



# BEAUMONT



## URBAN DESIGN GUIDELINES

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February 2020

The Beaumont Urban Design Guidelines document was produced by  
the City of Beaumont, Manasc Isaac Architects,  
ISL Engineering and Land Services and Green Space Alliance

Last revised February 19, 2020

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**St. Vital**  
St. Vital Catholic Church  
Bellefleur, Missouri

# 1.0

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# INTRODUCTION

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## BACKGROUND

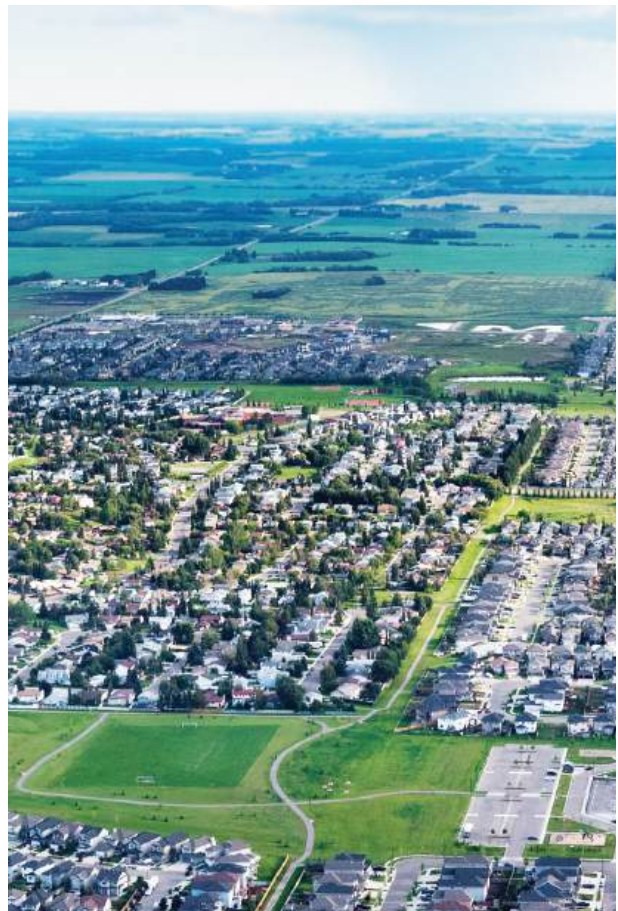
### 1.1 PURPOSE

The Beaumont Urban Design Guidelines are for the designers, developers and builders working in Beaumont to understand the values and qualities that make this place unique and remarkable. The guidelines help set the expectation around site and building design and level of quality for different types of development within Beaumont.

The Development Authority reviews and considers the Beaumont Urban Design Guidelines along with development regulations within Our Zoning Blueprint: Beaumont Land Use Bylaw (LUB) when making decisions on development applications.

Business owners, builders, land owners and developers will review the Beaumont Urban Design Guidelines and incorporate applicable guidelines into their design process prior to submitting a development application. Development applications will have regard for the particular typology of building and street and the overarching urban design principles.

Guidelines that speak to the public realm relate to improvements that Beaumont undertakes through their own Public Works Department. Guidelines for the private realm are the recommended actions for private landowners to incorporate into their proposed developments.



Aerial view of Beaumont



## 1.2 BEAUMONT CONTEXT

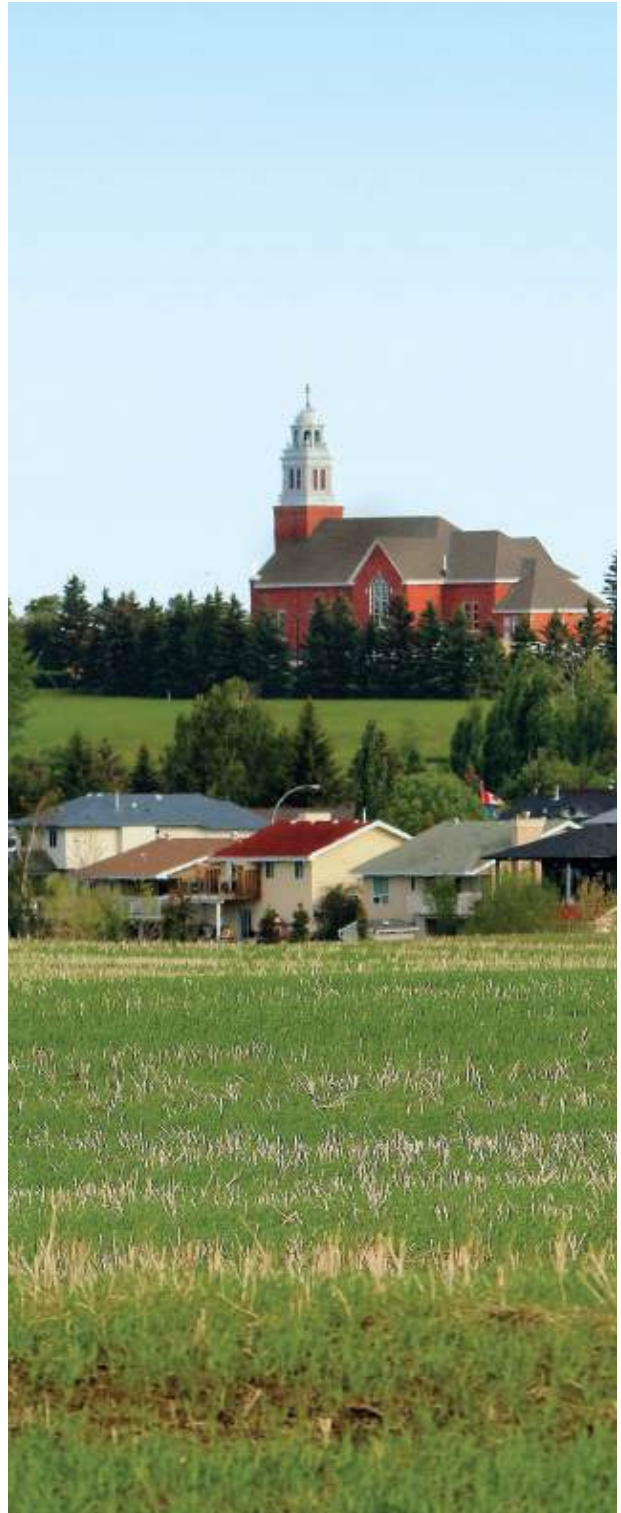
The City of Beaumont is located on Treaty 6 territory, the traditional gathering place for many First Nations including the Cree, Blackfoot, Nakota Sioux and the Métis Peoples of Canada. Beaumont is also located in Region 4 of the Métis Nation of Alberta.

French Roman Catholic missionaries and homesteaders established Beaumont around 1892. The then small village functioned as a religious centre and marketplace. The missionaries who originally founded the community built Saint Vital Parish atop a hill. The Parish is a focal point and is the most well-known and prominent building in Beaumont.

Beaumont's name refers to the remarkable view from the top of the hill of the farmland to the south, where Saint Vital Parish was built.

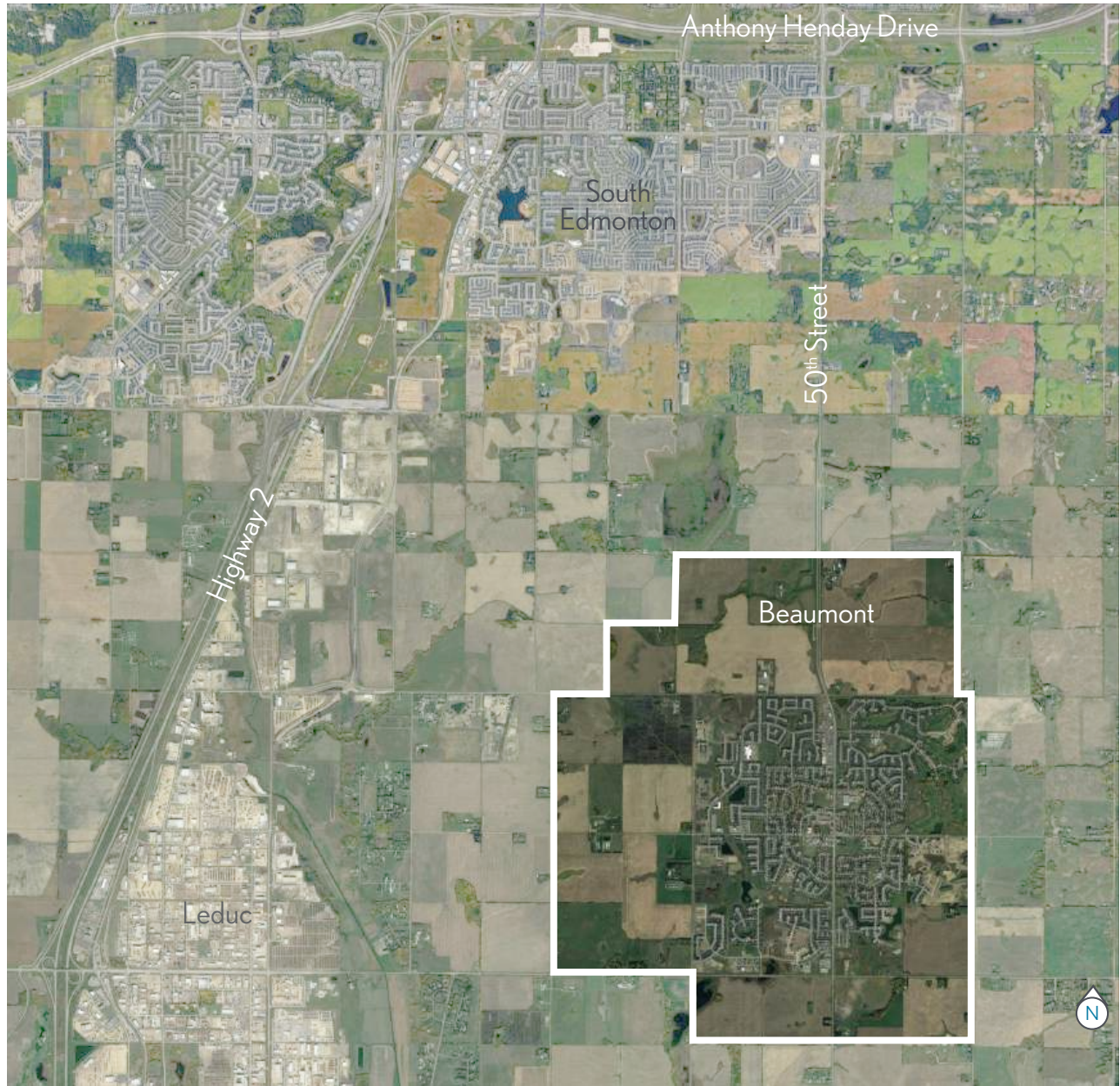
Flash forward to 2019, and according to the municipal census, over 19,236 people currently live in Beaumont. To support future urban growth, in 2017, Beaumont finalized annexation of 1,333 hectares of land from Leduc County which will allow it to manage the rural areas in its immediate surroundings and provide land for potential future urban development.

Beaumont has a rich French-Canadian history that inspires civic, cultural and retail services. Currently, pockets of Beaumont embody this French character based on previous design guidelines and the cultural identities of citizens.



View of Saint Vital Parish from field, Beaumont

Figure 1: Beaumont Location Map



## 1.3 DESIGN PRINCIPLES

### 1.3.1 Goal of the Beaumont Urban Design Guidelines

The goal of the Beaumont Urban Design Guidelines is to provide a roadmap to ensure high quality urban design is achieved as the community grows. The principles of History and Identity, Quality and Durability and Accessibility and Adaptability provide the basis for urban design that speaks to Beaumont's values.

Saint Vital Parish has longevity due to the quality of construction and materials when it was built. Beaumont's architecture should strive to echo this quality. High quality urban design can provide a balanced approach to the needs of pedestrians, bicycle commuters and vehicular traffic to facilitate a multi-modal community.



## 1.3.2 Design Principles

Overarching design principles for the Beaumont Urban Design Guidelines include:

### HISTORY & IDENTITY

**History and identity** are to be reflected in the architectural quality of buildings, the signage and wayfinding that express Beaumont's French history.

- Acknowledge Treaty 6 territory and the traditional gathering place for diverse Indigenous peoples of this region.
- Reflect Beaumont's history and identity as a place founded by French settlers and encourage French Character in public buildings.

### QUALITY & DURABILITY

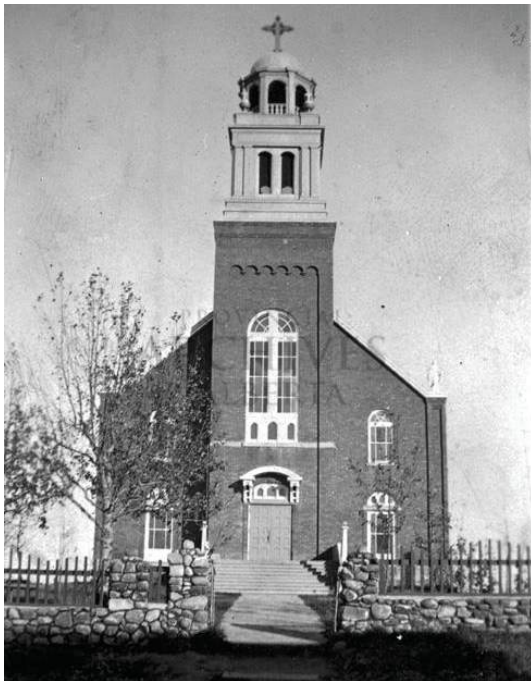
**Quality and durability** are to be expressed in the choice of building materials, attention to detail and street furniture and lighting that are specified for building sites.

- Beaumont is striving for quality architecture that has longevity and durability.
- Buildings should be built for our 4 seasons. The Beaumont Urban Design Guidelines will embed winter city strategies and ideas for development.

### ACCESSIBILITY & ADAPTABILITY

**Accessibility and adaptability** can provide greater livability for the citizens of Beaumont. Streets and buildings should provide universal access and be accessible to people of all ages and forms of mobility.

- Developments and buildings should be accessible for all ages and abilities.
- Buildings and spaces should adapt for long-term flexibility and change in building use or function.



Saint Vital Parish, Beaumont, Historical Archives



Bibliothèque de Beaumont Library



Accessible bike lanes and sidewalks for all ages and abilities



## 1.4 FRENCH CHARACTER

### 1.4.1 Urban Design Guidelines and French Character

Since the founding of Saint Vital Parish, growth in Beaumont has been influenced by the community’s French colonial roots. Beginning in the 1980s, Beaumont deliberately encouraged French design through the French Village Design Guidelines. Today, the Beaumont Urban Design Guidelines is intended to build upon existing development by ensuring the ongoing development of attractive buildings that reflect Beaumont’s French heritage and the City’s evolving role as an urban center. Below is a spectrum of examples in Beaumont that demonstrate French character from traditional to contemporary.

Traditional  
French  
Character



Saint Vital Parish



Centre Communautaire de Beaumont / Beaumont Community Centre



5012 50<sup>th</sup> Street



Beaumont Administration Office



Académie Saint-André Academy

Contemporary  
French  
Character



Place Beausejour/Chateau Vitaline  
5020 52<sup>nd</sup> Avenue



Beaumont Fire Hall

## 1.4.2 Traditional French Character

Traditional French colonial buildings reflect the style that settlers imported from France and modeled on grand palaces, town homes and religious architecture mostly found in Paris. Traditional colonial buildings also used the mansard roof and steep roof pitches that were found in Paris and imported to Montreal, Québec City and other French colonies. These buildings incorporate a great amount of detail in the building elevations, including doors, windows and railings that add richness to the façade. Buildings incorporate pilasters, columns, cornices, dentils and many neoclassical style architectural features.

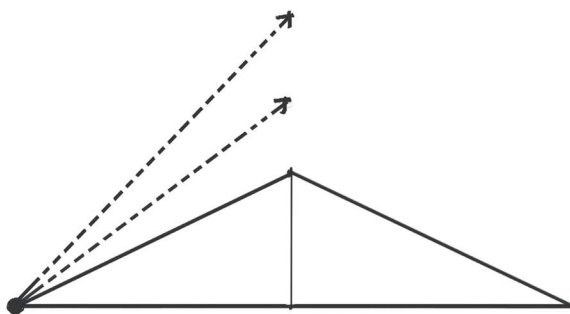
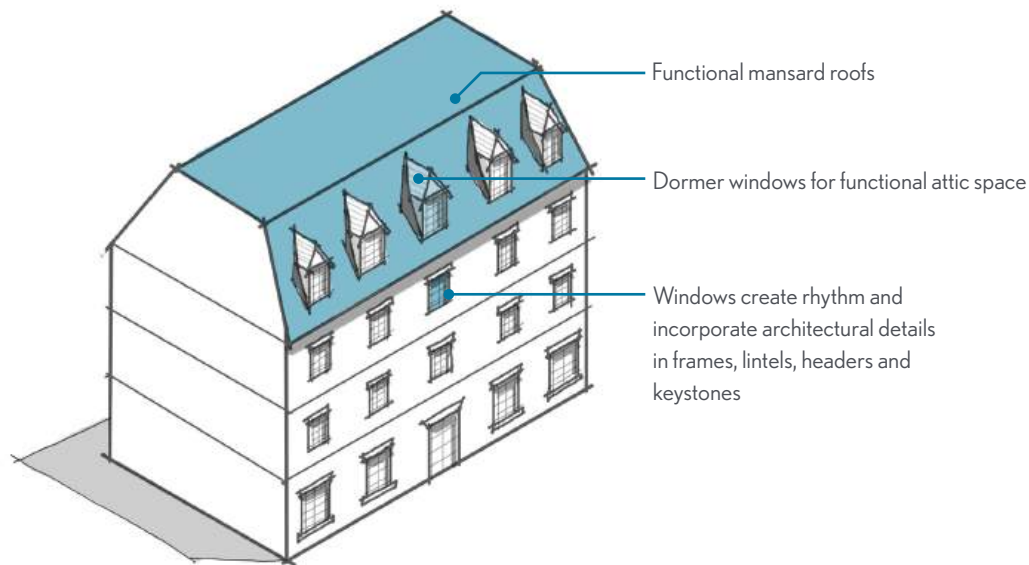


Small-scale detailing and ornamentation add distinctive traditional character to this small French village street.



Buildings in Paris are oriented to the street with numerous punched windows to overlook the river and provide quieter, courtyard spaces in the rear of the lots.

Traditional French character incorporates several distinctive elements identified below:



Roof slope > 6:12

Traditional roof lines for French character are steeper than 6:12. When steep roof pitches are used, roof attics that are functional and usable are recommended.



Steep roof pitches, stone work, ornamentation and grade-separated entrances all signal traditional French character for this ornate row house in St. Denis, Quebec.



Traditional French designs tend to highlight doorways and window frames along a street by contrasting bold colours against the rest of the façade.



### 1.4.3 Contemporary French Character

Contemporary French architecture uses volume and form to echo some of the traditional French architectural colonial elements and styles, but does not require as extensive detail in windows, doors and façade elements. The Beaumont Administration Office is a good example of how traditional forms were incorporated into the architectural expression through steep roof gables, dormers, smaller, more repetitive window patterns and materials.

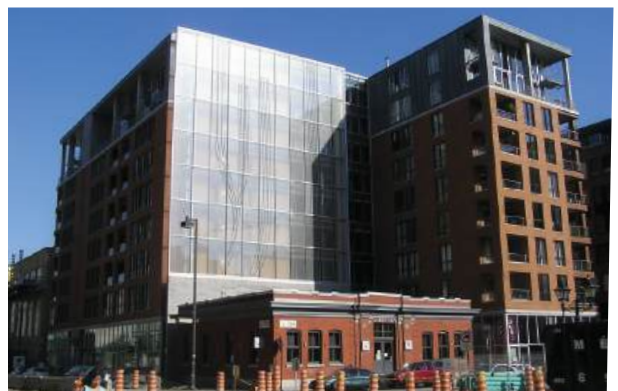


Bibliothèque de Beaumont Library

### 1.4.4 Contemporary Character

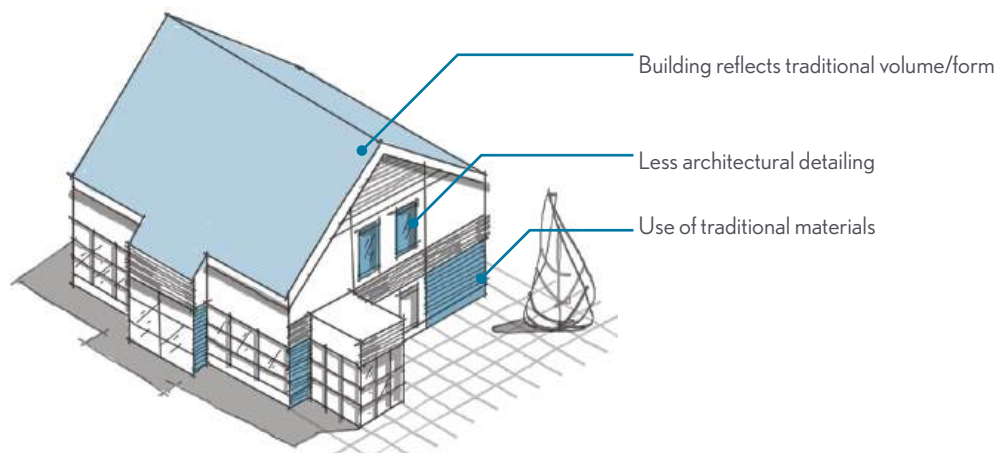
As Beaumont has grown, more commercial and residential developments have mimicked typical suburban designs found all over North America with modern commercial buildings, strip malls and tract housing developments.

Based on the input received from engagement sessions and stakeholder design charrettes, it is evident that the people of Beaumont are interested in keeping a French character and its reflections in the built form to differentiate Beaumont from other places and communities. The Beaumont Urban Design Guidelines will provide direction on how traditional and contemporary French character can be encouraged and developed as Beaumont grows in the 21<sup>st</sup> century.



The old and the new meet as modern glass and brick rise behind a more traditional and low-scale building in Montreal.

Contemporary French architecture includes elements of traditional French architecture in a less ornamental fashion as shown below:



### 1.4.5 Relative Scale Of Beaumont Architecture

Saint Vital Parish was constructed on the highest point within Beaumont. It also has been located on an elevated site which creates an impression that it is higher than it actually is. New structures within Beaumont and Centre-Ville are limited to a maximum of six storeys in order to ensure the height of new buildings is lower than the maximum height of Saint Vital Parish.



Saint Vital Parish

Beaumont Fire Hall



Saint Vital Parish



Beaumont Fire Hall

## 1.5 HOW TO USE THIS DOCUMENT

### 1.5.1 Planning Context

The first Central Area Redevelopment Plan (CARP) recommended that a French-village theme should be expressed in building architecture, public and private signage, street furnishings and site designs. A document that codified this French architectural character was the first version of the “French Village Design Guidelines.” Buildings such as the Beaumont Administration Office and the Beaumont Fire Station best exemplified the applications of the French village character with their green metal roof forms, scale and proportions, use of bricks, window detailing with muntin bars and colour palettes. An update to the French Village Design Guidelines was adopted in 2010.

The Beaumont Urban Design Guidelines, which replace the French Village Design Guidelines, are non-statutory guidelines that set design direction in Beaumont. This document shall be consulted in conjunction with the following Beaumont statutory plans, non-statutory plans, bylaws and standards:

- Our Complete Community: Beaumont Municipal Development Plan;
- Our Centre-Ville: Area Redevelopment Plan;
- Our Zoning Blueprint: Beaumont Land Use Bylaw;
- 50<sup>th</sup> Street and 50<sup>th</sup> Avenue Streetscape Plans; and
- Beaumont General Design Standards.

Feedback received from stakeholders and the public helped guide the direction of the new Beaumont Urban Design Guidelines. Design charrettes provided direction for the guidelines to retain the “French character” in Beaumont where it matters most: Centre-Ville and in civic and institutional buildings. Other private developments are encouraged to develop architecture with “French character” as well.

### Terminology

Urban Design Guidelines are written using specific terminology to ensure they have clear intentions and appropriate actions. They are to be interpreted as follows:

- The word “essential” shall be considered strongly encouraged in instances it is used in the guidelines.
- The word “suggested” or “may” shall be interpreted as an element that is encouraged for implementation, but may not be required in the development.
- The word “avoid” shall be interpreted as an element that is strongly not encouraged in instances it is used in the guidelines.
- Where quantities or numerical standards are contained within a guideline, such quantities or standards may be varied so long as the intent of the guideline is achieved and the variation is necessary to address unique circumstances that would render compliance impractical or impossible.
- Precedent images and sketches are provided for illustrative purposes only. Refer to the guideline tables for the full guidelines.

### 1.5.2 Organization of Urban Design Guidelines

The Beaumont Urban Design Guidelines are designed with two distinct parts of Beaumont in mind.

#### Beaumont-Wide Urban Design Guidelines

Applicable to all lands within the City of Beaumont, except Centre-Ville, as established in the Municipal Development Plan.

#### Centre-Ville Urban Design Guidelines

Applicable to the Centre-Ville area established in the Municipal Development Plan and the revised boundary established in the Our Centre-Ville Area Redevelopment Plan.



Documentation to cross-reference when using the Beaumont Urban Design Guidelines:



### Municipal Development Plan

The purpose of the Municipal Development Plan (Our Complete Community) is to provide direction for local development, services and land use, along with outlining our relationship within the region. It also directs the overall planning and engineering practices in Beaumont; in managing future growth and implementing the community-built vision of this plan over the next 25+ years.



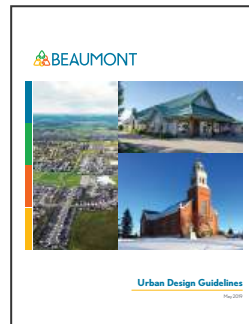
### Our Centre-Ville: Area Redevelopment Plan

A Statutory plan defined by the Municipal Government Act that directs the redevelopment and revitalization of existing lands and buildings within Centre-Ville.



### Our Zoning Blueprint: Land Use Bylaw

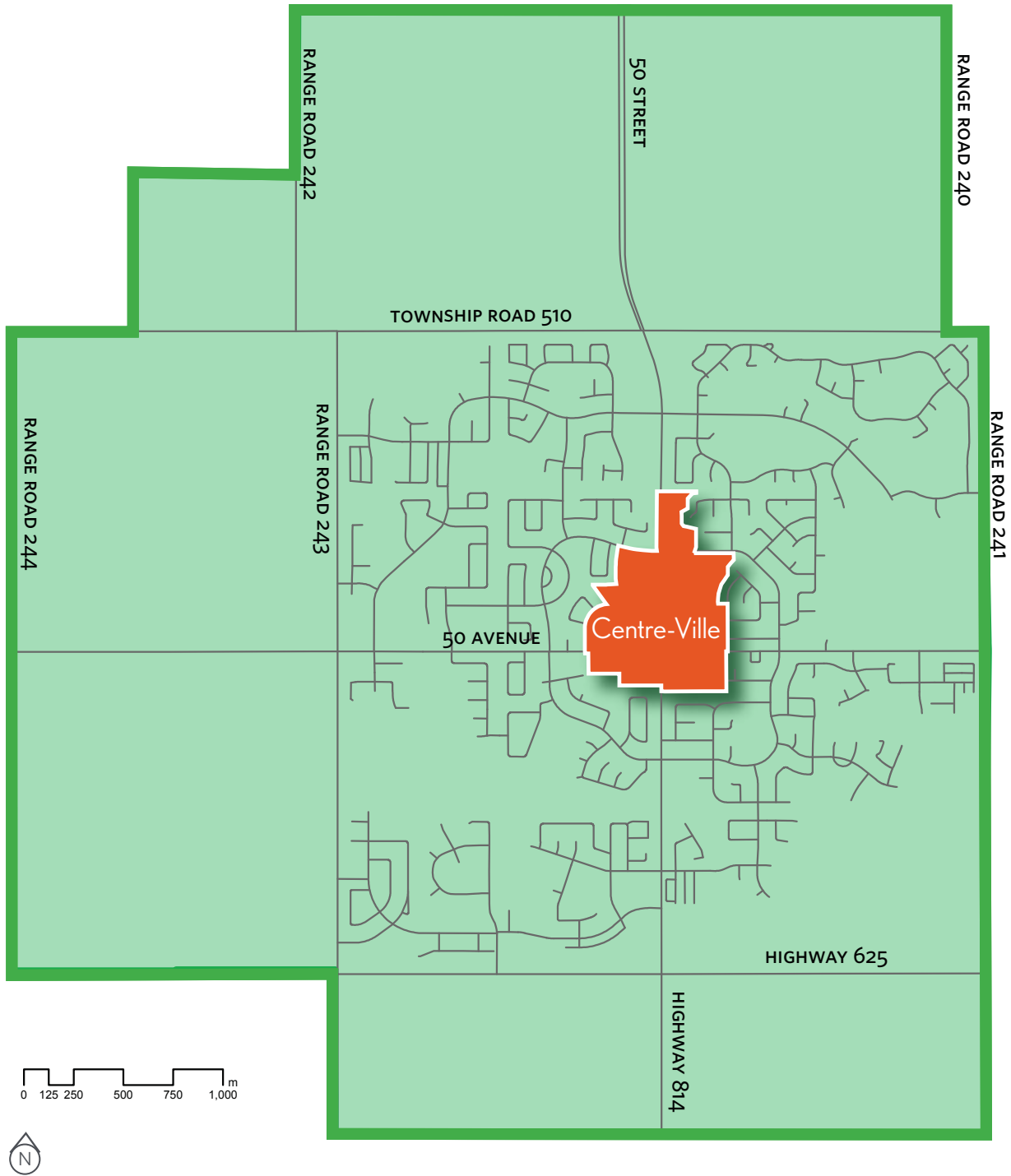
The Land Use Bylaw implements the policies of Our Complete Community, Area Structure Plans and Area Redevelopment Plans through regulations and land use districts.



### Beaumont Urban Design Guidelines

This document.

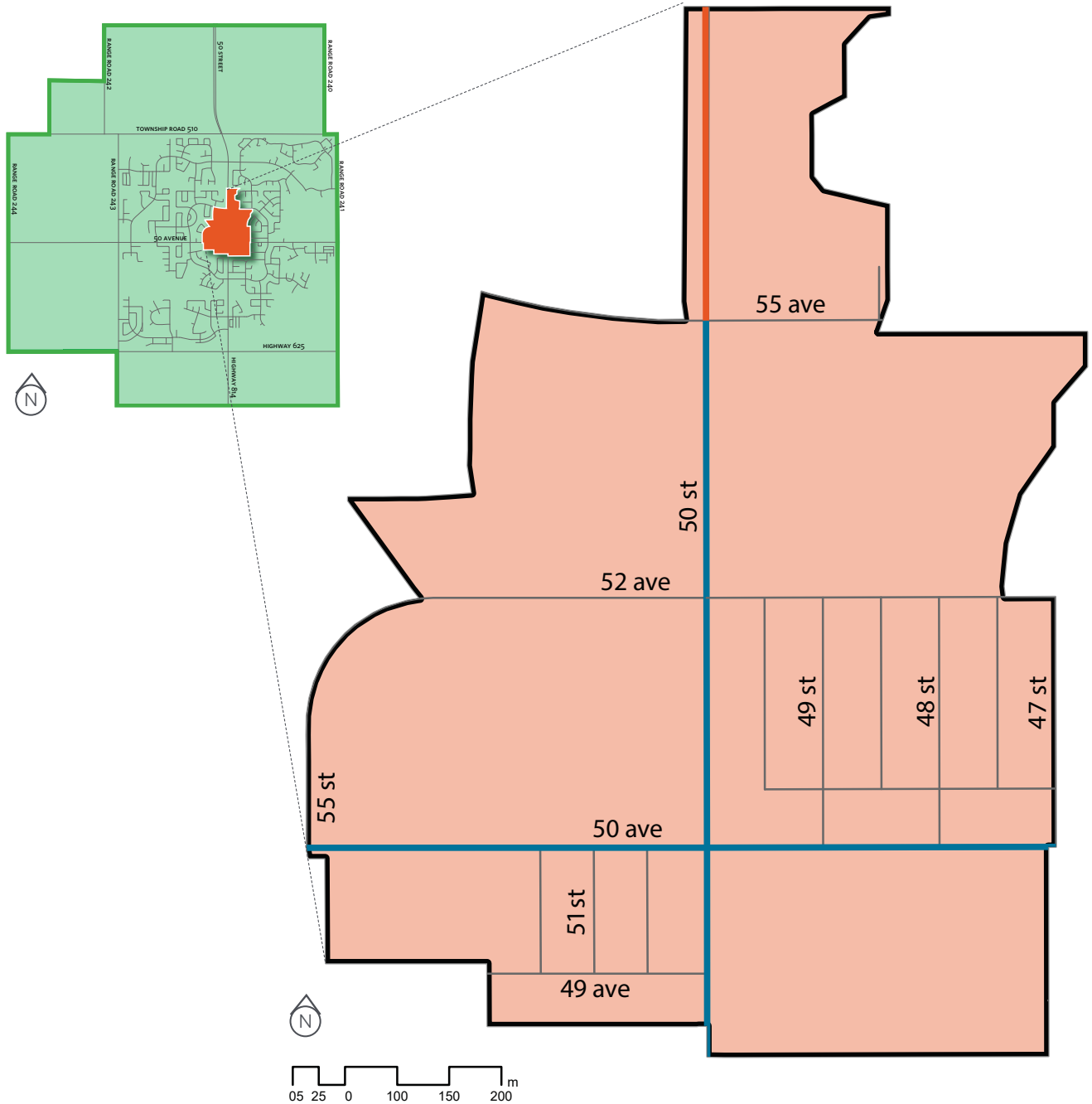
# MAP OF BEAUMONT



-  Area of Application For **Beaumont-Wide Design Guidelines**
-  Area of Application For **Centre-Ville Design Guidelines**

# MAP OF BEAUMONT CENTRE-VILLE

Indicating Centre-Ville's location in Beaumont and highlights relevant to the Beaumont Urban Design Guidelines and Main Street Typology.



- Area of Application for **Beaumont-Wide Design Guidelines**
- Area of Application for **Centre-Ville Design Guidelines**
- Area of Application for **Main Street Typology**



### 1.5.3 Building Typologies

The Beaumont Urban Design Guidelines document includes essential and suggested elements for different building types. These types are described below.

**Low Density Residential** buildings can be found all around Beaumont. They are typically single-detached homes, sometimes with detached garages. They can also be small row houses, duplexes, or townhouses.

**Medium/High Density Residential** buildings are residential developments that are higher than two storeys and have multiple dwellings. Some older buildings may have minor commercial components to serve the building and local residents.

**Mixed-Use** buildings can be found mostly in Centre-Ville and in new, higher-density neighbourhoods. They are developments that contain multiple types of uses and often include ground-level storefronts and commercial or residential uses above.

**Main Street** buildings are distinct, traditional French character mixed-use buildings. The Main Street typology is always applied to developments built along 50<sup>th</sup> Street and 50<sup>th</sup> Avenue as shown in the map on page 17 and supersedes the application of any other typology in those areas.

**Civic/Institutional** buildings can be found all over Beaumont. They are places where Beaumont and other levels of government provide public services such as the Beaumont Library, fire stations, Beaumont Administration Office and other public and administrative institutions.

**Commercial** buildings can be found all around Beaumont. They are typically single or two storey buildings that are connected together in a development with adjacent parking.

**Industrial** buildings include warehouses, storage facilities, manufacturing plants and generally buildings of a large volume and scale that have limited windows and public interaction. They are typically found on the periphery of Beaumont.



Low-Density Residential



Medium-Density Residential

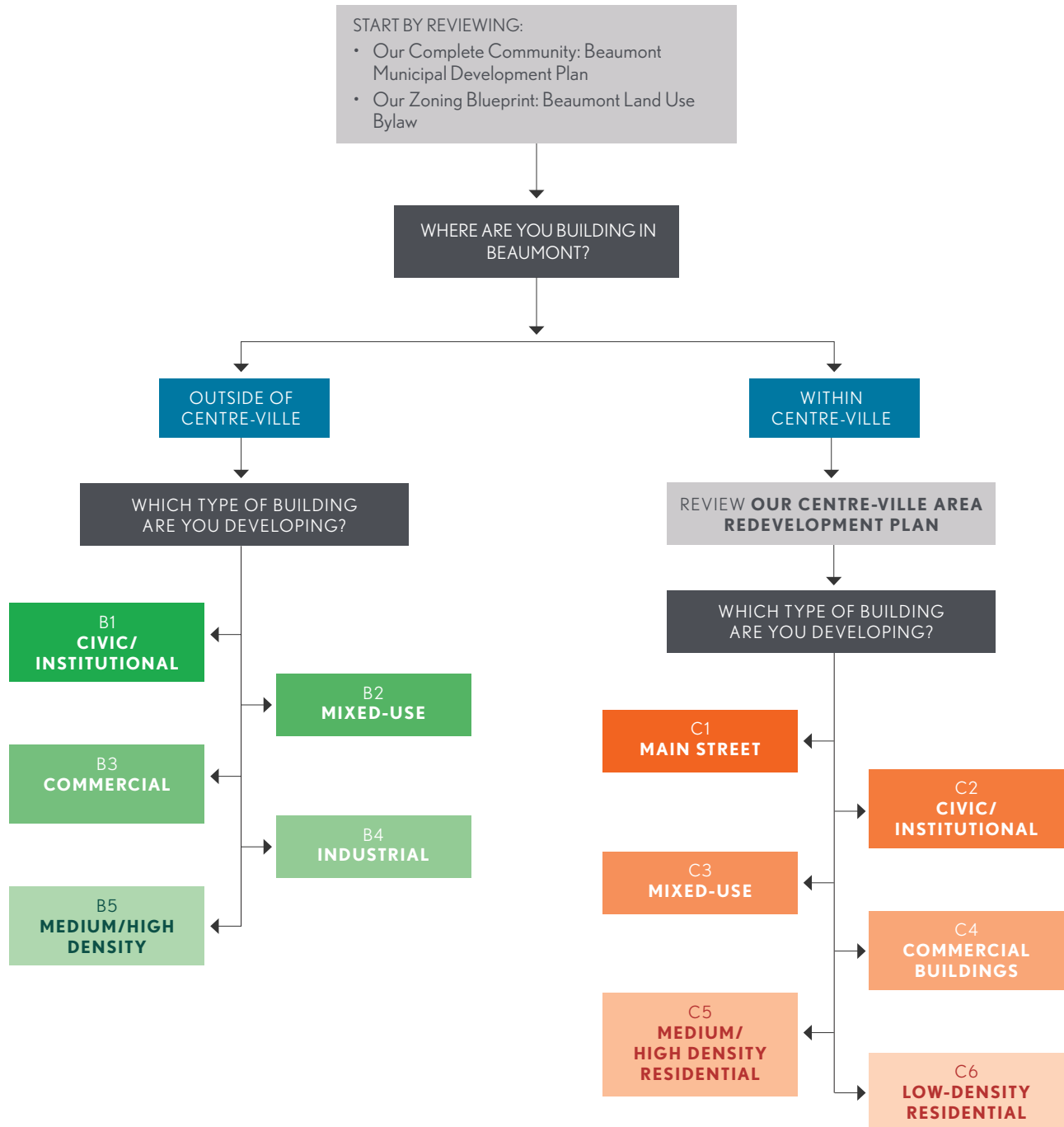


Main Street



Civic/Institutional Building

### 1.5.4 Visual Road Map of How to Use this Document



## 1.6 IMPLEMENTATION

### 1.6.1 Reconfigure the Design Review Committee

A Design Review Committee can help interpret and guide owners, designers and builders in the best possible way to apply these Beaumont Urban Design Guidelines. The composition of this committee or commission should consist of:

- Director of Planning and Development
- Local / Regional Architect
- Local / Regional Landscape Architect or Planner
- Local / Regional Development Industry Representative
- Local / Regional Engineer

Not all development applications need to be reviewed by the Design Review Committee. If all “essential” urban design elements are provided, or at least 75% of “essential” and at least 25% of “suggested” elements are provided in proposed development with rationale, then there is no need for a meeting with the Design Review Committee. Applicants should include an Urban Design Brief to highlight how the guidelines have been implemented in the current application.

### 1.6.2 Monitoring and Adjustments for the Beaumont Urban Design Guidelines

It is necessary to periodically review the Beaumont Urban Design Guidelines and Our Centre-Ville Area Redevelopment Plan to ensure these documents are being put into practice in the manner that meets the expectations of the community. By evaluating what works and what needs improvement, the Beaumont Urban Design Guidelines can be adjusted to make them more robust and user-friendly. This should be a living document.

The Design Review Committee would meet monthly to review development applications that are unconventional or requesting variances from the Our Zoning Blueprint, Beaumont Land Use Bylaw and the Beaumont Urban Design Guidelines.

### 1.6.3 Implementation of the Guidelines

The Beaumont Urban Design Guidelines provide a basis for design and development in Beaumont. The guidelines should be read as a starting point for designers looking to undertake developments in Beaumont.

When implementing the Urban Design Guidelines, the following should be understood:

#### Public and Private Realm Guidelines

- Guidelines that speak to the public realm relate to improvements that the City of Beaumont undertakes through their own Public Works Department.
- Guidelines for the private realm are the recommended actions for private landowners to incorporate into their proposed developments.

#### Building Typology

- The set of guidelines that are applied to a new development are decided by the building type being proposed and NOT the uses in the building or the zoning of the lot.

#### Essential and Suggested Guidelines

- The development will be presented to the Design Review Committee unless at least 75% of all “essential” guidelines and at least 25% of all “suggested” guidelines are included in a development to the satisfaction of the Development Authority.
- “Suggested” guidelines provide guidance for developers and builders looking to go above and beyond what is required and should be considered where cost and design allow it.

#### Urban Design Brief

- Applications should include an Urban Design Brief that highlights how the guidelines have been implemented into the design of the subdivision, block and site.

#### Architectural Character

- Each typology contains guidance on the architectural character required for that typology, either Traditional French Architecture, Contemporary French Architecture or Contemporary Architecture.
- Traditional French Architecture or Contemporary French Architecture is encouraged for all typologies, especially in Centre-Ville, but not essential for most.
- Where a typology is identified as using Contemporary French Architecture, the development may also use Traditional French Architecture.
- Where a typology is identified as using Contemporary Architecture, the development may also use Contemporary French Architecture or Traditional French Architecture.



# 2.0

## BEAUMONT-WIDE URBAN DESIGN GUIDELINES

### BEAUMONT-WIDE URBAN DESIGN GUIDELINES

#### 2.1 PUBLIC REALM

In urban areas, the sidewalk, boulevard and roadside are considered the public realm, or the public space along a street where people conduct their business and interact with each other. Public parks, open space and trails are also part of the public realm. The public realm typically holds space for sidewalks, street furniture and landscaping. Streets typically accommodate vehicle travel, bike lanes and parking lanes. Beaumont will provide urban design elements that create high quality and durable public spaces and will also reflect the French character of the community.

Beaumont General Design Standards and Our Zoning Blueprint: Beaumont Land Use Bylaw provide detailed specifications for urban design and construction. Use the Beaumont Urban Design Guidelines in conjunction with those documents.



French character in a downtown shopping district

## Public Realm Design Objectives

### 2.1.1 Street Guidelines

Streets are a valuable public amenity and take up significant space in the urban context. Streets can function not just as a link between places, but as a social space with an important relationship with the places where people live, work and play. They can be designed to enable commercial activities and social interaction. They can also have distinct aesthetics and a range of users, which attracts more users and creates a street character that transforms the street into a place and a destination in its own right.

#### Residential Streets

- Beaumont General Design Standards document provides requirements for the development of residential streets.
- Residential streets should maintain the typical character of their neighbourhood with sidewalks and residential parking on both sides of the street.
- The addition of pedestrian-oriented lighting along one side of the street should be considered to improve neighbourhood character and pedestrian safety.



Winter city streetscape



Summer street market

### Collector Roads & Local Roadways

The Beaumont Urban Design Guidelines do not provide any special direction for the design of public realm elements within municipality's collector roadway network for residential or commercial frontages. The direction established in the Beaumont General Design Standards document should be utilized.

### 2.1.2 Open Spaces, Parks and Trails

- The design of new trail connections should be in accordance with standards, plans and policies.
- Beaumont should explore the viability of new trail connections and consider widening existing pathways to accommodate multi-use trails to improve pedestrian and bicycle connectivity to Centre-Ville from surrounding mature neighbourhoods.



Example of Main Street pedestrian access at night

# BEAUMONT-WIDE URBAN DESIGN GUIDELINES

## 2.2 TYPOLOGY SPECIFIC GUIDELINES

Beaumont-Wide guidelines for each type of building can be found in separate documents online or through the City of Beaumont offices. These typologies include:

- B1 - Civic / Institutional
- B2 - Mixed-Use
- B3 - Commercial
- B4 - Industrial
- B5 - Medium/High Density Residential

When choosing which set of guidelines to use, keep in mind that the guidelines that are applied to a new development are decided by the building type being proposed and NOT the uses in the building or the zoning of the lot.



# 3.0

## CENTRE-VILLE URBAN DESIGN GUIDELINES

### CENTRE-VILLE URBAN DESIGN GUIDELINES

#### 3.1 PUBLIC REALM

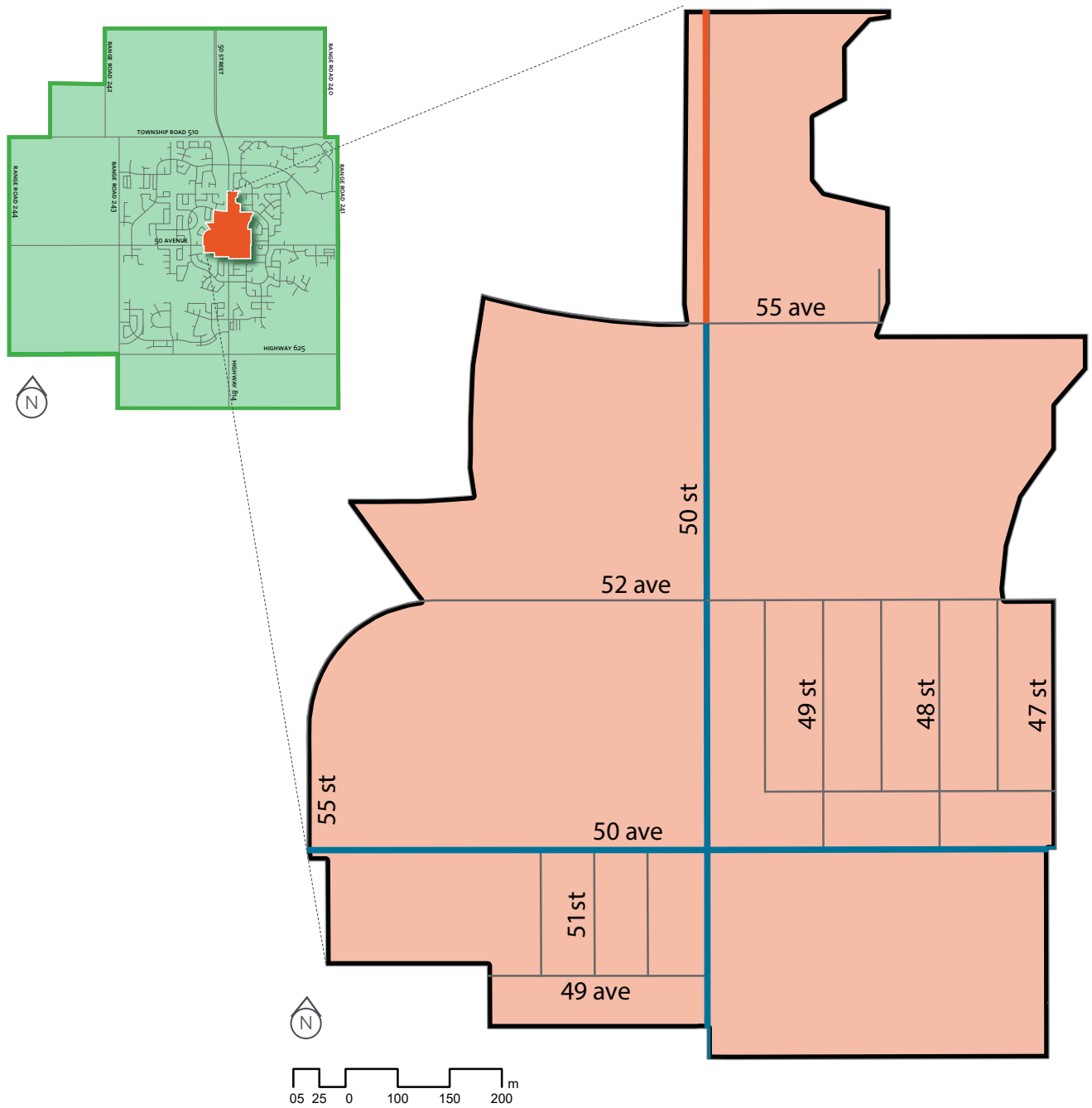
The public realm in Centre-Ville includes public parks, sidewalk, boulevard and public streets. The public realm typically holds space for sidewalks, street furniture and landscaping. Streets typically accommodate vehicle travel, bike lanes and parking lanes. Parks can be small, constructed plazas as well as large natural tracts of land.


Beaumont will set the tone for quality and character of the urban environment with the goal of inspiring French character and higher quality development.



Beaumont Centre-Ville

# MAP OF BEAUMONT CENTRE-VILLE



-  Area of Application for **Beaumont-Wide Design Guidelines**
-  Area of Application for **Centre-Ville Design Guidelines**
-  Area of Application for **Main Street Typology**

### 3.1.2 Centre-Ville Streetscape Urban Design Guidelines

Streetscape design in Centre-Ville is an important element to highlight the focus on pedestrian and human-scale activity and provide a unique character for citizens and visitors.

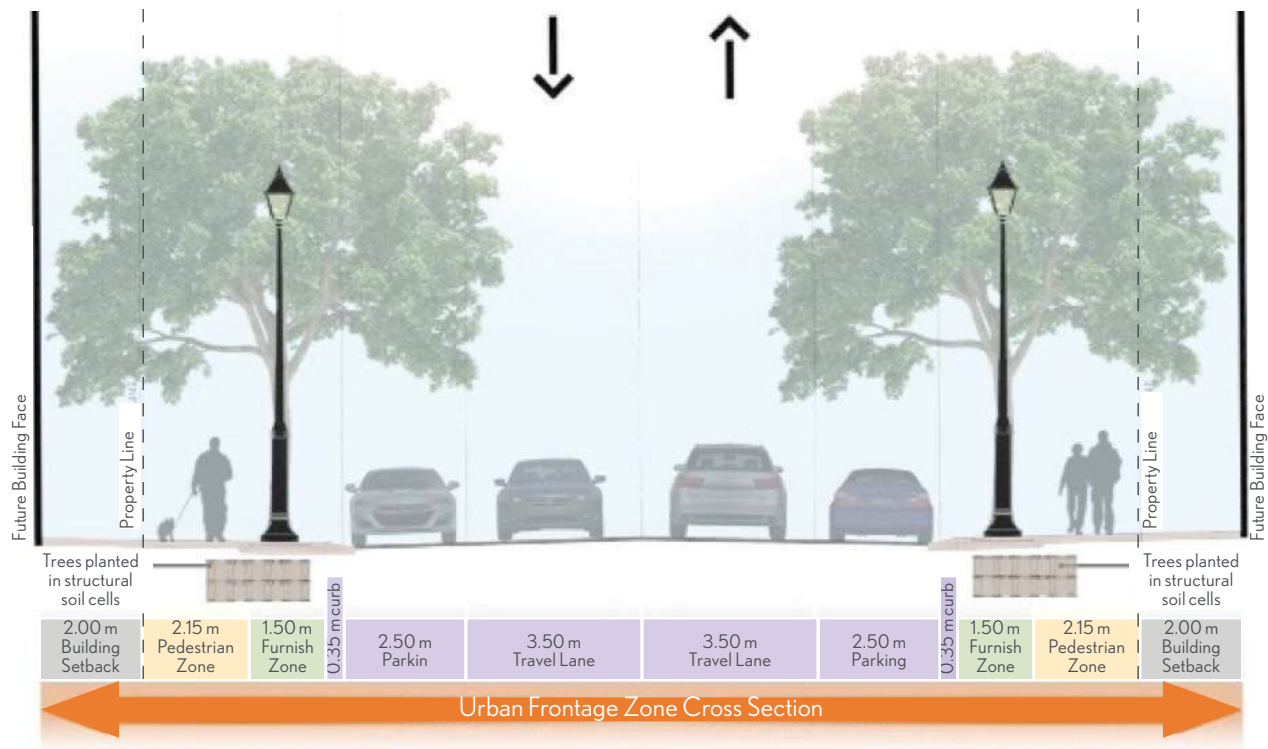
- Design streets within Centre-Ville to be pedestrian friendly.
- Establish a hierarchy of street typology specific to the Centre-Ville area.
- Provide direction for key public realm elements for each street type and ensure they complement adjacent land uses envisioned for the precinct in which they are located.
- Promote multi-modal activities within the right-of-way and ensure appropriate balance between the space allocated for pedestrian and vehicular circulation.
- Incorporate Crime Prevention through Environmental Design (CPTED) principles in streetscape design.
- Eliminate the cul-de-sac street pattern within the downtown core and Centre-Ville as a whole. Create new pedestrian connections between the bulbs if they are maintained.
- Promote development of a fine-grained urban fabric through the development of small-scale urban blocks and a network of public and private streets around the Central Plaza.
- Improve pedestrian connectivity between Centre-Ville and surrounding residential areas by improving trail connections at strategic locations.
- Incorporate winter city design principles within streetscape design projects.
- Encourage use of colours and textures within public realm elements that enhance French character and feel.
- Provide public character and enhance the quality of these streets by incorporating street furnishings (seating oriented to allow people interaction), landscape features (street trees) and dark-sky compliant (downcast) lighting into the street.



Walkable streetscape outside Beaumont's Administration Office



Walkable streetscape along 50<sup>th</sup> Street through Beaumont's Centre-Ville area



### 3.1.3 50<sup>th</sup> Street (Main Street) Guidelines

Since 2013, Main Street (50<sup>th</sup> Street) has undergone a thorough streetscape improvement that has made this Centre-Ville's most visually appealing stretch. This improvement extends from 49<sup>th</sup> Avenue to 55<sup>th</sup> Avenue. The improvements have enabled the street to become more pedestrian friendly while ensuring there are parking amenities available for street front businesses. The Beaumont Urban Design Guidelines support the continued success and integrity of this streetscape improvement.

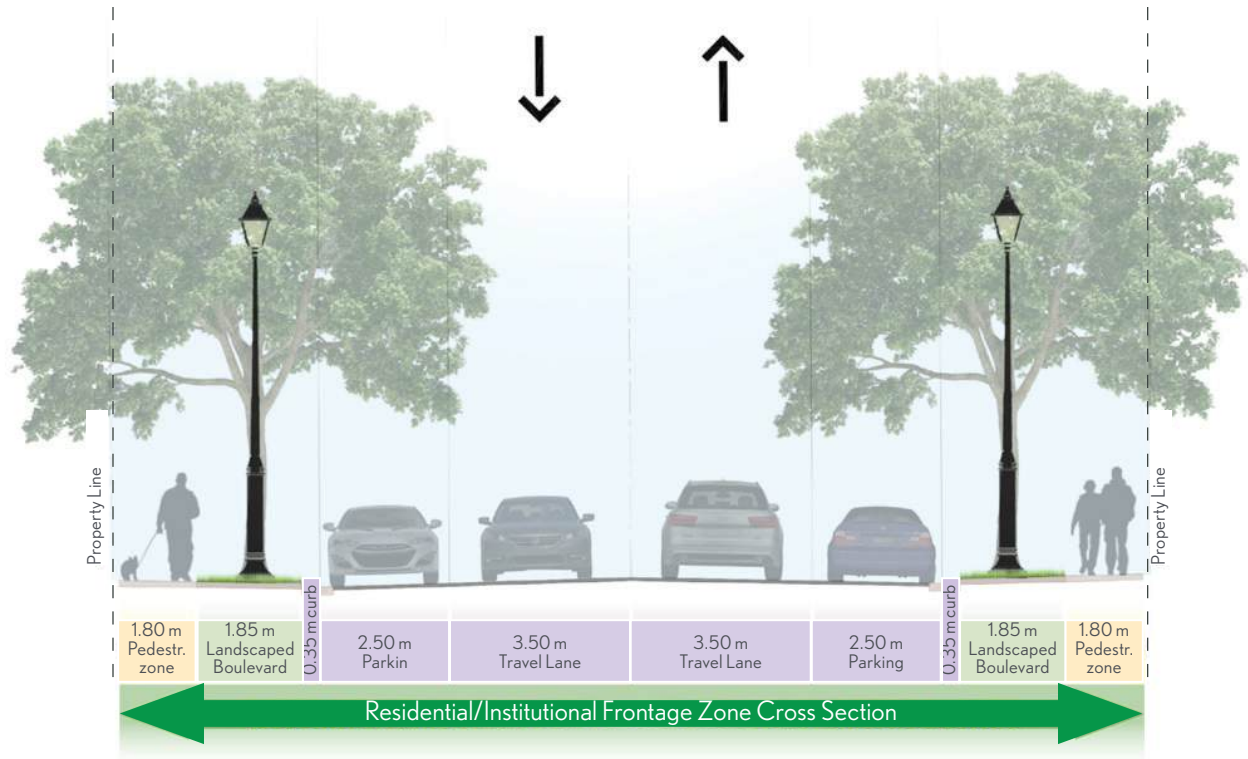
- Streetscape design should include three distinct zones, the Building Setback Zone, Pedestrian Zone and Furnishing Zone, as identified in the street cross section above
- The minimum width of all the zones should be 4.5m from the curb line to the property line. If 4.5 m of space is not available, buildings should provide an appropriate front setback to achieve a safe and comfortable pedestrian environment.

- Any new street furniture should match current selections for benches, street poles/lights, tree grates and bollards.



50<sup>th</sup> Street (Main Street)





### 3.1.4 50<sup>th</sup> Avenue Guidelines

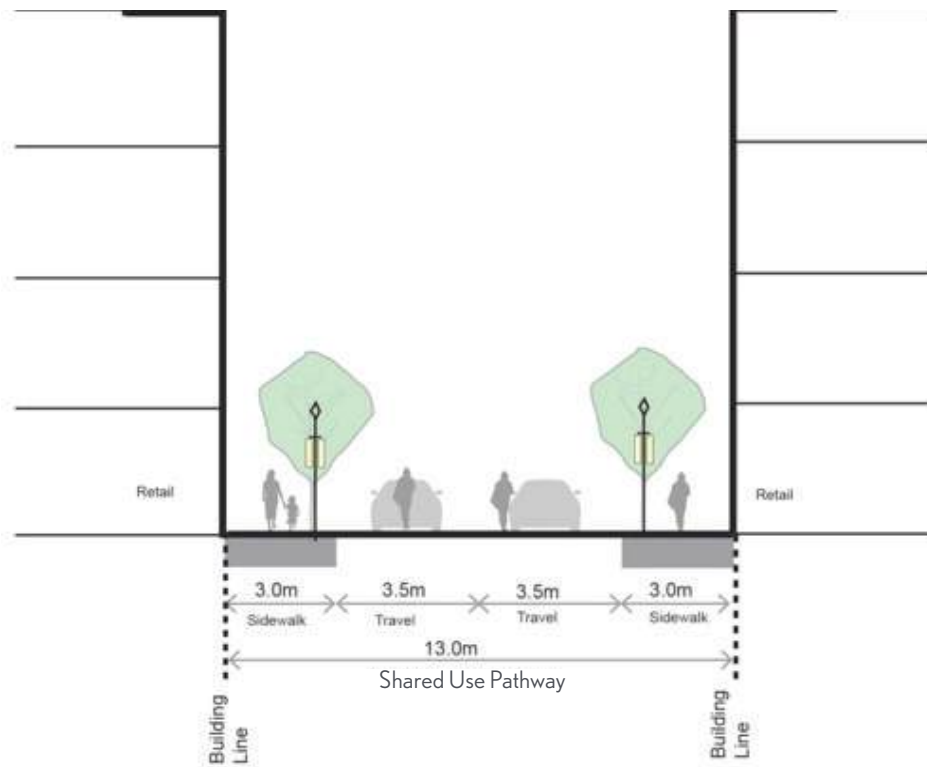
In 2018, 50<sup>th</sup> Avenue began to see a transformation similar to 50<sup>th</sup> Street. This improvement will enable the street to be more pedestrian friendly and will address different aspects of the avenue such as Ecole Bellevue School and institutional and residential frontages. The Beaumont Urban Design Guidelines support this streetscape improvement.

- Road right-of-way along 50<sup>th</sup> Avenue should include boulevard landscaping along both sides of the street in accordance with the street cross section above, with the exception of the frontage at École Bellevue School.
- A minimum sidewalk width of 1.8 m should be provided between curb line and property line.
- The provision of streetscape elements and furnishings should complement the mixed-use character of the street.



Heritage House on 50<sup>th</sup> Avenue

- Streetscape elements and furnishings such as tree grates, benches, bollards, pedestrian-oriented lights, bicycle stands and other furnishings should match the type and specification found on 50<sup>th</sup> Street.
- Traffic calming measures such as textured crosswalks and curb bulb outs and extensions at key intersections should be used to improve north-south connectivity.

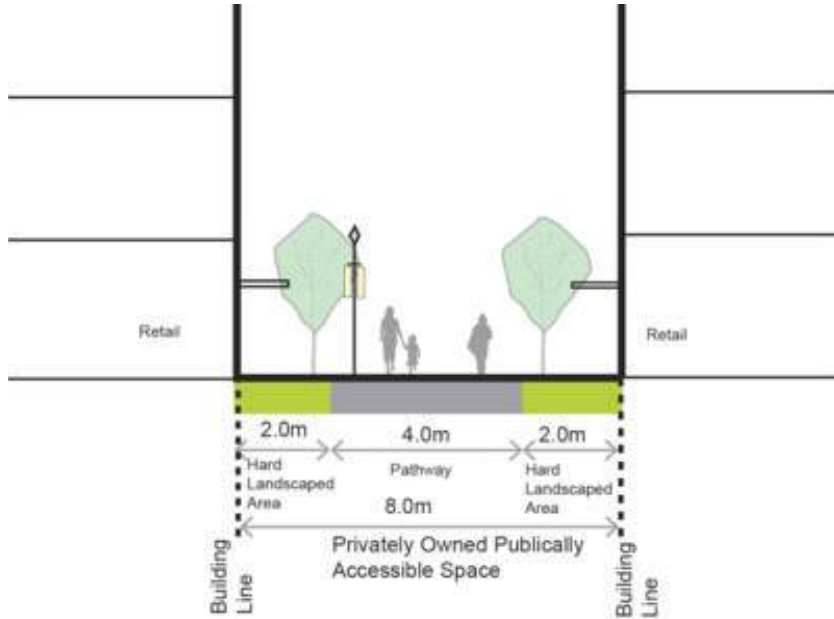


New multi-modal pathway connections

### 3.1.5 Public/Private Shared Roadways within the Downtown Core Guidelines

The municipality should work with private landowners within the downtown core precinct to develop a series of north-south and east-west connections, as identified in the figure above to improve pedestrian and vehicular connectivity from the proposed Beaumont-owned Central Plaza space to the surrounding public roadways including 52<sup>nd</sup> Avenue, 50<sup>th</sup> Street, 55<sup>th</sup> Street and 50<sup>th</sup> Avenue.

- These connections may be developed as privately-owned, but publicly-accessible streets, or may be dedicated to the municipality as part of future redevelopment projects in partnership with private landowners.
- Where possible, the location of new north-south and east-west connections should align with existing surrounding roadways to improve pedestrian connectivity.
- Where possible, the north-south and east-west connections should incorporate the following design features:
  - Consistent textured/coloured pavement materials across the entire width (to promote shared use)
  - Design as a shared-use space with priority for pedestrian movement
  - Pedestrian level wayfinding signage
  - Pedestrian-oriented lighting features
  - Enhanced landscaping features
  - Minimum right-of-way of 13 m roadway, designed as mews.
  - On-street parking along the proposed north-south and east-west connections is not permitted



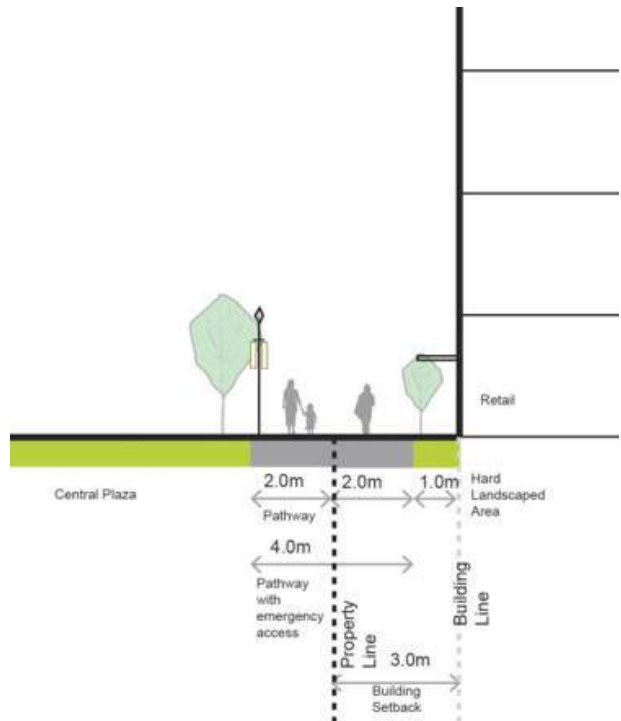
New pedestrian connections

### 3.1.6 Parks, Open Space and Trails Guidelines

Centre-Ville has two opportunities for park developments that reinforce the unique place in which Beaumont resides. These are the opportunity for a Central Plaza that can become the heart of civic programming and View Point Parks that look out into the south vistas of prairie landscape. These are described below.

#### Central Plaza

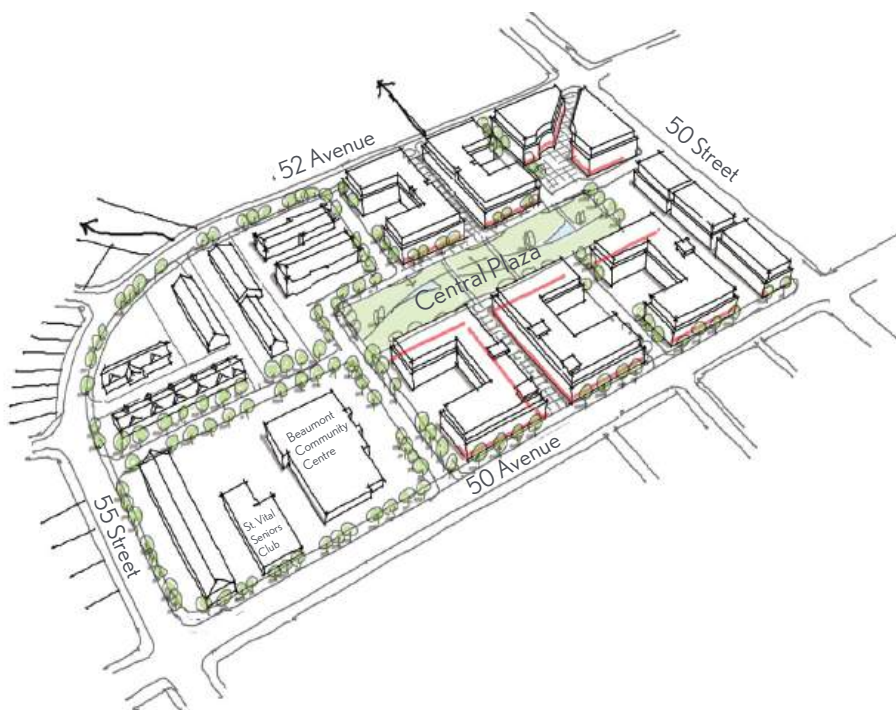
The Central Plaza is considered to be one of the key catalysts to revitalizing the heart of Centre-Ville. The plaza needs to be designed with flexibility in its ability to accommodate different kinds of events and activities that provide for both public and private programming all year round.



Central plaza interface

The design of the Central Plaza should incorporate the following design features:

- Provide minimal or no grade separation between the plaza space and surrounding private/public roadway connections to improve accessibility and allow transformation of the space into a multi-purpose event venue.
- Incorporate opportunities for secondary electrical and pedestrian-oriented lighting features at strategic locations.
- Provide unique paving patterns and designs to establish a strong sense of place.
- Locate seating areas at the periphery in such a manner that they do not affect the viability of hosting large-scale public events and may be conducive to create a café patio atmosphere.
- Incorporate water features or public art elements as focal points.
- Ensure edges are well landscaped with a combination of hard and soft landscaping elements.
- Incorporate French themes, colours or textures in public realm elements.



Central Plaza



## View Point Parks

There are two locations identified in the Our Centre-Ville Area Redevelopment Plan that provide opportunities to develop public view points to show unique views of Beaumont and its surrounds. These view points are vistas and lookout points that allow the people of Beaumont to appreciate the natural topography, buildings and landmarks.

The development of these view points parks should consider the following features:

- Beaumont should explore the viability of conserving this land for small parks that highlight prominent views and vistas



Viewpoint south of 50<sup>th</sup> Avenue



Public investment can improve view points and create community amenities

- Beaumont should connect the viewpoints to the adjacent multi-use trails. The design of new trail connections from surrounding neighbourhoods to these viewpoints should be in accordance with the Beaumont's plans, policies and standards.

## 3.2 TYPOLOGY SPECIFIC GUIDELINES

Guidelines for each type of building for Centre-Ville can be found in separate documents online or through the City of Beaumont offices. For Centre-Ville, these typologies include:

- C1 - Main Street
- C2 - Civic / Institutional
- C3 - Mixed-Use
- C4 - Commercial
- C5 - Medium/High-Density Residential
- C6 - Low-Density Residential

When choosing which set of guidelines to use, keep in mind that the guidelines that are applied to a new development are decided by the building type being proposed and NOT the uses in the building or the zoning of the lot.

