
HOW THE GUIDELINES WORK

The guidelines focus on the most important aspects of urban design while avoiding being prescriptive. As a result, the guidelines are intended to be highly focused and succinct – and easy to create and update.

- 1 The guidelines are organized into four categories:

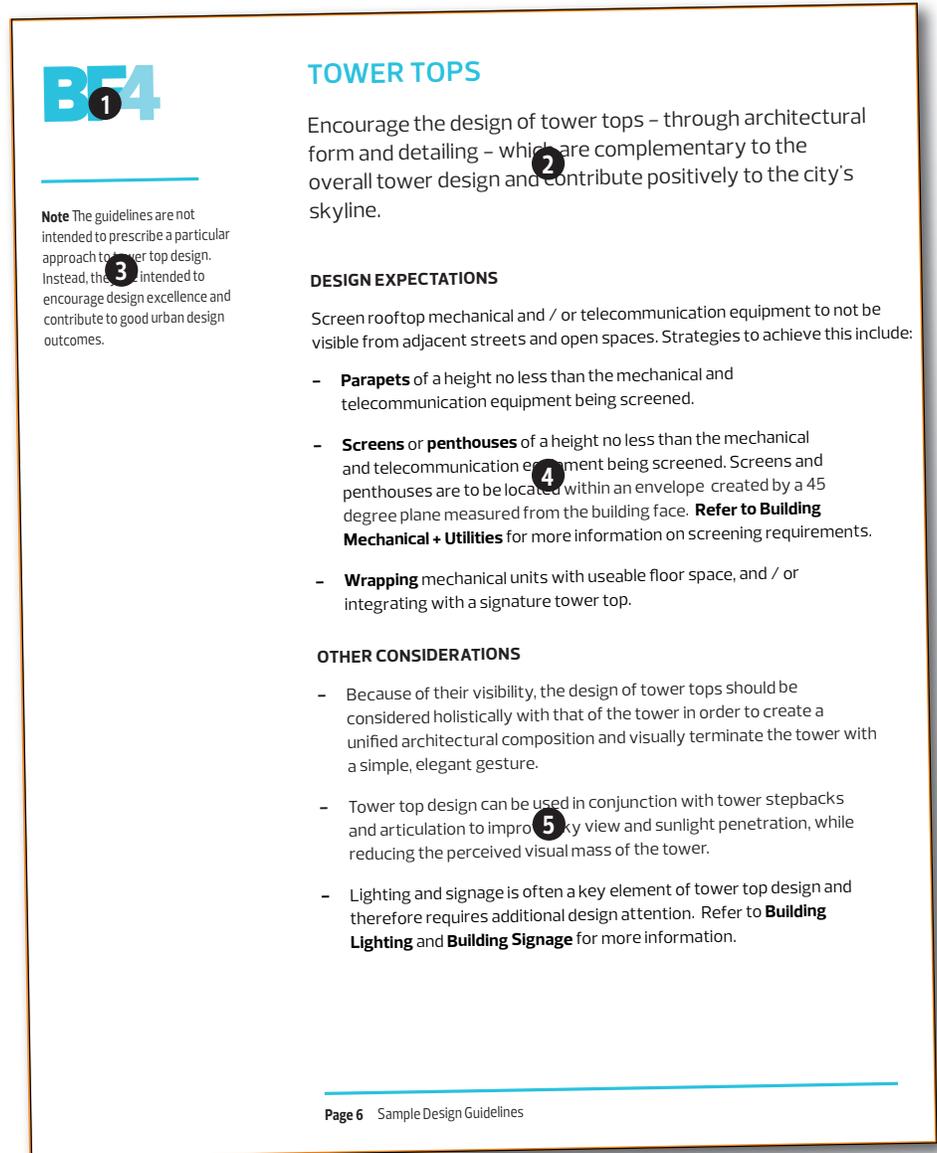
Urban structure guidelines respond to patterns of the built and natural environment to create a network of blocks, streets and open spaces which is walkable and connected.

Built Form guidelines relate to built form and massing, and the distribution and interrelationship of uses, to accommodate dense, mixed use and human scaled development.

Public Realm guidelines reinforce patterns of built form to direct the design of human-scaled streets and open spaces which are inclusive, walkable and vibrant.

Design Details represent thoughtful detailing and careful selection of materials and furnishings, to support a well designed and human-centred public realm.

- 2 The guidelines connect to higher-order urban design guiding principles located in the Urban Design Manual.
- 3 Where needed, the guidelines include important explanatory notes regarding their use and application.



The image shows a sample page from the 'Sample Design Guidelines' document, specifically the 'TOWER TOPS' section. The page is titled 'TOWER TOPS' and contains several sections: 'DESIGN EXPECTATIONS' and 'OTHER CONSIDERATIONS'. The page is annotated with numbered callouts (1-5) pointing to specific elements. Callout 1 points to the 'BE4' logo. Callout 2 points to the main text of the 'TOWER TOPS' section. Callout 3 points to a 'Note' section. Callout 4 points to the 'DESIGN EXPECTATIONS' section. Callout 5 points to the 'OTHER CONSIDERATIONS' section. The page footer indicates 'Page 6 Sample Design Guidelines'.

BE4

Note The guidelines are not intended to prescribe a particular approach to tower top design. Instead, they are intended to encourage design excellence and contribute to good urban design outcomes.

TOWER TOPS

Encourage the design of tower tops – through architectural form and detailing – which are complementary to the overall tower design and contribute positively to the city's skyline.

DESIGN EXPECTATIONS

Screen rooftop mechanical and / or telecommunication equipment to not be visible from adjacent streets and open spaces. Strategies to achieve this include:

- **Parapets** of a height no less than the mechanical and telecommunication equipment being screened.
- **Screens or penthouses** of a height no less than the mechanical and telecommunication equipment being screened. Screens and penthouses are to be located within an envelope created by a 45 degree plane measured from the building face. Refer to **Building Mechanical + Utilities** for more information on screening requirements.
- **Wrapping** mechanical units with useable floor space, and / or integrating with a signature tower top.

OTHER CONSIDERATIONS

- Because of their visibility, the design of tower tops should be considered holistically with that of the tower in order to create a unified architectural composition and visually terminate the tower with a simple, elegant gesture.
- Tower top design can be used in conjunction with tower stepbacks and articulation to improve sky view and sunlight penetration, while reducing the perceived visual mass of the tower.
- Lighting and signage is often a key element of tower top design and therefore requires additional design attention. Refer to **Building Lighting** and **Building Signage** for more information.

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- 4 Design expectations reflect generally accepted practices that can be reasonably quantified. These reflect a minimum level of design effort and are the basis for further negotiation.
- 5 Other considerations identify additional design strategies, which are typically more subjective, that can contribute to design excellence.

WHY AN URBAN DESIGN MANUAL?

An Urban Design Manual will serve as a comprehensive guide to the physical design of Edmonton, and in particular, its urban structure, built form and public realm.

The Manual proposes a series of design guidelines which build on the policy direction of The City Plan and articulate the City's expectations for good design. The Urban Design Manual is proposed to include three parts:

Part 1 / Introduction	How the Manual aligns with The City Plan, How to use the Manual, etc.
Part 2 / Guidelines	The Design Guidelines themselves
Part 3 / Background Studies	Urban Design Briefs, Sun / Shadow Studies and Wind Studies, etc.

PROJECT BACKGROUND

This project began in 2018 with Administration developing a set of Tall Building **Design Guidelines** with a Working Group representing the design and development industry. The Guidelines are intended to focus on the most important aspects of design, and be generated and revised quickly and easily.

Development of Part 1 – an **Introduction** to the Urban Design Manual – began in late 2019. This work identifies urban structure, built form, public realm and design details as the basic organizing framework for the guidelines. This introductory section also establishes clear alignment with the strategic policy direction of The City Plan, and is presently being evaluated as a District Planning tool (District Planning having been identified as top priority of The City Plan).

Also in late 2019, Urban Planning Committee directed Administration to develop a Terms of Reference (TOR) for wind studies, to improve the City of Edmonton's rezoning and development permit processes. This TOR represents the first of three proposed **Background Studies** which will be included in the proposed Urban Design Manual. The final TOR is anticipated to be shared with Council in Summer 2020.