



DRYDEN

APPENDIX B

URBAN DESIGN CHECKLIST

Urban Design Guidelines Checklist

This checklist is intended to assist both the development community and the City of Dryden in building appropriately designed development within the city. Proponents of development applications should familiarize themselves with the Urban Design Guidelines and then complete this checklist as a part of the approvals process. The City should review the checklist and work with the proponents to ensure new development meets the City's goals and intent as outlined in these guidelines.

Using the Checklist

Applicants should complete the guidelines by responding to each item on the checklist. When the guideline does not apply, check "N/A" and offer an explanation of exemption in the comments area. In the event of a phased or temporary development application, the applicant must demonstrate that the design does not preclude future development phases or additions from meeting the guidelines.

Guidelines	Complies	Partially Complies	Does not Comply	Comments
GENERAL				
Conforms to the future vision for supporting existing vibrancy with new mixed-use development framing an improved streetscape.				
Improves the pedestrian and cyclist experience.				
Protects existing adjacent residential areas from negative impacts.				
Development at an appropriate scale and density that is compatible with the surrounding neighbourhood context.				
PARKING				
Surface parking lots are designed to provide vegetation buffers to minimize their impact on the public realm.				
Parking areas to be located at the side or rear yard.				
Parking area to provide for sufficient snow storage on site.				
Parking to be no greater than 50% of the lot coverage.				

Guidelines	Complies	Partially Complies	Does not Comply	Comments
BUILDING CONSIDERATIONS				
Development is designed to support the public and function of the street through well articulated and appropriately scaled facades.				
Ensures community vitality through a mix of uses that includes retail/commercial at-grade and above residential.				
Development utilizes primary exterior materials selected for their permanence, durability and energy efficiency.				
Developments with building frontages over 30 metres wide, building massing is articulated or broken up through a continuous rhythm of building fronts achieved through a pattern of projections and recessions, entrances, display spaces, signage, and glazed areas.				
Development appropriately positions balconies that is cognizant of adjacent uses and private amenity space.				
Development provides outdoor amenity areas and where possible indoor amenity spaces.				

Guidelines	Complies	Partially Complies	Does not Comply	Comments
Development meets the minimum setbacks from the front property line.				
Development contains active and publicly oriented retail uses or other appropriate commercial uses at ground level.				
SITE SERVICES				
Storm water collected from rooftops and parking lots is used to irrigate adjacent vegetated areas. Where this is not possible, storm water is directed to filtration beds, or drainage swales for filtering, storage and reuse.				
Development can adequately connect to existing infrastructure (water, sanitary, storm sewer) or provide for suitable on-site private services.				
ACCESS AND ROAD DESIGN				
Rear lanes with a width of 6.0 metres considered to provide vehicular access, loading, and servicing functions to the development.				
Local road width of 18.0 – 20.0 metres shall be provided to new subdivision developments.				

Guidelines	Complies	Partially Complies	Does not Comply	Comments
Development is located with opportunity for access off publicly maintained road.				
Lane widths of 3.5 metres are used to accommodate vehicular traffic on the roadway.				
SITE LIGHTING				
Pedestrian-scaled lighting is attractively designed, producing a special streetscape character, enhancing the pedestrian environment, and improving pedestrian safety.				
Development uses dark sky lighting elements.				
TRAIL NETWORK				
Sensitive to minimize environmental impacts.				
Minimum width of the trails should be 3.0 metres.				
Accommodates pedestrians and cyclists and links to other trails.				
Clearly signed regarding permitted use and wayfinding to other linkages, where possible.				

Guidelines	Complies	Partially Complies	Does not Comply	Comments
Waste and recycling should be provided at trail heads or terminus points in the trail.				
OPEN SPACE AND PARKS				
Neighbourhood parks should include elements such as play structures, seating, shaded areas under tree canopies, lighting, waste disposal.				
Park should ensure visual privacy to adjoining residents.				
Trees should be planted on the edge of the park.				
RESIDENTIAL DEVELOPMENT				
Where appropriate, varied setbacks to provide an interesting street edge.				
Garages are encouraged to be flush with main building façade of dwelling or recessed.				
Townhouse developments should provide a variety of roof design to break up the massing of townhouse blocks.				
Townhouses are oriented towards the street with front doors and windows facing the street.				
Utility metres should be integrated into the design and not detract from the				

Guidelines	Complies	Partially Complies	Does not Comply	Comments
design of the building.				
Corner lots should provide for enhanced elevations and interest to the public realm.				
Apartment buildings and the landscaping elements should define the street face.				
Apartment buildings should be oriented along the street edge with parking in the side or rear.				
Bicycle parking should be provided inside and outside of the building.				
COMMERCIAL DEVELOPMENT				
Retail, commercial, office uses shall be on the ground level with residential uses above.				
Developments shall be compatible and align with adjacent building heights.				
Parking and loading spaces that are located at the rear or side of the buildings are buffered (fencing, landscaping).				
Front facades and main entrances shall be prominent for pedestrians.				