



WALDEN



Architectural Guidelines
Commercial Sites
May 2008



Introduction

The planners of Walden have responded to a desired change in the suburban environment and created a community that will attract and accommodate a wide variety of people. Walden is envisioned as a true “life cycle” community offering a range of housing types that will cater to a variety of age groups and lifestyles. It is envisioned as a socially vibrant community with the commercial sites as a hub. Therefore Guidelines have been developed to ensure all commercial sites fulfill this role with utmost regard. To maximize the social experience available to residents in Walden all commercial developments will encompass exterior designs that are interesting, inviting and creative. It is imperative that the commercial developments located throughout Walden integrate positively with all facets of the community. Commercial developers will be expected to provide a site design that positively interacts with adjacent developments, is easily accessible and caters to the pedestrian throughout. Commercial sites will offer not only all the required services they will provide positive enhancements to the lives of Walden residents.



Site Design

The overall design of a commercial site is a vital element in ensuring that residents will feel connected to and included in their neighborhood. The following items are to be included in the design of each commercial site:

- All sites will support the development of a walkable, “green” and vibrant community. The emphasis will be placed on pedestrians and cyclists and access to all commercial sites is to address this.
- All sites will include integrally designed gathering areas that create interest and promote socializing.
- All sites will include extensive landscaping that promotes the Walden community dedication to the exploration of nature, not as a backdrop to everyday life but as a fully integrated component in the lives of Walden residents.
- All sites are to be designed to ensure it is environmentally responsible.



Architectural Design

The commercial developments in Walden are expected to exude a modern, vibrant personality. Creativity leads to excellence and the commercial developments throughout Walden will lead in creativeness. Some of the components expected on the buildings will be:



- Welcoming entrance features
- Non traditional rooflines
- Expanses of glass
- Unique design elements
- Integrated signage treatments
- Unusual exterior materials
- Interesting colour palettes



Commercial Design Requirements

Site Guidelines

The design guidelines particularly encourage the creation of a comprehensive commercial development that will become a signature statement to the quality of the Walden Community. Creating a Modern Style development that is conducive to a commercial environment and successfully incorporates the branding and signage of the commercial tenants into the architectural style will be imperative. Solicitous relationships with adjacent properties and in particular, residential areas, is essential to the design of commercial areas in Walden. Guidelines to consider in this area are:

- The overall building placement
- Overall environment and connectivity to the remainder of the community
- Creation of a varied façade that has continuity yet provides recognition to the various tenants
- Provide suitable signage space of varied sizes and locations to accommodate the different “LOGO” signs
- Provide interesting and unique or varied entrances to the different CRU’s
- Provide accommodating pedestrian access to all areas of the site and to adjacent sites
- Ensure that special branding features are appropriately incorporated into the architecture of the building
- Include patio spaces in appropriate locations
- Utilization of advantageous street frontage (ie: live/work units)
- The scale of all buildings is to be compatible with adjacent developments.
- Return all roof parapets a minimum of 1/3 the length of the parapet.
- All rooftop mechanical equipment is to be fully screened from view.

Setbacks

The basic setback requirements will follow those established by the City of Calgary Land Use By-Law. Areas that will benefit from increased openness will require greater setback and will be reviewed on an individual basis. All commercial sites are required to submit a master plan for approval early in the design stage. The submission is to include a site layout indicating building locations, setbacks, roadways, parking, and amenity features etc. in order to identify any such areas and other points of concern.

Parking and Loading

- Parking requirements will meet all City of Calgary Land Use Bylaw requirements.
- All parking areas are to be as unobtrusive as possible to both the site development and adjacent developments. The provision of landscaped screening of all parking areas is required. Parking areas are required to have landscaped islands where parking rows terminate
- All parking areas are to be fully paved with asphalt complete with setback concrete curbs and gutters.

Garbage Enclosures

- Garbage enclosures are to be provided on all sites and are to be located in unobtrusive locations.
- Enclosures are to be designed to suit the architectural style of the development and are to be enhanced with upgraded materials if necessary.

Signage

- All sites will be permitted both freestanding and building signage relative to the type and size of the site being developed and in accordance with the City of Calgary Land Use Bylaw Sign Regulations. All signage shall be reviewed and approved by Genstar Development Company prior to any formal City of Calgary submissions. Approval guideline recommendations for signage are as follows:

Free standing signs

- are to have design features that reflect the character of the principal buildings on the site or incorporate Walden amenity feature characteristics
- Illuminated signage will be limited in areas adjacent to residential developments. Front lit or very subtle illumination may be permitted in these areas.
- Rotating, flashing and animated signs will not be permitted on any sites

Building Signage

- Building signage is to be well incorporated into the building architecture and consistent throughout the development.
- Locations of illuminated building signage will be limited in close proximity to residential areas.

Landscaping

A comprehensive landscape plan is required for all of the sites in Walden.

Landscaping requirements will consider at **least** the following guidelines:

- All areas of the site not covered by buildings, parking areas and vehicular movement areas are to be fully landscaped.
- Soft landscaping is to be provided adjacent to the property line over the full length of the site.
- Trees should be planted in groups whenever possible.
- Large deciduous trees are to exceed 85mm caliper and small deciduous trees are to exceed 50mm caliper. Large coniferous trees are to be greater than 3M in height and small coniferous trees are to be greater than 2M in height.
- At least 75% of all trees are to be large size and at least 33% of all trees are to be coniferous trees.
- Shrubs are to be planted in groups so as to create a feature or visual prominence. All shrubs are to have a height or spread of at least 600 mm at the time of planting.
- All areas designated as grass are to be sodded.
- All landscaped areas are to be equipped with underground sprinkler systems.
- Pathway systems are to be integrated with pathways on adjacent sites to create continuous pedestrian movement.
- Landscaping that is used to screen parking, driveways or otherwise unattractive areas is to be effective on a year round basis.
- All undeveloped phases of a development shall be hydroseeded and properly maintained.
- All retaining walls shall be submitted to Genstar Development Company for approval prior to construction

Site Lighting

- Commercial developments that have additional lighting requirements are required to use low key downlights in a style that is representative of the style of the buildings exteriors.

Architectural Approval Process

Approval Process

All applicants are required to submit their proposed developments to Evans 2 Design Group for approval. To ensure that all proposals will be reviewed in a timely and thorough manner applicants are required to submit complete information at each stage of the approval process. The following criterion outlines the submission requirements of each of the stages.

Master Plan

All applicants are required to submit a master plan to show their site development in relationship with all adjacent sites. All master plans must be reviewed and approved by Genstar Development Company before preliminary design drawings are submitted for approval. All master plan submissions shall include the following:

- a) Approval submission form
- b) Overall site plan showing site in question with all building outlines, adjacent site outlines and any available adjacent building outlines
- c) All vehicular and pedestrian circulation on site and tie-ins to adjacent sites
- d) All parking, loading, storage spaces and garbage locations
- e) All descriptions and illustrations necessary to describe the architectural character if available
- f) Conceptual landscaping plan
- g) Proposed phasing plan if applicable
- h) All plans should indicate phasing or staging and should pay particular attention to design relationships with adjacent properties and streets.

Preliminary Design

All applicants are required to submit preliminary design drawings that fully reflect the architectural concept of the project. The preliminary design drawings must be reviewed and approved by Genstar Development Company prior to the commencement of final architectural drawings. This submission is to include:

- a) Approval submission form (Schedule F)
- b) Site plan with all buildings and structures correctly placed and all setbacks fully dimensioned
- c) Building floor plans including unit size and area information
- d) Elevations of all buildings properly indicating all material information
- e) Proposed colour scheme for all buildings
- f) Preliminary approval will only be completed when all information is received.

Final Design/Development Permit Drawings

All applicants are required to submit final design drawings to Genstar Development Company prior to the application for Development Permit with the City of Calgary. Application for development approval to the City of Calgary must include a letter from Genstar indicating their approval of the project. The Development Permit drawings and information may be used to make the final approval submission to Genstar. The final approval submission is to include at least the following:

- a) All statistical information relative to the project
- b) All plans including a site plan, phasing plan, landscaping and building plans
- c) Finished grading plan
- d) All sections and elevations of the building(s) and site structures
- e) All details relating to building and site signage
- f) All information regarding site fixtures ie) lighting, benches etc.
- g) Complete materials and colours sample boards
- h) Preliminary specifications
- i) All applicable drawings are to include the relationship of adjacent properties and public streets.
- j) Upon receipt of the final drawing approval the applicant may proceed with the Development Permit Application.

Final Architectural Drawings

The applicant is to inform Genstar Development Company of any changes or conditions required by the City of Calgary on the Development Permit for the site prior to completing the final architectural drawings.

All final architectural drawings are to conform to the approved development permit drawings. A complete set of the final architectural drawings is to be submitted to Genstar as soon as they are available.

Contact Information

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