



TOWN OF SYLVAN LAKE

The Municipal Development Plan is the official statement of goals, objectives and policies affecting the Town's long-term livability and sustainability and offers a vision of the Town's future aspirations, while providing a roadmap to guide decisions and a measuring stick to measure progress.

Prepared for:



Prepared by:



MUNICIPAL DEVELOPMENT PLAN

Bylaw 1653/2014

December 2014

Consolidated to June 2016

BYLAW NO. 1653/2014
OF THE
TOWN OF SYLVAN LAKE

BEING A BYLAW TO ADOPT THE TOWN OF SYLVAN LAKE MUNICIPAL DEVELOPMENT PLAN

WHEREAS, section 632 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto, allows the Council of a Municipality to adopt a Municipal Development Plan;

AND WHEREAS, a Municipal Development Plan has been prepared in accordance with the requirements of Part 17 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto;

AND WHEREAS, the Council of the Town of Sylvan Lake deems it necessary and expedient to adopt a Municipal Development Plan to guide the future growth and development of the Town;

NOW THEREFORE, the Council of the Town of Sylvan Lake, duly assembled, enacts as follows:

THAT the Town of Sylvan Lake Municipal Development Plan be adopted, being the document attached hereto; and,

THAT Municipal Development Plan Bylaw No. 1111/96 is hereby repealed.

Read a first time in open council this 27 day of October, 2014

Read a second time in open council this 8 day of December, 2014

Read a third time and finally passed this 8 day of December, 2014

Mayor

Chief Administrative Officer



TOWN OF SYLVAN LAKE

Amendments to Municipal Development Plan Bylaw 1653/2014

Amendment Number	Date of Adoption	Brief Description
1686	Sept. 14/15	Amendments to Section 8, Parks, Rec. & Culture policy PRC-2.3 and 2.4; & Section 9, Natural Environment policy NE-1.4 and 1.9
1711	June 13/16	To amend the Land Use Concept map to accommodate the West ASP



TABLE OF CONTENTS

CHAPTER 1 – INTRODUCTION	1-1
Purpose	1-1
Who Uses It?	1-2
Interpretation	1-3
Challenges and Opportunities.....	1-4
CHAPTER 2 – THE ROAD AHEAD	2-1
A Sustainable Future	2-1
Vision.....	2-1
Core Principles	2-3
The Road Ahead	2-5
CHAPTER 3 – LAND USE	3-1
Introduction	3-1
Goals, Objectives and Policies.....	3-2
Future Land Use	3-10
CHAPTER 4 – NEIGHBOURHOODS AND HOUSING	4-1
Introduction	4-1
Goals, Objectives and Policies.....	4-2
CHAPTER 5 – MOBILITY	5-1
Introduction	5-1
Goals, Objectives and Policies.....	5-2
CHAPTER 6 – PUBLIC INFRASTRUCTURE	6-1
Introduction	6-1
Goals, Objectives and Policies.....	6-2
CHAPTER 7 – ECONOMIC DEVELOPMENT	7-1
Introduction	7-1
Goals, Objectives and Policies.....	7-2
CHAPTER 8 – PARKS, RECREATION AND CULTURE	8-1
Introduction	8-1
Goals, Objectives and Policies.....	8-2
CHAPTER 9 – NATURAL ENVIRONMENT	9-1
Introduction	9-1
Goals, Objectives and Policies.....	9-2



TABLE OF CONTENTS

CHAPTER 10 – COMMUNITY HEALTH	10-1
Introduction	10-1
Goals, Objectives and Policies.....	10-2
CHAPTER 11 – REGIONAL COLLABORATION	11-1
Introduction	11-1
Goals, Objectives and Policies.....	11-2
CHAPTER 12 – IMPLEMENTATION STRATEGY	12-1
Introduction	12-1
Goals, Objectives and Policies.....	12-1
APPENDIX A – FUTURE LAND USE MAP	A-1
SIGNIFICANT FEATURES MAP	A-3
APPENDIX B – DEVELOPING NEIGHBOURHOOD DESIGN GUIDELINES	B-1
APPENDIX C – TOWN CENTRE DESIGN GUIDELINES	C-1

1 INTRODUCTION

PURPOSE

The Town of Sylvan Lake's Municipal Development Plan is the official statement of goals, objectives and policies affecting the Town's long-term livability and sustainability.

The Municipal Development Plan offers a vision of the Town's future aspirations, a roadmap to guide decisions to achieve the vision and a measuring stick to evaluate progress. As a statement of municipal policy, the Municipal Development Plan is adopted by Bylaw of the Town Council and implemented through land subdivision and development regulations, various public programs and initiatives and local and regional capital improvement projects.

The Municipal Development Plan, herein after referred to as the Plan, provides an integrated approach to all aspects of Sylvan Lake's physical development, with an emphasis on environmental, economic and social sustainability, enhancing the coordination between land use and transportation and developing attractive and prosperous neighbourhoods for all existing and future residents. The Plan seeks to:

- Inspire with bold ideas;
- Provide the basis for orderly, consistent and predictable land-use decision making;
- Facilitate quality development throughout Sylvan Lake;
- Provide guidance for more sustainable growth patterns; and
- Build on the ideas and guidance from the many participants in the planning process.

Authority

The *Municipal Government Act*, RSA, 2000 (as amended) requires all municipalities with a population of 3,500 or more to prepare and adopt a Municipal Development Plan. The *Act* states that a Municipal Development Plan must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and intermunicipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

WHO USES IT?

The Plan is intended to direct future land use and development at a high level. More specific plans for the development of the community are undertaken as part of the processes to prepare Area Structure Plans and Area Redevelopment Plans, which provide more detailed guidance for the development of specific properties. All statutory plans prepared by, or on behalf of, the Town of Sylvan Lake must be consistent with the general policy guidance provided in this Plan.

The Plan will be used by Town Council, Staff, the Municipal Planning Commission, land developers, builders, provincial departments, school boards, business owners, local citizens and many others seeking to learn more about the community's planned direction. By understanding the vision, goals, objectives and policies of the Plan, businesses can plan for the future, developers can see the potential of their plans, citizens will understand how their community will grow and appointed committees, commissions and elected officials will have guidance in the decision making process.

How to use it?

The Plan provides the basis for Sylvan Lake's regulations and policies that guide its physical development. The Plan establishes priorities for public action and direction for private decisions, while providing a flexible framework that can be updated, revised and improved over time in order to stay relevant to the issues the Town must confront as well as the ambitions it chooses to pursue.

The Plan will be used to:

- Establish the vision for what Sylvan Lake can achieve and aspires to achieve over the next 30 years;
- Consolidate and coordinate policies that relate to growth and development for all municipal departments;
- Guide decision-making and evaluation of land use bylaw amendments, subdivision and development applications;
- Coordinate capital investment with the identified priorities in the Plan; and
- Identify short to long-term strategic actions to help monitor the Plan's implementation.



The policies and actions contained within the Plan have implications for the capital and operating budgets of the various departments of local government and therefore are subject to the same budgetary constraints as any other long range plan. The number and type of actions implemented in any given year will be determined by budget considerations in addition to the priorities set forth in the Implementation Element.


The Plan is divided into a number of different elements covering key themes that, when combined provide the general direction for the long-term development of the Town. Each element includes goals, objectives and policies that set broad directions and are used to build specific actions within the Implementation element. Each element of the Plan contains the following sections:

1. Introduction: A summary of each theme and how it relates to the Town's sustainable future.
2. Goals and Objectives: These describe the broad public purposes toward which policies and programs are directed. They express the broad desired results of the Plan.
3. Policies: Policies are more specific. Policies are intended to carry out goals. They can be referred to as general rules and help bring predictability to the decision-making process.

INTERPRETATION

The goals, objectives and policies provide direction for decision makers regarding particular courses of action to pursue. They are also intended to guide decisions regarding the review and approval of development proposals and the consistency of applications to amend the Town's Land Use Bylaw.

Amendments to any of the Town's other Statutory Plans, the Land Use Bylaw, subdivisions and certain development applications are subject to review of their consistency with the Plan. Consistency is relative and not absolute. It is not anticipated that every proposal and project will implement every Plan policy. Projects and proposals that implement one or more policies and are not in conflict with the overall goals of the Plan will be judged to be consistent. Projects and proposals that are in conflict with the overall goals of the Plan and contradict key policies will be judged to be inconsistent.



The Plan has been written to be free of internal conflict, meaning that as a general rule, implementing one policy should not preclude the implementation of another. However, situations that are site and/or project-specific may arise, where specific policies present competing objectives. Judgement will be required to balance the relative benefits and detriments of emphasizing one policy over another. When weighing competing objectives, greater weight should be given to achieving overall policy objectives on an area and town-wide scale rather than a site-specific scale and decision makers should consider the cumulative impacts of making a number of similar decisions over time.

CHALLENGES AND OPPORTUNITIES

Sylvan Lake is an expanding and fast growing community. When unified in vision and proactive about solutions, we can capitalize on our strengths, carry forward our values and embrace positive change through growth. Actively preparing for change and uncertainty can be difficult. However, the potential rewards can outweigh the discomforts. Our attractiveness as a community brings with it the central challenge of accommodating an increasing population with a measured approach, while preserving what we value.

The distinctive benefit of a Municipal Development Plan is that it confronts development issues with a long-term perspective. Creating this Plan identified the defining issues that are central to Sylvan Lake's future success:

- We want to live in a community that provides housing, jobs, services, health and safety for all of its residents;
- As a community, we enjoy our natural areas, open spaces and small-town feel;
- We want services and shopping close to where we live;
- We want neighbourhoods and parks to be connected and close;
- We are willing to increase density in core areas if that can prevent sprawl and encourage the preservation of agricultural lands;
- We want a broader mix of housing for all;
- We want a community with a healthy economy and opportunities to raise our families in a supportive, safe environment; and
- We want a transportation system that balances possibilities for vehicles, bicycles and pedestrians.



2 THE ROAD AHEAD

A SUSTAINABLE FUTURE

Sustainable community development means more than protecting the environment. It requires economic and social change to improve human well-being while reducing the need for environmental protection. The Sylvan Lake Council has established sustainability as a central policy direction of the Plan and a cornerstone of its vision for the future. The Plan focuses on the interdependent relationships of environmental stewardship, economic strength, social integrity, cultural significance and effective governance.

VISION

Communities today face any number of pressing concerns. Decisions about these issues are easier to make with the help of a vision that incorporates the desires of residents for how they want to see their community change over time. The purpose of a vision is to focus on the community's possibilities rather than its problems.

Short-sighted planning sacrifices the long-term health of the community. Visioning allows communities to build a road map for a desirable future that better responds to the needs and wants of residents. Getting there from where we are today can look like an overwhelming task but the vision can be used to keep the community focused on continually taking steps toward the desired future.

Sylvan Lake continues to grow larger and more complex. When we imagine our future, our vision must be more comprehensive and reflect this complexity. The vision must point toward the complete community we want to become. The intent of the vision is to serve as a useful image of what the future might look like in the context of the elements of this Plan. It also serves as a guide for land use and planning decisions by informing future policy recommendations and implementation schedules.

A vision was created for the Town as part of the Municipal Sustainability Planning process, incorporating the pillars of sustainability and capturing the spirit of the community. The vision was developed after a thorough community engagement process. As part of the process to prepare this Plan it was determined appropriate to incorporate the vision from the Municipal Sustainability Plan to ensure a unified vision for the community.



A Vision for Sylvan Lake:

Environmental

Sylvan Lake encourages healthy growth while protecting and enhancing the environmental integrity of the lake, natural spaces, parks, and trail systems through the pursuit of environmentally responsible practices.



Social

Sylvan Lake provides programs, support, care, and facilities that respond to the social needs and quality of life for all seasons – children, youth, adults, and seniors.



Governance

Sylvan Lake is a community of innovative active citizens where every individual has a vital role to play in the decision making process based on participation, respect, trust and transparency.



Culture

Sylvan Lake is a vibrant, active community that nurtures the arts, preserves its heritage, fosters diversity and connects the community through celebration.



Economic

Sylvan Lake has an attractive business environment that strives to create a unique sense of place through diverse, balanced opportunities where businesses have a mutually supportive relationship with the community.





CORE PRINCIPLES

The Plan captures the best efforts of residents to consider Sylvan Lake's future. It does not aim to detail every potential change in the community, rather it provides a guide for making sustainable community development decisions over the coming decades.

Sylvan Lake's spirit of creativity helps shape our entrepreneurs and businesses, local government, non-profit and the community at large to embody a broader, innovative mindset and approach to problem solving. The challenges of a growing population, finite natural and fiscal resources will require residents and their local government to become more resilient. Resilience and the ability to adapt to challenges and change will be a hallmark of successful communities in the future.

The following six core principles serve as the Plan's overall goals and express and reinforce the major concerns the Plan seeks to address.

Conserve natural resources and integrate nature into the Town

The protection and wise use of resources for existing residents and future generations will be considered essential. Individuals, institutions, businesses and government will work together and enhance the natural environment through policies, decisions and investments.

A beautiful system of outdoor places for recreation and environmental protection will define Sylvan Lake as a destination of choice. As the Town develops and expands we will have an increased need for parks and open spaces distributed across these new urban places.

Economic prosperity

Sylvan Lake will embrace and value diversity, innovation and equity so that there is a high level of opportunity and quality of life for all residents. The Town's skilled labour force will attract businesses that take advantage of the educated residents, which will continue to fuel the development of quality residential and employment opportunities.

We will embrace creative economic sectors and our Town will be enlivened with residents employed in occupations that will enhance our economy, community and the quality of our lives.



Grow as a compact, complete community

Growth and new development will be accommodated through creative solutions that conserve our unique neighbourhoods while allowing for growth and expanding our local businesses. Sylvan Lake's long-term sustainability requires redevelopment and infill within developed areas. More compact growth contains costs by capitalizing on the land and infrastructure already in place. Newly developed areas will be diverse, walkable neighbourhoods providing convenient access to open space, community services, retail and employment.

Housing affordability and diversity

As development and change occurs, we must strive to contain Sylvan Lake's cost of living and promote sustainable economic development that provides sufficient jobs.

An affordable community can only exist if we make sure that people who work in Sylvan Lake can afford to live here. We will need to monitor the supply of affordable housing options and provide opportunities for all segments of our population.

Coordinate land use and transportation

Sylvan Lake will coordinate its transportation investments with desired land use patterns to plan more effectively for housing, employment, retail uses and public services. Higher density residential and mixed-use development will provide the land use pattern needed to support alternative transportation networks.

An engaged and involved citizenry

The Town plays many key roles and makes countless decisions daily regarding managing streets, water supply, parks, etc. While the Town makes serious decisions concerning funding community improvements, the many choices that Sylvan Lake residents make every day will determine whether Sylvan Lake is a great place to live.

A greater Sylvan Lake will be realized by municipal leaders in Town Hall as well as the commitment of the people who live throughout the Town. This requires a desire to educate, empower and engage residents and to support sustainability efforts.



THE ROAD AHEAD

The Plan is intended to be flexible and we must expect that the Plan will accommodate transitions as it gradually moves the community to the desired future. Residents and the local government must work collaboratively to make the Plan work.

Set Priorities: From the many transformational ideas for our future, we must prioritize achievable goals and successfully execute them.

Agree to work together: We can accomplish far more by pulling in the same direction. When challenging issues and choices arise, the Plan guides both the municipality and its residents in thinking about the good of the whole. The Plan needs leaders, within both the community at large as well as the local government, who are committed to realizing the Plan's potential and are skilled at building the coalition's necessary to move forward. The Plan's impact will only be as strong as the actions and programs that residents undertake to realize it.

Think big picture: Comprehensive thinking requires that we consider small areas in the context of how they fit together and how they fit into the whole. Considering Sylvan Lake as a whole means seeing all of its different pieces and how they all fit together.

Think holistically: The Plan is holistic in its consideration of big themes like livability, sustainability and complete communities. In addition to planning for physical changes to the community the Plan considers other local needs affecting the resident's quality of life. The Plan provides a framework for how the environmental, economic, social, cultural and governance pieces interconnect.

Use a combination of regulations and incentives: Regulations are an important tool to guide land use, but are best used in combination with other tools and a realistic understanding of market forces. Innovative combinations or regulatory approaches, combined with incentives can help the Town encourage good projects that deliver numerous community benefits.

Focus on good design: Development debates are often simplistically framed as development vs. neighbourhoods and/or the environment. Increasingly, we have a more sophisticated understanding. Sustainability

"Communities can be shaped by choice or they can be shaped by chance. We can keep on accepting the kind of communities we get or we can start creating the kind of communities we want."

*- Richard Moe,
National Trust for
Historic Preservation*



requires development that advances multiple environmental, social and economic goals and creates community amenities that improve the

attractiveness of the community. Design regulations can create certainty and shape projects so they fit sensitively into neighbourhood contexts.

Measure progress and adapt

It is important to practice the process of adaptive growth management through a regular evaluation of growth trends. This will allow the community to change direction as necessary or slow things down if the pace of change starts to become unmanageable.

Be transparent: The Town will review progress on the Plan annually and assess the Plan at least every five years and consider updates based on those reviews. Residents will need to engage in community-wide "how are we doing" evaluations. It will be helpful to adopt a set of easily understood tools to measure and report on progress and to assess the results of policies, programs and projects. The measures and reporting should be highly visible to promote accountability.

Practice continuous learning: By definition, implementation will involve a learning curve. If the "report card" doesn't reflect the progress we had hoped for, we will need to make adjustments. As circumstances change, we'll need to update the Plan accordingly. The Plan is a living, evolving document. However, a long-term Plan typically requires at least five years in order to see clear results. As adopted, the Plan provides a framework to guide actions. The Vision and Principles need to be respected but, over time, the community should expect to revisit and refine individual policies.

3 LAND USE

INTRODUCTION

Land use planning defines a community's physical form and function and provides a framework for all infrastructure related decisions, including transportation, economic development, public utilities, community facilities, parks and environmental protection. The Land Use element includes a future land use map that outlines the location of preferred development patterns throughout the Town to guide growth in a more compact and efficient pattern.

The Future Land Use Map is a generalized depiction of intended uses. It is not an existing land use map, although in many cases future uses in an area may be the same as those that exist today. The map is also not a zoning map. Whereas zoning maps are parcel-specific and establish detailed requirements for setbacks, height, use, parking and other attributes, the land use categories recommend a range of potentially appropriate land uses and intensities and are used as a guide for future zoning decisions.

The Plan is developed with the concept that the future land use map and the text are to be used as an integrated whole, with the map being a general graphical representation of the text. Interpretation of the map is a process that relies on the goals, objectives and policies expressed throughout the Plan.

The goals, objectives and policies within this element address the following key land use issues:

- Support more compact growth patterns and provide a more efficient and predictable development guide;
- Provide opportunities for mixed-use development;
- Increase coordination between land use and transportation planning;
- Coordinate land uses in relation to residential areas to make the community more walkable and bikeable;
- Provide a greater diversity of housing choices in relation to growth and changing demographics;
- Ensure that new infill development is compatible to surrounding land uses within existing neighbourhoods; and
- Redevelop and revitalize the Town Centre as a mixed use core.

GOALS, OBJECTIVES AND POLICIES

OVERALL GOAL:

To use land and infrastructure efficiently while encouraging a greater mix of land use and socio-economic initiatives in both new and established areas. To identify and secure land and infrastructure capacity that is required to meet future growth needs.

OBJECTIVE LU-1: Long-Term Growth Management

The jurisdiction of this Plan extends only to those lands located within the Town's boundary. However, the long-term growth and development of the Town will, at some point, require the expansion of the boundaries to incorporate additional lands. While future expansion of the boundary will be required, growth policies seek to guide development and redevelopment in existing urban areas to promote more compact development and walkable neighbourhoods to use land more efficiently, increase connectivity and decrease vehicle miles travelled.

POLICY LU-1.1: Ability to Accommodate Growth

Strive to maintain a land supply and servicing capacity capable of accommodating growth for a minimum of ten years, in accordance with the projections outlined in the Land Supply and Growth Study 2008, as updated.

POLICY LU-1.2: Intensification

Identify site specific opportunities for residential intensification, redevelopment or infill that help respond to changing housing needs, reduce infrastructure and servicing costs, make better use of available land supply and have consideration for the existing character of the neighbourhood.

Figure LU-1: Residential Intensification on Individual Site



POLICY LU-1.3: Preserve Intensification Opportunities

Discourage any proposed change in land use designation that would have the effect of reducing the potential intensity of development or potentially compromise the desired character within the Town Centre and Village Neighbourhood categories or along the Mixed Use Corridors.

POLICY LU-1.4: Annexation

Pursue annexation in accordance with the Inter-Municipal Development Plan, the policies of this Plan and the ability of the existing land supply to accommodate the projected population growth.

POLICY LU-1.5: Detailed Planning and Site Design

Require the proponent of a new development on a site of 2-hectares or greater to prepare an Outline Plan in accordance with the Town's requirements for plan preparation. The Town, at its sole discretion, may also require a proposal on a site smaller than 2-hectares if the new development would have a potentially adverse impact on the surrounding neighbourhood.

POLICY LU-1.6: Preservation of Agricultural Lands

Ensure an orderly progression of development that minimizes potential land use conflicts with existing agricultural operations and lands until it is required for urban development.

POLICY LU-1.7: Municipal Utility Servicing

All new developments shall be serviced by municipal utility services in accordance with the Town's Design Guidelines.

[Bylaw 1686/2015]

OBJECTIVE LU-2: Protect and Enhance Neighbourhoods

Growth policies seek to guide development and redevelopment and promote more compact and walkable neighbourhoods to use land more efficiently, increase connectivity and lower vehicle miles traveled. Infill development in existing neighbourhoods will be evaluated for any potential unintended consequences on adjacent land uses due to inappropriate height, bulk, intensity or transitions between land uses of differing intensity.

POLICY LU-2.1: Placemaking

Strive to create public places that, collectively, meet residents' needs at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain or enhance local character.

POLICY LU-2.2: Compact Development

Promote a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks and preserve open space.

POLICY LU-2.3: Healthy Communities

Promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access and safety.

POLICY LU-2.4: Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the Land Use Bylaw that significantly increase the intensity of development to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

POLICY LU-2.5: Reinforce the Urban Pattern

Encourage new development to visually integrate with adjacent buildings and, more generally with the surrounding area.

POLICY LU-2.6: Buffering Requirements

Require new development adjacent to areas of lower intensity to provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs and other architectural and site planning measures that avoid potential conflicts.

POLICY LU-2.7: Retention of Existing Structures

Encourage and incentivize the preservation of historic structures and older buildings that add to the character of residential districts.

POLICY LU-2.8: Infill Development

Encourage infill development on vacant land within the Town, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of the street. New and redevelopment

should complement the established character of the area and should not create sharp changes in the physical development pattern.

POLICY LU-2.9: Density Transitions

Require transitional densities between lower density neighbourhoods and more intensive commercial and residential uses.

OBJECTIVE LU-3: Coordinate Land Use and Transportation

Integrating land use and transportation can help create sustainable, active pedestrian-friendly development that shorten trips, decrease the reliance on cars, increase walking and bicycling, improve quality of life and decrease greenhouse gas emissions.

POLICY LU-3.1: Coordinate Transportation Investments with Land Use

Ensure that transportation decisions, strategies and investments are coordinated with and support the Town's land use objectives.

POLICY LU-3.2: Support Walkable Neighbourhoods

Ensure that the design and scale of transportation facilities and networks is done with consideration for the character of the surrounding neighbourhood or based on the development pattern anticipated through the goals, objectives and policies of the Plan.

POLICY LU-3.3: Reduce Vehicle Use through Mixed Use Development

Promote mixed use development that provides a range of services within a short distance of residences as a way to reduce vehicle miles travelled.

POLICY LU-3.4: Connectivity

Require new development and redevelopment to provide pedestrian and vehicular connectivity to provide alternative means of access along corridors.

OBJECTIVE LU-4: Enhance Community Design

Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable community development principles. Urban design influences the physical form of the community and how residents experience public spaces. While individual buildings may be attractive, there are numerous other elements that contribute to creating an attractive environment. The cumulative interaction of these design elements and adjacent buildings in organized public space is key for achieving an environment that supports and promotes social interaction.

POLICY LU-4.1: Economic Value of Quality Design

Recognize and emphasize the economic value of quality design in redevelopment, infill, adaptive use of existing structures and development of public spaces.

POLICY LU-4.2: Promoting Quality Design

Promote quality urban design through the use of design standards, land use regulations and design awards and programs.

POLICY LU-4.3: Community Gateways

Create more distinct and memorable gateways at points of entry to the Town and points of entry to individual neighbourhoods and neighbourhood centres, providing a sense of locational identity and designed to make a strong and positive visual impact.

POLICY LU-4.4: Tree Planting and Preservation

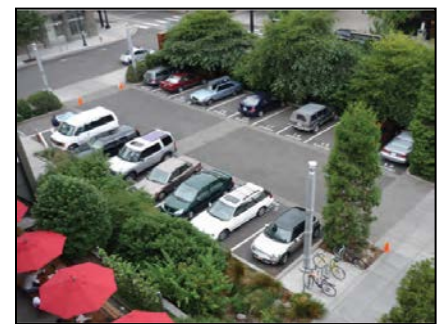
Protect and preserve significant stands of existing trees and explore opportunities to increase tree cover throughout the Town.

POLICY LU-4.5: Parking Lot Design

Encourage efficient site design, proper pedestrian circulation, expanded plantings and tree coverage, shared parking between complementary uses and reduced amounts of impervious surfaces in parking lots.

POLICY LU-4.6: Public Gathering Places

Encourage the development of public gathering spaces within all developments designed to attract people by using common and usable open space, enhanced pedestrian accessibility, streetscape activation and retail uses.



OBJECTIVE LU-5: Increase Opportunities for Mixed Use Development

The resurgence of mixed-use downtowns, employment centres and retail centres is an international development trend. Mixed-use centres bring together higher density residential and non-residential uses within a walkable, bicycle-friendly development framework that can increase the viability of implementing a localized or regional transit network.

Uses can be mixed vertically, within buildings or horizontally, when tightly clustered in a pedestrian-friendly arrangement. Mixed-use areas are typically vibrant destinations that attract attention due to their level of activity. Fundamentally, a mixed-use area should provide a full service environment and diverse land uses for residents, employees and visitors.

POLICY LU-5.1: Composition of Mixed-Use Areas

Ensure mixed-use areas are comprised of integrated developments that avoid segregated uses and have well planned public spaces that bring people together and provide opportunities for active living and interaction.

POLICY LU-5.2: Transitions to Adjacent Neighbourhoods

Within all mixed-use areas, buildings that are adjacent to lower density neighbourhoods should transition (through height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

POLICY LU-5.3: Minimize Impact of Parking Lots on the Pedestrian Realm

Streets should be lined by buildings rather than parking lots and should provide a level of interest for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of the property.

OBJECTIVE LU-6: Preserve Lands for the Expansion of Employment Uses

The Town's areas intended to accommodate the majority of the commercial and industrial areas are typically concentrated along the major arterial thoroughfares and provide the necessary space to accommodate the types of uses that are not compatible with residential neighbourhoods.

POLICY LU-6.1: Encouraging Nodal Development

Discourage auto-oriented commercial strip development and encourage pedestrian-oriented nodes of commercial development at key locations along major corridors.



**POLICY LU-6.2: Preserving Industrial Land**

Support land use policies that protect opportunities to locate industrial and warehouse sites near major transportation corridors. Discourage the location of retail uses in industrial areas to maintain viable, contiguous areas of industrial space and prevent the development of an oversupply of retail uses.

POLICY LU-6.3: Mitigating Industrial Land Use Impacts

Mitigate the adverse impacts created by industrial uses through buffering, site planning and design, strict environmental controls, and the use of a range of industrial land use designations that reflect the varying impacts of different kinds of industrial uses.

OBJECTIVE LU-7: Revitalize Neighbourhoods

The Town Centre is the historic and symbolic heart of the community and a healthy, vital and growing Town Centre is essential to Sylvan Lake's quality of life and future economic competitiveness. The improved quality of the Town Centre will require public-private partnerships, significant private sector leadership and a commitment by the Town to invest in the area's future through strategic projects intended to leverage private sector investment. These efforts shall also be encouraged throughout the rest of the community so that other neighbourhoods are linked to the Town Centre and promote community wide growth and prosperity.

POLICY LU-7.1: Underdeveloped Sites

Encourage the redevelopment of underutilized sites including, but not limited to vacant sites, surface parking lots and single-storey/single-use buildings.

POLICY LU-7.2: Support Retail Growth

Encourage the scale and intensity of development necessary to strengthen the capacity to support a vibrant retail environment.

POLICY LU-7.3: Edges and Transition Areas

Ensure the design of Town Centre edges provide transition areas to adjacent residential neighbourhoods focusing on appropriate transitions in height, scale and design. Residential neighbourhoods should be planned to connect with future neighbourhoods as one continuous community.

POLICY LU-7.4: Widen Sidewalks

Provide for sidewalk expansion as part of all new streetscape designs where the available right-of-way width allows for it.

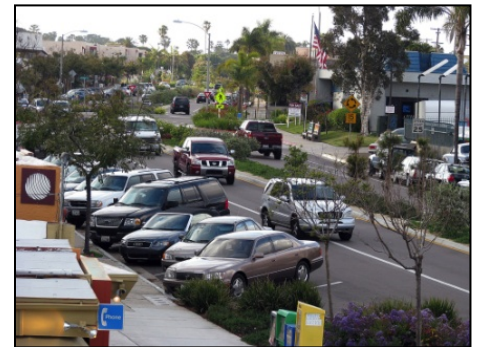


POLICY LU-7.7: Preservation of Alleys

Encourage the preservation and protection of alleyways in the Town Centre for use as multi-modal transportation corridors.

POLICY LU-7.8: Maximize On-Street Parking

Maximize the provision of on-street parking providing for curbside parking wherever possible and practical.



POLICY LU-7.9: Demand-Responsive Parking Regulations

Ensure that off-street parking regulations do not require more off-street parking than needed through periodic evaluation of the requirements against observed demand.

POLICY LU-7.10: Attractions and Events

Encourage the development of additional tourist attractions and visitor-supportive uses, activity generators and events.



POLICY LU-7.11: Expand Housing Options in Town Centre

Encourage high-density residential development in the form of multi-family projects and residential uses above ground floor retail.

POLICY LU-7.12: Increase Open Space

Increase public park, gathering and open spaces for area residents, workers and visitors.

FUTURE LAND USE

The intent of the future land use map is to show how the Town will provide for a range of uses necessary to accommodate a diverse range of families, individuals, income groups and businesses, while providing guidance for the regulatory structure used to implement the Plan. As previously stated, the land use classifications differ from land use districts (zoning) and are more general in nature.

LAND USE CATEGORIES

The future land use map establishes thirteen distinct land use categories organized under four broad classifications. This section introduces each of the classifications with a general description of the intended character of each land use category, the types of land uses expected and general development guidelines.

LAND USE CLASSIFICATIONS			
RESIDENTIAL NEIGHBOURHOODS	EMPLOYMENT FOCUS	CENTRES AND CORRIDORS	COMMUNITY ASSETS
LAND USE CATEGORIES			
Urban Neighbourhood Village Neighbourhood Cottage Neighbourhood Developing Neighbourhood	General Commercial General Industrial Light Industrial	Town Centre Neighbourhood Centre Mixed-Use Corridor	Civic Centre Parks and Open Space Public and Institutional

RESIDENTIAL NEIGHBOURHOODS

The Residential Neighbourhoods encompass all types of housing, though redevelopment opportunities will be dictated by the character of the individual neighbourhood and adjacent properties. The location, density and style of housing are governed by the Land Use Bylaw and any adopted statutory or non-statutory area specific plan.

The Residential Neighbourhood categories also accommodate neighbourhood support facilities, such as schools, parks, places of worship, neighbourhood commercial uses, etc., provided the location and design are compatible with a residential environment.

There are three sub-categories under Existing Neighbourhoods. The Urban Neighbourhood, Village Neighbourhood and Cottage Neighbourhood categories apply to the portions of Sylvan Lake that are currently developed with housing or served by public facilities and suitable for residential development at urban densities.

The Developing Neighbourhood category applies to the portion of Sylvan Lake that is largely located on the periphery of the Town's boundary and intended to accommodate the projected growth and development.

Existing Neighbourhoods

The many residential neighbourhoods of Sylvan Lake are an attractive and valuable community asset. Like the rest of the community, these residential areas must sometimes change to accommodate shifts in market demand or increases in population. The objective of protecting and enhancing existing neighbourhoods requires the balancing of two values: maintaining the character of residential areas and allowing for their growth and change.

The future land use map and categories do not specify density parameters. Any redevelopment or infill proposal will include a neighbourhood density and land use analysis to determine the proposal's potential compatibility.

Urban Neighbourhood

These neighbourhoods are predominantly residential in nature with a range of housing types and densities. Higher densities typically take the form of duplex, attached and various multiple family dwelling units and are concentrated towards identified nodes and major transportation corridors.

These neighbourhoods may include non-residential uses, including neighbourhood serving commercial, institutions and other semi-public uses, such as schools, religious institutions, public facilities, etc.

General Development Guidelines

- These neighbourhoods are not intended to accommodate significant new growth. There are opportunities for some infill development and building replacement with similar densities.
- Key focus is on retaining and conserving the existing housing stock to ensure the longevity of neighbourhoods.

- As part of efforts to create a complete community the Plan supports opportunities for redevelopment of residential and other compatible urban uses as demand warrants and service capabilities permit.
- Redevelopment proposals must serve to stabilize and/or protect key characteristics of neighbourhoods, including any natural features.

Village Neighbourhood

The Village Neighbourhood generally describes the predominantly residential area extending west from the Town Centre. The lots are typically smaller and provide higher densities than peripheral neighbourhoods. The area has a transitional land use pattern from the Town Centre towards the Urban Neighbourhoods.

Because of the relatively small size of the neighbourhood and walkable proximity to the Town Centre, the focus should be on residential land uses and compatible public uses and spaces.

General Development Guidelines

- Provide opportunities for redevelopment of the area to higher densities in areas with full urban services and access to public facilities taking full advantage of the walkable proximity to the Town Centre.
- Facilitate opportunities for the redevelopment of vacant and under-developed sites to more intensive residential uses.
- Ensure a compatible transition between various uses and densities.
- Incorporate a variety of housing options that respond to changing social, physical and economic factors in the Town.

Cottage Neighbourhood

The area is predominantly residential in nature and is characterized by lower densities and older "cottage"-style units. The area has begun to transition as newer infill development reflects an increase in the construction of year-round housing units.

General Development Guidelines

- Maintain the lower density character while still providing opportunities to intensify the area through infill and redevelopment opportunities on vacant and under-developed sites.
- Ensure that the design of all new infill development is consistent with the size and scale of surrounding units.

Developing Neighbourhood

The Town is committed to excellence in neighbourhood design as a way of creating and maintaining pleasant, attractive, safe and functional neighbourhoods. This section provides the Town's design and development expectations for new neighbourhoods. The Town will work with developers to create an Outline Plan illustrating the key features of the proposed neighbourhood and to ensure its conformity with this Plan.

The Developing Neighbourhood category applies to the majority of developable lands towards the periphery of the Town's boundary. The future development of these areas will predominantly contain a mix of residential types and the necessary supportive uses to create a complete neighbourhood.

General Development Guidelines

Appendix B provides a set of general guidelines that outline the critical components necessary for the creation of complete neighbourhoods. They are not intended to be prescriptive in nature and do not provide arbitrary minimum thresholds that must be met.

EMPLOYMENT FOCUS

These land use categories contribute to the health and vitality of the community and play an important role in the overall function of the Town's structure. The planned commercial areas provide for a range of commercial activities and are intended to ensure that they are well distributed, accessible and able to respond to the needs of the Town's residents, employees, businesses and visitors.

The planned Industrial areas provide opportunities for a diversified economic base, maintaining a range of suitable industrial sites that support a wide range of economic activities and ancillary uses.

General Commercial

This category includes a wide variety of commercial land uses and typically caters to automobile traffic. While the Plan seeks to expand the commercial base it also encourages the development of more pedestrian-oriented and human-scaled commercial areas. While major commercial centres will continue to play a part on the Town's future, the Plan seeks to increase mixed use development and facilitate opportunities to intensify the town centre.

General Development Guidelines

- Typically includes a broad range of commercial uses and are located adjacent to major transportation corridors.
- These areas are less suitable for a mix of uses that includes residential.
- Maintain a supply of commercial areas that are unique from the character and distinctive role of the Town Centre.
- Ensure a harmonious transition between commercial and other adjacent land uses.
- Development will be focused at key intersections of arterial roads to maximize access to local and regional residents.
- Design areas to balance the need for parking requirements with the desire to use urban land more efficiently.
- Consider pedestrian movement and accessibility in the design of commercial parking areas and in the location of buildings in relation to the street and parking spaces.

General Industrial

Industrial employment is an important component of Sylvan Lake's economy and important to the growth and resilience of the local economy. The Plan seeks to strengthen and maintain the existing industrial areas, while providing opportunities for new and complementary employment uses.

General Development Guidelines

- This category will provide for a broad range of industrial uses, some of which will require large areas to accommodate their activities or require appropriate buffering from adjacent land uses.
- The location and design of new industrial development requires the consideration of traffic impacts resulting from heavier vehicles and potentially heavier demand on public facilities and infrastructure.
- The emphasis of these areas should be on the retention and attraction of more intensive industrial development patterns to increase the employment concentration of the area.
- The area prioritizes industrial uses over light industrial or commercial uses to protect industrial space and provide opportunities to support targeting specific industries and creating business clusters.

Light Industrial

This category is intended to provide employment opportunities for residents of the region and support development types that are not as intensive as general industrial uses or require as much space. These areas represent a good transition from industrial areas and can provide a buffer from adjacent uses.

General Development Guidelines

- Many of the uses appropriate for this category may also require large areas but opportunities to cluster developments should be explored to share services and land.
- Opportunities to generate synergies should be explored to build clustered employment centres based on businesses that can mutually benefit each other through their close proximity.
- Ensure there are appropriate buffers applied on areas adjacent to residential areas.
- Explore design options to consolidate access points and parking areas among multiple businesses.

CENTRES AND CORRIDORS

These categories allow for the creation of a vibrant concentration of goods and services, a mix of housing options and community gathering spaces. The categories include the Town Centre, a defined Mixed-Use Corridor and Neighbourhood Centres, not all of which are illustrated on the map.

The Town Centre seeks to become the mixed use heart of the community, providing a wide range of commercial retail and entertainment uses and creating a significant attraction for both tourists and residents. The Mixed Use Corridors explore opportunities to allow for the redevelopment and transformation of auto-oriented streets into vibrant, diverse and attractive corridors that support local-serving retail, public spaces and a diversity of housing types.

The surrounding population density, socioeconomic characteristics, accessibility and number of competing centres all influence the supply and demand for Neighbourhood Centres. These will be incorporated into residential neighbourhoods at varying scales to support surrounding residents.

Town Centre

Historically, the Town Centre has been the focal point of the community. As new development has emerged at the edges of the Town, the focus has shifted and changed the role and function of the Town Centre. The Plan seeks opportunities to revitalize the area, making it a great place for people, where residents and visitors can enjoy a unique mix of amenities, shopping, services and entertainment options.

General Development Guidelines

Appendix C outlines a set of general guidelines that contribute to a great Town Centre. A dynamic and healthy Town Centre is important to the local economy and the establishment of a community identity. The future success of the Town Centre depends on the enhancement of its character, the provision of quality community amenities, the development of a business environment and the enhancement of the area as a great place to live.



Neighbourhood Centre

These uses offer a variety of neighbourhood-scaled goods and services to meet the day-to-day needs of neighbourhood residents and improve the integration of a mix of land uses into each neighbourhood.

These areas are not specifically defined on the future land use map but will be integrated into the Urban Neighbourhood and Developing Neighbourhood categories.

General Development Guidelines

- These areas will typically be focused around a single intersection.
- Uses are not intended to serve the broader community.
- The scale, massing and siting of the proposed development should be compatible with the adjacent residential uses.
- Ensure that the on-site measures (i.e. lighting, landscaping, signage, etc.) maintain the integrity of adjacent residential properties.
- Maintain a pedestrian-oriented focus in the site design ensuring accessibility, convenience and safety measures are incorporated into the design.
- Orient buildings to the street and provide for parking areas to the side or rear of the site.
- New Neighbourhood Centres need to consider their proximity to existing Centres and should be spaced in approximately 800-metre

intervals to ensure walkable proximity to the majority of residents without providing an excessive amount of commercial areas.

Mixed Use Corridor

This category seeks to provide opportunities to transform corridors into vibrant, walkable areas. This describes portions of 50th Street and Lakeshore Drive that are envisioned to transition into mixed-use areas.

The challenge is in creating attractive, functional and safe thoroughfares with an appropriate mix of land uses without having the corridors evolve into an incoherent, automobile-dependent commercial strip lacking in any distinct identity.

General Development Guidelines

- It is not anticipated that all parcels along the defined corridors will transform to a mixed-use form of development, nor will approval for mixed-use be automatically granted simply because it lies adjacent the corridor.
- Any mixed-use proposal must respect and relate to the scale of adjacent neighbourhoods.
- Development should maximize human-scale elements and provide a sensitive transition between neighbouring residences.
- Carefully consider the location of any proposed auto-oriented use (i.e. drive-through) and its potential impact on traffic patterns and the pedestrian scale of the corridor. Generally direct more auto-oriented uses to the General Commercial category.

COMMUNITY ASSETS

These categories allow for a wide range of public places and facilities including municipal offices, parks, open spaces, schools, cultural facilities, recreational facilities and other public or semi-public uses.

The future land use map largely reflects existing significant spaces and facilities and does not specifically prescribe future locations. It is expected that these uses will be integrated into existing and future neighbourhoods and distributed so they are located within walking distance to the majority of residential neighbourhoods.



Civic Centre

This area is envisioned as the cultural and institutional core of Sylvan Lake. The Civic Centre is linked to the Town Centre and represents a gateway into the community core along the 50th Street corridor. The area has been developed as a civic focal point, containing the new Municipal Hall, a variety of public park space and a concentration of public recreation facilities.

General Development Guidelines

- Future development and redevelopment will require the enhancement of pedestrian and bicycle linkages to the waterfront and Town Centre.
- The area is primarily intended to accommodate public, institutional, cultural, entertainment and open space uses.
- Commercial development that is part of a mixed-use building and is complementary to the primary use and the Town Centre may also be considered.
- All new development and redevelopment will be required to incorporate a high standard of urban design to reflect the importance of the location.



Parks and Open Space Areas

Parks and open spaces are a valuable resource to the community and contribute to the quality of life in Sylvan Lake. The Plan intends to provide an integrated and connected open space system of parks and trails, conservation areas and green spaces that act as buffers between land uses to increase access for residents to enjoy a relaxing, visually appealing amenity that provides opportunities for healthy recreation.

General Development Guidelines

- Require high pedestrian connectivity to all adjacent areas.
- Large, active recreation areas (specialty sports fields) may require designated parking areas but the design should not compromise pedestrian access or mobility.
- Open space corridors and linkages may include utility corridors, abandoned railway lines, storm water management areas or other landforms that provide for a continuous linear open space system.

Public and Institutional Areas

The provision of public and institutional areas is essential for the enhancement of Sylvan Lake as a complete community. There are a wide range of facilities required to meet the physical, social, cultural and recreational needs of residents. The Town may not be directly involved in the provision of all community facilities and services but it can help facilitate their provision and expansion.

General Development Guidelines

- Ensure that all new facilities and open spaces are universally accessible to residents.
- As part of more detailed neighbourhood level planning ensure that appropriate community facilities are adequately distributed throughout the community.
- Require pedestrian-oriented design of all new facilities.



4 NEIGHBOURHOODS AND HOUSING

INTRODUCTION

One factor that contributes to a complete neighbourhood is having a housing stock that addresses the life cycle of neighbourhood residents. This life cycle starts with household formation as a single person or young couple needing an apartment or small house. As a family grows, the need for space becomes more important, so the neighbourhood needs housing with more bedrooms and perhaps a yard. As households grow in income they may want housing with more amenities, which should be available in the neighbourhood. As households age, there may be a desire to move to a smaller unit while remaining near friends and family. Finally, the elderly may need a unit that can accommodate their needs within walking distance of shopping and services.

The Neighbourhoods and Housing element emphasizes the importance of providing a variety of uses and amenities within neighbourhoods, a range of housing types throughout Sylvan Lake and the importance of providing housing opportunities for all segments of the Town's population. Key strategies addressed are:

- Provide a mix of land uses in neighbourhoods;
- Promote a mix of housing types in all neighbourhoods;
- Explore new incentives and strategies to provide affordable housing options throughout Sylvan Lake; and
- Ensure that infill development is compatible with the existing neighbourhood.



GOALS, OBJECTIVES AND POLICIES

OVERALL GOAL:

To create inclusive neighbourhoods in Sylvan Lake that contain a range of housing opportunities and related compatible uses supporting the needs and preferences of a variety of household types and income levels.

OBJECTIVE NH-1: Build Complete Neighbourhoods

Build strong, inclusive neighbourhoods designed to encourage healthy lifestyles, foster social interaction and provide a range of quality housing opportunities and related compatible uses supporting the needs and preferences of a variety of household types and income levels.

POLICY NH-1.1: Innovative Neighbourhood Design

Encourage innovative neighbourhood designs that respond to economic, demographic and market conditions that are in Sylvan Lake's best interests and align with the goals, objectives and policies in this Plan.



POLICY NH-1.2: Complete Neighbourhoods

Design neighbourhoods to include compatible non-residential uses and amenity spaces/facilities, such as small scale commercial services, places of worship, community halls, or other public uses that serve the area residents and create neighbourhood identity.



POLICY NH-1.3: Housing Mix

Encourage a mix of housing types and forms in all residential neighbourhoods and avoid concentration of any single type of housing.

POLICY NH-1.4: Parks and Open Spaces

Distribute parks and open spaces throughout the neighbourhood to ensure maximum accessibility for all residents. Parks and open spaces should be:

- (a) Designed to provide a mix of uses and types, including both active and passive recreational opportunities for all ages;
- (b) Designed to retain as much of the existing natural vegetation and tree cover as possible where not used for active recreation;
- (c) Linked by a hard surfaced trail system, providing connectivity throughout the neighbourhood; and
- (d) In line with the Town's Parks and Open Space Master Plan and any applicable area structure plans.

POLICY NH-1.5: Connected Network

Design street layouts to maximize connectivity and provide safe spaces for all users, including, pedestrians, cyclists, vehicles and emergency response services.

POLICY NH-1.6: School Locations

Select school sites in collaboration with the school authorities to ensure locations are appropriate for all neighbourhoods they serve.

POLICY NH-1.7: Home Occupations

Support the development of home occupations where they do not have any significant adverse affects upon the neighbourhood.

OBJECTIVE NH-2: Increasing Supply of Affordable Housing

The availability of quality housing in Sylvan Lake is fundamental to the quality of life for all residents. Affordable housing provides stability for families, improves opportunities for education and career advancement and reduces risks for households that are dependent on low wages or fixed incomes. A strong supply of affordable housing is a key factor for community vitality and continued economic growth.

POLICY NH-2.1: Geographic Distribution of Affordable Units

Promote the distribution and production of affordable housing units throughout all areas of the Town so that one area is not clustered. New development will indicate potential sites within an approved Outline Plan.



POLICY NH-2.2: Affordable Housing Incentives

Explore the creation of development incentives that facilitate new proposals containing an affordable housing component.

POLICY NH-2.3: Review Potential Barriers

Review existing regulations and development processes to determine what modifications could remove barriers and provide incentives for affordable housing production.

POLICY NH-2.4: Aging in Place

Promote universal design and lifecycle housing to facilitate the ability of residents to age in place in their homes and neighbourhoods.

POLICY NH-2.5: Housing Partnerships

Encourage the development of innovative public-private partnerships in order to create and maintain affordable housing.

POLICY NH-2.6: Special Needs Housing

Support and encourage the creation and retention of special needs housing ensuring it's compatible in terms of use and built form with the surrounding context and is located in close proximity to commercial and other non-residential uses and parks and open spaces.

POLICY NH-2.7: Secondary Suites

Encourage the orderly placement and development of secondary suites in locations that meet the criteria set out within the land use bylaw.

OBJECTIVE NH-3: Locally Appropriate Infill

Vacant and underutilized parcels in and around existing neighbourhoods can be excellent locations for redevelopment adding housing, shopping, employment, entertainment and recreation options for nearby residents. Redevelopment of such sites will be compatible with the scale and character of existing neighbourhoods rather than imposing a suburban development pattern on traditional neighbourhoods.

POLICY NH-3.1: Context Sensitive Infill

Encourage infill development on vacant or underutilized parcels of land, provided the development is sensitive to the existing character of the neighbourhood having consideration for the following:

- (a) Compatibility in height, scale and design of adjacent buildings in the area;



- (b) Continuity with nearby streetscape and lot patterns;
- (c) Compatibility with surrounding land uses;
- (d) Appropriate landscaping, provisions for parking/loading, and preservation of existing vegetation;
- (e) Integration and preservation of buildings considered to have historical and/or architectural significance; and
- (f) Capacity of municipal utilities and infrastructure unless otherwise directed in an area redevelopment plan.

POLICY NH-3.2: Neighbourhood Redevelopment Plans

Identify and prioritize existing neighbourhoods that have a high level of planning needs and facilitate the creation of new planning tools for future redevelopment. This may include statutory planning documents such as an area redevelopment plan or non-statutory documents such as development guidelines.

OBJECTIVE NH-4: Sustainable Housing Supply

Encourage good quality, sustainable housing development that utilizes the best available construction techniques to produce long-lasting homes that do not require premature repairs or replacements.

Sustainability, as it relates specifically to housing addresses issues such as green building standards for new residential construction, improved energy efficiency for existing houses and sources of alternative energy.

POLICY NH-4.1: Promote Sustainability and Energy Efficiency

Promote the sustainable features of retaining the existing housing stock and explore partnership opportunities to provide programs that improve energy efficiency and encourage the use of sustainable principles in new construction.

POLICY NH-4.2: Green Building

Encourage green practices in housing construction and rehabilitation that support durable, healthy and energy-efficient homes.

5 Mobility

INTRODUCTION

Not only does the transportation system provide for the mobility of people and goods, but over the long term it influences patterns of growth and the level of economic activity through the accessibility it provides to adjacent land uses.

Roadway investments must be balanced with investments in other transportation modes. Bicycles and pedestrians are an important component of the transportation system. Residents will be encouraged to integrate bicycling and walking into their daily activities to promote a healthier lifestyle and improve energy conservation.



GOALS, OBJECTIVES AND POLICIES

OVERALL GOAL:

Sylvan Lake is accessible. The transportation network provides a wide variety of options that are efficient, reliable and cost-effective to serve diverse needs and capabilities of citizens. Strive to decrease car dependency through meaningful travel options and land use patterns that support walkability and sustainability.

OBJECTIVE MO-1: Build Complete Streets

Complete Streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street.

The Town and its citizens own the roadways and sidewalks so they need to work for everyone not just drivers. By designing for people, not just cars, we can make our streets more safe, attractive and welcoming for all.

POLICY MO-1.1: Multi-Modal Street Network

Promote Complete Streets design that include features such as traffic calming, street trees, wide sidewalks and multi-modal access throughout the Town, considering the needs of people of all ages and abilities.



POLICY MO-1.2: Accommodating Multiple Users

Ensure that all new roadway projects and major reconstruction projects provide appropriate and adequate right-of-way for safe and convenient movement for all users.

POLICY MO-1.3: Redefining Level of Service

Expand the use of level of service standards to include bicycle and pedestrian levels of service in the analysis of all new transportation improvement projects.

POLICY MO-1.4: Pedestrian-Friendly Road Design

Design Complete Street amenities with the pedestrian in mind, avoiding the use of traffic control and safety devices that favour vehicles.

POLICY MO-1.5: Designation of Complete Streets

Develop a framework for designating roadways under a Complete Streets classification. Create a hierarchy that accommodates multiple modes of travel.

POLICY MO-1.6: Universal Design Concepts

Incorporate universal design techniques into transportation improvements to accommodate pedestrians of all ages and abilities.

OBJECTIVE MO-2: Improve Bicycle and Pedestrian Circulation

Thinking in terms of a complete street leads to accommodating cyclists and pedestrians as a routine part of planning, design and construction of transportation facilities.

For the most part, experienced cyclists tend to favour sharing the street with motor vehicles or using bike lanes at the edge of pavement. Inexperienced cyclists and children tend to feel more comfortable on a segregated facility with some form of buffer between them and the travel lane. In order to create a bicycle friendly community, facilities designed to accommodate users of all skill levels must be provided.

Everyone who travels throughout the Town becomes a pedestrian for some portion of their trip. A functional, safe pedestrian realm is vital for successful multimodal street design. Pedestrians can generally be defined as persons walking or jogging, using wheelchairs or mobility aids and people walking their dogs or with children's strollers.

POLICY MO-2.1: Bicycle and Pedestrian Mobility

Maintain and construct safe and convenient pedestrian and bicycle facilities and networks that are universally accessible, adequately illuminated and properly designed to reduce conflicts among motor vehicles, bicycles and pedestrians.

POLICY MO-2.2: Bicycle and Pedestrian Connectivity

Where optimal street connectivity cannot be or has not been provided, non-motorized connections should be added to decrease walking and cycling trip lengths.

POLICY MO-2.3: Bicycle Facilities

Provide an adequate amount of secure, well-positioned bicycle parking at key trip attractors and generators throughout the community and explore incentives for new and existing work places to install bicycle facilities, such as personal lockers, secure parking and showers.

POLICY MO-2.4: Sidewalk Management

Continually update the sidewalk inventory to prioritize locations for new sidewalks, repairs and improvements, prioritizing areas near schools, parks, mixed residential and commercial areas.

POLICY MO-2.5: Safe Routes to School

Support infrastructure and programs that encourage children to walk and bicycle safely to school and coordinate with the School System to prioritize safe routes to school projects.

POLICY MO-2.6: Pedestrian Crossing Standards

Establish standards for maximum distances between pedestrian crossings that are associated with roadway classification to enhance walking.

POLICY MO-2.7: Education and Enforcement

Increase the acceptance and understanding among all road and pathway users to decrease conflicts between cyclists, pedestrians and motorists.

OBJECTIVE MO-3: Manage Transportation Demand

Transportation Demand Management (TDM) is a general term for strategies that increase overall system efficiency by encouraging a shift from single-occupant vehicle trips to multi-modal and high-occupant vehicle trips. The focus is on moving people and goods rather than motor vehicles. TDM seeks to reduce auto trips and vehicle miles travelled by increasing travel options, by providing incentives and information to encourage and help individuals modify their travel behaviours, or by reducing the physical need to travel through increasing transportation-efficient land uses.

POLICY MO-3.1: Access Management Strategies

Apply appropriate access management strategies based on a roadway's functional characteristics, surrounding land uses and the roadway's users focused on minimizing curb cuts to reduce vehicular conflicts, increase pedestrian safety and improve roadway capacity.

POLICY MO-3.2: Increasing Vehicle Occupancy

Encourage and support programs that increase vehicle occupancy and encourage employers to implement flexible work environments that promote reduced vehicle trips.

POLICY MO-3.3: Multi-Modal Grids

Minimize the use of cul-de-sacs and dead end streets as part of the transportation network design of new subdivision and development. Where dead-ends are unavoidable, ensure the grid is supported by multi-modal links providing additional mobility options.

POLICY MO-3.4: Network Alternatives

Consider the use of roundabouts at major intersections to calm traffic, increase safety, eliminate the need for traffic lights and create sites for public art and monuments.

POLICY MO-3.5: Connectivity Index

Consider the adoption of connectivity index standards within the subdivision and development regulations to promote greater connectivity of the street network. Outline Plans will be required to illustrate how connections points are achieved.



POLICY MO-3.6: Inter-jurisdictional Cooperation

Collaborate with the Province, Red Deer County and the adjacent Summer Villages to ensure coordination in the planning and construction of connections with the road and trail systems.

OBJECTIVE MO-4: Manage Parking Supply and Demand

Parking management is a general term for strategies that encourage more efficient use of existing parking facilities, reduce parking demand and shift travel to non-single-occupant vehicle modes. Smart management of parking helps to ensure access to retail businesses, provides access for visitors to major attractions and supports neighbourhood vitality.

The supply of free or inexpensive parking at the final destination is a key decision factor cited for choosing to drive a personal car rather than walking, cycling or carpool. When free or inexpensive parking is offered, it leads to over-use by all-day parkers who occupy valuable spaces at the expense of short-term parkers.

POLICY MO-4.1: On-Street Parking

Maximize the location of on-street parking adjacent to sidewalks as a buffer to vehicular traffic, for customer convenience and to maximize on-street parking turnover. Minimize parking between building fronts and the sidewalk.

POLICY MO-4.2: Shared Parking

Explore the creation of shared parking calculations for mixed use developments for land uses where peak parking demand occurs at different times of the day, reducing the total number of spaces required.

POLICY MO-4.3: Parking Structures

Explore the potential to construct parking garages provided they are lined with habitable or storefront space as a long-term strategy to increase parking supply on valuable lands.

POLICY MO-4.4: Low Impact Development

Incorporate green infrastructure design and similar low-impact development principles for storm water management and landscaping in the construction of new off-street parking facilities.

Figure MO-4: Landscaped Parking Lots



POLICY MO-4.5: Parking Facility Awareness

Develop, enhance and promote a branded image for the network of parking facilities that clearly illustrates their locations in the Town Centre and Lakeshore areas.

POLICY MO-4.4: Parking Management

Assess and evaluate current parking standards within the land use bylaw and explore flexible cash-in-lieu of parking regulation.

POLICY MO-4.4: Supply Monitoring

Continue to monitor the parking supply, demand and utilisation rates on a regular interval to ensure current information is maintained. Explore the short and long term demands for parking by considering free versus paid parking locations.



6 PUBLIC INFRASTRUCTURE

INTRODUCTION

To sustain the existing development and support future needs within the Town adequate infrastructure must be provided. Any improvements to the Town's infrastructure must be done in a sustainable and environmentally-sensitive manner.

Beyond major investments for new infrastructure construction the Town's utility systems require continual investment to keep pace with demand, replace aging facilities and keep systems in a state of good repair. These vital systems are critical to the Town's continued growth and development and their proper functioning have major environmental implications.

Adequate funding is essential to maintaining utility systems. Political imperatives push for the lowest possible rates even as maintenance and investment backlogs accrue. The utility rate structure should include all costs to fully operate, maintain, rehabilitate, replace and expand its utility infrastructure in order to build incentives to make wise use of resources while fully funding all utility system needs.

As the Town continues to develop, growth must proceed with the expansion of the Town's utility systems. Leapfrog development patterns and unplanned extensions undermine the goal of system efficiency.



GOALS, OBJECTIVES AND POLICIES

OVERALL GOAL:

Ensure that all infrastructure networks meet existing and projected demands in a manner that will minimize environmental impacts.

OBJECTIVE PI-1: Provide Adequate Utility Systems

While Sylvan Lake's continued growth focuses attention on new infrastructure, it is a key component of managing any utility system to keep the existing infrastructure in good repair and to maximize the utilization of those infrastructure investments already made.

POLICY PI-1.1: Infrastructure Maintenance

Rehabilitate and maintain existing public infrastructure networks to accommodate infill and to allow for the most efficient use of existing infrastructure.

POLICY PI-1.2: Link Growth and Infrastructure

Focus growth in areas adequately served by existing or planned utility infrastructure.

POLICY PI-1.3: Full Cost Pricing

Encourage full cost pricing to recognize the real long-term cost of service, which includes maintaining infrastructure in a state of good repair.

POLICY PI-1.4: Infrastructure Funding

Ensure the coordination of network expansions and new developments, requiring that developers benefiting from public infrastructure participate fully in the financing of that infrastructure through off-site levies.

OBJECTIVE PI-2: Ensure Sustainable Drinking Water Sources

The capacity of the Town's drinking water system is defined by two variables: 1) quantity of water available to be extracted; and 2) the capacity of treatment plants.

The latter is under human control, while the former depends in part on environmental factors beyond human control. Measures to manage demand and increase system efficiency will be important to expanding

treatment capacity. A major element in the overall water strategy will be slowing the growth in demand through increased efficiency and conservation.

POLICY PI-2.1: Drinking Water Delivery

Provide for the safe and efficient delivery of high quality drinking water.

POLICY PI-2.2: Alternative Water Sources

Explore the development of a reclaimed water system to relieve pressures on the potable water treatment system.

POLICY PI-2.3: Water Conservation

Increase the use of water conservation measures and engage the public to promote an understanding of the need for water conservation and reuse.

OBJECTIVE PI-3: Effectively Manage Storm Water Collection

Urban runoff is the primary pollutant source for the region's lakes, streams and other surface waters. Poorly controlled runoff contributes to increased rates of stream bank erosion and lake sedimentation. Runoff not only degrades the environment but also imposes costs on downstream neighbourhoods and communities. Ongoing improvements to the storm water infrastructure networks, programs and regulations will be directed to improving the overall health of urban watersheds.

Well-designed storm water retention systems, composed of “soft” structures such as ponds, swales or wetlands or “hard” drainage structures, such as pipes and concrete channels, can reduce the demand on the storm sewer system during rain events.

POLICY PI-3.1: Sustainable Storm Water Management

Reduce runoff velocity and improve water quality from existing and new development using sustainable infrastructure techniques that use soils and vegetation to capture, cleanse and reuse storm water runoff.

POLICY PI-3.2: Rainwater Collection and Storage

Encourage the use of rainwater collection and storage systems such as rain barrels and rain gardens, where adjacent waters are not vulnerable to minor reductions to water flow.





OBJECTIVE PI-4: Decrease Solid Waste Generation

A key component of creating a sustainable community is to reduce waste and reuse as much as possible. The Town's recycling programs are successful, but additional efforts to increase participation and reduce the costs are needed. The Town continues to strive to decrease the overall amount of waste generated and to divert as much of the remaining waste stream away from the landfill as is practicable.

POLICY PI-4.1: Completeness of Solid Waste Services

Invest in the solid waste management and recycling collection services to expand the services to a broader range of solid waste generators.

POLICY PI-4.2: Waste Reduction

Develop innovative and proactive programs that promote the reduction of the solid waste stream.

POLICY PI-4.3: Funding Waste Management

Pursue a fair and equitable funding system to cover current and future costs associated with the programs and services needed to reduce waste generation.

POLICY PI-4.4: Waste Conversion

Explore and evaluate opportunities to utilize solid waste as a source of energy.

7 ECONOMIC DEVELOPMENT

INTRODUCTION

Economic development, broadly defined, refers to the process of local wealth creation that is displayed by growth in jobs, income and investment and supported by improvements in the social, built and natural environment.

Sylvan Lake's role in shaping macro-level economic policy and strategy is somewhat limited. Thus, this element focuses on local initiatives that will enhance the Town's economic competitiveness through land use planning for employment and mixed use centres and corridors, fostering entrepreneurship and workforce development and enhancing the hospitality and tourism sectors. The Town will continue to work with its regional partners on advancing the regional economy and its healthy economic growth and diversity, with an equal focus on recruiting new business, retaining and expanding existing business and revitalizing key target areas.

The goals, objectives and policies within this element address the following key economic development issues:

- An orderly economic development organizational structure;
- Investment in aging commercial areas to compete effectively with new retail development;
- Build commercial centres in new and existing neighbourhoods;
- Expand the base of small businesses;
- Improved workforce training opportunities;
- Adequate land supplies to accommodate the diverse needs of different economic sectors; and
- Harness the benefits of arts, culture, entertainment, hospitality and tourism to create jobs and enhance the community's quality of life.
- Focus on meeting permanent resident needs while balancing the needs of seasonal residents and tourists.

GOALS, OBJECTIVES AND POLICIES

OVERALL GOAL:

Build a foundation for economic prosperity that nurtures the overall health and vitality and builds an atmosphere of innovation and development conditions that foster businesses both large and small.

OBJECTIVE ED-1: Neighbourhood Reinvestment

Over time, needs change, standards and technologies progress and consumer preferences evolve. Without reinvestment to help shopping centres and business districts stay current with these changes, some will become obsolete and be left with corresponding low rents, high vacancies, deteriorating building stock and general decay. It is easy for private retailers to abandon these older areas and move on to modern shopping centres further out. Facilities are left behind physically and economically, impacting otherwise healthy adjoining neighbourhoods. Quality retail in or near a residential neighbourhood can provide a gathering place for residents while reducing the need to drive to meet basic needs. The increased sense of place and convenience of such neighbourhoods can provide a competitive advantage when attracting an educated workforce.

POLICY ED-1.1: Targeted Infrastructure Investment

Invest in public infrastructure in a targeted manner in older neighbourhoods and business districts to enhance residents' quality of life and improve the neighbourhoods' ability to attract new residents.

OBJECTIVE ED-2: Entrepreneur and Business Development

Continuing to grow and develop Sylvan Lake's business base to provide good jobs for Town residents is critical to a sustainable future. All economies experience continual shifts as existing businesses close or move and new businesses are born. To be successful, more new businesses must be created than are lost and a share of those new businesses must achieve good long-term growth.

Recruitment should target businesses most likely to find Sylvan Lake an attractive location with an appropriate workforce. Sylvan Lake can be selective in the industries it seeks, emphasizing those compatible with the Town's vision. These industries are the target of focused marketing and

recruitment efforts, although all sectors are encouraged to grow and invest in Sylvan Lake and the region.

POLICY ED-2.1: Targeted Growth Sectors

Continue coordination with local economic development organizations and institutions to identify specific industry growth sectors on which Sylvan Lake should focus local development efforts.

POLICY ED-2.2: Reducing Barriers to Targeted Growth

Assist the Town's largest employment sectors and targeted businesses and industries to resolve land use constraints so they can continue to grow, expand job opportunities and contribute to a stable economic base.

POLICY ED-2.3: Home-Based Businesses and Cottage Industries

Support low-impact home based businesses and cottage industries in mixed-use districts, on appropriate General Commercial and Light Industrial lands and in residential areas, ensuring that the proposed business does not pose negative impacts on the adjacent neighbourhood.

POLICY ED-2.4: Creative Industry Growth

Promote job creation and growth in creative industry sectors (broadly defined to include knowledge workers, creative professionals, researchers, artists, educators and others) through economic development programs and incentives.

POLICY ED-2.5: Small Business Support

Support infrastructure enhancements, flexible policies and programs and the adaptive reuse of buildings so local, small and creative businesses can thrive and innovate.

OBJECTIVE ED-3: Expand Workforce Training

Increasingly, a region's greatest economic asset is its workforce. As national and regional economies increasingly shift to knowledge-based industries as a diversification strategy, a skilled and trained workforce is essential in competing for new businesses. Providing all residents with good jobs depends on helping them prepare themselves with the full range of necessary skills.

POLICY ED-3.1: Diversified Business Recruitment

Encourage a broad range of employment opportunities for all residents by recruiting a range of business types.

POLICY ED-3.2: Education and Employment

Work with the public school system, training providers, post-secondary educational institutions and the private sector to ensure the workforce has the basic skills and job-specific training necessary to gain employment.

OBJECTIVE ED-4: Coordinate Economic Development and Land Use

Land use policy shapes the urban form, creating memorable places and amenities that help Sylvan Lake compete for businesses and residents. Mixed-use environments that allow residents to walk or bike to reach their jobs, shops, services, restaurants and entertainment can help the Town attract and retain its skilled workforce. Reducing residents' and employees' dependence on automobiles will help reduce the personal and community costs of transportation.

POLICY ED-4.1: Create Attractive Economic Development Sites

Create attractive and functional sites for infill, new and growing businesses through streetscape and other public realm improvements.

POLICY ED-4.2: Support Retail Infill and Reinvestment

Ensure that land use patterns and regulations support commercial infill and do not abandon existing retail centres.

POLICY ED-4.3: Adapt new Economic Development Strategies

Integrate physical, land use and economic development planning activities to support economic development rather than an over-reliance on traditional marketing, business recruitment and business retention strategies.

OBJECTIVE ED-5: Enhanced Hospitality and Tourism Opportunities

Tourism provides important support for local serving retail and restaurants as well as many entry-level jobs for residents. The Town's many recreation resources offer valuable opportunities to enhance tourism and expand the local economy.

Sylvan Lake offers many of the experiences that make a great tourist destination: active recreation, an emerging arts and culture scene, access to natural features and diverse offerings in dining, lodging and shopping. As such, Sylvan Lake is a successful tourist destination and tourism remains an important part of the economy.

POLICY ED-5.1: Special Events and Attractions

Promote recreation, events and attractions that extend and enhance Sylvan Lake's tourism sector.

POLICY ED-5.2: Promote Suitable Lodging Facilities

Work with developers, the hotel and accommodation sector and other local organizations to plan and provide diverse and accessible lodging and accommodations to support tourism growth.

POLICY ED-5.3: Provincial Park Improvements

Collaborate with the Province in regard to the improvement of the Provincial Park and its facilities in co-ordination with the comprehensive planning of adjacent areas.



8 PARKS, RECREATION AND CULTURE

INTRODUCTION

Parks, recreation and open spaces have played a central role in community life and the Town's urban form. As the Town continues to develop at a rapid pace, it will need to provide for new parks and recreation areas and conserve additional open spaces for an expanding population.

Additionally, arts and culture are an integral part of a community's liveability. A commitment to arts and culture is essential to the health, well-being and vitality of the Town. In an era of competition for resources, residents, businesses and tourists, arts and culture can provide the competitive edge that attracts residents and businesses.

The Town strives to provide parks and recreational facilities that would create a balanced system across the community that respond to the varied needs of residents.

The goals, objectives and policies within this element address the following key parks, recreation and culture issues:

- Maintaining existing passive and active parks and recreation facilities;
- Addressing the need for walkable neighbourhood parks in existing and new parts of the Town;
- Enhancing access to and awareness of natural areas;
- Providing interconnectivity between parks and open spaces both locally and regionally;
- Integrating the parks and recreation system into a broader context of green infrastructure to maximize ecosystem conservation;
- Build a comprehensive public art program; and
- Incorporate art and culture into the overall planning process when assessing and evaluating infill and new development.

GOALS, OBJECTIVES AND POLICIES

OVERALL GOAL:

To create integrated, accessible and well-planned facilities, along with an open space and parks system that supports a broad range of recreation and cultural opportunities catering to diverse groups and promote quality art and cultural programming that enlivens and celebrates the Town and region.

OBJECTIVE PRC-1: Continual Planning for Parks

Planning is fundamental to every step of the process by which new parks are created, starting with the determination of parks and recreation needs, to the identification and analysis of potential sites for acquisition, to the development of detailed park master plans for specific park sites. As public needs and priorities change, plans and the processes used to create them must also evolve to remain current.

POLICY PRC-1.1: Plan Updates

Maintain all relevant parks and open space plans as well as other special purpose park plans current through a regular schedule of evaluations and updates.

POLICY PRC-1.2: Coordinated Park Planning

Encourage an interdepartmental collaborative process to coordinate with external partners to align site selection, land acquisition, design and construction opportunities with growth projection and demographic information.

POLICY PRC-1.3: Public Safety Design Principles

Improve collaboration between public safety providers and planning and development to incorporate Crime Prevention through Environmental Design (CPTED) best management practices.





OBJECTIVE PRC-2: Adequate Land Supply for Parks

In order to provide recreation lands and facilities, the Town will continue to acquire the rights to develop parks through outright ownership, access easements and/or partnerships with external agencies or organizations. In addition to acquiring land the Town will continue to evaluate property that is undeveloped or worthy of maintaining as open space through a systematic evaluation using the latest available data and information.

POLICY PRC-2.1: Acquisition Opportunities

Pursue land acquisition as opportunities arise on sites that are compatible with the mission of the Parks and Recreation Department.

POLICY PRC-2.2: Adaptive Reuse for Recreation Purposes

Explore opportunities for providing neighbourhood park elements through innovative and adaptive reuse of underutilized or vacant properties.

POLICY PRC-2.3: Reserve Dedication in Predominantly Residential Areas

Focus reserve dedication in the form of land for the assembly of sites appropriate for school and/or parks and recreation areas, in support and in accordance with Policy NE 1.9 Municipal Reserve Dedication.

[Bylaw 1686/2015]

POLICY PRC-2.4: Reserve Dedication in Predominantly Commercial Areas

Explore reserve dedication in the form of land, cash-in lieu or a combination of land and cash as determined by the Subdivision Authority, in support and in accordance with Policy NE 1.9 Municipal Reserve Dedication.

[Bylaw 1686/2015]

POLICY PRC-2.5: Reserve Dedication in Predominantly Industrial Areas

Seek reserve dedication in the form of cash in lieu of reserve, unless land dedication is necessary to separate residential and non-residential land uses. Alternatively, at the Town's discretion, reserve dedications from these areas may be deferred to other lands owned by the same developer within the Town. Proposals for deferral of municipal and school reserve will be described in detail in the applicable Outline Plan.

POLICY PRC-2.6: Lands Ineligible for Reserve Dedication

Those areas required for active pipeline rights-of-way, active batteries or oil and gas well sites, and storm water management facilities will not generally



be accepted for reserve dedication due to the constraints upon their public use. These land areas will typically be designated as Public Utility Lots.

OBJECTIVE PRC-3: Variety of Recreation Facilities and Programs

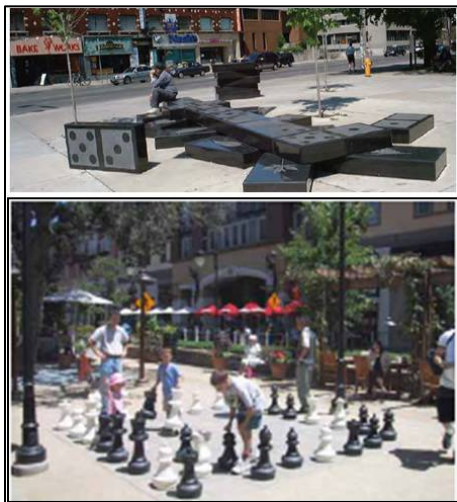
In order to maintain itself as a centre of growth and prosperity, the Town must continue to provide a balance of opportunities for citizens to choose both active and passive recreation opportunities in their daily lives. The indoor and outdoor facilities that support the programs and informal non-programmed uses available to residents and visitors must be available in sufficient quantity, quality, size, design and geographic distribution to allow full participation for people of all ages.

POLICY PRC-3.1: Sustainable Park Design

Incorporate sustainable design elements in the development and management of park sites and recreation facilities.

POLICY PRC-3.2: Quality Civic Spaces

Provide citizens access to high quality civic spaces that are integrated into existing neighbourhoods and new development.



POLICY PRC-3.3: Universal Access

Develop recreational facilities that are universally accessible to all residents.

POLICY PRC-3.4: Healthy Lifestyle

Encourage healthy and active lifestyles by increasing access to recreational facilities and open space. Trail connectivity between subdivisions is encouraged.

POLICY PRC-3.5: Trails and Connectivity

Incorporate trails, linear parks and greenways, including pipeline and railroad corridors, into recreation planning and facility development to provide connections between other parks and recreation facilities and open spaces.

POLICY PRC-3.6: Joint Use of Schools

Work collaboratively, where feasible, with the School Board on the joint use of school properties for public recreation.

OBJECTIVE PRC-4: Incorporate Public Art and Cultural Facilities/Venues in the Community

Public art is an excellent way to create a diverse audience for the arts. Integrating public art into the urban landscape provides the opportunity to support arts and culture in general.

Public art should be incorporated into both public and private developments, including the exploration of innovative ideas to incorporate art in the public realm and the Town needs to continue to evaluate and expand cultural venues to cater to the increasing entertainment needs of residents.

POLICY PRC-4.1: Public Art as a part of Public Projects

Incorporate public art into the planning and development process for publicly funded projects or development on Town owned lands.

POLICY PRC-4.2: Arts Clusters

Promote the development of identifiable clusters and encourage the location of arts and cultural venues in proximity to complementary uses such as coffee shops, dining and drinking establishments.

PRC-4.3: Public Art and Neighbourhood Identity

Encourage the use of public art to create neighbourhood identity.

PRC-4.4: Cultural Partnerships

Explore developing partnerships with groups, agencies or institutions to broaden the cultural facilities and programs available to residents.





9 NATURAL ENVIRONMENT

INTRODUCTION

Issues such as clean air and climate change, water quality and quantity, land conservation and habitat protection and material resource management all influence urban sustainability. The efforts required to move toward a more sustainable future will also help move toward more comprehensive solutions to complex environmental problems.

The proper design and management of the physical environment (both natural and man-made) will determine if we are able to provide an even better Sylvan Lake to future generations than the one we know today. An environmentally focused, collaborative effort on behalf of all parties working towards the realization of the Plan's vision and each of the core principles will be critical in transforming Sylvan Lake into a truly sustainable community.

The goals, objectives and policies within this element address the following key natural environment issues:

- Need to continue collaborative efforts to preserve the quality of the lake;
- Need an ongoing, coordinated effort to reduce adverse impacts on air quality through decreasing the reliance on the automobile and mitigating the loss of tree coverage and undeveloped land;
- Need for continued sensitivity for wildlife and natural habitat protection; and
- Need to continue efforts to increase the urban tree canopy and other initiatives that maintain and integrate nature into the urban areas.



GOALS, OBJECTIVES AND POLICIES

OVERALL GOAL:

Sylvan Lake is a green community. We are environmentally aware and ensure the long term health and quality of our community through responsible resource use and stewardship of Sylvan Lake's environment. Growth and infrastructure networks are well-managed to respect the limitations of our natural resources.

OBJECTIVE NE-1: Design with Nature

The design of the community should reflect Sylvan Lake's commitment to protecting and enhancing its environment. Design with nature is more than the development and stewardship of a quality park system. Rather, it is a commitment to understanding the ecological significance of place and to grow the community in a manner that both respects and takes advantage of natural resources.

POLICY NE-1.1: Green Infrastructure

Ensure the protection of Sylvan Lake's existing significant green infrastructure networks (natural resources, landscapes and ecological systems) through existing best management practices, stewardship and land use planning and regulation.

POLICY NE-1.2: Environmentally Sensitive Development

Ensure that growth and development is compatible with Sylvan Lake's natural form, vegetation, topography and water bodies. This can help decrease erosion, reduce storm water runoff and flooding, improve water quality, protect wildlife habitat and provide buffers and transitions between land uses.

POLICY NE-1.3: Open Space Preservation

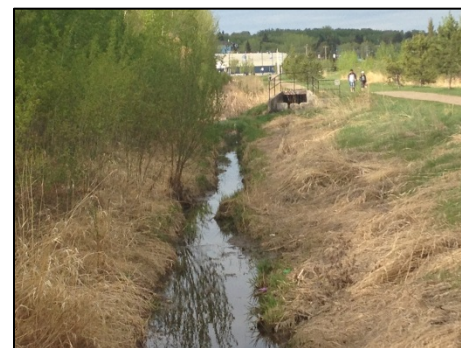
Where possible, identify opportunities to conserve open space networks, mature existing tree stands, floodplains, wildlife and aquatic habitats and significant natural features as part of public and private development plans and targeted acquisitions.

Green Infrastructure

Strategically planned and managed networks of natural lands, working landscapes and other open spaces that conserve ecosystem values and functions and provide associated benefits to human populations.

Elements of a green infrastructure network include parks, urban trees, trails, waterways, gardens, open spaces, wildlife habitats and storm water features that mimic natural hydrology and the relationships between them and the rest of the town.

The Conservation Fund





NATURAL ENVIRONMENT

POLICY NE-1.4: Environmental Reserve Dedication

Dedicate lands considered unsuitable for development as environmental reserve in accordance with the Municipal Government Act. In addition, the Town shall, as a condition of subdivision approval relating to any lands adjacent to Sylvan Lake's waterfront, require an environmental reserve or environmental reserve easement of not less than 30 m (98 ft) in width from Sylvan Lake's high water mark and/or top of bank to the lot line.

Notwithstanding the above, the Town shall as a condition of subdivision approval, require an environmental reserve or environmental reserve easement of not less than 30 metres (98 feet) in width from the high water mark and/or the top of bank of any watercourses to the lot line. A lesser reserve requirement may be considered by the Town based on the recommendations of a study undertaken by a qualified professional that demonstrates to the Town's satisfaction that the reduced reserve request will not have an adverse impact on the quality or flow of the watercourse.

[Bylaw 1686/2015]

POLICY NE-1.5: Identification of Lands Unsuitable for Development

Identify potential undevelopable lands and sensitive natural features through the Outline Plan process that qualify for dedication as environmental reserve.

POLICY NE-1.6: Use of Environmental Reserve

Retain lands dedicated as environmental reserve in their natural state and/or as part of the public trail system where necessary to ensure a continuous, integrated trail system.

POLICY NE-1.7: Green Building

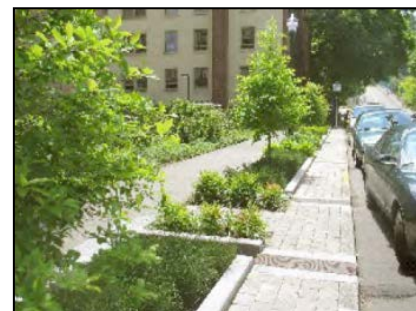
Promote architectural and construction techniques that exhibit sustainable design and technological innovations by encouraging LEED (Leadership in Environmental and Energy Design) certification, or its equivalent.

POLICY NE-1.8: Low Impact Development

Promote the use of Low Impact Development (LID) techniques to mitigate the impact of storm water runoff. This includes the potential use of rain gardens, rain barrels, pervious pavement and green roofs.

POLICY NE-1.9: Municipal Reserve Dedication

Where possible and in support of Parks, Recreation and Culture policies, on a non-industrial development site within ½ mile of Sylvan Lake which is greater than 2 ha in area, the developer will be encouraged to provide





NATURAL ENVIRONMENT

additional open space over and above the 10% municipal reserve required by the Municipal Government Act.

[Bylaw 1686/2015]

OBJECTIVE NE-2: Increased Environmental Awareness and Education

One of the most important efforts that Sylvan Lake can undertake to protect, conserve and steward the environment is engage residents through comprehensive environmental education programs and activities.

POLICY NE-2.1: Environmental Education

Develop and promote environmental education programs to foster broad public awareness of environmental issues and consequences and to promote greater appreciation and stewardship of our natural resources, locally and beyond.

POLICY NE-2.2: Environmental Justice Education

Increase awareness on the principles of environmental justice to promote equitable distributions of environmental burdens (pollution, waste disposal, noise, etc.) and access to environmental goods (nutritious foods, parks and recreation areas, clean air and water, etc.).



POLICY NE-2.3: Landscaping and Gardening

Encourage environmentally responsible landscaping and gardening practices that reduce water use and water pollution, including the increased use of locally appropriate species and reduced use of fertilizers and pesticides.

POLICY NE-2.4: Water Conservation

Improve and expand water conservation efforts and pursue cost effective processes to reuse and reclaim water.

POLICY NE-2.5: Rainwater Harvesting

Explore the use of active and passive water harvesting techniques including rain barrels and cisterns where feasible and effective.



OBJECTIVE NE-3: Tree Canopy Conservation and Growth

Trees in urban areas provide a number of benefits to the public and contribute to our quality of life. Besides their aesthetic appeal, they provide a number of tangible environmental benefits that often go unrecognized.

POLICY NE-3.1: Urban Forestry

Encourage the expansion and strengthening of urban forestry and tree preservation programs to protect the existing tree cover and add to it.

POLICY NE-3.2: Tree Canopy

Maintain appropriate tree canopy coverage on all available sidewalk planting/landscaping strips between the sidewalk and the curb.

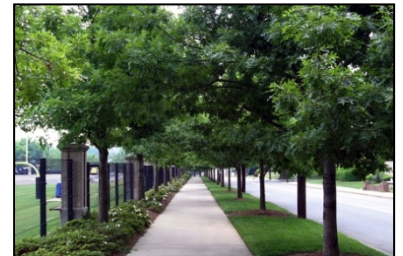
POLICY NE-3.3: Tree Selection

Select a mix of tree species based on their suitability to the site, their appropriateness for the region, their precedent for use in an urban setting and their expected mature size.



OBJECTIVE NE-4: Material Resource Management

Comprehensive material resource management does not just include waste management, but also the management of inputs and consumption patterns. While recycling is a step in the right direction, it is insufficient by itself as a means of achieving sustainability, as it merely deals with a fraction of the resources involved in the current linear system of extraction, production, distribution, consumption and disposal.



POLICY NE-4.1: Public Awareness of Waste Impacts

Promote public awareness regarding the implications of solid waste generation on the environment and the consumption and disposal practices that result in less waste generation as well as more efficient, environmentally sound use of resources.



POLICY NE-4.2: Increased Use of Recycling

Continue to expand curb side recycling programs and develop incentives for business and multi-family participation.

POLICY NE-4.3: Food Waste

Encourage food waste composting ranging from individual households to neighbourhood coordination with community gardens.

10 COMMUNITY HEALTH

INTRODUCTION

Health is affected by many overlapping factors, some internal and others external. A community's overall health is affected by the quality of the built environment as well as the services available. The built environment refers to the human-made surroundings, such as roads, neighbourhoods, parks and buildings that define the physical form of a community. The natural environment refers to resources, such as air, water, soil and vegetation. The built and natural environments that promote health and well-being place fewer demands on public health services. The ongoing discussion around obesity and its associated illnesses indicate the need to address healthy communities on all fronts. Addressing the design of cities and their neighbourhoods, corridors and centres is crucial in laying the groundwork for creating healthy communities.

The goals, objectives and policies within this element address the following key community health issues:

- Encourage increased physical activity through better design of the transportation network;
- Increased food security promoting local food sources;
- Better understanding of the impacts on health and well being resulting from community development standards; and
- Social inclusion and opportunities to engage all members of the community, with a focus on those segments of the population that don't typically participate in community planning.

GOALS, OBJECTIVES AND POLICIES

OVERALL GOAL:

Improve the overall physical and mental health of Sylvan Lake residents by increasing the quality of life in the region.

OBJECTIVE CH-1: Encourage Mental and Physical Wellness through Community Design

In healthy communities, culture, walking and bicycling are normal parts of daily life. Creating an active community environment means taking a look at the broader scope of where there are, and are not, opportunities to promote culture and safely walk and bicycle. It involves land use design, retrofitting the transportation infrastructure, funding and much more.

POLICY CH-1.1: Expanded Bicycle and Pedestrian Facilities

Encourage more active lifestyles through new development and redevelopment designs that support walking and cycling and continue to expand sidewalk and bicycle networks in neighbourhoods to create safer routes to schools.



POLICY CH-1.2: Increased Access to Culture and Recreation Facilities

Collaborate with local school boards to transform school yards into multi-use culture and recreation facilities and explore the opportunity to integrate fixed, durable outdoor fitness equipment and interpretive displays in parks.



POLICY CH-1.3: Awareness of the link between Health and Development

Continue to work with the development community on the education surrounding the connection between the built environment and public health.



OBJECTIVE CH-2: Improve Access to Local Food

The World Food Summit of 1996 defined food security as existing “when all people at all times have access to sufficient, safe, nutritious food to maintain a healthy and active life”. Commonly, the concept of food security is defined as including both physical and economic access to food that meets people's dietary needs as well as their food preferences.

Food security is built on three pillars:

- Food availability: sufficient quantities of food available on a consistent basis;
- Food access: having sufficient resources to obtain appropriate foods for a nutritious diet; and
- Food use: appropriate use based on knowledge of basic nutrition and care, as well as adequate water and sanitation.

Food security is a complex sustainable development issue, linked to health through malnutrition, but also to sustainable economic development, environment and trade.

POLICY CH-2.1: Food Security

Encourage research, policies and programs that increase food security, improve health outcomes and create social and economic opportunities.

POLICY CH-2.2: Greater Access to Community and Home Gardens

Encourage where appropriate, the creation of new community gardens on public lands, as well as the retention of existing community gardens. Provide educational seminars for home gardening covering topics such as climate tolerant species and types of gardening beds.

POLICY CH-2.4: Support for Farmer's Markets

Encourage broad access to fresh foods through farmer's markets and work with educational providers to increase awareness on the value of food.



11 REGIONAL COLLABORATION

INTRODUCTION

Inter-jurisdictional commuting patterns, shifting economies and environmental preservation are all examples of critical planning components that require thinking on a regional scale.

Sylvan Lake is part of a dynamic region and interacts with both rural and urban uses outside of the Town's boundaries and has become a popular tourist destination and desired place to live and work. As such, intermunicipal planning and regional cooperation with adjacent municipalities and government agencies is an important facet to municipal governance to achieve mutual objectives because growth pressures, development, recreation and environmental attributes and influences transcend municipal boundaries.

Recognizing that the lake is not just a local resource, cooperative working relationships are very important with surrounding municipalities while still maintaining the Town's autonomy in municipal matters. The Town of Sylvan Lake is also facing significant growth pressures, which are anticipated to continue well into the future.

The goals, objectives and policies within this element address the following key regional collaboration issues:

- Need to manage growth at a regional scale;
- Manage the loss of rural land and character;
- Need to protect and preserve regionally significant natural resources;
- Collaborate to change regional development and travel patterns as a coordinated effort to improve air quality;
- Collaborative approach to the stewardship of water resources and protection of water quality; and
- Collaboration on the provision of adequate public utilities, facilities and services.

GOALS, OBJECTIVES AND POLICIES

OVERALL GOAL:

Cooperate with adjacent municipalities and other government agencies to achieve mutual objectives benefiting residents and businesses in Sylvan Lake and helping to secure the Town's long-term position in the region.

OBJECTIVE RC-1: Coordinated Land Use and Growth Management

The Town currently exercises planning authority within its incorporated limits and works within the parameters of an Intermunicipal Development Plan with Red Deer County delineating future growth areas for the Town and jointly planning for future land uses on land adjacent to the Town's boundary seeking a unified and coordinated approach to a more sustainable pattern of growth.

POLICY RC-1.1: Regional Coordination on Emerging Issues

Promote intergovernmental coordination to focus on emerging development issues.

POLICY RC-1.2: Coordinate Land Use Planning Adjacent Sylvan Lake

Continue to pursue the integrated land use planning of the lake basin with Lacombe County, Red Deer County and the Summer Villages of Birchcliff, Half Moon Bay, Jarvis Bay, Norglenwold and Sunbreaker Cove to ensure sustainable land use practices, determining reasonable lake use and overall lake protection.

POLICY RC-1.3: Coordinated Service Delivery

Explore the implementation of intermunicipal agreements with Summer Villages to ensure orderly development practices, issue resolution and appropriate management and control for future growth areas with respect to municipal water/wastewater, waste management, road maintenance, protective and emergency services, cultural and recreational facilities and services and awareness and cooperation in the delivery of social programs.

POLICY RC-1.4: Municipal Referrals

Consult with municipalities surrounding Sylvan Lake to obtain their views on possible amendments to this Plan.

POLICY RC-1.5: Boundary Extensions

Promote the orderly annexation of lands from Red Deer County in accordance with the Intermunicipal Development Plan that supports sustainable community development practices for both municipalities and is justifiable based on existing land supplies and projected growth rates.

POLICY RC-1.6: Regional Open Space Networks

Support initiatives that work to create a protected, linked network of natural areas, trail systems, wildlife habitats and green spaces throughout the region.

OBJECTIVE RC-2: Regional Environmental Stewardship

Sylvan Lake has made a commitment to sustainability and recognizes that regional and collaborative action is necessary to improve resource stewardship and better manage regional growth in a fashion that improves the long-term health of human and ecological systems.

POLICY RC-2.1: Conservation Partnerships

Continue to promote and partner in the review, update and implementation of the Sylvan Lake Management Plan, and any successor plans. An essential purpose of these plans is to create more effective regional resource and ecosystem management and conservation programs.

POLICY RC-2.2: Water Supply Management

Work with neighbouring jurisdictions and existing and future organizations to manage and protect the regional water supply, including protecting the watershed from inappropriate development that would degrade water quality.

12 IMPLEMENTATION STRATEGY

INTRODUCTION

The success of any plan depends on the degree to which efforts are made to implement and integrate the plan's directions into municipal decision making. The Municipal Development Plan provides the means whereby Council, the Municipal Planning Commission, and Town staff can evaluate situations or proposals in the context of a long range plan for the Town of Sylvan Lake.

The Municipal Development Plan will ultimately be implemented through various statutory and non-statutory plans, the Town's Land Use Bylaw, and through outline plan preparation and adoption, and decisions on subdivision applications.

GOALS AND OBJECTIVES

OVERALL GOAL:

To promote the implementation and use of the Municipal Development Plan.

OBJECTIVE IS-1: Plan Compliance

The Municipal Development Plan will be implemented through other statutory and non-statutory plans and will ensure consistency between these plans and the Municipal Development Plan.

POLICY IS-1.1: Relation to Other Plan

All statutory plans and non-statutory plans adopted by the Town shall be consistent with the Municipal Development Plan.

POLICY IS-1.3: Periodic Review

A periodic review and amendment of the Municipal Development Plan will be undertaken every five years from the date of adoption.

OBJECTIVE IS-2: Guidance with using the Plan

In order to understand the Municipal Development Plan, guidance will be provided on interpreting and applying the goals, objectives, and policies. Through these efforts, the ability to foster awareness of land use planning policies and participation in planning processes by stakeholders and the public can be achieved.

[POLICY IS-2.1: Interpretation of Key Words](#)

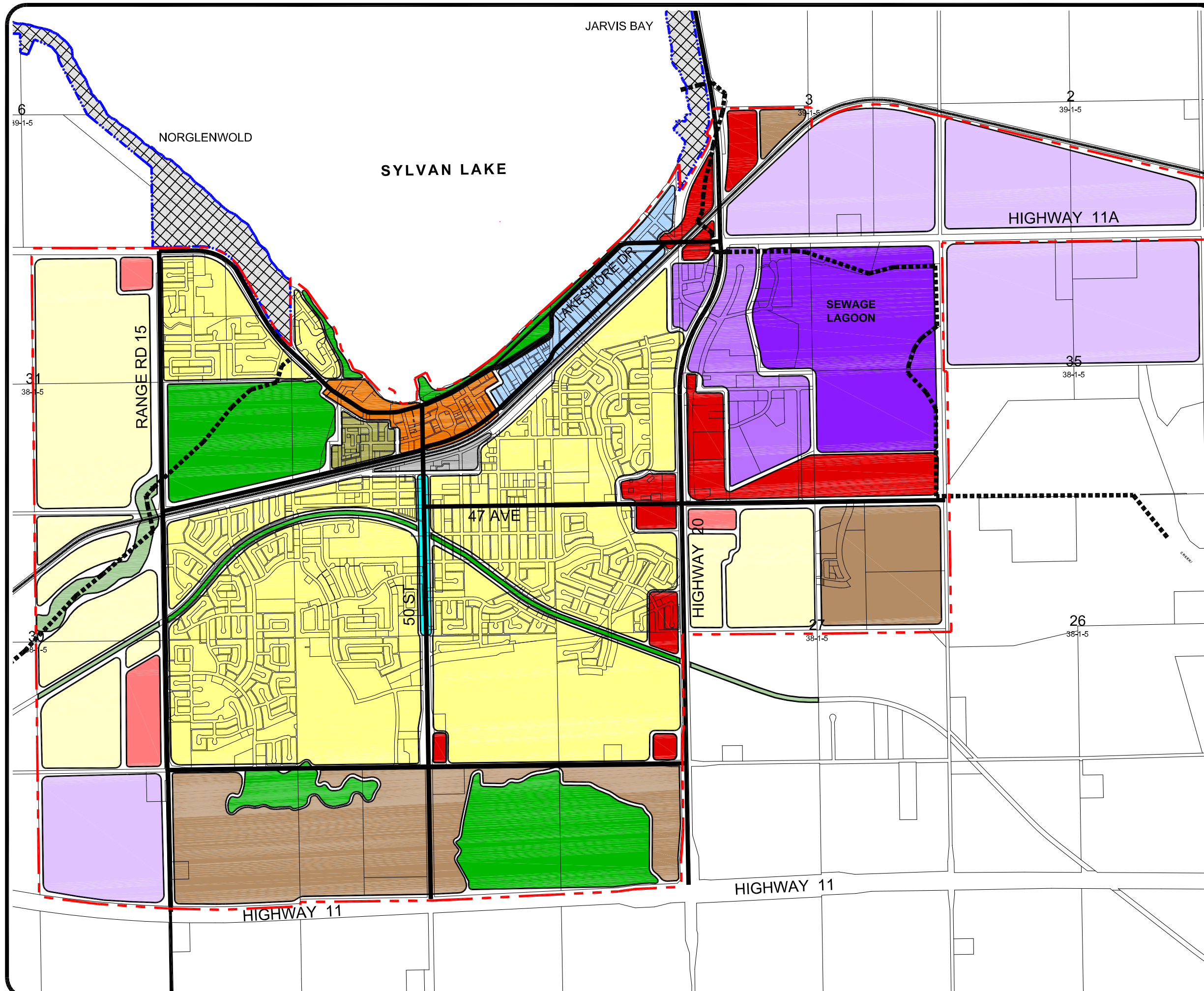
The Municipal Development Plan contains “shall”, “should” and “may” policies which are interpreted as follows:

- “Shall” policies must be complied with;
- “Should” policies mean compliance in principle but subject to the discretion of the applicable authority on a case by case basis; and
- “May” policies indicate that the applicable authority determines the level of compliance that is required.



FUTURE LAND USE MAP

The Generalized Future Land Use Concept Map is illustrated on the following page.



TOWN OF SYLVAN LAKE MUNICIPAL DEVELOPMENT PLAN

FUTURE LAND USES

- TOWN BOUNDARY
- KEY DRAINAGE COURSE
- X SUMMER VILLAGE

PROPOSED LAND USE IN CURRENT TOWN BOUNDARY

- URBAN NEIGHBOURHOOD
- DEVELOPING NEIGHBOURHOOD
- VILLAGE NEIGHBOURHOOD
- COTTAGE NEIGHBOURHOOD
- GENERAL COMMERCIAL
- TOWN CENTER
- CIVIC CENTER
- MIXED USE CORRIDOR
- LIGHT INDUSTRIAL
- GENERAL INDUSTRIAL
- PARKS AND OPEN SPACE

FUTURE DEVELOPMENT AREA

- RESIDENTIAL
- COMMERCIAL (GENERAL)
- INDUSTRIAL
- OPEN SPACE
- MAJOR ROAD NETWORK

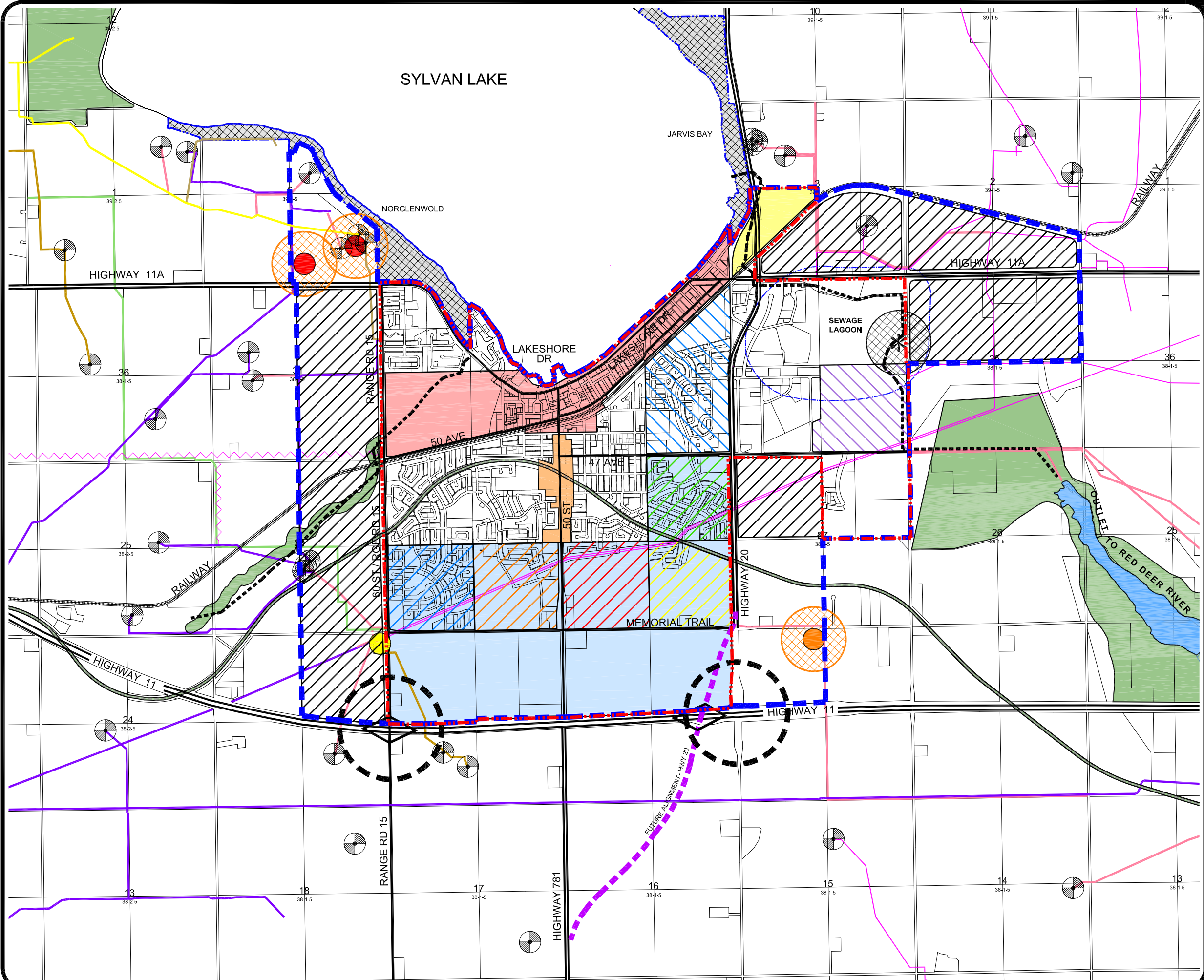
1. This map shows generalized indications of land use and is not intended for scaling or detailed design.
2. The land use patterns must be interpreted with the text of this plan. Detailed land use and boundaries will be identified through area structure plans.





SIGNIFICANT FEATURES MAP

The Generalized Significant Features Map is illustrated on the following page.



TOWN OF SYLVAN LAKE MUNICIPAL DEVELOPMENT PLAN

SIGNIFICANT FEATURES

- LONG TERM GROWTH AREA BOUNDARY
 - TOWN BOUNDARY
 - KEY DRAINAGE COURSE
 - SUMMER VILLAGE
 - LANDFILL
 - RECLAIMED LANDFILL
 - LANDFILL SETBACK
 - WASTE TRANSFER STATION (SETBACK 300m)
 - SEWATE LAGOON (SETBACK 300m)
 - ACTIVE RAILWAY
 - ABANDONED RAILWAY
 - OVERHEAD POWER TRANSMISSION LINE
 - PROVINCIAL HIGHWAY - DIVIDED
 - PROVINCIAL HIGHWAY
 - NATURAL AREA
 - PROPOSED ANNEXATION
- OIL / GAS INFRASTRUCTURE (OUTSIDE TOWN BOUNDARY)
- AGT PIPELINE
 - GAS PIPELINE
 - HIGH PRESSURE GAS PIPELINE
 - MULTIPLE PIPELINE
 - OIL PIPELINE
 - UNKNOWN PIPELINE
 - WELL
 - 100 METER WELL SETBACK
 - GAS PLANT
- PROPOSED HIGHWAY CHANGES
- NEW INTERCHANGES
 - PROPOSED REALIGNMENT (UNDER FURTHER EVALUATION)
- TOWN PLANS
- 50TH STREET ARP
 - BEACON HILL OUTLINE PLAN
 - CRESTVIEW OUTLINE PLAN
 - HEWLETT PARK OUTLINE PLAN
 - LAKEWAY LANDING OUTLINE PLAN
 - NORELL BUSINESS PARK (Proposed)
 - NORTH EAST ASP
 - RYDERS RIDGE OUTLINE PLAN
 - SOUTH ASP
 - VISTA'S AT RYDERS RIDGE OUTLINE PLAN
 - WATERFRONT ARP

B. DEVELOPING NEIGHBOURHOOD DESIGN GUIDELINES

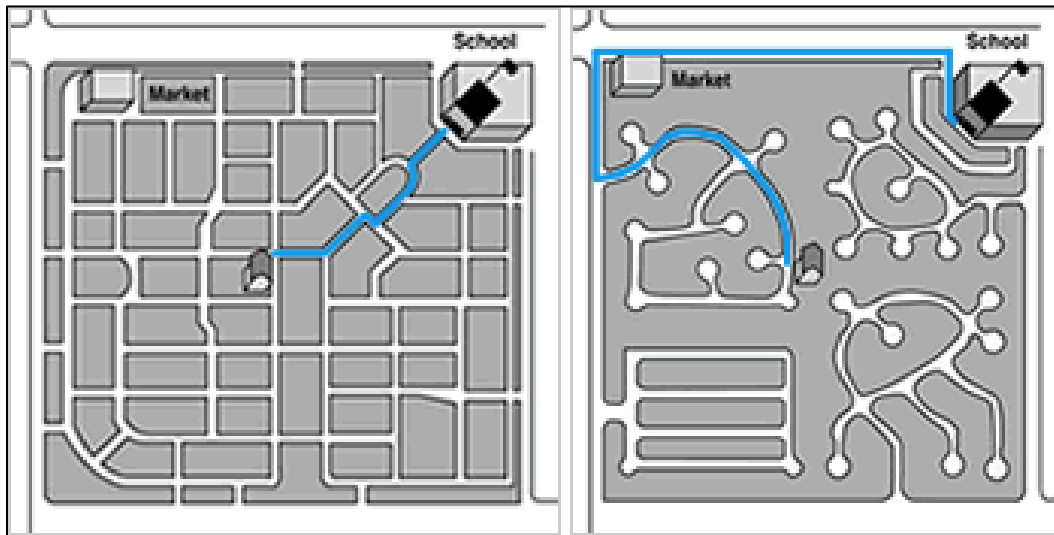
The guidelines illustrate the items that should be addressed as part of the preparation of any Outline Plan indicating how the development plans to address each of the identified components. The guidelines are organized under three general themes: Walkable, Sustainable and Memorable.

Walkable

A primary objective of all neighbourhoods is to promote and enhance walkability. All neighbourhoods should be designed to have convenient, accessible and direct access to surrounding neighbourhoods, parks, schools, shopping, jobs, etc.

- **Street Pattern:** Provide a modified grid pattern, as appropriate based on site conditions, that contributes to short walking distances, is based on a hierarchy of streets and provides multiple connections to adjoining neighbourhoods.

Figure LU-4: Connected Network vs. Sprawl Pattern



Source: Oregon Guide for Transportation and Growth Management

- **Pedestrian Friendly Design:** Create pedestrian friendly streets through attractive building facades, street trees and interesting streetscape elements. Promote "eyes on the street" by maximizing window openings facing public streets, park spaces and walkways.

- **Trails and Walkways:** Provide sidewalks along all street frontages and multiple pedestrian linkages to community trails, arterial streets, commercial and employment areas and neighbourhood focal points.
- **Traffic Calming:** Develop a consistent traffic calming program within the proposed street network focused at major pedestrian intersections and crossings.
- **Pedestrian-Shed:** Design neighbourhood units based on the pedestrian-shed concept, which is largely based on an approximate five minute walking distance (typically ranging from a 400-500 metre radius). Major pedestrian destinations, such as neighbourhood parks and focal points, should be included within each of the pedestrian-sheds.

Sustainable

Sustainable neighbourhoods are the building blocks for sustainable communities. The dynamism and diversity that characterize attractive communities rely upon a solid foundation of vital and coherent neighbourhoods.

- **Variety of Housing:** Ensure there are a variety of planned residential types that accommodate a range of household sizes, structures and income levels. A compilation of over 30 market studies conducted in new "traditional neighbourhoods" indicated an optimum mix of residential housing units approximated 60% allocated to single-family detached, 20% to single-family attached and 20% to multi-family. This should be used as a starting point and adjusted according to market conditions. (Note: study conducted between 2000 and 2006 by Zimmerman/Volk Associates, Inc. in neighbourhoods ranging from 400-4,500 housing units.)
- **Well Designed Open Space System:** Indicate how the design will establish an interconnected open space system through an appropriate distribution of park spaces. Any new development within the Waterfront Resort/Commercial area as shown on Map 9 of the Town's Waterfront Area Redevelopment Plan (ARP), must comply with Policy 4.3.3 (Implement Trail Network) of the Waterfront ARP.

[Bylaw 1686/2015]



- Conservation of Existing Features:** Identify and conserve natural features and cultural heritage resources and determine appropriate conservation techniques to integrate the existing features into the neighbourhood design.
- Build Complete Transportation System:** Indicate how the design of the transportation system contributes to fostering a complete street philosophy, balancing the competing needs of all travelers and integrating the street with the form and function of the surrounding land uses.
- Mix of Land Uses:** It is understood that the amount of non-residential uses will vary among neighbourhoods. An assortment of uses gives residents the ability to live, work, entertain themselves, exercise, shop and find daily needs and services within walking distances. Any mix of uses can dramatically reduce the number of external automobile trips. Each development proposal should indicate how it intends to provide a mix of uses within the neighbourhood in relation the proximity to different uses in adjacent neighbourhoods and the projected population.
- Age-Friendly:** A key feature of a sustainable neighbourhood is its ability to provide a range of uses and activities to ensure that the design of the neighbourhood does not marginalize any of its residents because of their age and physical ability. The design should indicate the relevant design features that contribute to creating an age-friendly community, including, but not limited to housing options providing opportunities to age in place, accessible transportation network to people of all ages, variety of activities within walking distance.
- Low-Impact Development:** Low-impact development is an ecologically friendly approach to site development and storm water management that aims to mitigate the impacts of development on land, air and water. The design should demonstrate any proposed low-impact development techniques including, but not limited to preservation of open space and minimizing land disturbance, protection of natural systems and processes, alternative design of traditional infrastructure (streets, sidewalks, etc.), incorporation of natural site features (i.e. wetlands) as design elements and micromanaging storm water at its source.



Memorable

A memorable neighbourhood is a far reaching term used to describe efforts to plan, design and manage highly desirable neighbourhoods using a holistic approach. A great neighbourhood is a higher order concept that goes beyond simply a location and its attributes and includes the effects of all those attributes on advancing social, environmental and economic objectives.

- **Gateway Features:** New neighbourhoods should include larger scale, more decorative entrance features at primary gateways, which are typically located at the major intersection entrances. Demonstrate coordinated gateway themes, including opportunities for smaller scale entrance features at secondary gateways.
- **Built Form:** Indicate how the built form of the proposed neighbourhood design reinforces the streetscape through building locations, lot configurations, building heights, rooflines, etc.
- **Street Trees:** Indicate how the neighbourhood design can maximize the planting of street trees to add visual interest along streetscapes, provide traffic calming effects and improve the pedestrian environment.
- **Street Furniture:** Indicate how other streetscape elements, such as lighting, signage and furniture will be integrated into the neighbourhood design and how a decorative theme can be integrated into the neighbourhood identity.



C. TOWN CENTRE GUIDELINES

What makes a Town Centre a great, walkable area? There are a number of subjective qualities, such as one's sense of comfort or safety, that are difficult to measure, as well as objective qualities, such as sidewalk width, traffic volumes, etc., that measure the physical features. The combination of the subjective and objective measures has been researched in a number of different communities to formulate the following general guidelines for a great Town Centre.

- **Imageability:** refers to the quality of a place that makes it distinct, recognizable and memorable. A place has high imageability when specific physical elements and their arrangement capture attention, evoke feelings and leave a lasting impression. Landmarks are a key component, though do not need to be large structures. What's important are their singularity and location.
- **Enclosure:** refers to the degree to which streets and other public spaces are visually defined by buildings, walls, trees and other vertical elements. Spaces where the height of vertical elements is proportionally related to the width of space between them have a room-like quality.

In an urban setting, enclosure is formed by lining the street or public space with unbroken building fronts of roughly equal height. The buildings become the walls of the outdoor room, the street and sidewalks become the floor and the sky projects as the ceiling.



- **Human Scale:** refers to a size, texture and articulation of physical elements that match the size and proportions of people and, equally important, correspond to the speed at which people walk. Building details, pavement texture, street trees and street furniture are all physical elements contributing to human scale.
- **Transparency:** refers to the degree to which people can see or perceive what lies beyond the edge of a street or other public space or, more specifically, whether people can perceive human activity beyond the edge. Transparency is most critical at the street level, where the greatest interaction between indoor and outdoor space occurs. Physical elements influencing transparency include walls, windows, doors, fences, landscaping and openings into mid-block spaces.
- **Complexity:** refers to the visual richness of a place. The complexity depends on the variety of the physical environment, specifically the number and kinds of buildings, architectural diversity and ornamentation, landscape elements, street furniture, signage and human activity.

Pedestrians generally prefer streets high in complexity since they provide interesting things to look at. Streets with too little information results in sensory deprivation, while too much creates sensory overload.

- **Coherence:** refers to a sense of visual order. The degree of coherence is influenced by whether or not the scale, character and arrangement of buildings and other physical elements are consistent and complementary. This does not imply mindless repetition or blandness, but rather a continuity of design and thematic ordering.





APPENDIX C – TOWN CENTRE GUIDELINES

- **Legibility:** refers to the ease with which the spatial structure of a place can be understood and navigated. The legibility is improved by a street network that provides travelers with a sense of orientation and relative location and by physical elements that serve as reference points.
- **Linkage:** refers to physical and visual connections that tend to unify disparate elements. Tree lines, building projections and marked crossings all create linkages. Linkage can occur along a street or across a street and can be defined as features that promote the interconnectedness of different places and that provide convenient access between them.

