



## Streetscape Guidelines

### Vision

The physical environment of downtown Prince Albert is intrinsically valuable. The important qualities of the community include its proximity to the North Saskatchewan River, the abundance of historically and architecturally significant residential and commercial structures, the attractive streetscapes, the diversity of housing types, and the presence of a thriving commercial area. Future development will continue with the existing heritage theme.

### Guiding principles

#### Distinctive Historical City District:

The Downtown district is intended to have a district historical theme which will be different from other districts in the City.

#### Preserve the Historic Built Environment:

Historic and architecturally significant buildings are assets which need to be preserved.

#### Promote Diversity of use:

The intent of the district is to be pedestrian friendly by promote mixed uses downtown including retail, office, hotels, housing, culture, entertainment, recreation and special events

#### Develop attractive Pedestrian links:

People must be able to walk between activity centers. Convenient links should be direct and physically attractive. These links must connect active retail, residential, restaurant and entertainment locations.

#### Access to the District:

Protect the district environment from the negative impacts of arterial roads running through the community, while maintaining reasonable vehicular and bicycle access to activity nodes within the area.

#### Proximity to the Riverfront:

The riverfront should be utilized thoughtfully and integrated with the Downtown District theme.

#### Environmental sustainability:

The incorporation of energy conservation materials and sustainable processes in buildings is encouraged.

## General

There are regulations governing the district. These regulations are available from the Economic Development and Planning department of the City of Prince Albert.

The intention of these guidelines is to maintain the exterior theme of the historical construction which stands in the downtown core from 1900 to 1939.

Ground floors of commercial buildings will not be used for residential use.

The exterior of historic buildings which are to remain should be refurbished to their original state using original material or appropriate low maintenance alternatives which meet the visual requirements.

New construction and renovations may use original material or appropriate low maintenance alternatives which meet the visual requirements of the historic area. The incorporation of energy conservation materials in all buildings is recommended provided they maintain the historic theme of the district.

Residences and businesses are encouraged to re-use and re-cycle all materials All construction must adhere to the City of Prince Albert's bylaws.

## Architectural Guidelines:

The following architectural guidelines apply to all developments within the designated areas. The guidelines provide a qualitative basis for design interpretation and are intended to assist developers, designers, municipal staff and Council to develop and evaluate design proposals.

### 1. Building Fronts-All Buildings



a) Street facing elevations should be parallel to the street. In the case of corner lots or parcels with multiple street frontages, a minimum of two street facing elevations should be parallel to the street.

b) Minimum building height should be 12 metres from grade to the cornice (eave) line.

c) Street frontage elevations of buildings located on corner lots should have equal quality architectural treatment.

- d) No street frontage building elevation should have any single horizontal wall length greater than 5.0 metres unless it contains distinct architectural elements such as projections, recesses, jogs or windows, to provide visual variety and interest.
- e) Where lanes exist, access to on-site parking and for loading and delivery zones should be provided from the lane.
- f) No parking should be permitted between a building elevation and a street
- g) Existing boulevard areas and sidewalk trees should be preserved as possible and should not be removed for new development or driveways
- h) Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Historic Preservation and Promotion Committee of PADIDA.
- i) Facades should employ the use of high quality exterior building materials including but not limited to brick, stone work and/or other natural like finishes common to heritage era buildings.
- j) On the side facing a street, buildings shall be constructed:
  - k) to the property line;
  - l) to the setback line from the property line; or
  - m) to the prescribed setback to allow for an amenity to the pedestrian environment.
- n) In the case of parcels with frontage on 3 or more streets, at least 2 of the building elevations should be built to the standards set out in subsection (b) above.
- o) A building on a corner lot should be constructed so that parking on the site is not visible from any street front.
- p) Street level elevations should replicate the historic pattern of storefront modules each containing design elements such as entrances, windows, canopies, projections, roof lines and signage.
- q) The ground floor of any street facing building elevation should contain a minimum of 70% windows. Windows of each building or adjoining buildings should not have window separation larger than 10 meters.
- r) Display windows should be provided adjacent to each retail front entrance,
- s) The minimum ground floor height should be 3.6 metres.
- t) Encourage pedestrian weather protection in the retail area and at or close to transit locations in the form of awnings, canopies, etc.

- u) Building cantilevers and attached permanent awnings and canopies shall not project more than 0.75 metres (2'6") from any front building face.



- v) Front entrances should be recessed 0.9 to 1.5 metres from the building face.
- w) Minimize the street frontage of entrance lobbies for non-retail uses on upper floors.

## Sign guidelines

### General:

Signage should be in keeping with the style, age and character of the building or streetscape. There is a special opportunity to create signs which make a positive impression for a business, and are appropriate on a historic building. Listed below are the six basic principles which will be utilized by the Historic Preservation and Promotion Committee of PADIDA when reviewing signage.

### Guidelines:

- a) No sign should conceal or alter architectural elements. Original architectural elements are of prime importance on heritage properties and take precedence over the requirements of modern commercial signage. Identification, not advertising, is to be the primary reason for placing signs on buildings. Corporate signage installation may need to be adapted to become sympathetic to a heritage building. Businesses are encouraged to consult with the Historic Preservation and Promotion Committee of PADIDA.

- b) Appropriate materials are typically those that were in use in the 1900 to 1939 period, such as wood or metal an alternative is appropriate low maintenance alternative which meets the visual requirement.
- c) The size of signage should be scaled to the requirements of pedestrian viewers



- d) The colour should complement the existing colour of building materials and be suitable for the type of business it identifies. For example, the colour scheme of all signage should incorporate one or more of the colours of original building materials that can be seen on the building facade.

- e) The following types of installation are generally appropriate:
- 1) Wall signage fixed flat to the building
  - 2) Projecting signage
  - 3) Street numbers painted on glass transoms
  - 4) Signage painted or etched on display windows
  - 5) Upper floor businesses may only use window signage and discrete directory signs at their ground floor entrance.

Signs should generally be centered between architectural elements and with sufficient wall space around the sign so that it appears in scale.

- f) Lighting for signage on buildings should be designed to complement the architectural features of the building. Choose designs that are period correct. Shield the bulb to prevent light pollution. Place the light source directly above flat signs or slightly to the left or right of projecting signs. Signs are not to be back lit.



- g) g.) There are regulations governing the size and placement of signage. These regulations are available from the Economic Development and Planning department of the City of Prince Albert.

## Open Spaces Guidelines

### General:

The buildings and open spaces visually define the downtown district.

Open spaces are, streets, lanes, sidewalks, parking lots, parks, etc The intent is to be pedestrian friendly with pedestrian links, provision for bicycle use and easy access to the district.

The retention and development of green space is encouraged.

### Open spaces guidelines:

a) Paving stones should not traverse a sidewalk, curb to store front.

b) Street lighting should be provided in a style reminiscent of the 1900 ~ 1939 period. The street lighting should be uniform in the district. Electric outlets should be provided at each tree with a means to energize the outlet at anytime of day. A provision for banners and hanging flower pots should be provided on all street lights.

c) Parking meter standards should be painted to match the street light standards. A method of securing a bicycle to two to three parking meters on each side of the street per block should be provided.

d) The design of flower planters should compliment the street lighting equipment. The maintenance of trees and flower planters along all sidewalks should be in a rotational basis to ensure yearly maintenance of all trees and flowers.

e) The installation of works of art or interpretive plaques is encouraged in the area. The selection and location of this art or plaques will be at the discretion of the Historic Preservation and Promotion Committee of PADBID.



f) Street furniture (garbage receptacles, benches, flower containers) should generally match the design of the street lighting.

There will be 6 garbage containers per block, 3 each side of the street in the district.



g.) Landlords shall provide lane garbage collection for tenants.

h.) Convenient locations for the collection and removal of all recyclables shall be provided.

i) Streets, lanes and parking lots should be cleaned on a regular basis  
Regular maintenance is required to ensure the long-term usability and visual appeal

j) Landlords will provide one electrified parking space per bedroom for all new developments or re-developments.

k.) Commercial customer parking. As of September 2008, a parking policy is in development by the City which will address commercial and residential parking in the district.



# Prince Albert Downtown Business Improvement District Map

