

Centre in the Park – Development Guidelines

The Centre in the Park development vision is a contemporary urban design utilizing a mixed-use development approach. The County has reviewed successful developments and has developed a clear vision that will guide the design and create a vibrant urban environment. The individual developers are an integral component of this vision with these guidelines providing a framework for the individual developments. Key design elements have been defined to ensure the intent of the vision is maintained while allowing flexibility for the individual developers.

The key areas of significance deal with the public to private interface or adjacency conditions to ensure the 'public realm' remains strong and is not eroded over subsequent phases of the development. The site development must, to the satisfaction of Strathcona County, complement the master plan and be true to the vision.

1.0 Centre in the Park Master Plan

The master plan provides a vibrant plan that will meet the social and cultural needs of the community and lead to the development of a *spirit of place* for Strathcona County's "Centre in the Park". The Master Plan was developed through consultation with the County design team and key stakeholders.

The following section contains excerpts from the draft Master Plan Design Report and provides background to the overall vision of Centre in the Park.



The Centre in the Park Master Plan is composed of seven definable spaces:



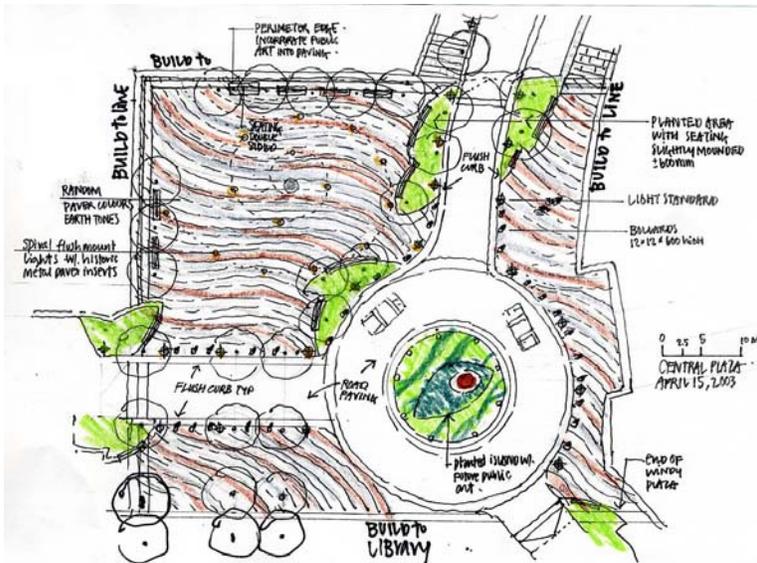
Site Entry/Gateway

Centre in the Park should not become an island. The site boundaries were expanded to reach out and grab the greater community. Visual, vehicular, and pedestrian connections are important. An identifiable visual environment of upgraded street plantings, light standards, walkways, combined with planted center medians, will create an inviting experience along the route for vehicles and pedestrians. Narrower intersections, street trees, and roadside parking provide a safer and humane environment for the pedestrian.

Civic Precinct

The source of water begins with a water feature in the Civic forecourt to create the symbolic link between Broadmoor Park, Centre in the Park and the County Hall. A feathery-canopied treed allee, moveable seating, and a place to interact will line the pedestrian route from the forecourt to the central plaza for office workers, civic employees, patrons, and the general public to enjoy the outdoors.

It is proposed that the adjacent building introduce a parkade entrance open to this plaza to provide pedestrian wayfinding, invite natural light to the underground parking, and add an artistic element to anchor and animate the space.



Central Plaza

This central feature was inspired by wind and the patterns created by scattered leaves. Leaf shaped planting pockets defined with sittable edges, leaf shaped stone bollards and indirect reflective light fixtures line the edges of the plaza. The street will be flush with the plaza grade to create an impression of free flowing pedestrian movement throughout the mixed-use environment.

The opportunity exists to begin to tell the story of the evolution of Strathcona County with engraved metallic paving inserts, edges of walls, or a locally inspired art competition. It is proposed to incorporate these elements spiraling

outwards from the plaza to turnarounds, and throughout the commercial precinct.

Buildings adjacent to the square will address and interact with the space to encourage sittable edges, and uses, which contribute and help enclose and define the plaza.

Mixed Use/Commercial

The strong urban treatment of special paving, lighting, seating, and planting will extend seamlessly throughout the commercial precinct. It will be a place where cars and people mingle in a vibrant and safe manner. Street and on-grade parking will be introduced throughout. Lushly planted pockets, trees with festive lighting, and seating combined with active storefronts will attract people to explore, shop, and gather.

The commercial mix should be diverse and provide services to support the neighbourhood and attract people from other areas of Strathcona County.

A public art walk through the center of this precinct will continue the artistic/historic dialogue of this dynamic community and allow passersby's to experience this place even when the shops are closed.

Central Walkway - Prairie Walk

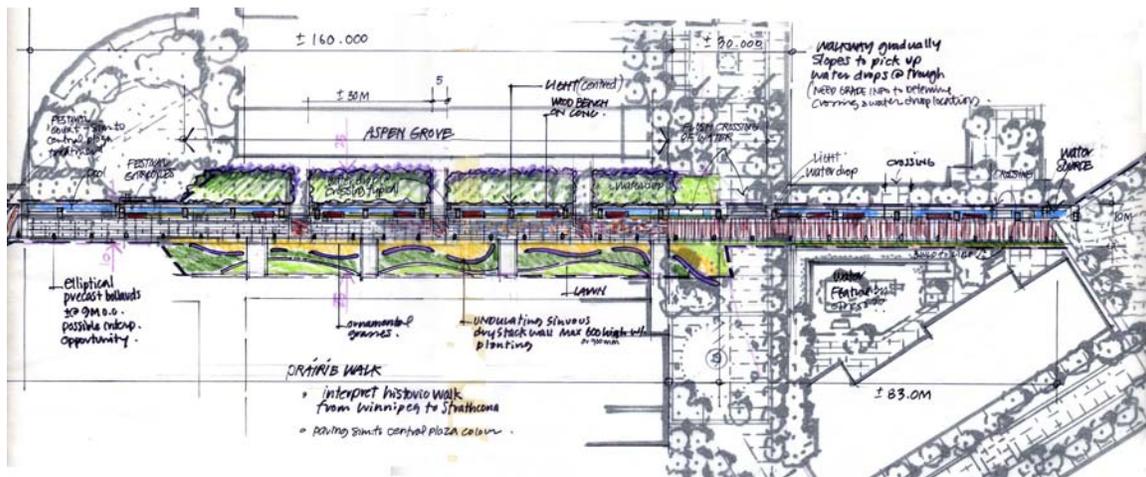
The walkway from the Central Plaza to Festival Place will become the heart and soul of the site. The objective is to loosely interpret the story of Mr. Ottewell, an original pioneer, walk from Winnipeg to Strathcona County. Note: Other interpretive opportunities to explore with public art committee could include:

- Calgary/Edmonton rail history
- Fur trade and its impact on the community
- Beaver Hills resort
- Farming
- Early settlers
- Recent discovery of oil



Successful open space must respect and speak to the place – Strathcona County. The design elements within the walkway build upon the landscape of Strathcona County, the references may be abstract but they speak to the natural history of Strathcona County.

A feature water channel lines the north side of the path, allows for a sitting edge, and helps to define the boundary between private residential units and the public walkway. A winding dry stonewall with ornamental grasses symbolize the undulating topography of a prairie landscape is located along the south edge of the walkway. The aspen grove contributes to the strong image of the place. Elliptical leaf shaped bollards with interpretive plaques combined with light standards with indirect reflective panels line the path and direct line of site terminating to a small plaza. This plaza provides a gathering place for after dinner theatre, or coffee, or an active sunspot for local residents. A kiosk or wayfinding marker identifies upcoming events.



It is envisioned that the future hotel site develops its adjacency to the public walkway with a water feature. This slightly elevated water will animate the walk with a waterfall. In winter this edge could possibly incorporate ice sculptures.

Mid Block Mews

A mews will accommodate localized vehicular traffic to gain access to buildings and underground parking as well as a safe and inviting route for pedestrians and cyclists. Parking turnarounds should be designed with a court in mind, detailed to accommodate vehicles yet visually and physically designed as a court with defined edges and special paved treatment.

Residential Precinct

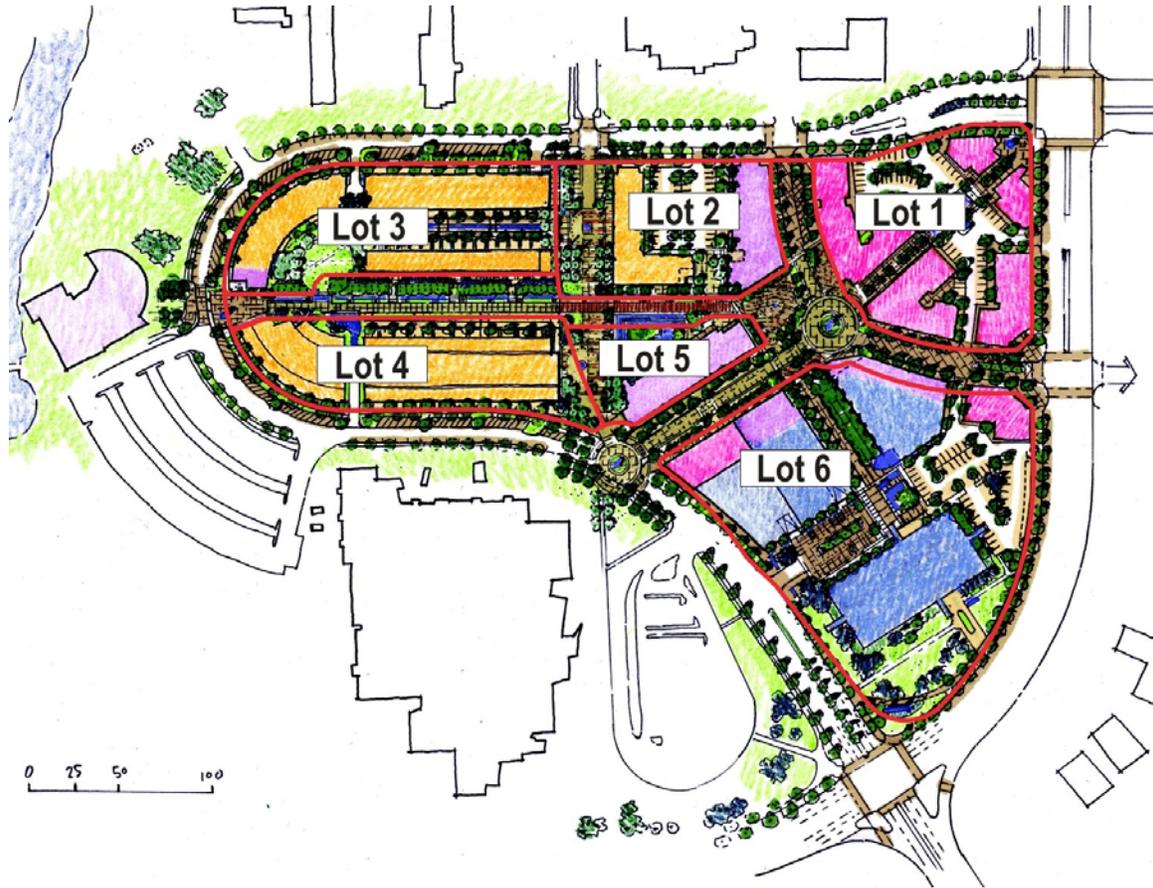
Traffic calming has been introduced throughout with street parking, narrow pavement widths, tree lined plantings, pedestrian walks, and ground plantings where possible. Buildings are encouraged to address the street with a slightly raised 'front porch' with small setbacks to encourage a safe and neighbourly walking environment.

It is essential to create a strong relationship between inside and outside. Usually, the social energy of outdoor spaces develops along the building edges. In the case of the "Centre in the Park", a variety of edges will dictate spatial context, use, and opportunity. The edges will offer places of prospect, for those interested in the activity of others, and of refuge or for those seeking a moment of quiet. Building edges mediate the extremes of climate and often provide the best places to inhabit public spaces in a variety of ways.

The design and development of the private buildings are important and integral to the overall success and energy of the Centre in the Park project.

2.0 Development Areas

Three areas have been established to create different character zones responding to site diversity of open space conditions throughout the community. The vision that has been established is important and must be respected throughout all the areas. The Direct Control Bylaw and important site development characteristics are outlined in each section. A summary of general architectural controls are outlined in Section 3



Area I – Residential Precinct (Lots 3 and 4)

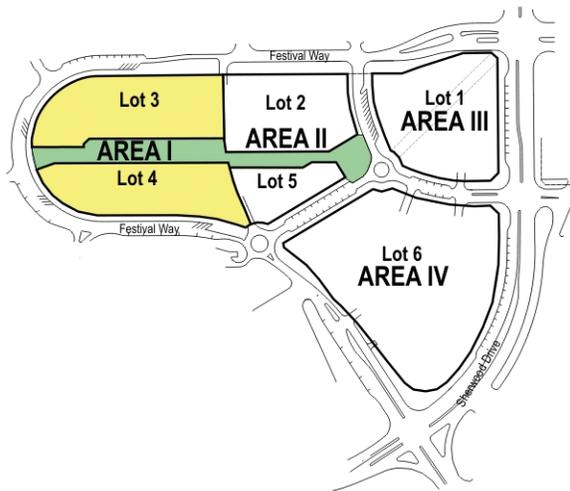
Area II – Mixed Use (Lots 2 and 5)

Area III – Commercial (Lot 1)

Area IV – Civic Precinct (Lot 6)

2.1 Area I – Residential Precinct (Lots 3 and 4)

2.1.1 Overview



The residential precinct is characterized by a series of buildings constructed along Festival Way forming a strong generally continuous street edge condition. Buildings will have a consistent multi storey base element. The developer is encouraged to have upper floors (where applicable) set back above the base floor height. The form of development will be predominantly ground oriented townhouse, stacked townhouses, and condominium type apartments or combinations of the three. It is anticipated that the nature of this development will encourage an updated approach to residential development from the norm in metro Edmonton.

The public open space celebrates the natural and cultural history of Strathcona County; the color scheme is natural and based on a series of earth tone colors. The materials used in the building should have strong

detailing and accents utilizing brick, masonry, or stone, and should compliment the color scheme being developed for the public open space. Stucco or alternative siding products may be considered for the balance of building. Vinyl siding will not be permitted. Detailed building elements are outlined in Section 3.0 and include awnings, architectural signage, etc. Because all buildings are equally accessible from both sides the detailing and materials must be consistent for the front and rear of the buildings.

Buildings should form the curve of Festival Way or be finely stepped in a configuration oriented to the street. Where possible ground floor units should be elevated from the sidewalk to provide a superior amenity space for the homeowner. Internal access to apartment elevators and lobbies should be provided at grade to the public sidewalk. These points of entry should be adequately protected from the elements through the use of awnings, planters, wind screens, etc.



Photo 1 - Public access to apartment (awning, signage, planting, at grade level entrance)

The Build to zone for Lot 3 and Lot 4 is a zone 0 meters to 4 meters within the property line running along Festival Way. A 10-meter easement runs along the east property line of both lots and is intended to provide a pedestrian linkage to the open space. The construction and detail design of this connection will be the responsibility of the developer; the design must conform to the design intent of the open space corridor with flexibility for the walkway materials to compliment materials used within the developer's site.

Vehicle access to the rear of the buildings will not be allowed. The pedestrian oriented open space runs parallel between the two lots and is strictly for public pedestrian access.

The separation of the rear amenity spaces from the public open space will require careful planning and detail. It is this public realm and the interface to the private property that must be protected throughout the development. The developer is encouraged to utilize grade separated spaces, landscaping, lighting, fencing, and art to create this transition from public to private space. Solid screens including wood or masonry fences will not be permitted, however it is important that the private space is clearly and safely defined.



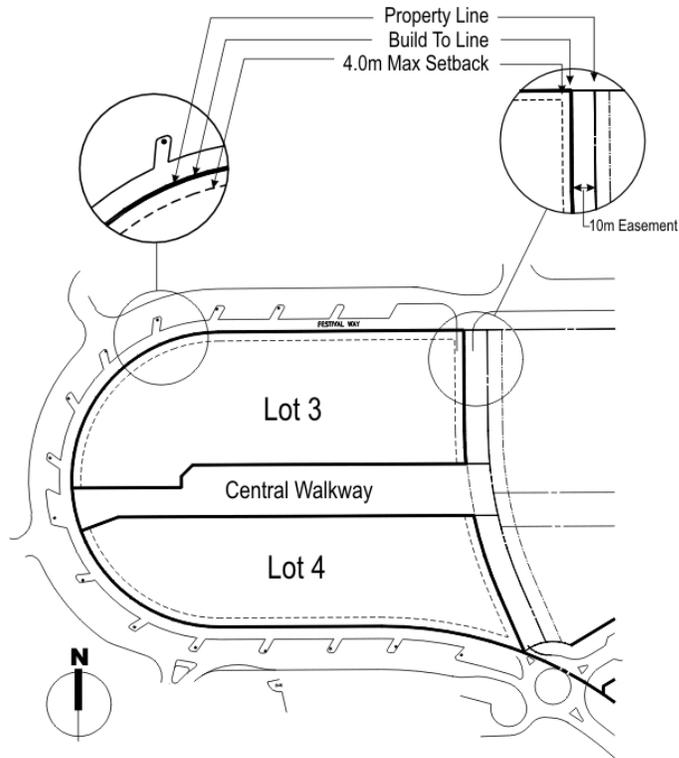
Photo 2 - Private amenity adjacent to public walk/road



Photo 3 - Semi private interface with public open space

2.1.2 Direct Control – Area I

The direct control for both lots allows for commercial development on the main floor. The integration of commercial space is encouraged. **Refer to DC Direct Control District (2002-12) Bylaw 144-2002 for complete description.**



Permitted Uses:

- Apartment housing, home business, park, parking, non-accessory, town housing.
- i) Discretionary uses are permitted only as an integral part of the larger multiple unit residential developments and are not permitted in a freestanding building.
 - ii) The total retail uses shall not exceed 300 m².
 - iii) The east-west linear park and pathway, identified as a public space is for park use only.

Parking Regulations:

a) Parking Requirements:

Residential -	1 bdrm unit @ 1.0 stall/unit
	2 bdrm unit @ 1.5 stall/unit
	Visitor parking @ 1.0 stalls/10.4 units
Retail, all forms	3.5 stalls/100 m ²
Office all forms	3.2 stalls/100 m ²
Hotel/Apartment Hotel	1.0 stall/unit

- b) All resident parking shall be underground or in a structure, Visitor and customer parking may be provided at grade.

Building Setbacks:

The maximum at-grade building setback from the build-to lines shown is 4.0 metres

Density:

The minimum floor area ratio is 1.6

Site Coverage:

The maximum site coverage is 55%
The minimum site coverage is 40%

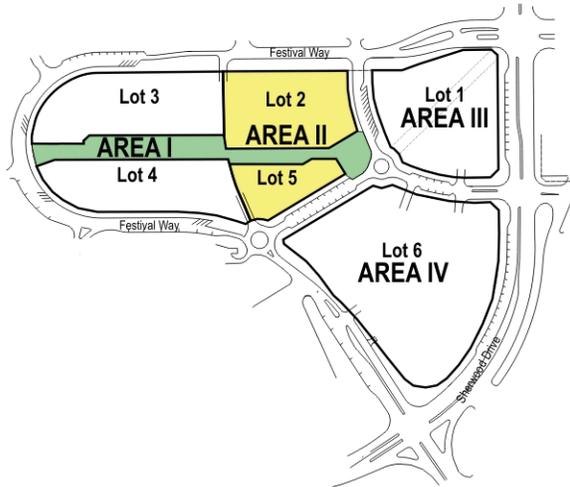
Height:	The minimum building height is 10.0 metres, and the maximum is 16.0 metres
Pedestrian Walkway	A 10 m utility easement is located on the east edge of the property, this easement contains several utilities and is intended to provide pedestrian/emergency access (mid block mews) to the central walkway. The developer will be responsible for the design and construction of this amenity. The design shall match the central walkway materials, patterns, and colors and must be approved by the development officer prior to construction. Vehicle access may share a portion of the 10m easement, the 5.5m pedestrian walk, and landscaping must be incorporated and given priority within the easement. The developer is encouraged to integrate or connect the two to develop a larger courtyard type amenity with clearly defined vehicle and pedestrian spaces.
Street Relationship:	Ground floor units to have direct access to Festival Way, internal central walkway, and mid block mews.
Parking Ramp location:	Accessed from Festival Way and /or adjacent to the east property line easement.
Landscape Character:	Continuous street front planting, raised front and rear patios, generous side yard planting.

Refer to the building form guidelines section and the color and materials section for more detailed description of the site development expectations.

2.2 Area II – Mixed Use (Lots 2 and 5)

2.2.1 Overview

The intent of this precinct is to create a mixed-use environment. It is expected that the ground floor would be devoted to retail/commercial uses. Second floors will allow for office and/or residential space. Buildings will be generally built to build-to-lines and will be a minimum 10 metres height up to a maximum height of 16 metres. The balance of the floors would be residential.



Buildings adjacent to the square will address and interact with the public central plaza to encourage sittable edges, and uses, which contribute, help enclose and define the plaza.

Lot 5 has been identified to become a potential hotel. It is envisioned that the future hotel site develops its adjacency to the public walkway with a semi-public water feature. This slightly elevated water will enhance and animate the walk with a waterfall. The space can be viewed publicly but internal space would be reserved for private use of guests.

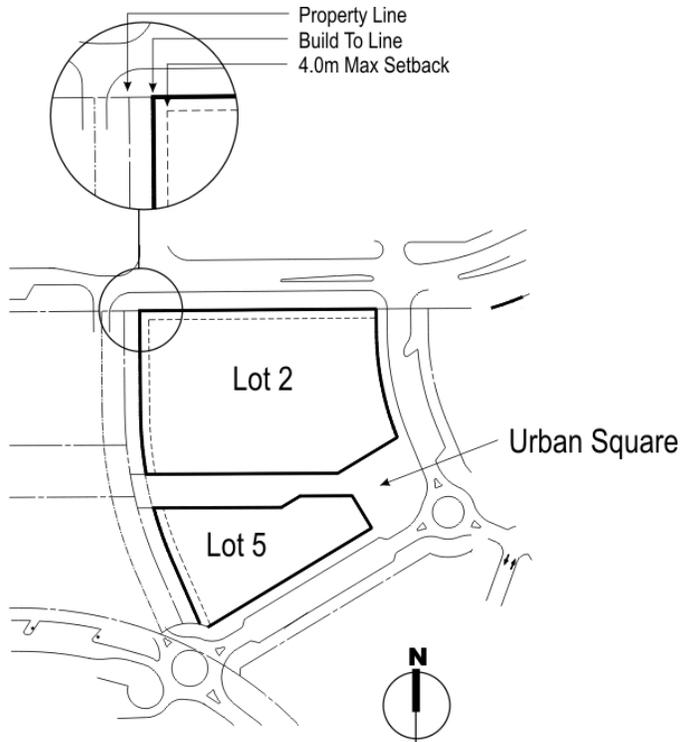
A mid-block-mews will accommodate localized vehicular traffic to gain access to buildings and underground parking as well as a safe and inviting route for pedestrians and cyclists. Parking turnarounds should be designed with a court in mind, detailed to accommodate vehicles yet visually and physically designed as a court with defined edges and special paved treatment.



Photo 4 - Mixed Use (Commercial/Retail, Office, Residential)

2.2.2 Direct Control – Area II

The direct control for both lots allows for commercial development on the main floor. The integration of commercial space is encouraged. Refer to DC Direct Control District (2002-12) Bylaw 144-2002 for complete description.



Permitted Uses:

Apartment housing, apartment hotel, business support services, care centre, intermediate care centre, minor financial services, food service, restaurant, specialty government service, health service, minor home business, minor hotel, office, park, parking, non-accessory personal service, retail, convenience retail, general.

- i) Residential uses are permitted except in the main floor of buildings located on Lot 2
- ii) Hotels are permitted only in buildings fronting onto the internal public roads and onto the square
- iii) See DC Bylaw for complete list of conditions

Parking Regulations:

a) Parking Requirements:

Residential -	1 bdrm unit @ 1.0 stall/unit
	2 bdrm unit @ 1.5 stall/unit
	Visitor parking @ 1.0 stalls/10.4 units
Retail, all forms	3.5 stalls/100 m ²
Office all forms	3.2 stalls/100 m ²
Hotel/Apartment Hotel	1.0 stall/unit

b) All resident parking shall be underground or in a structure, Visitor and customer parking may be provided at grade.

Building Setbacks:

The maximum at-grade building setback from the build-to lines shown is 4.0 metres for the portion of building on Festival Way, There is no building setback from the build to lines abutting the internal roads and the urban square. The maximum setback from the west property line is 4.0 metres unless vehicle access and parking is provided on the

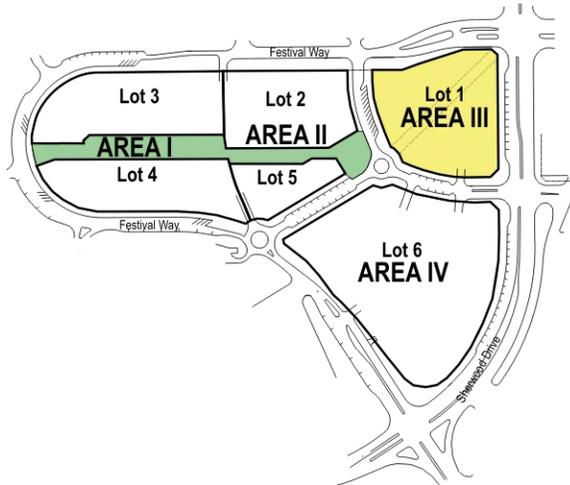
west edge of the site, at which point the 4.0m setback would apply to the edge of the parking. The maximum setback from property line, including parking, is 25 metres and must include a 4.0 m sidewalk between the parking edge and building. The developer is encouraged to incorporate access and parking with adjacent (Lot 3) property.

- Density: The minimum floor area ratio is 1.6
- Site Coverage: The maximum site coverage is 55%
The minimum site coverage is 40%
- Height: The minimum building height is 10.0 metres, and the maximum is 16.0 metres
- Easements A 5 metre utility easement is located on the west edge of the property, this easement contains several utilities and is intended to protect the utilities as well as provide an opportunity to integrate parking and commercial frontage onto the west property edge.
- Street Relationship: Ground floor units to have direct access to Festival Way, internal central walkway, mid block mews, and urban square.
- Parking: Above grade parking for customers and visitors can be provided at grade. The parking should be incorporated between the two buildings. Curbside parking has been incorporated into the commercial street. The developer is encouraged to develop parking on the west edge of the site. The parking on the west edge should incorporate the pedestrian walkway that will be developed in Area I.
- Landscape Character: Continuous street front planting, raised front and rear patios, generous side yard planting.

Refer to the building form guidelines section and the color and materials section for more detailed description of the site development expectations.

2.3 Area 3 - Commercial Precinct (Lot 1)

2.3.1. Overview



The intent of this precinct is to create a vibrant street level retail environment. The ground floor should be devoted to commercial/retail uses. Second floors will allow for office type space. The retail mix should include neighbourhood amenities such as, food store, pharmacy, a restaurant/café, neighbourhood pub, cleaners, bakery, and a bookstore.

Uses adjacent to internal walk and commercial street are to provide an environment, which encourages interaction, gathering, eating, seating, and art. Buildings will be generally built to build-to-lines and will be a minimum of 2 storeys

It is encouraged for buildings to have two fronts to allow for inviting pedestrian retail/shopping experience. A

public art walk through the center of this precinct will continue the artistic/historic dialogue of this dynamic community and allow passersby to experience the spirit of this place even when the shops are closed.

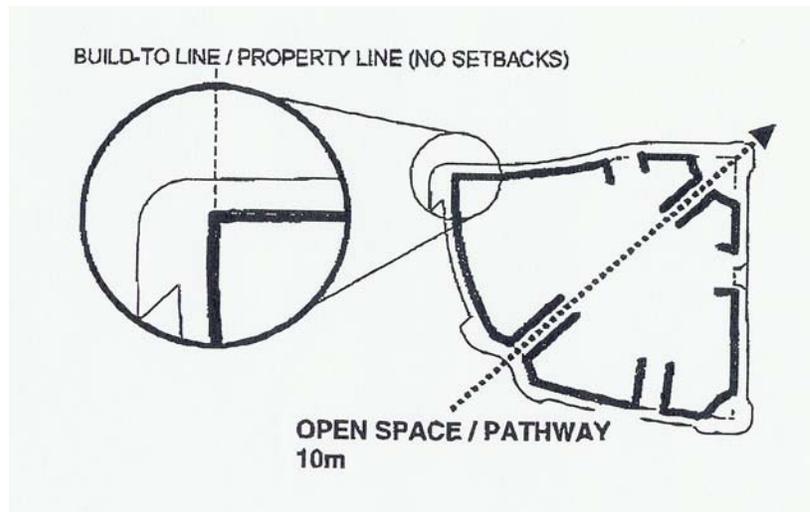
Surface parking should be designed to feel green in character with substantial plantings. Pedestrians will have priority especially in central walk.





2.3.2 Direct Control – Area III

The direct control for both lots allows for commercial development on the main floor. The integration of commercial space is encouraged. **Refer to DC Direct Control District (2002-12) Bylaw 144-2002 for complete description.**



Permitted Uses:

- Apartment housing, home business, park, parking, non-accessory, town housing.
- i) 10 metre wide protected open space/pathway is for the use only as a landscaped pathway linkg the urban square to the intersection of Festival Way and Sherwood Drive
 - ii) Drive through kiosks and amusement arcades, shall be an accessory to a principal permitted use only.
 - iii) Refer to DC Bylaw for complete list of conditions.

Parking Regulations:

- a) Parking Requirements:
- Residential - 1 bdrm unit @ 1.0 stall/unit
 - 2 bdrm unit @ 1.5 stall/unit

	Visitor parking @ 1.0 stalls/10.4 units
Retail, all forms	3.5 stalls/100 m ²
Office all forms	3.2 stalls/100 m ²
Hotel/Apartment Hotel	1.0 stall/unit

b) All resident parking shall be underground or in a structure, Visitor and customer parking may be provided at grade.

Building Setbacks:	There are no at-grade setbacks from build to lines
Density:	The minimum floor area ratio is 0.9
Site Coverage:	The maximum site coverage is 45% The minimum site coverage is 40%
Height:	The minimum building height is 8.0 metres, and the maximum is 12.0 metres
Easements	A 10 metre easement for open space/pathway.
Street Relationship:	Ground floor units to have direct access to Festival Way, internal public road, 10m walkway, the internal parking. Entry from both sides of the building is encouraged.
Parking:	Above grade parking for customers and visitors can be provided at grade. The parking should be incorporated between the two buildings. Curbside parking has been incorporated into the commercial street.

Refer to the building form guidelines section and the color and materials section for more detailed description of the site development expectations.

3.0 Site Development Guidelines

3.1 Building Form

.1 Street Relationship

Buildings should relate directly to the streets in which they front, including the curve of Festival Way and internal Commercial Street. The edge of this curve is to be defined either through curved buildings, or through a finely stepped plan configuration. The direct control bylaw clearly defines build to lines for each property.

In the case of retail frontages, storefronts should be built to the property line, except where small courtyards are included to add diversity to the character of the streetscape or walkway.

.2 Urban Scale:

To set the appropriate scale of streets a minimum building base element of 3 storeys generally applies. Floors above the base, should be set back 1.5 to 2.0metres.



.3 Usable Outdoor Space:

A pattern of courtyards and enclosed spaces is encouraged throughout and should be usable by the inhabitants as outdoor spaces. Amenity spaces for residents should be related to grade with a communal outdoor space or an attractive view.



.4 Identity:

The ground floors of all buildings should be designed to address the individuality of units through architectural expression and the inclusion of entrance doors and windows addressing the street.



.5 Rooftops:

Roofs and terraces should be encouraged where possible, for outdoor patios, decks, and gardens. Green roofs are encouraged as a means of retaining storm water and to add visual interest.

.6 Roof Lines:

Flat roofs are encouraged. Where pitched roofs are used, gables and other architectural features should be utilized to minimize the amount of roof visible from the street. Mechanical equipment and rooftop elements should be screened. Roof parapets should contain architectural detailing.

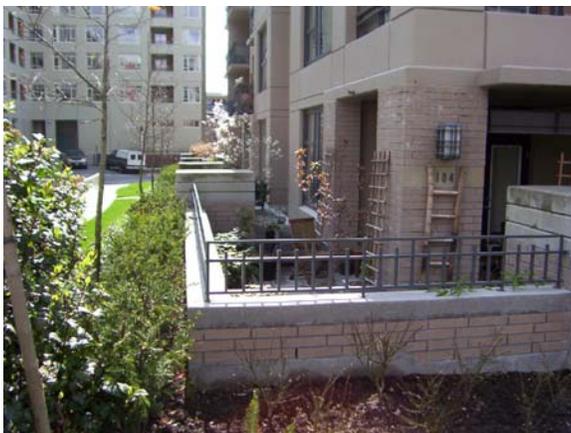
.7 Parking Entrances:

Ramps to underground parking should be perpendicular to the street that serves them, rather than a parallel to the street frontage. Ramps should be concealed to the greatest extent possible within a building or through the use of overhead trellises and landscaping. Parkade lighting must not project light out towards the street.

Any exposed walls should be limited in height above grade, finished in either detailed cast in place concrete or masonry to match to the building (precast concrete or wood retaining walls will not be accepted), and adjacent grade should be softened with planting.

.8 Street Interaction:

Ground floor dwellings should address the street through the use of front door entrances, gates, and entry courtyards. Porches, patios or decks should be designed to establish a semi-private zone in support of a 'porch culture' along the street. Windows and balconies at upper floor levels should face outwards to allow 'eyes and ears' on the street, adding to a sense of safety and security for the public realm.



.9 Retail Frontages

The individuality of retail stores should be heightened through many stores of narrow frontage, with high quality storefront displays rather than long, uninviting storefronts. Solid walls are to be minimized. Transparent storefronts and high quality signage and illumination will result in a more dynamic and inviting streetscape.

.10 Home Office:

Areas may be included within ground floor unit designs to provide space for home offices and studios. Other uses could include: small galleries, arts and crafts and retail shops at key locations compatible within a residential neighbourhood. Commercial uses of this type should be limited to 50 sq metres in area and located on ground floor only.

3.2 Detailed Design and Materials

.1 Colour/Materials:

The palette of colours should be generally “warm” in character. A range of accent colours can be used on detailed building elements. The monochrome “beige” look is discouraged. The use of natural stone or brick materials should be used with complimentary accent colors. The majority of any building face should have brick or stone finish. Vinyl siding will not be allowed. Architectural stucco or alternate siding materials will be considered for the balance of the facade. Retaining walls, planters, and other site fixtures should be finished to match the building.

.2 Signage:

Residential building identification signage should be low level and illuminated, indicating street address in a discreet, graphic style. Signage should be closely related to the principal building entrance and generally placed in low wall elements.

Commercial signage should add diversity and interest to retail streets through the use of projecting and window signs. Illuminated awnings and backlit signage are not permitted.



.3 Recycling and Garbage:

Provision should be made for storage space within individual units, and in the main garbage storage area for each building, for a full recycling program for residential waste. Garbage holding areas should be contained within buildings or, if adjacent to a building, be designed with adequate screening. In no cases should large garbage containers be left exposed to the street. These areas are to be properly ventilated, enclosed behind operable doors and equipped for full sanitary management.

.4 Bicycle Parking:

Provision should be made for bicycle parking in all developments including commercial and residential. Parking should be integrated into the site design.

.5 Lighting:

Indirect lighting should be used wherever possible. Pedestrian scale lighting should be provided along walkways, parking areas and unit entries. Light spillage into private units should be avoided.

.6 Fencing and Screening:

No wood fencing is allowed. Wrought iron, masonry, or cast in place concrete should be used. Detailing, colors, and materials should compliment building and overall design vision.

.7 Awnings/Overhangs:

Awnings should be used at all public entrances to buildings. The developer is encouraged to incorporate awnings into all windows and accesses. Awnings provide relief from the weather, provide energy efficiency advantages, and provide an urban architectural detail.



Landscaping

.1 Public and Private Open space:

Shared outdoor areas should be programmed and visible for residents and to promote social interaction among neighbours. Opportunities for small childrens' play areas, seating, and outdoor eating should be considered.

Each dwelling unit should have direct access to a private outdoor space in the form of a balcony, patio, roof deck as per building code and development standards. Spaces should receive sunlight during most of the year. Private patios and semi- private open space should be buffered through changes in elevation, hedges, low walls, or other measures.

.2 Design elements:

Design of hard landscape elements such as walls, metalwork, and structures should relate to the style, materials, and colours of the adjacent architecture. Landscape features should mark entry points and special focal spaces.

.3

Sustainable:

Sustainable landscape design is strongly encouraged. Low requirements for watering, energy used for maintenance purposes, and herbicide and pesticide use are encouraged.

Stormwater collection areas should be designed as a landscape feature and integrated into the space.

The guidelines reflect the vision of Centre in the Park, and provide a framework and inspiration for the site design of the various parcels of land. The developer is encouraged to refine and expand upon these guidelines to create a unique and exciting urban development within Strathcona County. The guidelines should be implemented in conjunction with existing Direct Control Bylaws and development standards. The final designs and approvals will be at the discretion of the County of Strathcona.

Prepared by:

Butler Krebs & Associates Inc, June 2, 2003