ROCKY VIEW COUNTY
Cultivating Communities

Commercial, Office and Industrial
Design Guidelines
in Rocky View County

COMMERCIAL, OFFICE AND INDUSTRIAL DESIGN GUIDELINES
RESOLUTION NO. 182-10

A Resolution of Rocky View County for the purpose of adopting the Commercial, Office and Industrial Design Guidelines.

WHEREAS the Commercial, Office and Industrial Design Guidelines will provide clear expectations for design of commercial, office and industrial buildings that will add development value and create an attractive, cohesive and recognizable built form; and
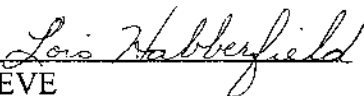
WHEREAS a notice was published on Tuesday, June 15, 2010 and Tuesday, June 22, 2010 in the Rocky View Weekly, a newspaper circulating in Rocky View County, advising of the Council Presentation for Tuesday, July 6, 2010; and

WHEREAS the Municipal Government Act grants authority to adopt documents by resolution;

NOW THEREFORE be it resolved that the Reeve and the Municipal Secretary to be authorized to execute the Commercial, Office and Industrial Design Guidelines.

ADOPTED in Council this 6th day of July, 2010 on a motion by Deputy Reeve Louden.

FILE NO: 2006-RV-202, 2009-RV-024 / 616-23

Lois Habberfield
REEVE

[signature]
MUNICIPAL SECRETARY

ROCKY VIEW COUNTY
Cultivating Communities

ACKNOWLEDGMENTS

1.0 GUIDE

SECTION 1: WHAT'S INSIDE THIS GUIDE

This guide is provided to raise the quality of development standards in the County through a common set of guidelines that will be applied to all commercial, office and industrial development applications.

SECTION 2: HOW THESE GUIDELINES WORK

This section provides more detailed information about the process and provides answers to common questions regarding their use, applicability and evaluation.

SECTION 3: DESIGN PRINCIPLES

Guiding principles are defined and illustrated throughout this section. These principles form the purpose of this document and are the basis for evaluation of the design guidelines.

SECTION 4: DESIGN GUIDELINES

Design guidelines are divided into three sections based on function; Site Layout, Site Essentials and Building Design.

SECTION 5: SPECIAL DESIGN AREAS

Particular guidelines are provided for areas that require special consideration. These areas include Gateways, Highways and Local Commercial areas.

SECTION 6: CHECKLISTS

A quick and easy reference that will be used to evaluate applications.

HOW DOES THIS WORK

SECTION 2: HOW THESE GUIDELINES WORK
STRUCTURE, APPLICATION, EVALUATION

WHAT IS THE PURPOSE OF THIS DOCUMENT?

The purpose of this document is to provide design guidelines that will result in an attractive, cohesive and recognizable built form for business landscapes in Rocky View. The guidelines will help developers, administration and the community by:

• Adding development value; and
• Increasing clarity of expectations

This document will also:
• Visualize design regulations in the Land Use Bylaw;
• Coordinate Land Use Bylaw regulations with engineering standards; and
• Augment the Land Use Bylaw by providing additional design guidelines that reflect good site design principles.

DOES THIS DOCUMENT APPLY TO MY APPLICATION?

These guidelines will apply to all proposed commercial, office and industrial development in Rocky View. This includes new development as well as redevelopment applications. For a mixed-use scenario, the Design Guidelines will apply to any commercial or office component.

The intent of this document is for these design guidelines to be considered at all levels of planning.

Policy documents such as Community Development Strategies, Neighbourhood Area Structure Plans, Area Structure Plans and Hamlet Plans should provide a local design character that can be informed by and should complement these guidelines.

Site planning documents (Conceptual Schemes or Site Development Frameworks) and processes, (re-designation, subdivision, development permits and building permits) will consider these guidelines at a site level.

HOW DOES THIS WORK

SECTION 2: HOW THESE GUIDELINES WORK
STRUCTURE, APPLICATION, EVALUATION

HOW DO THE PRINCIPLES AND GUIDELINES WORK TOGETHER ?

The design principles outlined in Section 3 provide the vision and intent of this document. The design guidelines in Sections 4 and 5 contribute to this vision and they are intended to function as a system. While each guideline can help to achieve one or all of the principles, it is the inclusion of several guidelines that really help a site to function well.

WILL ADDITIONAL INFORMATION BE REQUIRED?

In order for County staff to appropriately and effectively evaluate an application, supplementary information may be requested in order to clarify how an application has incorporated a guideline to achieve a principle. Supplementary information may include photos, images, sketches, plans or written descriptions.

HOW WILL MY APPLICATION BE EVALUATED?

Final evaluation will be completed by County Administration. Each guideline will be evaluated according to whether or not a principle has been achieved (with a simple yes or no). A checklist has been provided in Section 6 of this document for use when applying the design guidelines to a site. This checklist can be used as a reference tool and can be filled out by applicants or County Administration.

HOW DOES SCORING WORK?

At the end of the checklist, there is the opportunity to add up the number of guidelines that achieved a principle out of the total number of potential guidelines. This 'score' is not meant to be used as a grade, but rather as a measure of how well a site is designed. If an application receives a low 'score', County staff will work with the applicant to consider more appropriate design options. However, if an application receives a high 'score', processing times could be reduced as the need to re-design a site will not be necessary.

### WHAT HAPPENS WITH GUIDELINES THAT DO NOT APPLY?

Not all of the guidelines will apply to each development. Rather, this document is meant to highlight design potential for all different types of commercial, office and industrial development. It will be up to County staff to determine which of the guidelines do not apply, based on discussions with the applicant and a review of the site. If a guideline was considered, but rejected for a particular reason, that rationale should be communicated to County staff in order to aid in determining applicability. If a guideline does not apply, it is noted as N/A in the checklist and not counted toward the total 'score'.

WHO CAN I CONTACT IF I NEED HELP?

At Rocky View County, we are happy to answer any questions regarding these guidelines or application process. Our Applications & Information Management (A.I.M.) Department would like to meet with you prior to making an application in order to help you with initial design ideas and to guide you through the appropriate process. Our Geographic Department can assist in providing site mapping and aerial photographs that may help with your application.

Call Planning Reception at 403-520-8166.

Natural Systems
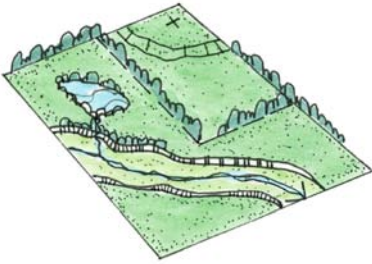
Weather Patterns
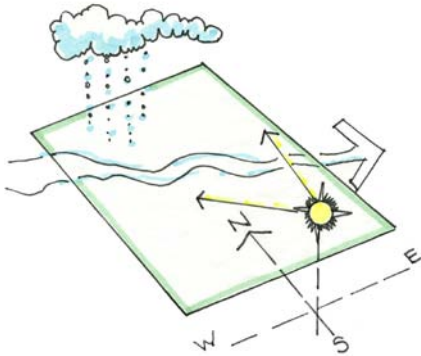
Infrastructure

Land Use Context

Neighbourhood Design

DESIGN PRINCIPLES

SECTION 3: DESIGN PRINCIPLES

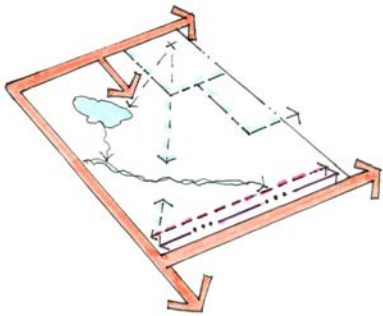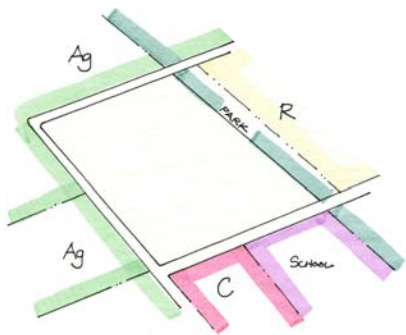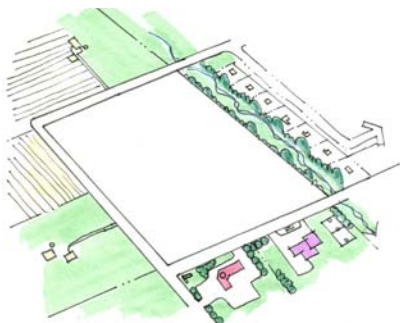The design principles described in this Section form the purpose of this document. All design guidelines in Section 4 and 5 should achieve, one or more of these principles.

This Section also provides a walkthrough of the design process that illustrates how these principles can be incorporated into design.

3.1 CONTEXT - Site Analysis

Good design follows from the physical, social and economic context of a site. Local influences, both natural and built, should be identified and considered as part of any design. A Design is successful when it complements the natural systems of the land and the human activity around it.

Analysis of site context should identify and illustrate the following existing elements at a regional, neighbourhood and site scale. These elements will form the basis of any design.

NATURAL SYSTEMS
Existing topography; overland drainage patterns; landscape features such as slopes, coulees, wetlands, and vegetation

WEATHER PATTERNS
Direction of dominant winds; seasonal sun angle and direction; and precipitation levels

INFRASTRUCTURE
Networks of pathways, sidewalks and roads; stormwater and irrigation systems; water and wastewater infrastructure; solid waste systems

LAND USE CONTEXT
Nearby land use areas; location of community amenities such as schools, parks, recreational facilities as well as local shops, restaurants and services

NEIGHBOURHOOD DESIGN
Patterns of existing development and streetscape design, parks and buildings in the neighbourhood

DESIGN PRINCIPLES

3.2 RESPONSE TO CONTEXT THROUGH DESIGN

Any design should be able to respond appropriately to the site context. Some fundamentals to consider in a design include:

•   The location and design of site elements, such as buildings, parking lots, landscaping, etc.

•   Design consistency with the local area through building placement, signage, etc*.

•   Improvements to local areas through circulation, connectivity, building design, enhancement of natural areas, or enhancements to the public realm etc.

•   Consideration and response to possible future development through road alignment, building placement, location of open space and amenities and regional connections.

Please identify other similar elements (if these are included in the design) and provide a written description for review by County staff in Section 6.

*NOTE: If a divergence from the existing local context can better achieve the principles of this document and rationale for doing so is provided, those changes may be considered as fulfilling this principle.

Landscape enhancements raise the quality of the development and add value.

Natural features such as wetlands and creeks not only function as natural habitat and manage stormwater, but can also act as recreation amenities within a development.

DESIGN PRINCIPLES

3.3 IMPROVEMENT OF FIT, FUNCTION AND QUALITY

Ultimately, any design should improve the fit, function and quality of business development in Rocky View County. To achieve this a design should:

- Be integrated to act as a system. Each guideline should not be implemented alone. Rather, the guidelines that apply to each site should operate together in order to improve the overall functionality of the site;

- Maximize site efficiency;

- Integrate form and function in design; and

- Use high quality materials.

Landscaping

Streetscaping

Access/Parking

Building Design

A quality development results from the implementation of several design guidelines.

DESIGN GUIDELINES

4.0 DESIGN GUIDELINES

The following sections provide design guidelines that will help fulfill the design principles in Section 3.0.

The design guidelines have been broken down into three subsections based on the design process.

1. Site Layout: Includes information to help locate site features such as building placement or road design.

2. Site Essentials: Includes a variety of elements on a site such as landscaping.

3. Building Design: Includes guidelines for the orientation of building features.

Each guideline is accompanied by several images to provide an illustrative guide. Furthermore, different street views and plan views are presented to demonstrate how the guidelines work when put together, as indicated in Design Principle #3.3 on the previous page.
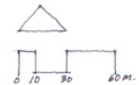

Illustration of a Local Commercial area that incorporates several design guidelines

DESIGN GUIDELINES

4.1 SITE LAYOUT
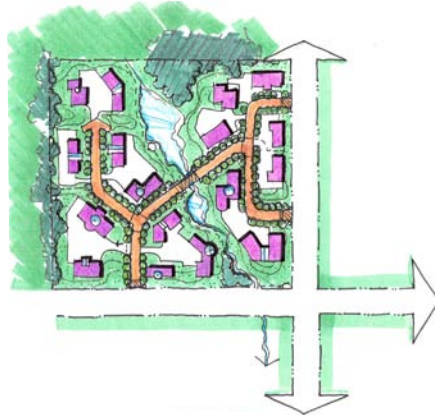
Conceptual plans for light industrial (left) office or business park (above right) and commercial development (right) that illustrate how these site layouts might look.

9 KEY ELEMENTS
to consider in your site layout

1. Work with the existing topography and minimize site disturbance.

2. Retain, extend and enhance landscaping and natural features such as existing trees, wetlands, hedgerows and natural drainage patterns as much as possible.

3. Locate buildings and other facilities to minimize the development impact on existing natural areas.

4. Locate buildings close to the main street. Buildings along a street should follow the same 'build to' line with some variances to provide for pocket setbacks, interest and definition.
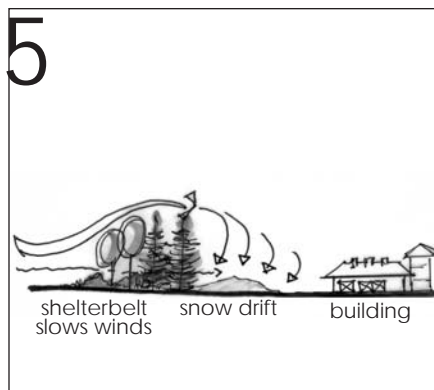

shelterbelt slows winds   snow drift   building

5. Locate and orient buildings, landscaping and other features to maximize sun exposure while reducing the impact of wind on pedestrian spaces.

6. Locate storage, service, loading areas and most of the parking to the side and /or rear of the main building. These areas should have additional screening if adjacent to public roadways and/or residential areas. (See Land Use Bylaw)

7. Provide clear, identifiable and safe pedestrian walkways throughout the site that can connect to other walkways. This may include regional pathways, sidewalks or parking lot connections.

8. Use 'through roads' where possible to promote good street linkages.

Shared Driveway Access
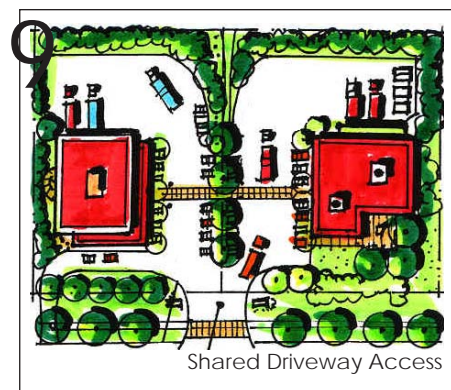
9. Share features with adjacent sites with similar use, where possible. These features may include shared access, parking, service and utility areas.

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8 SITE ESSENTIALS
for your design

Illustration of a rural Light Industrial development or Business Park streetscape that combines several Site Essentials described in this section

1

1. Use indigenous species for planting. Group trees and shrubs into clusters to promote growth and enhance visual landscape.

2

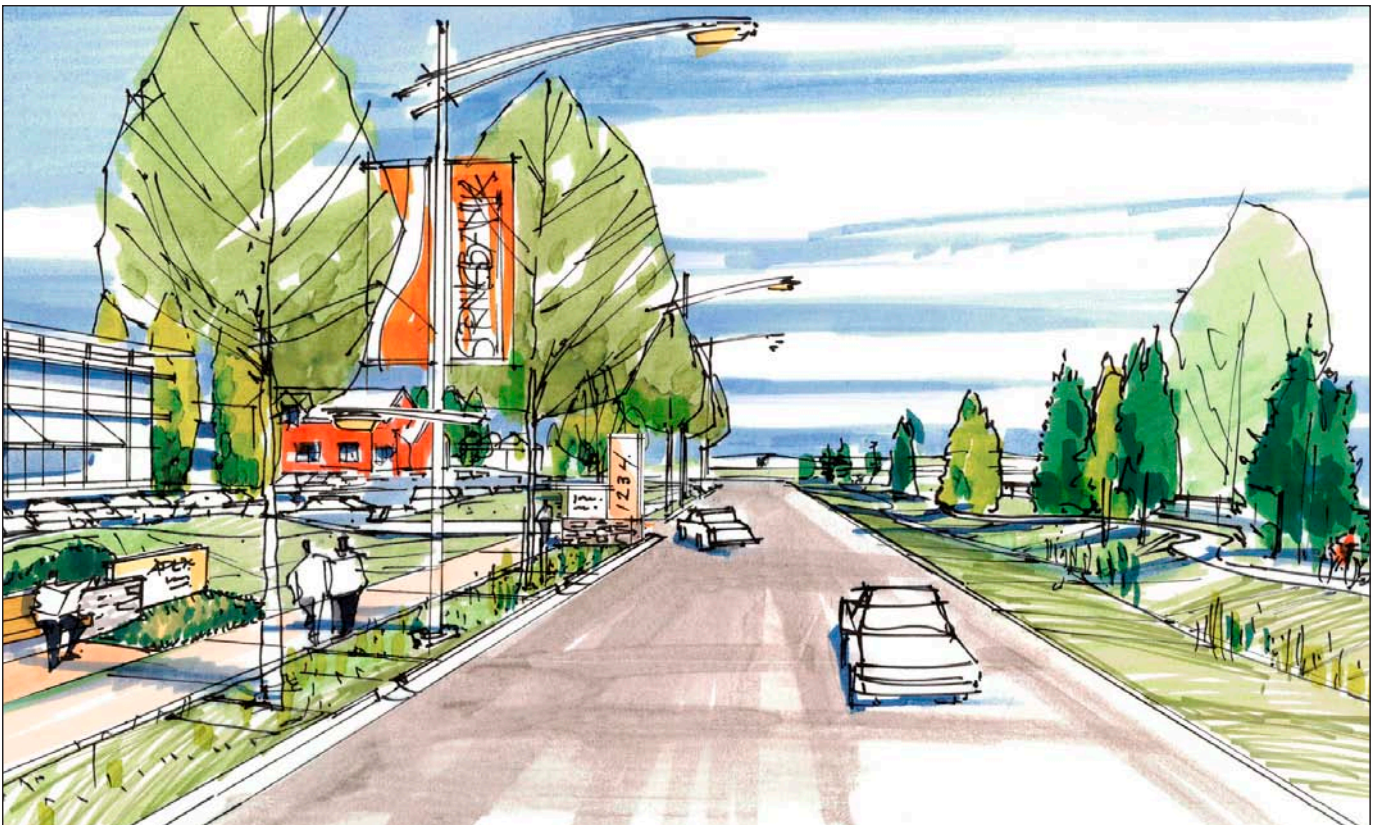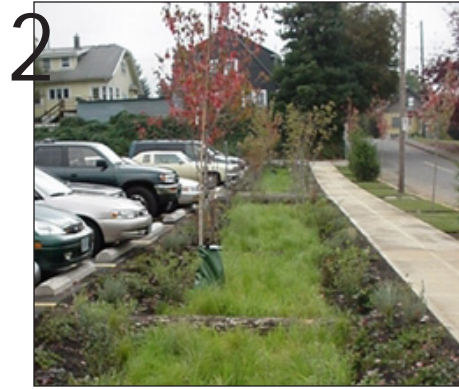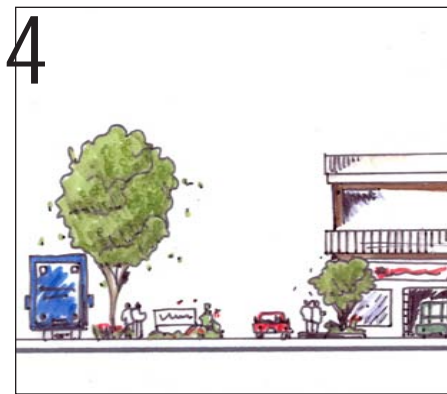2. Consider seasonal change. Design for snow storage on site using parking lot medians or rain gardens. Consider locating snow storage optimally for sunlight and melt impact.

3. Integrate stormwater design with landscaping. Use stormwater ponds as an amenity as well as a utility.

4

4. Integrate public and private land within the public realm with an appropriate transition from the public road to the building.

5

5. Use simple, clear, consistent and informative wayfinding and signage for all modes of transportation. Coordinate signage throughout a neighbourhood wherever possible, along streets or site entrances, buildings, and wayfinding elements.

6

6. Security fencing should be limited to side and rear yards and 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. (See Land Use Bylaw)

7

7. Break up parking areas with soft and/or hard landscaping. Consider stormwater management, snow storage and pedestrian and vehicular circulation.

8

8. Incorporate lighting for both vehicles and pedestrians. Use 'night sky' lighting with full cut-off fixtures to direct light towards the ground and minimize impact on adjacent sites. Consider appropriate height, scale, and quantity for function and overall cumulative impact of lighting.

4.3 BUILDING DESIGN

5 STANDARDS
for building design

This illustration demonstrates how building design standards can be applied in a historic context to a commercial development

1. Reduce the bulk of a building by using appropriate proportions, pedestrian scales and building clusters.

2. Reduce building massing by incorporating different materials, textures or colours, or off-setting portions of the building. (See Land Use Bylaw Sec. 25.4.5)

3. Locate front doors facing the street and be accessible from a public sidewalk or pathway. Clearly define, articulate and orient building entrances to pedestrians first, then vehicles.

4. Office and retail buildings should have a minimum of 50% visual transparency at ground level.

5. Use a highly articulated façade enhanced by canopies, lighting, appropriate signage, window and wall treatments on all sides of the building adjacent to a public street.

SPECIAL GUIDELINES

5.0 SPECIAL DESIGN AREAS

In addition to Section 4.0, that illustrated general guidelines for development, there are special planning areas that require additional considerations. The following Special Design Areas have specific guidelines mentioned in this section :

Gateways

Gateways are major community entrances, along major roads entering and exiting a municipality. Gateways represent the 'community welcome' and orient travellers through a sense of arrival. These areas are identified through special design requirements in Section 5.1 with boundaries defined in an Inter-Municipal Development Plan (I.D.P.).

Highway Development

The design guidelines for Highway development in Section 5.2 apply to all applications located within 800 metres of a Provincial Highway.

Local Commercial

Local Commercial areas that serve a local clientele, and may or may not be located in a Hamlet, are nonetheless subject to the guidelines in Section 5.3.

Some applications may fall into one or more of these special planning areas. In that situation, the specific design guidelines for each of the planning areas will apply. For example, an application may be located in a Local Commercial area as well as along a highway. In this case, the guidelines outlined in Sections 5.2 and 5.3 would both be applied. However, if an application was only located along a highway, but not in a local commercial area or gateway area, then only the guidelines in Section 5.2 would apply.

Gateway design

Highway development

Local Commercial development

SPECIAL GUIDELINES

5.1 GATEWAYS

A gateway is an area along a major highway that straddles two municipalities. In addition to the Design Guidelines in Section 4.0, all applications located in a gateway should incorporate the Special Design Areas guidelines below.

The boundaries of, and site-specific design criteria for a particular gateway are identified in the appropriate Inter-municipal Development Plan.

1. Provide visual interest along the boundary with adjacent municipalities.

2. Orient buildings in such a way so that the rear of the building does not face an adjacent municipality.

3. Appropriately screen parking and loading areas, or locate them so as not to be visible from adjacent municipalities.

4. Give additional consideration to highly articulated facades and landscaping.

5. Coordinate roads and pathways with adjacent municipalities.

6. Coordinate land uses or buffering between uses with adjacent municipalities.

Conceptual plan for a welcoming gateway to a development

SPECIAL GUIDELINES

5.2 HIGHWAY DEVELOPMENT

In addition to the Design Guidelines in Section 4.0, any applications located on a primary or secondary highway should also incorporate the following Special Design Area Guidelines. All guidelines should be incorporated in conjunction with Alberta Transportation.

1. Provide internal subdivision roads for access from the highway with site access from the subdivision road.

2. Maintain highway site lines by reducing signage and landscaping in highway right-of-ways.

3. If a building faces a highway, provide double-frontage facades (one frontage facade facing the highway and one frontage facade facing the internal road). This provides visual interest from both approaches. Design guidelines for building facades will apply to both facades. (See Section 4.3)
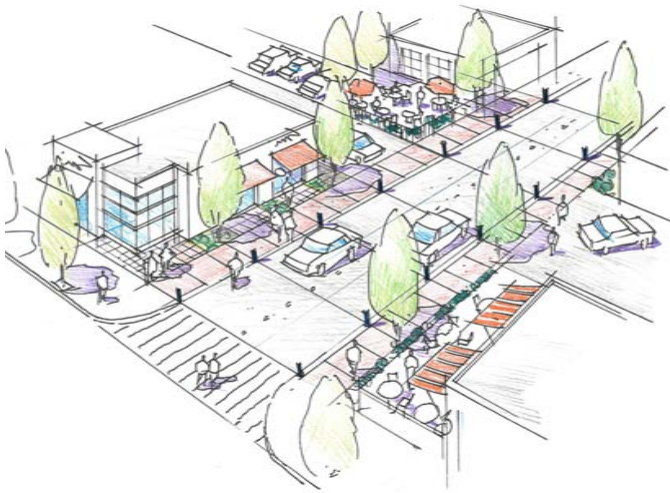

Illustration demonstrating the use of internal subdivision roads and site planning that respects the highway while still providing a welcoming commercial development

SPECIAL GUIDELINES

5.3 LOCAL COMMERCIAL

In addition to the Design Guidelines in Section 4.0, any applications located in a Local Commercial area (that serves a local clientele, which may or may not be located within a Hamlet) should incorporate the following design guidelines:

1. Provide improvements to the public realm such as sidewalks or pathways, landscaping, street furniture, lighting and public art or other similar elements.

2. Incorporate traditional main street cross sections starting with a building height to road right-of-way ratio of 1:3 before intensifying to a higher ratio.

3. Create and utilize rear lane way systems wherever possible for parking and loading.

4. Maintain or define a 'build-to-line' that provides a wide pedestrian area between the building and the street that can accommodate wide sidewalks, lighting, landscaping, street furniture, and seating.

5. Provide well lit and comfortable pedestrian walkways connecting the street to rear parking areas. Share walkways with adjacent sites as much as possible.

The Local Commercial development illustrated in these drawings demonstrate building relationships to the street and quality of streetscapes

CHECKLISTS

6.0 DEVELOPMENT CHECKLISTS

6.1 DESIGN PRINCIPLES, GUIDELINES AND PROCESS CHECKLISTS

The following three checklists provide a summary of the Principles, Design Guidelines And Special Area Guidelines along with the evaluation structure for ease and clarity of application, design and review. A final evaluation of all applications includes an analysis of whether the principles identified in Section 3.0 have been achieved.

The principles to be achieved are:

3.1 context
3.2 response to context through design
3.3 improvement of fit, function and quality

For Design Guidelines shown in the checklists, please refer to Section 4.0 and for Special Area Guidelines, please refer to Section 5.0.

When submitting an application, please provide a short description as to how each guideline has been included in the proposed design, **OR** a rationale for why it has not been included.

Seasonal change should be considered throughout the planning and design of a development

DESIGN PRINCIPLES CHECKLIST

ROCKY VIEW COUNTY
Cultivating Communities

PRINCIPLES	CHARACTERISTICS	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES ? (Y/N)
3.1 HAVE EXISTING ELEMENTS BEEN IDENTIFIED OR ILLUSTRATED?		**For Office Use Only**
• Natural systems	Existing topography, overland drainage patterns. Landscape features retained such as slopes, coulees, wetlands and vegetation	
• Weather patterns	Dominant winds, seasonal sun angles and direction and precipitation	
• Infrastructure	Pathway networks, roads, stormwater, water, wastewater and solid waste systems	
• Land Use Context	Nearby land uses, location of community amenities	
• Neighbourhood Design	Existing patterns of development and design of the streetscape, parks and buildings in the neighbourhood	
3.2 HAS THE DESIGN RESPONDED TO THE SITE CONTEXT THROUGH THE FOLLOWING?		
	The location and design of site elements such as buildings, parking lots, landscaping, etc.	
	Design consistency with local area through building placement, signage, etc.*	
	Improvement to local areas through circulation, connectivity, building design, enhancement of natural areas (ie. wetlands) or enhancements to the public realm.	
	Consideration and response to possible future development through road alignment, location of open space and amenities and regional connections.	
	Please identify other similar elements here:	
3.3 HAS THE DESIGN IMPROVED THE FIT, FUNCTION OF QUALITY OF BUSINESS DEVELOPMENT IN ROCKY VIEW BY ADOPTING THE FOLLOWING?		
	Integrating the design guidelines into a system	
	Maximizing site efficiency	
	Integrating form and function into the building design	
	Using high quality materials	

*NOTE: If a divergence from the existing local context can better achieve the principles of this document and rationale for doing so is provided, those changes may be considered as fulfilling this principle.

OFFICE USE ONLY

Final Score (The total number of Design Guidelines achieved out of the total possible applicable)
Comments (Why/Why not?)

DESIGN GUIDELINES CHECKLIST P. 1

ROCKY VIEW COUNTY
Cultivating Communities

DESIGN GUIDELINE	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES? (Y/N)
4.1 SITE LAYOUT		Office Use Only	
1. Work with the existing topography and minimize site disturbance			
2. Retain, extend and enhance landscaping and natural features such as existing trees, wetlands, hedgerows and natural drainage patterns wherever possible.			
3. Locate buildings and other facilities to minimize the development impact on existing natural areas.			
4. Locate buildings close to the main street. Buildings should follow the same 'build to' line with some variances to provide for pocket setbacks, interest and building definition.			
5. Locate and orient buildings, landscaping and other features to maximize sun exposure while reducing the impact of wind on pedestrian spaces.			
6. Locate storage, service, loading areas and most parking to the side and/or rear of the main building. These areas should have additional screening if adjacent to public roadways and/or residential areas. (See Land Use Bylaw Section 31.4)			
7. Provide clear, identifiable and safe pedestrian walkways throughout the site that can connect to other walkways. This may include regional pathways, sidewalks, or parking lot connections.			
8. Use through roads where possible to promote good street linkages.			
9. Share features with adjacent sites with similar uses where possible. These may include shared access, parking, service and utility areas.			

ROCKY VIEW COUNTY
Cultivating Communities

DESIGN GUIDELINE	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES? (Y/N)
4.2 SITE DESIGN		**For Office Use Only**	
1. Use indigenous species for planting. Group trees and shrubs into clusters to promote growth and enhance visual landscape.			
2. Consider seasonal change. Design for snow storage on site. Consider locating snow storage optimally for sunlight and melt impact.			
3. Integrate stormwater design with landscaping. Use stormwater ponds as an amenity as well as a utility.			
4. Integrate public and private land within the public realm with an appropriate transition from the public road to the building.			
5. Use simple, clear, consistent and informative wayfinding and signage for all modes of transportation. Coordinate signage throughout a neighbourhood wherever possible, along streets or site entrances, buildings, and wayfinding elements.			
6. Security fencing should be limited to side and rear yards and 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. (See Land Use Bylaw Sec.26.11.32)			
7. Break up parking areas with soft and/or hard landscaping. Consider stormwater management, snow storage and pedestrian and vehicular circulation.			
8. Incorporate lighting for both vehicles and pedestrians. Use 'night sky' lighting with full cut-off fixtures to direct light towards the ground and minimize impact on adjacent sites. Consider appropriate height, scale, and quantity for function and overall cumulative impact of lighting.			

DESIGN GUIDELINE	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES? (Y/N)
4.3 BUILDING DESIGN		**For Office Use Only**	
1. Reduce the bulk of a building by using appropriate proportions, pedestrian scales and building clusters.			
2. Reduce building massing by incorporating different materials, textures or colours, or off-setting portions of the building. (See Land Use Bylaw Sec. 25.4.5)			
3. Locate front doors facing the street and be accessible from a public sidewalk or pathway. Clearly define, articulate and orient building entrances to pedestrians first, then vehicles.			
4. Office and retail buildings should have a minimum of 50% visual transparency at ground level.			
5. Use a highly articulated façade enhanced by canopies, lighting, appropriate signage, window and wall treatments on all sides of the building adjacent to a public street.			

SPECIAL AREA GUIDELINES CHECKLIST P.1

* Please complete this checklist if the application is located in a Gateway

ROCKY VIEW COUNTY
Cultivating Communities

SPECIAL AREA DESIGN GUIDELINES	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES (Y/N)?
Gateways A gateway is an area along a major highway that straddles two Municipalities. The specific boundaries and design criteria are defined in the appropriate Inter-municipal Development Plan.		For Office Use Only	
1. Provide visual interest along the boundary with adjacent municipalities:			
2. Orient buildings so the rear is not facing the adjacent municipality.			
3. Appropriately screen parking and loading areas, or locate them so as not to be visible from adjacent municipalities.			
4. Give additional consideration to highly articulated facades and landscaping			
5. Coordinate roads and pathways with adjacent municipalities.			
6. Coordinate land uses or buffering between uses with adjacent municipalities.			

SPECIAL AREA GUIDELINES CHECKLIST P.2

* Please complete this checklist if the application is located within 800 metres of a Provincial Highway

ROCKY VIEW COUNTY
Cultivating Communities

SPECIAL AREA DESIGN GUIDELINES	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES (Y/N)?
Highway Development Highway development applies to applications located within 800 metres of a primary or secondary highway. Access does not necessarily need to be from the highway for these guidelines to apply.		For Office Use Only	
1. Provide internal subdivision roads for access from the highway with site access from the subdivision road.			
2. Maintain highway site lines by reducing signage and landscaping in highway right-of-ways.			
3. If a building faces a highway, provide double-frontage facades (one frontage facade facing the highway and one frontage facade facing the internal road). This provides visual interest from both approaches. Design guidelines for building facades (See Section 4.3) will apply to both facades.			

SPECIAL AREA GUIDELINES CHECKLIST P.3

* Please complete this checklist if the application is located within a local commercial area.

ROCKY VIEW COUNTY
Cultivating Communities

SPECIAL AREA DESIGN GUIDELINES	COMMENTS (APPLICANT)	COMMENTS (ROCKY VIEW STAFF)	DID THIS GUIDELINE ACHIEVE THE PRINCIPLES (Y/N)?
Local Commercial Local commercial includes areas of local business or services that may or may not be within a Hamlet, but serves a local clientele.		For Office Use Only	
1. Provide improvements to the public realm such as sidewalks or pathways, landscaping, street furniture, lighting and public art or other similar elements.			
2. Incorporate traditional main street cross sections starting with a building height to road right-of-way ratio of 1:3 before intensifying to a higher ratio.			
3. Create and utilize rear lane way systems wherever possible for parking and loading.			
4. Maintain or define a 'build-to-line' that provides a wide pedestrian area between the building and the street that can accommodate wide sidewalks, lighting, landscaping, street furniture, and seating.			
5. Provide well lit and comfortable pedestrian walkways connecting the street to rear parking areas. Share walkways with adjacent sites as much as possible.			
6. Buildings that front on to two public streets should incorporate special treatments such as a corner entrance. Architectural details will continue on both sides of the building that faces the street.			

General Comments And Additional Information