APPENDIX B

CITY OF FORT SASKATCHEWAN

OLD HEALTH CENTRE SITE
REDEVELOPMENT BRIEF

SELECT ENGINEERING CONSULTANTS
Suite 201, 17220 Stony Plain Road
Edmonton, Alberta T5S 1K6
T: 780 651 5777 F: 780 651 5757
www.SelectEng.ca

REPORT PREPARED BY:

SELECT ENGINEERING CONSULTANTS
Suite 201, 17220 Stony Plain Road
Edmonton, Alberta T5S 1K6
T: 780 651 5777 F: 780 651 5757
www.SelectEng.ca

IN ASSOCIATION WITH:

EIDOS

G3 DEVELOPMENT SERVICES INC.

Architecture Arndt *Tkalcic* Bengert

REPORT PREPARED FOR:

CITY OF FORT SASKATCHEWAN

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This Disclaimer is attached to and forms part of the Report.

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Redevelopment Brief is to present a unified vision and to provide guidance for the review and approval of potential development applications for the Old Health Centre Site area consistent with the Council approved Direct Control (DC) zoning for the subject area.

2.0 REDEVELOPMENT OBJECTIVES AND PRINCIPLES

2.1 OBJECTIVES

Objectives to be aspired towards through redevelopment of the subject area include:

+ creating an architectural and activity anchor at the western end of 99 Avenue that will compliment, as well as integrate with, the initiatives identified in the Downtown Area Redevelopment Plan (ARP) for the 99th Avenue Commercial Precinct;
+ creating a mixed use concept supporting a complete community that could potentially incorporate residential, commercial, institutional office and/or open space land uses;
+ support complementary redevelopment which enhances connectivity between the subject area and existing residential neighbourhoods and amenities; and
+ providing a more sustainable built form reflecting the vision and values identified in the Community Sustainability Plan (CSP) as well as the relevant goals, objectives and policies of the Municipal Development Plan (MDP).

2.2 PRINCIPLES

To achieve the aforementioned objectives, redevelopment within the subject area is to be guided by the Policies of the City's Municipal Development Plan and the Priorities of the Community Sustainability Plan (CSP) as well as the following principles:

SUSTAINABLE DESIGN

As an over-arching, or "guiding", principle the following elements should be incorporated into a proposal for redevelopment in the subject area:

+ providing a range of housing and a diversity of amenities and services to establish a complete community;
+ improving access to essential neighbourhood services (retail, service, residential, cultural and recreational) for the subject area and surrounding neighbourhoods by connecting to nearby services and/or providing services within the subject area;
+ developing at densities which support the community and businesses.
+ supporting active lifestyles and a high quality of life through redevelopment
+ design of barrier free, safe and attractive public spaces and walkable streets;
+ provision of transportation network which supports multiple modes of travel (such as transit, walking and cycling);
+ connectivity to adjacent neighbourhoods and the downtown;
+ consideration of development that meets green standards at the neighbourhood and/or building scales; and
+ opportunities for multiple uses for facilities.

ECOLOGICAL DESIGN

Aspects of the bioregion and ecosystem in which the site is located should be incorporated and introduced into the redevelopment proposal. Design should complement and respect its surroundings to create a powerful, ecologically grounded, redevelopment which supports the intentions of the Community Sustainability Plan and realizes social and economic benefits.

LIVEABILITY

An appropriate diversity and intensity of land uses to which accommodates a wide variety of residents, establishes a sense of place and provides clear way-finding are key characteristics of liveable places. Redevelopment proposals for the subject address this principle while complementing the adjacent neighbourhoods and contributing to a complete and liveable community.

BEAUTY

Redevelopment of the subject area should establish positive relationships between buildings, the public realm and users. This is essential to creating an attractive environment for the subject area which makes a positive contribution to the downtown, the Seniors Lodge and the adjacent communities.

ACCESSIBILITY

Complete Streets – providing safe, pleasant, diverse, barrier-free and interesting environments for all users of the street and priority access for public transit and other sustainable mobility options – should be considered to provide improved accessibility though redevelopment of the subject area.

HEALTH

Redevelopment proposals should include design for high quality buildings and public spaces, which enhance air quality, and a community that includes a wide variety of residents with ready access to parks and recreation opportunities (within and/or in proximity to the subject area) to support healthy lifestyles and promote both the social and physical health of the community.

FLEXIBILITY

Redevelopment proposals for the subject area should include consideration of how both quality redevelopment and responsiveness to changing market conditions are to be achieved over the duration of the anticipated build out for the site.

3.0 REDEVELOPMENT GUIDELINES

These redevelopment guidelines are included to aid designers in meeting the objectives and principles identified in the previous section, as well as to assist Council in evaluating redevelopment proposals. They are intended to provide a selection of ideas which could be considered for incorporation into a proposal for redevelopment of the subject area not as regulations which must be met.

3.1 LAND USE

A mix of uses including residential (including a variety of densities and ownership forms), commercial retail and office uses integrated with public and private open spaces are appropriate for the site.

Residential built forms including apartment buildings, town houses, and duplexes may be considered appropriate for the area. Consideration should be given to the potential to create an "aging in place" development which complements the City's new senior's lodge on the adjacent site.

If included in a redevelopment proposal for the site, commercial and/or office uses may be located at the ground floor of residential buildings to create vertically integrated mixed-use development or be located in stand-alone buildings to provide horizontally mixed-use development. A mix of residential, commercial and office uses at the ground floor of buildings may be acceptable.

Locations for proposed land uses and transitions in building massing and density should be provided with consideration given to the neighbourhood context of the subject area.

3.1.1 LAND USE GUIDELINES

Considerations related to land uses and densities proposed for the Plan area should include:

+ providing housing choice to establish a complete community representative of a wide range of age groups, family types and income levels including seniors, active adults and families;
+ providing logical transitions in height and density between land uses;
+ maximizing opportunities for views into the North Saskatchewan River Valley and downtown;
+ creating a landmark entry feature to the City and the downtown area
+ supporting new businesses within the subject area as well as existing businesses in surrounding neighbourhoods;
+ encouraging activity during and outside of regular business hours;
+ concentrating any proposed commercial and/or office uses to create an activity centre or "main street" within the redevelopment area;
+ supporting compact development and minimize land consumption;
+ providing cost-efficient and sustainable infrastructure; and
+ minimizing land use conflicts by taking advantage of the separation space from adjacent neighbourhoods provided by the Highway 15, 99 Avenue and 95 Street road rights-of-way.

3.2 TRANSPORTATION

Taking advantage of the central location of the redevelopment area, the opportunity exists to provide transportation options which support the safe and efficient movement of people and vehicles, introduces creative parking strategies, establishes pedestrian friendly "complete streets" and contemplates the potential of future public transit options.

3.2.1 TRANSPORTATION GUIDELINES

Considerations related to providing a transportation network for the Plan area should include:

+ enhancing connectivity between the subject area, adjacent neighbourhoods and the downtown;
+ integrating transportation and land use consideration in planning;
+ establishing a safe and efficient vehicular transportation system with a clear hierarchy of roadway networks that also provides safe, convenient and attractive pedestrian routes;
+ contemplating implementation of Complete Street design principles which may include:
  - reducing roadway and parking stall widths;
  - providing dedicated turning lanes and median development;
  - lowering roadway speeds;
  - "bulbing" sidewalks at mid-block and intersection pedestrian crossing locations;
  - providing boulevards and tree / shrub planting areas;
  - supporting universal accessibility and barrier-free walkability;
  - protecting space for public transit stops and shelters;
  - providing pedestrian connections to walkways and trails in surrounding areas and the larger municipal and regional trail network;
  - developing gateways and nodes (including site furnishings & features);
  - incorporating passenger drop-off areas;
  - protecting clear sightlines;
  - providing pedestrian / street level lighting; and
  - establishing appropriate signing / way-finding.
+ reducing land dedicated to parking through structured and / or underground parking;
+ provide well defined on-street parking;
+ providing bicycle supportive infrastructure;

3.2.1.1 PARKING, ACCESS AND LOADING

+ locating surface parking to the rear and /or sides of buildings where feasible;
+ designing surface parking to feel green in character with substantial plantings and to provide priority to pedestrians;
+ providing access to ramps to underground and depressed parking perpendicular to the street that serves them, rather than parallel to the street frontage and concealing ramps to the greatest extent possible (i.e. within a building or by using overhead structures and landscaping)
+ avoiding projection of parkade lighting out towards the street and towards neighbouring properties;
+ limiting any exposed walls in height above grade and softening adjacent grades with planting.
+ screening loading areas with landscaping or fully enclosing them in a manner compatible with the character of the development and, wherever feasible, ensuring loading areas are not visible from adjacent streets or buildings;
+ siting loading areas such that all materials handling can be efficiently managed; and
+ designing loading areas such that turning vehicles do not interfere with traffic on adjacent circulation routes.

3.3 PARKS + OPEN SPACE

Given the redevelopment area's close proximity and access to adjacent school sites, parks, open spaces, sports fields, trails and the North Saskatchewan River Valley, a compact network of on-site open space and walkways supporting the redevelopment of the site is contemplated.

3.3.1 PARK + OPEN SPACE GUIDELINES

Parks and open space proposed for the redevelopment area should consider:

+ utilizing building amenity space (courtyards, forecourts, frontages, etc.) for public use;
+ integrating proposed surface drainage networks implementing low-impact development strategies (i.e. naturalized ponds, bio-swales, rain gardens, etc.) into an open space network for the redevelopment area;
+ exploring opportunities for local food production (such as community gardens, rooftop gardens, use of fruit trees for landscaping in public spaces, etc.);
+ creating low-maintenance open spaces designed for year-round use;
+ designing safe and attractive open spaces integrated with the pedestrian network and providing clear way-finding;
+ retaining existing trees, where feasible; and
+ allocating municipal reserves and easements to create focal point areas designed and programmed to best serve users (i.e. plazas, community centres / facilities, playgrounds, etc.).

3.4 INFRASTRUCTURE + UTILITIES

New and upgraded water, sanitary and storm services to serve the redevelopment will be sized appropriate to serve the planned land uses and densities.

3.4.1 INFRASTRUCTURE + UTILITIES GUIDELINES

Design for infrastructure and utilities to serve the redevelopment should consider:

+ maximizing efficiency and minimizing cost by reducing water usage and sanitary drainage;
+ providing overland stormwater management drainage wherever feasible to minimize the need for underground, piped, services;
+ minimizing material use and using recycled materials where feasible;
+ establishing a network of interconnected bioswales and rain gardens, where feasible, to slow, infiltrate, treat and store stormwater on site;
+ exploring opportunities to capture, treat and re-use stormwater runoff through the use of building features, such as green roofs, or larger infrastructure, such as underground storage tanks; and
+ providing energy efficient street lighting fixtures.

3.5 ENERGY + ENVIRONMENT

Strategies and technologies to minimize energy consumption and preserve the environment through redevelopment of the site are encouraged.

3.5.1 ENERGY + ENVIRONMENT GUIDELINES

Redevelopment proposals should consider:

+ supporting technologies and design techniques to increase energy performance of buildings to reduce overall energy consumption and pollution related to building energy use;
+ supporting and encouraging on-site renewable energy production to reduce the adverse environmental and economic effects associated with fossil fuel energy production and use;
+ supporting and encouraging strategies, such as district energy and combined heat and power systems, to reduce energy use and to improve energy-efficiency at a neighborhood scale;
+ supporting technologies and design techniques to conserve water resources and reduce burdens on municipal water supply and waste water systems by reducing water consumption in buildings and/or for irrigation;
+ implementing erosion and sedimentation control best practices to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation;
+ preserving existing non-invasive trees, native plants, and pervious surfaces through construction practices, particularly where such trees mitigate microclimate (i.e. provide shade or a windbreak);
+ encouraging energy efficiency by creating optimum conditions for the use of passive and active solar strategies through block and building orientations;
+ supporting strategies to reduce urban heat island effect (i.e. high reflectivity paving, shading, green and high reflectivity roofs, etc.);
+ designing and constructing buildings to be certifiable under a green building rating system which provides independent, impartial, third-party review; and
+ providing infrastructure to reduce the volume of waste deposited in landfills (i.e. providing recycling and composting facilities) and to promote the proper disposal of hazardous wastes.

3.6 URBAN DESIGN

Proposals for redevelopment of the subject area should demonstrate an urban design approach which promotes a sense of place, supports way finding, promotes liveability and complements the adjacent neighbourhoods.

3.6.1 URBAN DESIGN GUIDELINES

Aspects of urban design which should be considered in a redevelopment proposal for the subject area should include:

3.6.1.1 VIEWS

+ strategically locating building development and open spaces to create and frame views into and from out the subject area and to any key development feature area;
+ establishing landmarks at the corners of the subject area and at entrances to the redevelopment to enhance visual recognition from surrounding streets and open space;
+ appropriate building heights, building setbacks and step backs for upper storey building development to maintain views and create a comfortable pedestrian environment;
+ developing pedestrian routes, parks and open spaces with clear sightlines;

3.6.1.2 THEME + PLACEMAKING

+ the relationship between buildings and the public realm to create an attractive environment which contributes to downtown and the adjacent communities;
+ establishing seamless integration with surrounding areas through design of development at the edges of the subject area:
+ creating a strong and unified character for the public realm (streetscape, pedestrian pathways, parks and open space) using a year-round, sustainable and integrated approach to site furnishings and landscape development;
+ establishing a system and hierarchy of way-finding elements including signs, gateway features, kiosks, banners, street sign blades (with consistent graphic formats, colour palettes, fonts, etc.) that define and represent the community and aid in orientation and movement through the redevelopment area;
+ establishing a coordinated signage approach for both building and site development in terms of location, scale, materials, finishes and colours;
+ coordinating the development, placement and promotion of any public art proposed within the redevelopment area (to be provided in accordance with the recommendations of the City's Creation of a Downtown Public Art Program);

3.6.1.3 WINTER CITY DESIGN

+ using streetscape pedestrian scaled lighting;
+ introducing functional and decorative lighting to enhance buildings and public gathering areas redevelopment (soft winter illumination should be promoted);
+ using deciduous street trees to promote summer shade and winter sunlight;
+ using coniferous and deciduous tree and shrub plantings to define, screen and trap heat in gathering areas and along pedestrian corridors;
+ selecting plantings that establish a diversity of year-round colour, scent, movement, etc.;
+ designing redevelopment (building orientations and heights; landscape developments; pathway orientations; etc.) to be responsive to microclimate conditions and impacts and to avoid the creation of adverse microclimatic conditions;
+ accommodating snow removal and storage for private and public development;
+ designing for building colours, materials, facades and setbacks which enhance surrounding outdoor spaces and support comfortable environments year-round;
+ providing sheltered areas and walks in open / exposed areas to provide protection from rain, snow and wind;
+ selecting building and site materials and features that are safe and durable considering year-round weather conditions; and

3.6.1.4 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

+ including an overview of CPTED design and planning techniques utilized (i.e. natural surveillance, access control, territorial reinforcement, etc.).

3.7 ARCHITECTURAL DESIGN

The architectural design for the redevelopment should reflect an "urban" neighbourhood as a beautiful, unique and exciting place within the City and the downtown. Architectural design for redevelopment in the subject lands must be compatible / complimentary with the design of the Seniors Lodge.

The Architectural Design Guidelines provide a flexible, non-prescriptive, approach to exploring form, material and architectural expression. They are non-prescriptive to allow evolution over the years of build out and with ever-changing technologies and design techniques to support community and building sustainability.

Images included provide visual examples of architectural and open space treatments which are encouraged for the Plan area. 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 descriptions of the Architectural Design Guidelines and to represent the overall theme, articulation, street treatment, rhythm, scale and massing of the architecture. 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.

roof articulations, public / private interface, material distribution

3.7.1 GENERAL ARCHITECTURAL DESIGN GUIDELINES

3.7.1.1 BUILDING TYPES

RESIDENTIAL

+ Residential uses should be characterized by a strong and generally continuous street edge condition.
+ Apartment buildings should provide a consistent, multi-storey, base element. Upper floors should be stepped back above the floors within the base element.
+ The materials used in the building should be timeless. Brick, masonry, or stone should be used where durability and formality are desired (i.e. at grade / main floor levels, surrounding building entries, etc.). Stucco or alternative siding products may be considered for the balance of building (vinyl siding is allowed except for mid-rise and commercial applications.)
+ Strong detailing and accents should be provided and frivolous decoration should be avoided. Because many buildings are equally accessible from both sides, the detailing and materials should be consistent for all sides of buildings.
+ Where possible, ground floor units should be provided individual entrances to the street. Finished ground floor surfaces could be elevated above the sidewalk to provide a superior amenity space for residents. At grade finished floor surfaces could be provided to support accessibility.
+ Unobstructed access to apartment elevators and lobbies should be provided from the public sidewalk to support visitability and universal design.
+ Separation of, and interface between, private property and the public realm should be provided using an appropriate and attractive combination of grade separation, landscaping, lighting, permeable fencing (including board and rail fencing) and art. Solid screens including wood or masonry fences should not be considered.

street separation, private / public interface, accent materials, brick / stone, landscape, detailing

RESIDENTIAL MIXED USE

+ Where the ground floor of residential buildings are developed for commercial and / or office uses, architectural design should complement and generally follow the Guidelines provided in the residential building type category, described above.
+ Buildings adjacent to the public open space should address and interact with the public to encourage suitable edges and uses which contribute to and help enclose and define the space.

COMMERCIAL / OFFICE MIXED USE

+ Building form and massing should complement surrounding residential development by providing a strong, durable, building base of brick, masonry or stone. A market experience should be provided through a colour scheme focused on vibrant accents, signage, banners, etc. Building materials should integrate with those used within public open spaces and walkways. Vinyl siding should not be allowed for commercial/office development.
+ Landscape elements and the public realm through and around a retail center, should inform visitors about this area and allow passersby to experience the spirit of the place even when the shops are closed.

3.7.2 SPECIFIC ARCHITECTURAL DESIGN GUIDELINES

3.7.2.1 BUILDING FORM

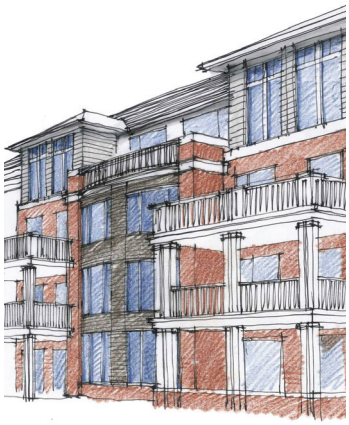
STREET RELATIONSHIP

+ 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.

URBAN SCALE

+ Mid-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.

materials, detail roof, articulation, shading, base / middle / top, material and transition



interior courtyards, materials, sun / shade, seating

rhythm, scale, sloped roof, materials distribution

USEABLE OUTDOOR SPACE

+ A pattern of courtyards, pathways, nooks and alcoves, and enclosed spaces is encouraged 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.

IDENTITY

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

TERRACES

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

ROOF LINES

+ Protruded roofs are to be used for ground oriented developments.
+ Flat roofs are encouraged—especially for mid-rise developments—however, pitched roofs could 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.
+ Mid-rise developments should incorporate building "tops" which become distinct and identifiable elements.

STREET INTERACTION

+ Ground floor dwellings should address the street with front door entrances, gates and entry courtyards. Where provided, porches, patios and 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.

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 should be minimized. Transparent storefronts and high quality signage and illumination should 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.

projecting and banner signage

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

3.7.2.2 DETAILED DESIGN AND MATERIALS

COLOUR / MATERIALS

+ A range of accent colours (preferably contrasting accent tones) could be used on detailed building elements. 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. 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. Illuminated awnings should not be considered.

LIGHTING

+ Indirect lighting should be used wherever possible. Pedestrian scale lighting should be provided along walkways, parking areas and unit entries. Light trespass into private units and out of the Plan area should be avoided. Light pollution should be avoided by use of “dark sky” design principles.

FENCING AND SCREENING

+ Wrought iron, masonry, or cast-in-place concrete in combination should be used. Fencing should be permeable to view and should complement the architectural character of adjacent building and structures. Detailing, colours and materials should complement adjacent buildings and the overall design vision for the public open spaces and walkways.

3.7.2.3 LANDSCAPE DESIGN

PUBLIC AND PRIVATE OPEN SPACE

+ Shared outdoor amenity 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.
+ Each dwelling unit should have direct access to a private outdoor space in the form of a yard, balcony, patio or roof deck. Outdoor spaces should be located and designed to receive sunlight during most days 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.