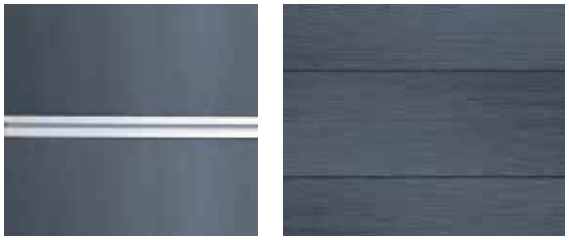
Siding + Panel (with EZ Trim)

Hardie Gray Slate

Hardie Rich Espresso

Hardie Cobble Stone

Hardie Evening Blue

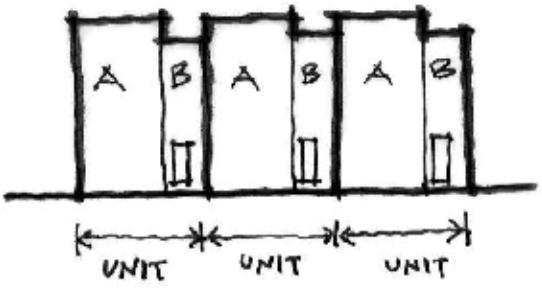


EIFS Colours

Accent Colours

Material Placement Strategies for Townhouses and Stacked Townhouses

STRATEGY A

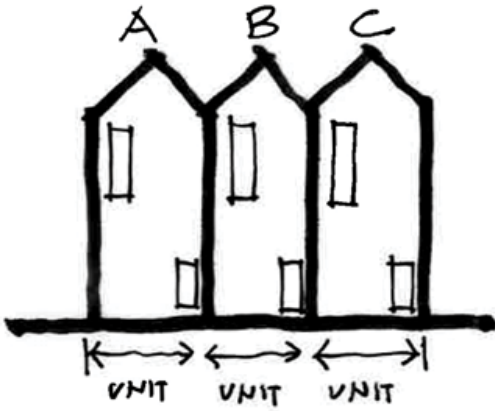


Example Building [21].

All units with similar forms and details.

OPTION	MATERIAL A	MATERIAL B	NOTES
1	• Brick	• Hardie • Stucco • Brick • Architectural Metal • Wood Composite	• Brick colour to be consistent • Choose 1 material and colour for B
2	• Hardie Panel	• Brick	• Hardie and brick colours to be consistent
3	• Architectural Metal	• Brick	• Metal and brick colours to be consistent
4	• Wood Composite	• Brick	• Wood and brick colours to be consistent

STRATEGY B

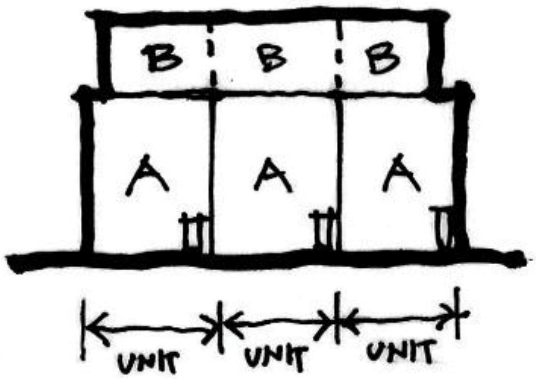


Example Building [6].

All units with similar gable forms (similar slopes and widths), but may have variations in details.

OPTION	MATERIAL A	MATERIAL B	MATERIAL C	NOTES
1	• Brick	• Brick	• Brick	• Brick colour may vary
2	• Brick	• Hardie • Architectural Metal Panel • Wood Composite	• Brick	• Brick colour must be consistent
3	• Brick	• Hardie • Architectural Metal Panel • Wood Composite	• Hardie • Architectural Metal Panel • Wood Composite	• Material B to differ from Material C

STRATEGY C

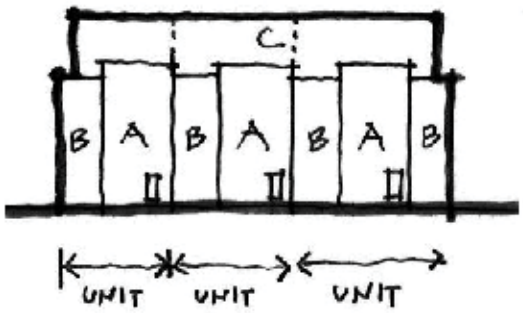


Example Building [23].

All units with similar frames and details.

OPTION	MATERIAL A	MATERIAL B	NOTES
1	• Brick	• Hardie • Stucco • Brick • Architectural Metal Panel • Wood Composite Panel	• Choose 1 material for B • Colours to be consistent
2	• Architectural Metal with Brick	• Hardie • Wood Composite Panel	• Choose 1 material for B • Colours to be consistent
3	• Wood Composite Panel with Brick	• Hardie • Architectural Metal Panel	• Choose 1 material for B • Colours to beconsistent

STRATEGY D



Example Building [24].

All units with similar frames and details.

OPTION	MATERIAL A	MATERIAL B	MATERIAL C	NOTES
1	• Brick	• Brick • Hardie • Stucco • Architectural Metal Panel • Wood Composite Panel	• Hardie • Stucco • Architectural Metal Panel • Wood Composite Panel	• Choose 1 material for A2, with a different material for A3 • Colours to be consistent
2	• Architectural Metal Panel	• Brick	• Hardie • Wood Composite Panel	• Colours to be consistent
3	• Wood Composite Panel	• Brick	• Hardie • Architectural Metal Panel	• Colours to be consistent

APPENDIX C

SAMPLE DESIGN INTENT STATEMENT

Example Building for Sample Design Intent Statement

Sample Design Intent Statement

Style is contemporary and urban.

- Clean geometric shapes define building mass.
- Industrial details in the railings and weather protection reinforce a contemporary style.
- Does not include traditional detailing or ornamentation.

Creates harmony with the context and complements existing buildings.

- Building has similar height, massing and proportions to existing buildings.
- Materials and colour palette is complementary to surrounding buildings.
- Building fits into the context by gracefully responding to changes in grade.

Contributes to the street wall and creates a sense of enclosure.

- Meets Zoning Bylaw height and setback requirements.
- Facades are parallel to the street on all storeys.
- Recessed areas are only setback slightly from facade on first two storeys.

Has active ground floors that contribute to the public realm.

- Each unit is articulated creating visual interest.
- Large ground floor windows create a link between private indoor space and public outdoor space.
- Entryways are clearly visible and open onto the sidewalk and are detailed with canopies, transom windows, lighting and railings.
- Setback is landscaped and delineated with low walls to provide a transition between public and private space.

Provides a sense of occupancy on all floors of facades facing public areas.

- Windows are located on all facades on all storeys, with large windows on the ground floor.
- Rooftop decks are partially visible which provide activity and overlook onto the street.
- Raised entry stoop and associated details for each unit create a welcome gesture towards the sidewalk, establish privacy and provide overlook onto the street.

Design has clean lines, balanced proportions, and legible massing.

- Massing is highly legible, with the building clearly composed of two vertically arranged blocks, which are repeated in a way that clearly defines each unit, and topped by a horizontal component (front elevation).
- These components contrast in material and colour to reinforce the composition.
- There is minimal detailing to confuse the overall massing intent.

Has a consistent architectural style that is reflected on all facades in all design elements including doors, windows, materials and colours, fencing, light fixtures and other detailing.

- Modern wood doors with single vertical window pane complement the building style and materials.
- Large windows have contemporary proportions relative to the facade; black frames complement materials, asymmetric horizontal and vertical mullions add interest in a contemporary way.
- Brick pattern is a modern stacked bond.
- Low concrete walls/planters contrast but complement cladding.
- Light fixtures are integrated into canopy for a streamlined look.
- Building materials and treatments are consistent on all facades.

Differentiates individual townhome units through massing and rooflines.

- Each unit has a recessed and projected area that is repeated which defines the extents of each unit.
- Individual entries are clearly visible, as are individual rooftop decks.
- Third storey has variations in depth, height and roofline that creates further distinction.

Applies the Guidelines' material palette (or alternate palette approved by the Blatchford Redevelopment Office).

- Uses approved material and colour palette: dark grey brick, wood composite and grey stucco with scoring.
- Follows Strategy 5, Option 1.
- Brick provides a sense of timelessness and durability. Wood composite provides warmth and colour in the winter.

Window size and placement follow an underlying organizing principle.

- Large front windows are proportional to the overall massing and are centered on the main projecting face.
- Windows are the same width on all storeys and are aligned vertically.
- The mullion pattern on all major windows is consistent. Mullions align vertically and horizontally between windows, and are symmetric over two units on front facade.

Residential setbacks include measures that buffer and demarcate between public and private space; commercial setbacks (if applicable) are predominantly hardscaped.

- A clear sidewalk connection to a raised stoop strongly articulates the sense of entry.
- The stair and building edge are defined by concrete planters (terraced and/or raised) and shrubs, creating a perimeter buffer between the building and the public sidewalk.

APPENDIX D

PHOTOGRAPHY CREDITS

ATTRIBUTION	PHOTOGRAPHY CREDIT
1	Google Earth
2	Anjali Varghese
3	Zach Hone, Contemporist
4	Flikr
5	Erik Bishoff, Architect Magazine
6	CG Architects
7	hybridarc.com
8	yorkdalevillage.com
9	squamishcan.net
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