



Note this is the first of three requirements for Technical Studies being developed as part of the Urban Design Manual.

This draft document is for internal use and review only.

URBAN DESIGN BRIEFS

Urban design briefs communicate the overarching design vision for a proposed development and its public realm, and describes how the proposal responds to the context of the project site while reflecting best practice in urban design and site planning.

APPLICABILITY

The Urban Design Brief will generally be required as part of Rezoning submissions for transit oriented development (nodes), development along major arterials (corridors), large-site infill projects, and new greenfield development. Urban Design Briefs are to be submitted in conjunction with other technical studies (eg. shadow studies, wind studies).

The Urban Design Brief shall be prepared by a qualified design professional such as a Registered Architect, Landscape Architect, Planner or Professional Engineer.

PROCESS

- Prepare an Urban Design Brief which includes the following five elements:
 - **Project Overview**
 - **Neighbourhood Analysis**
 - **Site Analysis**
 - **Design Concept**
 - **Narrative**

URBAN DESIGN BRIEFS

1 / PROJECT OVERVIEW

The intent of this overview is to provide a high level picture of the design and technical aspects for the proposed development to ensure it is attractive and compatible with the surrounding area and contributes to the economic, social and environmental vitality of the city. The overview shall generally address the following:

- Description of the proposal, overview, major statistics (i.e., height, density, parking), relevant phasing issues, site and contextual considerations
- Process steps/approvals required (ie. LDA, DP or other)
- Context – built form and land use
- Site description including size and existing conditions
- Location map and aerial and / or site photos
- The site's planning history such as previous approvals, legislative references, relevant authorities (ie. site specific By-law) with copies of relevant documents
- Planning rationale, if applicable, should address relevant Statutory Plan policies including information/rationale as to how and why the policies are being addressed by the proposal
- Relevant Zoning By-law information, compliance and non-compliance and why
- Analysis and opinion as to why the proposal is good planning, including issues of impact
- Summary and conclusions

URBAN DESIGN BRIEFS

2 / NEIGHBOURHOOD ANALYSIS

The focus of this analysis is the relationship of the subject site to the larger neighbourhood context. The analysis should include +/- 400m beyond the subject site and be captured in plan (at a suitable scale such as 1:2000 metric), with photos as appropriate. The neighbourhood analysis should generally address the following:

Structure

- Land uses, destinations, heritage resources, natural areas
- Development proposals (of a similar or greater impact)

Circulation

- Transit / LRT routes and transit stops / stations
- Pedestrian, vehicular and active transportation linkages including trails and bicycle facilities

Urban Pattern

- Figure-ground diagram
- Paths, edges, districts, nodes and landmarks

3 / SITE ANALYSIS

The focus of this analysis is on the opportunities and constraints of the subject site relative to its immediate context. The analysis should include +/- 100m beyond the subject site and be captured in plan (at a suitable scale such as 1:200 metric), with photos as appropriate. The site analysis should generally identify development opportunities and constraints related to the following:

Legal

- Easements, caveats and other restrictions
- Archeological / historical resources

Natural features

- Existing trees to be retained
- Significant slopes / topography
- Environmental hazards

Buildings + open spaces

- Existing buildings and structures to be retained / removed
- Land use compatibility issues
- Potential building locations / heights on development blocks
- Safety issues (ie. CPTED)

Circulation

- Pedestrian, vehicular and active transportation linkages
- Transit / LRT routes and transit stops / stations
- Driveways and site accesses
- Servicing and site access (including universal design)

URBAN DESIGN BRIEFS

4 / DESIGN CONCEPT

Illustrate, through plans, elevations, sections, 3D views and other means, key features of the proposed design and adjacent development:

Built form

- Building heights, setbacks and stepbacks
- Ground floor uses, generalized building entrances, loading areas
- Proposed ground floor height
- Underground structures, ramps or overhanging buildings

Public Realm

- General size / location / function of open spaces (public and private)
- Pedestrian and active transportation connections
- Building interfaces with streets / open space (illustrated in section)

Circulation + servicing

- Vehicular access and circulation (including internal roadways)
- Parking, loading, waste collection, etc

Site development

- General location of all fences, retaining walls, landscaping
- General grading concept

Phasing

- Clear indicaton of development sequencing

URBAN DESIGN BRIEFS

5 / NARRATIVE

The Design Concept must include a narrative that clearly describes how the proposed design responds to:

- The site and neighbourhood context
- Edmonton's Urban Design Guiding Principles and other best practice
- Other project specific goals and / or City policy direction related to matters such as heritage preservation, sustainability, etc.

DELIVERABLES

The Urban Design Brief shall be prepared in 11 x 17" landscape format and provided in PDF format.

EVALUATION

The Urban Design Brief will form part of the application submission, and undergo a technical review and be evaluated based on the following:

- **Completeness of submission**
- **Quality of the analyses presented**
- **How the proposed development responds to the neighbourhood and site analyses**
- **How the proposed development embodies the Urban Design Guiding Principles**