STONY PLAIN

Urban Design Toolkit

...creating a home for generations

STONY PLAIN 100

1908 • 2008

Let's Paint the Town!

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Stony Plain — Creating a Home for **Generations**

Stony Plain endeavors to be a strong and vibrant community, where we respect our heritage, embrace the present, and are excited about the future.

In an effort to maintain this, Town Council endorsed the Community Sustainability Plan (CSP) in 2007. Municipal sustainability planning is an opportunity for municipalities to proactively address challenges and move towards a sustainable future, one where a strong economy and participative governance model protects ecological integrity, contributes to a vibrant cultural scene, and preserves strong social cohesion.[1]

A key strategic action item identified in the CSP involves the creation of architectural guidelines that preserve Stony Plain's sense of place. To achieve this, the Town created the Architectural, Design, and Development Working Group.

Accordingly, the Town of Stony Plain has produced the *Urban Design Toolkit.* The toolkit will provide stakeholders in the community with information on the architectural, urban design, and aesthetic vision for the Town. This toolkit can be used by residents, commercial/industrial owners, developers, or institutions in new or retrofit projects. Ultimately, the Urban Design Concepts presented in this toolkit represent the style of development the Town of Stony Plain encourages.

The toolkit is broken down in the following sections:

Introduction: This section outlines the purpose and definition of the **Urban Design Toolkit**.

Urban Design Concepts: This section provides the overall design objectives for Stony Plain. These objectives can be incorporated holistically into all areas of the community, fostering a unique sense of place.

Appendices: The appendixes provide detailed examples and guidelines for commercial, residential, and streetscape developments; a Town profile relating to the evolution in Stony Plain building design; and an extensive list of definitions. These appendixes are to be used as tools to foster unique, creative, and aesthetic design.

As a note, the purpose of this toolkit is to provide a conceptual framework to those who are developing new or retrofit spaces in the community. The town strongly promotes the guidelines presented in this toolkit.

Municipal regulatory standards in regards to design or architecture are affirmed in Town documents, such as the Land Use Bylaw, and any individual wishing to alter an existing building or develop a new one, must consult these regulations. Appendix C provides a list of municipal documents that should be referenced in conjunction with this toolkit.

It is impossible to predict the future, but the Town can guide it.

The world is what we make of it, and Stony Plain is

excited to take on that challenge!

[1] Resource Binder for Municipal Sustainability Planning. "Municipal Sustainability Planning Guide." Alberta Urban Municipalities Association. November 2006

Understanding
Urban Design

Urban design refers to the ambiance a community engenders, creating engaging and welcoming public spaces. These public spaces can include parks, streetscapes, building exteriors, architectural design, roadways, sidewalks, landscaping, lighting, and many other areas that foster a sense of place.

In practical terms, urban design provides a set of descriptive and analytical tools for working with the tangible assets of landscape, built form, land use, and hard infrastructure[2]. In conceptual terms, urban design methods examine and make sense of how people use space. In this sense, urban design can foster economic projections, a distinctive atmosphere, guidelines and standards for historic revitalization, and multifaceted partnerships within the community, to name a few[3].

Accordingly, urban design builds upon the current trend of "place-making"— crafting places that are both socially and economically advantageous to live in and attractive to visit.

"Place-making is not just the act of building or fixing up a space, but a whole process that fosters the creation of vital public destinations: the kind of places where people feel a strong stake in their communities and a commitment to making things better. Simply put, place-making capitalizes on a local community's assets, inspiration, and potential, ultimately creating good public and private spaces that promote people's health, happiness, and well being.[4]"

[2] "What is Urban Design." McGill University Nov 10, 2007.
   <http://www.mcgill.ca/urbandesign/what/>
[3] Batchelor, P., & Lewis, D. (Eds.). (1986). Urban Design in Action. Raleigh NC: School of Design, North Carolina State University; (as cited in: "What is Urban Design." McGill University Nov 10, 2007. http://www.mcgill.ca/urbandesign/what/)
[4] "What is Placemaking" Project for Public Spaces. New York, NY. 2008
   <http://www.pps.org/info/bulletin/what_is_placemaking>

The following section illustrates overarching design concepts that can be incorporated into any area of function — residential, commercial, industrial, municipal, or open/public spaces. These will assist in achieving the design vision for the community as a whole.

Design Vision:

We will cultivate a sense of place by encouraging consistency while fostering innovative and creative concepts that will ensure Stony Plain remains a home for generations.

Our rationale for establishing this toolkit is to:

- Reinforce and promote architectural aesthetics that reflect Stony Plain's unique environment, history and community pride

- Encourage all development to create unifying architectural character that is forward thinking with an emphasis on high quality building materials

- To influence the design character of Stony Plain by providing guidelines for our urban spaces

By no means, do these guidelines aim at providing a prescription for all new or existing buildings or public spaces. The Town endeavors to be forward thinking in regards to future development, while also treasuring its vibrant past. Stony Plain welcomes innovative and creative approaches that enhance the atmosphere of the community.

Foster Sustainable Development

Create Unique Nodes

...creating a home for generations

Respect Established Character

Promote Quality Design

Enhance Safety & Accessibility

1

Creating Unique Nodes

Each residential neighborhood, business park, commercial area, and other nodes in the Town can express a creative atmosphere. While the entire Town does not necessarily have to share the same replicated atmosphere, various nodes can portray a planned and mindful attempt to create an inviting impression to both visitors and residents.

1a. First Impressions

Contribute to a memorable impression by creating focal points and integrating symbols of community identity

Shikaoi Park

Whispering Cove

Rotary Park

1b. Building Façades

Define public spaces with an interesting mix of facades that enliven the character of the surrounding area

North Industrial Park

Main Street

Old Town

1c. Artistic Character

Add character and interest by incorporating public art, fountains, or aesthetic pieces

Israel Umbach Statue, Rotary Park

Rotary Park

Fountain, Golf Course Road

1d. Public Areas

Define boundaries and unify special areas with themed public amenities such as benches, banners, light fixtures, planters, waste bins, bike racks, etc.

Trail System

Town Banner

Road Barrier, 50th Street

2

Promote Quality Design

From exterior building finishes to landscaping, attention to detail and thoroughness are key indicators of quality design. These attributes contribute to the overall image portrayed and should be considered inclusive to the design of a new or existing project.

2a. Bold Statements

Create inspired and compatible additions to the community that go beyond function, and address innovation, aesthetics, and atmosphere through bold statements

Westview Health Centre

Multicultural Heritage Centre

Rotary Park

2b. Attention to Detail

Decorate spaces with unique detail and quality materials that enliven the theme of the surrounding node, neighborhood, park, etc.

Country Plains Estates

Shikaoi Park

Main Street

2c. Preservtion and Pride

Create spaces that are easy to maintain, yet are designed with pride and longevity in mind

Lake Westerra Estates,
Storm Water Pond

Old Town, Xeriscaped Lawn

Old Town,
Xeriscaped Lawn/ Pergola

2d. Limit Uninviting Areas

Minimize large expansive pavements/driveways and locate blank walls, parking, enclosures, and equipment away from view by using effective landscaping or natural screens

Highway 16A Corridor

St. Andrews

Main Street Manor

3

Enhance Safety & Accessibility

The Town values respect and integrity among its core values, and endeavors to create a safe and welcoming environment for residents and visitors. This involves ensuring that people traveling throughout the community feel comfortable and confident.

3a. Connection and Walk-ability

Provide linkages to the Town's trails system by incorporating user friendly features such as benches, trees, bike racks, etc.

Meridian Heights, Gazebo

Trail System

Multicultural Heritage Centre, Children's Area

3b. Natural Surveillance

Ensure public spaces are easily observable, doors and windows look out onto streets/parking areas, and walkways are inviting. Where possible, include open design concepts, such as front porches that encourage a visual connection with the street

Brookview, Front Porches

Fairways, Playground

Trail System

3c. Strategic Lighting

Use aesthetic lighting that can also act as a natural surveillance
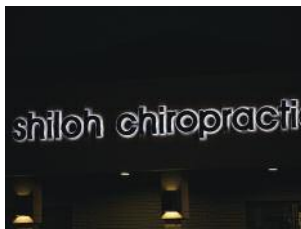

Town Office

Rotary Park

Main Street

3d. Signage

Integrate clear and appealing signage. Ensure that commercial signage is complementary to adjacent buildings

48th Street

Main Street

North Industrial Park

4

Respect Established Character

In some areas, character and theme has been established and kept up, and it is important that new and infill development recognizes and compliments the unique qualities.

4a. Theme

Utilize similar scales, rhythms, architecture, and accents that are common to nearby developments

Main Street

Main Street

Graybriar

4b. Preservation of History

Implement characteristics from our historical background into new or existing developments, and compliment distinct symbols

Old Town,
St. Matthews Church

Town Office,
"20 Years of Friendship" Mural

Old Town

4c. Building Materials

Incorporate different building materials and colors that add to the aesthetics of the community.

Graybriar, Colored Siding

Old Town, Colored Stucco

Old Town, Colored Stucco

County Plains Estates, Masonry

Main Street, Brick

Main Street, Brick/Stucco

5

Foster Sustainable Development

Sustainability ultimately means creating projects that will last, are stable, and will help build upon our social, economic, environmental, and cultural needs.

5a. Mixed Uses

Mix residential and commercial uses. This reduces segregation of the various functions of the Town, and provides amenities, employment, and services to residents

Station 33

Park House

Decker Centre

5b. Anticipate needs of different demographics

Incorporate bi-generational and special needs features into new or existing projects

48th Street, Ramp

Meridian Pioneer Manor, Seniors Living

Youth Skate Park

5c. Density

Increasing the population in an area is not only an effective use of land, but also ensures linkages in the community

Meridian Cove

Ceder Brae

Main Street Manor

5d. Green Design, Development, and Infrastructure

Utilize natural areas already in existence, incorporate environmentally responsible infrastructure/technology, and create spaces that interact with the local ecology

Fire Hall, Energy Efficient Elements

Trail System, Backyard Xeriscaping

Old Town, Roof Top Terrace

Appendix A: Town Profile

The Town of Stony Plain is located 17 km west of the City of Edmonton, and is spread over 17 sq km. The Town is bordered by the City of Spruce Grove and Parkland County, and is linked via Highway 16 and 16A. The 2006 Stats Canada Census reported that Stony Plain's population is 12,363, a 28% increase since the last census in 2001. Along with Stony Plain's adjacent neighbor, the City of Spruce Grove, the Town is a regional service and commercial hub to a population of over 60,000 people. (For current stats please review the Town's community profile packages available at the Town Office, or visit Stats Canada).

Stony Plain's history dates back to the arrival of the first homesteader in 1881. The area was known as Dog Rump Creek until 1892, when a post office was named for the region and it became Stony Plain, after the Stoney Indians inhabitating the area (in later years the 'e' was dropped).

Stony Plain served as the western terminus of the Canadian Northern Railway, and for a while, Stony Plain was a tent town as the men followed the tracks west. In 1906, after the Town began operating some business ventures, Stony Plain was moved to the current Town site. The Town has had a long and interesting relationship with the railway. In 1907, for instance, Stony Plain's first Sheriff, Israel Umbach, made national headlines when he chained a locomotive to the railway tracks for non-payment of taxes.

In 1908, Stony Plain was officially incorporated, and commenced to be an agricultural hub for trade. The Town has grown into a residential, commercial, tourist, and light industrial centre in the region.

The community's history is kept alive through its outdoor art gallery of nearly 30 murals, numerous historic sites, and annual festivals and events. Furthermore, the Town has had a successful 20 year relationship with the Town of Shikaoi, Japan. This relationship is depicted in the mural "20 years of Friendship" located on the Town Office adjacent to Shikaoi Park.

Stony Plain Design Evolution:

Commercial development: Alberta, like other Canadian provinces, owes much of its building stock in small towns and large cities to boom times, in that many communities seemed to develop overnight due to some element of economic activity5.

Few buildings in the downtown remain due to fire or redevelopment pressures. When Stony Plain was incorporated as a Town, it contained two hotels of substantial construction, a bank and a variety of retail and service establishments oriented to servicing the needs of the surrounding developing agricultural district.
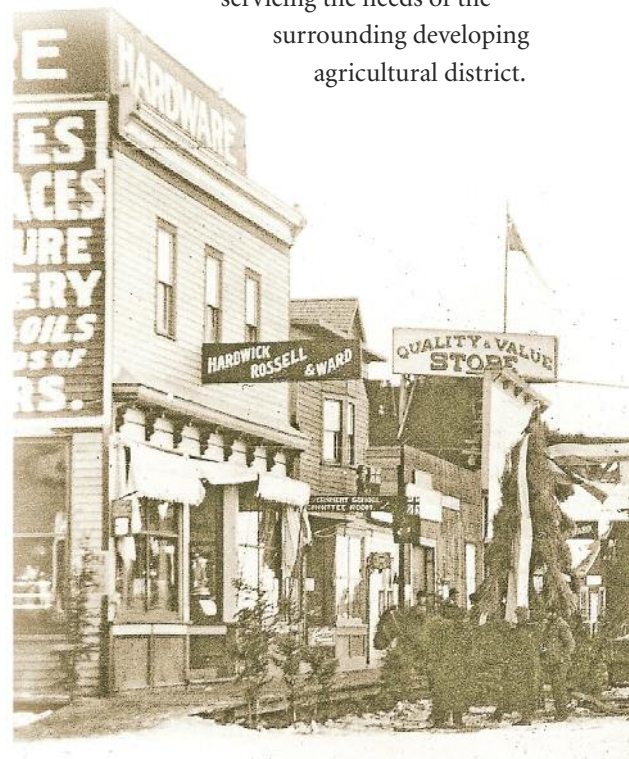
5 "Alberta Architecture" Doors Open Alberta Heritage Community Foundation. < http://www.doorsopenalberta.com/alberta_architecture/index.html>

The Bismark Hotel, renamed the Royal Hotel in 1911, was a three storey, gable roofed structure, featuring a prominent corner tower. These buildings were of wood frame construction featuring a clapboard "boomtown" façade style which is still evident in the downtown area.

Over the years, new architectural styles, popular at the time of construction, made their appearance on buildings along Stony Plain's Main Street. These were constructed of wood, brick, field stone, and stucco. The brick-clad professional building is a good example of Edwardian Classical Revival Architecture (see Appendix D for definition), popular in Western Canada from 1910 to 1920. By 1900, most architecture was reflecting a revival of some sort from pre-Victorian times, and Edwardian Classicism provided simple, balanced designs, straight rooflines, un-complicated ornament, and relatively maintenance free detailing, using smooth brick surfaces and many windows[6].

After the Depression, through to the 1940s, building construction resumed but in a much more modest form than during the first two decades. Often this construction consisted of additions or new facades applied to existing buildings. These façade treatments sometimes featured the Streamline Moderne Style of architecture, utilizing stucco exterior surfaces (see Appendix D for definition). The Almanac Restaurant (formerly the old General Tire and Automotive Building) façade is characterized by a smooth stucco surface and rounded corner.

Residential Development: In regards to residential development, Stony Plain evolved similarly to other Albertan communities:

"Albertans, from the beginning, wanted mainstream, modern housing and the styles were American or British whether from England or eastern Canada. Thus, popular house types included variants of the American east coast colonial or Craftsman style one- or two-storey house, the British "Tudor-style" with its half-timbered beams and, later, the Prairie bungalow of Frank Lloyd Wright (see Appendix D for Prairie Style and Tudor definition). The building materials of choice were wood frame or brick… In all of this, the physical attributes of a house were central. The house should be designed to be inviting yet intimate, protective, comforting, and suitable for informal group and family activities. One of the slogans in 1915 of Prairie Builders, a company selling prefabricated houses in Alberta, was "A House Not Properly Arranged Never Makes a Home and Never Gives Satisfaction.7.""

The evolution of Stony Plain neighborhoods followed successive population growth since the turn of the century. Whereas the first neighborhood had a gridiron urban pattern, other developments, primarily those constructed after World War II, used more contemporary planning tendencies which included loop and cul-de-sac roads. Given the relatively low cost of land, the dominant house types were single-family detached. The neighborhoods were connected to each other via arterial roads. Over the past half century, North American developments followed a recognized pattern of wide roads with right of ways exceeding 60 feet with or without sidewalks, lots average 5,000 square feet, with front multi-car garages.
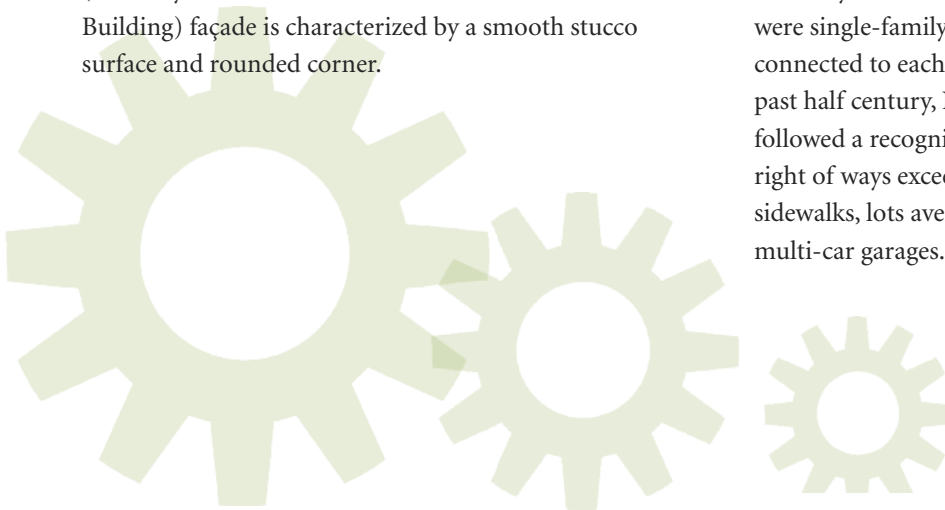
[6] "Edwardian Classicism (1900-1920)" Ontario Architecture Website, viewed June 2008. < http://www.ontarioarchitecture.com/Edwardian.htm>
[7] Donald G. Wetherell and Irene R. A. Kmet, Homes in Alberta: Building, Trends, and Design 1870-1967 (Edmonton: The University of Alberta press, Alberta Culture and Multiculturalism and Alberta Municipal Affairs, 1991). (as cited in Doors Open, Alberta < http://www.doorsopenalberta.com/alberta_architecture/homes.html>

Appendix B: Design and Architectural Guidelines

The following appendixes provide building architectural and design examples.

While the Urban Design Toolkit establishes the overall concept of the community, the following appendixes illustrate examples of architecture and design elements. Again these are to be used as suggestive guidelines, are by no means meant to be prescriptive.

Definitions for terminology used in the following appendixes can be found in Appendix D.

B1: Commercial and Industrial Design Guidelines

The following appendix illustrates a number of architectural design guidelines in regards to all commercial and industrial buildings. There is also a section that has additional guidelines that specifically address businesses in the downtown area.

All Commercial and Industrial Building Design Guidelines (including the downtown area)

Horizontal and Vertical Alignments

• Create visual and physical unity through maintaining a similarity in height and width among neighboring buildings

• Frame off-street parking areas with regularly maintained fences or screening

• Use traditional profile awnings, fixed or retractable, to reinforce the general horizontal alignments of the streetscape

Building Form and Massing

• Encourage physical unity between buildings within each area

• Buildings should be of similar height, width, and roofline as that which is prevalent in the area. New buildings should of relative height consistency with neighboring buildings

Storefront Components

• Buildings, particularly in commercial areas, should continue to be of a human scale and oriented to the pedestrian

• In two storey buildings, windows should reflect the repetitive vertical pattern along the street

Building Façade Improvements

• Create a proportionally balanced building façade that will accommodate commercial uses

• Renovations or repairs to a building façade or other exposed exterior wall should be carried out in a manner consistent with overall appearance of the building

• The relationship between the ground floor and the upper floor should be maintained by the vertical alignment of the storefront structural members with key features of the upper floor

• Various parts and elements of the façade should be treated in a manner which creates a balanced whole

• Traditional profiles, using fixed or retractable awnings with a skirt and high quality canvas (or acrylic) solid or striped material, should be used where possible to reinforce the traditional unified, horizontal alignment of streetscape elements

Building Materials

• Achieve consistency and visual harmony through the use of traditional and appropriate newer building materials

• Structures of historical interest should be identified, preserved and restored or renovated, using original materials were possible

• Materials similar in scale, appearance, texture and color to existing and traditionally predominant materials should be used e.g. red brick, horizontally laid painted wood (clapboard), smooth surfaced stucco, round field stone, etc.

• Existing finishes should be continued retained or restored, where possible (e.g. sidewalk surface treatment, street furniture finishes, wood, brick, or stone façade finishes.)

Detailing

• Retain the richness of detail which contributes to pedestrian interest and the attractiveness of a building façade

Storefront Windows, Entrances and Doors

• Establish a rhythmic pattern of openings and spaces along the length of a block in order to contribute to pedestrian interest and the character of the façade

• Maintain original entrance elements and configuration. Where changes have occurred, reconstruction should resemble the original door system

Side and Rear Walls

• Integrate a building façade with the rest of the building and make all of a building, not just the front walls, more attractive

• Extend a simplified version of the façade treatment to other exposed walls, through the use of coordinated color schemes and materials

• Avoid a shirt front effect by keeping away from sharp contrast between front and exposed rear and side walls.

• Remove additions and add-ons, not in use, so that they do not detract from the appearance of a wall (i.e. TV antennas, lean to entries, pipes, electrical wiring, signs)

Finishes and Maintenance

• Maximize the contribution that finishes and maintenance can make to the appearance of facades and buildings

• Materials and finishes similar to the original in terms of color, texture, scale, and dimensions, should be used

• The choice of color schemes should involve a consideration of colors used on adjacent buildings, colors, appropriate to specific architectural styles and the original color scheme of the façade

• Coordinated, contrasting, or complementary colors should be used to highlight details such as moldings, brackets, cornices, window frames, etc.

• Cap flashing and other forms of weather protection for walls and architectural detailing should be maintained in good condition

New and Infill Construction

• Design new structures that enhance the appearance of both the old and new buildings

• The design of new development will fit in best and be least disturbing to the streetscape if it visually relates to existing buildings through the use of similar forms, mass, height, proportions, and scale

• New development should feature the use of materials, colors, textures, details, and signs which are similar to and compatible with, those of adjacent buildings

• Where similar forms and features are used to integrate new buildings into the existing streetscape they should be used consistently throughout the design of the building and in accord with their use on existing structures

Signage

• Clearly identify a business, institution, or establishment in a manner which complements both the business and the architectural character of a building façade or storefront

• The choice of size, shape, proportions, color, material, and placement of a sign should be guided by an analysis of the façade to determine where a sign would best fit

• The scale and balance between a sign and the building façade/storefront should be maintained so that neither one overwhelms the other

• Signs should be located in the general area of the storefront and where they would be readily viewable by their target groups

• Projecting hanging signs should be of the specialty type, placed perpendicular to the store front and low enough to be seen by pedestrians approaching along the sidewalk.

• Awning signs can be applied to the face, valance, or sides of an awning (or canopy) and accordingly their target group depends on the location of the sign on the awning

• Extra signs should be removed and avoided as they contribute to a visual clutter

• Second floor business signs can be effectively located on second floor windows, as well as street level entrance and signboard areas

• Sign illumination should be provided by aesthetics lights, located above, below, or to the sides of a sign

Additional Design Guidelines Specific to the Downtown Area

Horizontal and Vertical Alignments

• Align horizontal elements on neighboring buildings (storefronts, window sills, signage, cornices, windows, awnings, etc.)

• Retain the proportions of doors and windows and the spaces between along mainstreet

• Maintain the horizontal orientation of buildings along main street

• Install or maintain street furniture, hardware, and lamp standards as required

Building Form and Massing

• Wider facades should retain a structural bay width that is similar to prevailing bay widths

Storefront Components

• Support sidewalk activities as well as foster pedestrian interest

• Storefronts should be built up to the front property line or sidewalk

• Display windows should be as large as practical with minimum partitioning at eye level

• The use of recessed entries should be continued to provide shelter to pedestrians, emphasize the entry, and extend the amount of window display

• Incorporate storefront elements: piers or columns, recessed entries, large display windows, awnings — fixed or retractable

Detailing

• As many of the original façade components, details, and decorative features as possible should be retained

• Alterations should not involve extensive change to the original façade and original features should be retained, even when covered over

• Where parts of materials must be replaced, materials which are similar in color, texture, proportions, dimensions, and design may be substituted for the original

• Traditional building façade materials for new building facades should be considered: painted wood, stucco, brick, or round faced fieldstone

• Damaged components or details should be repaired, rather than replaced, and features which are not in keeping with the original character of the building should not be applied

Storefront Windows, Entrances and Doors

• In cases where a window must be filled in, preserve the character of the windows by retaining the indentation, frame, sills, mullions, etc. in order to continue the rhythmic pattern of the openings

• New windows should, if possible fit the existing opening and be the same shape and type of window of that which is being replaced

• Where possible, retain the original storefront, and secondary doors; when required, new doors should fit the existing opening and be the same color, shape and style of the door that is being replaced

The core downtown area is defined in the Town's Land Use Bylaw in the following map:
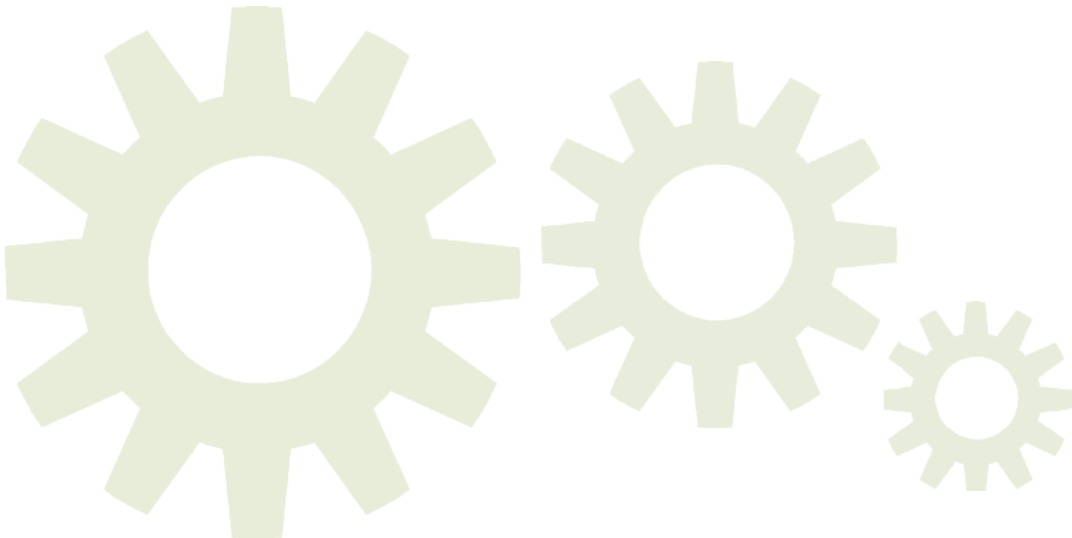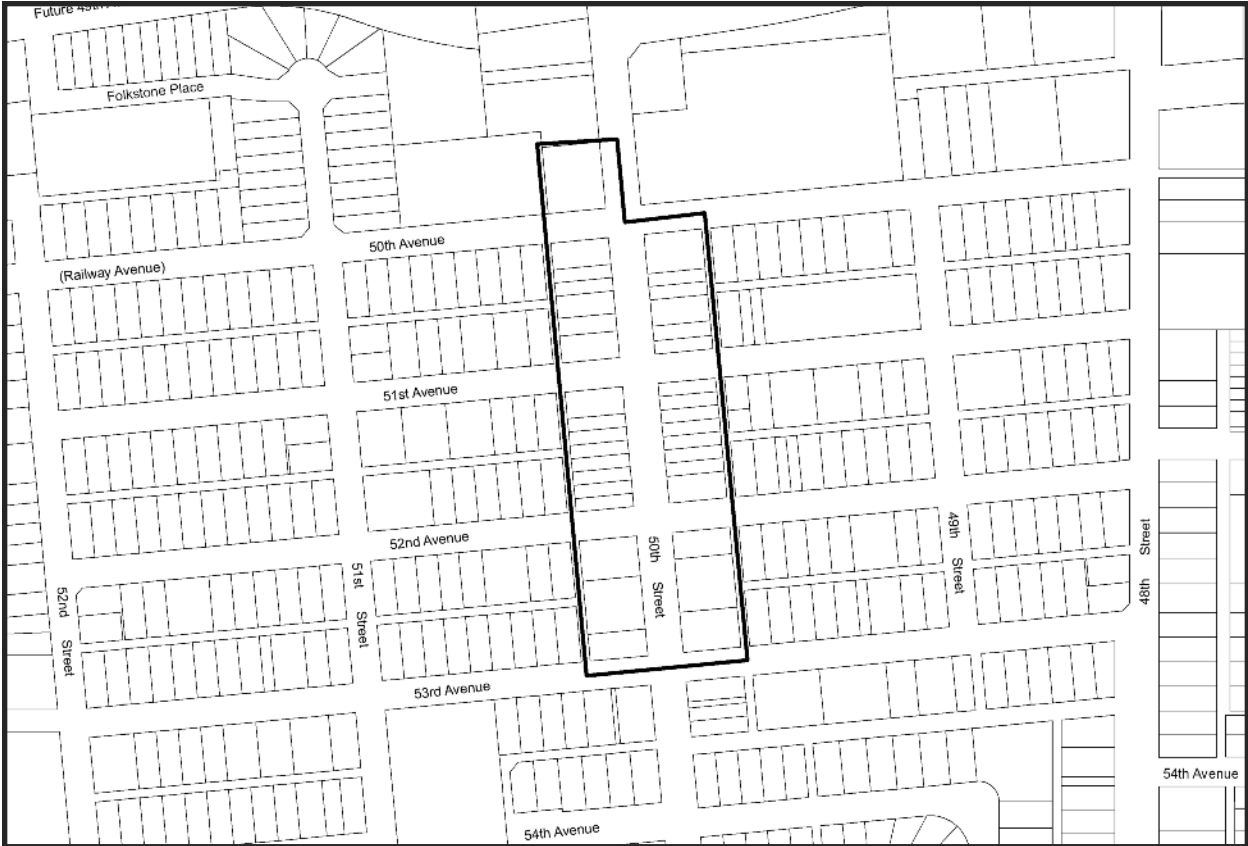
B2: Residential Design Guidelines

The following appendix illustrates a number of architectural design guidelines in regard to residential buildings:

New Developments

• Offer more density to create a more appealing urban landscape in the community

• Provide a mix of dwelling types in the same development

• Cluster homes in a way that will create coherence and a clear urban form

• New developments should be well proportioned and integrated with neighboring buildings

• Features should be human-scaled and foster pedestrian environments and streetscapes

• Introduce other parking alternatives

• Direct parking to the house rear or side through lanes or side garages where possible

• Create open space, play areas, wellness parks, community gardens, etc. near clusters of homes

• Connect neighborhoods by linking them through roads and trails

Horizontal and Vertical Alignment

• Building heights should remain consistent and compliment neighboring buildings

• Front elevation treatments should reflect architectural features that define entranceways and utilize building components with strong detailing

Building Form, Massing, and Façades

• Size, mass, and structure should be scaled to the site and fit with the natural terrain

• Entrance treatments could incorporate a verandah or covered entry

• Porches, decks, balconies, roof terraces, pergola, and verandas should be proportioned to the outline of the front façade

• Use masonry in the facades of a home to add to the appearance and durability

• Incorporate corbels to support external cornices

• Create appealing aesthetic features such as gables, dormers, or varied roof lines (i.e. hip roofs)

• Exterior chimney chases could be of wood shingles, stone masonry, stucco, brick, etc.

Lighting

• All lighting should be compatible with the residential design of the home

Building Materials

• Vinyl siding can be used in the rear facades of homes, and natural materials in the front

• A variety of cladding materials are encouraged to create interest

• Walls clad in a single material could be avoided to prevent monotony

• Durable high quality materials should be utilized for cladding on all building faces (quality recycled material, natural stone, brick, cultured stone, split-faced concrete block masonry, stucco, pre-finished metal, aluminum shingles, cedar shingles, clay tile façade systems, ceramic tile, glazing, wood siding, etc.)

• The scale of the material should be consistent with the human scale of the building mass

• There should be the use of at least two discernable colors, two discernable textures, or combinations thereof

• Variation of color is encouraged to prevent the creation of monotonous facades

• Trellis', railings, or related component materials should be wood, steal, iron, etc.

• Columns, posts, piers, and arches may be concrete, stucco, masonry, wood, fiberglass, etc.

Windows, Entrances, Doors

• Wood shutters provide a diverse appearance, however, vinyl or metal can be used and often correlate with current energy efficient windows

• Shutter colors can vary, but should compliment the existing building

• Width of imitation shutters should be half of the window so that they appear to cover the window

• Mullions can divide a window to add depth and shape to the façade

• Mullions should be half that of the frame and shutters

• Vary the type of windows with double hinges, awnings, casements, horizontal sliders, sky lights, glass blocks, etc.

• Incorporate a window with glass panel in the upper half of an exterior door or a side light in order to let in more light

Duplication

• Physical separation of duplicate designs should be created

B3: Streetscape Design Examples

Streetscape Continuity

• On main street, the majority of buildings are constructed to the property line and sidewalk; maintain the established positioning and relationship of buildings to the street (e.g. build to front property line or sidewalk)

• Where vacant lots, parking lots, or deep setbacks create spaces, use fencing, landscaping, walls, etc. to visually extend the building line and thus close the gap

• If a vacant space or deep setback does exist it can be utilized to emphasize significant elements in the streetscape

Landscaping

• Utilizing contemporary tree grates provides a visual accent, walk-able surface, and space for water and air circulation

• Provide aesthetic and appealing tree guards for protection and lateral support of new trees

• In single family homes, plant a combination of small, medium, and large trees

• Single family front yards should use small and medium trees.

• Small gardens also contribute to the appearance of any front yard

• Large/small trees and bushes can form a back fence, block the view from other homes, and provide shade during the summer

• Incorporate a mixture of plant material—flowers, flowerpots, variety, etc.

• Row houses/apartments/condos with common backyards can be framed by the presence of a row of large/small trees.

• Sidewalks and boulevards can contain a line of medium trees to create a shadow over homes and streetscapes

• Street trees should be located at the edge of the walkway to define the boundaries between the roadway and the pedestrians

• Incorporate low impact development practices such as bio-retention areas, infiltration swales, pervious paving, green roofs, rain gardens, absorbent landscapes, etc.

• Xeriscape properties by using mulch, drought tolerant vegetation, rocks, grass alternatives, etc.

• Create landscaped entrance features to various nodes

Open Spaces

• Incorporate high quality designed benches, lighting, trash receptacles, etc.

• Benches along pedestrian pathways in residential developments allow inhabitants to actively use exterior spaces while improving the neighborhood appearance

• Diversify open spaces/parks:

- Separate patch—street oriented, grid form, and includes a prominent feature—i.e. a fountain; usually constitutes a traditional town square and good for rehabilitated dwellings

- Composite Urban—main park arteries connect housing clusters to communal facilities and public plazas; good for new developments

- Hierarchical—public plazas, court yards, community gardens, space for large gatherings plus intimate encounters

- Green Belt—developments are bordered by amorphic green spaces; better for single family dwellings

Parking

• In single home lots, consider having cars parked beside or behind the house

• In row housing, parking lots should not be facing front or back facades

• In apartment buildings underground parking is an efficient solution that does not require additional outdoor space and gives comfort to residents during winter

• In main commercial areas, parking should be at the rear of the building to avoid blocking the businesses

Curb Appeal

• Utility boxes can be creatively incorporated in the landscaping of the area

• Widen sidewalks, primarily in the downtown area, to allow for outdoor cafes, vendors, seating areas, and the like

• Provide hanging seasonal flower baskets to anchor the streetscape

• Provide non-fixed planter plots that incorporate color, detail, and other vegetative accents during various seasons

• Incorporate bollards to provide visual definition of the boundaries between vehicle and pedestrian crossing zones, and pedestrian and parking areas

• Bollards also help establish design themes if coordinated with streetlights and other furnishings

• Provide a visual accent and safety alert by installing concrete, colored asphalt, or other durable materials in the crosswalk surface

• Paved accent walkways provide color and textures that heightens the visual significance of the area

• Artwork provides interest and accent, and in some instances, amusement, as the focal point of hard surface plaza and park area

• Water features using re-circulating pools provide visual relief, recreation, and depending on movement, white noise relief

• Pergolas and pavilions provide cover from the sun and rain, house picnic tables or exhibits, and in more sophisticated settings, provide stages or performance areas

• Drinking fountains can be incorporated, not only to create a visual effect, but provide convenience and comfort

• Bench or wall seating should be included where possible around buildings, walls, or planters

• Provide secure or lockable mounts for bikes

• Include banners that show off color and accents highlighting festive and unique settings during different seasons of the year

• Embellishments can portray distinct images in an area (i.e. a large clock, etc.)

Appendix C: Supporting Town Documents

The following table provides a listing of Town documents that should be referenced prior to commencing any work on a new or existing building. Regulations and standards are outlined in each of these. Most of these documents can be found online at www.stonyplain.com. Paper copies can be provided or purchased by contacting the Town Office at (780) 963-2151.

DOCUMENT	DESCRIPTION
Community Sustainability Plan (CSP)	The CSP is the Town's key strategic plan focusing on social equity, cultural vitality, economic viability, and environmental responsibility.
Municipal Development Plan (MDP)	The MDP is the primary planning document adopted by Council through a bylaw. The MDP addresses such items as future land use and the type of development the municipality wishes to encourage in order to create desirable future growth patterns. The MDP also touches upon transportation, infrastructure, economic development, environmental management, and the like.
Area Structure Plan (ASP) Sustainability Criteria	The ASP Sustainability Criteria attempts to ensure that the location, composition, density, and design of new developments will sustain a healthy economy and reasonable cost of living; to provide effective and accessible public services; to secure adequate choice and opportunity for present and future generations of residents; to protect our environment; and continue to provide for a high quality of life.
Land Use Bylaw (LUB) (revised)	The Land Use Bylaw divides the municipality into designated districts and prescribes the types of land uses allowed in each district. **Regulations in regard to development, landscaping, architecture, etc. are outlined in the LUB.**
Municipal Development Standards	The Municipal Development Standards have been prepared to provide information and define minimum acceptable standards to developers and other interested parties requiring knowledge of the principles governing the development of land in the Town of Stony Plain. These Standards encourage good engineering and construction practices. Any deviation from these standards requires a written request to the Manager of Engineering for approval.
Environmental Stewardship Strategy (ESS)	The ESS systematizes and steers the environmental priorities of the Town in a unified and lasting direction.
Trail System Master Plan	The purpose of the 2005 Trails Master Plan is to create a comprehensive, interconnected, recreational trail system to serve existing and newly developing areas within the Town of Stony Plain.

Appendix D: Definitions

Arcade: an arched passage, which may be freestanding, attached to a wall, or running between or through buildings; if columns are used to support the arches, it is often called a colonnade; some arcades have glass and steel arched roofs

Arch: a curbed structure used at the top of doorways, windows, arcades, etc.; can be used to carry the weight of walls to either side of openings in walls

Awning: an adjustable, roof like covering fitted over windows, doors, etc. to provide shelter from the sun, rain, and wind, and for decorative and advertising purposes

Bargeboard: a decorative board which hangs from the projected end of a roof to screen the projecting roof timbers

Bay: a vertical division of a façade or a structural division of a building, marked by a column spacing, roof compartments, windows, etc.

Bay Window: an angular or curved projection of a building front (façade). If curved, is also called a bow window, if on an upper floor only, is called an oriel window

Beam: a horizontal structural member, usually wood, steel, or concrete, which supports vertical building loads

Bollards: a short vertical post that can be mounted near enough to each other that they block ordinary cars, but wide enough to permit special purpose vehicles through

Boomtown (façade): a front wall that extends above a roof of a building, and masks the structure with a more imposing façade

Cladding (siding): a protective surfacing material (wood, aluminum, etc.) applied over the structural members and sheathing

Clapboard: overlapping horizontal boards veering a stick-framed wall; the boards are wedge shaped in section and have a thinner upper edge

Corbel: masonry projecting from a wall face, either to support other projections above (such as cornices, windows, hoods, oriel windows, etc.) or for purely ornamental reasons

Cornice: an ornamental molding located on the outside walls of commercial buildings; cornices can top the entire façade and/or the storefront; is used to throw or direct water away from the wall below and to visually cap a wall or section of a wall

Dormer: a gable shaped projection usually containing a window and located on a sloping roof

Drop Flap: the overhanging section of an awning sometimes used for advertising

Eaves: the lower edge of a roof which projects beyond the face of a wall and directs water away from the wall

Edwardian Classicism (1900-1920): architecture style associated with the reign of the English monarch, Edward VII. The style is a precursor to the simplified styles of the 20th century. Classical features—colonettes, voussoirs, keystones, etc. These however, are applied sparingly and with guarded understatement. Cornice brackets and braces are block-like and openings are fitted with flat arches or plain stone lintels8

Elevation: a drawing showing an external face of a building

Entablature: a horizontal molding in classical architectural, which rests upon columns or pilasters

Flashing: a protective building device, usually a thin impervious shell material, used to cover open joints in exterior construction to prevent water penetration and/or to intercept and direct away water

Gable: any basically triangular-shaped, upper part of a building wall, usually under a pitched roof; sometimes upper walls topped with stepped parapets are referred to as gables or stepped gables

Grade: ground level at the outside wall of a building

Hip roofs: a roof where all sides slope downwards to the walls, usually with a gentle slope

Infill: new building(s) constructed on an empty or cleared site situated between or adjacent to existing buildings

Keystone: a wedge shaped block in the top centre of a masonry arch, or similar elements used as ornaments above doors and windows

Kickplate: the rectangular areas below the storefront window sill and the base of the building façade. Often highlighted with decorative trim or paneling

Lintel: a horizontal structural member (beam) that supports the load over an opening, such as a door or a window

Low Impact Development (LID): a storm water management approach with a basic principle that is modeled after nature using small, cost-effective landscape features located at the lot level. These landscape features, known as Integrated Management Practices (IMPs), are the building blocks of LID. This includes not only open space, but also rooftops, streetscapes, parking lots, sidewalks, and medians

Masonry: bricks, stone, concrete block, or similar building materials, or combinations, bonded together with mortar to form a wall, pier, or similar mass

Mortar: the binding agent in masonry construction, consisting of prescribed proportions of cementing agents, fine aggregate and water

Molding: a shaped ban or strip of decoration indented to add outline or contour, can be made from many materials

Mullion: a vertical member dividing window frames

Node: an urban area that has a unified function i.e. a commercial node might be an area with a number of similar commercial complexes/businesses; a institutional node might be an area that has a number of institutions in one area; and a residential node would simply be a residential neighborhood in a community

Parapet: a portion of a wall that projects above the roof

Prairie Style: Frank Lloyd Wright designed the "Prairie" style house with low horizontal lines, open interior spaces, overhanging eaves, low-pitched roofs, central chimneys and clerestory windows9

Storefront Pier: a rectangular or square structural masonry support between openings; at times, the outside façade of a party wall

Storefront Pilaster: a vertical strip projecting slightly from a wall, usually in the form a half column or half pillar; can be structural or purely ornamental

Pergolas: a garden feature forming a shaded walk or passageway of pillars that support cross beams and a sturdy open lattice, upon which woody vines can be trained. As a type of gazebo, it may also be part of a building, as protection for an open terrace.

Pitched Roof: a roof with two slopes which meet at a central ridge or, less commonly, any roof with a surface slope greater than 10 degrees

Post: any vertical member supporting a vertical and/or lateral load

Quoins: projecting block of stone or brick used to accentuate the corners of a building

Sash: a frame that holds glass in a window

Siding: see cladding

Signboard: a prominent exterior display surface, used for identification and advertising and located between the storefront window and the parapet area, cornice or upper windows of a two storey building

Sill: a horizontal bottom member of a window or door frame

Stucco: a textured plaster finish, traditionally composed of portland cement, lime, sand, and water

Streamline Moderne: architecture style that was a late branch of the "art deco" style, which emphasizes curving forms, long horizontal lines, and sometimes nautical elements such as railing and porthole windows

Transform Window: an operable or fixed window above doors and/or windows

Turret: a tower, usually round or polygonal and built out from a building corner

Tudor: 1890-present architecture style with decorative half timbering, steeply pitched roof, prominent cross gables, tall/narrow windows, small window panes, and massive chimneys often topped with decorative chimney pots (resembling medieval cottages)

Urban Design: the arrangement or composition, in a community, or forms (landscape features, etc.) and spaces (streets, squares, parks, etc.) based on principles related to visual order, environmental conditions, social requirements, and economic feasibility

Xeriscape: refers to landscaping in ways that do not require supplemental irrigation, and is promoted in areas that do not have easily accessible supplies of fresh water

NOTES

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