



REVISIONS TO  
ARCHITECTURAL DESIGN & CONTROL  
GUIDELINES

Bow Valley Centre  
LANDS REDEVELOPMENT



--General Plaza moved East 1 block

- **Approved Concept Plan**



Illustration 2

## 2.0 BUILDING FORM AND CHARACTER

### 1. General:

These guidelines are alphabetised for ease of reference. The intent for BVC Lands is to provide creative architectural “expressionism”. Therefore, rather than specifying particular style directions, materials, palettes, etc., the following guidelines deal with how the architectural aspects of the buildings should perform.

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**ARP Policies** - All development should exhibit a high quality of design, foster and support an attractive, interesting pedestrian environment, and respect and enhance the site’s inner city context. (GRN-1)

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### 2. Balconies:

Balcony Edges:

-TEXT REVISION

**Guidelines** - Building floor lines, exposed as balcony edges, especially on the lower two or three storeys of a building should be constructed to a minimum visual thickness of approximately 0.60 metres. The design should also consider applying the adjacent, primary exterior building surfacing material across this deepened floor line.

**ALL**

**Discussion** - The intent is to strengthen the building face, and hence the ‘block face’ by requiring all slab edges to have enough substance to carry the plane of the primary building face across the recesses within that building face. [refer to illustration]

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French Balconies:

**Guidelines** - In certain circumstances, provision of a narrow (up to 0.60m) open ‘step-out’ or ‘French balcony’ may be appropriate.

**ALL**

**Discussion** - French balconies, or ‘Juliet balconies’ allow for the opening of a window wall without stepping out of the dwelling unit.

**Discussion** - The guard rails used in conjunction with French balconies should also be predominant glass or of a very open rail design.

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Guard-rails:

**Guidelines** - Balcony guard rails, (balustrades), should be predominantly glass.

**ALL**

**Discussion** - Glass, or some form of very open rail design is encouraged to maximise natural light penetration and to avoid the appearance of fortress like building facades.

**Discussion** - Black or dark grey is the colour that should be used for the metal details on the lower two to three storeys to co ordinate with other details such as: street furniture, street lighting and ornamental fences. [refer to illustration]

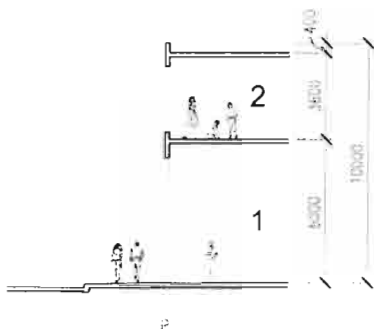
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**Guidelines** - The plane of the glass in the balustrade should align as much as possible, with the plane of the glass in the building windows.

**ALL**

• **Building Height:**

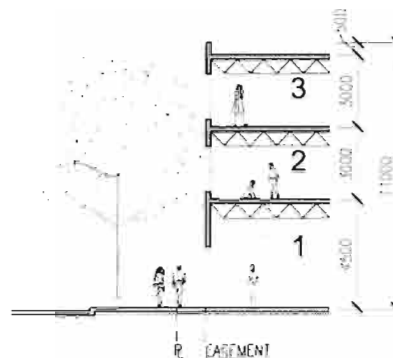
- Site 5:



The max. building height of 2 storeys not exceeding an overall height of 10.0 metres was established for Site 5 using the illustrated assumptions about the building floor-to-floor heights.

• **Building Height:**

- Sites 1, 3 & 7:

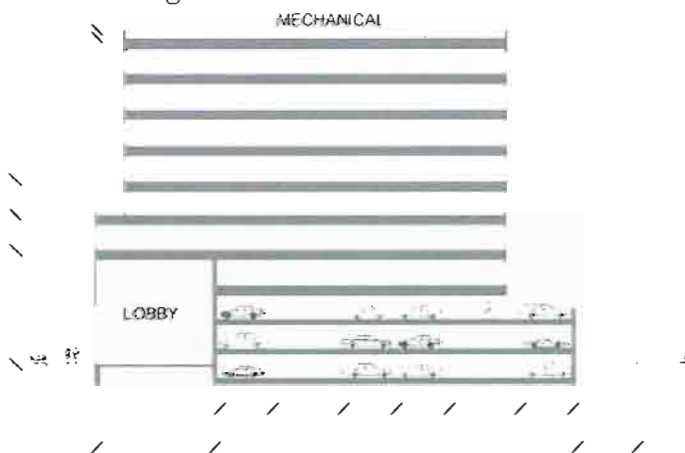


The max. building height of 3 storeys not exceeding an overall height of 11.0 metres was established for Sites 1, 3 & 7 using illustrated assumptions about the building floor-to-floor heights.

• **Building Height:**

- Sites 15 & 16:

-Deleted reference to number of storeys



The building height not exceeding an overall height of 34.0 metres was established for Sites 15, & 16 using the illustrated assumptions about the building floor-to-floor heights.

Illustration 7

- **Building Orientation & Design:**  
-Residential




- **Front onto Streets:** This entrance provides an interesting and attractive edge to the public street.
- **Street Facades:** It is obvious that this **building** is occupied by and is the home for individuals. -TEXT REVISION
- **Entrances:** This entry door/entranceway has been treated as an important aesthetic element. The individual unit entry emphasises the residential nature of the area. [refer also to Section 12: “Entrances: Residential”]
- **Retaining Walls:** The combination of concrete retaining wall, ornamental fence and landscape clearly separated the public realm from the private open space beyond. [refer also to Section 29: “Retaining Walls”]

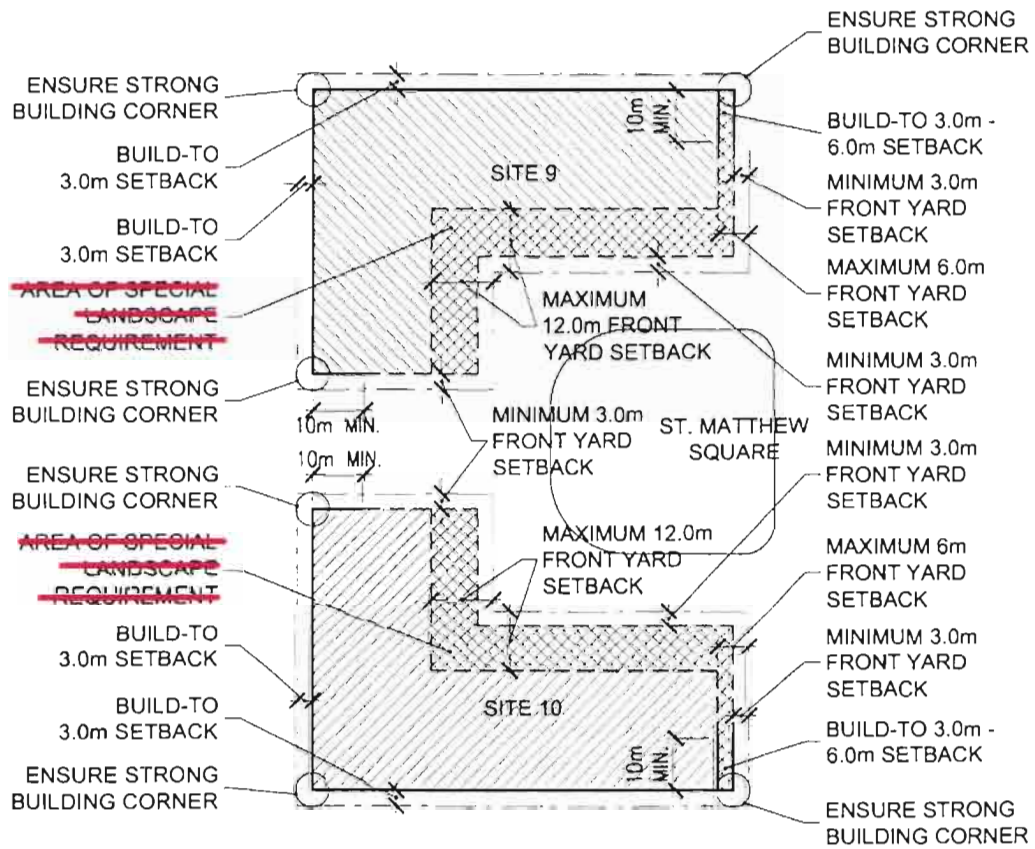
[refer also to Section 19: “Ornamental Fences” and Section 28: “Private Amenity Spaces”]

Illustration 8

**LEGEND**

- BUILD-TO LINE
- - - - - SETBACK LINE
- - - - - PROPERTY LINE
-  DEVELOPABLE SITE AREA

- **Built-to Lines:**
- **EXAMPLE: Site 9 & Site 10:**  
Siting & Orientation - Lower Floors



- **Appendix 'A':** Illustrations for "Siting & Orientation - Lower Floors" are provided for every development site, Site 1 through Site 16, in Appendix 'A'.

[refer also to: "Dimension & Areas", "Frontage, Entry and Access" and "Massing"]

Illustration 10

*Upper floors:*

**Guidelines** - Along the 1<sup>st</sup> Avenue frontage, the upper one or two storeys are suggested to align with the lower floor. [refer to illustration]

**LM**

**Discussion** - A stronger sense of street will result if the buildings are designed with a single, planar face along 1<sup>st</sup> Avenue.

**-TEXT REVISION****6. Build to Lines:**

## Definition:

A minimum of 70% of the building facade must use the Build to Line as a minimum setback requirement.

**Guidelines** - The lower two or three storeys of all buildings that front onto a public street or a public thoroughfare must be constructed to the build to line(s), the setback line(s), and the property line(s) as illustrated on the "Siting & Orientation Lower Floors" diagrams prepared for each development site. Also, as specified within the DC Guidelines. [refer also to illustration and Appendix 'A']

**ALL**

**Discussion** - The design intent is to create strong street edges, which provide a strong sense of street enclosure, by mandating the construction of strong building faces that are in continuous alignment on the lower two or three storeys, over the entire block face.

**Discussion** - This requirement of a *build- to line*, in conjunction with the limits placed on projections over and into the front yard and limits on the recesses into the building face, are all intended to strengthen the street edge.

**Discussion** - Although limited, allowable building projections are encouraged to animate building facades. Exact limits for projections into yards are defined within the DC Guidelines. They include provisions for projected windows, eave lines or belt lines, entry roofs or canopies, and the like.

## Recesses:

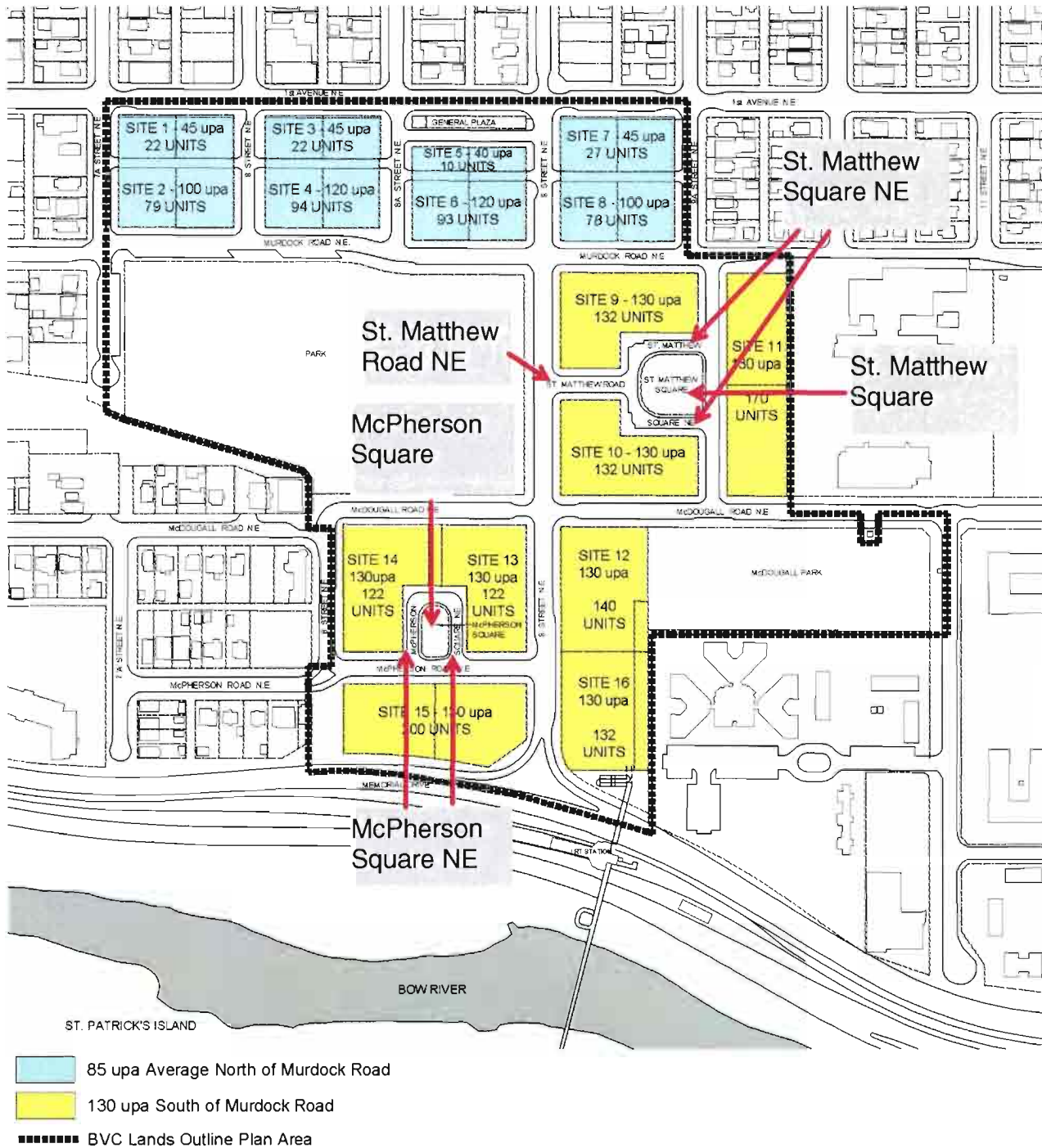
**Guidelines** - Building faces are encouraged to be recessed to accommodate private amenity spaces, building and dwelling unit entrances, and the like.

**Discussion** - The area of the recesses resulting from the provision of private outdoor amenity spaces and building and/or unit entrances at-grade, may be included as part of the on site landscape area requirements, if appropriately designed and integrated into the landscaped yard. [refer to illustration]

**ALL****-TEXT REVISION**

- **Density and Building Scale:**  
 \_ Anticipated Maximum Number of Residential Units:

- Renamed/ Added Roads
- Removed Murdock (park)



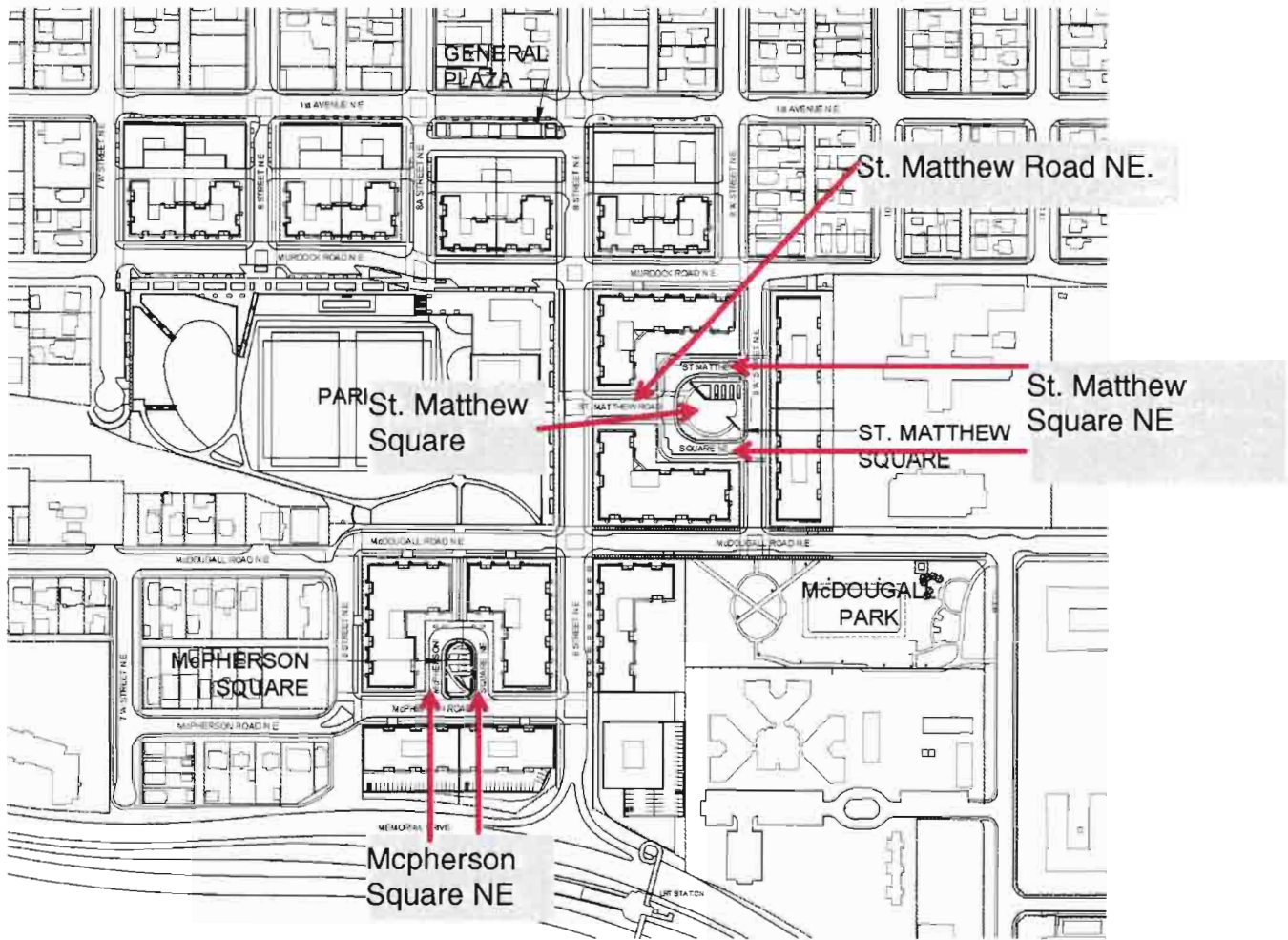
- Based upon the maximum site densities specified within the DC Guidelines, the anticipated maximum number of residential units is 1575 dwelling units.

Illustration 13



- Renamed/ Added Roads
- Removed Murdock (park)

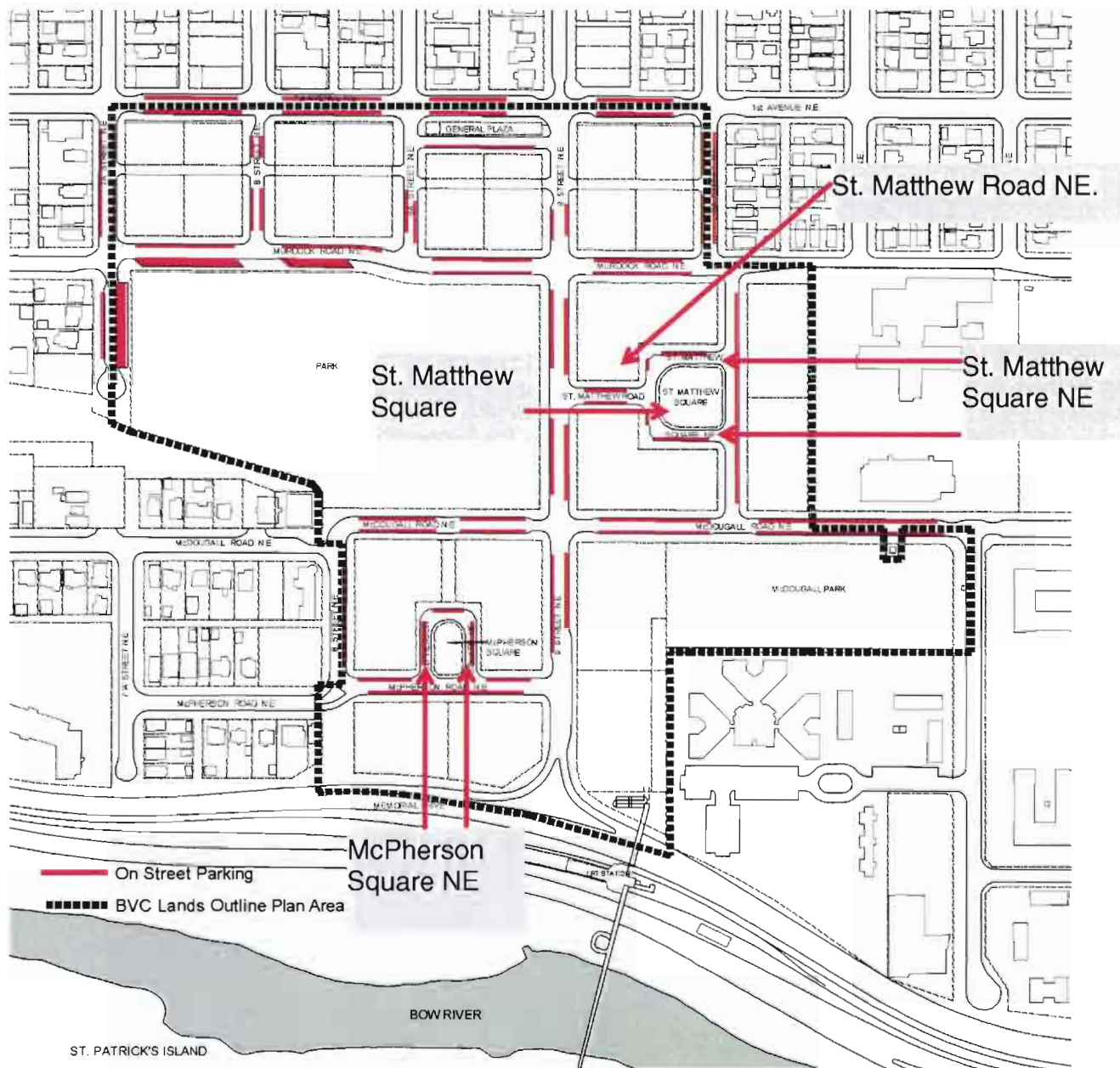
• **Orthogonal Alignment:**



- **Orthogonal Street System:** From its very conception, the BVC Lands redevelopment has understood that its successful integration into the existing fabric of the surrounding neighbourhood would rely deeply upon its successful integration to the established street grid system. [refers also to “Lands and Streetscape” section]
- **Orthogonal Building Development:** The majority of the BVC Lands guidelines focus on the development of orthogonal buildings: than front onto streets; that form strong street edges; and that strengthen corners. [refer also to Section 8: “Corner Development”]

- Renamed/Added Roads
- Removed Murdock (park)

• **Parking and Loading \_ On the Street:**



- Almost every single street within the BVC Lands redevelopment accomodate vehicular parking on both sides of the street.
- This represents a very traditional Calgarian approach to residential neighbourhood - one in which cars and people coexist on the street.

Illustration 24

- **Parking Structures:**
  - Above-Grade Parking Structures:



-Text revision

- Above-grade parking structures are only allowed on Sites 12 & 15.
- The 'fronts' of these above-grade parking structures must be concealed behind other uses to a minimum depth of 6m. and cannot be exposed as depicted in this illustration.
- The rear yard exposure of these above-grade parking structures should be somehow architecturally integrated with the remainder of the building.
- The impact of this above-grade parking structure has been 'softened' through the successful integration of landscape, plant material.

Front Yards:

**Guidelines** - In order to ensure the development of a consistent street edge, buildings should follow the established front yard setbacks.

**ALL**

**Discussion** - This approach yields a front setback that best allows all buildings to contribute to consistency of the street edge.

**Discussion** - The required setbacks allow for a reasonable front yard, which contribute significantly to a comfortable pedestrian oriented character. [refer to illustration]

**Discussion** - Individuality of the tenant and identity of the at grade dwelling unit are primarily established by the individualised and private front doors and the private display gardens.

1.20 Metre Public Walkway Easement:

**Guidelines** - A 1.20 metre public walkway easement is required in front of Sites 1 & 3, along the entire frontage of 1<sup>st</sup> Avenue. [refer to Street Section 1/1 - 1<sup>st</sup> Avenue N.E. - Looking East]

**LM**

**Discussion** - This easement of 1.20 metres must be added to the width of the adjacent public sidewalk to create the generous public walkway desired through ARP policy and allow for sidewalk displays and outdoor cafes and patios, and the like.

**Guideline** - The entire public walkway easement must be hard surfaced and provide a continuous, unobstructed connection/extension between the public sidewalk and the building edges along 1<sup>st</sup> Avenue. Soft landscaping is not allowed within the front yard created by this easement.

**LM**

**Guideline** - Underground parking structures are allowed to extend underneath this public sidewalk easement, but must remain fully below grade.

**LM**

9.80 Metre McDougall Road Setback:

**Guidelines** - A 9.80 metre setback is required in front of Sites 13 & 14, along the entire frontage of McDougall Road.

**UV**

**Discussion** - This setback of 9.80 metres is required to accommodate a row of existing, mature Poplar trees that require protection in accordance with the desires of the ARP policy.

**Guideline** - Only the typical 3.0 metre deep, private display gardens may be developed in front of the buildings facing onto McDougall Road within this 9.80 metre setback. [refer to Outline Plan Report Street Section 5/5 - McDougall Road N.E. - Looking West]

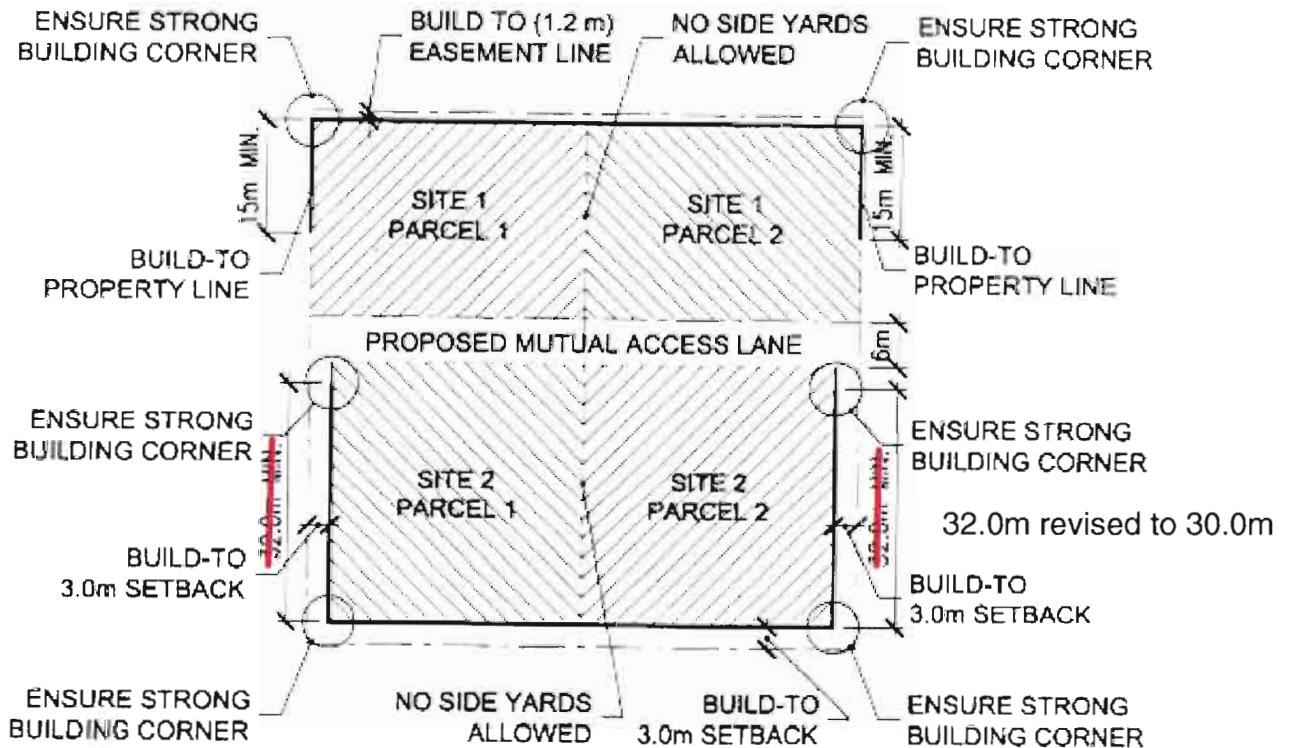
**UV**

-TEXT REVISION

- **Setbacks:**
  - EXAMPLE: Site 1 & Site 2:  
Siting & Orientation - Lower Floors

**LEGEND**

- BUILD-TO LINE
- SETBACK LINE
- - - - - PROPERTY LINE
- ////// DEVELOPABLE SITE AREA
- EASEMENT LINE



- **Appendix 'A':** Illustration for "Sitting & Orientation - Lower Floors" are provided for every development site, Site 1 through Site 16, in Appendix 'A'.

[refer also to: "Dimensions & Areas", "Frontage, Entry and Access" and "Massing"]

- Renamed/Added Roads
- Removed Murdock (park)

• **Uses:**

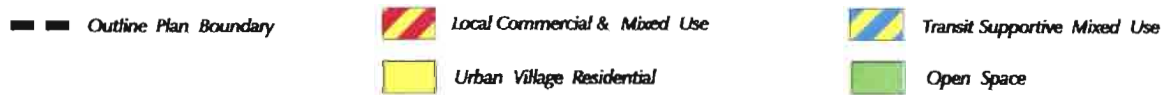


Illustration 40

## 41. Variety of Building Types and Unit Types:

Appropriate Building Types:

**ALL**

**Guidelines** - A variety of appropriate residential building types, and especially a variety of dwelling unit types are encouraged throughout the residential land use areas. [refer to illustration]

**Discussion** - It is the intention of the DC Guidelines and these guidelines to be flexible enough, through permitted and discretionary uses, building heights, setbacks, and the like, to allow for a variety of building types and dwelling unit designs.

**Discussion** - The City and the Community agree that a significant mix of dwelling unit types will add to the interest, viability and success of the neighbourhood and the overall community.

Live Work Units:

**ALL**

**Guidelines** - Live-work units are allowed at grade on all Sites, except for Site 1 and Site 3.

**Discussion** - This new variety of residential building type is deemed appropriate within the higher density, more urban neighbourhood of the BVC Lands.

**Discussion** - The definition, guidelines and performance requirements for live-work units may be referenced within the DC Guidelines.

Mix of Bedrooms:

**ALL**

**Guidelines** - All residential development is encouraged to have a mix of one, two and three bedroom dwelling units.

**Discussion** - Although the exact definition of a 'Townhouse' as defined within the existing Bylaw (...separated from another by party walls extending from foundation to roof,...) may not always apply within this development, townhouse-like, 'through-units' at grade, are strongly encouraged on the lower two or three storeys of all residential development.

**Discussion** - Only Site 5 and Site 7 actually allow for two-storey and three storey apartment buildings, stacked townhouses, and townhouse development as defined in the Bylaw.

**ARP Policies** - A variety of townhouse and apartment developments will be encouraged and facilitated in order to expand the range of housing choices within the community. (9.3.2.1)

**Guidelines** - A variety of appropriate residential, commercial and institutional building types are encouraged throughout the local commercial and mixed-use, land use areas.

**ALL**

-TEXT REVISION

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**42. Vehicular Site Access:** -Removed text top of page (end of 41. Variety of Building Types and Unit Types)

## Architectural Integration:

**Guidelines** - Any vehicular entrance and its associated components (doorways, ramps, etc.) whether from the street or lane, should be architecturally integrated into the building so as to minimise its exposure. [refer to illustration] **ALL**

**Discussion** - Additional landscaping may be required to mitigate the appearance of blank walls and dark openings with long ramps.

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**Guidelines** - Exposed walls and soffits should be carefully detailed. **ALL**

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**Guidelines** - Good visibility should be provided for vehicles at access points. **ALL**

## Curb Cuts:

**Guidelines** - No more than one street access interruption should be allowed per block face; nor more than one curb cut allowed per street, per block. [refer to illustration] **ALL**

## Drop-off Areas:

**Guidelines** - Any waiting, or pick-up/drop-off areas should be located internal to the site, and should not occur in the public right-of-way or in the required setback. **ALL**

**Discussion** - Interruptions imposed by 'lay-bys' on the desired continuous street edge definition adversely affect the pedestrian environment as well as the on street parking amenity.

## From a Lane or Secondary Street:

**Guidelines** - In general, all vehicular access should be from a mutual access lane, or where there is no lane, access should be provided from a secondary street. **ALL**

**Discussion** Mutual access lanes should be provided for Sites 1& 2, Sites 3 & 4, Sites 5 & 6 and Sites 7 & 8. These joint access easements will be required to be registered on land title.

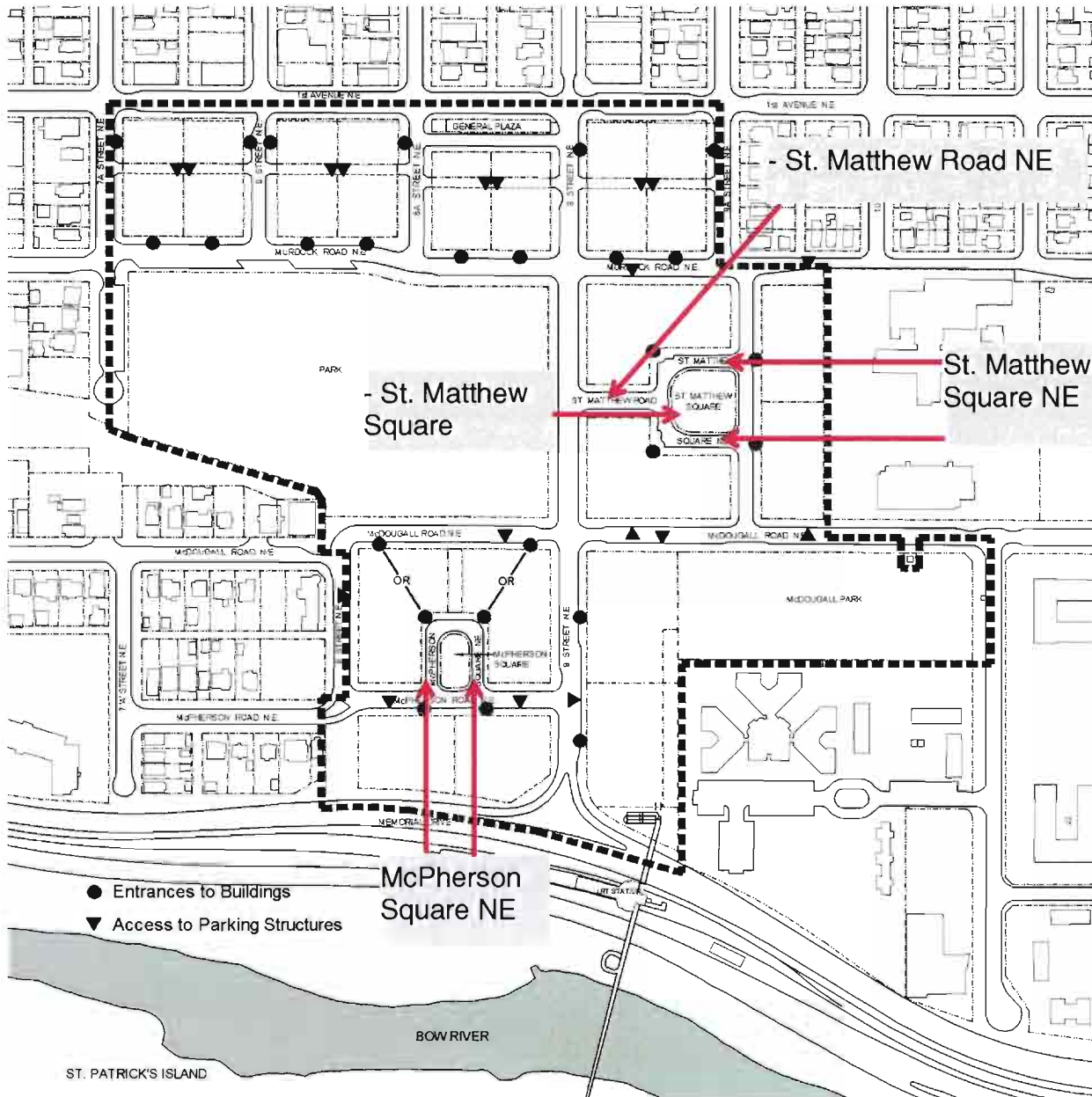
**Discussion** - Vehicular access to Site 16 must occur off of 9<sup>th</sup> Street and align with McPherson Road. All other Sites should consider a singular vehicular access off of an adjacent secondary street.

**Discussion** - A welcoming pedestrian environment with continuous street edge definition, display gardens, and street trees is critical to the



- **Vehicular Site Access:**
  - Recommended Access to Parking & Recommended Entrances to Buildings:

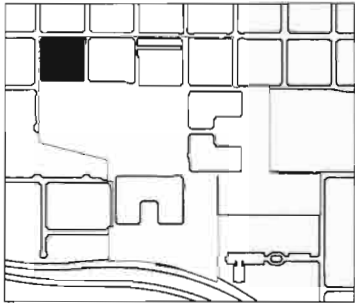
- Renamed/Added Roads
- Removed Murdock (park)



- **Reference-** The preferred locations for the Access to Parking and Entrances to Buildings for each development Site have been illustrated on the 'Frontage, Entry & Access' diagrams that appear in Appendix 'A'.

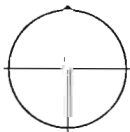
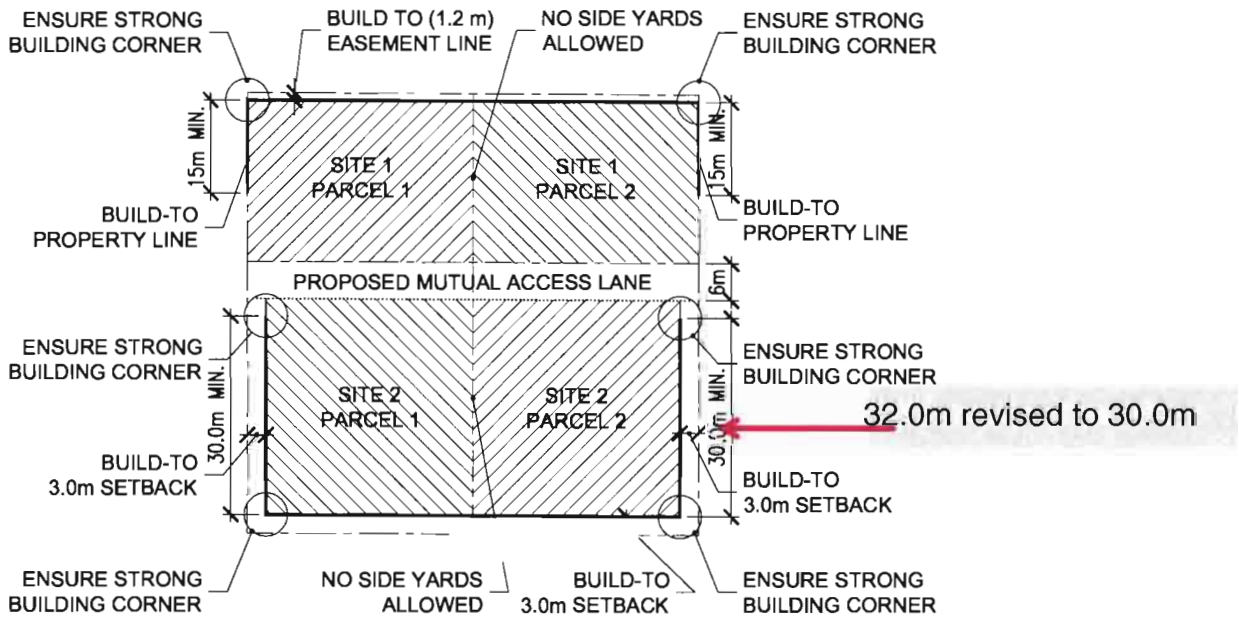
Illustration 43

SITE 1 & SITE 2 - SITING & ORIENTATION  
LOWER FLOORS

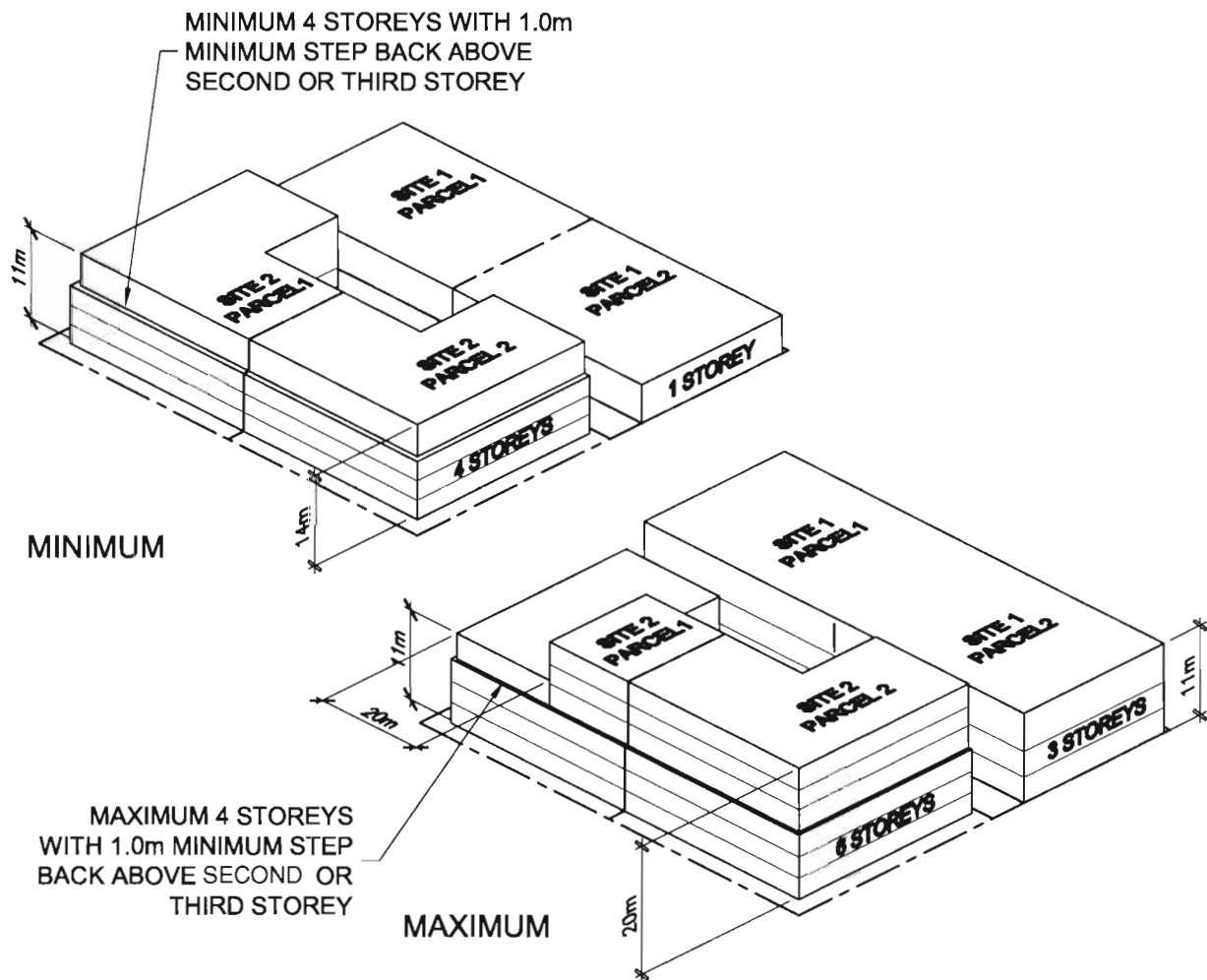
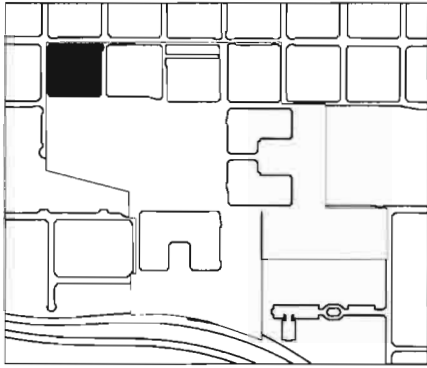


**LEGEND**

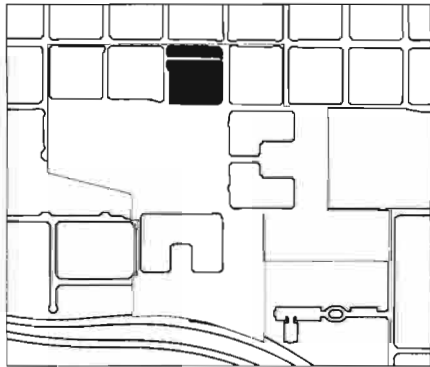
- BUILD-TO LINE
- - - - SETBACK LINE
- · - · - · PROPERTY LINE
- ▨ DEVELOPABLE SITE AREA
- EASEMENT LINE






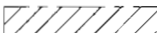

SITE 1 & SITE 2 - MASSING

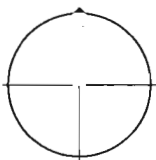
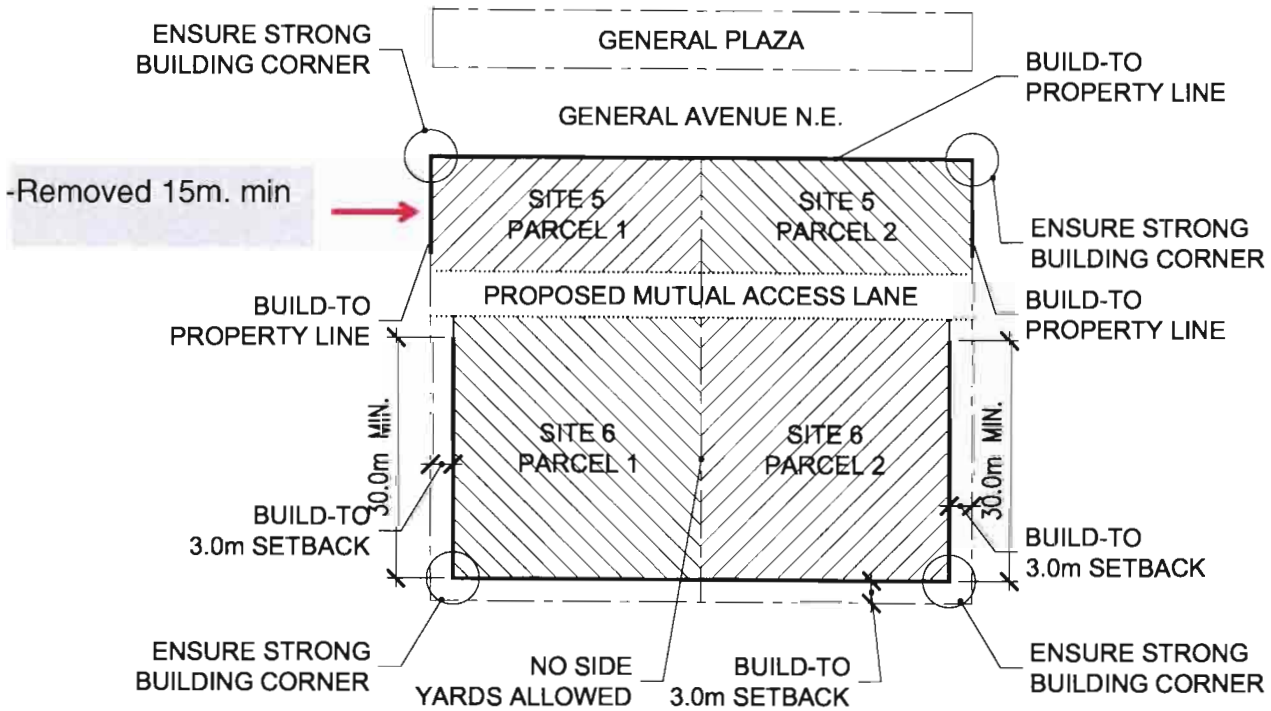


SITE 5 & SITE 6 - SITING & ORIENTATION  
LOWER FLOORS

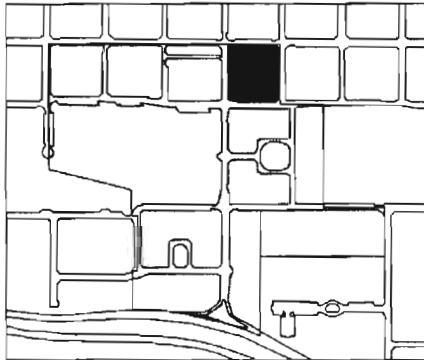


**LEGEND**






-  BUILD-TO LINE
-  SETBACK LINE
-  PROPERTY LINE
-  DEVELOPABLE SITE AREA
-  EASEMENT LINE

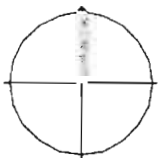
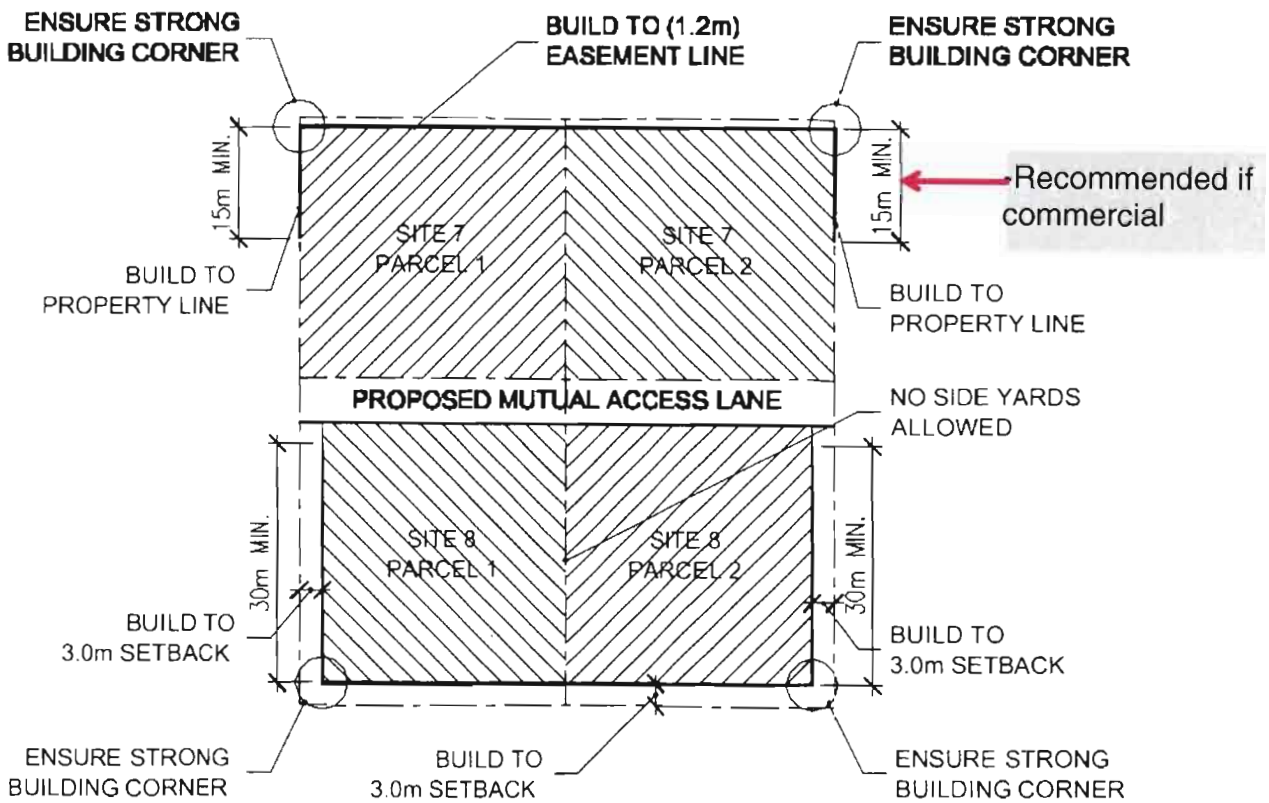


SITE 7 & SITE 8 - SITING & ORIENTATION  
LOWER FLOORS

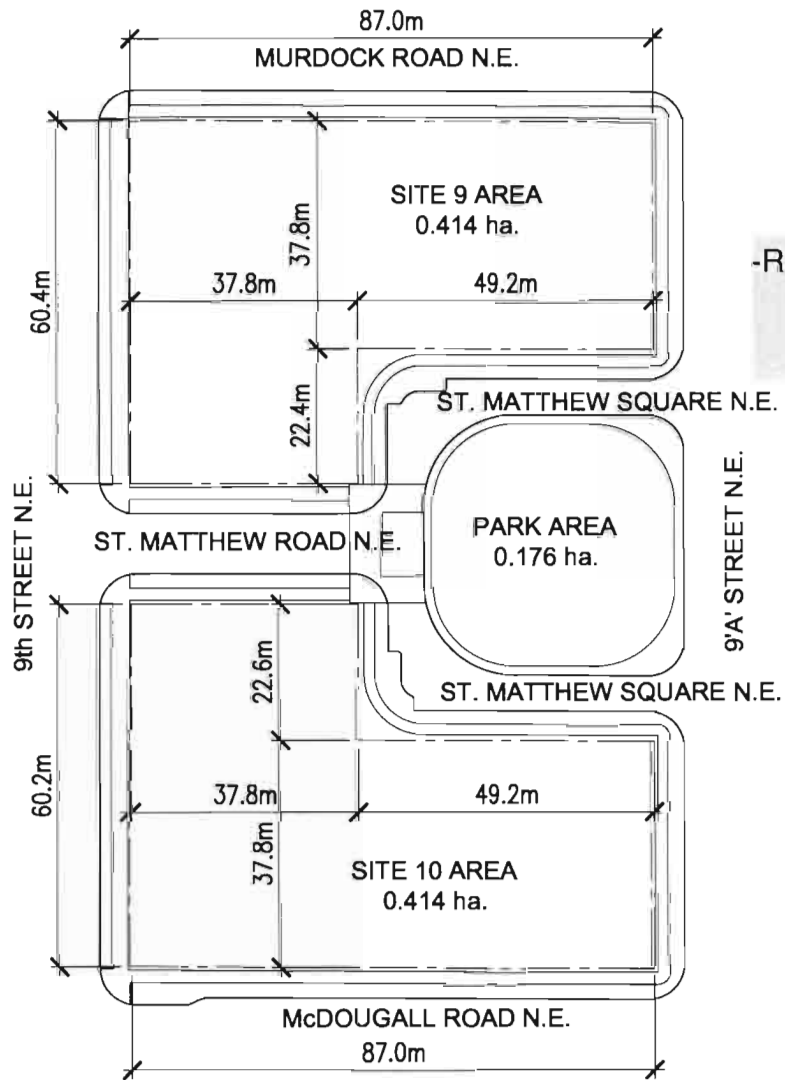
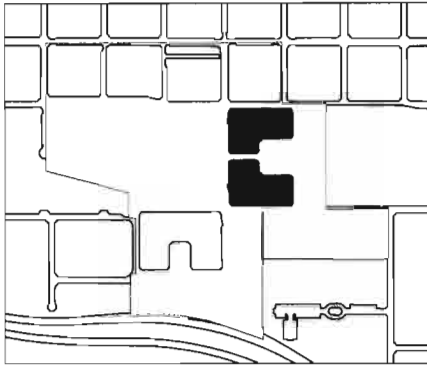


**LEGEND**

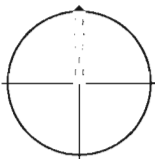
-  BUILD-TO LINE
-  SETBACK LINE
-  PROPERTY LINE
-  DEVELOPABLE SITE AREA
-  EASEMENT LINE



SITE 9 & SITE 10 - DIMENSIONS & AREAS



-Roads are renamed

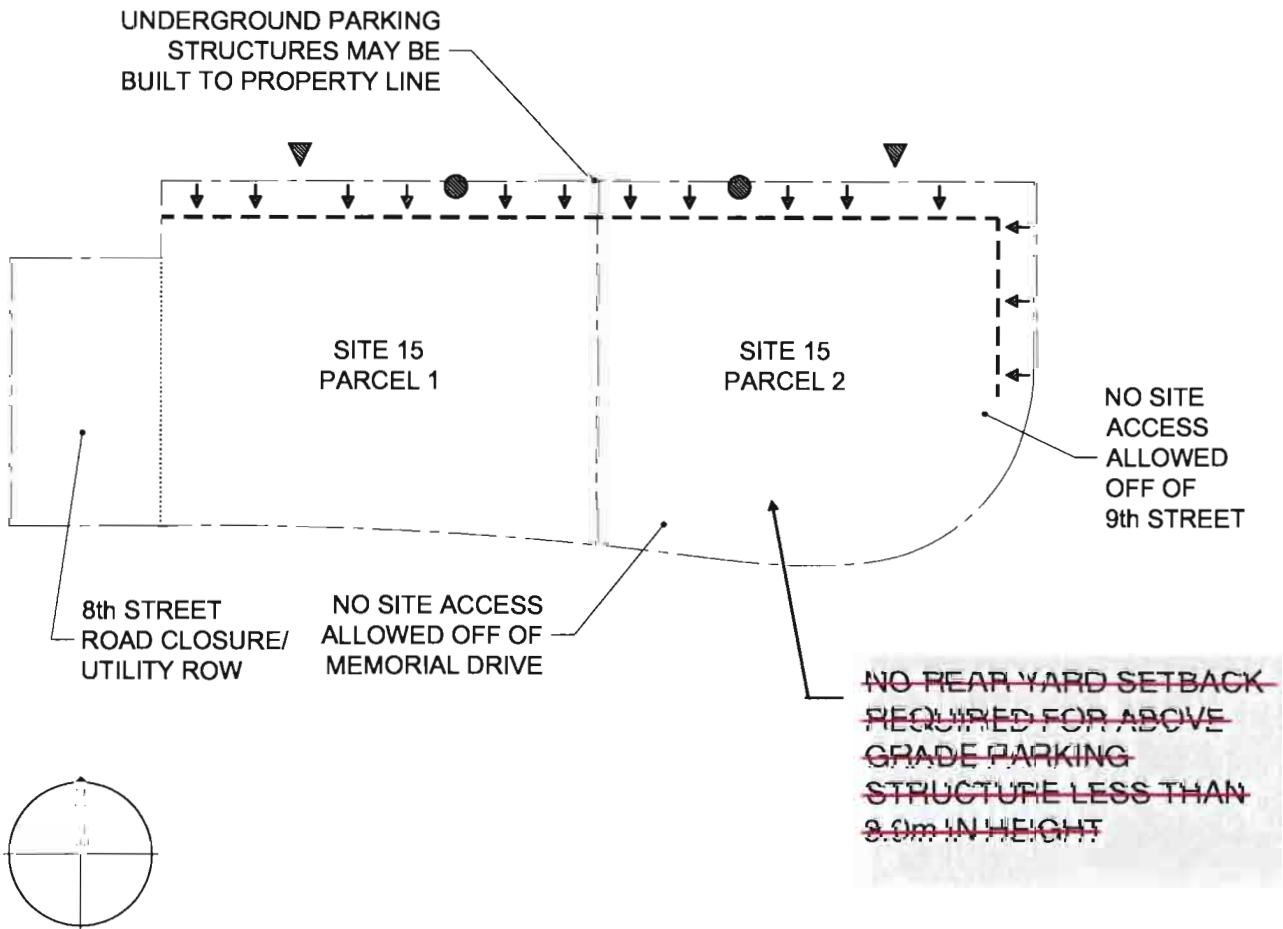


SITE 15 - FRONTAGE, ENTRY & ACCESS  
MAIN FLOOR  
RESIDENTIAL USES AT GRADE

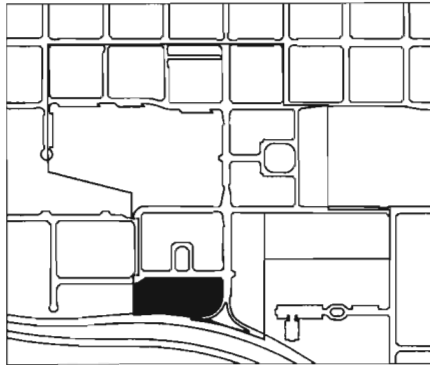


**LEGEND**

- POTENTIAL RESIDENTIAL FRONTAGE  
c/w TENANT DOORS
- PREFERRED BUILDING ENTRANCE FOR UPPER  
FLOORS
- ▼ PREFERRED ACCESS TO PARKING
- ↓ POTENTIAL AT GRADE RESIDENTIAL ENTRANCE

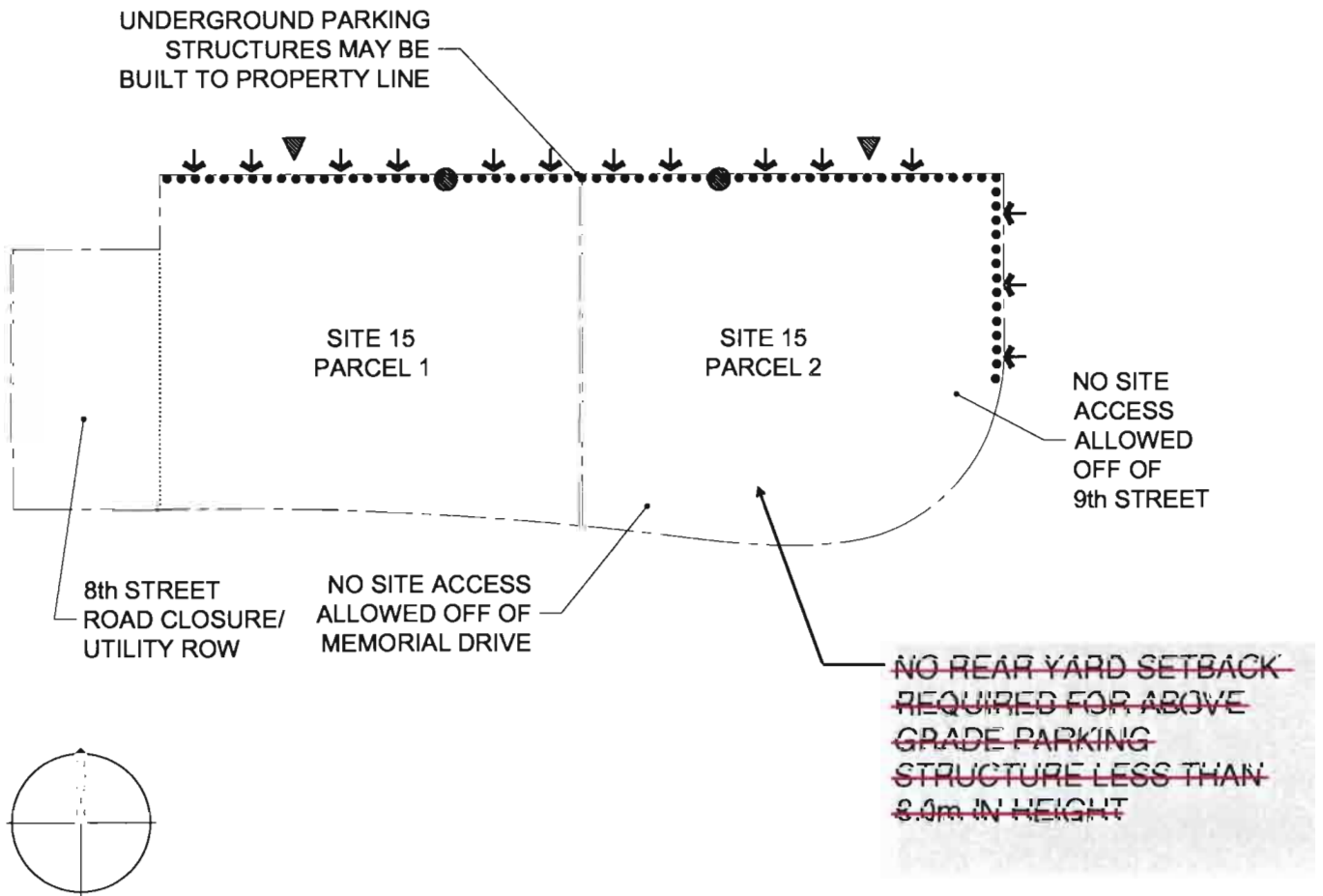


SITE 15 - FRONTAGE, ENTRY & ACCESS  
MAIN FLOOR  
NON-RESIDENTIAL USES AT GRADE



**LEGEND**

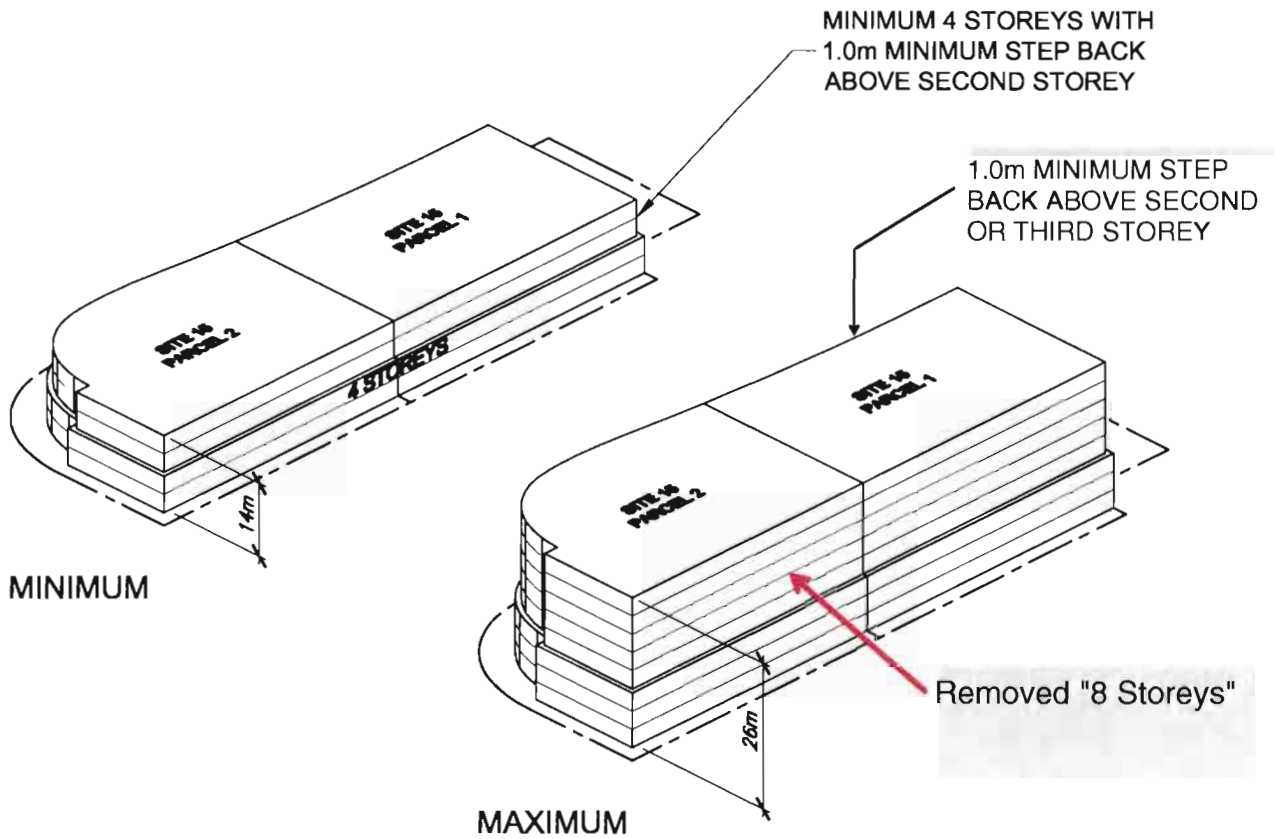
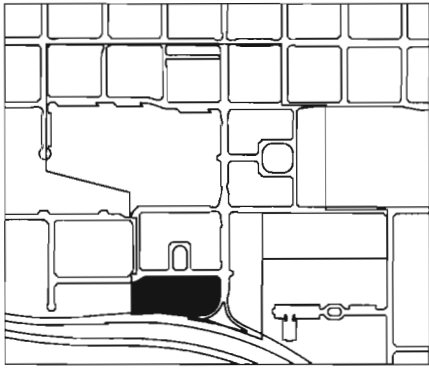
- ..... POTENTIAL COMMERCIAL RETAIL FRONTAGE  
c/w STOREFRONT GLAZING
- PREFERRED BUILDING ENTRANCE FOR UPPER  
FLOORS
- ▼ PREFERRED ACCESS TO PARKING
- ↓ POTENTIAL COMMERCIAL RETAIL  
UNIT ENTRANCE





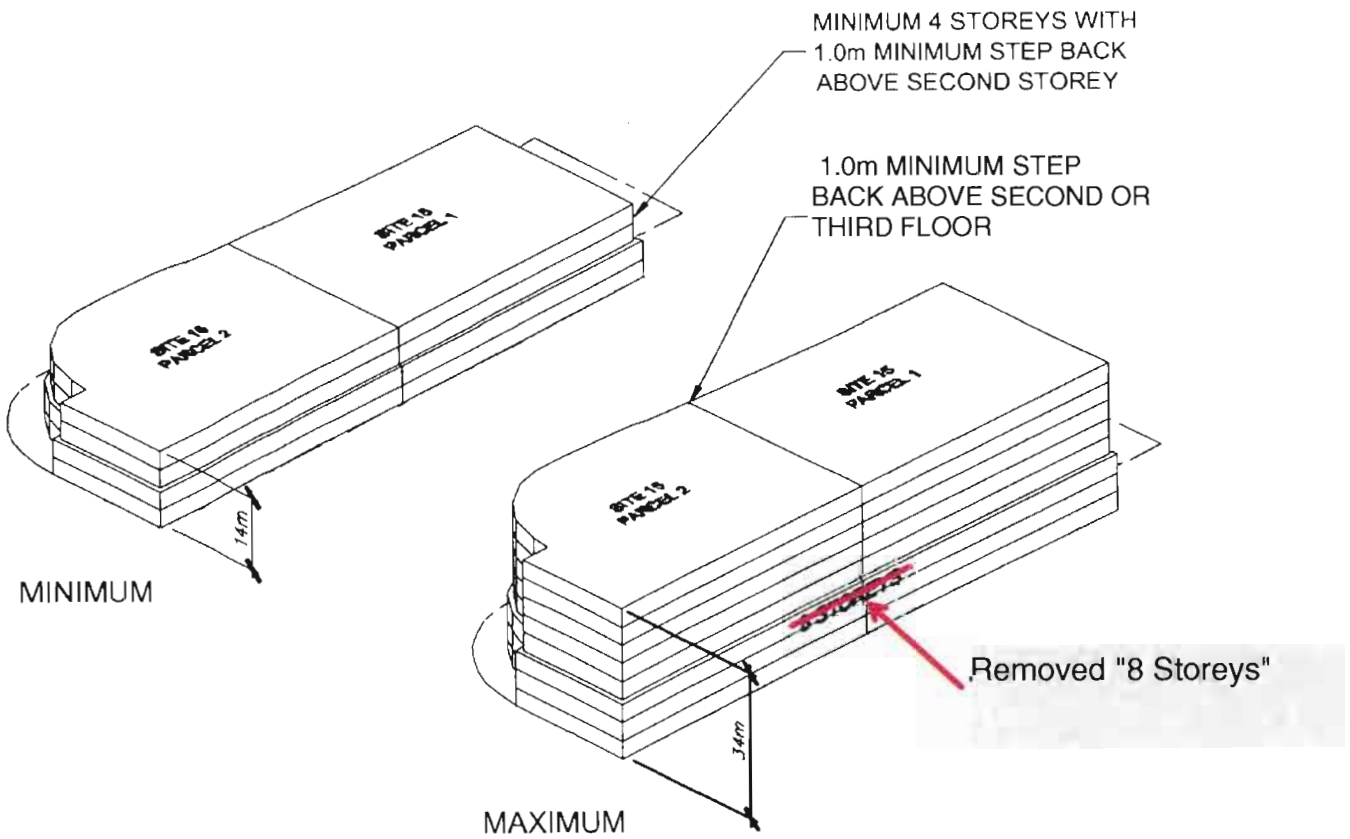
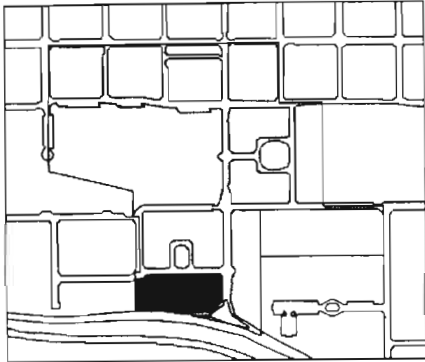
SITE 15 - MASSING

RESIDENTIAL USES AT GRADE

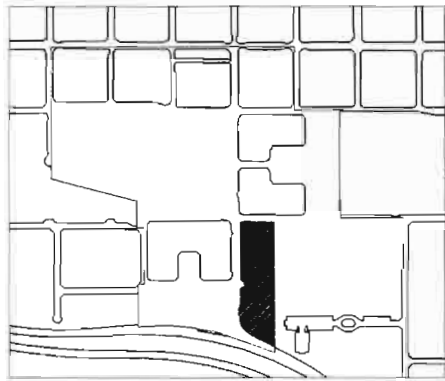


SITE 15 - MASSING

NON-RESIDENTIAL USES AT GRADE



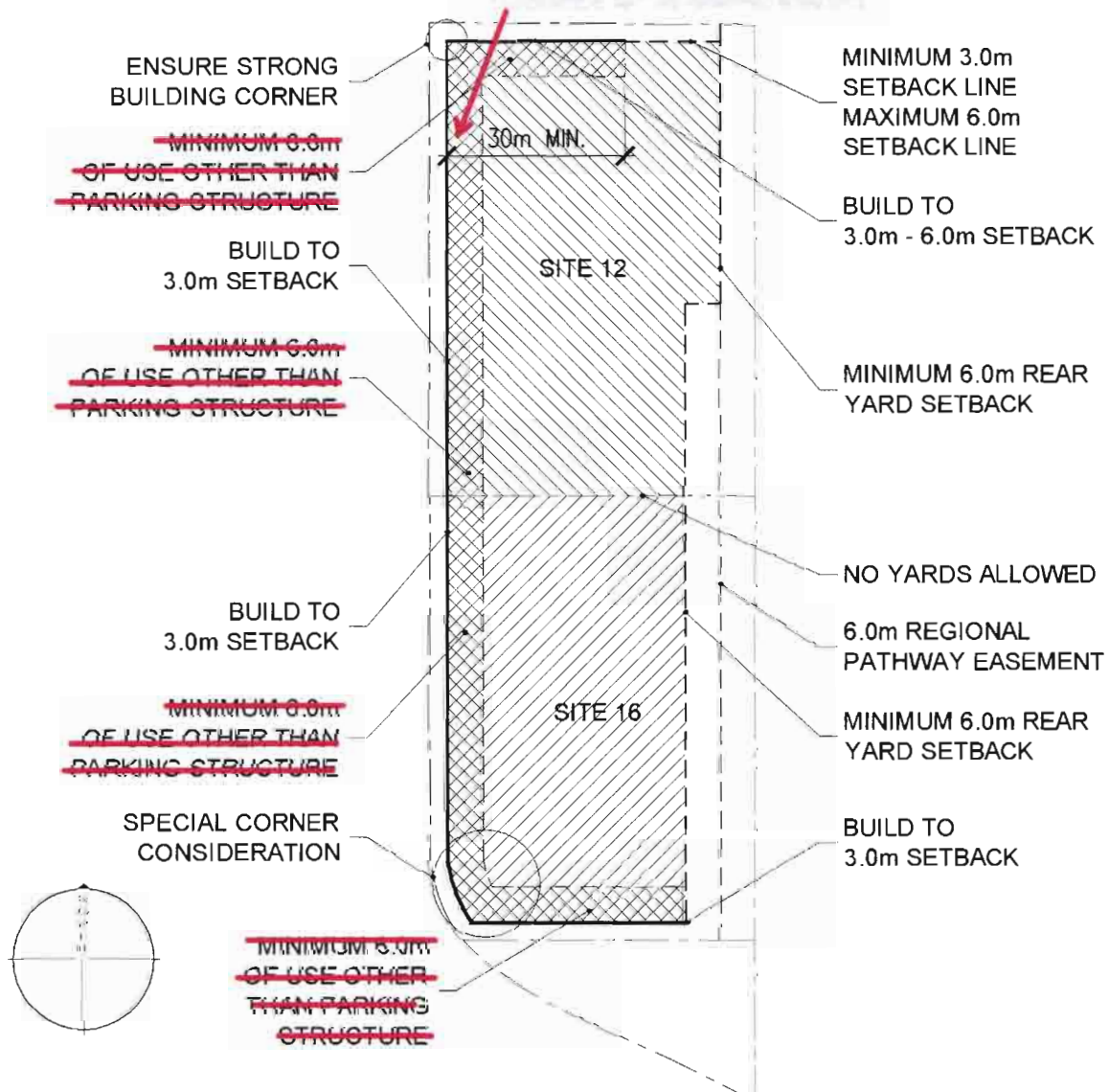
SITE 12 & SITE 16 - SITING & ORIENTATION  
LOWER FLOORS  
SITE 16 - RESIDENTIAL USES AT GRADE



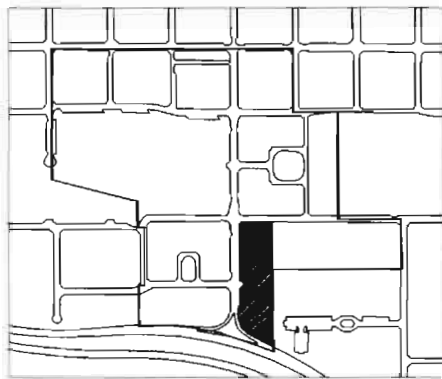
**LEGEND**

- BUILD-TO LINE
- - - SETBACK LINE
- - - PROPERTY LINE
- ▨ DEVELOPABLE SITE AREA





- Remove Cross-Hatching



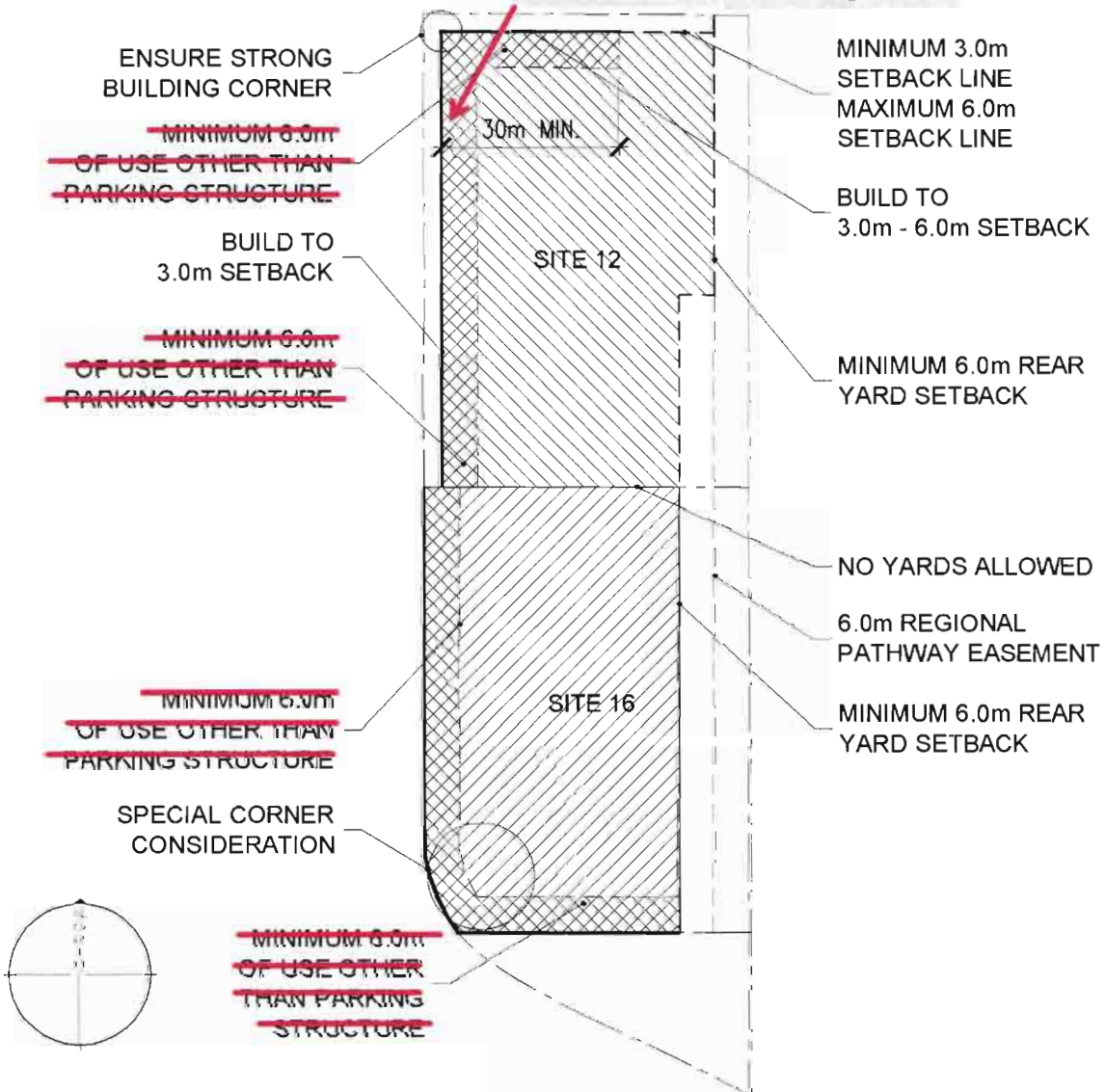
SITE 12 & SITE 16 - SITING & ORIENTATION  
LOWER FLOORS  
SITE 16 - NON-RESIDENTIAL USES AT GRADE



**LEGEND**

-  BUILD-TO LINE
-  SETBACK LINE
-  PROPERTY LINE
-  DEVELOPABLE SITE AREA

- Remove Cross-Hatching



SITE 16: TEST DEVELOPMENT #1

SECTION A-A

