

South Riel Commercial & Industrial Design Guidelines



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APPROVED BY COUNCIL
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SOUTH RIEL INDUSTRIAL & COMMERCIAL DESIGN GUIDELINES:



Purpose of the Design Guidelines

The South Riel Industrial and Commercial lands (known as the Henday Industrial Site) are intended to be developed as a high quality business park with a variety of light industrial and commercial uses.

Light industrial buildings will include small, medium, and large-bay options for distribution, and manufacturing businesses with ancillary outdoor storage will be a secondary use to the building. Commercial buildings will accommodate medium-sized retail opportunities for grocery, general merchandise, convenience, restaurant, and potentially hotel amenities. The development will incorporate green design techniques and design guidelines to ensure that the Henday Industrial site is an aesthetic as well as, an economic asset to the City of St. Albert. The development will strive to embrace the Cultivate St. Albert brand.

These Design Guidelines are intended to:

- Promote the Henday Industrial development as a high quality business oriented industrial park, that will provide long-term benefits to businesses operating within South Riel and the City of St. Albert at large;
- Establish a quality and consistency of site, building, and landscaping design that will help create an attractive, successful, and economically viable industrial and commercial development as well as ensure long-term compatibility with surrounding land uses; and
- Ensure that all owners, leasees, and/or tenants of buildings within the development are held to the same standards of design and development, and are protected from incompatible and inappropriate development on adjacent sites within the development.

Relationship to the City of St. Albert Land Use Bylaw

The Design Guidelines contained herein are designed to meet or exceed applicable City bylaws. Conformance with these standards should facilitate a prompt review for compliance with City codes, standards, and requirements.

The design guidelines are intended to be followed in conjunction with other policies and regulations including, but not limited to, the City of St. Albert Municipal Development Plan, the

City of St. Albert Land Use Bylaw, and the South Riel Area Structure Plan. These guidelines are not to be construed as to reduce or lessen the requirements of these or any other applicable regulation(s).

These guidelines are intended to provide criteria for development based upon general compliance with these guidelines.

In addition to the minimum requirements of the Land Use Bylaw, the following criteria will apply to the Commercial and Commercial/Industrial Development located in the Henday Industrial Site as shown on Map 1:



G:\MAPS\Area Structure Plans\South Riel\2014 Amendment\PreApplication\Fig2_DeveloperAreas.mxd

	<p>Potential South-Riel Development (Plan 082 8697, Block 2, Lot B)</p>
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Land Use Guidelines

- All development shall be complementary to, and compatible with, existing and proposed adjacent land uses and developments;
- Light Industrial uses shall not produce nuisance factors that extend beyond the limits of each property line; and
- Tenant businesses are to be placed so that they are compatible in operation, so that they can develop potential synergies between businesses.

Site Design Guidelines

- Natural site features shall be preserved, if possible;
- Views to open spaces, stormwater management facilities, and public amenity areas shall be maintained or enhanced where possible;
- The principles of Crime Prevention Through Environmental Design (CPTED) will be encouraged;
- Natural visual surveillance from businesses to streets, sidewalks and parking lots shall be encouraged;
- Pedestrian connections shall be encouraged;
- Consideration should be given to locating and orienting buildings, landscaping and other features to maximize sun exposure while reducing the impact of wind on pedestrian spaces; and
- Through road shall be used, where possible, to promote good street linkages.

Access Guidelines

- Access driveways shall be provided with clearly visible entrances;
- Multi-modal transportation shall be accommodated within site and access design;
- Convenient and safe pedestrian access shall be provided to all industrial and commercial buildings from the public sidewalk;
- Driveway entrances shall be located to align with access points on the opposite side of the street, wherever possible;
- Clear, identifiable and safe pedestrian connections throughout the site shall be provided; and
- Pedestrian distances within the commercial component of the site should be interspersed with rest areas, which also provide an opportunity for public art.

Building Orientation Guidelines

- Street-oriented development shall be provided in all areas, wherever possible; and



- Commercial buildings, where necessary, may be oriented to the public street or to internal, shared parking and/or amenity areas.

Storage and Service Areas Guidelines

- Outdoor storage and manufacturing shall not be permitted in commercial areas;
- All service areas, including outside storage areas, loading areas, garbage and recycling enclosures and at-grade or roof-top mechanical equipment shall be located and designed to be visually screened from all streets and adjacent residential areas. These uses could be incorporated into the building and shall be located in the sides or rears of buildings;
- Screening of service areas, outdoor storage areas, loading areas, and garbage and recycling enclosures shall consist of solid fencing, walls, or a combination of opaque landscaping with walls or fences as acceptable to the City of St. Albert; and
- Security fencing including chain link should be limited to side and rear yards, as well as visually screened with landscaping. Security fencing should be located behind the landscape buffer so that the landscaping is visible from the street or adjacent parcels. Fencing in front yards should be limited to decorative use only and should not visually obstruct the building. Fencing heights are outlined in the Land Use Bylaw. Suitable fencing materials include wrought iron.



Landscaping Guidelines

- Landscaping, streetscaping, and hardscaping elements shall be provided on each site and throughout the development as a whole;
- Plantings shall be selected for appropriateness to the site, and the use of native landscaping material shall be encouraged;
- The use of public art throughout the commercial/retail component of the development is encouraged; and
- The use of entrance features is encouraged.

Parking Area Guidelines

- Where possible, parking areas shall be located to the rear or side of main buildings. Visitor parking areas may be located between the building and the public street;
- Large parking areas shall be broken into smaller blocks with landscaping; and
- Where large expanses of parking are provided in a single area, landscaping shall be incorporated throughout the parking area to break it into smaller blocks; and
- Provisions for convenient bicycle parking are encouraged throughout the site.



Utilities Guidelines

- All utilities shall be installed underground, with the exception of pad-mounted transformers which shall be screened from view with landscaping or in aesthetically pleasing decorative enclosures on utility right-of-ways.

Building Design Guidelines

- High quality exterior finishing materials, including architectural concrete block, exposed aggregate concrete, stucco, glass, brick, stone, and/or wood, shall be utilized: The use of two or more colours of exterior finishing materials is encouraged;
- A variety of architectural design treatments, including articulated building footprints, the use of colour banding, structural bays and/or recesses in the wall surface, shall be utilized to reduce building massing, and to promote architectural definition and visual interest;
- Multi-building commercial developments shall demonstrate consistency of architectural character, scale, massing height, roof form, lighting, signage, and site furniture;
- Complementary architectural treatment of buildings through recurring design elements such as exterior finish, materials, colour, or architectural elements is encouraged;
- Building entrances shall be clearly identified. Design emphasis and weather protection for entrances shall be encouraged;
- Consideration should be given to minimizing exposed exterior walls visible from the street. The incorporation of design features, including details that create rhythm such as changes in texture or colour, into these elevations will be encouraged to provide some architectural interest;
- Office and retail building should have a minimum of 70% visual transparency at ground level on walls facing streets and parking lots; The bulk of buildings should be reduced through the use of appropriate proportions, pedestrian scale and building clusters, where possible;
- Wide sidewalks with “bumpouts” should be provided, where required, to minimize pedestrian and vehicle conflict;
- Pedestrian “cut-throughs” should be provided within the commercial/retail component of the site to allow exposure and access to internally placed buildings; and
- Long expanses of building faces should be avoided where possible.



Signage Guidelines

- Signage shall be compatible with the architectural design, scale, colour, and materials of the building, and be designed as an integral element of the building’s facade;
- At-grade signage shall be located to provide clear views and sight lines for driveways and road intersections, and shall be integrated with appropriate landscaping where permitted by the Land Use Bylaw;
- Multi-tenant buildings shall use coordinated fascia signage to identify individual tenants;
- No portable signs shall be permitted;
- Building addresses shall be clearly visible and identifiable from the public street;
- Simple, clear, consistent and informative wayfinding and signage shall be provided for all forms of transportation. Signage shall be coordinated throughout the neighbourhood wherever possible; and
- An architectural “theme” for signage could be considered to provide unification and identification for the area.

Lighting Guidelines

- Pedestrian walkways, entrances and parking areas shall be adequately illuminated;
- Security lighting around building perimeters shall be encouraged; and
- All lighting shall be directed downward and inward to prevent the illumination of off-site areas.



Photos courtesy City of St. Albert and WSP Focus Group