

5

DESIGN GUIDELINES

The design guidelines apply to development in the Core Mixed Use, Mixed-Use Transition, and Creative Industrial Land Use Areas. These guidelines speak to how development should be designed to contribute positively to the public realm. For this purpose, the design guidelines address frontage, accessibility, safety, inclusivity, and the placement of utilities.

5.1 DESIGN GUIDELINES

The objectives of the Design Guidelines are:

- To create a cohesive transition between the private and public realm.
- To ensure buildings contribute positively to the public realm and the pedestrian experience.
- To enhance the character and sense of place of Lloydminster.
- To provide safe, active, and attractive streetscapes.

5.1.1 Accessibility, Safety, and Inclusivity



- a) Ensure all development is universally accessible.
- b) Ensure all development employs Crime Prevention Through Environmental Design (CPTED) principles to promote user safety in public spaces and facilities.
- c) Ensure all outdoor spaces are well illuminated.

5.1.2 Frontages

Permeability



- a) Ensure front entrances face the street and are easily identifiable through material changes and/or colour accents.
- b) Consider a recessed entrance/setback to break up the building face and draw people inside.
- c) Make sure entrances are well lit.

- d) Activate buildings setback from the lot line with amenities to encourage use by residents and create visual interest. Patios, plazas, furniture, bike racks, public art, landscaping, gardens, and accessibility features are strongly encouraged.
- e) Use accent paving to invite pedestrians into the building and animate the street edge.
- f) Use clear glass windows and doors to maximize transparency of frontage on public streets. Consider providing larger windows on the ground floor.
- g) Do not use mirrored glass.
- h) Commercial and multi-residential buildings on corner lots should address the corner with one front entrance. Where this is not possible, the primary of the two adjacent streets should be addressed.

Façade Treatment



- i) Organize the façades of multi-tenant buildings to provide a consistent and robust repetition of the materials, details, styles, and shapes that provide visual interest to the streetscape.
- j) Ensure public buildings have high-quality architectural detailing, articulation, and design.
- k) Apply a small range of colour that compliments the façade and streetscape to the full facade or add as an accent.
- l) Incorporate vertical elements, windows, and doors to break up longer building facades.

- m)** Illuminate storefronts and upper storeys of buildings at night for pedestrian safety and to provide visual interest, in all Areas except Neighbourhood Residential.
- n)** Treat blank walls with:
 - Cladding that is complementary to the cladding of the building and adds interest to the look and texture of the wall and building,
 - Painted murals; or
 - Other artwork approved by the City.

Materiality



- o)** Use high-quality materials, such as wood, masonry, metal, and textured concrete in façade design.
- p)** Limit the number of materials used in one façade.
- q)** Emphasize the architectural features of a building façade with material changes.
- r)** Preserve existing historic architectural details where possible.
- s)** Consider distinguishing a base, middle and cap of the storefront with material accents.

Signage



- t)** Limit the number of signs used.
- u)** Compliment the architectural style of the building through sign design.
- v)** Minimize the use of window signs to prevent obstructing the view from the sidewalk.
- w)** Ensure that signs are visible from the sidewalk and do not impede pedestrian movement.

Weather Protection

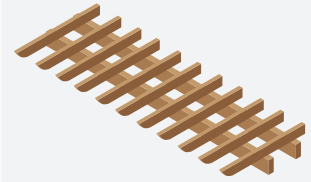
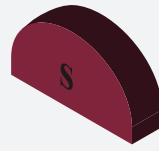
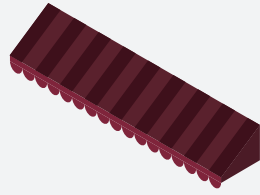


- x)** Provide snow, wind, and rain protection with canopies, awnings, recessed entrances. Weather protection elements may encroach over the sidewalk if they do not obstruct pedestrian movement.
- y)** Maintain consistent heights of weather protection elements.
- z)** Compliment the building and street with the material and colour of weather protection elements.
- aa)** Install weather protection elements across the full facade, or only above the entrance to serve as an accent.

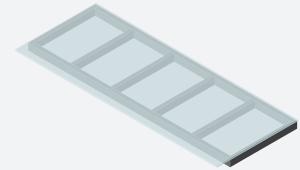
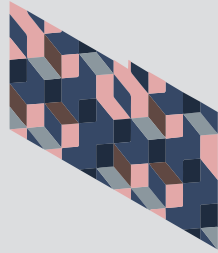
5.1.3 Utilities

- a)** Enclose all utility equipment within buildings or screened from view where feasible.
- b)** Ensure utilities, vents, and other utilitarian elements are not on the lower levels of facades adjacent to the public realm.

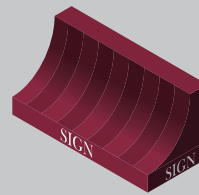
 weather protection



 façade treatment



 signage



 lighting



 hardscape

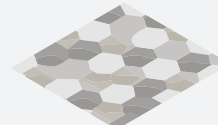
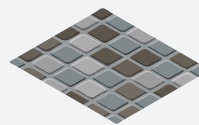
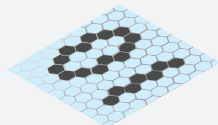
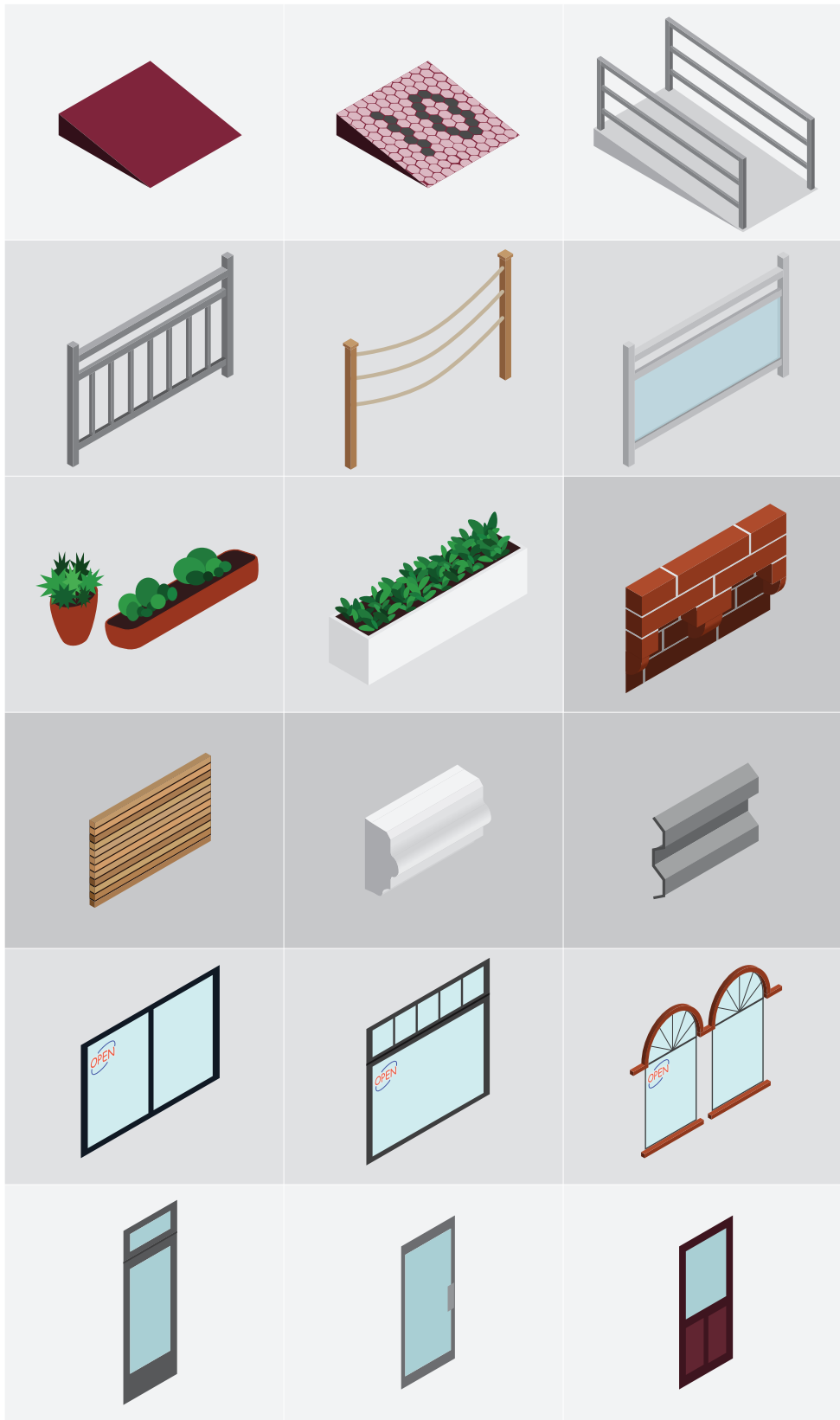


Figure 30: Façade Toolkit



accessibility



enclosure



materiality



permeability



clear entrance



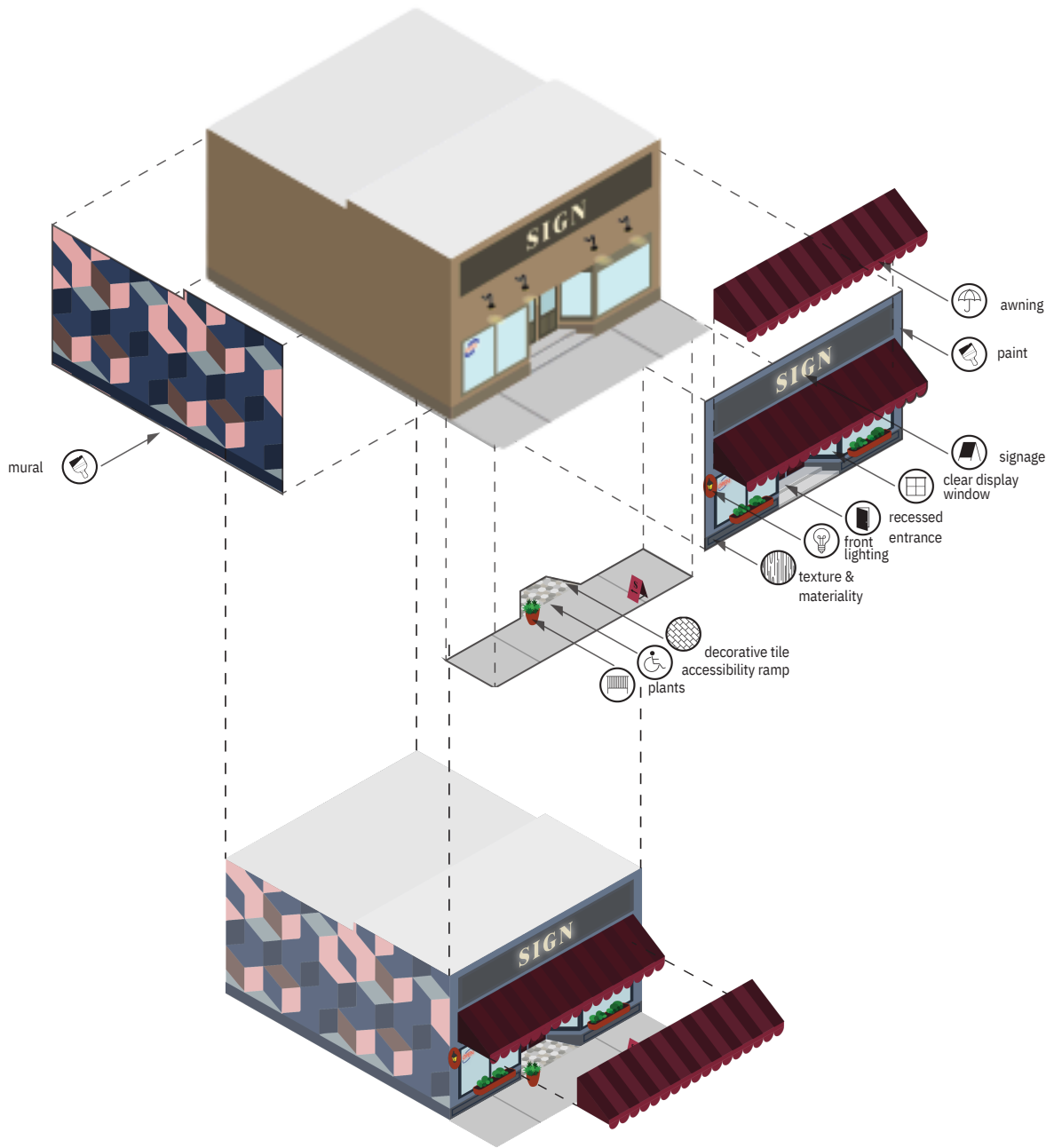


Figure 31: Sample Application of the Design Guidelines

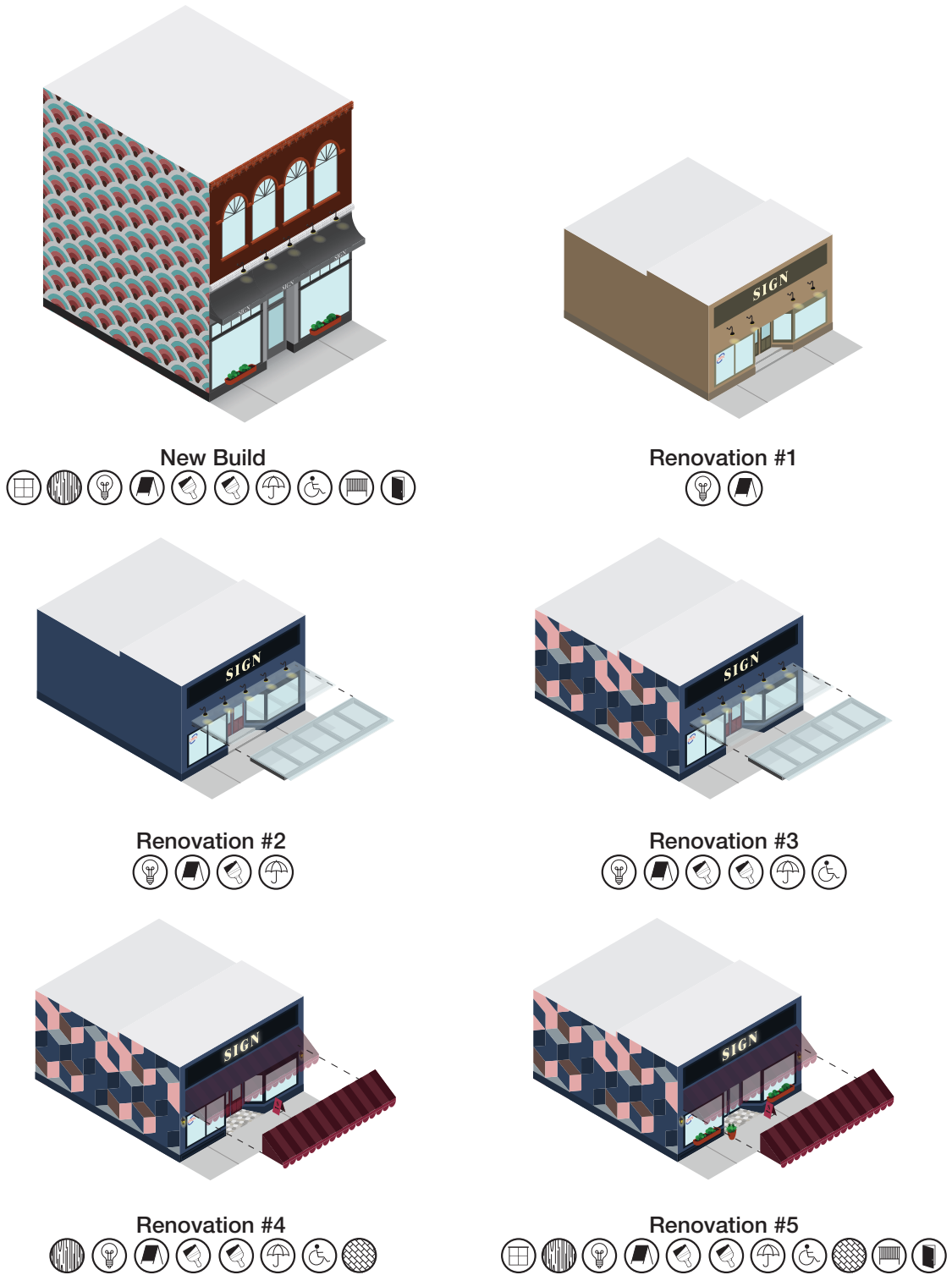


Figure 32: Sample Application of the Design Guidelines with varying levels of investment