

THE BRIDGES

Building an urban legacy



ADDENDUM TO ARCHITECTURAL DESIGN & CONTROL GUIDELINES (Formerly Bow Valley Centre Lands Redevelopment)

22 June 2005



Prepared for:



Prepared by:



ADDENDUM

The statements and illustrations of the June 2005 Addendum and the October 2003 Revision are to be read together. They supercede only the specifically referenced portions of the Architectural Design and Control Guidelines Bow Valley Centre Land Development dated July 2002. All three documents are to be read in conjunction with one another.

Originally identified as Bow Valley Centre (BVC), this development has more recently been branded as "The Bridges". For the purpose of the Architectural Design & Control Guidelines, Bow Valley Centre, BVC or The Bridges are synonymous.



General

Public Thoroughfare

A number of architectural guidelines make reference to "public streets and public thoroughfares". For clarity, a definition of "public thoroughfare" follows:

Definition - Public Thoroughfare: Although it may occur on either public or private land, a "public thoroughfare" is any roadway, walkway or pathway system that can be accessed by the public. In the context of the BVC, "public thoroughfare" includes: all squares (example, McPherson Square), all parks (example, McDougall Park), all public pathway systems (example, Public Walkway between Sites 13 & 14).

Amendment to paragraph 5, sentence 1, page 1: 1.0 INTRODUCTION

1. Purpose

These Architectural Design & Control Guidelines (ADCG) are to be read in conjunction with the Bridgeland-Riverside Area Restructure Plan (ARP), the Concept Plan, the Outline Plan, the Parks Concept Plans, the DC (Direct Control) Land Use Guidelines and the site specific Site Information Packages.

Addition to Illustration 8 : Building Orientation and Design

This photo illustrates front doors: addressing the street for each main floor unit; including traditional entrance elements like the hinged front door, a door bell and house numerals.

Addition to page 8: 5. Building Orientation and Design**Front Doors**

Guidelines - The front doors for each main floor dwelling unit, (those that front onto a public street or public thoroughfare), shall be designed and constructed to serve as the primary dwelling unit entrance.

Discussion - These front doors must open into appropriate 'public' rooms within the dwelling unit: living room or dining room. These front doors shall not open into inappropriate 'private' rooms within the dwelling unit: bedroom, den, storage, or the like.

Guidelines - The primary dwelling unit entrance (front door), for all main floor dwelling units is to be the location at which visitors are greeted; Canada Post, newspapers, and couriers deliver; door-to-door canvassing occurs; fast food is delivered; and the like.

Discussion - Although the actual residents are likely to access their main floor dwelling unit through an internal corridor, via below grade parking, through an internal elevator, this 'internal' access door should not be designed and constructed as the 'front door'.

Guidelines - The primary dwelling unit entrance (front door), for all main floor dwelling units should include traditional dwelling unit entrance elements such as: a hinged front door, a door bell, house address numerals, and an exterior light fixture.

Discussion - The primary dwelling unit entrance should not be a sliding door. In our culture, sliding doors are not used for front doors.

Discussion - The primary dwelling unit entrance may also include other entrance elements that have become familiar, such as a drop box (mail box), and the like.

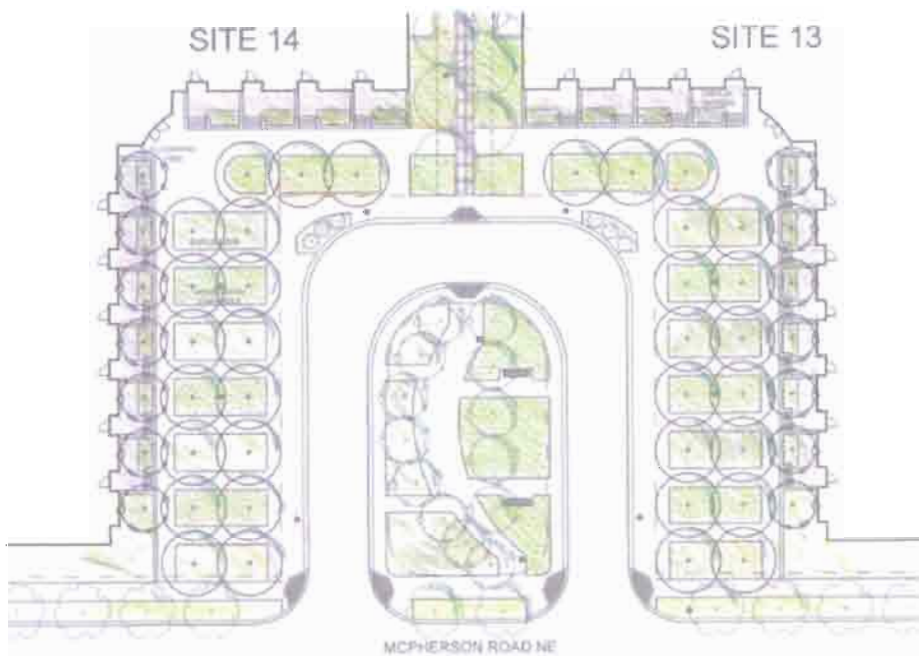
Addition to page 12: 8. Corner Development Sites

Sites 13 and 14:

Guidelines - Although a main building entrance/lobby, which is intended to serve the upper floor dwelling units, may face onto any public street or public thoroughfare, the main building entrances/lobbies for Sites 13 & 14 are preferred to face onto McPherson Square.

Discussion - The enlivening and safety of McPherson Square is enhanced with residents' "coming and goings". Locating the main building entrance/lobby for the upper dwelling units, in association with the front doors of the main floor dwelling units, most signifies the public nature of the Square.

Addition to Illustration 12: Corner Buildings



Schematic plan drawing of Sites 13 and 14 with main lobbies located at interior corners and the seamless extension of the Square elements and materials .

Addition to page 15: 12. Entrances

Primary Pedestrian Entrances:

Guidelines - Primary pedestrian access to each ground floor dwelling unit and the main building entrances/lobbies to above grade units are to be from the adjacent public street or public thoroughfare.

Addition to Illustration 15: Entrances



This photo illustrates Primary Pedestrian Entrances to each ground floor unit as well as a Primary Pedestrian Entrance to the main building entrance/lobby occurring from the adjacent public street or public thoroughfare (square, park, pathway).

Addition to page 16: 12. Entrances

Individual Unit Entries:

Guidelines - Front doors, and associated walks and stairs from the public street or public thoroughfare, are to be designed and constructed in ways that ensure the clarity and the visibility to the front door from the public street or public thoroughfare.

Discussion - The presence of the front door is to be highly visible from the street to establish a strong pedestrian oriented neighbourhood.

Addition to page 22: 18. Noise**Site 15a & 15b:**

Guidelines - In addition to the staggered double row of Prairie Spire Ash trees which are planted along the edge of Memorial Drive, other landscape elements such as grading, additional rows of trees, hedges, and shrubs are strongly encouraged along the rear yard of Site 15a and 15b.

Discussion - The planting and associated landscape elements are to complement the character of Memorial Drive and offer a buffer to the ground floor of the building.

Addition to page 26, 25. Parking Structures**Above-Grade Parking Structures:**

Guidelines - Although above-grade parking structures are allowed on Sites 15a, 15b & 16, they are strongly discouraged unless they can be adequately screened by other uses or architecturally designed and detailed to provide an attractive face to the public.

Discussion - Site 16 with its three exposed sides (west/south/east) all fronting onto public streets (9TH Street and Memorial Drive) and onto public thoroughfares (Regional Path), should not present any architecturally 'untreated' exposed building face of a parking structure to the public.

Mechanical Air Intake and Exhaust:

Guidelines - The louvered faces of mechanical air intake and exhaust ducts are to be oriented away from public streets and public thoroughfares, (parks, squares, public walkways).

Discussion - The location and orientation of intakes and exhausts are to be inconspicuous so as not to interfere or detract from the neighbourhood pedestrian experience.

Addition to page 28: 26. Pedestrian Environment**Public Access Easement****Sites 13 and 14:**

Guidelines - The Public Access Easement between Sites 13 & 14 shall be completed with landscape, lighting and street furniture that is the same as the right-of-way landscape, lighting and street furniture on adjacent streets.

Guidelines - The tree planting through the public access easement between Sites 13 and 14 is to be Brandon Elm spaced at 6.0 m on center.

Guidelines - The street lighting through the public access easement between Sites 13 and 14 is to be the Kensington style.

Guidelines - A pedestrian walkway, 2.0 metre minimum in width, is to link directly McPherson Square with McDougall Road, and have the same pattern and finish as the right-of-way sidewalks on adjacent streets.

Requirement - The Purchasers of Site 13 and Site 14 shall be responsible for the coordination of the design, construction and maintenance of the required public thoroughfare.

Sites 12 and 16 (Residential – main floor):

Guidelines - Site 12, (and Site 16 - if designed with dwelling units at grade), shall have main floor dwelling units facing east onto McDougall Park (and/or the Regional Path and the MCF Lands).

Requirement - The Purchaser of Site 12 (and Site 16 – if designed with dwelling units at grade) shall be responsible for the design and construction of a public thoroughfare, in the form of a 1.2 metre minimum width pedestrian walkway along the eastern edge of the Site,.

Guidelines - This pedestrian walkway is to link directly McDougall Road with the Memorial Drive LRT ramp, and have the same pattern and finish as the right-of-way sidewalks on adjacent streets, and shall include street lighting and associated street furniture to BVC standards.

Discussion - This pedestrian walkway is required to ensure public access to main floor dwelling unit entrances, (front doors), which are to be located on the east side of Site 12 (and Site 16 –if designed with dwelling units at grade).

Addition to page 34: 32. Set Backs

Sites 13 and 14:

Guidelines - All main floor dwelling units shall have a maximum private amenity space, (private yard), depth of 6.0 metres.

Guidelines - If the final development of Sites 13 & 14 facing onto McPherson Square result in private amenity spaces with depths greater than 6.0 metres, all yard in 'excess' of 6.0 metres shall be developed as an extension of the Square and shall be accessible to the public.

Discussion - 'Excess Yard' = the area between the Site property line along the Square and a line drawn 3.0 metres minimum and 6.0 metres maximum in front of the building face.

Guidelines - The materials, finishes and elements of the Square are to be extended onto the 'excess yard'.

Guidelines - To ensure that the extension of the Square is 'seamless', no fences, change in grade, or barriers of any kind are to be constructed between the property line and the line that defines the depth of the private amenity space.

Guidelines - All trees planted within McPherson Square are to be Brandon Elm.

Guidelines - All lamp poles within McPherson Square are to be Kensington style.

Addition to page 37: 37. Topography:

Site 13 & 14:

Guidelines - The approximately 1.0 metre of grade differential across Site 13 is to be addressed by grade change on the main floor slab elevation only.

Guidelines - The 'front doors' required for all main floor dwelling units should all be designed and constructed below the 1.0 metre maximum height above the grade established by the adjacent public walkway.

Site 16:

Guidelines - An east-west cross section through the southern portion of Site 16 reveals a significant grade change of nearly one complete storey, (approx 3.0 metres); the eastern side of the Site being lower.

Guidelines - The Purchaser of Site 16 shall develop the eastern portion of Site 16 with appropriate interest, scale, and use to adequately address the adjacent public thoroughfare (the Regional Path).

Addition to page 40: 40. Uses:

Retail/Commercial:

Site 15a & 15b & 16:

Guidelines - Commercial/Retail development on Sites 15a & 15b & 16 should be oriented to the needs of local residents, and should be small in scale, diverse and varied.

Discussion - The character and scale of the commercial units are to reflect the scale and diversification of the community.

Discussion - The appearance of one or two major retail tenants across a large retail frontage is not considered desirable.

Guidelines - The main floor elevation of the commercial/retail establishment should be at or very near the elevation of the adjacent public walkway.

Discussion - Barrier-free access is required: steps and ramps are strongly discouraged.

Site 16:

Retail Priorities

Guidelines - If commercial/retail development is pursued on Site 16, it should attempt to capitalize on the immediate cache of pedestrian traffic near the base of the LRT ramp

Addition to page 42: 42. Vehicular Site Access:

Site 16:

Guidelines - Only one vehicular access point is allowed for Site 16: directly off of 9TH Street, in alignment with McPherson Road N.E.

**Addition to page 45: 44. Weather Protection: Awnings, Canopies, Recesses and Arcades
Residential Recesses:**

Guidelines - Entrances to main floor dwelling units are to be recessed to a maximum of 1.0 metre from the adjacent building faces.

Discussion - The front door may be recessed to offer protection from weather, but is to remain highly visible from the public street or public thoroughfare.

LRT Station Plaza and 9th Street Retail:

Guidelines - Entrances to main floor commercial/retail units along 9th Street, those facing the LRT Station plaza, and other public areas are to provide continuous weather protection in the form of awnings or canopies.

Addition to page 46: 3.0 RIGHT-OF-WAY AND SITE DEVELOPMENT

46. Street Sidewalks

Crosswalks:

Guidelines - Crosswalks are to be delineated at intersections.

Addition to page 48: 47. Street Lighting

Guidelines - Streetlights are to be McKenzie style poles throughout the BVC development with the exception of the following, which are to be Kensington style:

- Murdock Park
- Murdock Park Promenade, on Centre Avenue
- Bridgeland/Riverside LRT Station Plaza
- The public walkway along the east side of Sites 12 and 16
 - The pedestrian walkway (2.0 m) on Sites 13 and 14 linking McPherson Square with McDougall Road
 - McPherson Square

Guidelines - All lamp poles are to be black colour.

Addition to page 56: 50. Special Site Conditions

LRT Station to McDougall Park and McDougall Road:

Guidelines - A pedestrian walkway connecting the LRT Station to McDougall Road must be provided along the eastern edge of Site 12 (and Site 16 if designed with dwelling units at grade).

Discussion - This pedestrian walkway is to provide access to the front doors of all main floor dwelling units oriented towards the east: facing the Regional Path for Site 16, and facing McDougall Park for Site 12.

McPherson Square to McDougall Road Walkway:

Guidelines - Within the established 7.5 m easement, a 2.0 m pedestrian walkway is to be designed and construction to link McPherson Square to McDougall Road.

Memorial Drive:

Guidelines - Site 15 is to be developed with a garden character along Memorial Drive, with columnar tree planting utilized to further screen the view to the roadway.

Discussion - The picturesque character of boulevard tree planting, which characterizes much of Memorial Drive, is reintroduced along the south side of Site 15, with a staggered double row of Prairie Spire Ash trees.

Guidelines - Garden terraces oriented to Memorial Drive are to be 1.5 m minimum and 3.0 m maximum above the grade of Memorial Drive roadway.

Existing Poplar Trees – McDougall Road :

Guidelines - The large mature trees along the south side of McDougall Road, occupying the north side of parcels Site 13 and Site 14, are encouraged to be retained, given their stately and mature scale. They form a south backdrop to the view over Murdock Park.

Guidelines - Protection and retention measures are encouraged to be established similar to those in effect with right-of-ways trees.

Discussion - Large mature Poplar trees occupy the north side of parcels Site 13 and Site 14. A 9.8 metre setback has been established to assist in the retention of these trees.

END OF ADDENDUM