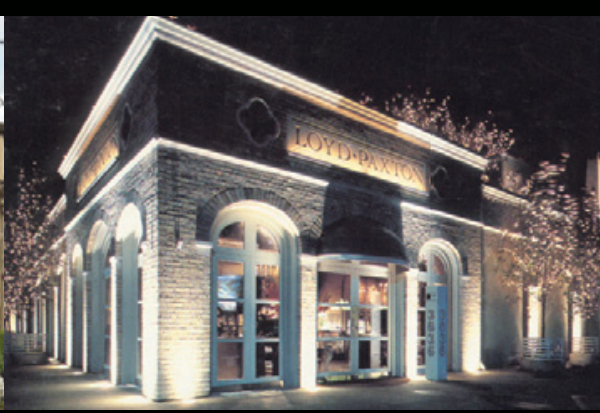




50th Street Urban Design Guidelines

Town of Sylvan Lake
May 2010



Contents

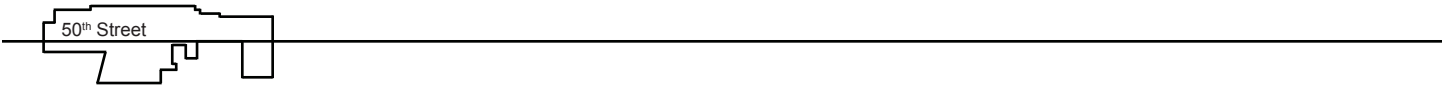
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1.0 Introduction

1.1 Purpose

The 50th Street Urban Design Guidelines are designed to regulate the site planning and development of the properties within the 50th Street Area Redevelopment Plan. These Design Guidelines are intended to be used in conjunction with the Town of Sylvan Lake Land Use Bylaw.

The Design Guidelines will help 50th Street become a vibrant, pedestrian friendly environment for residents and visitors, supported by new street-oriented commercial opportunities, increased residential densities and improved streetscape conditions.

New development within the Plan area will be of high architectural quality and will complement their surroundings. New development will address the street and enhance the pedestrian environment. Views to Sylvan Lake from the Plan area will be preserved and enhanced.

1.2 Land Use Districts



LEGEND

- | | |
|--|--|
| High Density Residential/Commercial Mixed Use Sub-area A | Mixed-Use Commercial/Residential Sub-areas G & J |
| Medium Density Residential Sub-areas B & H | Existing Commercial District |
| Small Scale Residential Infill Sub-area F | Public Facility Districts
H.J. Cody School
Lakeview Cemetery |
| Mixed-Use Commercial/Residential Sub-area E | Greenspace |



2.0 GENERAL DESIGN GUIDELINES

The following General Design Guidelines shall apply to all development in the 50th Street Direct Control District in addition to all Sub-Area specific Urban Design Guidelines.

Placement, Height and Massing of Buildings:



- a) Buildings shall be located on the site to maximize solar penetration and avoid adverse microclimate effects related to wind and shadowing on and off the site.
- b) When a development is located on a corner site, the building shall be designed to address both roads and shall create a visual focal point at the corner and address adjacent buildings and buildings on opposite corners.
- c) Perceived massing shall be minimized through such methods as building step-back variations at the upper levels, building orientation, roof treatment, articulation of the façade and the choice of exterior materials and colours.
- d) Building setbacks are encouraged for ground floor residential units to create semi-private yards.
- e) All mechanical equipment shall be screened from public view or be concealed by incorporating it within the roof envelope or by screening it in a way that is consistent with the character and finishing of the development.

Building Relationship to the Street:



- a) Developments shall address the street with entrances that are clearly visible.
- b) All ground floor units shall provide separate, individual and direct access to grade and feature doorways, terraces and / or patios, porches, and windows to the satisfaction of the Development Officer.
- c) Building main entrances shall be designed to meet universal accessibility standards in the following ways:
 - I. Buildings should meet universal design standards as per the Barrier Free Design Guide published by The Safety Codes Council (Alberta) 1999, as amended; and
 - II. Level changes from the sidewalk to the main entrance of the building shall be minimized.

Theming and Place making:

a) Development shall be in accordance with a contemporary style design scheme, which shall be prepared by the developer to the satisfaction of the Development Authority.

b) Building and site signage shall be designed to be of a comprehensive and unified design, complimentary to the building development.

Architectural Design:



a) Architecture shall be of high quality, shall contribute positively to the street and to other development to give form and visual appeal, and shall comply with the architectural design guidelines in the 50th Street Area Structure Plan to the satisfaction of the Development Officer.

b) All sides of a building exposed to a public road shall be treated as a principal façade and finished in an aesthetically pleasing manner.

c) The finish and appearance of all buildings on the site, including accessory buildings, shall complement the other structures located on the same site.

d) The use of stucco as the principle external wall material at the ground floor shall not be allowed.

e) Vinyl siding, plastic, plywood, concrete block, darkly tinted and/or mirrored glass and metal siding using exposed fasteners shall not be permitted.

f) Night-time light pollution shall be reduced by avoiding over-illumination of the development and use low cutoff exterior lighting fixtures which direct light downward, not upward and outward to ensure illumination does not extend beyond the boundaries of the site.



Crime Prevention Through Environmental Design:

a) Crime Prevention Through Environmental Design (CPTED) principles shall be applied to the design of buildings and sites. CPTED principles to be applied include:

Natural Surveillance - avoiding the creation of hidden areas and isolated spaces through building placement and providing clear site lines to the street and public spaces from within buildings.

Access Control - designing public spaces and buildings which provide a hierarchy of space ranging from public (sidewalks), to semi-public (cafe patios), to semi-private (front porches, shops), to private (residential units).

Territorial Reinforcement - locating and designing entrances and exits, fencing, landscaping, and lighting to subtly define spaces to indicate appropriate type and time of use of spaces.

Target Hardening - using a variety of landscaping features as well as high-quality, durable materials to restrict illegitimate uses at inappropriate times of the day and deter vandals.

Views to the Lake:



The Development Authority shall have regard to the following when considering a new development permit application:

- I. An attractive skyline shall be maintained as viewed from the Lake.
- II. Development shall frame key views to and from the Lake rather than block them.
- III. View corridors shall be maintained at the terminus of public roads, other than a lane.
- IV. Providing and/or enhancing connections to trails and greenways, to enhance public access to the lake, should be conditions of new development.
- V. The Development Authority may require that a Visual Impact Assessment be conducted by a qualified professional to its satisfaction where the Development Authority is of the view that a proposed development may affect view corridors either to or from the Lake.

Landscaping:



- a) With the exception of driveways, all yards shall be landscaped in accordance with the requirements of the Land Use Bylaw.
- b) Deciduous trees, where feasible, shall be planted to shade interior spaces in the summer and allow direct sunlight in the winter.
- c) Streetscape plantings, other than trees, should be selected to provide colour throughout the year.

Storage and Garbage Collection:

Storage and garbage collection shall be concealed from view from adjacent sites and public roads. The garbage and recycling collection area shall be designed to the satisfaction of the Development Authority.

Parking, Access and Loading:



a) General Requirements:

- I. All on-site parking shall be underground, contained within a structure forming part of the building podium, or located at the rear of the building, taking access from a lane wherever possible to maintain an active and attractive streetscape.
- II. No portion of an above grade parking structure shall be allowed to front onto a street except for entries.
- III. Access shall be taken from a lane wherever feasible to maintain an active and attractive streetscape.

Designing for Winter Climate:



a) Development shall incorporate materials and design strategies to minimize the adverse effects of winter climate to the satisfaction of the Development Authority, which may include, but is not limited to the following:

- I. Sites shall be designed to accommodate snow removal and storage.
- II. Site design shall take into account the prevailing winds to prevent the creation of adverse microclimatic effects.
- III. Weather protection in the form of architectural elements along building frontages to provide shelter from rain, snow and wind.
- IV. Traditional profile, fixed or retractable awnings, with a valence and utilizing high quality canvas or woven acrylic of solid or stripped material are recommended. Vinyl, back lit or bubble awnings, and awning less than 1.00 m (3.00 ft) shall not be considered acceptable.
- V. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and shall be provided to ensure a well-lit environment for pedestrians, to accentuate artwork, and to highlight the development at night time and winter months, to the satisfaction of the Development Authority.

Other Design Standards:

- a) Above ground power lines shall be relocated underground with new development.
- b) Building and site design should incorporate sustainable features such as solar energy, day lighting, recycling, reuse of water, on-site infiltration of storm water, low-water landscaping, energy efficient lighting and other features wherever feasible.

Development Plans:

The Development Officer may require plans that illustrate the development of the site, the architectural treatment of all buildings, landscaping, lighting, parking, and access prior to considering any application for a development permit.

3.0 AREA SPECIFIC DESIGN GUIDELINES

3.1 High Density Residential/Commercial Mixed Use

Sub-Area A

General Purpose: To accommodate higher density, street-oriented residential development providing for a range of housing choice with active street frontages and allow for ground floor commercial development, focused at corners, to function as an extension of the downtown.

Uses:

- Accessory building
- Accessory use
- Adult care residence
- Apartment
- Commercial recreation and entertainment facility
- Day care facilities
- Dwelling units above commercial buildings
- Home occupations, A & B
- Indoor merchandise sales, excluding liquor stores and uses where the primary focus is adult oriented merchandise
- Neighbourhood convenience store
- Office
- Parking facility
- Parks and Playgrounds
- Personal services
- Public and quasi-public uses
- Restaurant
- Social care facility
- Stacked row housing
- Tourist home



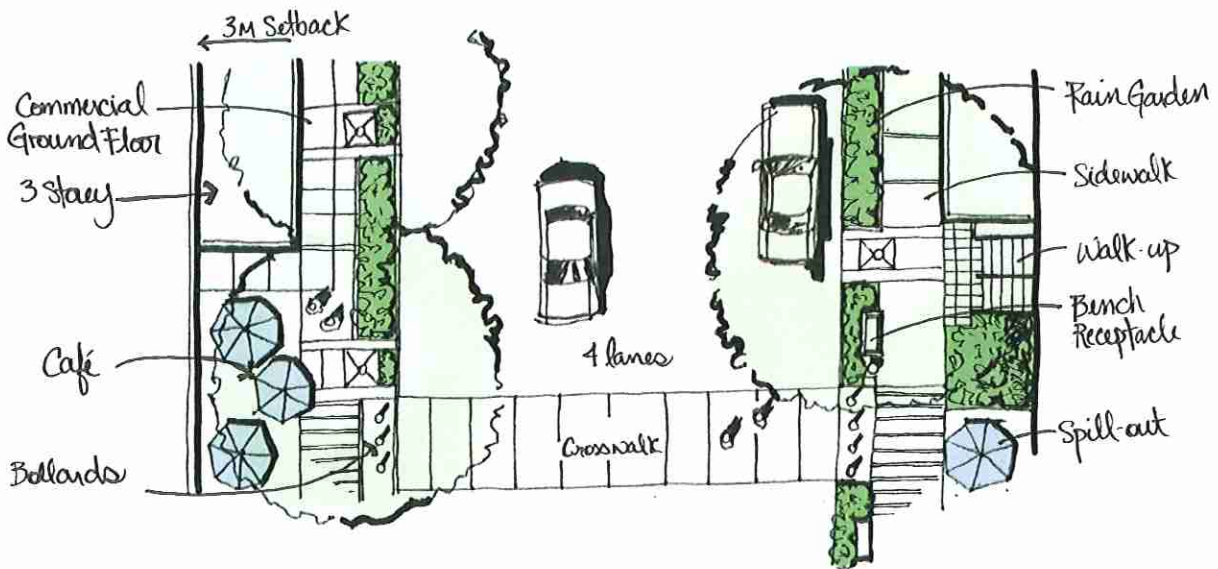
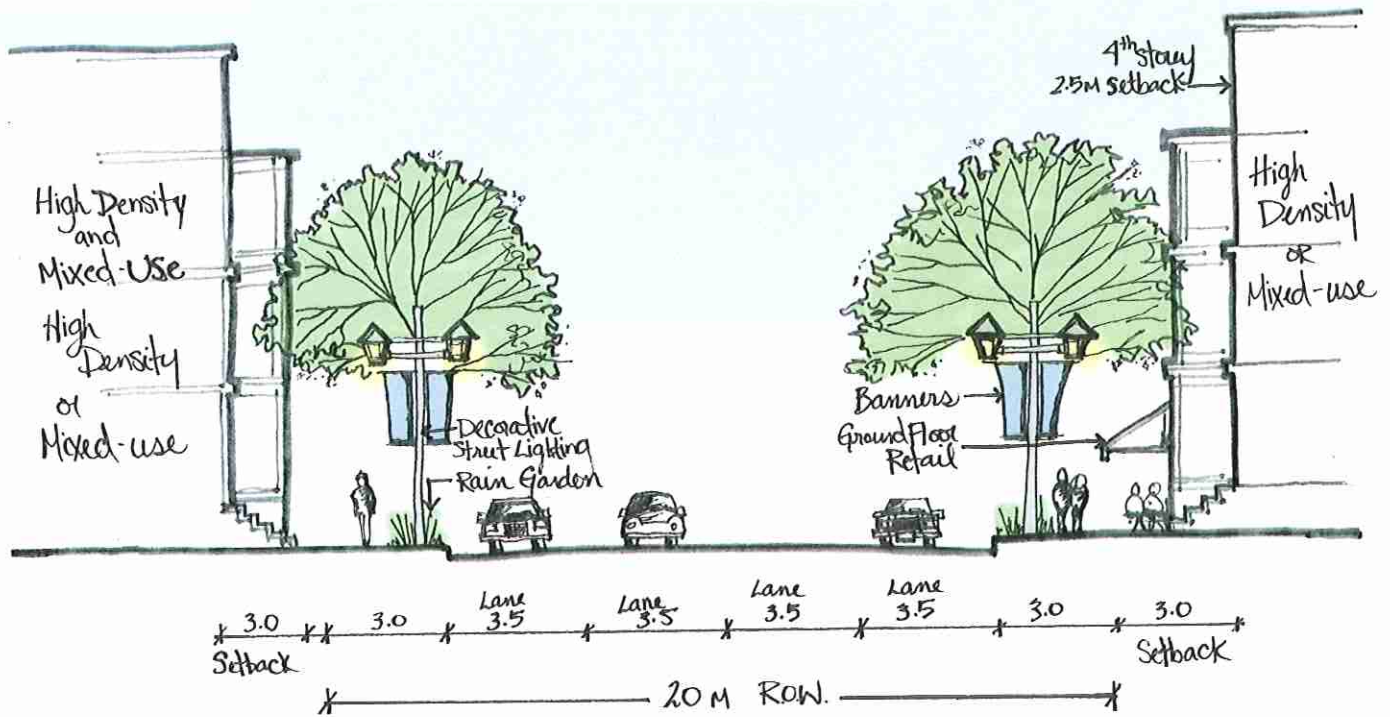
■ Sub-area A



Development Guidelines

Building Form:	<p>a) Stacked row houses</p> <p>b) Apartments, with commercial development at the ground floor are required at the corners of the block, and encouraged in the central portion of the block.</p> <p>c) Apartments, with residential uses at the ground floor are permitted in the central portion of the block.</p>
Maximum Density:	<p>125 residential units per hectare</p> <p>Except lots south of 47th Avenue and east of 50th Street: 100 residential units per hectare *</p>
Maximum Parcel Coverage:	80%
Side Yard Setback:	0.0m
Front Yard Setback:	0.0m, buildings may be setback where the design is compatible with the streetscape and the function of the building
Minimum Building Height:	<p>Three (3) storeys</p> <p>Except lots south of 47th Avenue and east of 50th Street: Two (2) storeys*</p>
Maximum Building Height:	<p>Four (4) storeys with a fifth (5th) storey permitted within the roofline or stepped back a minimum of 2.5m from the front facade</p> <p>Except lots south of 47th Avenue and east of 50th Street: Three (3) storeys with a fourth (4) storey permitted within the roofline or stepped back a minimum of 2.5m from the front facade *</p>
Storey Height:	<p>3.70m (12.14ft) for the ground floor</p> <p>3.00m (9.84ft) for floors above the ground floor</p>
Facades:	<p>Individual residential units on the ground floor shall have a maximum facade width of 15.0m (49.21ft)</p> <p>Frontages adjacent to a road other than a lane, shall provide an architecturally attractive facade for a minimum of 80% of the site frontage.</p>





Landscaping: A minimum of 20% of the site shall be landscaped

Parking, Access and Loading: Parking, access, and loading shall be in accordance with the Land Use Bylaw, as modified by the following:

a) Shared Parking

I. Parking requirements for mixed use development will be calculated using the Sharing Factor Matrix below:

SHARING FACTOR				
Function	with			Function
RESIDENTIAL				RESIDENTIAL
COMMERCIAL				COMMERCIAL
OFFICE				OFFICE
	1.4	1.4	1.4	
	1	NA	1	
	1	1	1	
	NA	NA	NA	

Parking required is calculated by adding the total number of spaces required by each separate function and dividing the total by the appropriate factor from the above Sharing Factor Matrix.

b) General Requirements:

I. All on-site parking shall be underground, contained within a structure forming part of the building podium, or located at the rear of the building, taking access from a lane wherever possible to maintain an active and attractive streetscape.

II. No portion of an above grade parking structure shall be allowed to front onto a street except for entries.

b) Vehicular Access:

I. Parking shall be located to the rear of the building with access from a lane wherever feasible to maintain an active and attractive streetscape. Where there is no lane, vehicular access shall be from 48 Avenue, 47 Avenue and / or 47 A Avenue wherever possible to the satisfaction of the Development Authority.

II. Driveway ramps shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of the Development Authority.

III. Walls at the sides of the parkade ramp must be constructed so as not to obstruct sight lines into the roads for vehicles exiting the ramp to the satisfaction of the Development Authority.



Sub-Areas B and H

General Purpose:

Uses:



 Sub-areas B and H

Development Guidelines

Building Form:

Maximum Density:

Maximum Parcel Coverage:



- Front Yard Setback: 3.0m (9.84ft)
- Side Yard Setback: 1.5m (4.92ft) for end units, excepting where it abuts a road other than a lane side yard shall be 3.0m (9.84ft)
- Maximum Building Height: Two and a half (2.5) storeys or 10.0m (32.80 ft)
- Building Design: In addition to the general design guidelines, development in this area shall also provide:
- a) clearly defined entrances and front yards with porches and recessed entrances for all ground floor units, to the satisfaction of the Development Authority.
 - b) Articulated building facades, for buildings containing more than two (2) units, to break up the massing to the satisfaction of the Development Authority.
- Parking, Access and Loading: a) All on-site parking shall be located at the rear of the building, taking access from a lane wherever possible.
b) All other parking, access and loading requirements shall be in accordance with the Land Use Bylaw.



3.3 Small Scale Residential Infill

Sub-Area F

General Purpose: To provide an access road to the H. J. Cody School Site, from 50 Street, along the northern portion of the Sub-Area and to develop the southern portion of the Sub-Area for small scale residential infill compatible with the adjacent H.J. Cody School.

Uses:

- Accessory building
- Accessory use
- Adult care residence
- Bed and Breakfast
- Day care facilities
- Duplex
- Garage suite
- Home occupations, A & B
- Row house
- Secondary suite

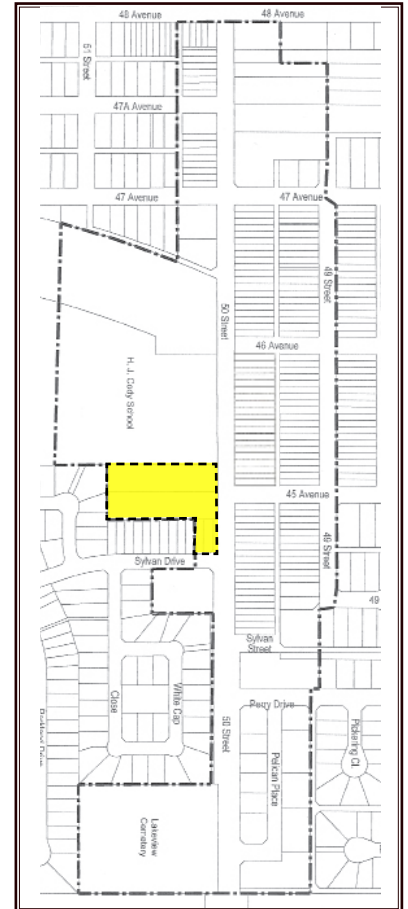
Development Guidelines

Building Form:

- a) Duplex
- b) Row House

Maximum Density: 40 residential units per hectare
(16.18 units per acre)

Maximum Parcel Coverage: 55%



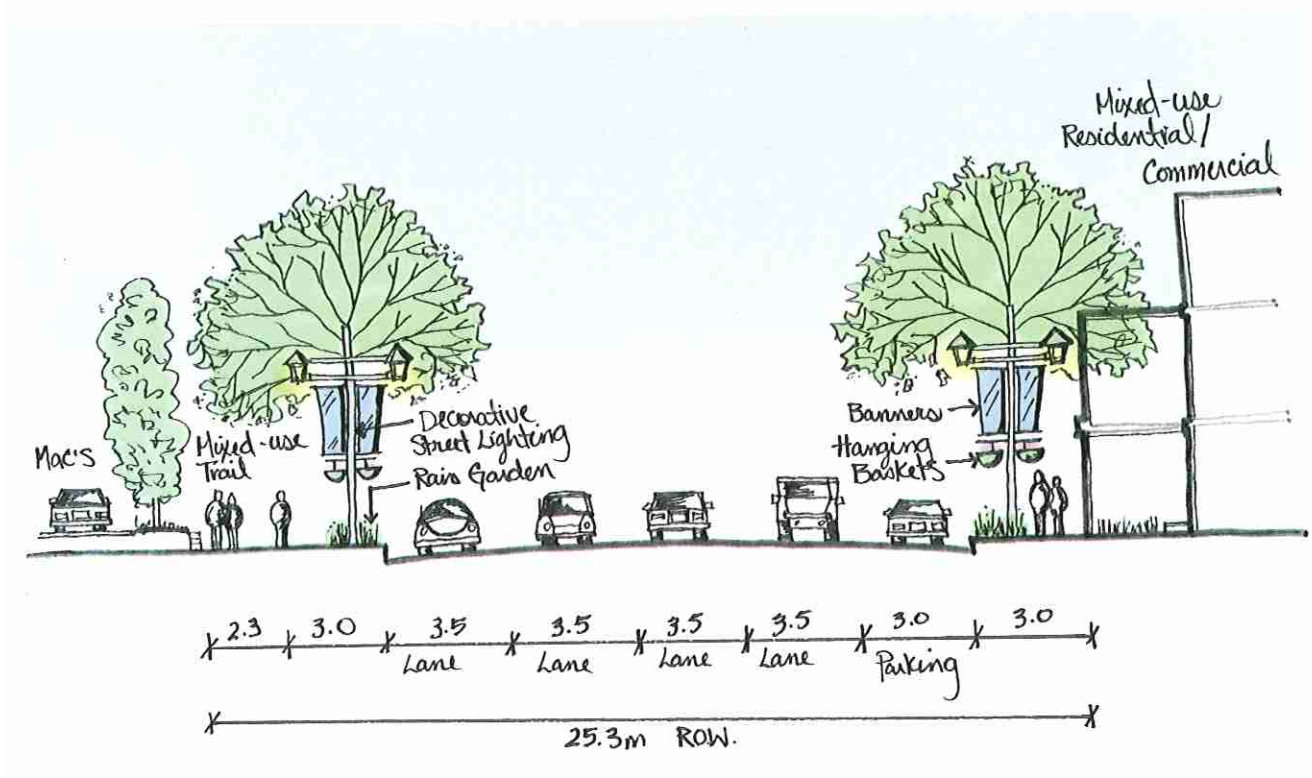
Sub-area F



Front Yard Setback:	3.0m (9.84ft)
Side Yard Setback:	1.5m (4.92ft) for end units, excepting where it abuts a road other than a lane side yard shall be 3.0m (9.84ft)
Maximum Building Height:	Two and a half (2.5) storeys or 10.0m (32.80 ft)
Building Design:	<p>In addition to the general design guidelines, development in this area shall also provide:</p> <ul style="list-style-type: none">a) clearly defined entrances and front yards with porches and recessed entrances for all ground floor units, to the satisfaction of the Development Authority.b) Articulated building facades, for buildings containing more than two (2) units, to break up the massing to the satisfaction of the Development Authority.
Parking, Access and Loading:	<ul style="list-style-type: none">a) All on-site parking shall be located at the rear of the building, taking access from a lane wherever possible.b) All other parking, access and loading requirements shall be in accordance with the Land Use Bylaw.



Maximum Density:	80 residential units per hectare
Maximum Parcel Coverage:	80%
Front Yard Setback:	0.0m, buildings may be setback where the design is compatible with the streetscape and the function of the building
Side Yard Setback:	0.0m
Minimum Building Height:	Two (2) storeys
Maximum Building Height:	Three (3) storeys
Storey Height:	3.70m (12.14ft) for the ground floor 3.00m (9.84ft) for floors above the ground floor
Landscaping:	A minimum of 20% of the site shall be landscaped



Parking, Access and Loading:

Parking, access, and loading shall be in accordance with the Land Use Bylaw, as modified by the following:

- a) Shared Parking

I. Parking requirements for mixed use development will be calculated using the Sharing Factor Matrix below:

SHARING FACTOR

Function	with	Function
RESIDENTIAL		RESIDENTIAL
COMMERCIAL		COMMERCIAL
OFFICE		OFFICE

NA

1.4

1.4

1.4

1.4

1

1

1

1

NA

Parking required is calculated by adding the total number of spaces required by each separate function and dividing the total by the appropriate factor from the above Sharing Factor Matrix.

- b) General Requirements:

I. All on-site parking shall be underground, contained within a structure forming part of the building podium, or located at the rear of the building, taking access from a lane wherever possible to maintain an active and attractive streetscape.

II. No portion of an above grade parking structure shall be allowed to front onto a street except for entries.
- c) Vehicular Access:

I. Driveway ramps shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of the Development Authority.

II. Walls at the sides of the parkade ramp must be constructed so as not to obstruct sight lines into the roads for vehicles exiting the ramp to the satisfaction of the Development Authority.

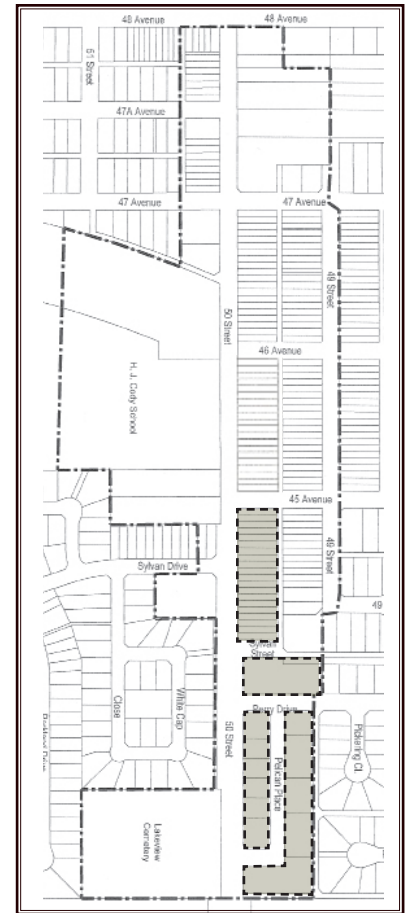
3.5 Mixed-Use Residential/Commercial

Sub-Areas G and J

General Purpose: To accommodate high density commercial / residential mixed use development.

Uses:

- Accessory building
- Accessory use
- Adult care residence
- Apartment
- Commercial recreation and entertainment facility
- Day care facilities
- Drinking establishment
- Dwelling units above commercial buildings
- Funeral Home
- Home occupations, A & B
- Indoor merchandise sales, excluding liquor stores and uses where the primary focus is adult oriented merchandise
- Neighbourhood convenience store
- Office
- Parking facility
- Parks and Playgrounds
- Personal services
- Public and quasi-public uses
- Restaurant
- Social care facility
- Stacked row housing
- Tourist home



■ Sub-areas G and J



Development Standards

Building Form:	a) Apartments, with commercial and/or office development required at the ground floor. b) Commercial and/or Office development is permitted on the second storey.
Maximum Density:	100 residential units per hectare
Maximum Parcel Coverage:	90%
Front Yard Setback:	0.0m, buildings may be setback where the design is compatible with the streetscape and the function of the building
Side Yard Setback:	0.0m
Storey Height:	3.70m (12.14ft) for the ground floor 3.00m (9.84ft) for floors above the ground floor
Building Stepback:	A 2.5m (8.20ft) building stepback is required for storeys over three (3) storeys in height
Landscaping:	A minimum of 10% of the site shall be landscaped



Building Height:**Parcels which abut 50th Street:**

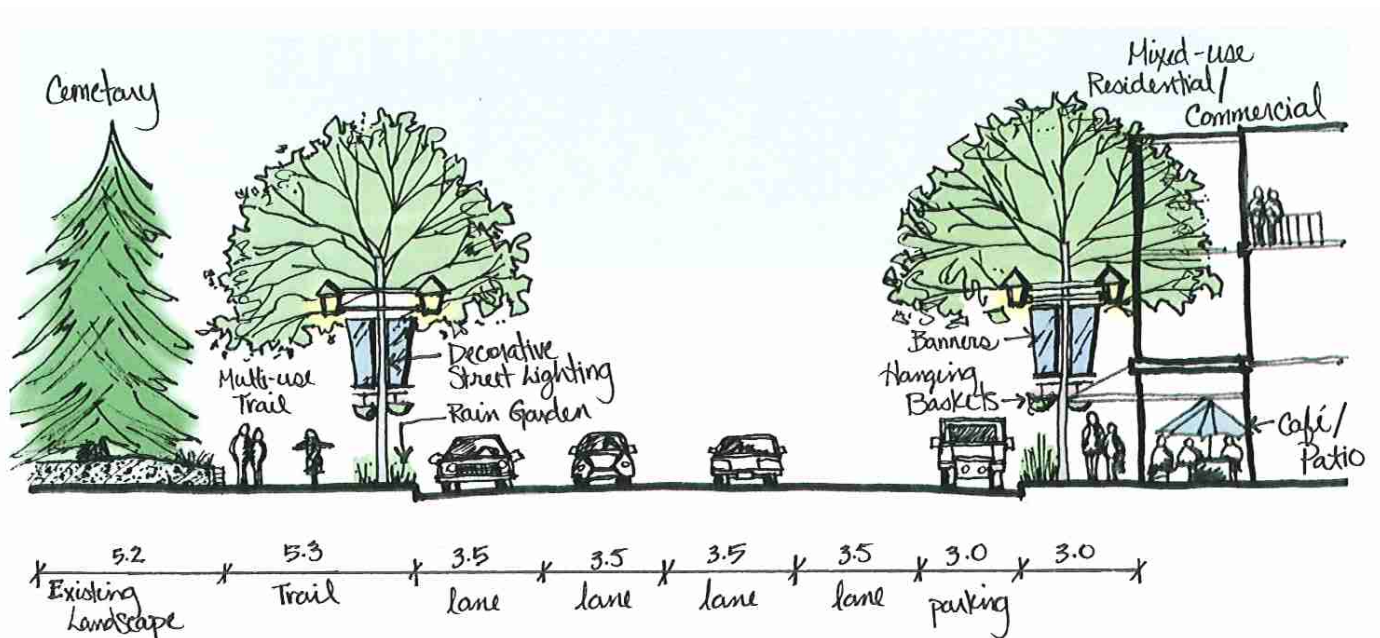
- The minimum building height shall be 2 storeys above grade.
- The maximum building height shall be 3 storeys above grade.
- 'Grade' shall be measured at the mid-point of the parcel boundary along 50th Street.

Parcels within Pelican Place:

- The maximum building height shall be 2 storeys above grade.
- For parcels with abut 50th Street, 'grade' shall be measured at the mid-point of the parcel boundary along 50th Street.
- For all other parcels, 'grade' shall be determined as per the Land Use Bylaw.

Parcels which abut 50th Street and located south of Pelican Place:

- The minimum building height shall be 2 storeys above grade adjacent to 50th Street, transitioning to 1 storey above grade at the eastern parcel boundary.
- The maximum building height shall be 3 storeys above grade adjacent to 50th Street, transitioning to 2 storeys above grade at the eastern parcel boundary.
- 'Grade' shall be measured at the mid-point of the parcel boundary along 50th Street and at the mid-point of the eastern parcel boundary.



Parking, Access and Loading: Parking, access, and loading shall be in accordance with the Land Use Bylaw, as modified by the following:

- a) Shared Parking
- I. Parking requirements for mixed use development will be calculated using the Sharing Factor Matrix below:

SHARING FACTOR				
Function	with			Function
RESIDENTIAL				RESIDENTIAL
COMMERCIAL				COMMERCIAL
OFFICE				OFFICE
		NA	1.4	
	1.4	NA	1.4	
	1	1	1	
		NA		

Parking required is calculated by adding the total number of spaces required by each separate function and dividing the total by the appropriate factor from the above Sharing Factor Matrix.

- b) General Requirements:
- I. All on-site parking shall be underground, contained within a structure forming part of the building podium, or located at the rear of the building, taking access from a lane wherever possible to maintain an active and attractive streetscape.

II. No portion of an above grade parking structure shall be allowed to front onto a street except for entries.
- c) Vehicular Access:
- I. Driveway ramps shall be at grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of the Development Authority.

II. Walls at the sides of the parkade ramp must be constructed so as not to obstruct sight lines into the roads for vehicles exiting the ramp to the satisfaction of the Development Authority.

