

Architecture
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ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING

Architectural and Open Space Design Guidelines

2013-04-10



UMA | AECOM



EMERALD HILLS

URBAN VILLAGE

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1.0 Original Concept / Master Plan

Emerald Hills Urban Village will be an inspirational neighbourhood benefiting both people and the planet, now and in the future. It will integrate beautifully designed natural, public, private and commercial spaces into a pedestrian friendly, mixed-use community for young families, active adults and seniors. It will make sustainable living easy, attractive and affordable by allowing homes, shops and services to transform into opportunities to live, work, play and relax, enhancing the health and well-being of both its citizens and the ecosystems upon which they rely. The Master Plan for Emerald Hills Urban Village, as developed by all the active stakeholders of the Village can be summarized as follows:

Heritage Transition

1. The site is an Urban Village with mixed uses ranging from semi-detached and row housing uses and high-rise residential uses (rental, condominium, assisted living, independent living) institutional care, commercial retail and office integrated onto approximately 50 acres including public and private open space.
2. The site massing transitions from lower scale building forms at the edges with the lowest forms at the south end of the village to high-rise buildings in the central core and north end of the village.
3. The context includes single-family neighbourhoods to the south and west, a hospital and care facility to the north and Clover Bar Road to the east.
4. The Village uses are distributed to respect its site context with a concentration of low density residential semi-detached and row housing at the south, low-rise multi-family residential along the west and commercial, extended care and office uses nearest the hospital to the north.

This design guideline will provide designers with a non-prescriptive approach to exploring form, material and architectural / landscape expression. It is non-prescriptive to allow it to evolve over the years of build out and evolve with the ever-changing technologies and design initiatives supporting community and building sustainability. The principle objective of the guideline is to promote:

- A uniquely designed **Urban Centre** which provides a sense of identity, a distinctive urban sense of place and a community focal point.
- A pedestrian-friendly people place accessible to all citizens and also convenient for vehicle access and parking; and
- A positive interface with the surrounding community.

2.0 Design Guidelines

The following categories have been developed to identify the various design objectives for the site based on building and open space uses:

2.1 Building Types

- A Residential
- B Commercial / Office
- C Mixed Use (Commercial, Residential, Office)
- D Institutional

2.2 Open Spaces

2.2.1 Community Heart

- A Northern Plaza
- B Urban Wetland
- C Green Field
- D Active Living Area
- E Community Gardens
- F Sculpture Garden

2.2.2 Hierarchy of Pedestrian Movement

- A Pedestrian Street
- B Central Walk
- C Naturalized Corridors
- D Secondary Walkways
- E Gateways

2.1 Building Types

A Residential

Residential uses are characterized by a strong generally continuous street edge condition. Buildings will have a consistent multi-storey base element. The designer is encouraged to have upper floors (where applicable) set back above the base floor height. The form of development will be predominantly ground oriented townhouses, stacked townhouses and condominiums, apartments or combinations thereof.



Roof articulation, public / private interface, material distribution

The materials used in the building should be timeless and have strong detailing and accents avoiding frivolous decoration. Brick, masonry, or stone should be used where durability and formality are desired (compliment the colour scheme being developed for the public open space.) Stucco or alternative siding products may be considered for the balance of building (vinyl siding is allowed except for high-rise applications.) Because many buildings are equally accessible from both sides, the detailing and materials must be consistent for the front and rear of the buildings.



Where possible, ground floor units should be elevated from the sidewalk to provide a superior amenity space for the resident while still maintaining accessibility. Internal access to apartment elevators and lobbies should be provided at grade to the public sidewalk.

Street separation, private / public interface, accent material, brick / stone, landscape, detailing

The separation of private amenity spaces from the public open space will require careful planning and detail. It is this public realm and the interface to the private property that must be protected throughout the development. The designer must utilize grade separation, landscaping, lighting, permeable fencing and art to create this transition from public to private space. Solid screens including wood or masonry fences will not be permitted.

B Commercial / Office

The intent of this usage group is to create a vibrant street-level retail environment. The ground floor should be devoted to commercial / retail uses. Second floors will allow for office type space. The retail mix should include neighbourhood amenities such as a food store, pharmacy, a restaurant, neighbourhood pub, cleaners, bakery, bookstores, etc.

The form and massing will compliment the residential design initiatives with a strong durable building base of brick, masonry or stone. The colour scheme should focus on vibrant accents, signage, banners, etc. to provide a market experience. Building materials must integrate with public open spaces and walkways. Vinyl siding is not allowed.



Uses adjacent to internal pathways shall provide an environment that encourages interaction, chance meetings, gathering, eating, seating and art to promote further community and place.

Landscape, and a pedestrian walk through and around the retail center, will inform visitors about this dynamic community and allow passersby to experience the spirit of this place even when the shops are closed.

Surface parking should be designed to feel green in character with substantial plantings. Pedestrians will have priority.

C Mixed Use

The intent is to create a mixed-use environment. It is expected that the ground floor would be devoted to retail / commercial uses. Second floors will allow for office and / or residential space. The balance of the floors would be residential. Massing, materials and colours should compliment and generally follow those in the residential use category.

Buildings adjacent to the public open space will address and interact with the public to encourage suitable edges and uses, which contribute, help enclose and define the space (see image above).

D Institutional

Institutional buildings are encouraged to promote a vibrant street edge with active, vibrant courtyard edges, where possible, to avoid turning its back to the community. Amenity spaces are encouraged on main floors, with high visibility from the street to promote transparency and a connection to the residents / occupants inside.

Materials shall be a higher concentration of durable brick, masonry and stone.

Where possible, building courtyards should be inviting to the public to promote community interaction and social wellness.

2.2 Open Space

The intent of the Urban Village open space is to create a safe, vibrant, interactive central core to the community. Open spaces should provide for relaxation, passive and active engagement and community interaction to encourage social wellness. Transitions in both the architecture and the landscape should create a sense of place as pedestrians move through the open space environment. Common elements will unify the transitional aspects of the open space allowing for a series of distinctive places that are unique yet cohesive. The transitional and unifying elements will combine to support the development of a unique community within Strathcona County, identified by its vibrancy and pedestrian orientation.

The landscape in the Urban Village compliments the transitions in architectural guidelines described in Sections 4.0 Transitional Guidelines and 5.0 Street Interface. The open space uses expressions of transition to compliment the architectural interfaces in the Urban Village:

- The landscape transitions in the central area of the site from distinct enclosed naturalized spaces at the south, east and west edges of the site to open, formal urban spaces in the northern edge that abuts the commercial area.
- The activity levels in the Urban Village change from passive walking and small gathering areas along the walkways in the southeast and west corridors to vibrant, high-energy spaces in the northern plaza, play field and active living areas. The central community garden and bioswale garden space are the transitional spaces offering intermediary levels of activity buffering and connecting the uses on the north end of the site and the walkways to the south east and west. The transition in activity levels is further emphasized by the landscape plantings. The plantings transition from a lushly vegetated, informal pattern in the walkway areas to a formal, resilient, plantings area in the high activity level areas.

2.2.1 Community Heart

The intent of the community heart is to promote healthy, sustainable lifestyles within the Urban Village core by developing safe places for community interaction, social wellness and modern world escape. This vision of activity zones will be achieved through a combination of development of the landscape and community programming.

A Northern Plaza

The Northern Plaza must inspire community interaction. Creating a multi-functional destination for programmed activities is important. When not in use for programmed activities it will foster passive activities. It will be animated by the surrounding commercial and public building uses and the landscape areas including the Urban Wetland and the Green Field. Materials and elements including furniture, planting and paving will be formal, patterned and have a clear cadence creating a visually inviting experience. Plaza paving patterns will direct pedestrians and transition into the commercial Urban Pedestrian Street area.

B Urban Wetland

The Urban Wetland should create a strong image of sustainability. The wetland will provide for a soothing yet vibrant setting next to the bustling Urban Plaza. The feature will be animated through the trickling and flowing of re-circulated storm water that is cleansed by formally planted wetland species. It is essential that the water be accessible

for interaction. The Urban Wetland will incorporate opportunities for sustainable art, interpretive features and seating areas. This multipurpose space has opportunities for four-season programming. Strong pattern lines of the plaza should extend underwater into the wetland and interact with patterning spilling over from the bioswale area.

C Green Field

The Green Field will offer an amenity space that safely combines both active and passive experiences. Anticipated activities for the Green Field include sports such as frisbee, informal team sports and skating in the winter to the Urban Wetland. The sloped terrain along the east edge offers opportunities for sun soaking and winter sledding. The amphitheatre effect also offers opportunities for festivals, open-air concerts and theatre. However, appropriate layout to accommodate power needs for such events must be considered. Strong lines of trees should delineate the edge of this activity zone. Patterns from the surrounding activity zones should interact with the Green Field in a whimsical manner.

D Active Living Area

The Active Living area should provide a space for exercise, fun and discovery. It should include activities for all stages of life and all physical abilities, including an adult fitness area, a children's playground, areas that offer adventure and a labyrinth for meditative walks or hide and seek. The plantings in this area will demarcate the activity type and will be a combination of formalized and natural forms. Materials in the area should encourage the interaction of strong urban materials such as concrete and brick with softer natural materials like wood and stone.

E Community Gardens

The Community Gardens will provide a fresh food source and add aesthetic value to the Urban Village, as well as access to satisfying labour, a sense of community and a tactile connection to the environment. A small structure shall be provided to accommodate practical education opportunities advancing concepts in sustainability such as gardening skills, small scale composting and rainwater capture. The Community Garden should act as the transition point from lush natural planting to a more formalized style. Tree plantings patterns will offer opportunities for both enclosed, shaded rest areas and open, warm sunlit areas.

Ground level vegetation that surrounds the garden plots, such as shrubs and perennials should be edible, colourful and harmonize with the naturalized corridor. Materials in the plaza should encourage the interaction of strong urban materials such as linear concrete with softer natural materials like wood and vegetation. The garden shall be designed to accommodate opportunities for expansion and contraction in utilization of garden plots.

2.2.2 Hierarchy of Pedestrian Movement

A Pedestrian Street

The Pedestrian Street shall accommodate movement of multiple forms of transportation including foot traffic, bicycle and vehicle in a safe visually pleasing manner. The route will extend through the Emerald Village directing pedestrians to the hospital at the north end and the Community Garden at the south end. Bollards and vegetation pockets will demarcate the end of the vehicle accessible area. This Pedestrian Street shall accommodate emergency access throughout its entire length, to a width of up to 6m, while ensuring a comfortable pedestrian scale. The cadence of site furniture and adjacent buildings should be complimentary. Patterning of the paving materials and tree plantings should interact with the surrounding landscape zones creating harmonious interfaces. Tree patterns in the pedestrian only portion should form a strong line re-enforcing the primary direction of movement along the walk offering shading for people along the walk.

B Central Walk

The Central Walk offers a secondary, direct route to the commercial zone from the southern end of the site and should be approximately 4m in width. Trees should line both sides of the walk, continuing the walk treatment from the Aspen Trail gateway to the Urban Plaza. Patterning of the paving materials, furniture and tree planting should interact with the surrounding landscape zones creating a harmonious interface while creating an obvious cadence as the pedestrian moves through the site. Paving materials should transition from hard urban materials to softer more natural tone as the pedestrian walks between the Northern Plaza and the Community Garden. Elements of art and interpretive elements should create a sense of interest and mystery

drawing visitors along the walk.

C Naturalized Corridors

The intent of the Naturalized Corridor is to combine pedestrian and slow moving bicycle traffic and the movement of local birds and insects. The corridor will be planted with native species to increase the opportunities for increased biodiversity in the urban setting. The walkways should encourage more private, enclosed sitting areas that have views out into the corridor. The planting should be informal and drought tolerant. Art pieces should compliment the natural environment and be a subtle presence to the landscape.

D Secondary Walkways

The intent of these walkways is to connect the private and public spaces. These walkways will be primarily found along the edges of the open space. These smaller scale walks will define the edges of public and private spaces. The width should be no wider than 2m. However, walk edge treatment should allow for fire access where required.

E Gateways

Gateways must develop a special sense of place identifying the entrance to the Urban Village. The Gateways should use signage and visual cues to help orient visitors and begin an interpretive journey through the Urban Village, presenting insight on local heritage and concepts of sustainable living. Gateways shall utilize common elements to provide the general character of the urban village, while ensuring a distinct sense of place with zone specific landscape elements.

3.0 Development Guidelines

The guidelines reflect the vision of an urban village and provide a framework and inspiration for the site design of the various parcels of land. The designer is encouraged to refine and expand upon these guidelines to create a unique and exciting urban development within Strathcona County. The guidelines should be implemented in conjunction with existing Direct Control Bylaws, sun guidelines and development standards.

3.1 Building Form

Street Relationship

Buildings should relate directly to the streets or open spaces to which they front. In the case of retail frontages, storefronts should be permeable and building form should respond to opportunities for patios, benches and passive meeting spaces informed by the master site plan.

Urban Scale

To set the appropriate scale of streets, a minimum building base element of three storeys generally applies. Floors above the base should be set back or articulated (Refer to Direct Control Bylaws).

Materials, detail roof,
articulation, shading



Base / middle / top,
material and for transition

High-rise developments should incorporate the classic principles of base / middle / top and the building massing and materials should set back and transition in scale, material palette and detailing.

Useable Outdoor Space

A pattern of courtyards and enclosed spaces is encouraged throughout and should be usable by the inhabitants as outdoor spaces. Amenity spaces should be related to grade with a communal outdoor space or an attractive view.



Interior courtyards,
material, sun / shade,
seating

Identity

The ground floors of all buildings should be designed to address the individuality of each residential/ commercial unit through architectural expression and the inclusion of entrance doors and windows addressing the street.

Terraces

Terraces should be encouraged where possible, for outdoor patios, decks and gardens and to add visual interest.

Roof Lines

Protruded roofs are to be used for semi-detached and townhouse developments.



Rhythm, scale, sloped
roofs, material distribution

Flat roofs are encouraged—especially for mid to high-rise developments—however, pitched roofs are allowed to be used as elements that inform a building’s use, scale or construction as a counterpoint or feature of a predominantly “contemporary” roofline. Roof parapets should contain timeless architectural detailing.

High-rise developments shall incorporate building “tops” which are distinct and identifiable elements of the towers.



Parking Entrances

Ramps to underground parking should be perpendicular to the street that serves them, rather than parallel to the street frontage. Ramps should be concealed to the greatest extent possible within a building or by using overhead structures and landscaping. Parkade lighting must not project light out towards the street.

Any exposed walls should be limited in height above grade and adjacent grade should be softened with planting.

Street Interaction

Ground floor dwellings should address the street with front door entrances, gates and entry courtyards. Porches, patios or decks should be designed to establish a semi-private zone in support of a ‘porch culture’ along the street. Windows and balconies at upper floor levels should face outwards to allow ‘eyes and ears’ on the street, adding to a sense of safety and security for the public realm.



Street separation, private / public interface, accent material, brick / stone, landscape, detailing

Retail Frontages

The individuality of retail stores should be heightened through many stores of narrow frontage, with high quality storefront displays rather than long, uninviting storefronts. Solid walls are to be minimized. Transparent storefronts and high quality signage and illumination must be used to create a more dynamic and inviting streetscape. Intermittent, deep overhangs and canopies should project over deep sidewalks to create sheltered pedestrian walkways.



3.2 Detailed Design and Materials

Colour / Materials

The palette of colours should be consistent with those identified in Appendix 1. (Refer to Developments Material Guidelines). A range of accent colours (preferably contrasting accent tones) can be used on detailed building elements. The use of natural stone or brick materials should be used with complimentary accent colours of architectural stucco or alternate siding materials appropriate to the use classes.

Signage

Residential building identification signage should be low level and illuminated by accent lighting, indicating street address in a discreet, graphic style with “dark sky” design principles in mind. Signage should be closely related to the principal building entrance and generally placed in low wall elements.

Commercial signage should add diversity and interest to retail streets using projecting and window signs (see image above). Illuminated awnings are not permitted. Signage

is to correspond to the Emerald Hills Urban Village's signage guidelines.

Lighting

Indirect lighting should be used wherever possible. Pedestrian scale lighting should be provided along walkways, parking areas and unit entries. Light spillage into private units must be avoided and lighting design should adhere to "dark sky" principles.

Fencing and Screening

No wood fencing is allowed. Wrought iron, masonry, or cast-in-place concrete in combination should be used. Fencing is to be permeable to view and must complement the architectural character of adjacent building and structures. Detailing, colours and materials should compliment adjacent buildings and overall design vision for the public open spaces and walkways.

3.3 Landscaping

Public and Private Open Space

Shared outdoor areas should be programmed and visible for residents to promote social interaction among neighbours. Opportunities for small children's play areas, seating and outdoor eating should be considered.

Excellent architecture/landscape
integration, articulation, gates/entry,
private/public interface, roof treatment,
passive seating alcoves



Each dwelling unit should have direct access to a private outdoor space in the form of a balcony, patio or roof deck as per building code and development standards. Spaces should receive sunlight during most of the year. Private patios and semi-private open space should be buffered through changes in elevation, hedges, low walls, or other measures.

Design Elements

Design of hard landscape elements such as walks, metalwork and structures should relate to the style, materials and colours of the adjacent architecture. Landscape

features should mark entry points and special focal spaces and reflect the character of adjacent architecture and landscape.

4.0 Transition Guidelines

The Emerald Hills Urban Village is bordered to the south and west by predominantly single family and duplex suburban housing stock with a “Heritage” design theme as outlined in the Aspen Trail Architectural Guidelines prepared by Genstar Development Company (Appendix 2). Out of respect to these established guidelines, this section provides “transition guidelines” promoting a sensitive architectural transition from the residential housing stock at the west and south edge of the village, across the Urban Village, to the more contemporary architectural character of mid-rise, high-rise and commercial / institutional buildings to the north and east boundaries of the Village.

A transition guideline diagram is provided to help illustrate this objective (Appendix 3). Separate zones are established with varying degrees of applicability to the existing “Heritage Theme” for Emerald Hills.

4.1 Zone 1 and 1A

Zone 1 and 1A can be described as the zones most sensitive to the Emerald Hills “Heritage Theme” with specific sensitivity in Zone 1A.

Zone 1A is to be designed to a scale that is very sympathetic to the building stock south of Aspen Trail and west of Eton Boulevard. The architectural character of the semi-detached and townhouse development in this zone is to be designed in a style that represents individuality between adjacent units. Initiatives outlined in Genstar Development Company Architectural Guidelines (Appendix 2) are to be strictly adhered to in context of the increased density proposed for the Urban Village.

The north south pedestrian trail should take advantage of the opportunity to transition landscape, lighting, furniture, fencing and hard surface detailing from the Emerald Hills Heritage theme to an open space theme more appropriate to an urban setting and more consistent to the architectural theme, character and massing of the northeast 2/3 of the Village. This area should be used to identify / mark a gateway to the Urban Village.

Zone 1, although respectful of the “Heritage” theme, incorporates higher density housing types from row housing to four-storey residential condominiums, apartments (or combination thereof) and assisted and extended care facilities. As a transition zone, Zone 1 incorporates elements of the Heritage theme into a large-scale development. “Heritage” elements to be incorporated into the architectural expression of this zone include: sloping roofs, double hung window detailing, use of wide trim boards and style and colour consistent with the Genstar Development Company Architectural Guidelines. Façades shall be broken up with colour blocking and contrasting trim colours. This detailing approach should be incorporated in order to help transition to Zone 2.

Landscaping shall be softer, natural, not unlike a golf course rough. Paths shall meander and detailing is to be more ad hoc and “matter of fact”.

4.2 Zone 2

Zone 2 introduces building construction of six, eight, ten, twelve and fourteen storeys. Construction is no longer wood frame but concrete. The architectural and landscape treatments are to be urban. Roofs are flat; edges are harder, linear and ultimately more urban. The building character at the first three and four storeys are “brownstone in nature”. Contemporary interpretation of “Heritage” detailing is required. Trims, window break-up, colour blocking, cornice detailing are reinterpreted to be more minimal, refined and less decorative. Towers should transition from their podiums by borrowing materials, colours, façade break-up and detailing from the storeys below. Tower rooflines should be distinct and unique with a contemporary feel.

Landscape in the zone becomes more refined, manicured and ordered. Hard surface is introduced and flows into a focal plaza and assembly space. Paths are direct and linear with rest areas, benches and lighting becoming more rhythmic. The hard edges are softened with a more precise placement of the design and landscape elements from Zone 1.

4.3 Zone 3

Zone 3 is a dense urban pedestrian street / mews with three-storey live / work / retail uses. The architectural character in this zone must be urban in appearance and promote bustling activity and vibrancy through the use of signage, banners, individuality of units and a high level of building articulation. Materials, colours, rooflines and detailing are to be “quirky” and competing for attention.

Landscaping design and detailing should promote pedestrian activity and street interaction while maintaining a common aesthetic with Zone 2.

4.4 Zone 4

Zone 4 comprises a series of single-storey retail buildings of varying scale, an office tower and four-storey office complex along Clover Bar Road. The internal character of Zone 4 should reflect the elements integral to creating a commercial village atmosphere. The theming for this zone is contemporary with high levels of transparency and the incorporation of “soft detailing” to be appreciated by the pedestrian. Stained wood, wood detailing in door finishes, deep canopy overhangs, integral seating and landscaped planting areas are representative of sensitive detailing required to comfort the pedestrian.

Care should be taken to provide highly articulated façades to give the impression of a series of small shops. Long blank façades along store frontages are not acceptable. Signage placards, banners, chain hung signage and sensitive window signage should be provided to supplement the larger scale illuminated channel letter signage to be viewed from a distance in the parking areas and by passing-by motorists.

Landscaping is to be designed to promote human scale and pedestrian interaction through appropriate tree and shrub placement, benches, lighting and street furniture detailing. Sidewalk patterning is to be used to break up monolithic cement sidewalks by identifying nodes, entries, rest areas, etc. The landscape design selection of lighting, benches, waste receptacles, etc. is to be an extension of the overall design and theming of the public open spaces and pathways.

5.0 Street Interface

The success of the Emerald Hills Urban Village as an active and vibrant community in which to live and work relies significantly on how the architectural character and treatment of buildings interface with adjacent streets, public and private open spaces and pathways. Separate interface corridors have been established in order to communicate the required architectural treatment at these edges. Refer to the street interface diagram provided in Appendix 4.

5.1 Interface A

Interface A addresses the architectural criteria for townhouses that face onto Clover Bar Road. Because of the noise implications of Clover Bar Road and the requirements to achieve high acoustic rating and noise attenuation in this area, the architectural requirements for the façades along Interface A are intended to provide significant STC ratings as opposed to permeability and pedestrian friendliness. All building façades facing Clover Bar Road are to achieve STC ratings as required by local codes and bylaws. As a result, many of these façades will have minimal glazing and window openings. Architectural interest however, must be achieved by providing building articulation and the use of a variety of materials and colours in order to provide architectural interest on Clover Bar Road.

5.2 Interface B

The key edge to Interface B is Aspen Trail and its flanking pedestrian sidewalk. All buildings facing Aspen Trail are to incorporate front doors facing the sidewalk. The building architecture is to be highly articulated. Colours and materials are to be used in order to establish a high degree of individuality of each townhouse unit and duplex unit along Aspen Trail. Wrought iron features, fences or gates are required in moderation to identify individual units and promote pedestrian scale.

5.3 Interface C

This section deals with the interface between the southwest corner of Emerald Hills, developed as duplex units, and Eton Boulevard. The units, as designed and master planned in this area, are oriented in such a manner that the side elevations of the duplex units face Eton Boulevard. In order to provide a friendly pedestrian oriented zone, significant setbacks have been provided here and a high level of landscaping is required in these setbacks. The architectural challenge in this area is to provide a high level of articulation, material selection and colour use on the side elevations. This approach, along with the incorporation of extensive landscaping will provide visual interest at this southwest corner of the Village.

5.4 Interface D

This area of the Emerald Hills Village addresses the interface between four-storey wood frame condominium structures and Eton Boulevard. Unique to this interface is the incorporation of angled parking on the east side of Eton Boulevard to promote the opportunity for main floor office / commercial use as restricted by the direct control zone. All buildings along this interface are to incorporate main floor access from Eton Boulevard to each individual residential or commercial unit. The architectural expression and landscape expression along this interface is to be harder edged with the introduction of landscape planters, wrought iron detailing and private gate entries to the main floor patio areas along Eton Boulevard. This architectural treatment is intended to be an interface between the public and private realm of Eton Boulevard. Interface D is to be highly articulated with the use of highly durable finishes at street level and the street edge.

5.5 Interface E

This quadrant of the Emerald Hills Urban Village addresses the interface between an institutional care facility for seniors living with dementia, Alzheimer's and other health conditions who require significant care from health care providers. Eton Boulevard, adjacent to this facility, will require a significant lay-by opportunity and drop-off zone for various forms of transportation. This section of the Emerald Hills Urban Village also interfaces with single-family residential to the west. As a result, the west elevation of the institutional facility should respect the residential scale and character of the existing community to the west with the incorporation of a highly visible and identifiable lobby and lay-by area.

5.6 Interface F

This area of the Emerald Hills Urban Village addresses the interface between the institutional care facility, a proposed high-rise structure and Emerald Drive. It is the intent to have an articulated and highly transparent façade on all the buildings fronting onto Emerald Drive to engage the pedestrians on the sidewalk along Emerald Drive. As a result, it is encouraged that amenity spaces, that can be highly transparent for both the condominium high-rise and the Extended Care Facility, be located along Emerald Drive. This transparency into the amenity areas of these buildings will animate and provide vibrancy to the street edge. The Architectural treatment should be a highly transparent main floor achieved using glazing. The use of durable materials on the first level of the buildings is appropriate here. Canopy structures and complimentary street furnishings etc. should be incorporated to provide for an animated sidewalk area.

5.7 Interface G

This portion of the Emerald Hills Urban Village addresses the interface between a mid-rise office use and Emerald Drive, which will likely accommodate a transit stop for Strathcona transit. Materials here are to be of a highly durable nature. A high degree of transparency should be provided with a significant covered canopy area to promote and provide a comfortable sheltered environment for individuals waiting for transit pick-up. The landscaping in this area should be urban in nature, with significant hard surface and seating opportunities. Accessory and building lighting should be provided in order to give pedestrians a sense of safety and comfort while waiting for transit services.

5.8 Interface H

Interface H addresses the architectural interface between a series of commercial retail facilities, Emerald Drive and Clover Bar Road. A unique feature along this interface is the large landscape setbacks to the pedestrian walkways and street due to a utility easement along the south edge of Emerald Drive and the significant setback required along Clover Bar Road. Due to the large separation of the pedestrian sidewalk and the building face, high levels of transparency are not required. Significant attention should be paid to the landscaping opportunity, although restricted by the underground utilities and to the use of the building colour and architectural detail to provide a degree of building articulation. The use of signage and accent lighting is encouraged in this area incorporated with a high level of landscape coordination in order to create a pleasant green buffer to Emerald Drive and Clover Bar Road. Landscape and hard surface landscape treatments are to be incorporated at the corner of Emerald Drive and Clover Bar Road to encourage a diagonal pedestrian flow into the commercial site.

5.9 Interface I

This section of the Emerald Hills Urban Village addresses the interface between a commercial office use and a rental residential use located adjacent to Clover Bar Road. This area is characterized by a significant high volume of traffic and very little pedestrian movement. As a result, the architectural character at this corridor, as in Interface A, requires consideration for noise reduction and attenuation for the specific spaces facing Clover Bar Road. High degrees of permeability, transparency and fenestration are not required along the main floor spaces. Because these buildings are zoned at three- and four-storeys in height, larger degrees of fenestration and glazing can be introduced at upper levels. Architectural interest should be achieved using building articulation and mixed materials and colours.

5.10 Interface J

This particular interface addresses the response of the architectural character of buildings that interface with the internal open public space and pedestrian street in the Village. The architectural language along this interface is to be of a highly urban nature, which respects the landscape design and programming of the adjacent pedestrian street and plaza.

Not unlike Interface D, hard landscaping, landscaped planters and a mix of wrought iron and masonry detailing, complete with private entry gates to main floor units, should front this corridor. Landscaping should take on a complimentary form and design respecting the need to provide a buffer from the private residents and the public occupied central open space and pedestrian street in the Village. High levels of articulation, the incorporation of main floor front doors to each residential unit, along with the use of durable materials are encouraged along this interface. Internal building public and semi-public spaces are encouraged to be located along this interface, with high transparency.

5.11 Interface K

This area addresses the interface between a series of live-work uses, the office use at the north edge of the Village and the internal pedestrian street. A high level of architectural articulation is required in this area complete with the use of signage, colour and architectural detailing to instil vibrancy and activity along the pedestrian street. Banner signage and building permeability, both visually and physically, are strongly encouraged.

5.12 Interface L

Interface L deals with the private and public interface between differentiated main floor residential units and the natural habitat and north-south pathway between the southern most quadrants of the Emerald Hills Urban Village. All of the treatment and architectural expression along this interface should include the use of higher quality building finishes, sympathetic and significant architectural articulation and the use of durable, timeless finishes. The edge condition is less urban in nature and can be treated as passive landscape areas and passive planting areas that delineate between the public pathways and the private yards and entries to the flanking residential units. Fenestration, front door entries and significant permeability are encouraged in these areas in order to provide “eyes on the pathways” to encourage a safe and monitored pedestrian oriented environment. Landscaping is to be softer, more “ad hoc” and passive in nature.

5.13 Interface M

This particular area of the Emerald Hills Urban Village identifies the response of high-rises and a six-storey residential uses, with the most public sector of the internal plaza area within the Village. This architectural interface should be highly permeable, with durable, high quality finishes and should present semi-public spaces to the courtyard area. High consideration should be given to incorporating edges, canopies, furniture and lighting that enhances the public plaza and public park located adjacent to the buildings. Landscaping along this interface is to be highly urban in character, ordered and programmed to be functional for multiple use.

5.14 Interface N

This interface, located internal to the commercial site, should be designed to provide a shopping village feel. Buildings should be designed with a high degree of transparency, window displays, with areas for seating and lingering. Buildings should have extensive canopy structures, undulating and articulated storefronts, with the incorporation of banners, signage and street furnishings, which create a pleasant human scale and shopping experience. Materials are to be of a durable nature, especially at the bases of the proposed commercial retail units and should be selected with the intent to establish a consistent feel to the internal commercial environment. Banners, signage and storefront display opportunities should be created to provide vibrancy, colour and variety. Landscaping should be designed in order to provide hard surface patterning, street furniture placement, lighting and greenery which encourages shopping, meandering and informal meeting opportunities. Interface N is to be an **extension** of Interface M and should have a landscape and architectural character which transitions and respects the character of the internal central plaza of the Village.

5.15 Interface O

Interface O, semi-private in nature, defines the integration of residential building edges and their internal courtyard spaces and internal pathways. All of these building edges are to be designed in order to accommodate a passive and soft semi-private transitional area. All units facing onto this interface are to have main floor entry doors, patios and passive semi-private and private resting areas located along the pathways. The architectural materials are to be of a durable nature at its base, with a high quality finish and should be integrated into the colouring, material palette and patterning of the adjacent landscape areas. This interface is to be soft, subtle and less linear than Interfaces D and J.

5.16 Interface P

Interface P is located within the internal parking and circulation area of the six-storey mixed-use commercial retail / office buildings and residential building at the east central portion of the Village. Interface P is essentially an extension of Interface N. The significant difference is that this area is fronted by office and commercial frontages rather than retail frontages. Once again, these areas should be pedestrian friendly, provide for significant canopy structures and be constructed of durable, timeless materials in order to promote pedestrian use and circulation. Landscaping should be designed with a combination of hard landscape, soft landscape areas and the introduction of benches, lighting and accessories consistent with those found in Interface.

6.0 Images

A series of images are attached (Appendix 6) to provide designers with visual examples of architectural and open space treatments encouraged and expected in the Urban Village. The images are in no way all inclusive or intended to be prescriptive as to the specific architectural detailing or colour. Captions describe the positive elements of each image.

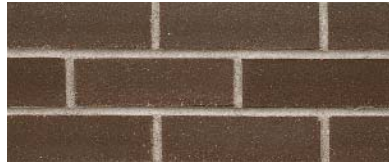
The images are provided to support the text of this document and to represent the overall theme, articulation, street treatment, rhythm, scale and massing of the architecture and landscape architecture for the Village. Every building expression should have “contemporary” overtones. Style expressions should be current and consistent with current building methods, materials and technologies to avoid direct mimicking of historic precedents. Every building, installation and landscape initiative should be sensitive to its scale and context as represented by the Emerald Hills Urban Village Master Plan.



I-XL – Brick

103 Maroon Smooth

254 Fairmont Hand Mould



151 Sable Smooth

254 Fairmont Rockface



153 Rosewood Smooth

258 Lava Sand



163 McGill Rumbled

294 Buffalo Granite



213 Chocolate Brown

672 Horizon Graitex



219 Charcoal Graitex

679 Straiton Red



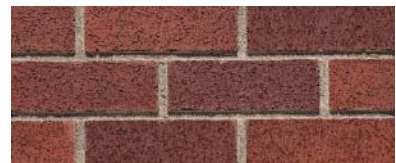
232 Williamsburg Rumbled

684 Autumn Leaf Dark



242 Belgravia Hand Mould

690 Fraser Red Graitex



252 Robson Hand Mould

697 Dark Red Graitex



Mutual Material Co – Brick



Burgundy – Smooth



Inca – Mission



Royal Plum



Carib – Smooth



Inca – Smooth



Ruby



Ebony



Mauna Loa



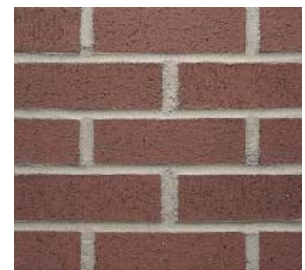
Teal Brown



Forest Blend – Mission



Mountain Bleed – Mission



Vintage

Mitten – Siding



Academy Grey



Chestnut Brown



Annapolis Blue



Grenadier Green



Khaki Brown



Aviator Green



Heritage Tan



Richmond Red

Architectural Design Guidelines

Aspen Trail – Phase 4B

prepared by
Genstar Development Company

The following is a summary of Genstar’s Architectural Design Guidelines. Further clarification may be obtained by contacting the Architectural Coordinator.

The developer and/or its designated consultant shall use these guidelines as base reference standards only and reserves the right to deviate from these guidelines as they determine.

1. Minimum house widths will be as follows:

Building Pocket Width (Designated on marketing plan)	Minimum Widths	
	House Only	House with Garage
26 – 28 ft	26 ft	26 ft
30 ft	26 ft	28 ft
32 ft	28 ft	30 ft

2. All housing units are to be completed with at least a double attached garage.

Sidewalks and driveway are to be of poured concrete or exposed aggregate.

Garage locations as shown on subdivision plan.

3. The following must be submitted to our consultant:

- One set of completed house plans
- One surveyor’s plot plan; and
- The completed Genstar house plan approval form.

4. Corner Lots

- Special exterior design must be given to the flankage side of homes on all corner lots.
- Low profile houses are preferred on corner lots.
- Other model types will be considered under the following conditions:

- Two Storey – where the roofline along the exposed flankage side is of a lower profile.
 - Bi-Levels – where the roofline of the home along the exposed flankage side, is low profile. On corner lots, it is required that a step down type deck be completed, at the time of construction.
5. There shall be no identical house colour within two adjacent lots. A change in exterior material (i.e. stucco vs siding) may be considered a change in house colour subject to the approval of the consultant.
- There shall be no identical house elevation/style within three lots.
6. The minimum roof overhang shall be 18". All cantilevers on front elevations and exposed sides on corner lots, require a minimum 12" overhang.
7. Exterior Finishes
- a. Brick, vinyl siding, wood, hardy plank, smooth stucco finish are acceptable materials. (Refer to exterior cladding)
 - b. The basic exterior finish used on the front elevation of the house (i.e. stucco, siding) must be continuous on all elevations of the house.
 - c. Additional finishing material used on the front elevation must be wrapped around the corners:
 - Stone must be wrapped a minimum of 20"
 - Stucco detailing wrapped as shown on front elevation
 - Trim boards as shown on front
 - d. The garage door must be painted to match the house colour or the fascia colour. Trims on the door should be in a contrasting colour to match trims or siding colour.
 - e. The distance above the garage must be minimized.
 - f. Corbelled Chimney with wood look finish required.
 - g. Parging must not be exposed more than 1'0" on the front elevation and 24" on side and rear elevations.

- h. Rear elevation detailing is required on the following Lots:
Block 157 – Lots 1 to 10, 12 to 30.

8. Heritage Architectural Theme

The objective of the Heritage Theme is to carefully select the best elements from timeless heritage styles and traditional period detailing and reinvent them with contemporary flair and materials.

Components such as scale and proportion of building mass and roofs, exterior cladding, colours and window styles will work to balance and unify the community.

The use of historic architectural styles such as, Queen Anne, French Countryside, Tudor, Georgian and Cotswald Cottage to name a few, will make Aspen Trails a captivating and charming place to live.

Heritage Home Styles

Styles (i.e. Tudor, Victorian, etc.) may be repeated in no more than three of any one style in a row.

Mirroring plans will not be permitted.

Roof Style

Roof slopes to be a minimum 8:12 pitch on bungalows and a minimum 7:12 roof pitch on bi-levels and two storey houses.

Roofs to combine gables, hips and dormers appropriate to the characterized period style

Roofs shall be covered in 30 year, high definition, IKO, Cambridge – Colour “Dual Black”.

Window Style/Placement

To unify the subdivision all windows are to have a double hung look.

Total sashes or upper sashes are to be divided into grid of 6-12 panes.

All windows to have heavy window grills on exposed elevations

The characteristics of shape, orientation, size and grouping are to be defined by individual period styles.

Entrance/Garage Doors

Garage doors shall be from the Designer Door Collection.

Double car garage doors must either visually divide the main door into two or create two separate single car garage door entrances.

Strong period details including windows or decorative hardware must enhance all entrance and garage doors.

Exterior Cladding

Finish materials include, brick, wood, hardy plank, vinyl siding, smooth finished stucco.

Wide door and window trim apply to all heritage styles.

Additional wide trim/details maybe required to gable ends, front porches and along eave lines, depending on period style.

Exterior light fixtures and house numbers must complement "Historical Theme" i.e. wrought iron

Colours

To maintain the objective of the Heritage Theme it is the intension that the houses in Aspen Trails endeavor to uphold a 50% split of Option #1 and Option #2.

Colours are to be selected from the common heritage pallet in two types of colour scheme options:

- Upgrade vinyl siding in rich, deep and bold siding colours, contrasting with light/ soft coloured accents.

OR

- Light/ soft coloured siding contrasting with rich, deep and bold trim. With this option, you must use a minimum of 200 square feet of brick or ledge stone in dark colours only.

Preliminary approval is required on all colour selections and will be at the sole discretion of the approving authority.

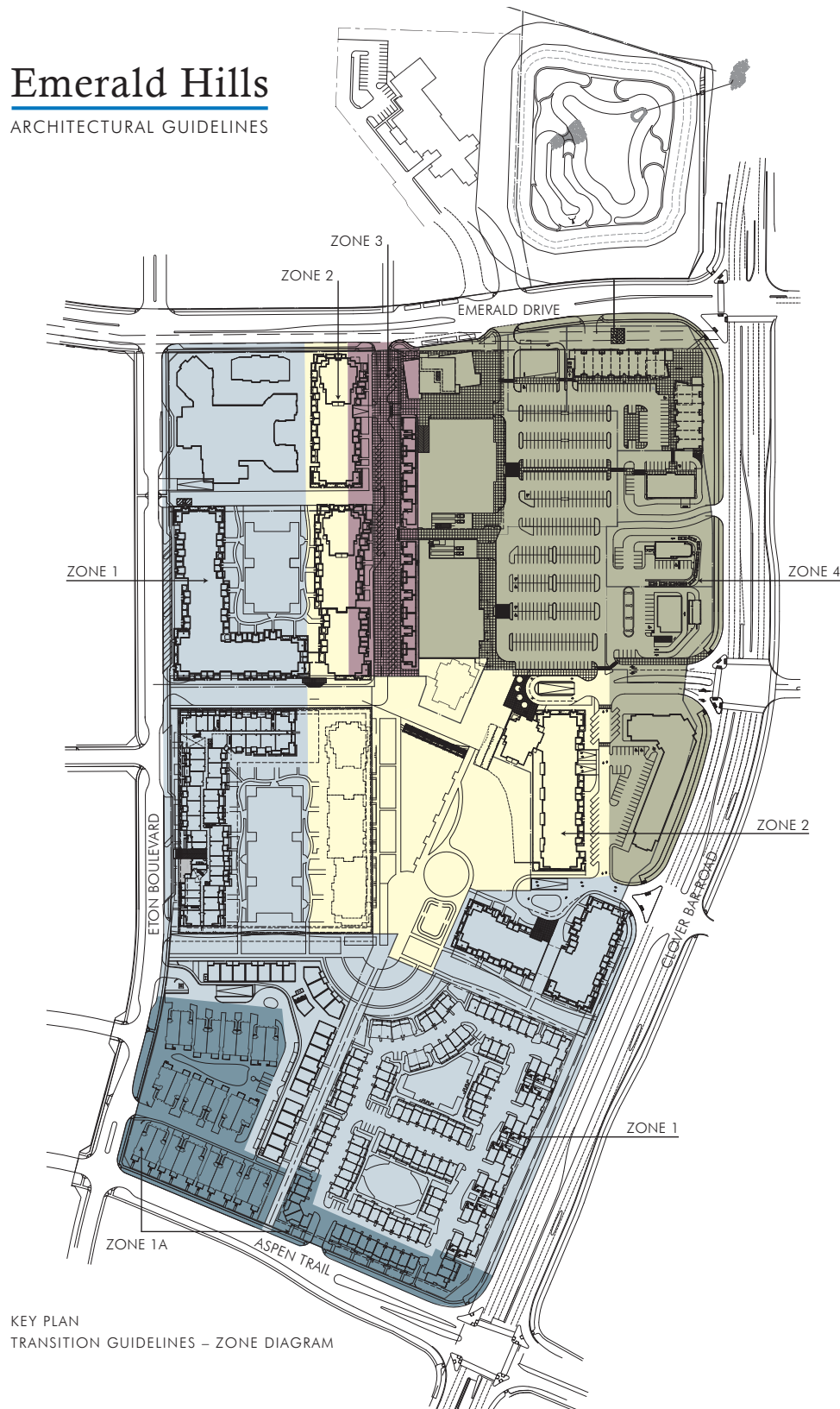
Exterior Detailing Options

Three or more of the following architectural features and design elements must be incorporated into the house design to the satisfaction of the consultant.

- Shake or patterned shingles used as detail
 - Gable end accents or windows
 - Victorian accent screen door
 - Wrought iron window boxes
 - Canvas high-grade awnings to match architectural style of house
 - Square wooden pillars (minimum 12" x 12")
 - Large square brick pillars
 - Window sash details
 - Window shutters to match window type
 - Historical front light post lantern – i.e. wrought iron
 - Wood look front door
 - Stained glass window – used on front door or window
 - Lacy ornamental woodwork
 - Turret or bay windows
9. Preliminary approval will be given and retained for four weeks before final submission is required. If a final submission is not received within the four weeks, it will be canceled **without** notification to the builder.
10. Unless the aforementioned guidelines are adhered to, plans will not be approved. Security deposit refund in full or in part depends on adherence to the approved plans.

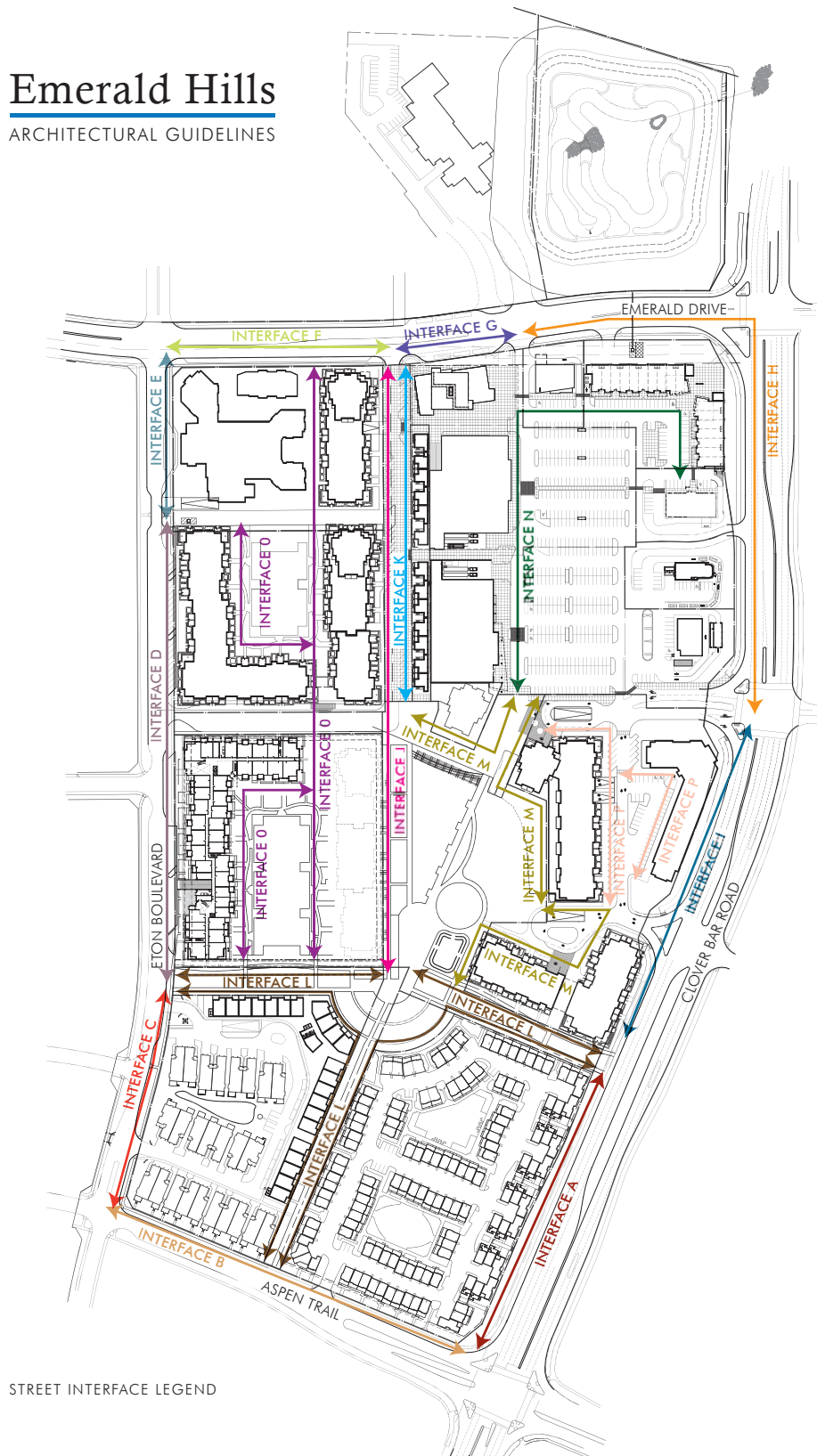
Emerald Hills

ARCHITECTURAL GUIDELINES



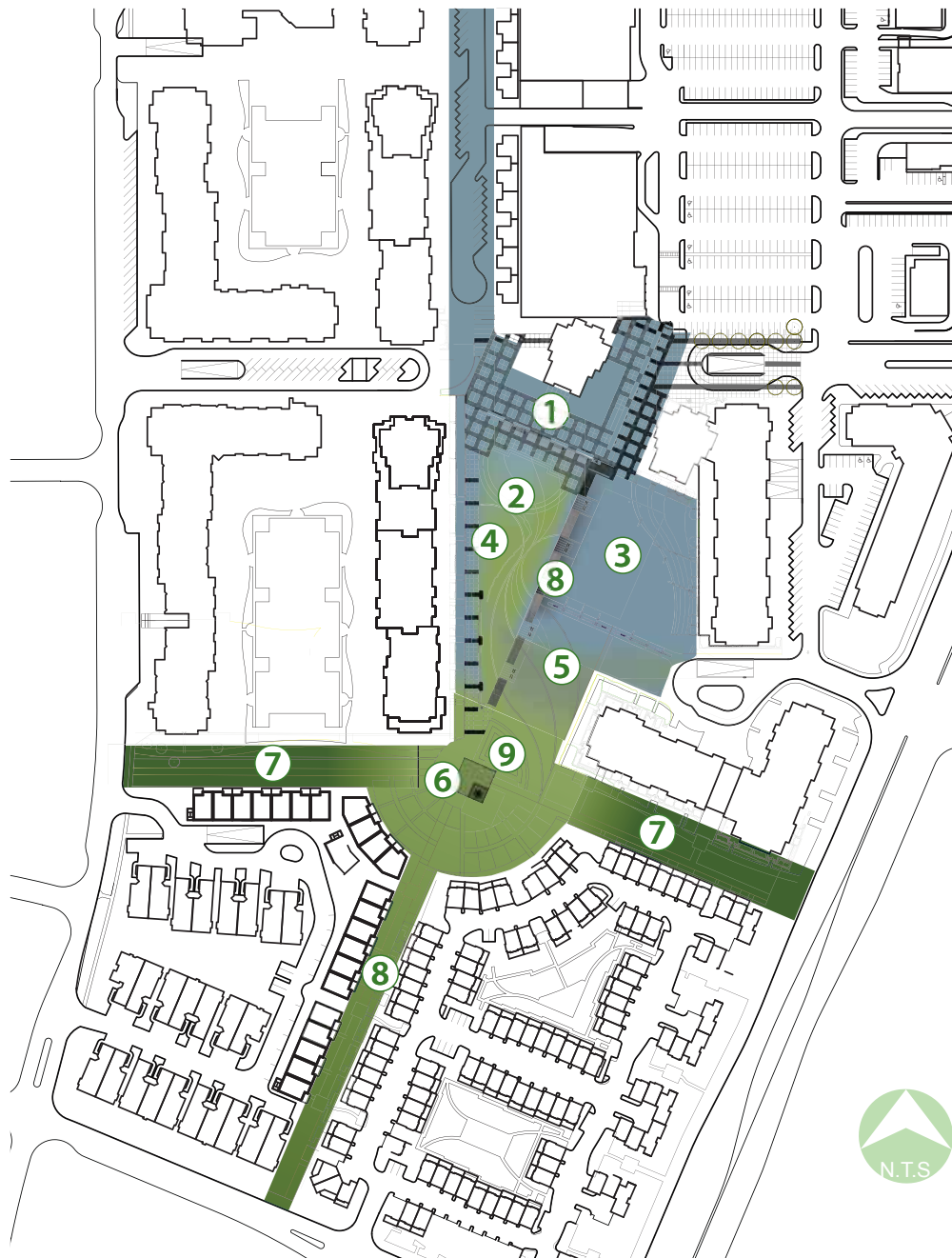
Emerald Hills

ARCHITECTURAL GUIDELINES



STREET INTERFACE LEGEND

Transition Plan



- | | | |
|-------------------|----------------------------|------------------------|
| ① Northern Plaza | ④ Pedestrian Lane/Bioswale | ⑦ Naturalized Corridor |
| ② Urban Wetland | ⑤ Active Living/Play Area | ⑧ South/West Walkway |
| ③ The Green Field | ⑥ Community Gardens | ⑨ Sculpture Gardens |



Enclosed/Open ■ Natural/Formal ■ Intimate/Social ■ Passive/Active

EMERALD HILLS URBAN VILLAGE - Open Space | STRATHCONA COUNTY

April 2008



Scale, articulation,
material distribution,
rhythm,
private/public
interface



Contemporary
interpretation of
classical detailing,
articulation,
material distribution
and human scaling



Rhythm, roof line,
accent materials



Excellent architecture/
landscape integration,
articulation,
gates/entry,
private/public interface,
roof treatment,
passive seating alcoves



Pedestrian streets, vehicles welcome,
weak landscaping

Rhythm, scale, sloped roofs, material distribution





Contemporary interpretation of historic style,
main floor accessibility, articulation, rhythm

Public art

Contemporary interpretation of historic style, massing, setbacks





Street separation, private / public interface, accent material, brick / stone, landscape / detailing



Sustainability, roof line, solar orientation, shading, articulation, material distribution

Uses adjacent to internal pathways to provide an environment that encourages interaction, chance meetings, gathering, eating, seating and art to promote further community and place.





Interior courtyards, materials, sun / shade, seating



Massing, roof line, material palette, lighting

Courtyards, links, poor massing / articulation,
weak materials distribution / palette



High quality signage and illumination,
intermittent, deep overhangs and canopies





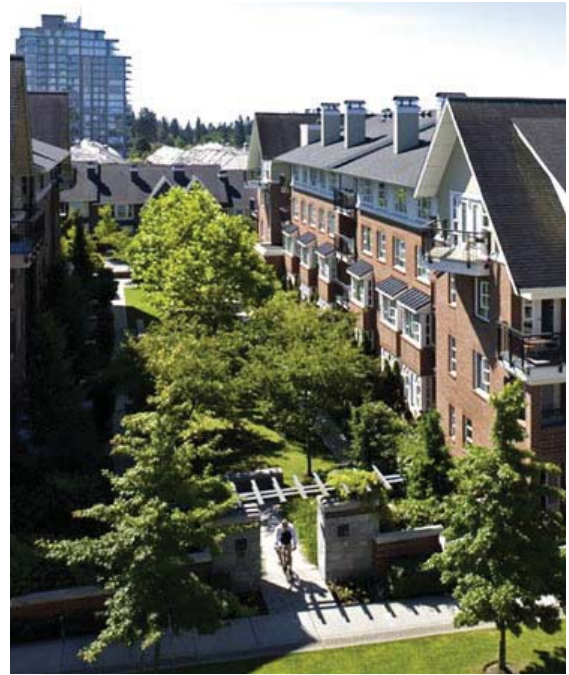
Base / middle / top, material and form transition

Materials, detail, roof, articulation, shading





Roof, articulation, private / public interface, material distribution



Roof, articulation, private / public interface, material distribution

Hi-rise tops





Bench



Trash Can

Bike Rack

