

# Bylaw No. 387-17

## A BYLAW IN THE TOWN OF PONOKA TO AMEND THE LAND USE BYLAW NO. 013-97

WHEREAS pursuant to the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 as amended from time to time, Council may pass a bylaw respecting land use;

AND WHEREAS Bylaw No. 013-97 was passed providing for development and use of buildings and land in the Town of Ponoka;

AND WHEREAS Council of the Town of Ponoka deems it necessary to amend Bylaw No. 013-97;

NOW THERE COUNCIL OF THE TOWN OF PONOKA DULY ASSEMBLED ENACTS AS FOLLOWS:

1. Schedule A, attached to and forming part of this bylaw, is added to the Central Commercial (C1) District as subsection 11.6 and existing subsection 11.6 is renumbered to 11.7;
2. Schedule B, attached to and forming part of this bylaw, is added to Schedule A of Bylaw No. 013-97 as section 19;
3. Subsection 11.5.1 of the Central Commercial (C1) District is replaced with: “New residential uses shall provide one (1) off street parking stall per dwelling unit”;
4. Subsection 11.5.2 of the Central Commercial (C1) District is deleted; and
5. This Bylaw shall come into effect upon third and final reading.

Read a First time in Council this \_\_\_\_ day of \_\_\_\_\_, 2017

Read a Second time in Council this \_\_\_\_ day of \_\_\_\_\_, 2017

Read a Third time in Council this \_\_\_\_ day of \_\_\_\_\_, 2017

**TOWN OF PONOKA**

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**MAYOR**

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**CHIEF ADMINISTRATIVE OFFICER**

## **SCHEDULE A**

### 11.6 Architectural Guidelines

#### 11.6.1 Introduction and Purpose

The purpose of these guidelines is to seek a good fit between old and new buildings within the areas of Downtown intended for mixed use and commercial development. They seek to enhance the built environment and promote use of architectural features that create visual interest and appeal along the street.

The guidelines do not prescribe a theme of architecture or the use of older, traditional building methods and materials. Proposed building designs are expected to reflect and use the best elements of traditional commercial and downtown building design. The use of newer building techniques and materials is allowed.

Those designing new buildings for Downtown Ponoka are encouraged to exceed the requirements set out in the guidelines. The Ponoka Downtown Design Guidelines (December 1999) should be consulted as a resource.

#### 11.6.2 Visual Continuity along the Street

##### Building Placement on Site

- 11.6.2(a) New buildings shall be placed on site within 0.3m of the front property boundary to maintain and contribute towards a consistent street edge.
- 11.6.2(b) Despite subsection 11.6.2(a), the Development Authority may consider a setback from the front property boundary to accommodate outdoor seating space, interesting architectural features, high quality landscaping or similar items. In no case shall a setback greater than 2.5m be allowed.
- 11.6.2(c) New building construction shall extend along the entire length of the front parcel boundary so that no gap larger than 0.3m is created between existing and future building walls. Any gap between building walls from grade to 3.0m above grade shall be filled in with non-transparent materials such as a wood pony wall.
- 11.6.2(d) On corner parcels, the building shall extend at least two thirds of the length of the parcel along the side parcel boundary closest to the street. A low level fence or planter box or wall or similar feature shall be installed along the side parcel boundary for the remaining length of the parcel.

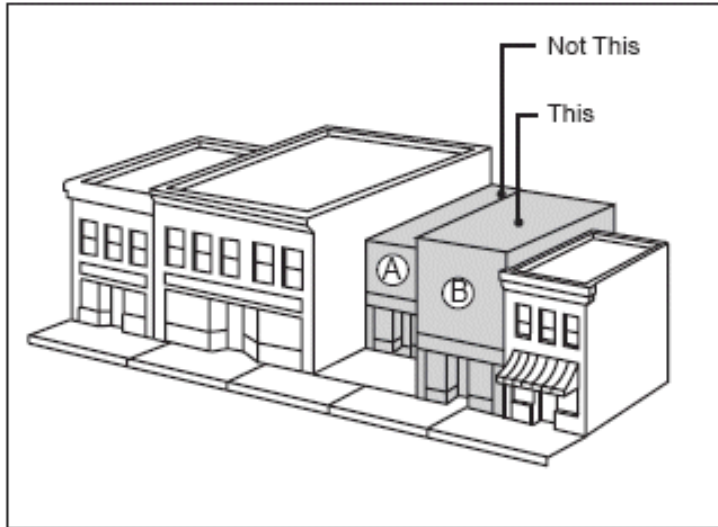


Figure 1 shows the desired placement of new buildings along the street to maintain continuity along the street edge. Building A creates a gap or break while Building B reinforces the edge along the public sidewalk.

### Building Height

- 11.6.2(e) Maximum building height shall not exceed four storeys or 18.0 m.
- 11.6.2(f) Despite subsection 11.6.2(e), where a site is adjacent to a residential district or separated from a residential district by a street or a lane, the maximum building height shall not exceed three storeys or 13.7 m.
- 11.6.2(g) New buildings shall have a minimum building height of 4.6 m. Where a new building is between or beside a building with a greater building height then a parapet wall or false front shall be provided to close the gap between the heights of the front facades of the buildings.

### On-Site Parking

- 11.6.2(h) Any ground level off-street parking that is provided shall be located at the rear of the building. Access to off-street parking shall be restricted to the rear lane.
- 11.6.2(i) Where at grade parking is abuts a public sidewalk, a low level screen wall or hedge shall be provided to screen the view of most of the parking area and create a defined edge to the public sidewalk.

11.6.3 Building Façade Features

11.6.3(a) Building facades along the front parcel boundary and along the side parcel boundary on a corner lot shall use a variety of features and decorative elements to create visual interest and sense of common rhythm along the street.

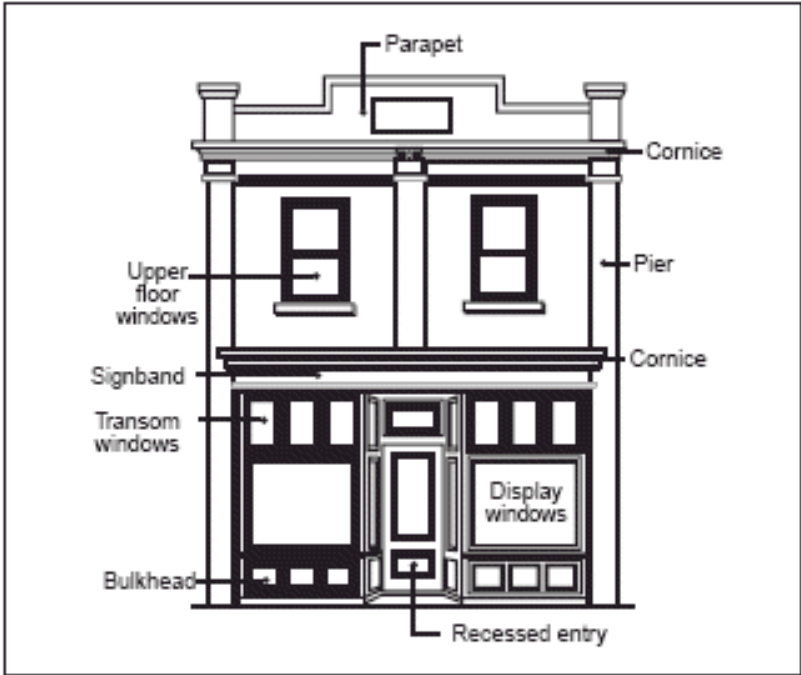


Figure 2 shows the major components of a traditional commercial building façade.

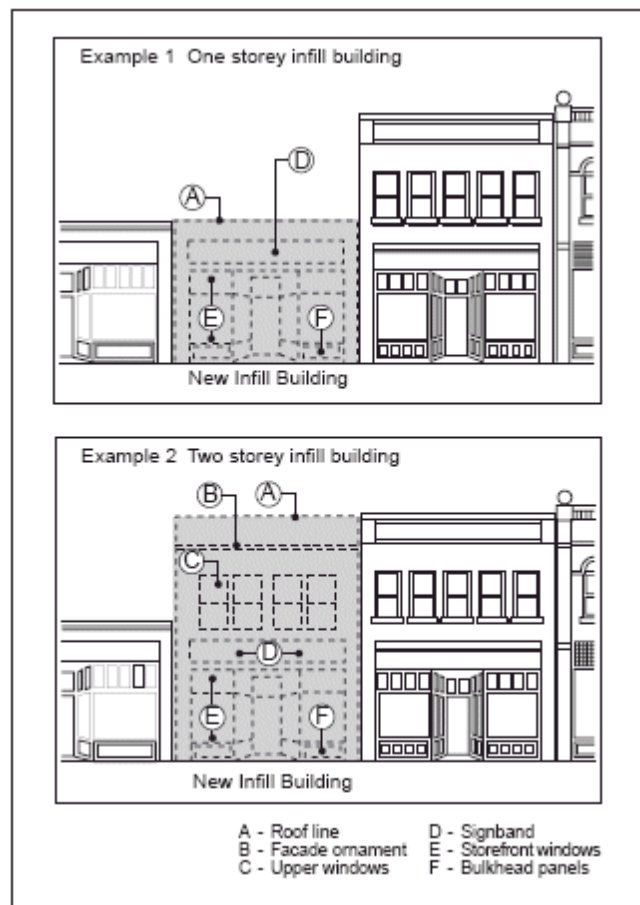
Main Floor Elements

- 11.6.3(b) A recessed front entry with a minimum depth of 1.2m shall be provided to prevent doors from swinging out into the public sidewalk and to add a variation in façade depth at the main floor level.
- 11.6.3(c) Front entries shall be spaced to maintain a consistent pattern along the block face. Along 50 Street and Chipman Avenue this shall require a 7.5 m spacing between front entries. For all other areas the spacing may be 15 m between front entries.
- 11.6.3(d) Lower building facades shall include large display windows having minimal partitioning at eye level with transom windows above and a bulkhead panel below.

## Horizontal Elements

- 11.6.3(e) New building construction and major redevelopment of building facades shall respect and enhance horizontal alignments on adjacent buildings and along the block face where feasible.
- 11.6.3(f) Decorative details and façade articulation, such as banding, the height of bulkhead panels, the height of display windows and doors, and the height of upper floor windows shall respect or make continuous the horizontal features of neighbouring buildings.
- 11.6.3(g) Sign bands, cornices, windows, canopies and awnings shall be aligned with similar features on neighbouring buildings

Figure 3 shows examples of how the major horizontal elements of a façade can match or align with those of adjacent buildings.



## Vertical Elements

- 11.6.3(h) Major vertical elements shall be introduced into the façade design of new buildings and major redevelopment of existing building facades at regular

intervals to maintain the traditional vertical pattern of façade design along the block face.

- 11.6.3(i) Upper floor windows shall reflect the repetitive, vertical pattern along the street and maintain a width to height ratio of 2:3. Horizontal strip windows are not allowed.

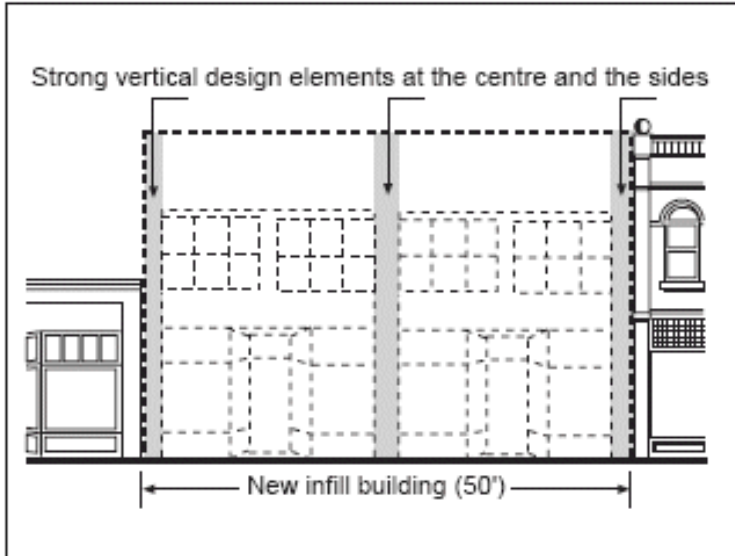
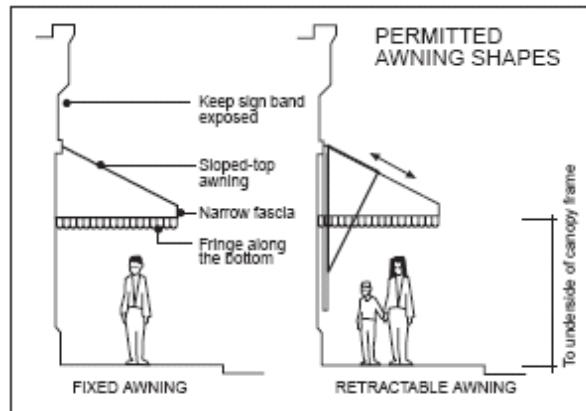


Figure 4 shows how vertical elements can be used to break up the width of a building façade to create the impression of two smaller buildings consistent with the width of storefronts of other buildings on the block face.

### Awnings, Signs and Lighting

- 11.6.3(j) Awnings that have a traditional profile and are fixed in place or retractable are allowed. Awnings shall project at least 1.5m from the building face. Awnings shall be mounted between and not cover the piers on the building facades outer edges.
- 11.6.3(k) Where possible the height of the awning shall align with the height of any awning on the adjacent buildings. A minimum clear space of 2.6m between the sidewalk and the lowest portion of the awning frame shall be provided.
- 11.6.3(l) Backlit and bubble style awnings are not permitted.

Figure 5 shows the permitted types of awnings and their relation to the building front and sidewalk.



- 11.6.3(m) Use of projecting signs shall be encouraged as the most effective form of signage for both pedestrians and motorists.
- 11.6.3(n) Traditional fascia and painted signs within the sign band shall be allowed.
- 11.6.3(o) The preferred means of lighting signs on the building façade shall be direct lighting cast onto the sign from a position above the sign using gooseneck lighting. Backlit and ground lit signs are not allowed.



Figure 6 shows the variety of sign locations traditionally used on commercial buildings.

### Colours and Materials

- 11.6.3(p) Traditional materials of painted wood, stucco, stone and brick shall be used. Newer building materials that imitate or have a similar look to these types of materials may be used.
- 11.6.3(q) Colours shall reflect the traditional, subdued colour range used for older commercial buildings in the downtown.
- 11.6.3(r) Variation in colour shall be used to accent key façade features such as window trims and door frames so these features are distinguishable from the colour of the wall panel.
- 11.6.3(s) Reflective glass windows and reflective window tints are not allowed.



## **SCHEDULE B**

### 19. HERITAGE PRESERVATION OVERLAY DISTRICT

#### Purpose

To promote the preservation and rehabilitation of historical resources, and ensure new developments are pedestrian friendly and compatible in scale, function, built form and design continuity with the historical and architectural character of the area.

#### Permitted Uses

Those uses listed as permitted in the underlying use district

#### Discretionary Uses

Those uses listed as discretionary in the underlying use district.

#### Development Standards

- 19.1 In accordance with the Alberta Historical Resources Act, no person shall destroy, disturb, alter, restore or repair a building or structure on a site that has been designated a:
- (a) Provincial Historic Resource without written approval from the Minister responsible for the Alberta Historical Resources Act;
  - (b) Registered Historical Resource until expiration of 90 days from the date the notice of the proposed intervention is served on the Minister responsible for the Alberta Historical Resources Act, unless the Minister sooner consents to the proposed action.
- 19.2 All applications for development or demolition of sites listed in Section 19.7 and shown in Figure 1 shall be reviewed by the Development Officer and subject to the provisions of this overlay district.
- 19.3 For developments involving demolition the owner must give 45 days' notice to the Development Authority of the proposed demolition. The Development Authority shall conduct an historical evaluation of the site in consultation with relevant expertise.
- 19.4 The Development Authority may waive or reduce the 45 day review period, based upon advice received through the historical evaluation, in the following situations:
- (a) If the building is deemed not of significant heritage value or not a suitable candidate for preservation;
  - (b) In the case of an emergency situation involving risk of life or damage to adjacent property which requires immediate demolition.
- 19.5 New buildings or additions shall recognise the scale, architecture and built form of the existing historical structures on the site and within the general area, particularly those on the same block face. Developments on larger consolidated parcels should break up their facades facing public roadways to be reflective of the original plot widths.

## 19.6 Architectural Treatment

In the event the heritage building will not be saved, the façade of the new building shall incorporate architectural design details or features that recognise the heritage character of the former building, to the same building height. Any portion of the building height beyond the height of the original heritage building shall be stepped back from the property line by 3.0m (9.8 ft.).

## 19.7 Inventory of Historical Significant Resources

Site ID	Historical Building	Civic Address	Legal Description	Designation
1	F.E. Algar Building	5020 50 Street	Lot 10, Block 3, Plan RN7	Registered Historical Resource
2	Community Rest Room	5012 51 Avenue	Lot 23, Block 4, Plan RN7	Provincial Historic Resource
3	Bird Drug Company	5006 50 Avenue	Lot 1, Block 3, Plan RN7	N/A
4	Sweet Block	5027 50 Avenue	Lot 15 & Pt. Lot 16, Block 2, Plan RN7A	N/A
5	The “Brick School”	5004 54 Street	Lot 1, Block 34, Plan 6098 HW	N/A
6	Allan’s Furniture	5006 Railway Street	Lot 25, Block 3, Plan 3090 MC	N/A
7	Cash Foods	5026 50 Avenue	Lot 19, Block 3, Plan RN7	N/A
8	Thirsk 5¢ to \$1 Store	5019 50 Avenue	Lot 14 & Pt. Lot 15, Block 2, Plan RN7A	N/A
9	Jack’s Men’s Wear	5012 50 Street	Lot 5 & Lot 6, Block 3, Plan RN7	N/A
10	Ponoka Jubilee Library	5039 49 Avenue	Lot 17, Block 1, Plan RN7A	N/A
11	Leland Hotel	5009 50 Avenue	Lot 11 & Pt. Lot 12, Block 2, Plan RN7A	N/A
12	Capitol Theatre	4904 50 Avenue	Pt. Lot 2 & Lot 3, Block 2, Plan RN7A	N/A
13	Green’s Gents Furnishers	5012 50 Avenue	Pt. Lot 23, Block 3, Plan RN7	N/A
14	Ponoka Herald	5010 51 Avenue	Lot 24, Block 4, Plan RN7	N/A
15	Ponoka Meat Market	5005 51 Avenue	Lot 10, Block 3, Plan RN7	N/A

Figure 1: Sites Subject to Heritage Preservation Overlay District



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|---|---|
| <b>1.</b> F.E. Algar Building, 5020 50 St.        | <b>2.</b> Community Rest Room, 5012 51 Ave      |
| <b>3.</b> Bird Drug Company, 5006 50 Ave          | <b>4.</b> Sweet Block, 5027 50 Ave              |
| <b>5.</b> The Brick School, 5004 54 St.           | <b>6.</b> Allan's Furniture, 5006 50 St         |
| <b>7.</b> Cash Foods, 5026 50 Ave.                | <b>8.</b> Thirsk 5¢ to \$1 Store                |
| <b>9.</b> Jack's Men's Wear, 5012 50 St.          | <b>10.</b> Ponoka Jubilee Library, 5039 49 Ave. |
| <b>11.</b> Leland Hotel, 5009 50 Ave.             | <b>12.</b> Capitol Theatre, 4904 50 Ave.        |
| <b>13.</b> Green's Gents Furnishers, 5012 50 Ave. | <b>14.</b> Ponoka Herald, 5010 51 Ave.          |
| <b>15.</b> Ponoka Meat Market, 5005 51 Ave.       |   |