



slide 1

URBAN DESIGN GUIDELINES AND STREET STANDARDS

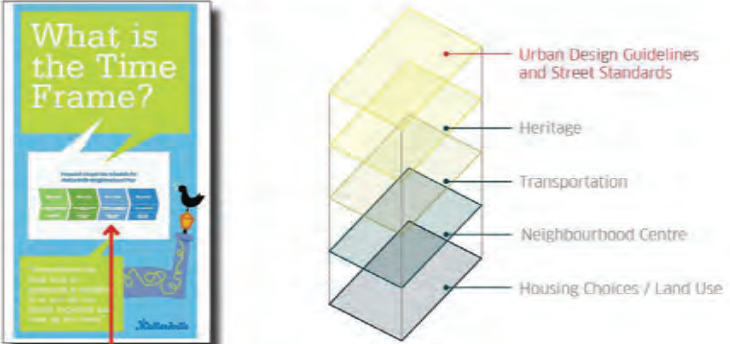


Neighbourhood Character





slide 3

MAILLARDVILLE NEIGHBOURHOOD PLAN



Multiple Inputs





slide 2

NEIGHBOURHOOD CHARACTER

THE INTERPLAY OF BUILT FORM AND NATURAL ENVIRONMENT, IN BOTH THE PRIVATE AND PUBLIC REALMS THAT MAKE ONE PLACE DIFFERENT FROM ANOTHER.

"THE PATTERN OF A PLACE"



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URBAN DESIGN GUIDELINES AND STREET STANDARDS



Neighbourhood Character

Sense of Place



slide 5

URBAN DESIGN GUIDELINES AND STREET STANDARDS



Neighbourhood Character

Sense of Place

History



slide 7

SENSE OF PLACE

SENSE OF PLACE – THOSE THINGS THAT ADD UP TO A FEELING THAT A COMMUNITY IS A SPECIAL PLACE, DISTINCT FROM ANYWHERE ELSE.

“THE FEELINGS OF A PLACE”



slide 6

HISTORY

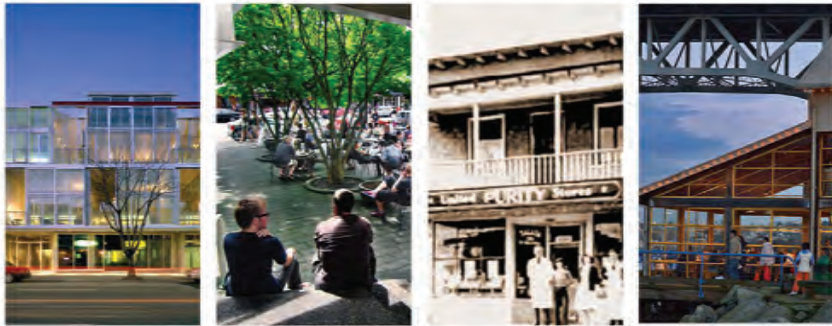
MAILLARDVILLE’S RICH HISTORY TO BE REFLECTED IN THE PRESENT. A WAY OF PROVIDING PERSPECTIVE ON THE PRESENT.

“THE RECORD OF A PLACE”



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URBAN DESIGN GUIDELINES AND STREET STANDARDS



Neighbourhood Character

Sense of Place

History

Authenticity



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PLACEMAKING



slide 11

AUTHENTICITY

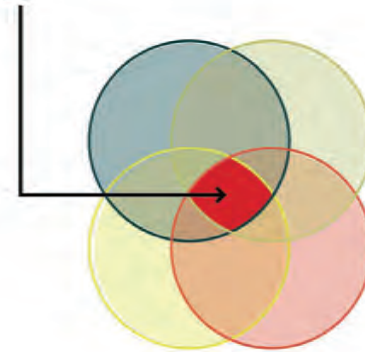
THE TRUTHFULNESS OF ORIGINS, ATTRIBUTES, AND INTENTIONS. AUTHENTICITY IS CLOSELY ALIGNED WITH QUALITY AND LONGEVITY. IT IS DISTINCTLY DIFFERENT FROM "STYLE".

"THE CULTURE OF A PLACE"



slide 10

GREAT PLACEMAKING

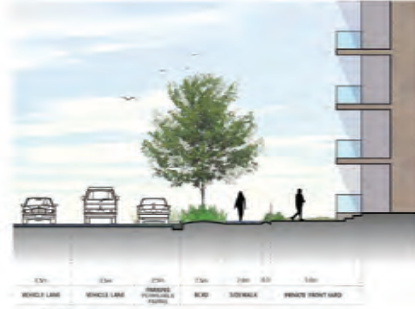


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URBAN DESIGN GUIDELINES AND STREET STANDARDS



Building Design Guidelines



Public Realm Design Guidelines / Street Standards

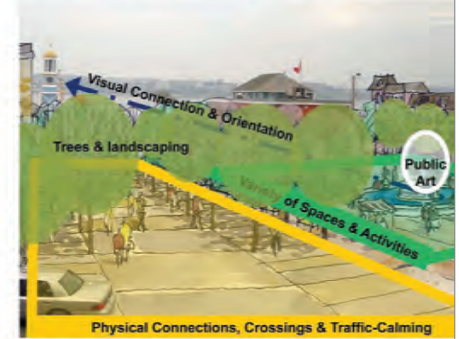


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URBAN DESIGN GUIDELINES AND STREET STANDARDS



ACKNOWLEDGE A COMMUNITY'S PRESENT



DESCRIBE A COMMUNITY'S FUTURE



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URBAN DESIGN GUIDELINES AND STREET STANDARDS

- Street standards ensure that there is a unified approach to the public realm
- Guides urban design by influencing building design through the development review process
- Does not suggest a timeline for implementation of ideas
- Must be "Made for Maillardville" to truly reflect the community

Building Design Guidelines

Public Realm Design Guidelines / Street Standards



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Urban Design



slide 16

What is urban design and who is Jack?

what is Jack concerned with?

What does Jack believe in?

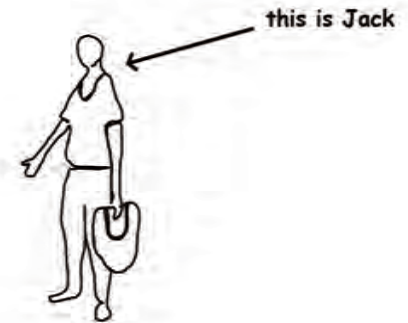
urban design



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urban design what is it?

...the process of shaping a physical setting to enhance **quality of life** – and the visual and physical experience of everyday life...



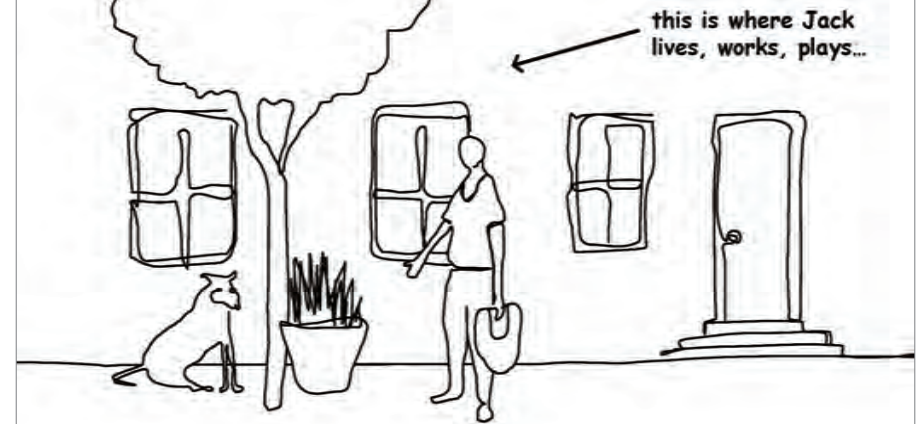
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What is urban design and who is Jack?

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urban design what is it?

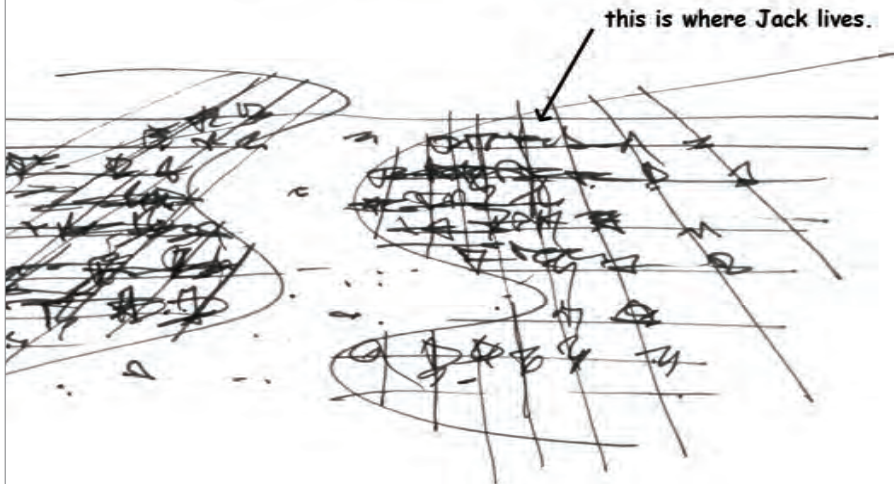
...it is the art of creating **meaningful and memorable places** through the design and configuration of buildings, groups of buildings, spaces and landscapes...



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urban design what is it?

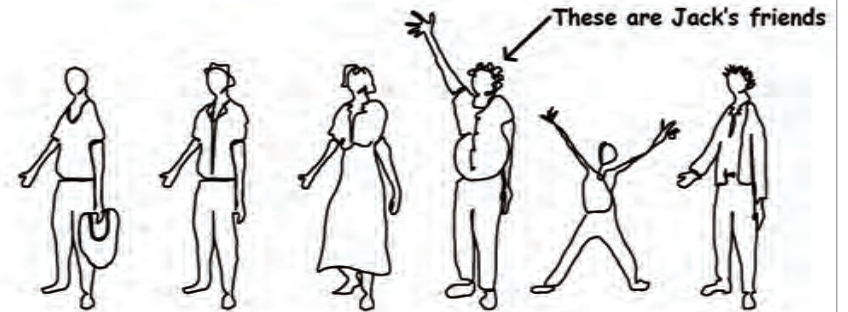
...**creating places**— differentiating one place from another, enriches urban living, generates economic value, and attracts people and business to these places...



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urban design what is it concerned with?

the quality and character of areas or structures that are in, or that frame, public spaces...



...and the corresponding **design, patterns and arrangement** of

- 1 neighbourhoods,
- 2 streets,
- 3 open spaces, and
- 4 buildings and the spaces between buildings...

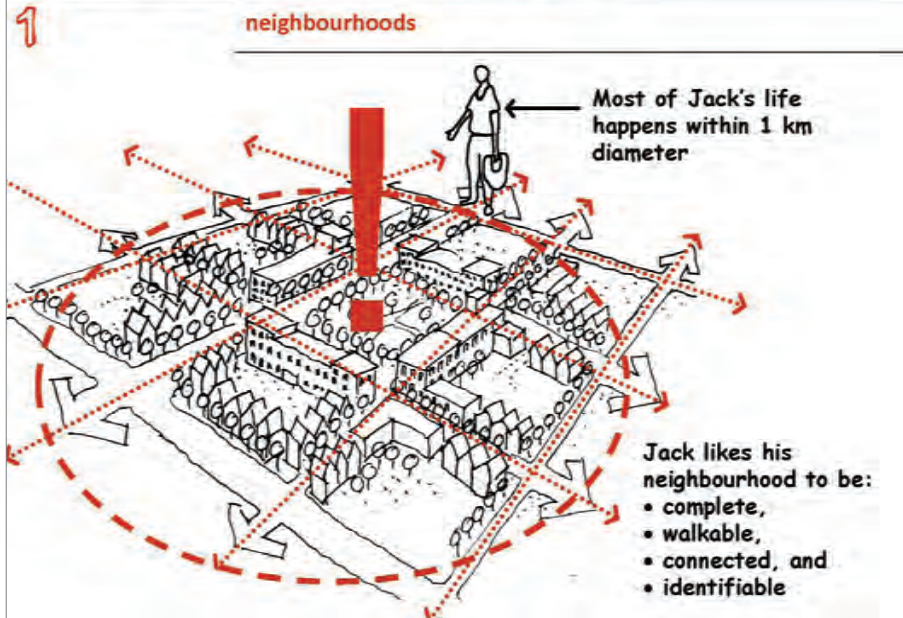
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What is Jack concerned with?



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urban design what is it concerned with?



slide 24

urban design what is it concerned with?

2 streets – are the primary open space of the city

slide 25

urban design what is it concerned with?

2 streets

Jack is interested in:

- variety of users, variety of modes of transportation

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urban design what is it concerned with?

2 streets

Jack is interested in:

- the relationship of street and buildings

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urban design what is it concerned with?

2 streets

Jack is interested in:

- comfort, safety, and visual appeal

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urban design what is it concerned with?

3 open spaces



Jack likes:

- a range of possibilities,
- a range of scales: including the small and the intimate...



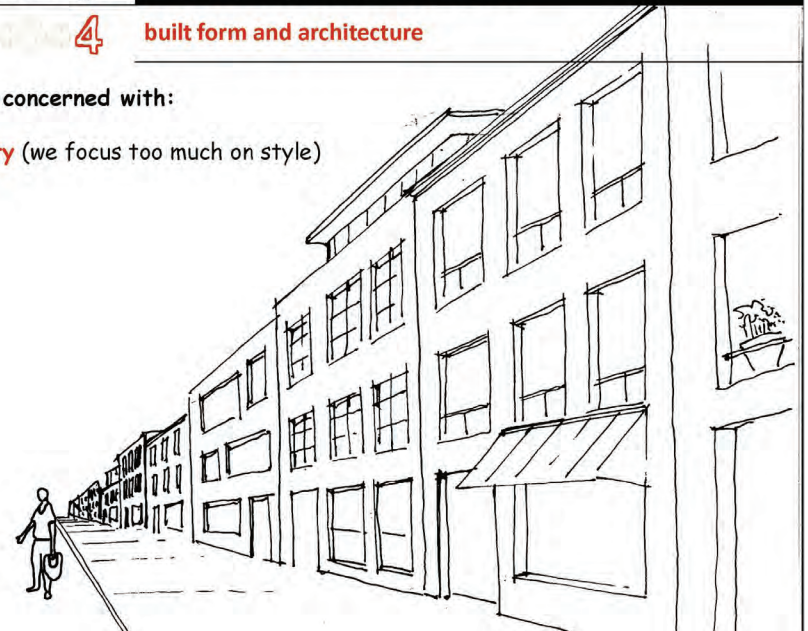
slide 29

urban design what is it concerned with?

4 built form and architecture

Jack is concerned with:

- quality (we focus too much on style)



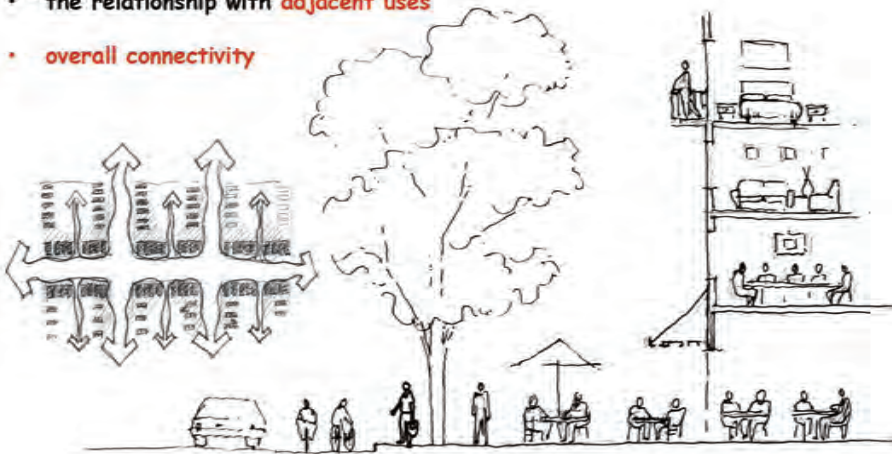
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urban design what is it concerned with?

3 open spaces

Jack is interested in the:

- the relationship with adjacent uses
- overall connectivity



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urban design what is it concerned with?

4 built form and architecture

Jack is concerned with:

- quality (we focus too much on style)
- scale in relation to the surroundings and himself



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urban design what is it concerned with?

4 built form and architecture

Jack is concerned with:

- **quality** (we focus too much on style)
- **scale** in relation to the surroundings and himself
- **contribution** to quality of life - their civic obligation

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What does Jack believe in?

slide 35

urban design what is it concerned with?

1+2+3+4 = ...anything, everything that is tangible in the city.

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urban design What does Jack believe in?

1 Sense of Place

protecting and enhancing the authentic, unique and memorable qualities that distinguish an area and define its identity, such as heritage, natural features, architecture

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urban design What does Jack believe in?

2 Mix & Variety

providing choice and ensuring a vibrant street life through the close proximity of compatible uses and building types

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urban design What does Jack believe in?

4 Visual & Physical Connectivity

providing a fine network of clearly defined and accessible linkages and visual landmarks across areas and between areas

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urban design What does Jack believe in?

3 Critical Mass

providing the necessary density of people and activity to ensure the desired public or commercial use can remain viable

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urban design What does Jack believe in?

5 Enclosure & Continuity

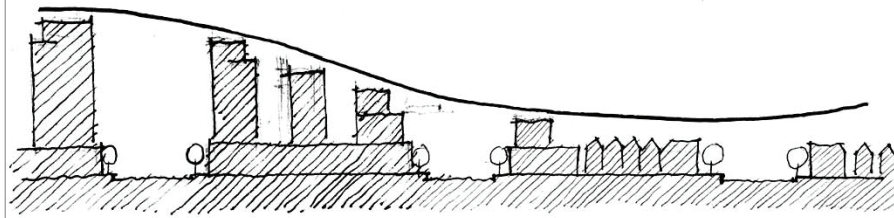
physically defining streets and open spaces and providing unifying features to create a visual cohesive environment

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urban design What does Jack believe in?

6 Compatibility & Transition

ensuring harmonious relationships between different uses and building scales and providing gradual shifts or buffers to mitigate extremes

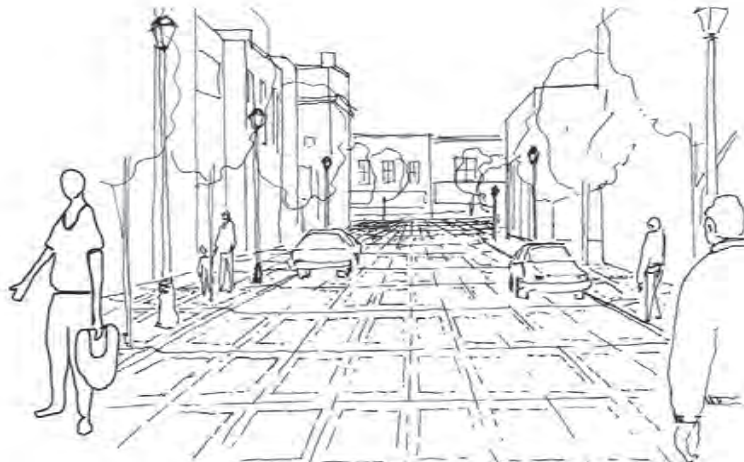


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urban design What does Jack believe in?

7 Scale & Proportion

ensuring the appropriate space or building size for the volume of use, for its site, and in relation to its surroundings



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urban design What does Jack believe in?

8 Safety, Security & Comfort

ensuring a vibrant and inviting pedestrian environment with constant visible activity, calmed vehicular traffic, and access to sun and shade

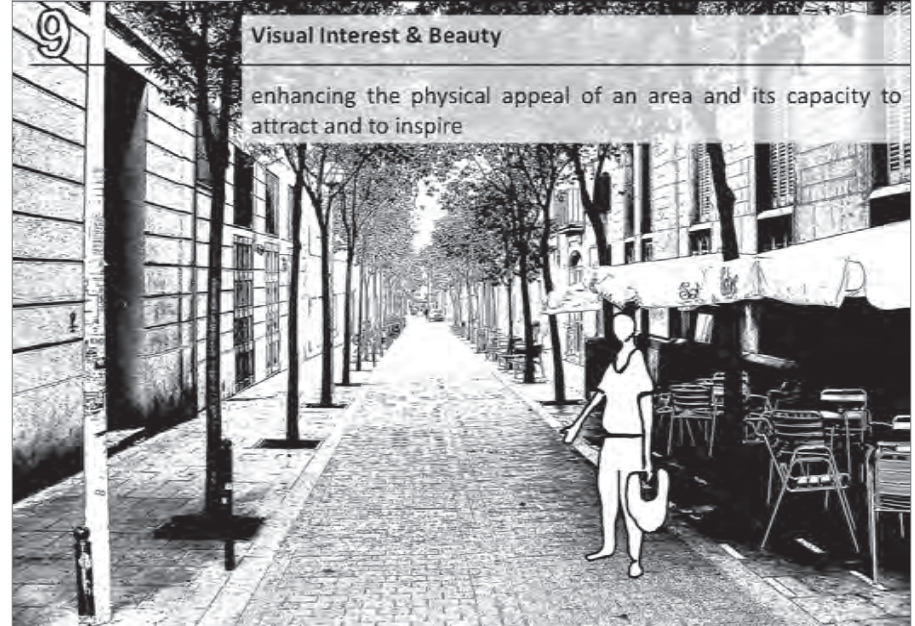


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urban design What does Jack believe in?

9 Visual Interest & Beauty

enhancing the physical appeal of an area and its capacity to attract and to inspire



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Public Space



PORTLAND



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GRANVILLE ISLAND



Streetscapes



slide 46

slide 48



SEFC



DIALOG

slide 49



SEFC



DIALOG

slide 51



SEFC



DIALOG

slide 50



SAN FRANCISCO



DIALOG

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SFU



slide 53



OLD MONTREAL



slide 55



NEWPORT VILLAGE



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WINNIPEG



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ROSEDALE HCD

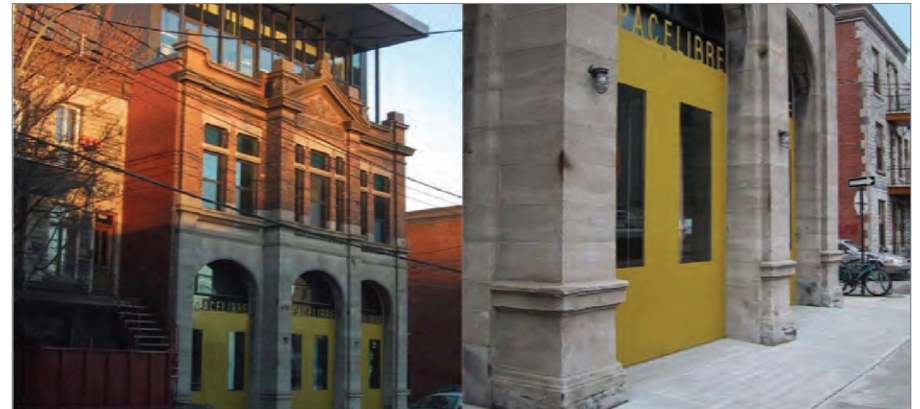


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Old and New



slide 58



OLD MONTREAL



slide 60



OLD MONTREAL



slide 61



OLD MONTREAL



slide 63



OLD MONTREAL



slide 62



PARIS

MONTREAL



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