BEAUMONT-WIDE

B1 - CIVIC/INSTITUTIONAL

Civic/Institutional buildings are places where Beaumont and other levels of government provide public services such as libraries, fire stations and other administrative offices. Institutional buildings include, but are not limited to, schools, colleges and other public institutions.

CIVIC/INSTITUTIONAL

Beaumont-Wide

Site Design Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
CIVIC/ INSTITUTIONAL /BEAUMONT-WIDE	• Include a plaza or public space for gatherings and events • Incorporate public art opportunity into site design	
ACCESS, LOADING, & WASTE MANAGEMENT	• Locate loading areas and large solid waste receptacles along rear or side property lines • Use fencing or landscape plantings to screen access and loading areas from public roadways • Connect walkways and paths to adjacent multi-use trail or sidewalk network	
UTILITY LOCATION	• Screen utility installations (such as natural gas meters, electrical boxes, etc.) from public roadways not including a lane	• Locate utility installations in the side or rear setbacks of a development • Integrate the design and screening of utility installations and building mechanical systems (such as air conditioning units and vents) to complement the development's façade

CRIME PREVENTION	• Integrate Crime Prevention through Environmental Design (CPTED) principles for building orientation, programming and design of sites through the following:
	  • Primary building entrances should be accessible and highly visible from adjacent streets
	  • All long-term, surface parking areas should be well lit
	  • Private amenity areas should be clearly defined by landscaping and/or secure fencing
	  • Encourage natural surveillance of a site by having active uses at the ground level and overlook of public and private amenity areas by residential and commercial uses
	  • Support high-quality building façades and street furniture to be vandalism resistant or easily cleaned	

FOUR-SEASON LIVABILITY	• Incorporate landscape and site design strategies to block prevailing winter wind and maximize exposure to sunshine • Provide adequate and safe lighting along key paths and at building entrances	
SNOW STORAGE	• Integrate specific areas for snow storage into building and site design to reduce its impact on plantings and pedestrian circulation	• Design pathways and public spaces to be easily cleared of snow in the winter • Locate snow storage areas in paved/parking areas of a site

Site Design Guidelines

Essential

Locate loading and waste receptacle areas at the rear of the property

Screen loading access areas with fencing and landscaping

Connect pathways within the site to adjacent trail/ sidewalk network

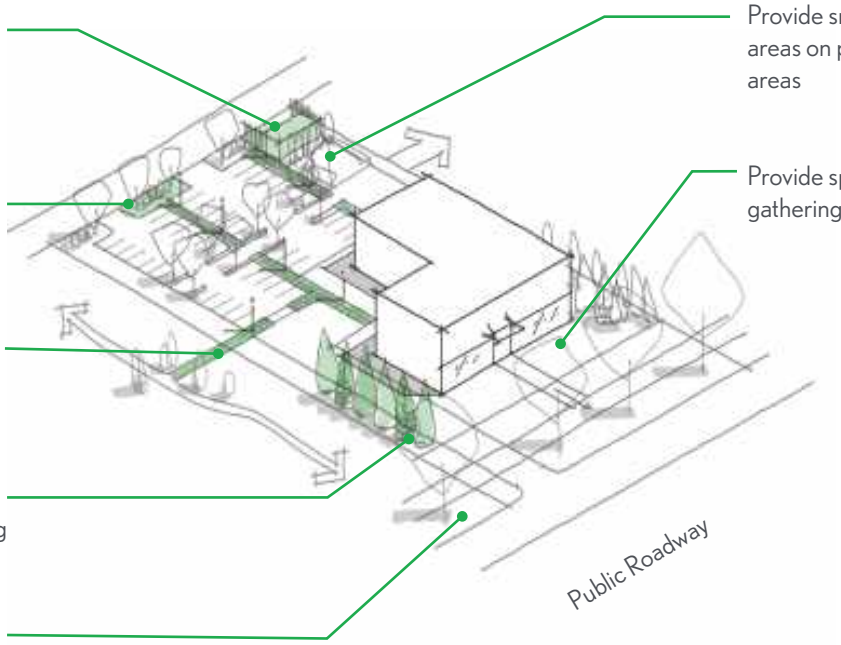
Use landscape design strategies to block prevailing winter wind

Design pathways to be easily cleared of snow in the winter

Suggested

Provide snow storage areas on paved/parking areas

Provide space for public gatherings and events



Flexible spaces near the entrance of the Strathcona Library in Sherwood Park provides social space on a summer afternoon.

Public art adds a splash of colour and visual interest to the public realm.

CIVIC/INSTITUTIONAL

Beaumont-Wide

Landscape Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
CIVIC/ INSTITUTIONAL/ BEAUMONT-WIDE	• Incorporate colours and textures in concrete pavement/pathways	• Larger parking lots provide enhanced landscaping within parking islands and incorporate pedestrian walkways at regular intervals • Incorporate low impact surface materials such as permeable pavers and bio-swales
STREET FURNITURE WITHIN PRIVATE PROPERTY	• Use comfortable, accessible, functional and aesthetically appealing benches and seating areas in the design of public amenity spaces	• Integrate user comfort and views into the placement of benches and other public amenity areas • Design public amenity areas and orient circulation paths to encourage passive social interaction • Use hard surfaces, landscaping or architectural design elements such as screens, trees, or transparent fencing to clearly delineate public and private spaces • Design public spaces on private property to be accessible from and integrated with the public realm
PLANTING	• Protect planting areas from compaction and erosion by providing logical public paths and walkways	• Use drought tolerant and hardy species plantings in landscaping design • Integrate water retention and low impact development systems into private developments to capture and store water • Use tree guards and grates in areas with considerable commercial or pedestrian activity to enhance circulation and prevent compaction of the root ball • Use planter boxes when developing landscape plans to add greenery, variation, seasonal interest and soften solid edges of buildings • Protect trees from snow clearing and de-icing activities with fences or edging
MATERIALS/ FINISHES	• Design pathways to be made of high quality, durable materials	• Use a variety of materials, finishes and colours for retaining walls, if any, to complement the materials and design of primary buildings on site and discourage large expanses of concrete block retaining walls
FOUR-SEASON LIVABILITY	• Create seasonal interest in landscaped areas by including ornamental grasses, native species with a variety of colour features and forms/shapes that create visual interest in winter	• Design pedestrian circulation areas to be easily cleared and consider how snow drifts may be caused by nearby structures • Use trees and shrubs as natural snow fences to protect pedestrian circulation areas from winter snowdrifts and wind

Acceptable specifications and details for landscape installation are found in the Beaumont General Design Standards.

Landscape Guidelines

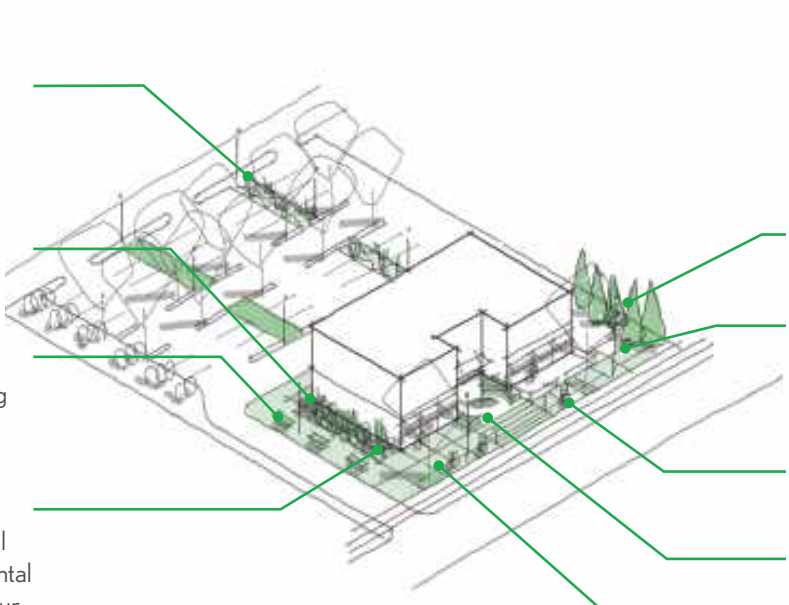
Essential

Include internal paths/walkways

Provide drought tolerant native species

Use accessible/ functional seating areas

Create seasonal interest with local grasses, ornamental species and colour



Suggested

Use trees/shrubs as natural snow fences to protect seating areas

Use freestanding planters

Use tree guards and grates in areas with commercial activity

Design amenity areas to encourage social interaction

Use coloured concrete/paving to create visual interest

The south-facing plaza at the Clareview Community Recreation Centre in Edmonton provides lots of sunlight to seating areas around the building's main entrance.

Hanging baskets bring seasonal colour and life to the street.

CIVIC/INSTITUTIONAL

Beaumont-Wide

Building Guidelines


Traditional French Architecture


Contemporary French Architecture


Contemporary Architecture

CATEGORY	ESSENTIAL	SUGGESTED

CIVIC/ INSTITUTIONAL/ BEAUMONT-WIDE	• Use Contemporary or Traditional French Character
	• Achieve the intended French Character in scale, quality of materials, façade elements and finishes
	• Provide greater visual interest, highlight the building and respond to the site and surrounding context through the design, variety and articulation of building façades
	• Respect neighbouring built form pattern and significant architectural features to help new buildings integrate with the neighbourhood character
	• Use standing seam metal, with steep roof lines, similar to the Beaumont Administrative Office, to continue the legacy of civic/institutional buildings using this roof style
	• Organize roof slopes so that they can accommodate photo-voltaic panels, where possible
	• Reduce the massing of buildings through architectural elements such as pilasters or piers, columns, window shutters, changes in building finishes, materials and textures or features that create an identifiable pattern and sense of human scale
	• Incorporate public art opportunity in the exterior building design
	• Incorporate building materials into the exterior finish with a durable quality such as brick, stone, cultured stone and mass (heavy) timber
	• Essential Colour Palette: see page B1-7.
		• Include window detailing that evokes a French character. Such details could include:
		  • Richly painted, thick ornamental moldings or frames;
		  • Decorative hardware such as black metal hinges or handles, or black metal railings on upper storeys; or
		  • Muntin bars or mullions to divide large expanses of glass
		• Include door detailing that evokes a French character. Such details could include:
		  • Brightly painted doors and frames;
		  • Large sidelights and transom windows;
		  • Decorative hardware such as black metal hinges or handles; or
		• Use dormers on top floors or at building corners
		• Organize the location and size of dormers to be consistent with the overall window pattern of the façade
		• Provide dormers that are functional rather than decorative, providing light to useable space
		• Locate mechanical, air conditioning and/or other noisy equipment as far away as possible from adjacent residential and community areas including schools and playgrounds

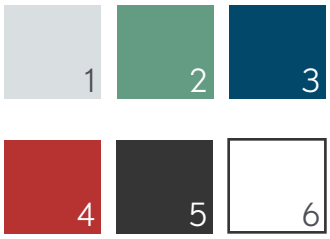
ORIENTATION	• Locate main entry doors to face the principal frontage and be accessible from adjacent public streets	• Locate entrances of buildings on corner lots near the intersection of the two public streets
FINISHING/ MATERIALS	• Use similar colours and materials for side, rear and front façades (with the exception of fireproof walls required as part of the Building Code)	• Use durable exterior finishes such as brick, stone, cultured stone, wood and/or fibre-cement (Hardiplank or similar) siding
ENTRANCES/ CANOPIES	• Design roofs to prevent falling ice, snow and water onto entrances and walkways • Provide snow guards/snow fences on steep roof slopes to prevent snow and ice overloading gutters and/or suddenly releasing snow from the roof • Protect ramps and stairs from ice and snow to ensure safety and universal mobility	• Provide vestibules at building entrance to prevent heat loss for buildings • Provide canopies, awnings, overhangs, dormers, or other architectural features over building entrances to shelter the front setback areas • Use alternate height entrances in residential developments with more pedestrian traffic to improve privacy
WINDOWS	• Do not include mirrored glass or large advertisements that cover exterior windows for active uses at ground level	• Provide clear windows/visibility adjacent to public plazas and public open spaces • Include front window displays that provide transparent views into active commercial spaces

Building Guidelines

AVOID	• Exposed concrete or vinyl siding • Exterior Insulation and Finish System (EIFS) and stucco-textured foam trims/moldings on highly visible façades at grade

ESSENTIAL COLOUR PALETTE

The palette of Essential colours for civic/institutional buildings Beaumont-Wide is shown here with their CMYK codes:



1. C: 14 M: 8 Y: 9 K: 0
2. C: 60 M: 16 Y: 51 K: 11
3. C: 93 M: 54 Y: 21 K: 40
4. C: 0 M: 88 Y: 76 K: 28
5. C: 69 M: 63 Y: 62 K: 57
6. C: 0 M: 0 Y: 0 K: 0

Essential

Design roofs to prevent falling ice/snow/water.

Provide snow guards on steep roofs

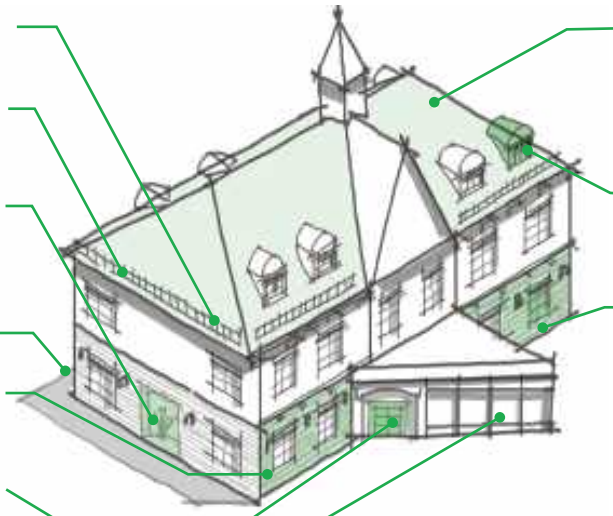
Include public art opportunity in the exterior building design

Screen utilities

Use similar materials for side/ rear and front façades

Provide vestibules at building entrances

Prohibit mirrored glass for exterior windows

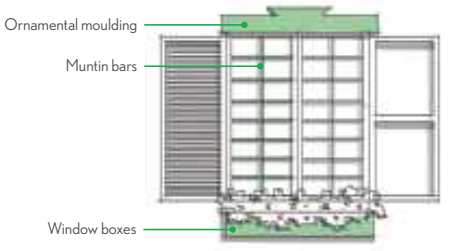


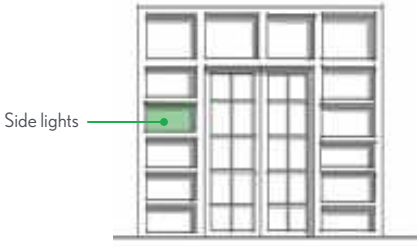
Suggested

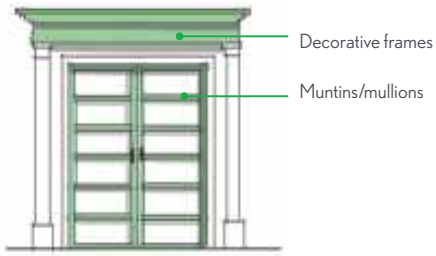
Use standing seam metal, with steep roof lines to continue the legacy of civic/institutional buildings using this roof style

Provide canopies, awnings/ dormers.

Use durable finishes such as brick, stone, wood etc.







CIVIC/INSTITUTIONAL

Beaumont-Wide

Parking and Access Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
SURFACE PARKING	• Locate surface parking lots at the rear of buildings • Locate parking and drive aisles away from building faces to provide adequate pedestrian space adjacent to building faces • Orient drive aisles perpendicular to the building face	
PEDESTRIAN PATHWAYS WITHIN SURFACE PARKING AREAS	• Provide pedestrian-oriented lighting along pedestrian routes and at crossings in parking lots	• Use crosswalks in places where drive aisles intersect pedestrian routes
PARKING STRUCTURES	• Ensure parkade entrances are designed to minimize their interference with pedestrian circulation corridors or through-zones	
SITE ACCESS	• Provide access to parking areas through a rear lane where one is present	
BICYCLE PARKING	• Provide appropriate lighting for bicycle parking areas • Locate outdoor, public bicycle parking within sight of the main entrances of buildings or active ground floor uses • Locate bicycle parking to not block pedestrian through-zones	• Connect bicycle parking areas to active transportation facilities along adjacent public roadways and sidewalks
LANDSCAPING WITHIN PARKING AREAS	• Incorporate landscaping, architectural design features or grade changes into parking lot design to enhance the aesthetics of the site	• Include landscaped islands in parking lot design to break up the parking area and improve pedestrian safety

Parking and Access Guidelines

Essential

Pedestrian-oriented lighting along pedestrian routes in parking areas

Provide appropriate lighting for bicycle parking areas

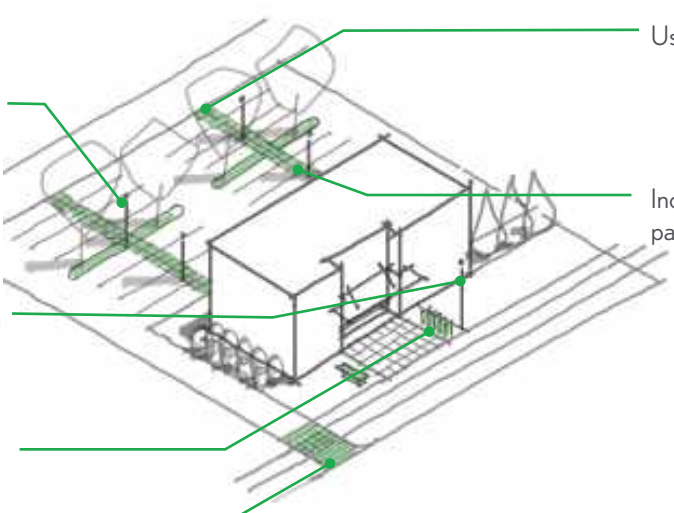
Locate bicycle parking near entrance areas

Ensure parking entrances do not interfere with pedestrian movement

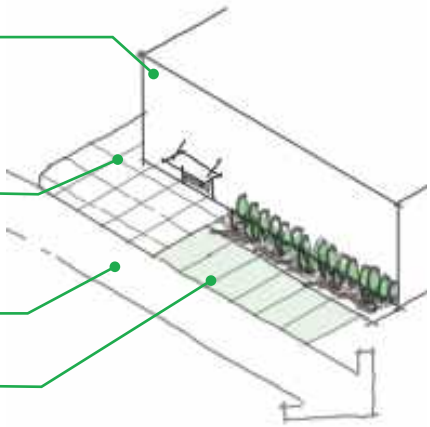
Suggested

Use crosswalks within parking areas

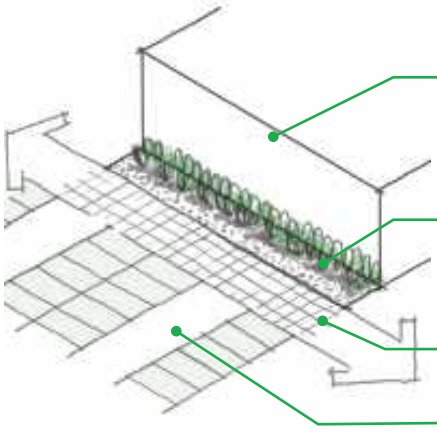
Include landscaped islands between parking areas



Essential



Essential



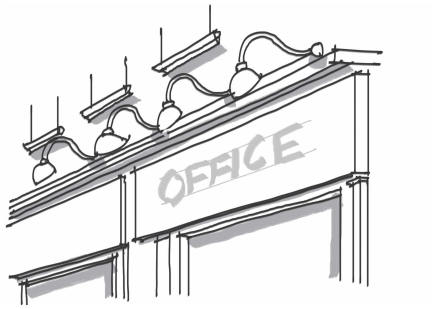
CIVIC/INSTITUTIONAL

Beaumont-Wide

Lighting Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
GENERAL LIGHTING GUIDELINES	• Provide pole-mounted or wall-mounted light fixtures at the minimum possible height to not cause glare or light trespass onto adjacent properties • Use LED bulbs for light fixtures	• Use light bulbs that provide "warm white" (2700 to 4000 Kelvin) are preferred over "cool white" (over 7000 Kelvin)
AVOID	• Multi-coloured lighting on building exteriors and for architectural highlights	

Dark sky fixtures shield the light bulb and direct light downward



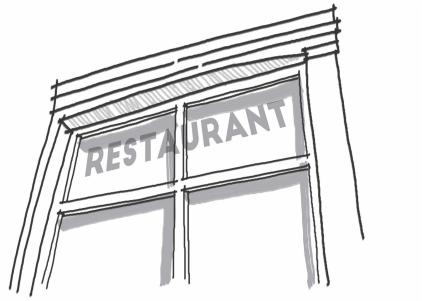
Goose-neck lighting fixtures are suggested for buildings with French character

CIVIC/INSTITUTIONAL

Beaumont-Wide

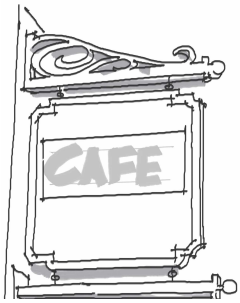
Signage Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
CIVIC/ INSTITUTIONAL/ BEAUMONT-WIDE	• Use both French and English on signs • Use signage design, lettering style and placement to complement the architectural features for civic/ institutional buildings	
GENERAL SIGN REQUIREMENTS	• Use painted or stained wood and weather-protected metal materials for signs • Position fascia/wall signs within architectural features, such as panels above displays, storefronts, transom windows, awnings, or flanking doorways	• Use rear-lighting or back-lit signs only to showcase the name of an establishment or building • Use individual, halo-lit lettering/symbols mounted on a solid background only if they are made from a solid material and have a light source directly behind them • Limit illumination to the sign surface only and ensure that the light source is not visible from adjacent properties, passing vehicles or pedestrians • Use raised or recessed letters to give relief to signs • Use sign mounting brackets that complement the architectural style or sign materials • Incorporate logos and signage of franchise-type businesses into the façade design or use sign elements that integrate into the building
AVOID	• Window mounted signs/vinyl window films on civic/institutional buildings • Flashing or sequence lights • Banners or flags used as permanent signage • Changeable copy/text signs used as permanent signage • Signs with moving parts • Luminous, fluorescent, or reflective backgrounds • Fascia signs that project more than 20 cm beyond the building surface • Light box signage (acrylic signs that are lighted by large, bulky light boxes)	



Positioning wall signs within architectural features, such as window painted signs

Raised letters providing relief to signage



Projecting sign

BEAUMONT

BEAUMONT-WIDE

B2 - MIXED-USE

Mixed-use buildings are places where commercial and residential uses can be developed in the same building and provide a variety of services, including retail, office and restaurant.

MIXED-USE

Beaumont-Wide

Site Design Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
MIXED-USE/ BEAUMONT-WIDE	• Provide street furnishings, light standards and fixtures, waste receptacles, paving materials, benches, bollards, etc., that complement the architecture of the new development • Screen vehicle parking located within a front yard with landscaping and architectural features (architectural screens, fencing, public art)	
ACCESS, LOADING, & WASTE MANAGEMENT	• Locate loading areas and large solid waste receptacles along rear or side property lines • Use fencing or landscape plantings to screen access and loading areas from public roadways • Connect walkways and paths to adjacent multi-use trail or sidewalk network	
UTILITY LOCATION	• Screen utility installations (such as natural gas meters, electrical boxes) from public roadways not including a lane	• Locate utility installations in the side or rear setbacks of a development • Integrate the design and screening of utility installations and building mechanical systems (such as air conditioning units and vents) to complement the development's façade

CRIME PREVENTION	• Integrate Crime Prevention through Environmental Design (CPTED) principles for building orientation, programming and design of sites through the following:
	  • Primary building entrances should be accessible and highly visible from adjacent streets
	  • All long-term, surface parking areas should be well lit
	  • Private amenity areas should be clearly defined by landscaping and/or secure fencing
	  • Encourage natural surveillance of a site by having active uses at the ground level and overlook of public and private amenity areas by residential and commercial uses
	  • Support high-quality building façades and street furniture to be vandalism resistant or easily cleaned	

FOUR-SEASON LIVABILITY	• Incorporate landscape and site design strategies to block prevailing winter wind and maximize exposure to sunshine • Provide adequate and safe lighting along key paths and at building entrances	
SNOW STORAGE	• Integrate specific areas for snow storage into building and site design to reduce its impact on plantings and pedestrian circulation	• Design pathways and public spaces to be easily cleared of snow in the winter • Locate snow storage areas in paved/parking areas of a site

Site Design Guidelines

Essential

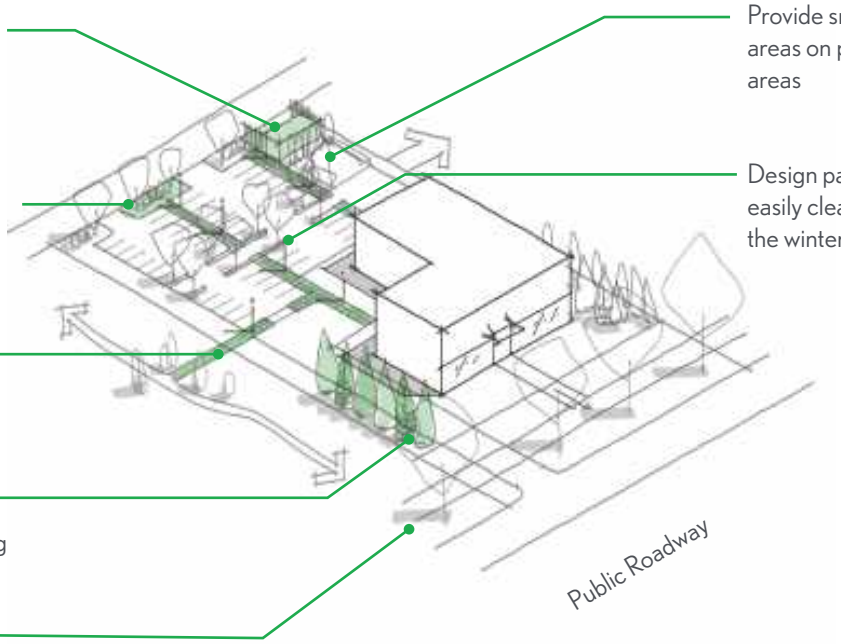
Locate loading and waste receptacle areas at the rear of the property

Screen loading and access areas by fencing and landscaping

Connect pathways within the site to adjacent trail/ sidewalk network

Use landscape design strategies to block prevailing winter wind

Avoid snow storage on landscaped/grassed areas



Suggested

Provide snow storage areas on paved/parking areas

Design pathways to be easily cleared of snow in the winter

Architectural screening and plantings help to reduce the impact of parking areas without compromising views into those areas.

Loading areas for this mixed-use development are set back from the street and accessed from the internal roadway and courtyard.

MIXED-USE

Beaumont-Wide

Landscape Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
STREET FURNITURE WITHIN PRIVATE PROPERTY	• Use comfortable, accessible, functional and aesthetically appealing benches and seating areas in the design of public amenity spaces	• Integrate user comfort and views into the placement of benches and other public amenity areas • Design public amenity areas and orient circulation paths to encourage passive social interaction • Use hard surfaces, landscaping or architectural design elements such as screens, trees, or transparent fencing to clearly delineate public and private spaces • Design public spaces on private property to be accessible from and integrated with the public realm
PLANTING	• Protect planting areas from compaction and erosion by providing logical public paths and walkways	• Use drought tolerant and hardy species plantings in landscaping design • Integrate water retention and low impact development systems into private developments to capture and store water • Use tree guards and grates in areas with considerable commercial or pedestrian activity to enhance circulation and prevent compaction of the root ball • Use planter boxes when developing landscape plans to add greenery, variation, seasonal interest and soften solid edges of buildings • Protect trees from snow clearing and de-icing activities with fences or edging
MATERIALS/ FINISHES	• Design pathways to be made of high quality, durable materials	• Use a variety of materials, finishes and colours for retaining walls, if any, to complement the materials and design of primary buildings on site and discourage large expanses of concrete block retaining walls
FOUR-SEASON LIVABILITY	• Create seasonal interest in landscaped areas by including ornamental grasses, native species with a variety of colour features and forms/shapes that create visual interest in winter	• Design pedestrian circulation areas to be easily cleared and consider how snow drifts may be caused by nearby structures • Use trees and shrubs as natural snow fences to protect pedestrian circulation areas from winter snowdrifts and wind

Acceptable specifications and details for landscape installation are found in the Beaumont General Design Standards.

Landscape Guidelines

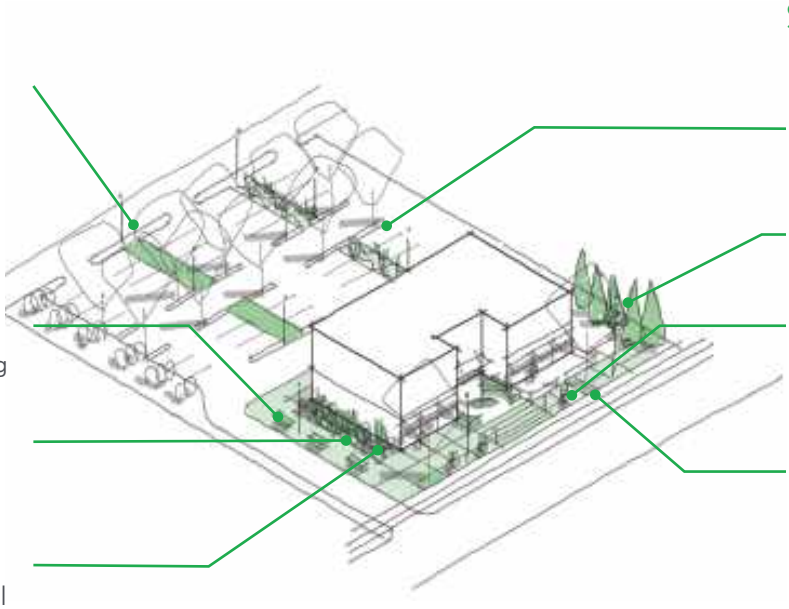
Essential

Include internal paths/walkways

Use accessible/ functional seating areas

Provide drought tolerant native species

Create seasonal interest with local grasses, ornamental plantings and lighting



Suggested

Protect trees from snow clearing and de-icing activities

Use trees/shrubs as natural snow fences to protect seating areas

Use freestanding planters

Use tree guards and grates in areas with commercial activity

Tree grates enhance pedestrian circulation space, provide room for snow storage and protect tree root balls from compaction.

Dogwoods provide a shock of colour to this winter landscape.

MIXED-USE

Beaumont-Wide

Building Guidelines


Traditional French Architecture


Contemporary French Architecture


Contemporary Architecture

CATEGORY	ESSENTIAL	SUGGESTED
MIXED-USE/ BEAUMONT-WIDE	• Use Contemporary Architecture • Incorporate canopies, awnings or dormers, or other architectural features to provide shelter and weather protection into building entrances • Design building façades to incorporate individualized storefronts through the use of differentiating decorative elements, awnings or other architectural treatments at the street level • Design ground-level floor-to-floor height of mixed use buildings to allow for conversion between residential and commercial use • Provide windows on façades that overlook streets and open spaces and transparency at the ground-level to encourage eyes on the street	• Incorporate exterior finishing materials with a durable appearance such as brick, stone, cultured stone, wood, aluminum and/or fibre-cement siding • Create visual interest and draw the eye to differences in façades through material/design articulations between the ground-floor and upper stories • Incorporate a range of colours and tones present in the surrounding environment with neutral tones for major surfaces and materials and darker colours utilized for building detailing such as window and door trim • Provide a transition in building form (height and massing), orientation and landscaping in relation to surrounding uses • Locate mechanical, air conditioning and/or other noisy equipment as far away as possible from adjacent residential and community areas including schools and playgrounds
ORIENTATION	• Locate main entry doors to face the principal frontage and be accessible from adjacent public streets	• Locate entrances of buildings on corner lots near the intersection of the two public streets
FINISHING/ MATERIALS	• Use similar colours and materials for side, rear and front façades (with the exception of fireproof walls required as part of the Building Code)	• Use durable exterior finishes such as brick, stone, cultured stone, wood and/or fibre-cement (Hardiplank or similar) siding
ENTRANCES/ CANOPIES	• Design roofs to prevent falling ice, snow and water onto entrances and walkways • Provide snow guards/snow fences on steep roof slopes to prevent snow and ice overloading gutters and/or suddenly releasing snow from the roof • Protect ramps and stairs from ice and snow to ensure safety and universal mobility	• Provide vestibules at building entrance to prevent heat loss for buildings • Provide canopies, awnings, overhangs, dormers, or other architectural features over building entrances to shelter the front setback areas • Use alternate height entrances in residential developments with more pedestrian traffic to improve privacy
WINDOWS	• Do not include mirrored glass or large advertisements that cover exterior windows for active uses at ground level	• Provide clear windows/visibility adjacent to public plazas and public open spaces • Include front window displays that provide transparent views into active commercial spaces
AVOID	• Exposed concrete or vinyl siding • Exterior Insulation and Finish System (EIFS) and stucco-textured foam trims/moldings on highly visible façades at grade	

Building Guidelines

Essential

Design roofs to prevent falling ice/snow/water.

Screen utilities

Use similar materials for side/ rear and front façades

Ground-level height to allow for conversion between residential and commercial use

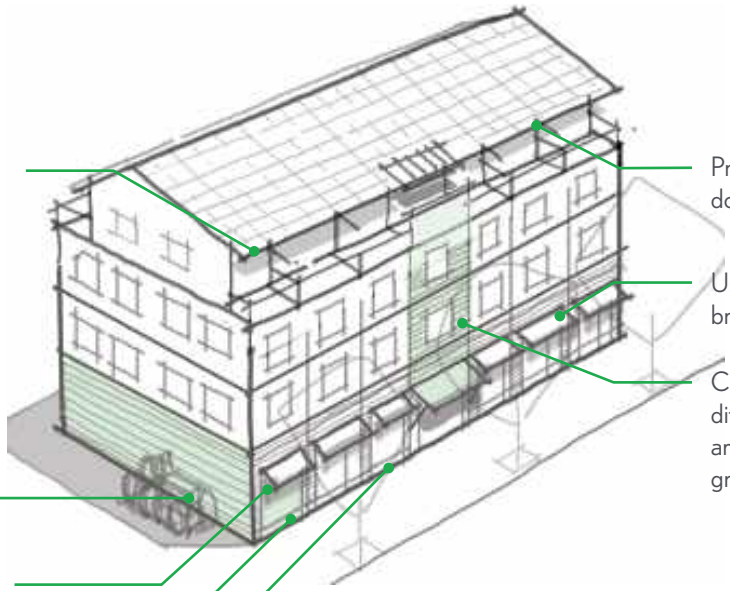
Incorporate individualized storefronts through the use of decorative elements

Suggested

Provide canopies, awnings/ dormers.

Use durable finishes such as brick, stone, wood etc.

Create visual interest with differences in façades through articulations between the ground-floor and upper storeys



Vestibules can be provided at building entrances to help prevent heat loss from the building.

Using grade separated entrances for ground-level residential uses provides privacy for homes while maintaining connection to the street.

MIXED-USE

Beaumont-Wide

Parking and Access Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
SURFACE PARKING	• Locate surface parking lots at the rear of buildings • Locate parking and drive aisles away from building faces to provide adequate pedestrian space adjacent to building faces	• Orient drive aisles perpendicular to the building face
PEDESTRIAN PATHWAYS WITHIN SURFACE PARKING AREAS	• Provide pedestrian-oriented lighting along pedestrian routes and at crossings in parking lots	• Use crosswalks in places where drive aisles intersect pedestrian routes
PARKING STRUCTURES	• Ensure parkade entrances are designed to minimize their interference with pedestrian circulation corridors or through-zones	
SITE ACCESS	• Provide access to parking areas through a rear lane where one is present	
BICYCLE PARKING	• Provide appropriate lighting for bicycle parking areas • Locate outdoor, public bicycle parking within sight of the main entrances of buildings or active ground floor uses • Locate bicycle parking to not block pedestrian through-zones	• Connect bicycle parking areas to active transportation facilities along adjacent public roadways and sidewalks
LANDSCAPING WITHIN PARKING AREAS	• Incorporate landscaping, architectural design features or grade changes into parking lot design to enhance the aesthetics of the site	• Include landscaped islands in parking lot design to break up the parking area and improve pedestrian safety

Parking and Access Guidelines

Essential

Ensure parking entrances do not interfere with pedestrian movement

Locate surface parking lots at the rear of buildings

Pedestrian-oriented lighting along pedestrian routes in parking areas

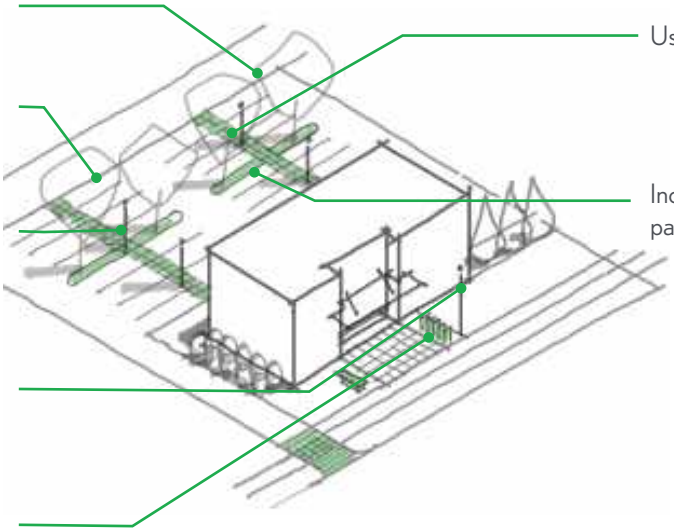
Provide appropriate lighting for bicycle parking areas

Locate bicycle parking near entrance areas

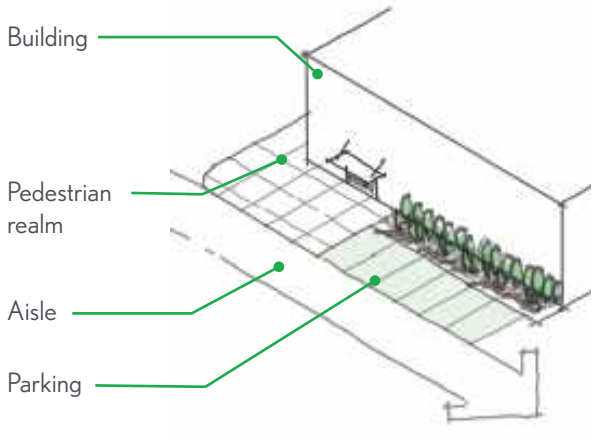
Suggested

Use crosswalks within parking areas

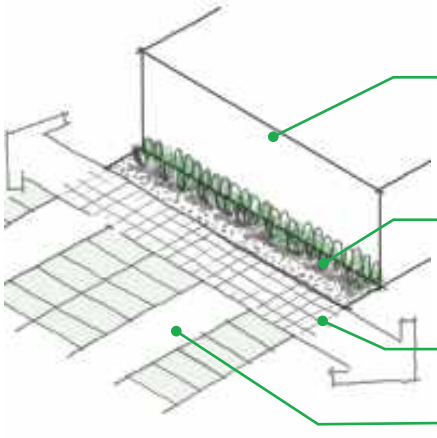
Include landscaped islands between parking areas



Essential



Essential



MIXED-USE

Beaumont-Wide

Lighting Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
GENERAL LIGHTING GUIDELINES	• Provide pole-mounted or wall-mounted light fixtures at the minimum possible height to not cause glare or light trespass onto adjacent properties • Use LED bulbs for light fixtures	• Use light bulbs that provide "warm white" (2700 to 4000 Kelvin) are preferred over "cool white" (over 7000 Kelvin)
AVOID	• Multi-coloured lighting on building exteriors and for architectural highlights	

Dark sky fixtures shield the light bulb and direct light downward.

MIXED-USE

Beaumont-Wide

Signage guidelines

CATEGORY	ESSENTIAL	SUGGESTED
GENERAL SIGN REQUIREMENTS	• Use painted or stained wood and weather-protected metal materials for signs • Position fascia/wall signs within architectural features, such as panels above displays, storefronts, transom windows, awnings, or flanking doorways	• Use rear-lighting or back-lit signs only to showcase the name of an establishment or building • Use individual, halo-lit lettering/symbols mounted on a solid background only if they are made from a solid material and have a light source directly behind them • Limit illumination to the sign surface only and ensure that the light source is not visible from adjacent properties, passing vehicles or pedestrians • Use raised or recessed letters to give relief to signs • Use sign mounting brackets that complement the architectural style or sign materials • Incorporate logos and signage of franchise-type businesses into the façade design or use sign elements that integrate into the building
AVOID	• Flashing or sequence lights • Banners or flags used as permanent signage • Changeable copy/text signs used as permanent signage • Signs with moving parts • Luminous, fluorescent, or reflective backgrounds • Fascia signs that project more than 20 cm beyond the building surface • Light box signage (acrylic signs that are lighted by large, bulky light boxes)	

BEAUMONT

BEAUMONT-WIDE

B3 - COMMERCIAL BUILDINGS

Commercial buildings can be found in many areas of Beaumont, usually located on major road corridors. They are highly visible and incorporate prominent signage or sign pylons.

COMMERCIAL BUILDINGS

Beaumont-Wide

Site Design Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
COMMERCIAL BUILDINGS/ BEAUMONT-WIDE	• Provide sufficient sidewalk space in front of commercial units and provide direct, raised and paved concrete connections to parking areas • Screen vehicle parking located within a front yard with landscaping and architectural features (architectural screens, fencing, public art)	
ACCESS, LOADING, & WASTE MANAGEMENT	• Locate loading areas and large solid waste receptacles along rear or side property lines • Use fencing or landscape plantings to screen access and loading areas from public roadways • Connect walkways and paths to adjacent multi-use trail or sidewalk network	
UTILITY LOCATION	• Screen utility installations (such as natural gas meters, electrical boxes) from public roadways not including a lane	• Locate utility installations in the side or rear setbacks of a development • Integrate the design and screening of utility installations and building mechanical systems (such as air conditioning units and vents) to complement the development's façade

CRIME PREVENTION	• Integrate Crime Prevention through Environmental Design (CPTED) principles for building orientation, programming and design of sites through the following:
	  • Primary building entrances should be accessible and highly visible from adjacent streets
	  • All long-term, surface parking areas should be well lit
	  • Private amenity areas should be clearly defined by landscaping and/or secure fencing
	  • Encourage natural surveillance of a site by having active uses at the ground level and overlook of public and private amenity areas by residential and commercial uses
	  • Support high-quality building façades and street furniture to be vandalism resistant or easily cleaned	

FOUR-SEASON LIVABILITY	• Incorporate landscape and site design strategies to block prevailing winter wind and maximize exposure to sunshine • Provide adequate and safe lighting along key paths and at building entrances	
SNOW STORAGE	• Integrate specific areas for snow storage into building and site design to reduce its impact on plantings and pedestrian circulation	• Design pathways and public spaces to be easily cleared of snow in the winter • Locate snow storage areas in paved/parking areas of a site

Site Design Guidelines

Essential

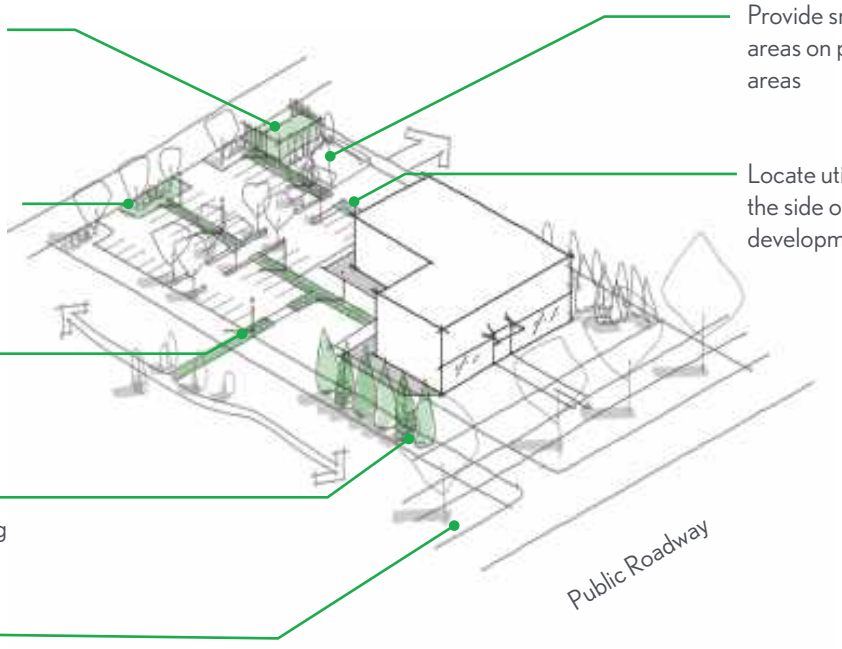
Locate loading and waste receptacle areas at the rear of the property

Screen loading and access areas by fencing and landscaping

Provide lighting along key paths and at building entrances

Use landscape design strategies to block prevailing winter wind

Avoid snow storage on landscaped/grassed areas



Suggested

Provide snow storage areas on paved/parking areas

Locate utility installations in the side or rear setbacks of a development

Adequate and comfortable sidewalk space is essential in front of strip commercial buildings.

COMMERCIAL BUILDINGS

Beaumont-Wide

Landscape Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
COMMERCIAL BUILDINGS/ BEAUMONT-WIDE		• Use landscaping, outdoor seating and pedestrian-scale lighting in pedestrian zones, particularly where they connect to a trail network
STREET FURNITURE WITHIN PRIVATE PROPERTY	• Use comfortable, accessible, functional and aesthetically appealing benches and seating areas in the design of public amenity spaces	• Integrate user comfort and views into the placement of benches and other public amenity areas • Design public amenity areas and orient circulation paths to encourage passive social interaction • Use hard surfaces, landscaping or architectural design elements such as screens, trees, or transparent fencing to clearly delineate public and private spaces • Design public spaces on private property to be accessible from and integrated with the public realm
PLANTING	• Protect planting areas from compaction and erosion by providing logical public paths and walkways	• Use drought tolerant and hardy species plantings in landscaping design • Integrate water retention and low impact development systems into private developments to capture and store water • Use tree guards and grates in areas with considerable commercial or pedestrian activity to enhance circulation and prevent compaction of the root ball • Use planter boxes when developing landscape plans to add greenery, variation, seasonal interest and soften solid edges of buildings • Protect trees from snow clearing and de-icing activities with fences or edging
MATERIALS/ FINISHES	• Design pathways to be made of high quality, durable materials	• Use a variety of materials, finishes and colours for retaining walls, if any, to complement the materials and design of primary buildings on site and discourage large expanses of concrete block retaining walls
FOUR-SEASON LIVABILITY	• Create seasonal interest in landscaped areas by including ornamental grasses, native species with a variety of colour features and forms/shapes that create visual interest in winter	• Design pedestrian circulation areas to be easily cleared and consider how snow drifts may be caused by nearby structures • Use trees and shrubs as natural snow fences to protect pedestrian circulation areas from winter snowdrifts and wind

Acceptable specifications and details for landscape installation are found in the Beaumont General Design Standards.

Landscape Guidelines

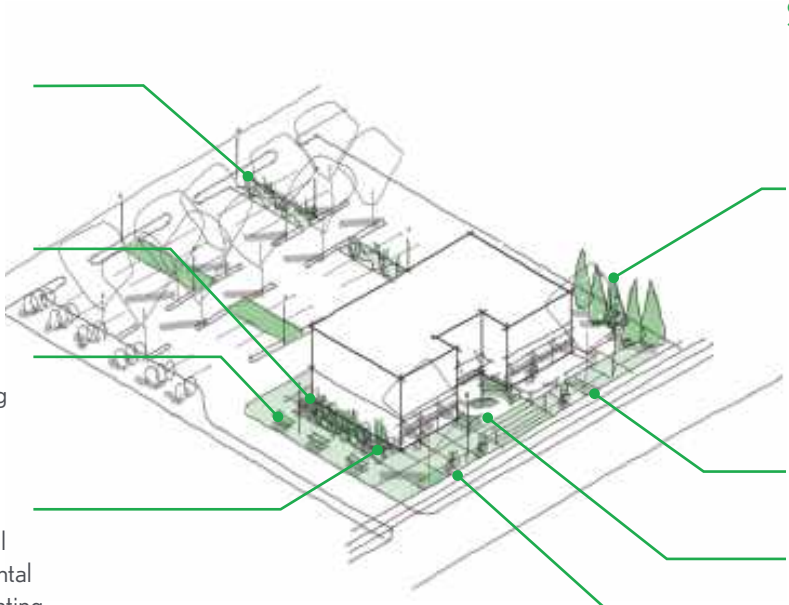
Essential

Include internal paths/walkways

Provide drought tolerant native species

Use accessible/ functional seating areas

Create seasonal interest with local grasses, ornamental plantings and lighting



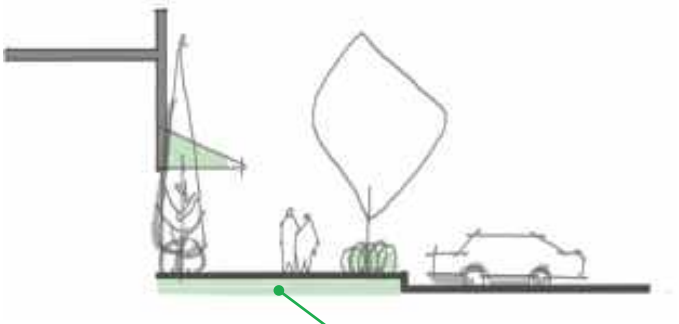
Suggested

Design areas to be easily cleared and consider how snow drifts may be caused by nearby structures

Use tree guards and grates in areas with commercial activity

Design private spaces to be accessible and integrated into the public realm

Use planter boxes to add greenery and soften edges of buildings



Provide sufficient sidewalk space in front of commercial units

COMMERCIAL BUILDINGS

Beaumont-Wide

Building Guidelines


Traditional French Architecture


Contemporary French Architecture


Contemporary Architecture

	ESSENTIAL	SUGGESTED
CATEGORY		
COMMERCIAL BUILDINGS/ BEAUMONT-WIDE	• Use Contemporary Architecture • Use a similar design treatment as the main façade for rear or side building façades that face streets • Provide air curtains above exterior doors where vestibules are restricted by space • Activate commercial frontages with window display areas, design articulations and transparency to create visual interest for passersby • Include façades and entrance features like arcades and awnings in commercial developments to provide shelter for pedestrians	• Articulate long, linear frontages to enhance pedestrian visual interest with projections and façade treatment changes • Locate mechanical, air conditioning and/or other noisy equipment as far away as possible from adjacent residential and community areas including schools and playgrounds
ORIENTATION	• Locate main entry doors to face the principal frontage and be accessible from adjacent public streets	• Locate entrances of buildings on corner lots near the intersection of the two public streets
FINISHING/ MATERIALS	• Use similar colours and materials for side, rear and front façades (with the exception of fireproof walls required as part of the Building Code)	• Use durable exterior finishes such as brick, stone, cultured stone, wood and/or fibre-cement (Hardiplank or similar) siding
ENTRANCES/ CANOPIES	• Design roofs to prevent falling ice, snow and water onto entrances and walkways • Provide snow guards/snow fences on steep roof slopes to prevent snow and ice overloading gutters and/or suddenly releasing snow from the roof • Protect ramps and stairs from ice and snow to ensure safety and universal mobility	• Provide vestibules at building entrance to prevent heat loss for buildings • Use alternate height entrances in residential developments with more pedestrian traffic to improve privacy
WINDOWS	• Do not include mirrored glass or large advertisements that cover exterior windows for active commercial uses at ground level	• Provide clear windows/visibility adjacent to public plazas and public open spaces • Include front window displays that provide transparent views into active commercial spaces
AVOID	• Exposed concrete or vinyl siding • Exterior Insulation and Finish System (EIFS) and stucco-textured foam trims/moldings on highly visible façades at grade	

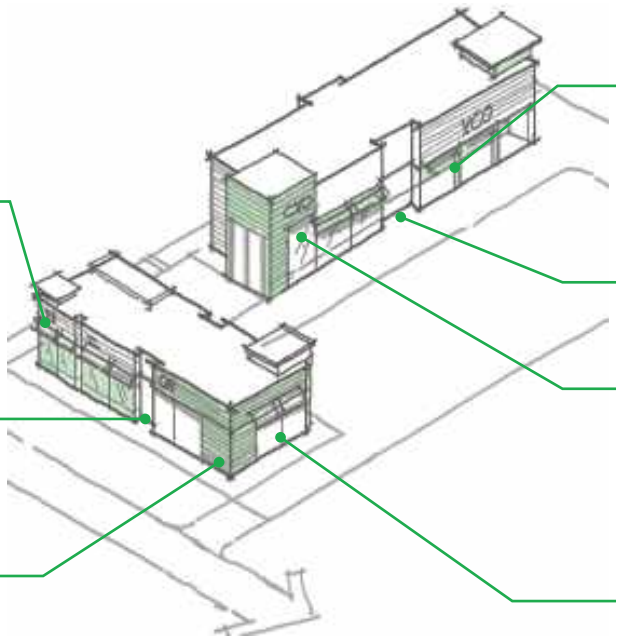
Building Guidelines

Essential

Activate commercial frontages with window display areas and transparency to create interest for passers-by

Locate main entry doors to face the principal frontage and be accessible from adjacent public streets

Use similar materials for side/ rear and front façades



Suggested

Articulate long, linear frontages to enhance pedestrian visual interest with projections and façade treatment changes

Provide canopies, awnings/ dormers

Use durable finishes such as brick, stone, wood, glass etc.

Provide clear windows/visibility adjacent to public plazas and public open spaces

Animate façade with arcade/ window display areas

Arcades and awnings overhead give shoppers and pedestrians shelter from the elements.

Clear windows in commercial spaces allow shoppers to see into businesses.

COMMERCIAL BUILDINGS

Beaumont-Wide

Parking and Access Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
SURFACE PARKING	• Locate surface parking lots at the rear of buildings • Locate parking and drive aisles away from building faces to provide adequate pedestrian space adjacent to building faces • Orient drive aisles perpendicular to the building face	
PEDESTRIAN PATHWAYS WITHIN SURFACE PARKING AREAS	• Provide pedestrian-oriented lighting along pedestrian routes and at crossings in parking lots	• Use crosswalks in places where drive aisles intersect pedestrian routes
PARKING STRUCTURES	• Ensure parkade entrances are designed to minimize their interference with pedestrian circulation corridors or through-zones	
SITE ACCESS	• Provide access to parking areas through a rear lane where one is present	
BICYCLE PARKING	• Provide appropriate lighting for bicycle parking areas • Locate outdoor, public bicycle parking within sight of the main entrances of buildings or active ground floor uses • Locate bicycle parking to not block pedestrian through-zones	• Connect bicycle parking areas to active transportation facilities along adjacent public roadways and sidewalks
LANDSCAPING WITHIN PARKING AREAS	• Incorporate landscaping, architectural design features or grade changes into parking lot design to enhance the aesthetics of the site	• Include landscaped islands in parking lot design to break up the parking area and improve pedestrian safety

Parking and Access Guidelines

Essential

Ensure parking entrances do not interfere with pedestrian movement

Pedestrian-oriented lighting along pedestrian routes in parking areas

Locate surface parking areas at the rear

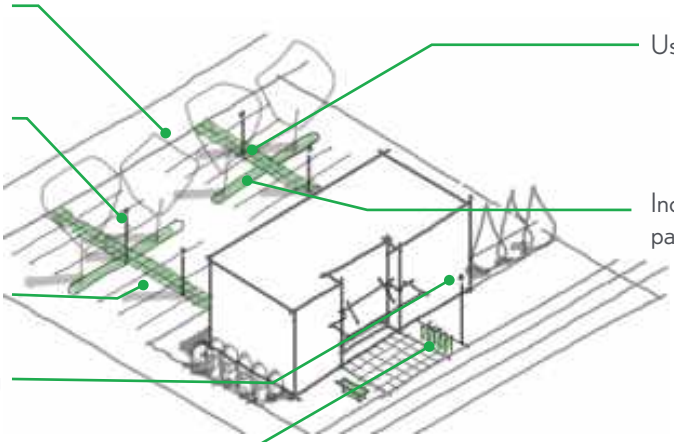
Provide appropriate lighting for bicycle parking areas

Locate bicycle parking near entrance areas

Suggested

Use crosswalks within parking areas

Include landscaped islands between parking areas



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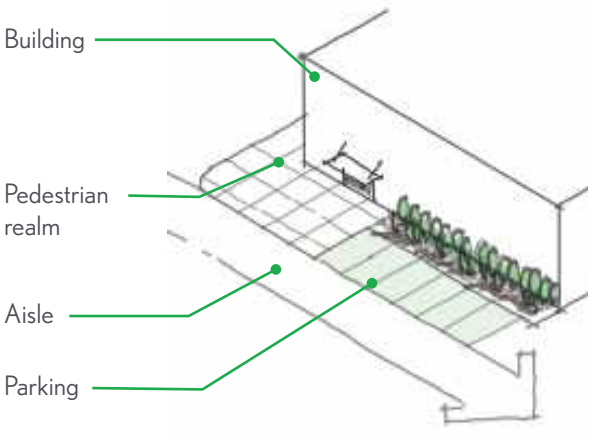

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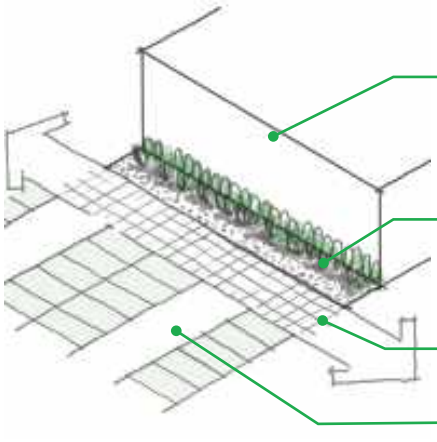


COMMERCIAL BUILDINGS

Beaumont-Wide

Lighting Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
GENERAL LIGHTING GUIDELINES	• Provide pole-mounted or wall-mounted light fixtures at the minimum possible height to not cause glare or light trespass onto adjacent properties • Use LED bulbs for light fixtures	• Use light bulbs that provide "warm white" (2700 to 4000 Kelvin) are preferred over "cool white" (over 7000 Kelvin)
AVOID	• Multi-coloured lighting on building exteriors and for architectural highlights	

Dark sky fixtures shield the light bulb and direct light downward

COMMERCIAL BUILDINGS

Beaumont-Wide

Signage Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
GENERAL SIGN REQUIREMENTS	• Use painted or stained wood and weather-protected metal materials for signs • Position fascia/wall signs within architectural features, such as panels above displays, storefronts, transom windows, awnings, or flanking doorways	• Use rear-lighting or back-lit signs only to showcase the name of an establishment or building • Use individual, halo-lit lettering/symbols mounted on a solid background only if they are made from a solid material and have a light source directly behind them • Limit illumination to the sign surface only and ensure that the light source is not visible from adjacent properties, passing vehicles or pedestrians • Use raised or recessed letters to give relief to signs • Use sign mounting brackets that complement the architectural style or sign materials • Incorporate logos and signage of franchise-type businesses into the façade design or use sign elements that integrate into the building
AVOID	• Flashing or sequence lights • Banners or flags used as permanent signage • Changeable copy/text signs used as permanent signage • Signs with moving parts • Luminous, fluorescent, or reflective backgrounds • Fascia signs that project more than 20 cm beyond the building surface • Light box signage (acrylic signs that are lighted by large, bulky light boxes)	

Franchise logos visually integrate into the design and structure of these business developments.

BEAUMONT

BEAUMONT-WIDE

B4 - INDUSTRIAL BUILDINGS

Industrial buildings include warehouses, storage facilities, manufacturing plants as well as more office uses that support industrial operations. Generally these buildings have a large volume and scale and are built on larger lots.

INDUSTRIAL BUILDINGS

Beaumont-Wide

Site Design Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
INDUSTRIAL BUILDINGS/ BEAUMONT-WIDE	• Provide parking in the rear yard of the site	
ACCESS, LOADING, & WASTE MANAGEMENT	• Locate loading areas and large solid waste receptacles along rear or side property lines • Use fencing or landscape plantings to screen access and loading areas from public roadways • Connect walkways and paths to adjacent multi-use trail or sidewalk network	
UTILITY LOCATION	• Screen utility installations (such as natural gas meters, electrical boxes) from public roadways not including a lane	• Locate utility installations in the side or rear setbacks of a development • Integrate the design and screening of utility installations and building mechanical systems (such as air conditioning units and vents) to complement the development's façade

CRIME PREVENTION	• Integrate Crime Prevention through Environmental Design (CPTED) principles for building orientation, programming and design of sites through the following:
	  • Primary building entrances should be accessible and highly visible from adjacent streets
	  • All long-term, surface parking areas should be well lit
	  • Private amenity areas should be clearly defined by landscaping and/or secure fencing
	  • Encourage natural surveillance of a site by having active uses at the ground level and overlook of public and private amenity areas by residential and commercial uses
	  • Support high-quality building façades and street furniture to be vandalism resistant or easily cleaned	

FOUR-SEASON LIVABILITY	• Incorporate landscape and site design strategies to block prevailing winter wind and maximize exposure to sunshine • Provide adequate and safe lighting along key paths and at building entrances	
SNOW STORAGE	• Integrate specific areas for snow storage into building and site design to reduce its impact on plantings and pedestrian circulation	• Design pathways and public spaces to be easily cleared of snow in the winter • Locate snow storage areas in paved/parking areas of a site

Site Design Guidelines

Essential

Locate loading and waste receptacle areas at the rear of the property

Screen loading and access areas with fencing and landscaping

Connect pathways within the site to adjacent trail/ sidewalk network

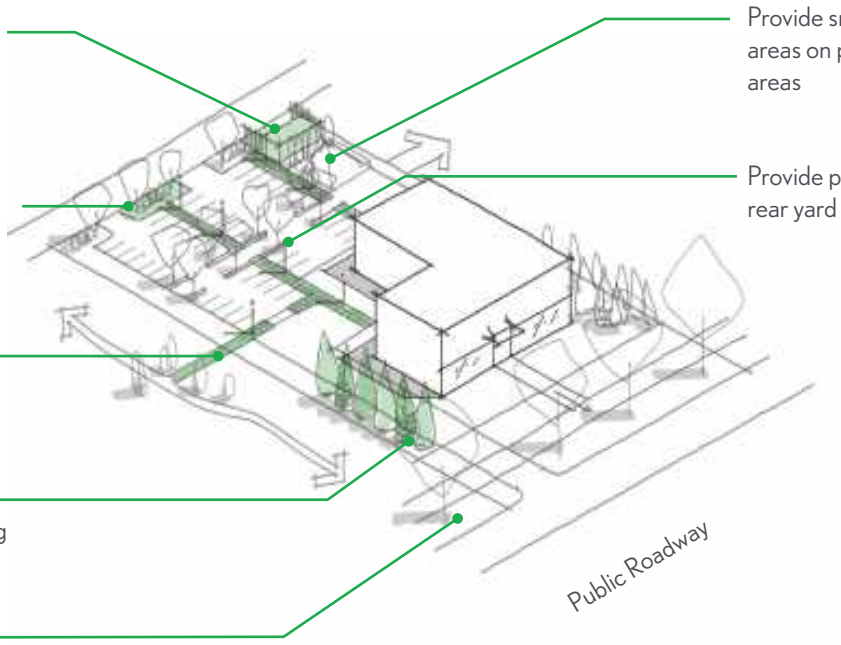
Use landscape design strategies to block prevailing winter wind

Avoid snow storage on landscaped/grassed areas

Suggested

Provide snow storage areas on paved/parking areas

Provide parking in the rear yard of the site



Plantings can be used to screen access and loading areas as well as blocking winds and providing greenery to a site.

Connecting walkways and paths on industrial sites to other Beaumont-wide pathways will help to connect Beaumont's industrial areas.

INDUSTRIAL BUILDINGS

Beaumont-Wide

Landscape Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
INDUSTRIAL BUILDINGS/ BEAUMONT-WIDE	• Provide landscape elements on major street frontages	
STREET FURNITURE WITHIN PRIVATE PROPERTY	• Use comfortable, accessible, functional and aesthetically appealing benches and seating areas in the design of public amenity spaces	• Integrate user comfort and views into the placement of benches and other public amenity areas • Design public amenity areas and orient circulation paths to encourage passive social interaction • Use hard surfaces, landscaping or architectural design elements such as screens, trees, or transparent fencing to clearly delineate public and private spaces • Design public spaces on private property to be accessible from and integrated with the public realm
PLANTING	• Protect planting areas from compaction and erosion by providing logical public paths and walkways	• Use drought tolerant and hardy species plantings in landscaping design • Integrate water retention and low impact development systems into private developments to capture and store water • Use tree guards and grates in areas with considerable commercial or pedestrian activity to enhance circulation and prevent compaction of the root ball • Use planter boxes when developing landscape plans to add greenery, variation, seasonal interest and soften solid edges of buildings • Protect trees from snow clearing and de-icing activities with fences or edging
MATERIALS/ FINISHES	• Design pathways to be made of high quality, durable materials	• Use a variety of materials, finishes and colours for retaining walls, if any, to complement the materials and design of primary buildings on site and discourage large expanses of concrete block retaining walls
FOUR-SEASON LIVABILITY	• Create seasonal interest in landscaped areas by including ornamental grasses, native species with a variety of colour features and forms/shapes that create visual interest in winter	• Design pedestrian circulation areas to be easily cleared and consider how snow drifts may be caused by nearby structures • Use trees and shrubs as natural snow fences to protect pedestrian circulation areas from winter snowdrifts and wind

Acceptable specifications and details for landscape installation are found in the Beaumont General Design Standards.

Landscape Guidelines

Essential

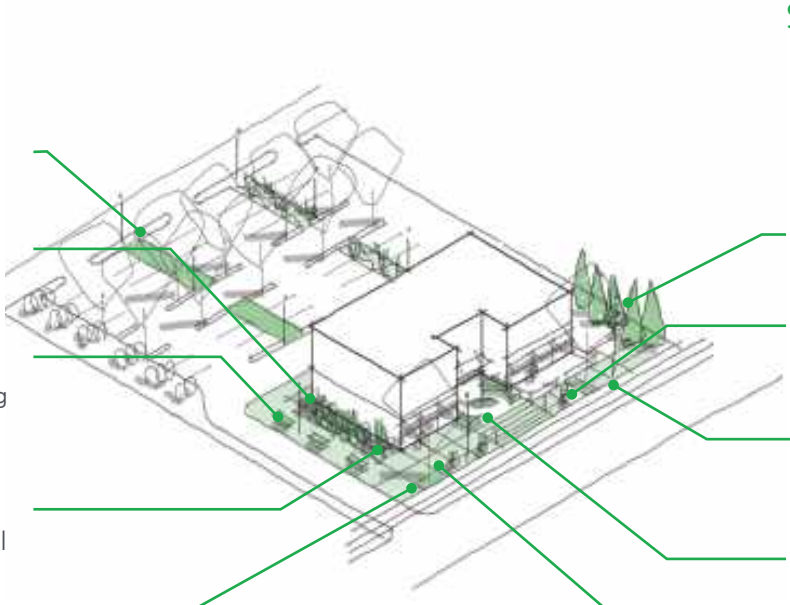
Include internal paths/walkways

Provide drought tolerant native species

Use accessible/ functional seating areas

Create seasonal interest with local grasses etc.

Provide landscape elements on major street frontages



Suggested

Use trees/shrubs as natural snow fences to protect seating areas

Use freestanding planters

Integrate user comfort and views into the placement of benches

Design public spaces to be accessible and integrate with the public realm

Use coloured concrete/paving to create visual interest

Comfortable and aesthetic benches provide an opportunity to get out of the shop or office and enjoy the weather.

Architectural features and plantings soften the edge of this otherwise blank wall.

INDUSTRIAL BUILDINGS

Beaumont-Wide

Building Guidelines


Traditional French Architecture


Contemporary French Architecture


Contemporary Architecture

	ESSENTIAL	SUGGESTED
CATEGORY		
INDUSTRIAL BUILDINGS/ BEAUMONT-WIDE	• Use Contemporary Architecture • Provide air curtains above exterior doors where vestibules are restricted by space • Locate mechanical, air conditioning and/or other noisy equipment as far away as possible from adjacent residential and community areas including schools and playgrounds	• Activate industrial and business park frontages with design articulations and ground-level transparency to create visual interest for passersby • Articulate long, linear frontages to enhance pedestrian visual interest with projections and façade treatment changes • Provide dock seals for truck loading bays
ORIENTATION	• Locate main entry doors to face the principal frontage and be accessible from adjacent public streets	• Locate entrances of buildings on corner lots near the intersection of the two public streets
FINISHING/ MATERIALS	• Use similar colours and materials for side, rear and front façades (with the exception of fireproof walls required as part of the Building Code)	• Use durable exterior finishes such as brick, stone, cultured stone, wood and/or fibre-cement (Hardiplank or similar) siding
ENTRANCES/ CANOPIES	• Design roofs to prevent falling ice, snow and water onto entrances and walkways • Provide snow guards/snow fences on steep roof slopes to prevent snow and ice overloading gutters and/or suddenly releasing snow from the roof • Protect ramps and stairs from ice and snow to ensure safety and universal mobility	• Provide vestibules at building entrance to prevent heat loss for buildings • Provide canopies, awnings, overhangs, dormers, or other architectural features over building entrances to shelter the front setback areas
WINDOWS	• Provide transparency into spaces with active uses at the ground floor and near building entrances	• Provide clear windows/visibility adjacent to public plazas and public open spaces • Include front window displays that provide transparent views into active commercial spaces
AVOID	• Mirrored glass or large advertisements that cover exterior windows for actives uses at ground level • Exposed concrete or vinyl siding on highly visible façades • Exterior Insulation and Finish System (EIFS) and stucco-textured foam trims/moldings on highly visible façades at grade	

Building Guidelines

Essential

Locate mechanical, air conditioning and other noisy equipment away from adjacent residential areas

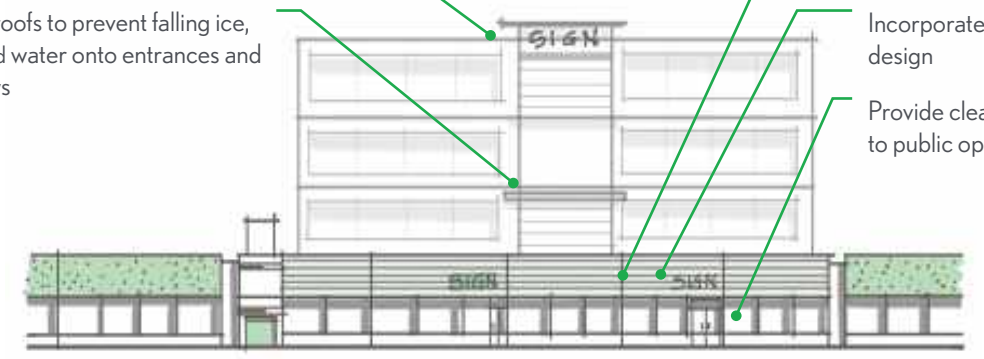
Design roofs to prevent falling ice, snow and water onto entrances and walkways

Suggested

Articulate long, linear frontages to enhance pedestrian visual interest with projections and façade treatment changes

Incorporate signage into façade design

Provide clear windows adjacent to public open spaces



Rooftop mechanical units are screened from view.

Windows adjacent to public plazas and public open spaces improve security and eyes on the street.

INDUSTRIAL BUILDINGS

Beaumont-Wide

Parking and Access Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
SURFACE PARKING	• Locate surface parking lots at the rear of buildings • Locate parking and drive aisles away from building faces to provide adequate pedestrian space adjacent to building faces • Orient drive aisles perpendicular to the building face	
PEDESTRIAN PATHWAYS WITHIN SURFACE PARKING AREAS	• Provide pedestrian-oriented lighting along pedestrian routes and at crossings in parking lots	• Use crosswalks in places where drive aisles intersect pedestrian routes
PARKING STRUCTURES	• Ensure parkade entrances are designed to minimize their interference with pedestrian circulation corridors or through-zones	
SITE ACCESS	• Provide access to parking areas through a rear lane where one is present	
BICYCLE PARKING	• Provide appropriate lighting for bicycle parking areas • Locate outdoor, public bicycle parking within sight of the main entrances of buildings or active ground floor uses • Locate bicycle parking to not block pedestrian through-zones	• Connect bicycle parking areas to active transportation facilities along adjacent public roadways and sidewalks
LANDSCAPING WITHIN PARKING AREAS	• Incorporate landscaping, architectural design features or grade changes into parking lot design to enhance the aesthetics of the site	• Include landscaped islands in parking lot design to break up the parking area and improve pedestrian safety

Parking and Access Guidelines

Essential

Locate surface parking areas at the rear

Provide pedestrian-oriented lighting along pedestrian routes in parking areas

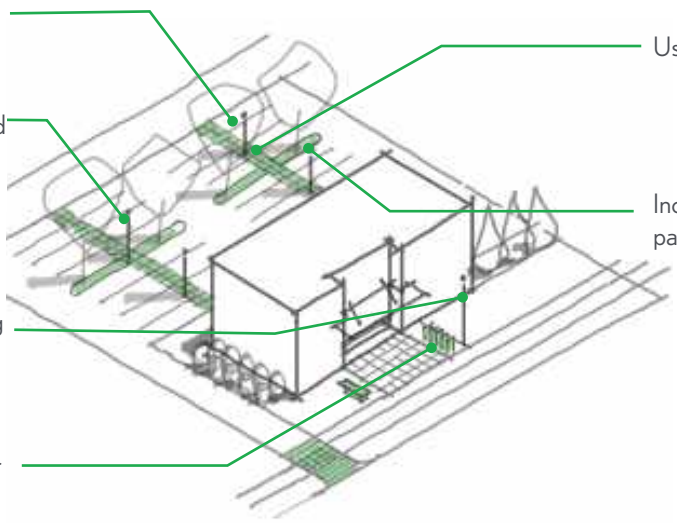
Provide appropriate lighting for bicycle parking areas

Locate bicycle parking near entrance areas

Suggested

Use crosswalks within parking areas

Include landscaped islands between parking areas



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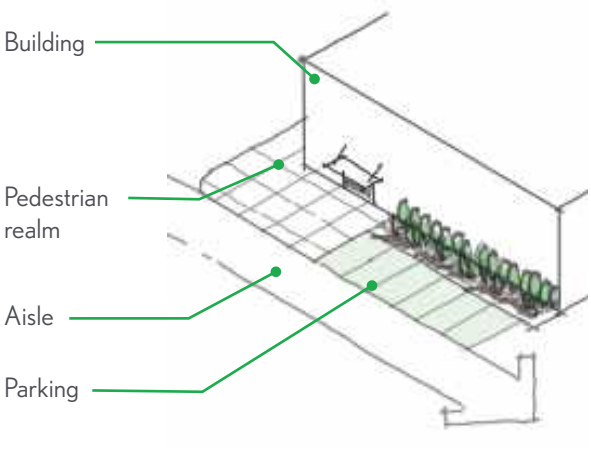

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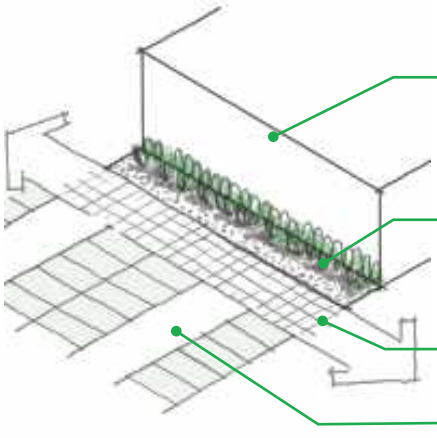


INDUSTRIAL BUILDINGS

Beaumont-Wide

Lighting Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
GENERAL LIGHTING GUIDELINES	• Provide pole-mounted or wall-mounted light fixtures at the minimum possible height to not cause glare or light trespass onto adjacent properties • Use LED bulbs for light fixtures	• Use light bulbs that provide "warm white" (2700 to 4000 Kelvin) are preferred over "cool white" (over 7000 Kelvin)
AVOID	• Multi-coloured lighting on building exteriors and for architectural highlights	

Dark sky fixtures shield the light bulb and direct light downward to limit light pollution.

INDUSTRIAL BUILDINGS

Beaumont-Wide

Signage Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
GENERAL SIGN REQUIREMENTS	• Use painted or stained wood and weather-protected metal materials for signs	• Position fascia/wall signs within architectural features, such as panels above displays, storefronts, transom windows, awnings, or flanking doorways • Use rear-lighting or back-lit signs only to showcase the name of an establishment or building • Use individual, halo-lit lettering/symbols mounted on a solid background only if they are made from a solid material and have a light source directly behind them • Limit illumination to the sign surface only and ensure that the light source is not visible from adjacent properties, passing vehicles or pedestrians • Use raised or recessed letters to give relief to signs • Use sign mounting brackets that complement the architectural style or sign materials • Incorporate logos and signage of franchise-type businesses into the façade design or use sign elements that integrate into the building
AVOID	• Flashing or sequence lights • Banners or flags used as permanent signage • Changeable copy/text signs used as permanent signage • Signs with moving parts • Luminous, fluorescent, or reflective backgrounds • Fascia signs that project more than 20 cm beyond the building surface • Light box signage (acrylic signs that are lighted by large, bulky light boxes)	

BEAUMONT

BEAUMONT-WIDE

B5 - MEDIUM/HIGH DENSITY

These are developments that are mainly residential and more than two storeys in height. They come in a variety of shapes and sizes including low-rise apartments and larger, mid-rise buildings.

MEDIUM/HIGH DENSITY

Beaumont-Wide

Site Design Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
MEDIUM/ HIGH DENSITY/ BEAUMONT-WIDE	• Design parking access driveways to minimize disruption to the sidewalk and major pedestrian paths, through matching grade, speed bumps and minimizing crossing lanes and distances • Facilitate access to outdoor bicycle racks for residential buildings by designing them to be close to main entrances, easily visible, well lit and connected to adjacent pedestrian/bicycle infrastructure	
ACCESS, LOADING, & WASTE MANAGEMENT	• Locate loading areas and large solid waste receptacles along rear or side property lines • Use fencing or landscape plantings to screen access and loading areas from public roadways • Connect walkways and paths to adjacent multi-use trail or sidewalk network	
UTILITY LOCATION	• Screen utility installations (such as natural gas meters, electrical boxes) from public roadways not including a lane	• Locate utility installations in the side or rear setbacks of a development • Integrate the design and screening of utility installations and building mechanical systems (such as air conditioning units and vents) to complement the development's façade

CRIME PREVENTION	• Integrate Crime Prevention through Environmental Design (CPTED) principles for building orientation, programming and design of sites through the following:
	  • Primary building entrances should be accessible and highly visible from adjacent streets
	  • All long-term, surface parking areas should be well lit
	  • Private amenity areas should be clearly defined by landscaping and/or secure fencing
	  • Encourage natural surveillance of a site by having active uses at the ground level and overlook of public and private amenity areas by residential and commercial uses
	  • Support high-quality building façades and street furniture to be vandalism resistant or easily cleaned	

FOUR-SEASON LIVABILITY	• Incorporate landscape and site design strategies to block prevailing winter wind and maximize exposure to sunshine • Provide adequate and safe lighting along key paths and at building entrances	
SNOW STORAGE	• Integrate specific areas for snow storage into building and site design to reduce its impact on plantings and pedestrian circulation	• Design pathways and public spaces to be easily cleared of snow in the winter • Locate snow storage areas in paved/parking areas of a site

Site Design Guidelines

Essential

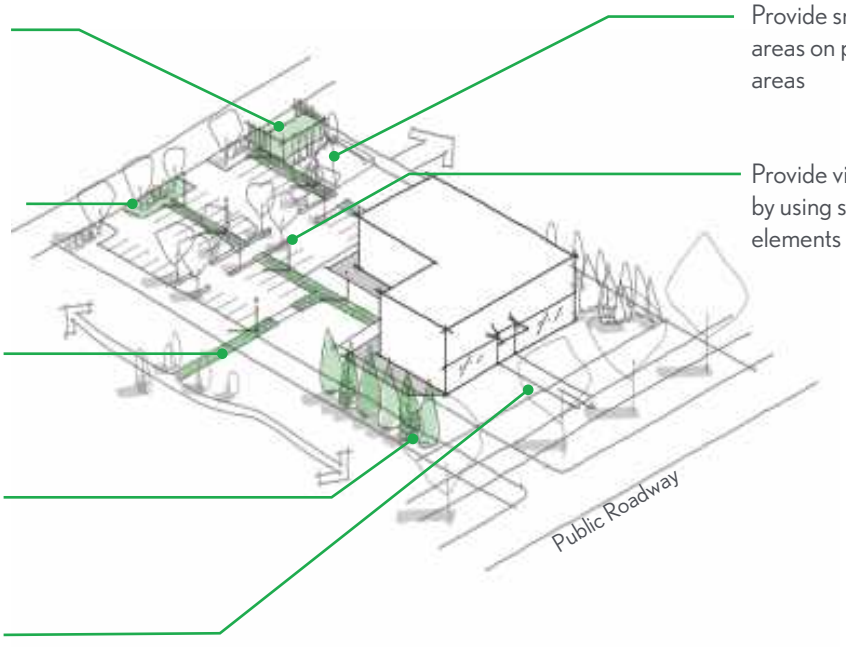
Locate loading and waste receptacle areas at the rear of the property

Screen loading and access areas by fencing and landscaping

Connect pathways within the site to adjacent trail/ sidewalk network

Use landscape design strategies to block prevailing winter wind

Locate bicycle racks near main entrances and connected to adjacent cycling infrastructure



Suggested

Provide snow storage areas on paved/parking areas

Provide visual interest by using site lighting elements

Potential engagement of townhouses with lane and street front.

Utility boxes can be installed in the back courtyards of larger developments and integrated with a variety of compatible plantings.

MEDIUM/HIGH DENSITY

Beaumont-Wide

Landscape Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
MEDIUM/ HIGH DENSITY/ BEAUMONT-WIDE		• Incorporate textured and coloured sidewalk patterns or paving stones on major pedestrian pathways • Incorporate landscape elements such as pedestrian seating, decorative pedestrian scale lighting and planting on major street frontages
STREET FURNITURE WITHIN PRIVATE PROPERTY	• Use comfortable, accessible, functional and aesthetically appealing benches and seating areas in the design of public amenity spaces	• Integrate user comfort and views into the placement of benches and other public amenity areas • Design public amenity areas and orient circulation paths to encourage passive social interaction • Use hard surfaces, landscaping or architectural design elements such as screens, trees, or transparent fencing to clearly delineate public and private spaces • Design public spaces on private property to be accessible from and integrated with the public realm
PLANTING	• Protect planting areas from compaction and erosion by providing logical public paths and walkways	• Use drought tolerant and hardy species plantings in landscaping design • Integrate water retention and low impact development systems into private developments to capture and store water • Use tree guards and grates in areas with considerable pedestrian activity to enhance circulation and prevent compaction of the root ball • Use planter boxes when developing landscape plans to add greenery, variation, seasonal interest and soften solid edges of buildings • Protect trees from snow clearing and de-icing activities with fences or edging
MATERIALS/ FINISHES	• Design pathways to be made of high quality, durable materials	• Use a variety of materials, finishes and colours for retaining walls, if any, to complement the materials and design of primary buildings on site and discourage large expanses of concrete block retaining walls
FOUR-SEASON LIVABILITY	• Create seasonal interest in landscaped areas by including ornamental grasses, native species with a variety of colour features and forms/shapes that create visual interest in winter	• Design pedestrian circulation areas to be easily cleared and consider how snow drifts may be caused by nearby structures • Use trees and shrubs as natural snow fences to protect pedestrian circulation areas from winter snowdrifts and wind

Acceptable specifications and details for landscape installation are found in the Beaumont General Design Standards.

Landscape Guidelines

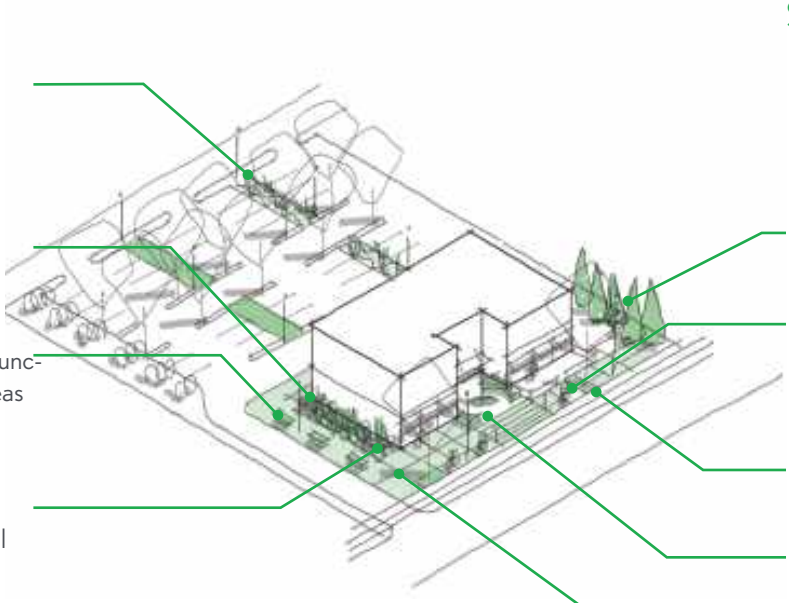
Essential

Include internal paths/walkways

Provide drought tolerant native species

Use accessible/functional seating areas

Create seasonal interest with local grasses etc.



Suggested

Use trees/shrubs as natural snow fences to protect seating areas

Use freestanding planters

Use tree guards and grates in areas with commercial activity

Use coloured concrete/paving to create visual interest

Incorporate pedestrian amenities and lighting along major street frontages

Tree grates to prevent compaction of tree root balls in high traffic areas.

Naturalized plantings provide an opportunity for rain water to run into the ground and reduce impacts to the stormwater system.

MEDIUM/HIGH DENSITY

Beaumont-Wide

Building Guidelines


Traditional French Architecture


Contemporary French Architecture


Contemporary Architecture

	ESSENTIAL	SUGGESTED
CATEGORY		
ORIENTATION	• Use Contemporary Architecture • Locate main entry doors to face the principal frontage and be accessible from adjacent public streets	• Locate entrances of buildings on corner lots near the intersection of the two public streets • Locate mechanical, air conditioning and/or other noisy equipment as far away as possible from adjacent residential and community areas including schools and playgrounds
FINISHING/ MATERIALS	• Use similar colours and materials for side, rear and front façades (with the exception of fireproof walls required as part of the Building Code)	• Use durable exterior finishes such as brick, stone, cultured stone, wood and/or fibre-cement (Hardiplank or similar) siding
ENTRANCES/ CANOPIES	• Design roofs to prevent falling ice, snow and water onto entrances and walkways • Provide snow guards/snow fences on steep roof slopes to prevent snow and ice overloading gutters and/or suddenly releasing snow from the roof • Protect ramps and stairs from ice and snow to ensure safety and universal mobility	• Provide vestibules at building entrance to prevent heat loss for buildings • Provide canopies, awnings, overhangs, dormers, or other architectural features over building entrances to shelter the front setback areas • Use alternate height entrances in residential developments with more pedestrian traffic to improve privacy
WINDOWS	• Do not include mirrored glass or large advertisements that cover exterior windows for active uses at ground-level	• Provide clear windows/visibility adjacent to public plazas and public open spaces • Include front window displays that provide transparent views into active commercial spaces
AVOID	• Exposed concrete or vinyl siding • Exterior Insulation and Finish System (EIFS) and stucco-textured foam trims/moldings on highly visible façades at grade	

Building Guidelines

Essential

Design roofs to prevent falling ice/snow/water.

Provide snow guards on steep roofs

Use similar materials for side/ rear and front façades

Do not include mirrored glass that covers exterior windows at ground level

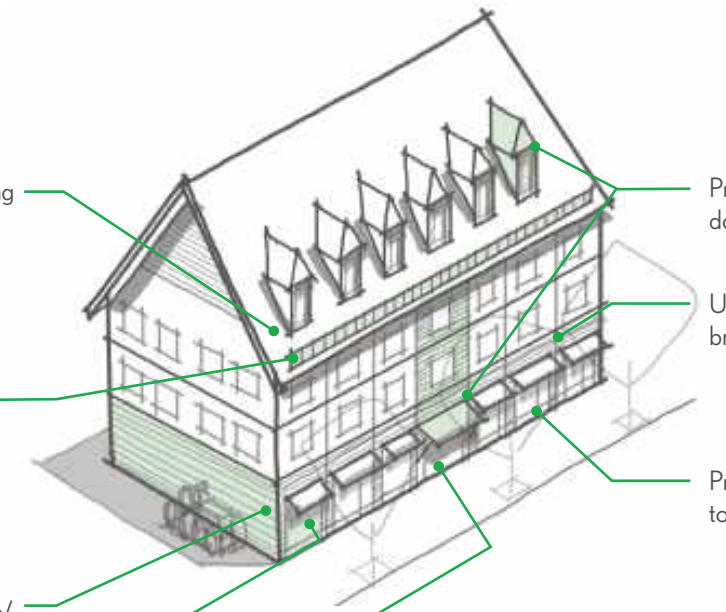
Locate main-entry doors to face the main street frontage

Suggested

Provide canopies, awnings/ dormers.

Use durable finishes such as brick, stone, wood etc.

Provide clear windows adjacent to public open spaces



Vestibules at building entrances prevent heat loss for buildings.

Use alternate height entrances in residential developments with more pedestrian traffic to improve privacy.

MEDIUM/HIGH DENSITY

Beaumont-Wide

Parking and Access Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
SURFACE PARKING	• Locate surface parking lots at the rear of buildings • Locate parking and drive aisles away from building faces to provide adequate pedestrian space adjacent to building faces • Orient drive aisles perpendicular to the building face	
PEDESTRIAN PATHWAYS WITHIN SURFACE PARKING AREAS	• Provide pedestrian-oriented lighting along pedestrian routes and at crossings in parking lots	• Use crosswalks in places where drive aisles intersect pedestrian routes
PARKING STRUCTURES	• Ensure parkade entrances are designed to minimize their interference with pedestrian circulation corridors or through-zones	
SITE ACCESS	• Provide access to parking areas through a rear lane where one is present	
BICYCLE PARKING	• Provide appropriate lighting for bicycle parking areas • Locate outdoor, public bicycle parking within sight of the main entrances of buildings or active ground floor uses • Locate bicycle parking to not block pedestrian through-zones	• Connect bicycle parking areas to active transportation facilities along adjacent public roadways and sidewalks
LANDSCAPING WITHIN PARKING AREAS	• Incorporate landscaping, architectural design features or grade changes into parking lot design to enhance the aesthetics of the site	• Include landscaped islands in parking lot design to break up the parking area and improve pedestrian safety

Parking and Access Guidelines

Essential

Ensure parking entrances do not interfere with pedestrian movement

Locate surface parking lots at the rear of buildings

Pedestrian-oriented lighting along pedestrian routes in parking areas

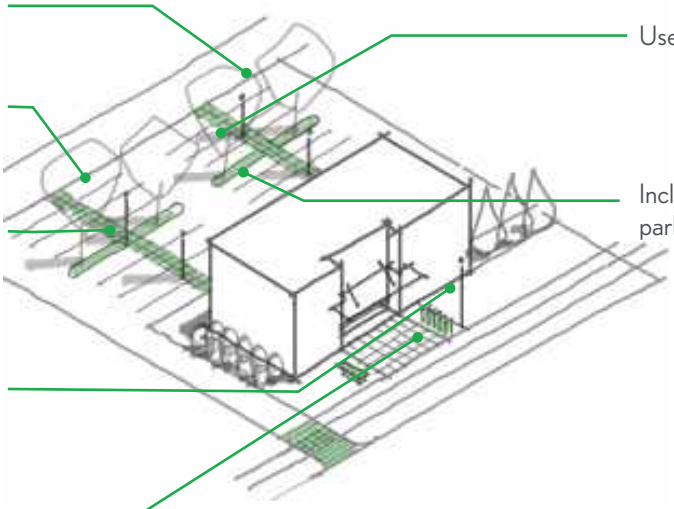
Provide appropriate lighting for bicycle parking areas

Locate bicycle parking near entrance areas

Suggested

Use crosswalks within parking areas

Include landscaped islands between parking areas



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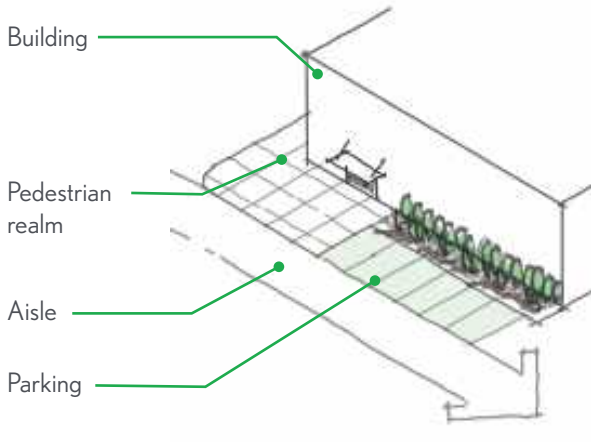
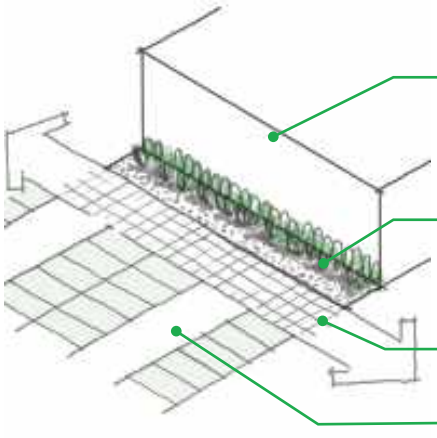


Essential



MEDIUM/HIGH DENSITY

Beaumont-Wide

Lighting Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
GENERAL LIGHTING GUIDELINES	• Provide pole-mounted or wall-mounted light fixtures at the minimum possible height to not cause glare or light trespass onto adjacent properties • Use LED bulbs for light fixtures	• Use light bulbs that provide "warm white" (2700 to 4000 Kelvin) are preferred over "cool white" (over 7000 Kelvin)
AVOID	• Multi-coloured lighting on building exteriors and for architectural highlights	

Dark sky fixtures shield the light bulb and direct light downward

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