

352 Primrose

Design Guidelines



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City of Medicine Hat
Land & Business Support

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352 Primrose Drive SE

Design Guidelines



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1.0 Project Introduction

1.1 Project Intent

In keeping with the City Council Strategic Priorities as well as city-wide goals and policies of the Municipal Development Plan (MDP), the vision for 352 Primrose Drive SE ('the property') will be achieved through a set of design guidelines which will be used to inform decision making at the design guideline review stage.

Further to achieving the goals outlined in the MDP, these guidelines aim to encourage flexibility in design and innovation while providing clear and concise parameters for high-quality site layout, building architecture, and landscaping and fencing considerations. In order to create a positive and complimentary interface with the existing Connaught neighbourhood, the following themes should be considered:

- Develop a pedestrian focused human scaled development that integrates into the existing neighbourhood context;
- Create efficient connections for all modes of transportation;
- Develop a safe and connected residential development that creates clear connections to the adjacent and nearby open space;
- Develop a community design that celebrates high quality public realm elements;
- Establish a high-quality residential interface which is contextually relevant with the existing context of the Connaught neighbourhood; and
- Encourage safe, pedestrian-friendly community design through the application of the principles of Crime Prevention Through Environmental Design (CPTED).



1.2 Background Information

The following section provides an overview of background information related to the property which should be used to guide future decision making within the project boundary:

Collector Road: The north property boundary of 352 Primrose Drive SE is located along College Drive SE (classified as a Collector Road) providing both ease of access and traffic capacity for future residents.

Central Location: The property affords opportunities for future residents to have efficient access to city-wide employment areas and amenities given its central location. With the property location adjacent to College Drive SE, future residents will be ideally situated near Arterials and major roadways of College Avenue SE, Dunmore Road SE, and 13 Avenue SE; providing efficient vehicular and multi-modal access to all areas of the city.

Proximity to Employment Centre: The property is within ± 1 km of Medicine Hat College which is one of the city's largest employers (450+ employees). The recent redesignation of the property to Medium Density Residential (R-MD) promotes the MDP goal of increasing residential housing opportunities in areas close to compatible employment land uses.

Proximity to Services & Amenities: Situated along College Drive SE, 352 Primrose Drive SE is directly adjacent to the Connaught Golf Course and in close proximity to:

- Nearby shops and services along 13 Avenue SE;
- Restaurants and businesses along Dunmore Road SE;
- Multiple Places of Worship;
- Post-secondary educational institution (Medicine Hat College); and
- A major grocery market (CO-OP).

Proximity to Open Space: In addition to the adjacent golf course, the Connaught community overall contains a significant amount of open space. The property is adjacent to two Municipal Reserve (MR) parcels totaling ± 1.0 ha, and is directly across the street from another large open space which contains a play area and large water feature.

Additionally, the property is within ± 200 m of accessing the regional trail network which spans over 100 km throughout the city, and is within ± 1 km of the main entrance to Kin Coulee Park.

Proximity to Transit: The property is adjacent to an existing transit stop (Route 41) and across the street from an additional stop (Route 40). The R-MD District provides opportunity to promote additional ridership with a higher population base in the immediate vicinity of existing transit stops, reflective of the MDP's transit-oriented goals of locating higher density housing along transit routes.

Cycling Network: The property has direct access to dedicated cycling infrastructure along College Drive SE. R-MD development along the dedicated cycling route will aid in facilitating opportunity for an increased user base to the city-wide network, while promoting active-mode transportation within the immediate area. As per the 2010 Master Cycling Plan, the adjacent dedicated infrastructure provides a direct connection to Medicine Hat College with links to employment, services, and amenities along College Avenue SE and future connections to 13 Avenue SE (to be developed).

Compatible Land Use: The R-MD District is well-suited contextually to the mature neighbourhood of Connaught. With established multi-family development north of College Drive SE, an opportunity exists to effectively transition the R-MD and Low Density Residential (R-LD) land uses at the property location to create a positive streetscape with College Drive SE and Primrose Drive SE. Please note that development of Apartments will not be considered for the property.

1.3 Project Context

- **Address:** 352 Primrose Drive SE
- **City Region:** Connaught Neighbourhood
- **Legal Land Description:**
Plan 7711650; BLOCK 2; LOT 1
- **Land Use Description:** R-MD
- **Current Ownership:** City of Medicine Hat
- **Area:** 1.30 ha (3.21 ac)
- **Frontage:**
 - ±96 m (fronting College Drive SE)
 - ±60 m (fronting Primrose Drive SE)
- **Boundaries:** Delineated on the north by College Drive SE, Primrose Drive SE to the west, open space (park) to the east, Primrose Villa Seniors Housing to the southwest, and Connaught Golf Course to the southeast.
- **Other:** The property has been historically utilized as a lay-down yard to facilitate infrastructure upgrades along Primrose Drive SE. In more recent years, the property has been maintained as manicured grass and accessible to the public.
- **Legal Consideration:**
 - Utility Right of Way (UROW) Plan No. 771 1651 is registered on the property for an electric distribution line.
 - A new UROW will be registered for the storm manhole and outfall connecting to Primrose Drive SE, extension of the existing drainage ROW along Primrose Drive SE, and registration of the 750 mm concrete storm service main along College Drive SE.

1.4 Objectives & Outcomes

The principle objectives behind the 352 Primrose Design Guidelines is to ensure proper integration with the Connaught community, to uphold neighbourhood character, create a connected pedestrian environment, and compliment the existing context.

The interface with College Drive SE has been seen as critical to the ongoing success of Connaught neighbourhood. As such, the guidelines will aim to promote an effective interface with this important corridor.

The design guidelines outlined in this document are intended as measures to ensure the proposed built form fits within the context of the Connaught neighbourhood. The intent of the document is to encourage potential land developers and architects to design a site plan that positively interfaces with the neighbouring homes and further enhances the well-established character of the Connaught neighbourhood.

As noted in **Section 1.2**; for the utmost consideration to the existing Connaught community and to ensure proper transition with the adjacent built form; development of apartments is prohibited. As such, any proposals for the use of Apartments will not be considered.

As part of the Design Guidelines review, renderings of proposed development must also be prepared by the purchaser/developer to support the application.



Figure 1.0 Location Plan (aerial photo)



352 Primrose Drive SE

1.5 How to Use the Guidelines

The controls in this document are intended to help inform potential purchasers/developers of key considerations related to the property, as well as note additional requirements and considerations not captured within Medicine Hat Land Use Bylaw No. 4168.

As a benchmark for future development, these guidelines are informed by best practices in urban design but tailored to the unique conditions of the property. The following sections will help inform new development, while reinforcing the overall goals developed by the City of Medicine Hat.

The guidelines also allows for flexibility within certain parameters to encourage distinction, variety, and creative site design.

This document does not substitute a comprehensive review of proposed development by Planning & Development Services, nor supersede any requirements of the Land Use Bylaw.

Review of proposed development against these guidelines does not include a review for compliance under the City of Medicine Hat Land Use Bylaw, Alberta Building Code, nor other applicable regulations. The purchaser/developer is encouraged to schedule a pre-application meeting with Planning & Development Services prior to design guideline submission.



2.0 Site Development Guidelines

The built form interface with College Drive SE and landscape controls on College Drive SE and Primrose Drive SE are key elements in the overall coordination of local character, appearance, and connectivity to the surrounding neighbourhood. The following guidelines provide direction for site layout, building character, landscaping, signage, and proper integration with the existing neighbourhood context.

2.1 Development Controls

2.1.1 Building Platform (Buildable Area)

All buildings must be located entirely within the building platform (building area within the property, less setbacks). Improvements/landscaping outside the building platform within the property boundary may include structures such as decks, trellis, patios, gardens and BBQ areas.

Any structure shall be subject to the architectural and material guidelines and may not compromise the neighbourhood character. Appearance and scale of all structures must be shown on the Landscape Plan.

2.1.2 Site Coverage/Building Orientation

Siting of the building(s) must consider adjacent development to ensure proper integration with the existing neighbourhood.

It is also strongly encouraged that buildings front onto College Drive SE. Strong preference will be given to site plans with buildings fronting to College Drive SE.

All site plans should be architecturally considerate to any building designs backing onto College Drive SE. This form of development should consider design elements such as high amounts of glazing, landscaping treatments, and doors visible from the street.

To avoid improper interface conditions with College Drive SE, accessory structures in the rear yards of proposed development backing onto the street will not be permitted.

Controls:

- Maximum site coverage is 65%.[†]
- Multiple Unit Residential Development, Duplexes, and Cluster Housing built forms along Primrose Drive SE must front onto Primrose Drive SE.
- Development situated along Primrose Drive SE must face/front onto Primrose Drive SE.
- Sheds and accessory structures for dwellings backing onto College Drive SE are prohibited.

2.1.3 Density (UPH = units per hectare)

Controls:

- Minimum density of the property is 25 UPH.[†]
- Maximum density of the property if Multiple Unit Residential Development is 56 UPH.[†]

Calculations as follows:

- 25 UPH x 1.30 ha = 32.5 units (round to 33 units)
- 56 UPH x 1.30 ha = 72.8 units (round to 73 units)

Population calculations:

- 2.8 persons/unit x 33 units = 92 persons
- 2.5 persons/unit x 73 units = 182 persons

2.1.4 Development Setbacks[†]

Land Use	Front Setback	Ext. Side Setback	Int. Side Setback	Rear Setback
Duplex*	4.0 m	4.0 m	1.3 m	6.0 m
Multiple Unit Residential Development	4.0 m	4.0 m	2.0 m	7.5 m

* At the discretion of the Development Authority, Duplex shall meet the requirements of the R-LD Land Use District (Section 6.2.4 of Land Use Bylaw No. 4168).

[†] as required by the Medicine Hat Land Use Bylaw No. 4168

2.1.5 Driveways and Parking

Access to the property is restricted to Primrose Drive SE and must be located a minimum 30 m from the intersection of College Drive SE and Primrose Drive SE.

On-site parking lots along the boundaries of the property are strongly discouraged. Parking should be focused to the interior of the property as much as possible.

Controls:

- Driveways cannot access College Drive SE.
- Any parking lot abutting the eastern open space boundary or southern boundary (to Connaught Golf Course) must provide a minimum 3 m landscape buffer (screening to be reviewed as part of the development guidelines review and designed to the satisfaction of the Development Authority).
- Trees should be planted adjacent to the roadway where practical.
- Existing property trees/vegetation should be saved where practical.
- On-site bicycle parking is encouraged.

2.1.6 Access and Circulation

Property access and internal circulation should be designed to emphasize public safety at the intersections of public and private domains, internal security, and efficient flows. Safe movement of pedestrians should be prioritized above other modes of transportation.

Controls:

- Potential vehicle and pedestrian conflict locations should be minimized in the site design.
- Vehicle access to the property should be designed to minimize the impact on streetscape appearance and disruption to pedestrian movement along Primrose Drive SE.
- Surface treatment, trees, plantings, and street furnishings should identify the limits of the pedestrian domain, and create separation from vehicular movement.

- Pedestrian access to main entrance should be well marked, free of vehicles, and emphasized in building and site design.
- Buildings should be connected and integrated with pedestrian-oriented open spaces, such as courtyards, gardens, patios, and other landscaped areas where applicable.
- Existing transit stop on College Drive SE should be reviewed in the context of any future development; a clear connection from the future site to the transit stop is encouraged.

2.2 Architectural Guidelines

2.2.1 Building Size

The primary massing of the development should be parallel to the fronting street of College Drive SE. All four elevations should be properly articulated, and massing should be broken up through the use of roof lines.

The maximum aggregate ratio of gross building areas of the upper floor to the main floor should be 85 percent. Garages, whether attached or detached, will be treated as a separate structure for the purpose of calculating this ratio. Any upper floor area that is open to below but still has full height walls will count as upper floor square footage. Three-story uninterrupted vertical elevations will not be permitted. Special attention must be given to the exterior side elevations of dwellings located on corner of College Drive SE and Primrose Drive SE.

2.2.2 Architectural Interface

The entrances to residences should be visible and easily identifiable from the street. Entrances should be emphasized with secondary roof elements, special architectural treatments and/or landscaping.

Units backing on to College Drive SE are discouraged. Units along College Drive SE should ensure a consistent setback from the units on the north side of the street (± 6 to ± 9 m).

2.2.3 Building Height

The maximum building height for the property is as follows:

- Duplex: 10 m.[†]
- Cluster Housing (when considered Multiple Unit Residential Development): 10 m.[†]
- Multiple Unit Residential Development: 12 m.[†]

A maximum of two and a half storeys is allowed, excluding basements for all forms of development.[†]

In addition to the Land Use Bylaw requirements; if a third storey (excluding the basement level) is proposed, it may be built to a maximum area of 60 percent of the floor below and should be entirely contained within the volume of the sloped roof.

The highest building face of any elevation on any structure must not exceed 6.7 m in height, excluding eaves and the pitched roof portion of either gable ends or dormers. Elevations over 6.7 m should have the upper floor stepped back, and roof lines should be added to break up the massing of the dwelling.

2.2.4 Building Massing

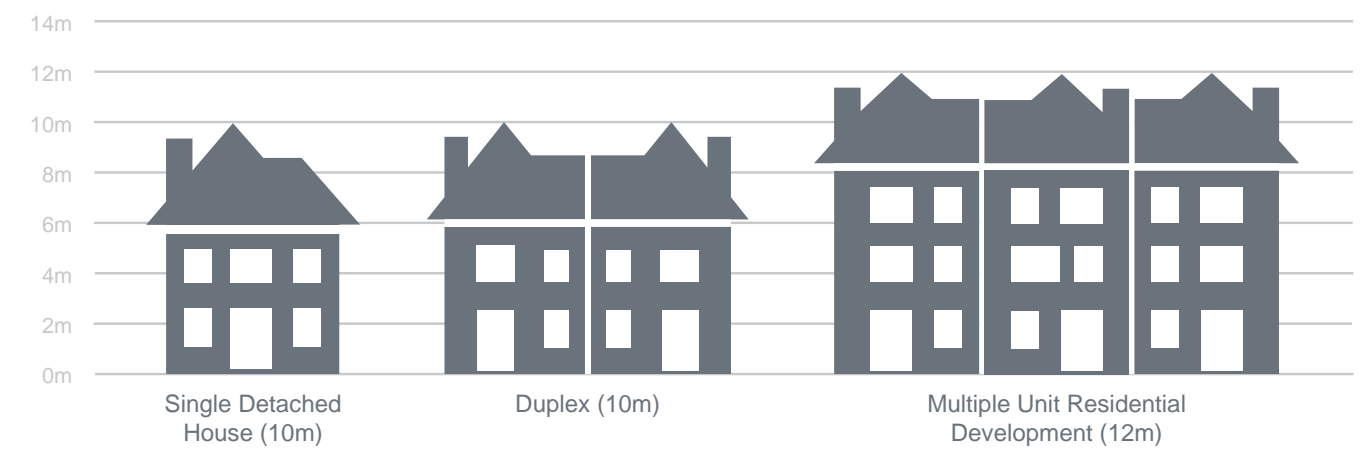
All new development is encouraged be oriented to and be placed at the street edge of College and Primrose Drive SE with clearly defined primary entry points.

Multiple Unit Residential Development buildings must be visually broken into human scaled proportions with a maximum length of 5 m of continuous uninterrupted facade. This can be achieved through breaks in form, projections, balconies, bay windows, surface treatments, and building articulation.

Building bases should be well-designed and articulated, especially along facades that are adjacent to the street. Large, blank windowless and featureless walls that are visible from the public realm should be avoided wherever possible.

Building facades should be designed so that entrances for pedestrians are legible and prominent, with vehicular entrances (i.e. garage doors) focused internally to the property and incorporated as subordinate features where necessary.

Figure 2.0 Building Height Reference



[†] as required by the Medicine Hat Land Use Bylaw No. 4168

All floor plans for Duplexes and Multiple Unit Residential Development should strive to incorporate living spaces above the garage. The offset between the face of the garage and the face of the second storey shall not exceed 3 m.

All designs with minimal or no offset between the two storeys must include some form of relief into the design.

The building facades along College Drive SE should include architectural features that provide pedestrian interest with the location and design of service functions being carefully considered, including but not limited to:

- Parking, vehicular entrances and garage doors;
- Refuse and recycling receptacles; and
- Utility (electricity, gas, etc.) cabinets.

Distinctive massing, building articulation and architectural treatments should be incorporated for corner units and highly visible buildings from the street.

2.2.5 Roofs

The roof is one of the most dominant elements of any residential design, and it should be used to anchor the design of the structure.

Simple primary roof lines are required. Gables and dormer windows are encouraged as accent design elements.

Long roof lines are encouraged to effectively cap the residential form below and to work with the natural landforms present in the western prairie setting for applicable built forms.

Like the massing, primary roof lines should be parallel to the fronting street. Roof slope should not be greater than 14 in 12 or less than 4 in 12.

Long, contiguous, flat roofs along Duplex and Multiple Unit Residential Development built forms are discouraged. Roof overhangs are encouraged for their visual qualities, as well as to provide additional protection to the walls and windows from the elements. Overhangs should suit the architectural style of the unit, provided that the overhang at any eave is not less than 0.30 m. Modified roof pitches may be considered based on the merits of the overall design of the development.



2.2.6 Material Guidelines

All future development should seek to contribute to a mix and variety of high quality architecture while remaining respectful of the existing neighbourhood context.

Exterior building materials should be high quality, durable and capable of weathering gracefully. Higher quality materials used on the principal facade should be continued around any building corner or edge which is visible from the public realm (street and open space).

Varied architectural materials are encouraged to enhance and articulate street frontages. Where necessary, any exposed party walls and blank side elevations should incorporate features such as texture, reveals, colours, plantings, or other treatments to provide visual interest.

The facade material will be approved on an individual basis with the emphasis towards traditional home details in both application style and colour choice. Other material considerations/controls are as follows:

- Stone will be limited to ledgerstone, cobblestone, limestone, fieldstone and castlestone profiles.
- Stucco is an acceptable main cladding. Should the application of stucco be desired, it is required to be the primary siding material on all four sides of the home with other forms of exterior finish (such as engineered wood or brick) used as accents. See **Figure 3.0** and **Figure 3.1** for example.
- Brick design on the home should incorporate soldier coursing, row lock-coursing, keystones, or similar method. The use of two-tone brick or a mix of masonry products will be reviewed on a unit-by-unit basis. See **Figure 4.0** and **Figure 4.1** for examples.

- Contrast trims or elements of interest are encouraged. Colours can be utilized to add the interest and excitement desired to the streetscapes and should be reviewed on that merit. Colour schemes that include unusual or dramatic colours to highlight signature elements are encouraged (see **Figure 3.1** for example).
- Vinyl siding will not be permitted as the primary/sole exterior finish for all forms of development (see **Figure 5.0** and **Figure 5.1**). Alternatives such as engineered wood siding (**Figure 6.0**) or Hardie Board (**Figure 6.1**) should be explored as alternatives.

Figure 3.0 Stucco (various colours)



Figure 3.1 Example Stucco



Figure 4.0 Brick (various colours)



Figure 4.1 Example Brick



Figure 5.0 Vinyl Siding



Figure 5.1 Example Vinyl Siding



Figure 6.0 Example 1 - Engineered Wood Siding



Figure 6.1 Example 2 - Hardie Board



2.2.8 Built Form Typologies

The following section outlines the minimum acceptable built form typology options for 352 Primrose Drive SE:

Figure 7.0 Rowhomes/Townhomes 1



Summary:

- Multiple exterior finishes and variations in the facade creates a unique and dynamic interface with the public realm.
- High use of glazing and transparency with the street.

Figure 7.1 Rowhomes/Townhomes 2



Summary:

- Pitched roof with staggered entrances enhance character along College Drive SE/Primrose Drive SE.
- High articulation and character through variations in the wall depths along streets.

Figure 7.2 Duplex + Fourplex



Summary:

- Opportunity for active/lively streetscape with front doors facing the street.
- High transparency with prominent windows are encouraged (i.e. no long, solid walls facing street).

Figure 7.3 Cluster Housing (Mult. Unit Res. Dev.)



Summary:

- Village-type feel creating sense of community while open to and integrated with the larger neighbourhood.
- Opportunities for interior landscaping and programming with cluster housing (classified as Multiple Unit Residential Development).

2.3 Landscape Guidelines

In addition to the landscaping requirements of the Land Use Bylaw No. 4168, the following section provides guidance for landscaping of the property.

The interface between the built form and landscape for the property are key elements in ensuring seamless integration into the local character of the surrounding neighbourhood. The following landscape guidelines provide a clear framework for design:

- Outdoor amenity space should be usable, attractive, and well-integrated with the design of the development.
- Public and semi-public spaces should be distinguished from private spaces through design elements, including but not limited to:
 - Building and site design;
 - Changes in paving or grading;
 - Architectural features; and
 - Changes in landscape, raised planters, or other landscaping features.
- Consideration should be given to landscaped open space accessible from the adjacent right-of-way to soften the impact of larger and longer buildings. Possible locations include the corners of lots, at building entrances and walkway entrances.
- The scale and location of planting material should complement and be consistent with the scale and massing of buildings.
- Landscape design should preserve existing native vegetation where possible, or use plant species suited to the local climate and site-specific conditions.
- Species selection should provide interest year-round. The inclusion of deciduous tree species in landscape plantings should be considered to permit light penetration in winter.
- Landscape should be designed to allow clear, unobstructed views of surrounding areas through the placement of living features and other elements.

2.3.1 Planting

The landscape plan for new development should incorporate generous plantings of trees and shrubs, both coniferous and deciduous, in attractive groupings. Plantings designed in less conventional ways incorporating large rocks, small retaining walls and exterior low-level lighting are encouraged. Planting considerations/controls are as follows:

- Large expanses of lawn without plantings will not be acceptable.
- Tree and shrub species selected should generally be native to this region of Alberta and coincide with the City of Medicine Hat preferred tree species list.
- A minimum of one tree for every 7.6 m of side width must be planted along College Drive SE and Primrose Drive SE.[†]
- Should trees not be desired, a variety of deciduous and coniferous shrubs may be substituted at a ratio to be determined at the discretion of the Development Authority.[†]

2.3.2 Irrigation

Irrigation installation is encouraged to ensure landscape treatment flourishes and to reduce future maintenance costs. High efficiency irrigation system recommended to avoid water wastage.

2.3.3 Drainage

It is the responsibility of the purchaser/developer to ensure adequate drainage of the property. Drainage considerations/controls are as follows:

- Landscape areas shall provide a minimum of 2% slope for drainage away from the building.
- Swales with additional natural planting for natural drainage should be explored to reduce runoff and reduce underground infrastructure requirements.

[†] as required by the Medicine Hat Land Use Bylaw No. 4168

2.4 Interface Conditions

Development should contribute to cohesion, visual identity, and the quality of the existing streetscape. Special attention is to be considered for scale, proportion, rhythm, and pattern of all landscape material along College Drive SE to ensure it respects the existing context. In addition, the following streetscape design considerations will help ensure both College Drive SE and Primrose Drive SE enhance the streetscape:

- New development is encouraged to have a strong relationship to the street.
- Buildings should be oriented towards public streets to improve the streetscape and connect the proposed development to the existing community. Developments with an entirely interior focused built form will not be permitted.
- Buildings should be located to provide an effective street edge while respecting the established, desired streetscape rhythm.
- Where possible, buildings should frame public streets and open spaces to create a sense of enclosure, street vitality, and safety.
- Visual and physical connections between the public street and buildings should be developed. Patios, porches, views to and from interior spaces and awnings should be explored.
- Should the purchaser/developer propose units backing onto College Drive SE, dwellings should be architecturally focused to the front and rear creating a positive interface with the street (i.e. no mechanical units or long, solid walls facing College Drive SE).
- Parking along the perimeter of the property is strongly discouraged.
- As noted in Section 2.1.2, any dwellings situated along Primrose Drive SE must front onto the street.

2.4.1 Open Space Connections

Signage should be explored to highlight open spaces connections, connection to the regional trail network and other valuable amenities in close proximity to the property. Pathway connections will be required through Planning & Development Services. Specific

details and requirements related to design can be discussed during a pre-application meeting.

2.4.2 Lighting

Lighting shall be used to highlight/illuminate the property for security and ambiance. Light spillage onto adjacent properties should be avoided as much as possible.

Additional lighting considerations are as follows:

- Appropriate secondary direct and indirect landscape lighting and building lighting should be provided and not spill over onto adjacent sites or generate glare.
- Entrance lighting should be integrated into site design.
- Building and landscape lighting should be included with landscape features.

2.4.3 Fencing & Screening

In addition to the requirements of the Land Use Bylaw No. 4168, fencing and screening shall be designed and constructed with durable materials coordinated with the design of the building. Massed shrubs should be used wherever possible to enhance required screening. Fencing and screening controls/considerations are as follows:

- High transparency fencing materials (e.g. steel or aluminum rail) along the street are strongly encouraged (see **Figure 8.0** for example).
- Non-transparent fencing or gates along the street (e.g. wooden fencing) may be built to a maximum of 1.2 m (see **Figure 8.2** for example).
- Parking areas visible from a street, lane, open space, or adjacent residential use must be screened.
- All screening shall be of sufficient height so as to adequately screen parking, loading, and storage areas.
- A combination of landscaping and short/transparent fencing is encouraged along the street (see **Figure 8.6** for example).
- Fences along the south and east property boundaries should be combined with landscaping (e.g. trees and shrubs) to soften the impact and modulate the appearance along their length where possible.
- Screening must be effective on a year-round basis.

2.4.4 Example Interface Conditions

The following section outlines examples of minimum acceptable and discouraged interface conditions for the property:

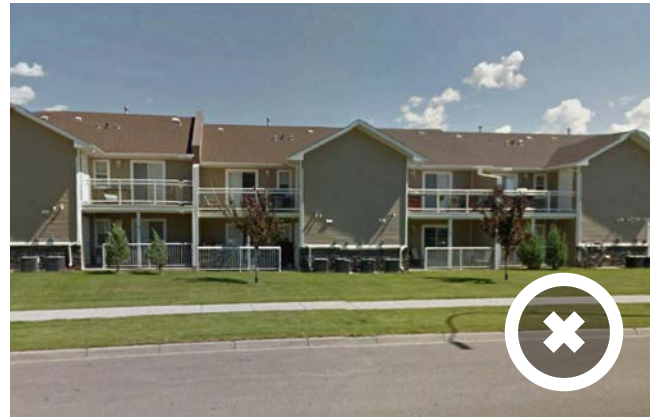
Figure 8.0 Encouraged Interface Condition 1



Summary:

- High amount of glazing and lighting towards the street for enhanced public realm.
- Transparent fencing material provides an open and inviting interface with the street.

Figure 8.1 Discouraged Interface Condition 1



Summary:

- Mechanical units are visible from the street.
- Closed-off interface with the public realm due to limited glazing and prominent use of solid exterior walls facing the street.

Figure 8.2 Encouraged Interface Condition 2



Summary:

- Screening/fencing is accomplished through a combination of landscaping with a small fence/gate entry to each property.
- Upper third floor is set back and reduced size from the first two storeys creating additional articulation with the built form.

Figure 8.3 Discouraged Interface Condition 2



Summary:

- Repetitive built forms along a continuous facade facing the street does not provide effective articulation to the adjacent public realm.
- Minimal glazing with prominent use of long, solid walls creates a closed-off interface with the street.

Figure 8.4 Encouraged Interface Condition 3



Summary:

- Doors and balconies facing the street.
- Alternating roof lines and types creating a sense of character and articulation with the public realm.

Figure 8.5 Discouraged Interface Condition 3



Summary:

- Closed off environment to the public realm due to continuous and solid fence wall.
- Fence style chosen is too tall and eliminates transparency/positive interface with the street.

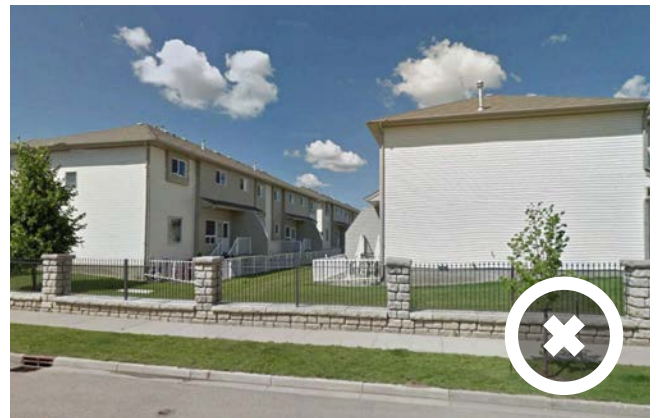
Figure 8.6 Encouraged Interface Condition 4



Summary:

- Alternating facade depths along a contiguous front provide visual breaks and added articulation.
- Fencing is short and used sparingly in addition with landscaping to create high transparency and a positive interface with the street.

Figure 8.7 Discouraged Interface Condition 4



Summary:

- Rowhousing complex is side-facing to the street and internally focused with long, solid walls acting as the primary interface.
- Despite use transparent fencing material, solid brick line abutting the sidewalk creates a closed-off/unwelcoming interface with the street.

3.0 Existing Infrastructure

The following section outlines the infrastructure/servicing considerations, constraints, and requirements specific to the property. This information should be read in conjunction with the City of Medicine Hat's Municipal Servicing Standards Manual (MSSM), Alberta Building Codes, Medicine Hat Land Use Bylaw No. 4168, and any other applicable/relevant regulatory documents.

3.1 Deep Utilities

The existing deep utilities for the property consist of a 200 mm watermain located within Primrose Drive SE in addition to a 300 mm watermain within College Drive SE (illustrated in **Figure 9.0**). Servicing of the property will be tied into the 300 mm watermain within College Drive SE which has the available capacity.

Sanitary servicing of the property can be achieved by tying into either of the two 200 mm sanitary mains within College Drive SE or Primrose Drive SE. The purchaser/developer of the property must coordinate with the City of Medicine Hat Environmental Utilities Department for services to be extended from the mains to the property line. Construction of the servicing tie-ins will be completed by the City of Medicine Hat at the purchaser/developer's expense. All surface improvements disturbed during construction must be repaired to all relevant City standards.

Storm servicing of the property will be tied into the existing 750 mm concrete storm line which runs east to west along the north property line within a UROW. A storm service connection can occur anywhere along this storm main.

3.2 Shallow Utilities

The existing on-site and adjacent electric, gas, and telecommunications shallow utilities are shown illustrated in **Figure 9.0**.

Available natural gas connection locations and specs are as follows:

- 100 mm steel medium pressure gas main north of the property (within College Drive SE);
- 100 mm steel medium pressure gas main west of the property (within Primrose Drive SE); and
- 100 mm steel medium pressure gas main located within the adjacent Open Space east of the property.

Please note the purchaser/developer must apply for a gas service using the City's Gas Service Application form available online:

www.medicinehat.ca/government/departments/gas-utility/gas-distribution-services/gas-service-requirements-application-form

The property currently has no electric service connection; however, future development may tie into the existing electric primary distribution line installed within the 3.5 m UROW (No. 771 1651), illustrated in **Figure 9.0**. Primary switches to this service are available to the southeast. No reduction in the existing grade over the electric facilities will be allowed.

Please note the purchaser/developer must apply for an electrical service using the City's Electric Service Application form online:

www.medicinehat.ca/government/departments/electric-utility/customer-service/electric-service-requirements

The irrigation system through the property was recently replaced by the City of Medicine Hat and will remain in operation until the sale is completed. Please note that the remaining infrastructure will be decommissioned and salvaged prior to sale, and the purchaser/developer will be responsible for removing the remaining irrigation equipment.

3.3 Pedestrian & Vehicle Access

Vehicular access to the property is provided directly via College Drive SE and Primrose Drive SE. There is currently no sidewalk along the north edge of the property along College Drive SE and, if required, will be constructed at the purchaser/developer's expense.

Primrose Drive SE is classified as a local residential street, and will provide access to the property. The entrance to the property must be located at least 30 m from the intersection of College Drive SE and Primrose Drive SE, and shall meet requirements of the Transportation Association of Canada (TAC) Manual, the Medicine Hat Land Use Bylaw No. 4168, and City servicing standards.

While no vehicular access currently exists for the property, it is anticipated that a single, all turn access to Primrose Drive SE will be developed. An additional access point along Primrose Drive SE may be applied for by the developer; however, will be subject to approval by both Planning & Development Services and Municipal Works.

3.4 Parking

No off-street parking currently exists for the property. Off-street parking requirements for future development of the property consist of:

- Minimum 0.5 parking stalls for each dwelling containing 1 bedroom.[†]
- Minimum 1.0 parking stalls for each dwelling containing 2 or more bedrooms.[†]

3.5 Property Grading

The property design grades and existing contours are illustrated in **Figure 9.0**. On-site grading activities are required to meet the design grades at the property lines and must not reduce the cover over existing utilities covered within the UROW registered on title.

In general, the property slopes to the northwest corner, with grades adjacent to the property fixed as a result of existing development.

3.6 Approved Capacities

2.5.1 Sanitary Sewer

Following the average per capita daily flow rate from the City of Medicine Hat MSSM, a rate of 454 L/capita/day was utilized to produce a peak discharge rate estimate of 8.96 L/s for the property.

2.5.2 Water Distribution

A maximum of 195 units (150 UPH) results in the following calculated demands based on the MSSM:

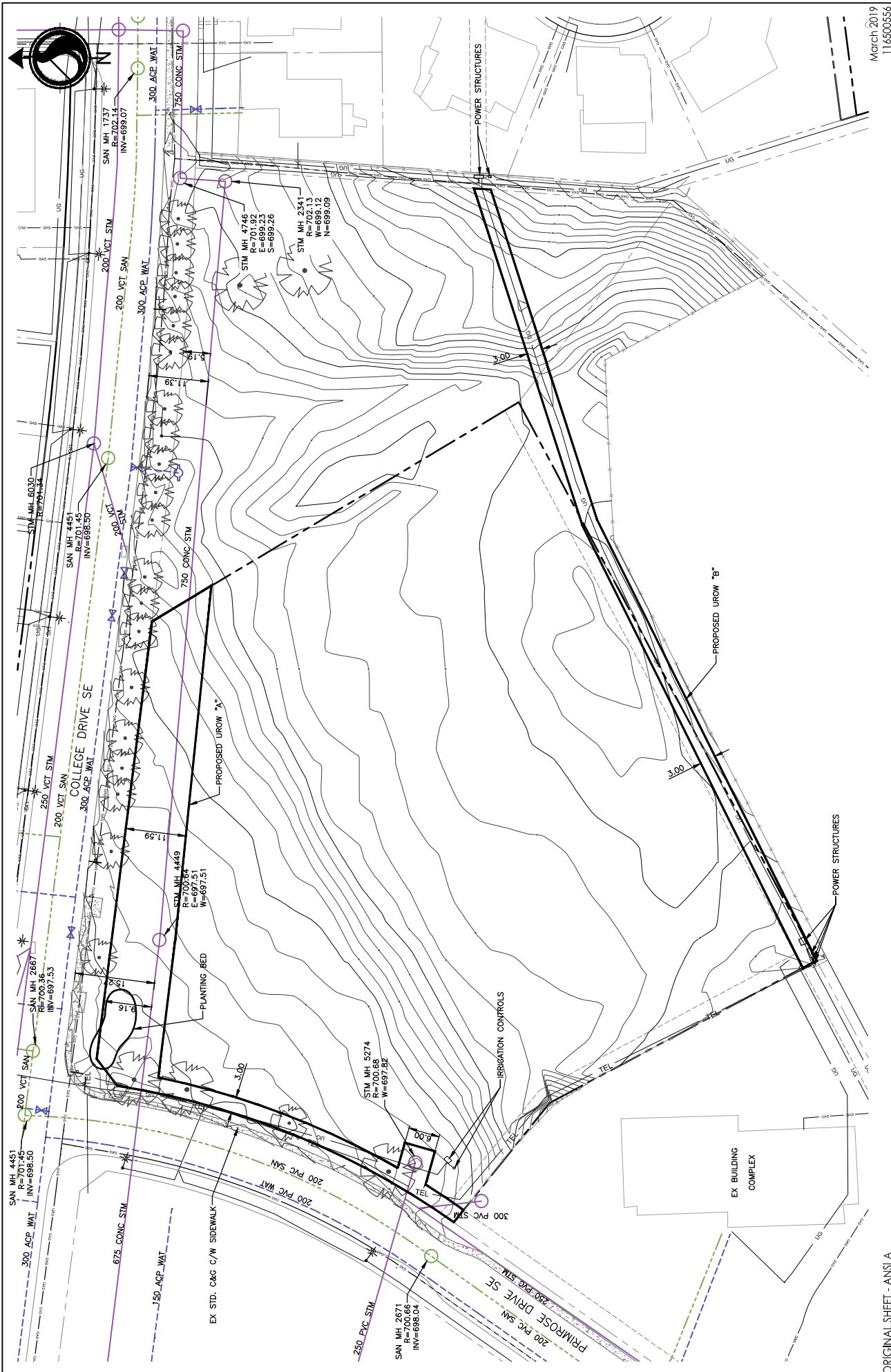
- Peak Hour: 16.58 L/s
- Maximum Day: 12.79 L/s
- Average Day: 4.92 L/s

2.5.3 Storm Drainage


The maximum piped release rate from the property is set at 45.6 L/s based on the property area of 1.30 ha and a marginal release rate of 35 L/s/ha.

As outlined in the City's MSSM, all run-off from the 1:100 year storm event which exceeds the piped amount must be stored on the property. A site-specific stormwater management plan must be approved by the City as part of the Development Permit application process.

[†] as required by the Medicine Hat Land Use Bylaw No. 4168



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ORIGINAL SHEET - ANSI A

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Legend

EX TELUS	TEL
EX WATER	---
EX SANITARY	---
EX GAS	---
EX OH POWER	---
EX UNDERGROUND POWER	---
EX PROPERTY LINE	---
EX FENCE LINE	---

EX VALVE

EX HYDRANT

EX MANHOLE

EX CATCHBASIN

EX STREETLIGHT

EX TRAFFIC SIGN

EX TREE

EX CONC

EX BUILDING COMPLEX

POWER STRUCTURES

PROPOSED UROW "B"

IRRIGATION CONTROLS

PLANTING BED

PROPOSED UROW "A"

COLLEGE DRIVE SE

PRIMROSE DRIVE SE

Title
Existing Site Conditions Plan

Client/Project
City of Medicine Hat
Primrose Drive Infill Development

Figure 9.0 Site Plan

