



Sherwood Heights 1956 - 1969



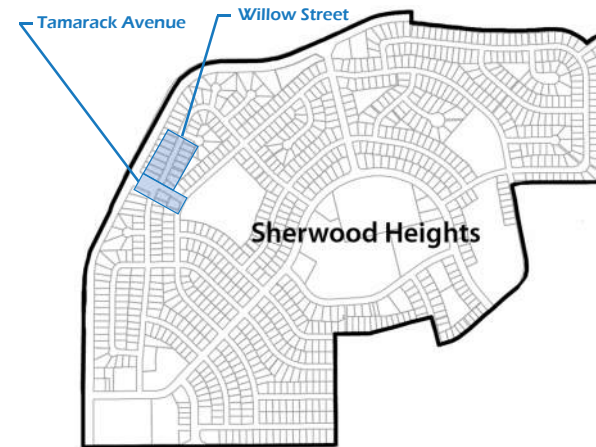
Sherwood Heights



Sherwood Heights

Sherwood Heights is the oldest residential neighbourhood development in what was then the newly approved residential Hamlet of Cambeltown (1953), later to be renamed to Sherwood Park.

Although primarily single family residential, Sherwood Heights accommodates semi-detached and multi-family residential developments. The neighbourhood is home to three schools and three churches along with many pocket parks throughout the neighbourhood. The neighbourhood is also served by shopping centre in the southwest corner of the neighbourhood.



Tamarack Avenue



Willow Street



Typical Street

Tamarack Avenue and Willow Street were selected as typical streets. Both these streets displayed original and prominent features and characteristics found throughout Sherwood Heights. Characteristics that typify Sherwood Heights include ranch and prairie style housing, front attached garages, low horizontal profile of houses, a variety of original colours and materials, consistent setbacks - front and side, no boulevard trees, mature trees on private properties and monowalk on both collector and local roads.



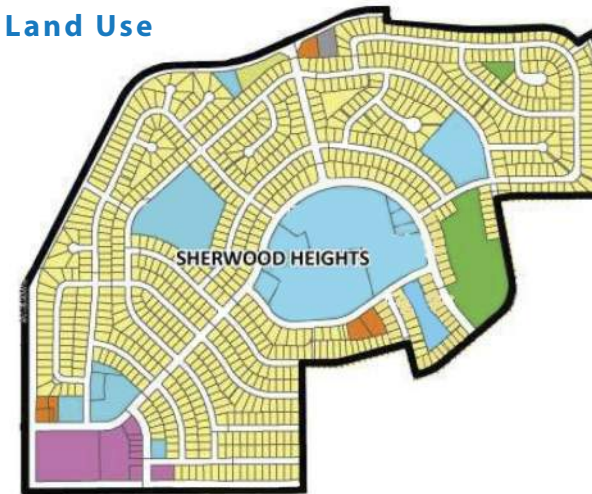
Sherwood Heights

Demographics

- Total Neighbourhood Area – 146.9 ha
- Total Open Space – 4.9 ha (3.4%)
- Population (2012) – 2,436 (9.6% decrease since 2009)
- Single family units - 922
- Multi-family units – 209
- Density/ net residential hectare – 13.0
- Development Permits (2009 – 2012) – 95
- Rented units – 21%

Residents of Sherwood Heights enjoy the open spaces and play grounds and find them accessible. They enjoy their big lots and find that the privacy is maintained with appropriate separation distance between the houses. They find curved roads helping in slowing down the traffic in the area. Two car deep driveways are preferred in this neighbourhood

Land Use



- Single Family Residential
- Medium Density Residential
- Recreation
- Commercial
- Service
- Direct Control



Sherwood Heights







Walkability, Transportation and Transit







Nodes, Amenities, Parks and Open Space



Urban Form

-  Collector Road
-  Bus Stop Location (Approximate Location)
-  Entrance
-  400m From Bus Stop Location
-  Walkways
-  Trails

-  Parks / Open Space
-  School Site
-  Church
-  Commercial



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Massing

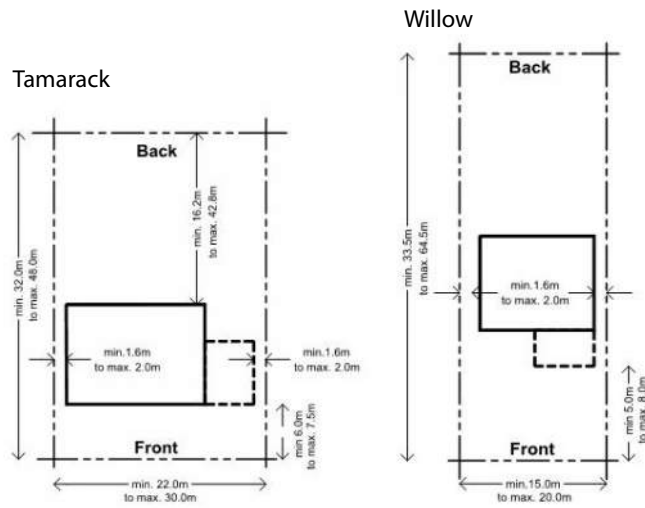
Bungalows with low pitched roofs are the most common housing form in Sherwood Heights, however there are also some bi-level and two storey units in the neighbourhood.

The consistent single storey building height and the average 6.75m front yard setback creates a streetscape full of natural light at the pedestrian level and the feeling of openness.

Along with these features and the nicely manicured landscaping and tree stands, the neighbourhood streets of Sherwood Heights have a well balanced massing and urban form.

Siting

As identified in the Siting table the lot sizes are large with average lot width and lot depth of 26.0 m and 40.0m respectively. With front attached garages mostly flushed with the front façade or slightly protruding, the front and back yards are large and enhance the sense of quiet and privacy.



Siting

	Tamarack	Minimum	Maximum	Average
Lot Width		22m	30m	26m
Lot Depth		32m	48m	40m
Front Setback		6m	7.5m	6.75m
Rear Setback		16.2m	42.8m	29.5m
Side Setback		1.6m	2m	1.8m
Lot Coverage*		12%	24%	18%
Garage Coverage		3%	5%	4%
Side Setback with Driveway		2.2m	4.8m	3.5m
Garage Projection**		1.5m	1.5m	1.5m
Height		4.5m	4.8m	4.6m

*Not including garage
** Projection from the house front facade

	Willow	Minimum	Maximum	Average
Lot Width		15m	20m	17.5m
Lot Depth		33.5m	64.5m	49m
Front Setback		5m	8m	6.5m
Rear Setback		10.8 m	42.0 m	26.4 m
Side Setback		1.6m	2m	1.8m
Lot Coverage*		16%	34%	25%
Garage Coverage		4%	7%	6%
Side Setback with Driveway		2.60 m	4.80 m	3.7 m
Garage Projection**		2.1 m	5.1 m	3.6 m
Height		4.5m	4.8m	4.6m

*Including garage
**Projection from the house front facade



Sherwood Heights

Building Typology



Bi-Level (1 1/2 Storey)



Split Level (1 1/2 - 2 Storey)



Single Level/Bungalow (1 Storey)



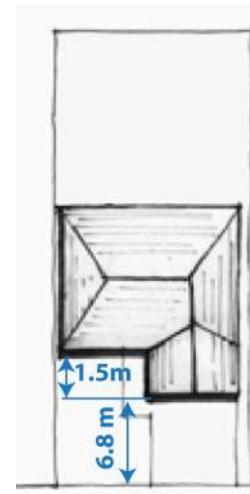
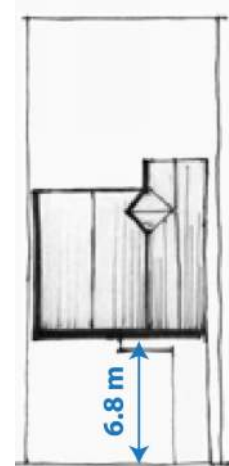


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Garage

The garages in Sherwood Heights are typically front protruding off or flush with front façade.

Garages within the Sherwood Heights neighbourhood cover an average of 25m² and 3% of the lot area.

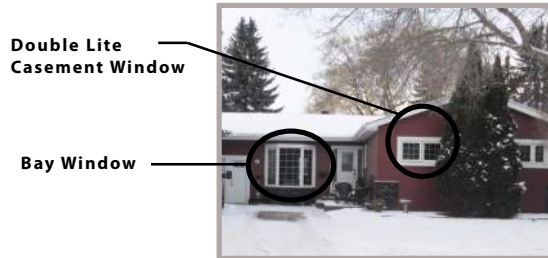
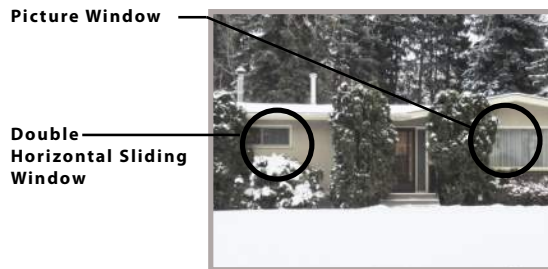




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Windows

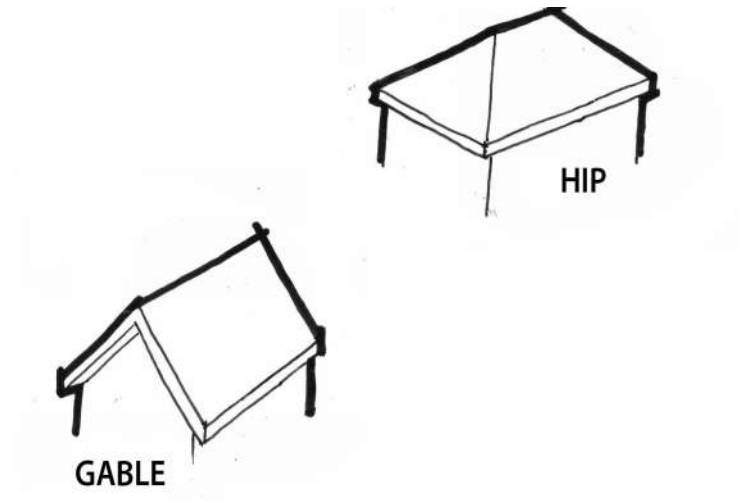
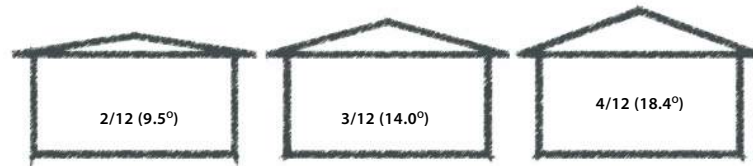
Window styles in Sherwood Heights generally include a large picture window in the front of the house, followed by a series of smaller double or triple lite sliding windows or casement windows.



Rooflines

Within the Sherwood Heights neighbourhood the low pitch roof is the dominant roof type in the variation of side gable and hip roof styles in accordance with the dominant architectural style.

Low Pitch





Sherwood Heights

Architectural Styles

Ranch and Prairie style architecture is dominant in this neighbourhood. Some elements of Craftsman style are also visible on the typical streets. The elements that are most common in the neighbourhood include horizontal buildings, low pitched roofs, big windows, and exposed rafters.



Ranch Style



Prairie Style

Single Storey and Narrow to the Ground
Low Pitched Roof
Horizontal Shape
Brick Exterior



Oversized Eaves

Large Picture Windows

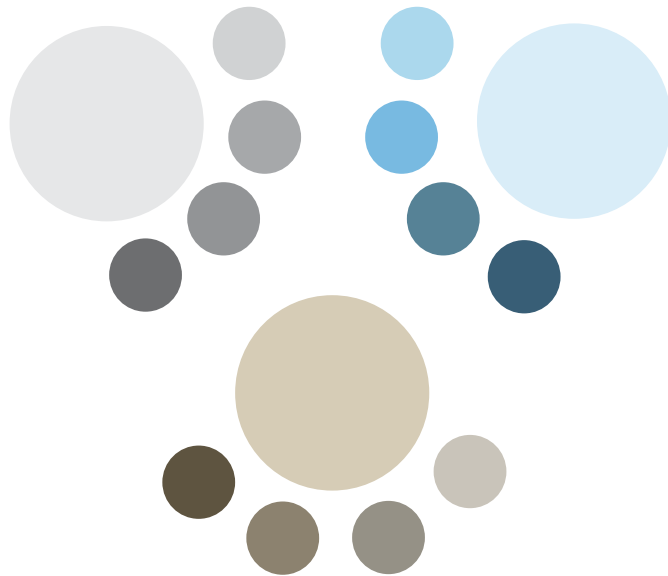




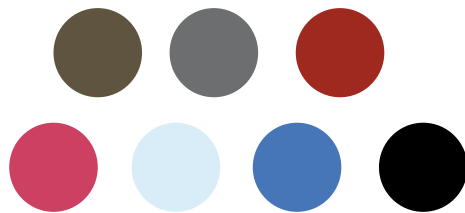
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Colour

Primary Colours



Accent Colours



Materials

Primary Materials



Vinyl Siding



Stucco



Wood Siding



Cement Siding

Accent Materials



Glazed Brick Veneer



Brick Veneer



Sherwood Heights

Site Landscaping:

A minimum of 10% of the residential site is generally landscaped with foundation plantings present within the front yard setback. A greater majority of homes have a predominance of sod only in the front yard due to the extremely wide lot dimensions present in the neighbourhood. Very few homes feature advanced site landscaping elements such as precast block, or boulder, retaining walls or decorative pavement on the driveways or front walks.

Decks, Porches and Verandas:

Several covered, but unenclosed patios, porches and verandas are located at the front of homes, inclusive of stairs, and those observed typically encroach into the front and/or exterior side yard. These patios are not specific to the original building, but have been introduced by ensuing homeowners. Uncovered and unenclosed structures such as decks, stairs, window wells, and eave overhangs also project into the rear and side lot setback spaces.

Trees:

Dominant Trees within the Sherwood Heights neighbourhood are Colorado Spruce and American Elm. The Elm trees are typically found along the street boulevard originally planted in regular intervals by Strathcona County, while Mountain Ash, Birch, Scotch Pine and Amur Maple trees are found within the residential front lots planted by homeowners.

Fencing:

A variety of fencing types is observed. The greater majority consisted of wood screen fence to a height between 1.5 to 1.8 metres in height. Vinyl or chain link and metal rail fencing is frequently noted. In addition, there are very little observances of 1.2 metres high wood screen step-down fencing protruding into the front yards, but vegetative planting screens (hedges) were commonly used along side property lines extending up to the front sidewalk.

Plant Materials - Dominant Trees & Shrubs



Amur Maple



American Elm



Colorado Spruce



Cotoneaster



Mugo Pine



Apline Currant

Deck and Patio Location



Streetscape



Fencing, Wall, & Column Types



Chain Link Fence-Side Yard (1.2m ht.)



Steel Rail + Chain Link Fence



Hedge Planting