CENTRE-VILLE

C1 - MAIN STREET

The main street area consists of 50th Street from 49th Avenue north until 52nd Avenue. This is the heart of Centre-Ville and Beaumont and has recently undergone a streetscape improvement. In addition, it is planned that 50th Avenue undergo similar enhancements in coming years. To support this transition towards a high-quality, pedestrian-oriented design a special building typology was created that is applied only to buildings constructed on 50th Street or 50th Avenue.

The Main Street typology requires developments to incorporate active, ground-level uses and exhibit significant elements of traditional French architecture to enhance the area and ensure it stands out as the heart of Centre-Ville.

MAIN STREET

CENTRE-VILLE

Site Design Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
MAIN STREET/ CENTRE-VILLE	• Contribute to and enhance existing pedestrian spaces by protecting pedestrian through zones and providing interest and amenities like street trees, benches, bicycle racks and waste receptacles • Design buildings fronting onto major pedestrian streets to include similar setbacks as adjacent buildings to create a continuous streetwall and ensure an active and engaging pedestrian space	• Use cash-in-lieu contributions to City-owned structured parking facilities instead of providing off-street parking • Design parking facilities to be built underground or at the rear of a development and minimize the area of surface parking lots • Consider the use of street parking stalls for patios or decks by adjacent buildings and uses, especially for restaurant patios where adjacent to public sidewalks • 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) 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 pedestrian areas 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

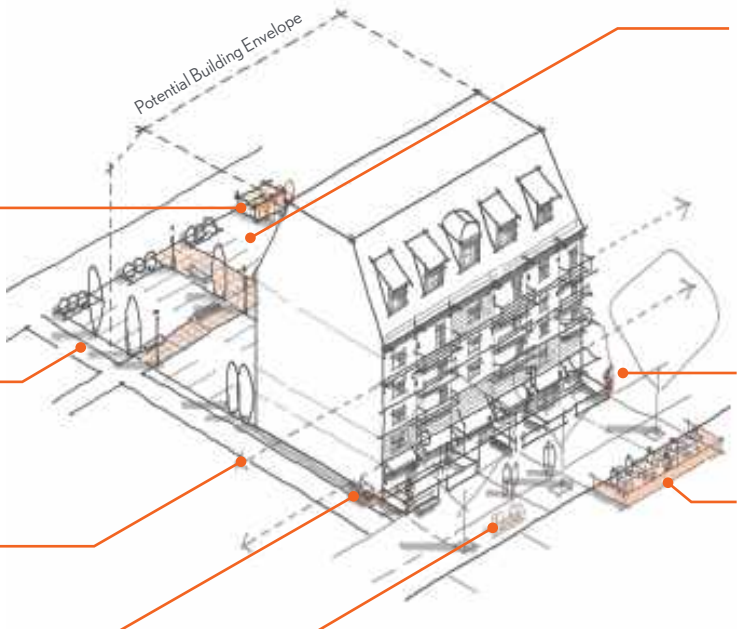
Screen loading and access areas by fencing and landscaping

Connect pathways within the site to adjacent trail/ sidewalk network

Orient buildings to frame public streets, provide building setbacks to establish a continuous streetwall

Screen utility installations

Avoid snow storage on landscaped/grassed areas



Suggested

Minimize surface parking lots

Incorporate public art opportunity into site design

Consider the use of street parking stalls for patios or decks

Shrubs as natural snow fences to protect sidewalk from drifts

Front setbacks for Main Street buildings should tie in directly with the adjacent public sidewalk.

MAIN STREET

CENTRE-VILLE

Landscape Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
MAIN STREET/ CENTRE-VILLE	• Coordinate materials, street furnishings, light standards and fixtures, waste receptacles, paving materials, benches, bollards, etc. with existing, approved street furniture that is installed on 50th Street to create a cohesive design palette • Use landscaping to activate building façades, soften or highlight important architectural features, screen less attractive elements (e.g. utility installations) and add colour, texture and visual interest • Provide enhanced landscaping and design along vehicle accesses to public streets	• Include publicly accessible outdoor spaces in larger developments that can be activated by patrons or events • Create well defined building details and landscaping to encourage human activity by providing shade, vegetation and sitting areas for social interaction
STREET FURNITURE WITHIN PRIVATE PROPERTY	• Use comfortable, accessible, functional and aesthetically appealing benches and seating areas in the design of public amenity spaces • Design public spaces on private property to be accessible from and integrated with the public realm	• 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
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

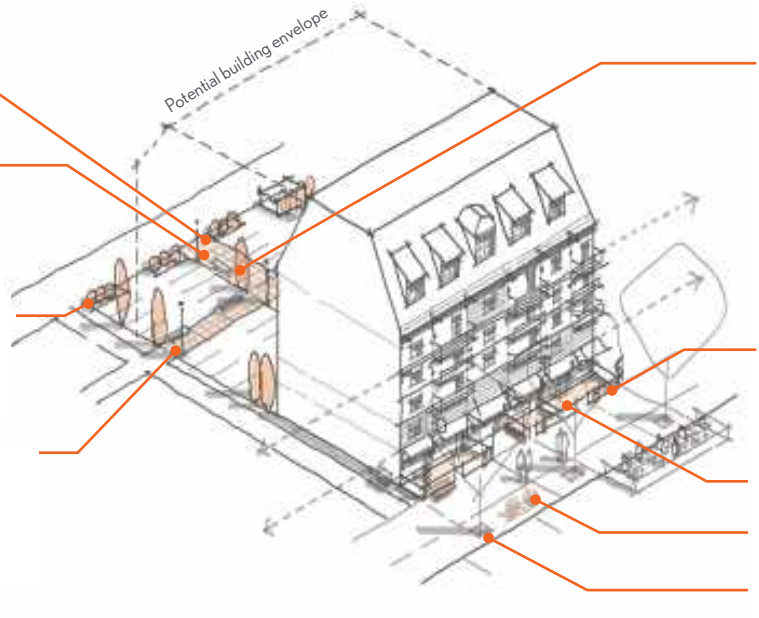
Essential

Include internal paths/walkways

Use accessible/ functional seating areas

Create seasonal interest with local grasses, ornamental plantings and lighting

Design pathways to be made of high quality, durable materials



Suggested

Protect trees from snow clearing and de-icing activities

Use freestanding planters

Include publicly accessible outdoor spaces for social interaction

Provide drought tolerant native species

Use tree guards and grates in areas with commercial activity

Private street furnishings should be designed to match and complement the existing street furniture and design features of 50th Street.

Utility boxes are screened from view and integrated into landscaping in this section of 105th Avenue in Edmonton.

MAIN STREET

CENTRE-VILLE

Building Guidelines

Traditional French Architecture

Contemporary French Architecture

Contemporary Architecture

	ESSENTIAL	SUGGESTED
CATEGORY		

MAIN STREET/ CENTRE-VILLE	• Achieve the intended French Character in scale, quality of materials, façade elements and finishes
	• 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 canopies, awnings or dormers, or other architectural features to provide shelter and weather protection into building entrances
	• Design architectural features of buildings along street frontages to create a sense of visual harmony with adjacent buildings through careful placement of cornice lines, projections, signage bands and/or windows
	• Incorporate window detailing that evokes a French character. Such details could include:
	  • Painted, thick ornamental moldings;
	  • Functional or decorative wooden shutters;
	  • Decorative hardware such as black metal hinges or handles, or black metal railings on upper storeys; and
	  • Decorative window planter boxes
	• Design façades facing onto 50th Street or 50th Avenue to have no more than 20% of window area to be covered by opaque or frosted/translucent area
	• Incorporate door detailing that evokes a French character. Such details could include:
	  • Brightly painted, thick ornamental door frames;
	  • Sidelights and transom windows;
	  • Decorative hardware such as black metal hinges or handles; and
	  • Doors with muntin-barred windows
	• Essential Colour Palette: see page C1-9.
		• Divide large panes of glass exceeding 2.0 m wide and 2.1 m high that are above the ground floor into sections using mullions, muntin bars or other design elements
		• Do not include window sills with a height less than 150 mm (6 inches) or higher than 610 mm (24 inches) measured from the average top of grade of the public sidewalk
		• Incorporate a range of colours and tones present in the surrounding environment with neutral tones for major surfaces and materials. Use darker or bolder colours for building detailing such as window and door trim
		• Use roof forms that are hip, gabled and/or incorporate dormers to provide visual interest and variety
		• 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
		• Use steep roofs (at least 6:12)
		• Incorporate mansard roofs with dormer windows
		• Incorporate public art opportunity into the exterior building design
		• 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	

Building Guidelines

Essential

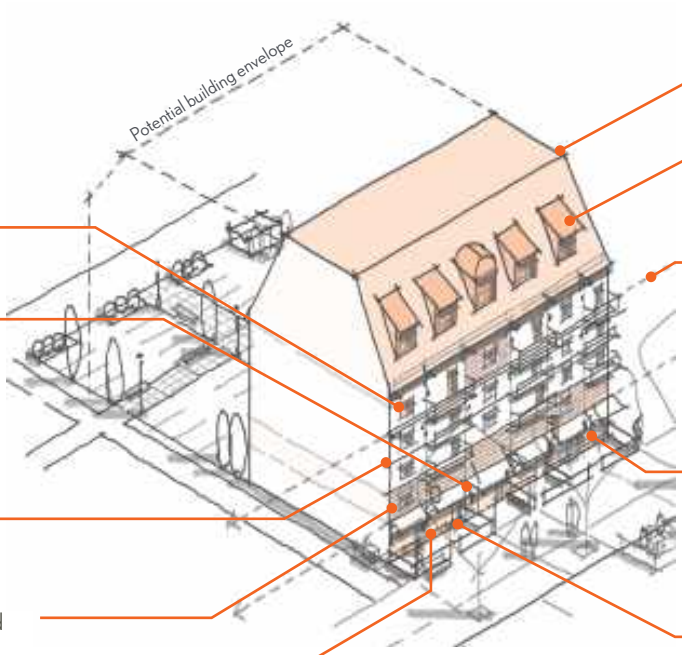
Door/window colours as per French character

Exterior lighting to highlight French character architectural features

Position buildings directly adjacent to 50th Street

Use Colour Palette established on C1-9.

Design façades facing onto 50th Street or 50th Avenue should have a high degree of transparency



Suggested

Roofs should include slope greater than 6:12

Encourage functional dormers on top floors

Respect existing cornices or horizontal projections/signage

Divide large panes of glass greater than 2m wide and 2.1m in height into mullions/muntins (above ground level)

Window sill height should be greater than 0.15m and less than 0.6m

Steep rooflines and bold colours give these Montreal row houses their distinctive character.

Traditional French detailing highlights doorways and ornate windows adding visual interest and opportunities for activity on the street.

MAIN STREET

CENTRE-VILLE

Building Guidelines continued

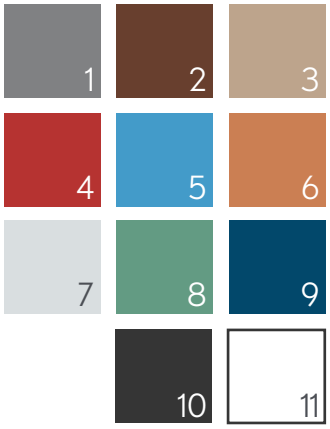
	ESSENTIAL	SUGGESTED
CATEGORY		
ENTRANCES/ CANOPIES	• Design roofs to prevent falling ice, snow and water onto entrances and walkways • Provide snow guards/snow fences on steep roof slopes to prevent snow and ice overloading gutters and/or suddenly releasing snow from the roof • Protect ramps and stairs 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 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 continued

ESSENTIAL COLOUR PALETTE

The palette of essential colours for Main Street Centre-Ville buildings is shown here with their CMYK codes:

Door and window details pop out with vibrant colours



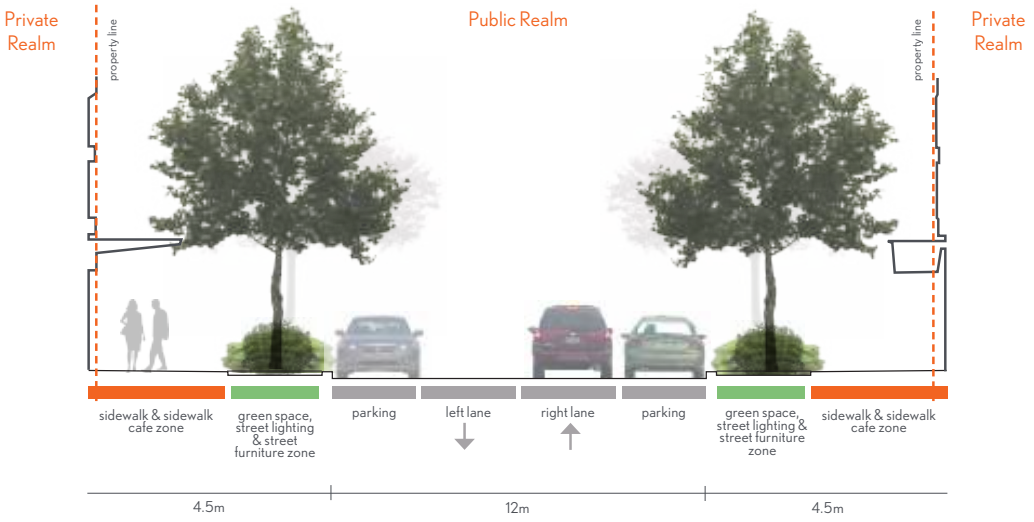
1. C: 52 M: 44 Y: 42 K: 7
2. C: 41 M: 70 Y: 78 K: 44
3. C: 28 M: 33 Y: 46 K: 0
4. C: 0 M: 88 Y: 76 K: 28
5. C: 63 M: 15 Y: 0 K: 14
6. C: 14 M: 54 Y: 72 K: 7
7. C: 14 M: 8 Y: 9 K: 0
8. C: 60 M: 16 Y: 51 K: 11
9. C: 52 M: 44 Y: 21 K: 40
10. C: 69 M: 63 Y: 62 K: 57
11. C: 0 M: 0 Y: 0 K: 0

MAIN STREET

CENTRE-VILLE

Parking and Access Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
SURFACE PARKING	• Locate parking lots at the rear of buildings or underground • 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

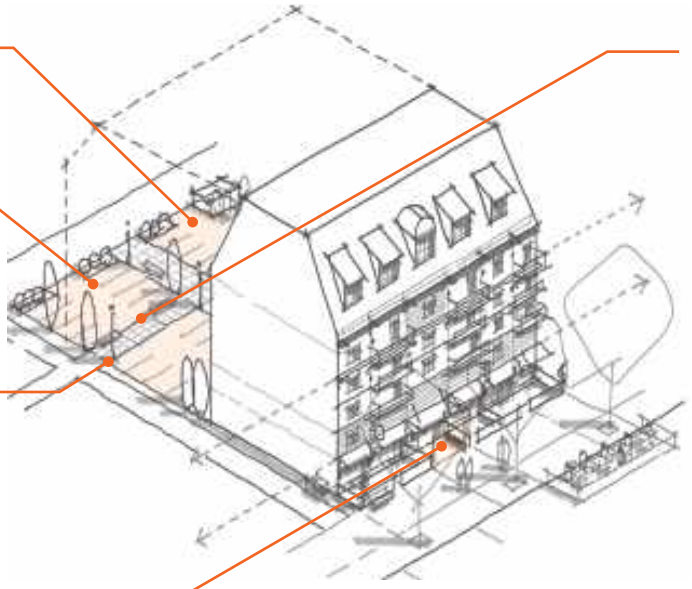
Locate surface parking lots at the rear of buildings

Pedestrian-oriented lighting along pedestrian routes in parking areas

Locate bicycle parking near entrance areas

Suggested

Use crosswalks within parking areas



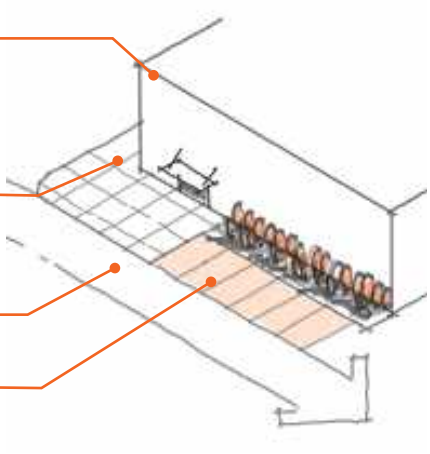
Essential

Building

Pedestrian realm

Aisle

Parking



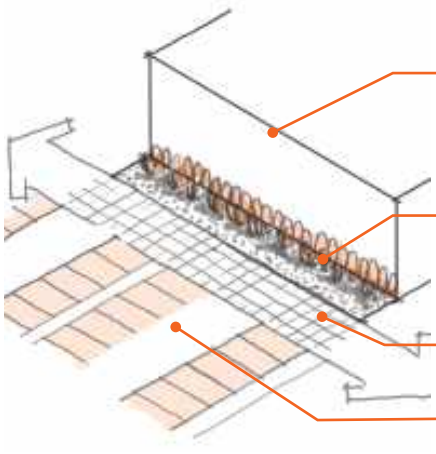
Essential

Building

Shrubs/landscaping

Pathway

Aisles perpendicular to the building face



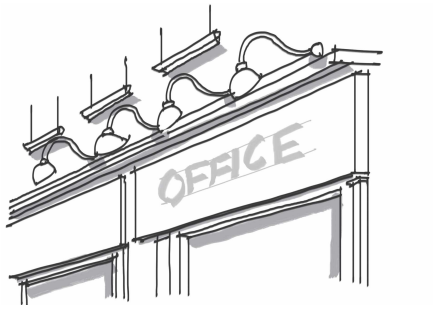
MAIN STREET

CENTRE-VILLE

Lighting Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
MAIN STREET/ CENTRE-VILLE	• Incorporate exterior lighting highlights and decorative architectural features (like pillars, columns, pilasters or cornices) to create a French character	• Use gooseneck lighting fixtures to light fascia signs and architectural features • Provide ornamental lighting in publicly accessible areas (such as courtyards and building setbacks) to create a French character • Incorporate wall sconces (wall mounted lights) that compliment the French character / building style.
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	• Light bulbs that provide "warm white" (2700 to 4000 Kelvin) are preferred over "cool white" (over 7000 Kelvin) • Use LED bulbs for light fixtures
AVOID	• Multi-coloured lighting on building exteriors and for architectural highlights	

Dark sky fixtures shield the light bulb and direct light downward



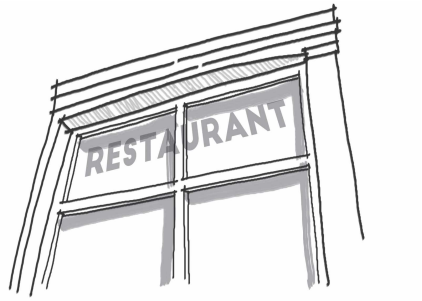
Goose-neck lighting fixtures are suggested for buildings with French character

MAIN STREET

CENTRE-VILLE

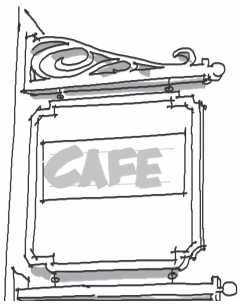
Signage Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
MAIN STREET/ CENTRE-VILLE	• Use the minimum size and number of signs on 50th Street and 50th Avenue to identify and highlight a building and/or business • Use projecting signs (perpendicular to the façade) for businesses on 50th Street and 50th Avenue • Do not include internally illuminated sign boxes or signs with flashing or sequence lights	• Consider awnings where only the letters/symbols are rear-lit and the remainder of the awning is a solid opaque fabric
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)	



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

Raised letters providing relief to signage



Projecting sign

BEAUMONT

CENTRE-VILLE

C2 - CIVIC/INSTITUTIONAL

Civic/institutional buildings are places where Beaumont and other levels of government provide public services and include the Administrative Office, libraries, fire stations and community centres. Other institutional buildings include, but are not limited to, schools, colleges and other public institutions.

CIVIC/INSTITUTIONAL

CENTRE-VILLE

Site Design Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
CIVIC/ INSTITUTIONAL/ CENTRE-VILLE	• Include a plaza or public space for gatherings and events • Design large-scale parking lots to allow the conversion of these spaces for occasional public events year-round • 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) 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

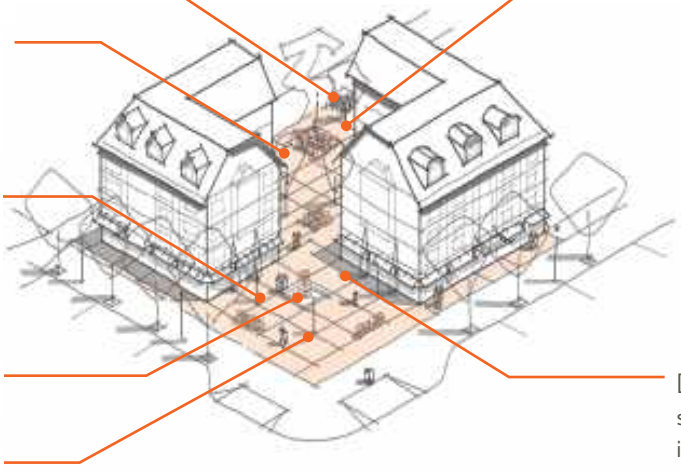
Locate loading areas and large solid waste receptacles along rear or side property lines

Design large-scale parking lots to allow conversion into plaza spaces

Include a plaza or public space for gatherings and events

Incorporate public art into site design

Provide adequate and safe lighting along key paths and at building entrances



Suggested

Locate snow storage areas in paved/ parking areas of a site

Design pathways and public spaces to be easily cleared of snow in the winter

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

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

CIVIC/INSTITUTIONAL

CENTRE-VILLE

Landscape Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
CIVIC/ INSTITUTIONAL/ CENTRE-VILLE	• Design open spaces and landscaping to create a French character or that of a formal garden • Provide enhanced landscaping within parking islands and incorporate pedestrian walkways at regular intervals in large-scale parking lots	• Incorporate colours and textures in concrete pavement/sidewalks • Incorporate low impact surface materials such as permeable pavers as well as 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

Landscape Guidelines

ESSENTIAL STREET FURNITURE PIECES

Use the following street furniture to match the high quality specifications already used and installed on 50th Street:

Centre-Ville Bench specification:
Model: Steel Bench 162 from DuMor Site Furnishings
Colour: Black

Bike Rack specification:
Model: Victorian Series 99 Bike Rack from Frances Andrew Site Furnishings
Colour: Black

Bollard Specification:
Model: Manchester Ductile Iron Bollard from Environmental Site Furnishings by SIGMA
Colour: Black

Garbage Receptacle specification:
Model: Receptacle 102 from DuMor Site Furnishings
Colour: Black

Light Pole /Standard
1474 Coach Light from Fortis Alberta
Colour: Black

Bike Maintenance Pylon
Fixit Station by Dero.
https://www.dero.com/product/fixit

Pre-cast concrete pavers provide a durable surface for snow clearing and mulch around newly planted trees protects their root balls from compaction.

Hanging baskets bring seasonal colour and life to the street.

CIVIC/INSTITUTIONAL

CENTRE-VILLE

Building Guidelines

Traditional French Architecture

Contemporary French Architecture

Contemporary Architecture

	ESSENTIAL	SUGGESTED
CATEGORY		

CIVIC/ INSTITUTIONAL/ CENTRE-VILLE	• 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 buildings materials into the exterior finish with a durable quality such as brick, stone, cultured stone and mass (heavy) timber
	• Incorporate public art opportunity in the exterior building design
	• Essential Colour Palette: see page C2-7
		• Use dormers on top floors or at building corners
		• Provide dormers that are functional rather than decorative, providing light to useable space
		• Organize the location and size of dormers to be consistent with the overall window pattern of the façade
		• 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; and
		  • 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; and
		  • Decorative hardware such as black metal hinges or handles
		• Locate mechanical, air conditioning and/or other noisy equipment as far away as possible from adjacent residential and community areas including schools and playgrounds

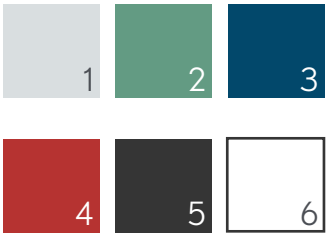
ORIENTATION	• Locate main entry doors to face the principal frontage and be accessible from adjacent public streets	• Locate entrances of buildings on corner lots near the intersection of the two public streets
FINISHING/ MATERIALS	• Use similar colours and materials for side, rear and front façades (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
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

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 in Centre-Ville is shown here with their CMYK codes:



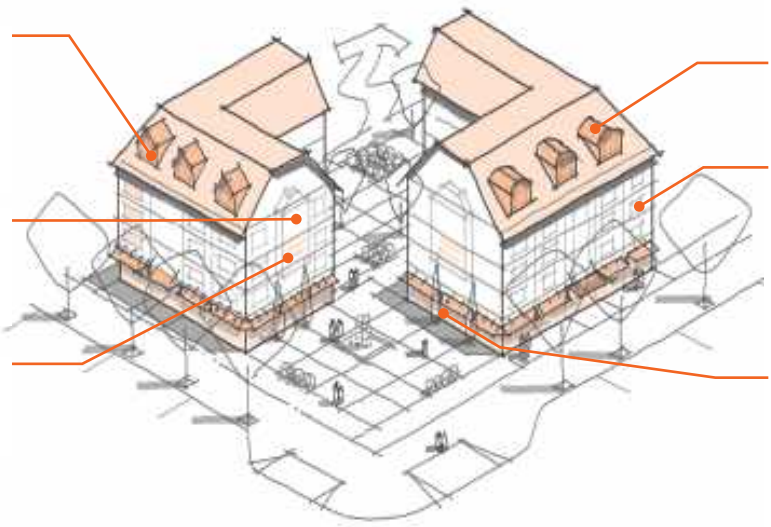
1. C: 14 M: 8 Y: 9 K: 0
2. C: 60 M: 16 Y: 51 K: 11
3. C: 93 M: 54 Y: 21 K: 40
4. C: 0 M: 88 Y: 76 K: 28
5. C: 69 M: 63 Y: 62 K: 57
6. C: 0 M: 0 Y: 0 K: 0

Essential

Provide interest, highlight the building and respond to the site and surrounding context through design

Reduce the massing of buildings through architectural and site design elements

Incorporate public art opportunity in the exterior building design



Suggested

Windows/doors/ dormers as per defined French character

Include window detailing that evokes a French character

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

Awnings provide shade and highlight the important building entrances for patrons at this civic building in Camrose, Alberta.

Inset mass (heavy) timber logs provide a strong call back to a more traditional French character.

CIVIC/INSTITUTIONAL

CENTRE-VILLE

Parking and Access Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
SURFACE PARKING	• Locate parking lots at the rear of buildings or underground • 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 parking lots at the rear of buildings

Provide pedestrian-oriented lighting along pedestrian routes in parking areas

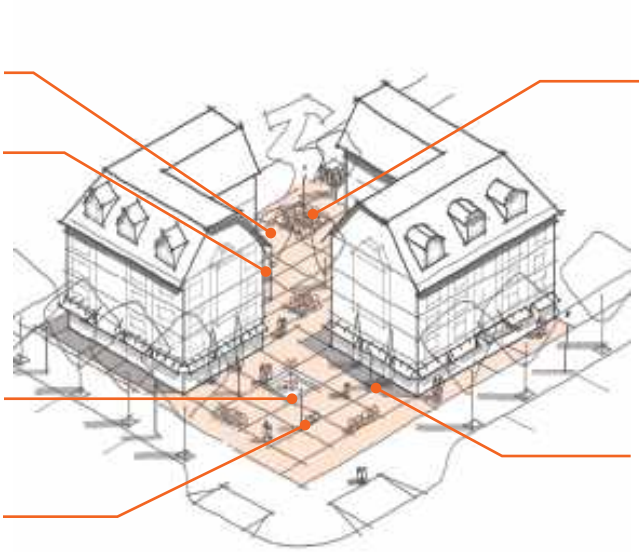
Provide appropriate lighting for bicycle parking areas

Locate bicycle parking near entrance areas

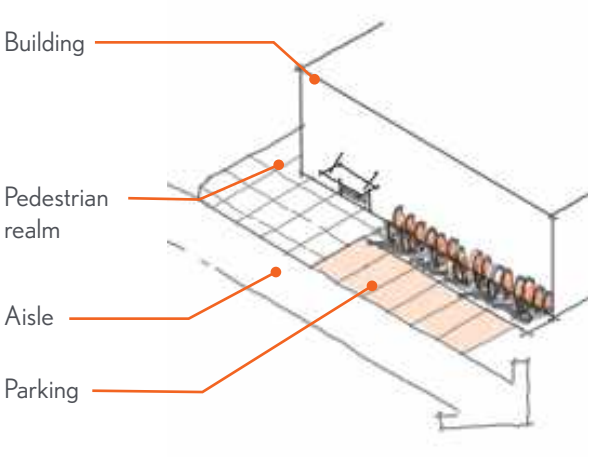
Suggested

Include landscaped islands between parking areas

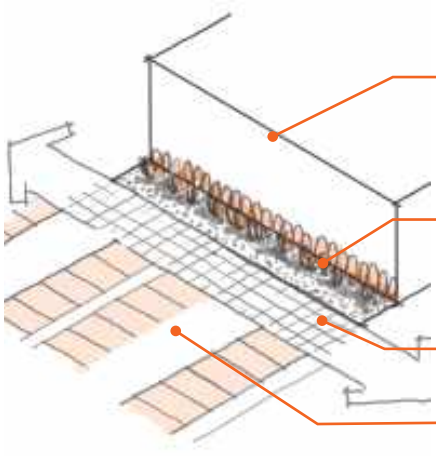
Connect bicycle parking areas to active transportation facilities along public roadways and sidewalks



Essential



Essential



CIVIC/INSTITUTIONAL

CENTRE-VILLE

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	• 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

CIVIC/INSTITUTIONAL

CENTRE-VILLE

Signage Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
CIVIC/ INSTITUTIONAL/ CENTRE-VILLE	• Use signage design, lettering style and placement to complement the architectural features for civic/ institutional buildings • Do not use window mounted signs/vinyl window films on civic/institutional buildings	• Use both French and English on signs
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

CENTRE-VILLE

C3 - MIXED-USE

Mixed-Use buildings can be found in Centre-Ville and are encouraged to be developed around the Central Plaza. Mixed-Use developments are places where commercial and residential uses can be developed in the same building and provide a variety of services including retail, office, restaurant and more.

Mixed-Use buildings in Centre-Ville are differentiated from the Main Street typology by their use of more contemporary forms of architecture compared to the Main Street typology's emphasis on traditional French architecture.

MIXED-USE

CENTRE-VILLE

Site Design Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
MIXED-USE/ CENTRE-VILLE	• Design the front and side setbacks of mixed-use buildings to integrate seamlessly with the adjacent public sidewalk • Provide street furnishings, light standards and fixtures, waste receptacles, paving materials, benches, bollards etc. that are in line with existing streetscape enhancements throughout Centre-Ville to promote a cohesive design palette for buildings in Centre-Ville	• Screen surface parking lots with landscaping and architectural features (such as screens, fencing or public art) • Consider the use of street parking stalls for patios or decks by adjacent buildings and uses, especially for restaurant patios where adjacent to public sidewalks
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

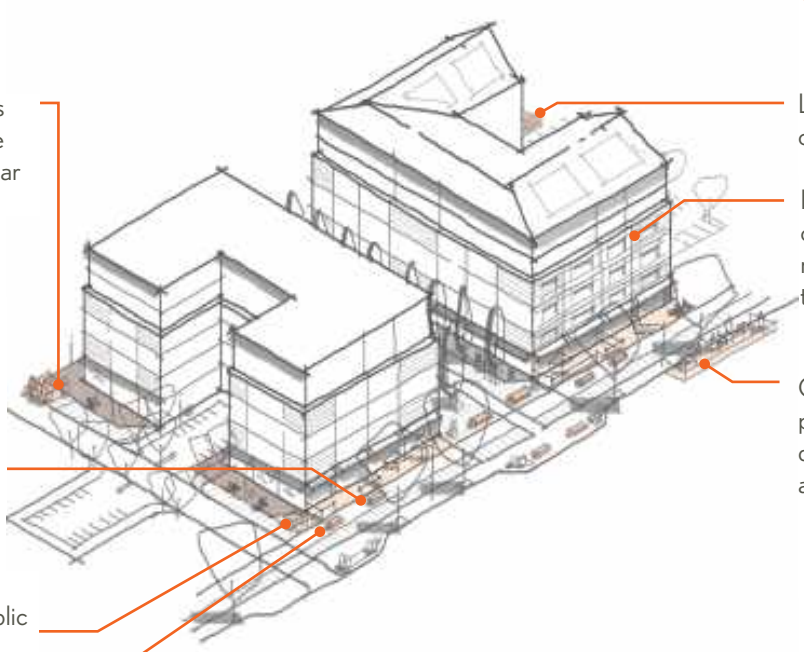
Essential

Locate loading areas and large solid waste receptacles along rear or side property line

Provide street furnishings that are in line with existing streetscape enhancements throughout Centre-Ville

Screen utility installations from public roadways

Design the front and side setbacks of mixed-use buildings to integrate seamlessly with the adjacent public sidewalk



Suggested

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

Integrate the design and screening of utility installations and building mechanical systems to complement the development's façade

Consider the use of street parking stalls for patios or decks by adjacent buildings and uses

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

Semi-private pathways connect residences and integrate in the surrounding street network.

MIXED-USE

CENTRE-VILLE

Landscape Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
MIXED-USE/ CENTRE-VILLE	• Use landscaping to activate building façades, soften or highlight important architectural features, screen less attractive elements (e.g. utility installations) and add colour, texture and visual interest	• Include publicly accessible outdoor spaces in larger developments that can be activated by patrons or events. Create well defined building details and landscaping to encourage human activity by providing shade, vegetation and sitting areas for social interaction.
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

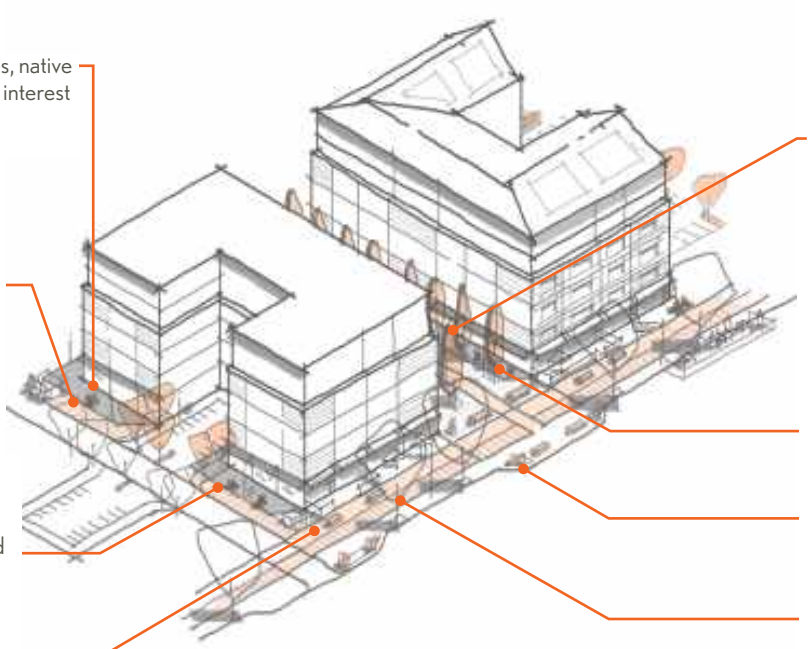
Essential

Use ornamental grasses, native species to create visual interest in winter

Design pathways to be made of high quality, durable materials

Protect planting areas from compaction and erosion by providing logical public paths and walkways

Use comfortable, accessible, functional and aesthetically appealing benches and seating areas



Suggested

Design public spaces on private property to be accessible from and integrated with the public realm

Use tree guards and grates in areas with considerable commercial or pedestrian activity

Use planter boxes when developing landscape plans to add greenery, variation and seasonal interest

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

Drought tolerant plantings located on drier, south-facing spaces.

Mature plantings along roadways buffer residences from traffic and soften the mass of larger buildings.

MIXED-USE

CENTRE-VILLE

Building Guidelines


Traditional French Architecture


Contemporary French Architecture


Contemporary Architecture

	ESSENTIAL	SUGGESTED
CATEGORY		
MIXED-USE/ CENTRE-VILLE	• Use Contemporary French Architecture • Design ground-level floor-to-floor height of mixed use buildings to allow for conversion between residential and commercial use • Incorporate canopies, awnings or dormers, or other architectural features to provide shelter and weather protection into building entrances • Provide windows on façades that overlook streets and open spaces and transparency at the ground-level to encourage eyes on the street	• Incorporate building materials into the exterior finish with a durable quality such as brick, stone, cultured stone and mass (heavy) timber • 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 • Respect horizontal cornice lines of the neighbouring buildings • Provide multiple storefronts with awnings and canopies for buildings with frontages greater than 10 meters • Provide windows that are transparent as possible and maximum of 20% opaque surface • Provide painted or ornamental moldings • Incorporate window planter boxes • Use main doors with decorative frames • Incorporate bright or bold colours for doors and window frames • Incorporate smaller punched window arrangements with details such as muntin bars and decorative frames • Organize roof slopes so that they can accommodate photo-voltaic panels, where possible
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 • 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

Building Guidelines

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 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	

Essential

Design ground level floor-to-floor height to allow for conversion between residential and commercial use

Provide windows on façades and transparency at the ground-level to encourage eyes on the street

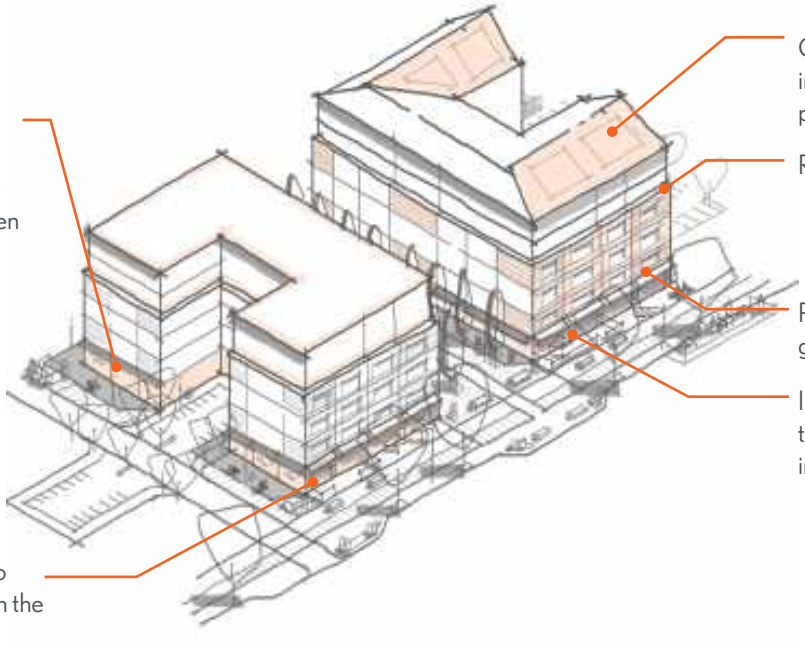
Suggested

Organize roof slopes to incorporate photovoltaic panels

Respect horizontal cornice lines

Provide separate materials for ground-level and upper storeys

Include front window displays that provide transparent views into active commercial spaces



MIXED-USE

CENTRE-VILLE

Parking and Access Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
SURFACE PARKING	• Locate parking lots at the rear of buildings or underground • 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

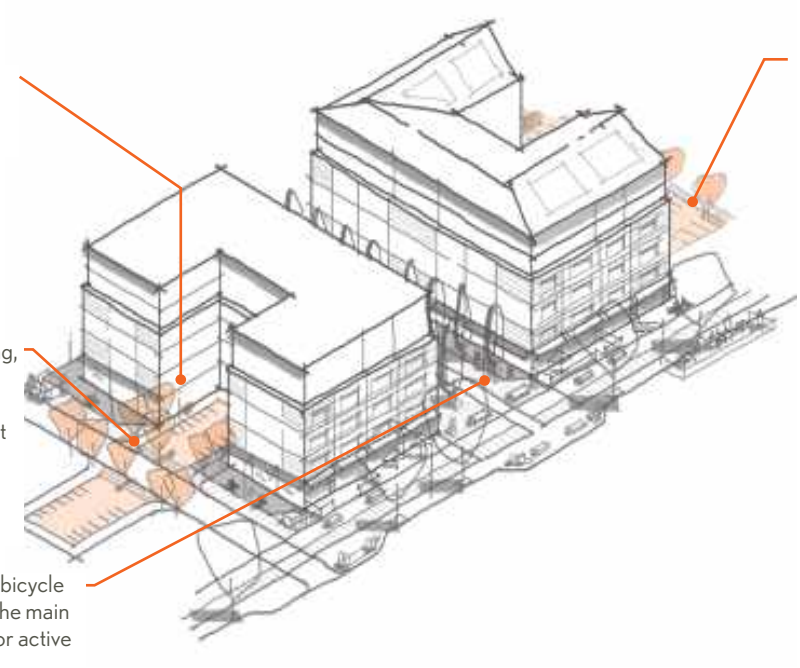
Provide appropriate lighting for bicycle parking areas

Incorporate landscaping, architectural design features or grade changes into parking lot design to enhance the aesthetics of the site

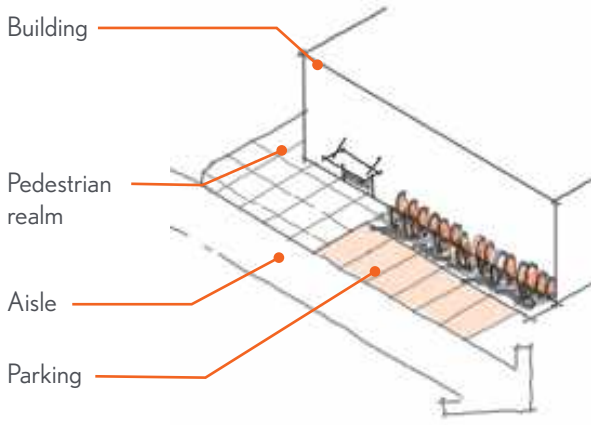
Locate outdoor, public bicycle parking within sight of the main entrances of buildings or active ground floor uses

Suggested

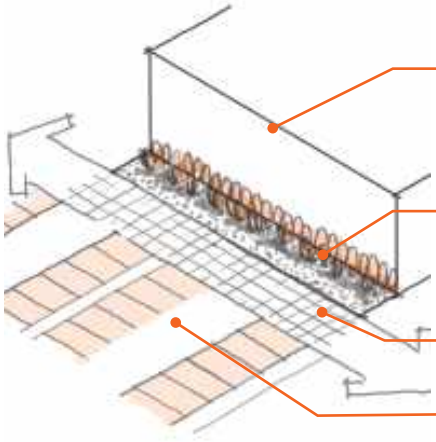
Use crosswalks in places where drive aisles intersect pedestrian routes



Essential



Essential



MIXED-USE

CENTRE-VILLE

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	• 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	

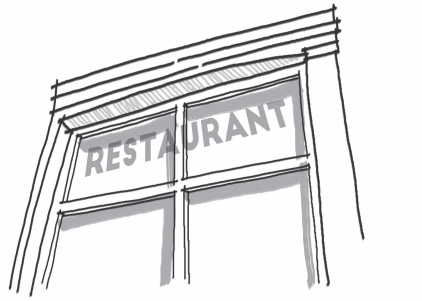
Dark sky fixtures shield the light bulb and direct light downward

MIXED-USE

CENTRE-VILLE

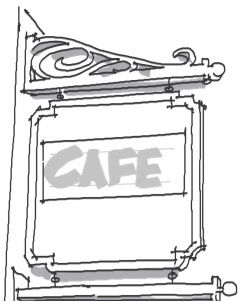
Signage Guidelines

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)	



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

Raised letters providing relief to signage



Projecting sign

BEAUMONT

CENTRE-VILLE

C4 - COMMERCIAL

Commercial buildings can be found on major road corridors and in other areas of Centre-Ville. They tend to be larger developments and incorporate highly visible signage.

COMMERCIAL BUILDINGS

Centre-Ville

Site Design Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
COMMERCIAL BUILDINGS/ CENTRE-VILLE	• Provide sufficient sidewalk space in front of commercial units and provide direct, raised and paved concrete connections to parking areas	• Locate parking at the rear of the site • Design accessory enclosures or structures to complement or integrate with the primary building on 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

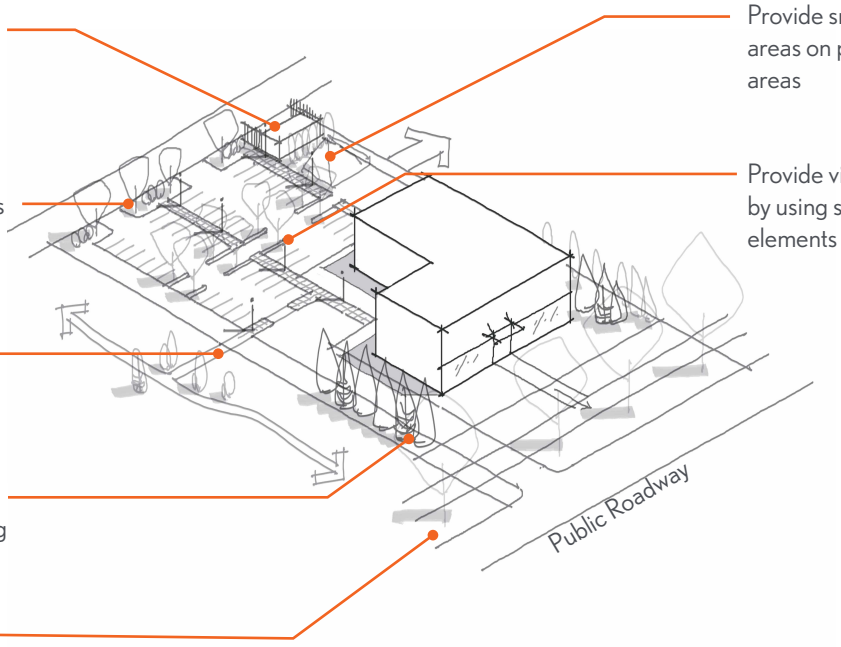
Locate loading and waste receptacle areas at the rear of the property

Screen loading 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

Provide visual interest by using site lighting elements

Landscaping is encouraged on street frontages.

High quality materials and finishes help to enhance low-scale commercial units.

COMMERCIAL BUILDINGS

Centre-Ville

Landscape Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
COMMERCIAL BUILDINGS/ CENTRE-VILLE	• Incorporate landscape designs that provide shelter and shared spaces for outdoor areas accessed by pedestrians and building users	• Use landscaping, outdoor seating 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

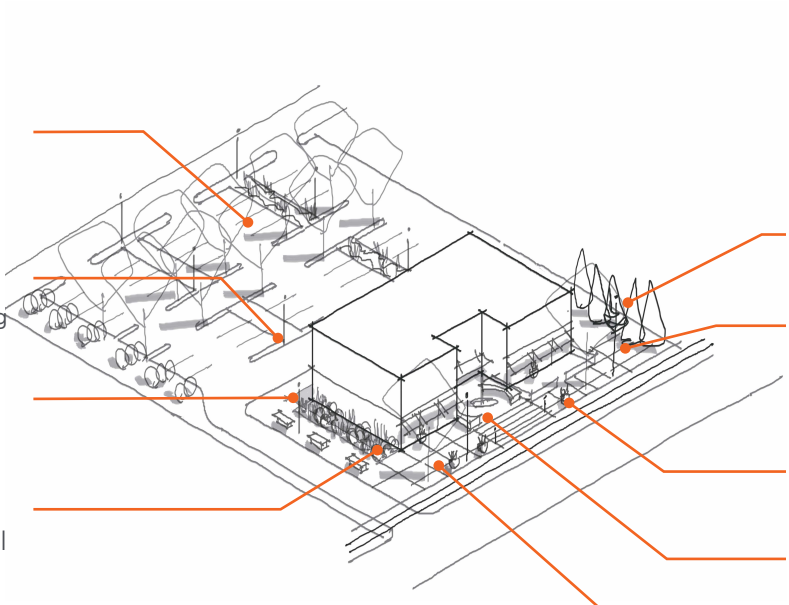
Essential

Include internal paths/walkways

Use accessible/ functional seating areas

Provide drought tolerant native species

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

Design amenity areas and paths to encourage social interaction

Use coloured concrete/paving to create visual interest

Landscaped island to screen vehicular parking

Adequate sidewalk space is essential in front of strip commercial buildings

COMMERCIAL BUILDINGS

Centre-Ville

Building Guidelines

Traditional French Architecture

Contemporary French Architecture

Contemporary Architecture

	ESSENTIAL	SUGGESTED
CATEGORY		
COMMERCIAL BUILDINGS/ CENTRE-VILLE	• Use Contemporary French Architecture or Contemporary Architecture • 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 • Use a similar design treatment as the main façade for rear or side building façades that face streets • Break up storefront glazing through exterior wall articulations (such as pilasters, columns, or change in plane of exterior wall)	• Articulate long, linear frontages to enhance pedestrian visual interest with projections and façade treatment changes • Provide wide retail display windows at street level and matching or smaller office windows above • Vary roof lines or parapets to minimize mass of large commercial buildings • Create a rhythm on sites where more than one building is planned or where buildings on neighbouring sites will be in close proximity between structures through massing and/or articulation, compatible roof slopes or similar detailing to ensure buildings relate to one another • Organize roof slopes so that they can accommodate photo-voltaic panels, where possible • 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 • 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

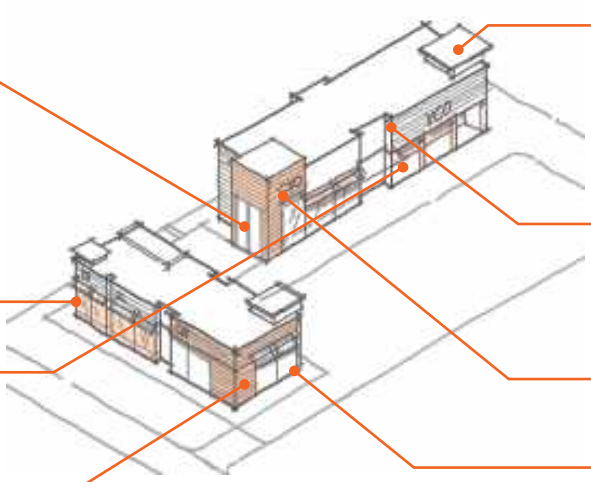
Essential

Activate commercial frontages with window display areas and transparency

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

Break up storefront glazing through exterior wall articulations

Use similar materials for side/rear and front façades



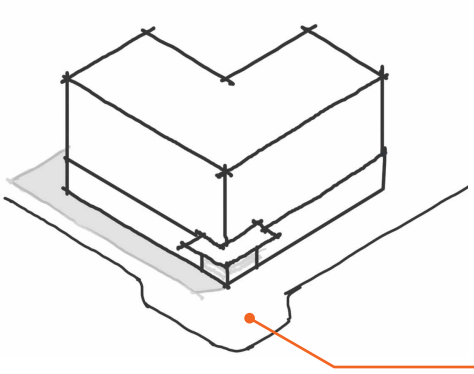
Suggested

Vary roof lines or parapets to minimize mass of large commercial buildings

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

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

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



For corner lots, locate entrances near both public streets

Changes in windows, finishes and detailing breaks up this stretch of pedestrian shops and provides opportunities for businesses to differentiate themselves.

COMMERCIAL BUILDINGS

Centre-Ville

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		• Include landscaped islands in parking lot design to break up the parking area and improve pedestrian safety • Incorporate landscaping, architectural design features or grade changes into parking lot design to enhance the aesthetics of the site

Parking and Access Guidelines

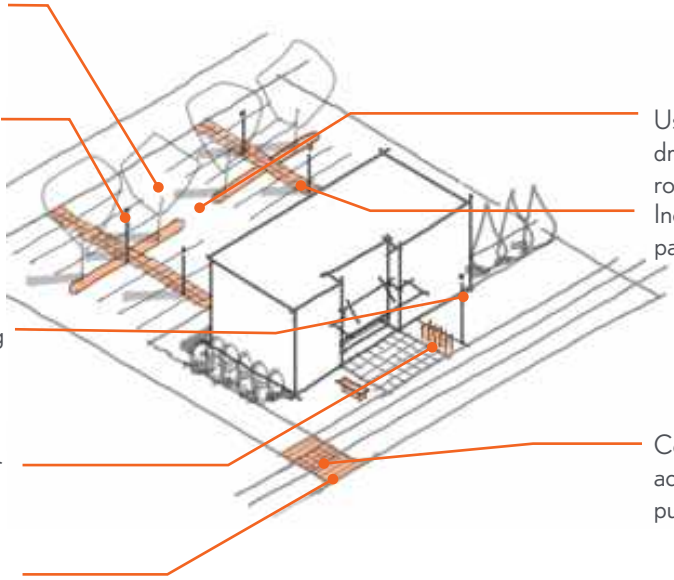
Essential

Locate parking lots at the rear of buildings

Provide pedestrian-oriented lighting along pedestrian routes in parking areas

Provide appropriate lighting for bicycle parking areas

Locate bicycle parking near entrance areas



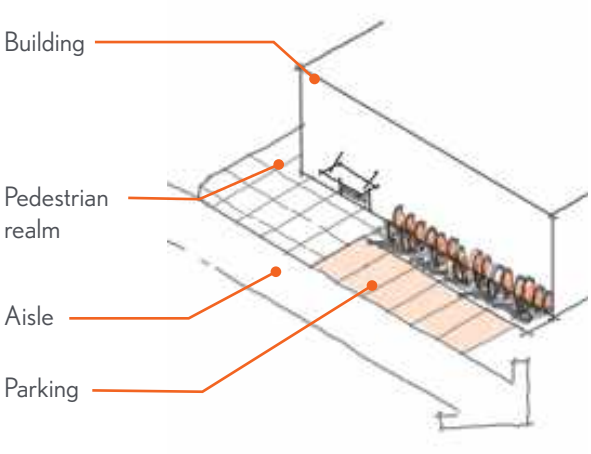
Suggested

Use crosswalks in places where drive aisles intersect pedestrian routes

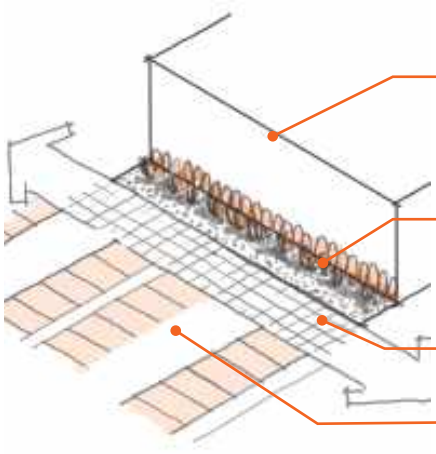
Include landscaped islands between parking areas

Connect bicycle parking areas to active transportation facilities along public roadways and sidewalks

Essential



Essential



COMMERCIAL BUILDINGS

Centre-Ville

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	• 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	

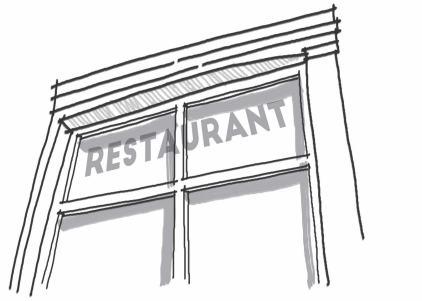
Dark sky fixtures shield the light bulb and direct light downward

COMMERCIAL BUILDINGS

Centre-Ville

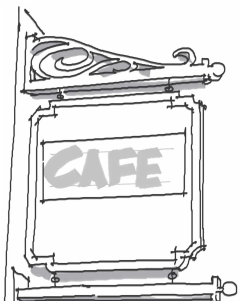
Signage Guidelines

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)	



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

Raised letters providing relief to signage



Projecting sign

BEAUMONT

CENTRE-VILLE

C5 - MEDIUM/HIGH DENSITY RESIDENTIAL

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

Centre-Ville

Site Design Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
MEDIUM/ HIGH DENSITY RESIDENTIAL/ CENTRE-VILLE	• 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

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

Provide adequate and safe lighting along key paths and at building entrances

Suggested

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

Provide visual interest by using site lighting elements

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

This outdoor bike rack is well located for residents leaving the front of this multiplex development on a corner lot.

MEDIUM/HIGH DENSITY

Centre-Ville

Landscape Guidelines

CATEGORY	ESSENTIAL	SUGGESTED
MEDIUM/ HIGH DENSITY RESIDENTIAL/ CENTRE-VILLE	• Incorporate landscape designs that provide shelter and shared space for outdoor areas accessed by pedestrians and building users	• Use landscaping, outdoor seating and pedestrian-scale lighting in pedestrian zones, particularly where they connect to a trail network • Incorporate textured and coloured sidewalk patterns or paving stones on major pedestrian pathways
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

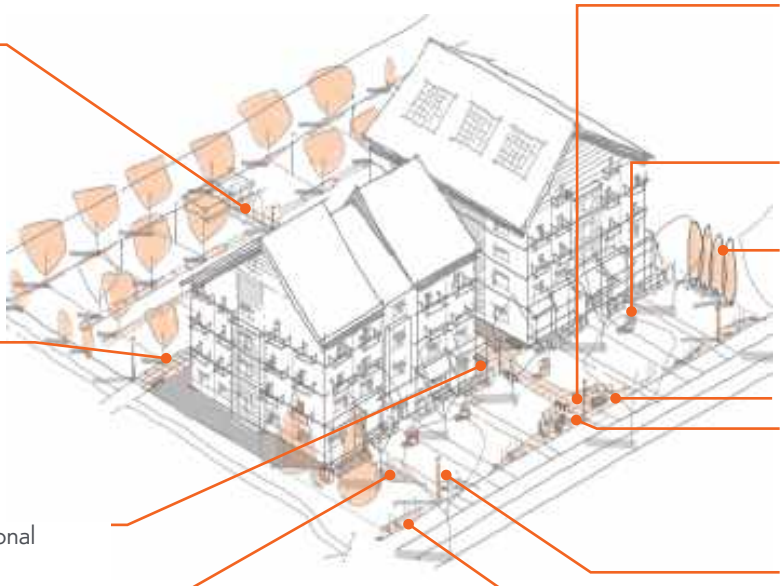
Essential

Include internal paths/walkways

Design pathways to be made of high quality, durable materials

Use accessible/functional seating areas

Create seasonal interest with local grasses etc.



Suggested

Design public amenity areas and orient circulation paths to encourage passive social interaction

Use freestanding planters

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

Design public spaces on private property to be accessible from and integrated with the public realm

Use coloured concrete/paving to create visual interest

Incorporate pedestrian amenities and lighting along major street frontages

Provide drought tolerant native species

Pre-cast concrete pavers provide a durable surface for snow clearing and mulch around newly planted trees protects their root balls from compaction.

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

MEDIUM/HIGH DENSITY

Centre-Ville

Building Guidelines


Traditional French Architecture


Contemporary French Architecture


Contemporary Architecture

	ESSENTIAL	SUGGESTED
CATEGORY		
MEDIUM/ HIGH DENSITY RESIDENTIAL/ CENTRE-VILLE	• Use Contemporary Architecture • Incorporate design articulations, landscaping and transparency to create visual interest for passersby • Define building entrances with canopies, awnings or other architectural details • Articulate multi-unit residential building façades through architectural features such as pilasters, columns, or change in plane of exterior walls • Design rooflines to minimize the mass of large buildings	• Incorporate exterior finishing materials with a durable appearance such as brick, stone, cultured stone, wood, aluminum and/or fibre-cement siding • Organize roof slopes so that they can accommodate photo voltaic panels, where possible • 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 • 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 entrances 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 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	

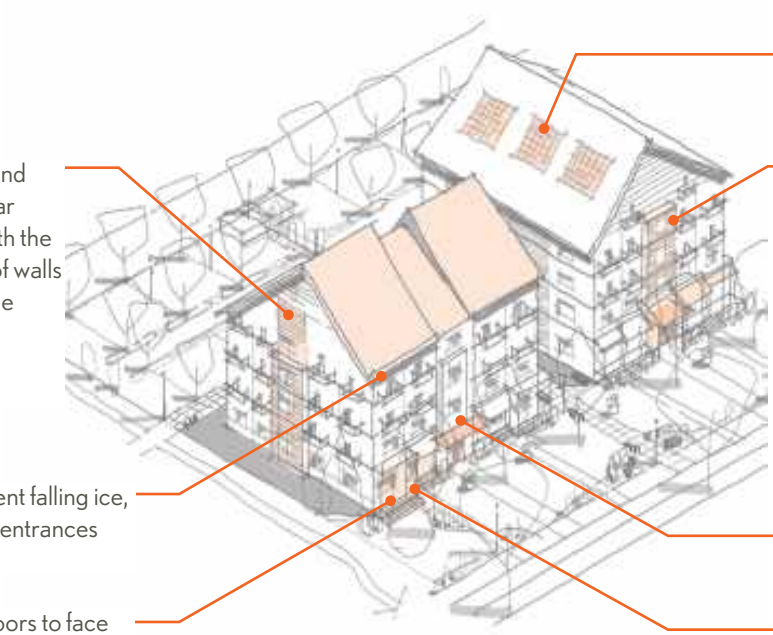
Building Guidelines

Essential

Use similar colours and materials for side, rear and front façades (with the exception of fireproof walls required as part of the Building Code)

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

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



Suggested

Organize roof slopes so that they can accommodate photo voltaic panels, where possible

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

Use durable exterior finishes such as brick, stone, cultured stone, wood and/or fibre-cement (Hardiplank or similar) siding

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

These residential units exhibit high quality materials including stone and pre-cast concrete.

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

MEDIUM/HIGH DENSITY

Centre-Ville

Parking and Access Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
MEDIUM/ HIGH DENSITY RESIDENTIAL/ CENTRE-VILLE	• 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	
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		• Include landscaped islands in parking lot design to break up the parking area and improve pedestrian safety • Incorporate landscaping, architectural design features or grade changes into parking lot design to enhance the aesthetics of the site

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

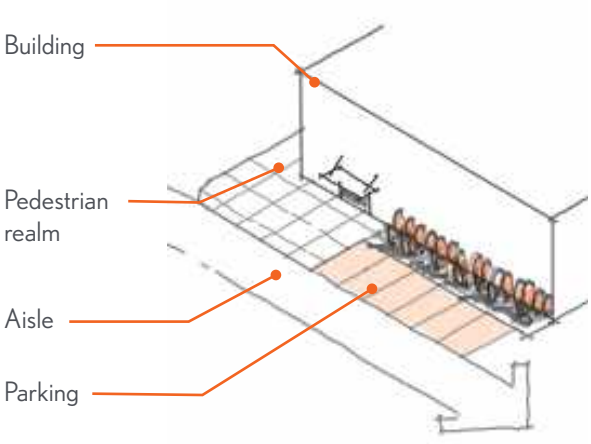
Locate bicycle parking near entrance areas

Suggested

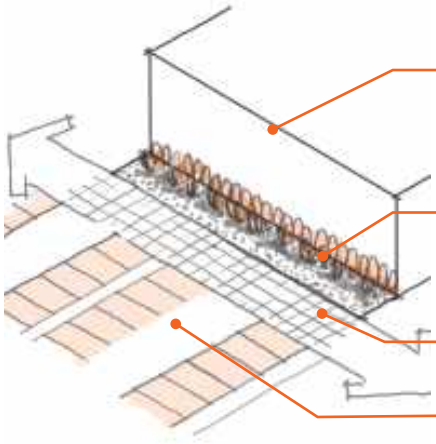
Use crosswalks within parking areas

Include landscaped islands between parking areas

Essential



Essential



MEDIUM/HIGH DENSITY

Centre-Ville

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	• 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	

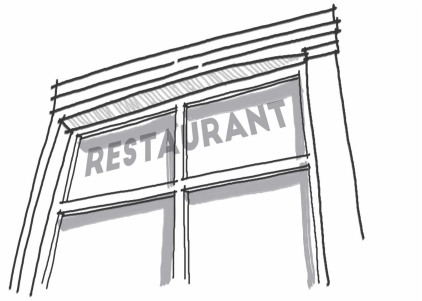
Dark sky fixtures shield the light bulb and direct light downward

MEDIUM/HIGH DENSITY

Centre-Ville

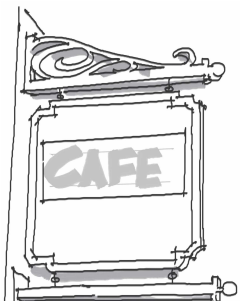
Signage Guidelines

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)	



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

Raised letters providing relief to signage



Projecting sign

BEAUMONT

CENTRE-VILLE

C6 - LOW DENSITY RESIDENTIAL

They are residential dwellings that can be in the form of single-detached homes and have additional density such as garage, garden or basement suites incorporated on site. They also can be row houses, town homes, or small multiplexes.

These guidelines apply to all built forms in low density areas, including new builds and major exterior renovations.

LOW DENSITY RESIDENTIAL

Centre-Ville

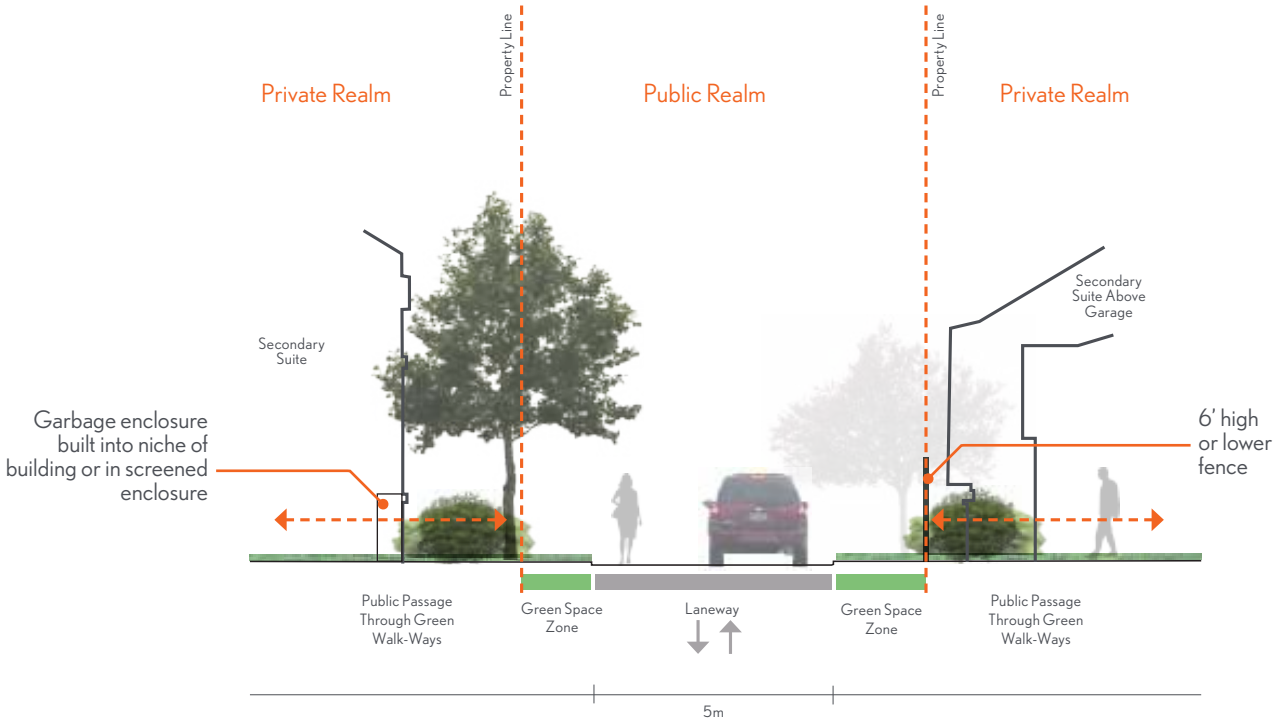
Urban Design Guidelines

	ESSENTIAL	SUGGESTED
CATEGORY		
SITE DESIGN	• Provide parking area/garage access from the lane where it is available	• Incorporate solid waste receptacles into a built fence enclosure
LANDSCAPE DESIGN	• Incorporate shrubs and plantings between the laneway and private property fence to add visual character to the laneway	• Plant edible species (such as raspberries, haskaps and Saskatoon berries) within the rear property line adjacent to a laneway
BUILDING DESIGN	• Define building entrances with canopies, awnings or other architectural details • Use a similar design treatment as the main façade for rear or side building façades that face streets • Incorporate exterior materials that are of a high quality and durable	• Design garage and garden suites to match the design features and expression of the principal residence on site
AVOID	• Materials such as plain, exposed concrete or vinyl siding • Blank walls and articulate with window openings, change in wall plane or architectural detail	

House with prominent porch accessible from public sidewalk.

Covered porches are encouraged.

Low Density Residential Laneway



House with exterior porch at grade.

Clean and tidy laneway condition.

BEAUMONT