

Community Design Guidelines

Port Wallace



HALIFAX

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**Energy
and
Nature**

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**Movement
and
Connections**

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**Built Form
and
Layout**

1

Energy and Nature



GREAT COMMUNITIES PROTECT, CELEBRATE, AND CONSERVE ECOSYSTEMS AND NATURAL HABITATS.



Naturalized pond in urban park.



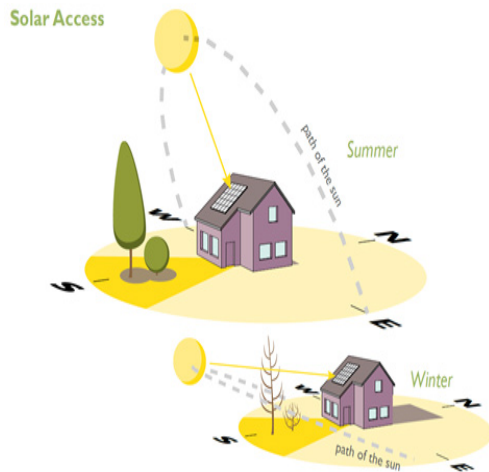
Street tree planting.



Recreation opportunities alongside conservation.

1. Preserve, enhance, and integrate natural features, functions, and networks through environmental sensitive design considerations. (E.g., drainage patterns, soil types, vegetation, riparian buffers, water courses, significant forest stands, sensitive habitats etc.).
2. Prepare and implement erosion and sedimentation control plans and storm water management plans to retain stormwater on site as possible and minimize impacts on receiving watercourses.
3. Plant trees along both sides of streets in a consistent and frequent pattern. Refer to the Urban Forest Master Plan for guidance on street tree planting.
4. Use native plants that are both indigenous and historically ecologically matched to the site.
5. Design parking lots with a storm water management plan and landscaping plan including tree canopy.
6. Minimize impervious surfaces by retaining natural vegetation; and providing landscaping and porous paving techniques.
7. Cluster development to reduce site coverage and minimize disturbance to natural, areas throughout the site.

GREAT COMMUNITIES USE NATURAL RESOURCES EFFICIENTLY AND RESPONSIBLY.



Solar access example.



Community vegetable garden.



Solar hot water panel.

1. Design and build communities with the goal of energy efficiency and minimal consumption of natural resources.
2. Work with existing slopes, watercourses and other natural features. For example, minimize cut and fill and avoid infilling wetlands.
3. Consider onsite and local energy production opportunities such as wind, solar, geothermal, deepwater cooling etc.
4. Cluster neighbourhoods and communities to benefit from land use efficiencies and joint use of infrastructure and potential to tap into district energy and waste heat recovery.
5. Build with high quality, durable materials that reduce energy needs and provide long life for the user. Use renewable, sustainable or recycled material as much as possible in all buildings and infrastructure.
6. Consider solar orientation in neighbourhood design. Build solar ready buildings that can easily accommodate solar heat/energy infrastructure in the future.
7. Consider adaptability and future re-use of commercial and institutional buildings.
8. Plan for local food production and access opportunities within the neighbourhood.
9. Allow for the future use of new technologies such as hookups for electric vehicles or car sharing.

2

Movement and Connections



GREAT COMMUNITIES ENSURE CONVENIENT ACCESS TO NUMEROUS AMENITIES AND MOBILITY OPTIONS.



Integrated transportation options.



Sidewalk cafe brings vibrancy to this residential street.



Active transportation greenway trail.

1. Reduce the need for personal vehicle travel, and improve ease of access by ensuring that people have many transportation options to reach their daily needs.
2. Build highest residential and commercial density near active transportation routes and transit stops.
3. Plan to connect to existing and future active transportation routes, greenways and public transit facilities. Consider natural corridors for regional active transportation and recreational trail networks.
4. Include safe and convenient pedestrian connections from the street to the main entrances of all commercial, office, retail, and institutional buildings.
5. Design active and public transportation networks to connect to community destinations and amenities.
6. Design a grid/path network where topography and environment allow.
7. Provide wayfinding signage to help people navigate the community.
8. Construct sidewalks on both sides of streets
9. Place commercial, office and retail buildings along the sidewalk with parking at the rear. Avoid parking lots between the street and sidewalk.
10. Provide customer bicycle parking which is visible from inside stores and from public spaces.
11. Heavy pedestrian areas with long blocks, and high traffic should include a mid-block pedestrian crossing (crosswalk or pathway). Also consider other traffic calming measures (e.g., speed bumps, landscaping).
12. Avoid cul-de-sacs and dead ends. Where these exist, ensure convenient pedestrian routes through pathways that approximate a pedestrian grid.

3

Built Form and Layout



GREAT COMMUNITIES CREATE A DISTINCT AND WELCOMING PUBLIC REALM.



Vibrant public space.

1. Use innovative and creative design practices and materials to build attractive and welcoming streets, buildings and public spaces.
2. Encourage distinctive character for communities and neighbourhoods and create a connection to place, by valuing and incorporating the historical, natural, and cultural context.
3. Use landscaping, public art, wayfinding, street design, and neighbourhood entry features to provide an inviting and welcoming experience.
4. Provide a focal point in street and public space design. Design elements should be aligned along the street. At street corners, consider setting the first few metres of the façade further back to enable people to meet and socialize.

GREAT COMMUNITIES PROVIDE ENGAGING AND INVITING PUBLIC SPACES.



Cultural activities in urban park.

1. Create visible, accessible and functional public spaces to foster safe, social, recreational, and cultural needs in the community.
2. Make public spaces inviting and engaging for community members using pedestrian scale lighting, ample seating, active and passive use spaces and diverse landscaping including trees.
3. Protect, conserve, and enhance existing ecological, cultural, and historical features and networks for use in public spaces.
4. Design communities that are accessible and welcoming for all segments of the population and all ranges of mobility and activity (Universal Design).



Heritage memorial in urban park.

GREAT COMMUNITIES PROVIDE VERSATILE AND DIVERSE HOUSING OPPORTUNITIES.

1. Early in the planning process ensure a wide variety and choice of housing type, tenure and cost within each community.
2. Provide a variety of housing, recreation and transportation options for residents at various stages of their lives.
3. Create a mix of housing types with 50% non single-family style units. Consider opportunities for accessory dwelling units.



Mixed-use streetscape.

GREAT COMMUNITIES ARE DESIGNED WITH QUALITY AND CONTEXT IN MIND.

1. Focus height at nodes and entryways.
2. Context is an important consideration. Building height and size should relate to other existing buildings in the surrounding context.
3. If large scale parking is necessary, ensure designed to be converted and integrated into the built form of the community in the future.
4. Use streetwall step-backs to reduce the impact of overall height.
5. A ratio of building height to distance between building faces greater than 1:6 will cause a loss in the sense of a pedestrian scaled street.
6. Activate streets through plazas and interesting landscaping, public art and other features that act as sensory 'sparks'.
7. Utilize high-quality materials on ground floor facades to enhance the pedestrian experience.
8. Blend buildings into the context by strategic use of materials.
9. Bring buildings closer to the crosswalk. The closer to the sidewalk, the easier it will be for the street to be pedestrian oriented. Remember to include room for landscaping, benches, patios etc.



Modern building with historic features.



Landscaping provided to complement built form.

GREAT COMMUNITIES INCLUDE COMPLEMENTARY AND BALANCED USES, AMENITIES, AND SERVICES.



Mixed uses with dense residential nearby.

1. Cluster compatible and complementary services, to create neighbourhood hubs that serve the greatest number of residents and can be supported by consumers within and between neighbourhoods.
2. Within mixed-use community hubs, where possible design for ground floor retail or customer-oriented offices facing the street to attract walk-in trade. Residential and office uses should be located on upper levels.
3. Limit large parking lots. Avoid placing parking in front of the building especially between the sidewalk and the main door.
4. Achieve density with compact block design and urban form rather than excessive use of tall buildings.
5. Where a building contains commercial or community uses, such uses should include windows and pedestrian entries and visible walkways facing the street/sidewalk at the ground floor level. For corner lots, locate walkways towards the intersection/crosswalks.
6. Place key amenities such as grocery stores, elementary schools, daycares, doctor's offices, etc. in convenient locations close to active transportation routes and transit facilities.

GREAT COMMUNITIES ARE RESPONSIVE, ADAPTABLE, AND FLEXIBLE.



Adaptive re-use of historic building.

1. Identify potential opportunities to address trends in land use needs, socioeconomic changes, and demographic shifts in the future.
2. Aim for innovative and high-quality design solutions to achieve the objectives of these design guidelines.