

Bon Accord Gateway Plan

Town of Bon Accord

January 2012

368-13

Contents

1	Introduction	1
1.1	Purpose.....	1
1.2	Vision	2
2	About Bon Accord	2
2.1	Gateway Plan Area	2
3	Public Consultation	3
4	Gateway Plan Design	4
4.1	Design Concept	4
4.2	Community Heritage	4
4.3	Landscaping.....	8
4.4	Painting and Weeding.....	10
4.5	Commercial Development.....	11
4.6	Pedestrian Friendly	12
4.7	Community Events.....	14
4.8	Public Art.....	14
4.9	Visitor Information	15
5	Paper to Place	16
5.1	Phases	16
5.1.1	West Development Area.....	16
5.1.2	East Development Area.....	17
5.2	Implementation	18
5.2.1	Cultural Heritage.....	18
5.2.2	Community Participation.....	18
5.2.3	Landscaping	18
5.2.4	Art and Architecture	18
5.3	Amendments and Changes	18

List of Figures

Figure 1:	City of Aberdeen Coat of Arms	2
Figure 2:	Public Meeting Comments	3
Figure 3:	Town of Bon Accord Aerial Photo (2008)	4



Figure 4: Bon Accord Gateway Plan Design Concept (West).....	5
Figure 5: Bon Accord Gateway Plan Design Concept (Central)	6
Figure 6: Bon Accord Gateway Plan Design Concept (East).....	7
Figure 7: Old Barn, Sturgeon County.....	8
Figure 8: Bon Accord Park Cairn	8
Figure 9: Maple Trees in Griesbach, Edmonton	9
Figure 10: Vines screening fence, Westlock, AB.....	9
Figure 11: Unused sign base	10
Figure 12: Commercial Development, Cochrane, AB	11
Figure 13: Potential Street Light Design	12
Figure 14: Potential Signage Structure	12
Figure 15: Walking Trail, Greenwich, PEI	13
Figure 16: Walking Trail, Westlock, AB.....	13
Figure 17: Example of a Community Pavilion	14
Figure 18: Public Art, Auckland, NZ.....	14
Figure 19: Public Art, Dallas, TX.....	14
Figure 20: Possible Entrance Sign.....	15
Figure 21: Possible Information Signs	15

Appendix A: August 2011 Open House Responses

Appendix B: November 2011 Public Meeting Information Boards

1 Introduction

This plan is the expression of the Town of Bon Accord's ambitions for the future growth and development of Town lands within the Highway 28 corridor. As a non-statutory plan, this document is intended to provide Town Council, staff, residents, landowners, business owners and developers with a clear and tangible vision for the future development and redevelopment of this area, defined as lands abutting or in the immediate vicinity of Highway 28 within the Town of Bon Accord.

This plan may be considered a supplement to the Town of Bon Accord Municipal Development Plan, the Town of Bon Accord Land Use Bylaw, and future statutory plans affecting lands within this area. Although this document will lay out a framework for growth and associated general policies for specific areas within the Town of Bon Accord Gateway Plan area, subsequent amendments to the Town of Bon Accord Municipal Development Plan, land use districts, and associated regulations and bylaws may further implement the intentions of this plan.

As a plan that incorporates the contributions of Town residents, Council, staff and consultants, this document should be considered a tool for achieving the community's vision for how Bon Accord is viewed from the Highway 28 corridor.

This plan is also intended to inspire the form and function of future development and re-development in other areas of the Town of Bon Accord.

1.1 Purpose

The purpose of the Town of Bon Accord Gateway Plan is to respond and plan for the right growth in the Highway 28 corridor based on the following opportunities:

- The Town of Bon Accord is uniquely situated immediately adjacent to Highway 28, a major transportation corridor in the Alberta Capital Region. The Town's close proximity to the City of Edmonton and major transportation routes to other major centres in the region exposes the Town to high levels of vehicle traffic.
- Significant portions of land adjacent to the Highway 28 corridor in the Town of Bon Accord are currently undeveloped or underdeveloped. These lands represent future residential and commercial development areas in the Town's Municipal Development Plan.
- Industrial development associated with the nearby Alberta Heartland area is poised to expand in the near future, providing stable employment and sub-contracting opportunities for current and future residents of the Alberta Capital Region.

The purpose of this plan is also to ensure that the Town of Bon Accord's culture, heritage, unique small town character, and warm-heartedness is not only preserved amidst future development and re-development, but strengthened as well.

1.2 Vision

In the future, the Bon Accord Gateway Plan area will be a meeting place for residents and visitors throughout the Capital Region seeking an enjoyable and unique small town experience, complete with:

- high quality residential opportunities for every phase of life;
- businesses that provide a full complement of services;
- recreational amenities that keep people active and connected with the community, and that showcase the Town's scenery and culture; and
- Art, architecture and landscaping that exhibits a strong sense of community pride and heritage.

2 About Bon Accord

The history of the Town of Bon Accord is rooted in agriculture and the stories of early settlers. Early development in and around present-day Bon Accord in the late 1800s was led by Scottish immigrants who came to settle and work the land. A meeting of local settlers to choose the name for the district they inhabited resulted in the naming of the 'Bon Accord District'. This name was chosen as a number of the settlers had familial connections to the City of Aberdeen. 'Bon Accord' is the motto of Aberdeen, and is French for "Good Agreement". According to legend, it was the password used by Robert the Bruce during the Wars of Scottish Independence, when he and his men laid siege to the English at Aberdeen Castle in 1308.



Figure 1: City of Aberdeen Coat of Arms

During the 1900s, Bon Accord grew steadily as an agricultural community. The development of the railway provided local settlers with a means of selling their products and connecting to communities throughout the region. This steady growth culminated in the creation of the Village of Bon Accord in 1964, and the Town of Bon Accord in 1979. Although the Town is primarily populated by residents that are employed throughout the Alberta Capital Region, the Town's agricultural heritage is still present, evident by the surrounding landscape, built heritage and the character of its small town residents.

2.1 Gateway Plan Area

The Highway 28 corridor through the Town of Bon Accord is abutted by a wide range of developments. From the west, the Town's public works headquarters are located adjacent to the highway. East of the Public Works area is Bon Accord Community School, which serves area children from kindergarten to Grade 4. From the Bon Accord Community School to 50th Street is a major node of commercial development. This

commercial node is highly visible from Highway 28, and includes a wide range of businesses, including gas and convenience sales, funeral services, and lodging. Immediately east of 50 Street is a trucking and excavating business.

Within this commercial node are several areas that are either undeveloped or under-developed.

The remainder of the Town's frontage along the Highway 28 corridor is currently undeveloped and used (where possible) for agricultural production. Within this area is a major water body that is under the management of the Province of Alberta and Ducks Unlimited. Future development in this area will include residential and commercial development, in accordance with the policies of the Town of Bon Accord Municipal Development Plan. The existing water body will be preserved and its long term sustainability will be incorporated into future development plans.

3 Public Consultation

A public open house was held in the Town of Bon Accord Council Chambers on the evening of Thursday, August 18, 2011. Approximately 40 people attended this open house. Persons in attendance were provided with information on the purpose of the project, and were asked to provide responses to the following questions:

- What are the strengths of Bon Accord's Highway 28 frontage?
- How can existing developments along the Highway 28 frontage be improved?
- What new features would you like to see this area?

Additionally, attendees were given opportunities to provide comments on a map of the plan area, addressing site specific matters that they felt were worth sharing.

The meeting provided people at the meeting with not only an opportunity to provide their comments on specific questions, but also an opportunity to see and share the thoughts, opinions and ideas of other attendees.

From this meeting, 191 individual comments were recorded and used to guide the specific details of a draft design plan for the Town of Bon Accord Gateway Plan area.

A second evening public meeting was held on Wednesday, November 23 in the Town of Bon Accord Council Chambers. This meeting, attended by approximately 15 people, consisted of a presentation of the draft design plan, and the process used to develop it.



Figure 2: Public Meeting Comments

Following the present, comments, ideas and suggestions were gathered from attendees and used to further refine the draft design plan.

4 Gateway Plan Design

4.1 Design Concept

The Town of Bon Accord Gateway Plan design concept (Figure 4 of this plan) is the graphical representation of the ideas expressed in this document for the future growth and development of lands within the plan area. This design is intended to be conceptual; specific elements of this design may be changed to reflect future constraints and opportunities. For example, the location and/or composition of landscaped features identified in the design may be altered to provide greater exposure to passing motorists. Similarly, the configuration of future trail paths may be developed differently than what is depicted in the design due to environmental constraints or construction costs. The alteration of specific design features should not detract from the overall design concept, or the vision of this plan.

The following sub-sections provide further details about specific design elements included in the design concept. These sub-sections also address the most popular issues raised at the August 2011 open house.



Figure 3: Town of Bon Accord Aerial Photo (2008)

4.2 Community Heritage

One of the most popular responses from the August 2011 open house was the desire of respondents to see Bon Accord's culture and heritage expressed in future developments in a unique and attractive way. Bon Accord's community heritage, as expressed in the public meetings (and through research) includes (but is not limited to):

- Agriculture;
- Scottish ancestry; and
- Military families

Town of Bon Accord Gateway Plan

Scheffer Andrew Ltd.
Planners & Engineers

LEGEND

- | | | | |
|---|---|---|---------------------------------|
|  | Open Space |  | Building |
|  | Commercial District |  | Pedestrian Trail |
|  | "Discovery" Elm Tree
(max. 15m high, 15m spread) |  | Potential Pedestrian Connection |
|  | Maple Tree
(max. 15m high, 12m spread) |  | Decorative Streetlight |
|  | Vine planting near chain-link fence |  | Pedestrian Bridge |
|  | Shrub Bed |  | See separate page |



MAPLE STREET TREES ALONG 47 AVENUE



COMMUNITY EVENT PAVILLION



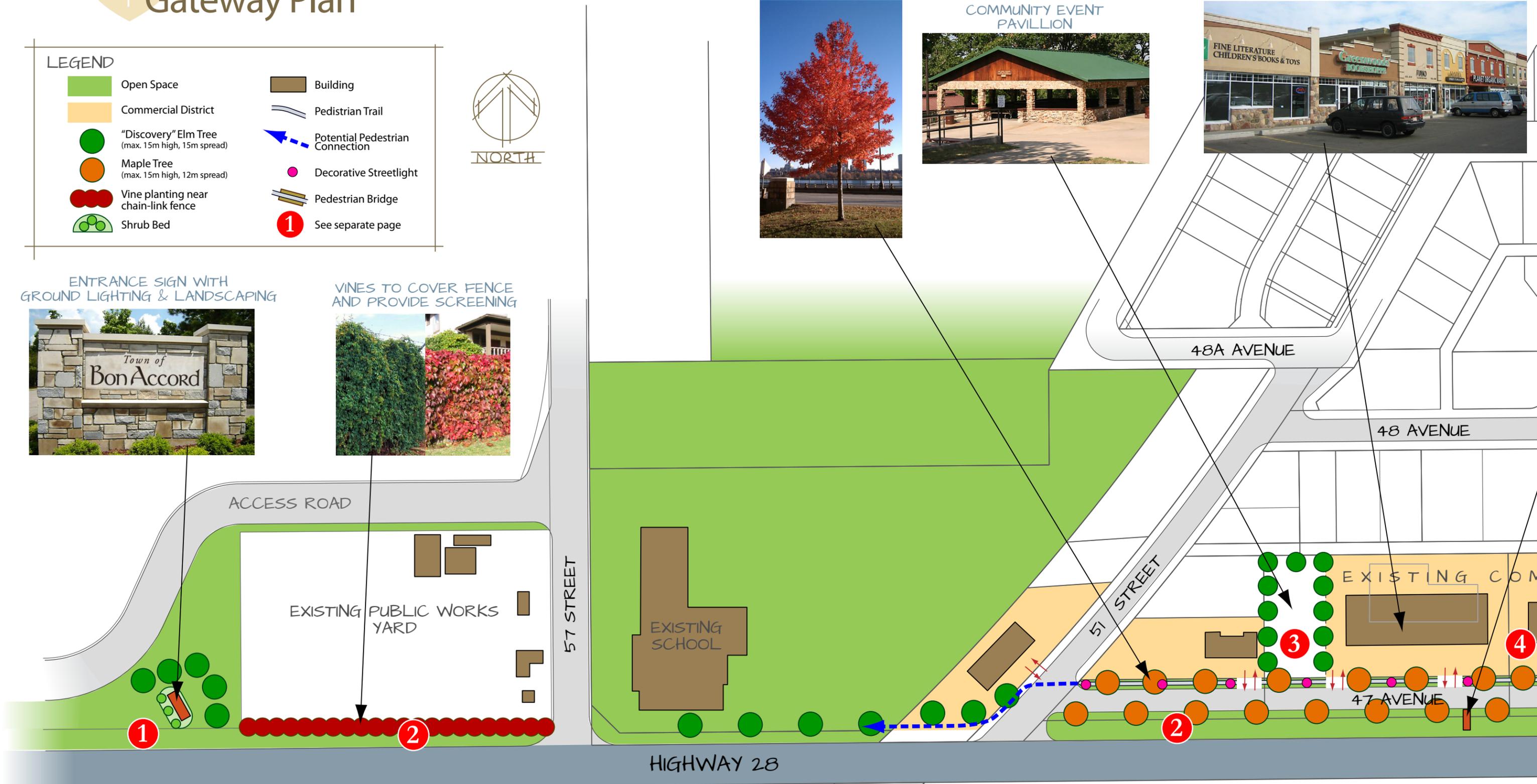
COMMERCIAL AREA WITH HIGH ARCHITECTURAL DETAIL



ENTRANCE SIGN WITH GROUND LIGHTING & LANDSCAPING



VINES TO COVER FENCE AND PROVIDE SCREENING



COMMERCIAL AREA WITH HIGH ARCHITECTURAL DETAIL



COORDINATED HIGHWAY SIGNAGE



DECORATIVE ANTIQUE STREETLIGHTING WITH BRANDED BANNERS



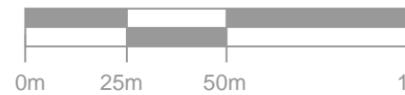
PEDISTRIAN BRIDGE OVER STORM POND



FOUNTAIN POSITIONED NEAR TRAIL AND HIGHWAY



VINES TO COVER FENCE AND PROVIDE SCREENING



PLAYGROUND FOR RESIDENTS
NEAR TRAIL SYSTEM



"DISCOVERY" ELM TREES FOR
SCREENING & VISUAL APPEAL



TOWNHOUSES WITH
ARCHITECTURAL DETAIL



TRAIL & STREET TREES
BETWEEN HIGHWAY
AND RESIDENTIAL



COMMERCIAL AREA WITH
ARCHITECTURAL DETAIL
AT TOWN'S EAST ENTRANCE



FOUNTAIN POSITIONED
NEAR TRAIL AND HIGHWAY



Town of Bon Accord Gateway Plan

January, 2012





Figure 7: Old Barn, Sturgeon County

These community heritage themes have been incorporated throughout the design concept. Bon Accord's agricultural heritage has inspired design features such as future commercial structure designs (discussed further in section 4.5 of this plan), as well as potential public art installations (discussed further in section 4.8 of this plan).

Bon Accord's Scottish heritage is a unique story in northern Alberta. As many early Scottish settlers were also agricultural producers, these two heritage themes are complimentary and interconnected. The

Town's Scottish heritage is promoted in the design concept through the use of public art and individual design elements, such as way finding signs, light poles and commercial signage.

Located very close to CFB Edmonton, the Town of Bon Accord has (and will continue to) be home to military families. With this personal connection to the Canadian Forces comes a desire to demonstrate support. This has been subtly incorporated into the design concept through the incorporation of red maple trees, a national symbol of Canada and homage to the red maple trees of the former Griesbach military housing neighbourhood in north Edmonton.

These three community heritage themes (agriculture, Scottish ancestry and military families) have been incorporated into the design concept in such a manner as to not be too brazen or exaggerated. The respondents at the August 2011 indicated a desire to see the Town's cultural heritage promoted in a respectful manner. This plan has provided guidance on possible avenues for promoting this cultural heritage, and provides an opportunity for this to continue in other ventures throughout the Town of Bon Accord.



Figure 8: Bon Accord Park Cairn

4.3 Landscaping

A significant component of the design concept is the use of landscaping, both as major design elements (i.e. trees), and as complimentary features (i.e. small flower beds). Currently within the plan area are a number of trees and landscaped areas. These

features, although individually significant, currently do not provide an overall landscaped theme for the Town of Bon Accord's frontage along Highway 28.

The design concept of this plan addresses the need for an overall landscaping plan. As illustrated in Figures 4-6, a combination of maple and elm trees are shown abutting the entirety of the Town's frontage along Highway 28 and intersecting roadways, both on private lands and lands managed by the Town of Bon Accord. These treed areas can include a number of different varieties of elm and maple trees (and/or other complimentary trees), and can also include species of a limited height and/or branch coverage, to accommodate vehicle site lines and overhead wires. By incorporating these trees the length of the Town's frontage along Highway 28, it will provide visual connectivity between different areas of the Town. These trees will also provide additional seasonal colour along the Highway Corridor. The red maple trees may serve to attract visitors seeking photographic opportunities to the Town in the autumn.



Figure 9: Maple Trees in Griesbach, Edmonton

Also included in the landscaping features of the design concept is the incorporation of vines as a semi-transparent screen. Vines have been illustrated in the design concept along the southern boundary of the trucking and excavating business in the central portion of the plan area, as well as the southern boundary of the public works area in the western portion of the plan area. The vines illustrated are intended to provide a pleasant view of the Town of Bon Accord along Highway 28, without entirely eliminating view planes into these properties. These vines are used in lieu of vinyl or other manufactured materials incorporated into chain link fencing because they:



Figure 10: Vines Screening Fence, Westlock, AB

- Provide similar levels of screening;
- Are easy to maintain;

- Will not tatter or fray; and
- Provide colour and continuity with other planned landscaping features in the plan area

The vines to be used for these features can include a wide variety of locally sustainable species. Important features to consider include colour, growth rate, and local growing conditions.

The final landscaping feature of the design concept is the inclusion of smaller shrub and flower beds. These features are to be used to enhance the appearance of specific development areas (i.e. Town of Bon Accord entrance sign or at the convergence of pedestrian trails). These features can be semi-permanent in-ground landscaped areas, or mobile baskets and/or boxes that can be removed during winter months or moved to enhance different areas at different times of the year.

These smaller landscaping features can also be used to temporarily enhance the appearance of undeveloped or underdeveloped areas until such time as they are developed in the future.

4.4 **Painting and Weeding**

Along the Town of Bon Accord's frontage of Highway 28 are site specific areas in need of additional maintenance in order to maximize the Town's visual appearance. These areas include areas where weeds are left unmanaged, cracks and faded painting along roadways and sidewalks, untrimmed lawn edges, remnant signage poles, and litter.



Figure 11: Unused Sign Base, 47 Avenue Bon Accord

These smaller issues, taken together, can create a visual environment that is unappealing for local residents and visitors to Bon Accord. This plan recommends that Town staff address these issues and take action to immediately enhance the Town's appearance from the Highway 28 corridor. These actions may include:

- Removal of unnecessary and unsightly objects;
- Removal of litter;
- Regular maintenance of town managed lawns;

- Enforcement of bylaws with respect to lawn and weed control on private properties;
- Incorporate annual Town 'clean up' efforts into neighbourhood and/or communities in bloom programs; and
- Encouraging individual landowners and residents to take pride in the appearance of their properties.

4.5 Commercial Development

Within the design concept are two nodes of commercial development. The first is the existing commercial strip along Highway 28 between and adjacent to 51 Street and 50 Street. This commercial area is nearly fully developed, with a few opportunities for the



Figure 12: Commercial Development, Cochrane, AB

redevelopment of underutilized areas (i.e. large parking lots). Should redevelopment occur in this area in the future, the Town should encourage developers to construct buildings that display a high level of architectural detail, in the spirit of the Town's agricultural and/or Scottish heritage.

The second commercial area is currently located near the intersection of Highway 28 and Lily Lake Road. This commercial area, will serve to provide additional commercial services, while also serving as a major design feature in Town. Future commercial buildings in this area will display a high level of architectural detail, creating a community of western-inspired shops.

The architectural details expressed in this plan create a friendly visual experience in commercial area, encouraging residents and visitors to linger, shop, and eat. Supported by enhanced landscaped features, these commercial areas will create the feeling of a more welcoming community, and will avoid the sterile 'strip mall' environment that has hindered communities in recent years.

In addition to a high level of design incorporated into the buildings of these commercial areas, features such as site lighting, parking and storage will also be addressed to create a positive visual and pedestrian experience.

Onsite lighting in the existing and future commercial areas will include ornate light poles that can be used to display information about the Town of Bon Accord. Where possible and appropriate, storefront lighting should be arm/shade lights instead of backlit signs, to further incorporate a high level of architectural design in future commercial developments (as illustrated in Figure 12).

Parking in commercial areas shall be designed so that large empty surfaces are avoided. This can be achieved through the incorporation of landscaped boulevards. Employee parking, outdoor employee areas, storage and garbage areas should be placed at the rear of the buildings to limit conflicts with the architectural details at the front of these buildings.

A significant number of responses to the August 2011 open house addressed commercial signage in the Town of Bon Accord. Currently, commercial signage in the plan area consists of small individual signs placed randomly along the Town's frontage with Highway 28.



Figure 13: Potential Street Light Design



Figure 14: Potential Signage Structure

In the future, commercial signage should be grouped together and framed by uniform structures that display a high level of architectural design. These structures could be illuminated at night to provide exposure to passing motorists. An example of this type of signage structure is illustrated in Figure 14. This structure has been designed to incorporate the Town's agricultural and Scottish heritage. The roof and wooden elements are inspired by local barns and grain elevators, while the stone base of the structure is modelled after Scottish cairns, which were (and continue to be) used to convey information to passing travellers.

4.6 Pedestrian Friendly

Within the Town of Bon Accord is a healthy network of sidewalks and pedestrian friendly roadways that allow people to safely walk and bicycle within Town. Within the plan area, there are no sidewalks or roadways that could be described as pedestrian friendly. 47 Avenue, which provides access from Highway 28 to the existing commercial area in the plan area, has not been developed with a sidewalk. Given that 47 Avenue is used

by local residents, visitors, and commercial vehicles on a regular basis, pedestrians and cyclists seeking access to this area must contend with high levels of vehicle traffic or cross private properties and parking lots.

The design concept of this plan has incorporated a sidewalk along the northern boundary of 47 Avenue. This sidewalk should be wide enough and designed to be identifiable for passing motorists, as well as to accommodate both pedestrian and bicycle traffic. This sidewalk should connect to existing sidewalks to the east and west of the existing commercial area to provide safe pedestrian pathways throughout the Town of Bon Accord.

If a regional transportation service is established and includes a stop in the Town of Bon Accord, this sidewalk could provide safe access to travellers getting on and off buses.



Figure 15: Walking Trail, Greenwich, PEI

The design concept also illustrates pedestrian trails adjacent to the existing water body and through the future residential



Figure 16: Walking Trail, Westlock, AB

and commercial area in the eastern portion of the plan area. As this area develops in the future, municipal reserve dedications can be used to develop a trail network around the water body, and connect to existing residential areas in the Town. This trail network can promote healthy living in the Town of Bon Accord, and serve as an attractive amenity and design feature that can be viewed by passing motorists from Highway 28.

A pedestrian trail has also been included in the design concept connecting the 47 Avenue sidewalk to the Bon Accord Community School in the western portion of the plan area. This trail could provide a safe pedestrian route for school children from different areas of the Town.

These proposed trails could be used to provide visitors and residents of the Town of Bon Accord with information about ongoing or upcoming events, cultural heritage, landmarks, and local wildlife and ecosystems through the incorporation of signage and kiosks along the trail routes.

4.7 Community Events

The 47 Avenue commercial area is often used for community gatherings, such as Harvest Days parades and automobile show and shines. It is also currently the home of a popular ice cream stand in the summer months. To further facilitate these community-minded events, a community events pavilion has been incorporated into the design concept to support the hosting of organized and informal activities. An example of the possible design of this pavilion is illustrated in Figure 17.



Figure 17: Example of a Community Pavilion

This pavilion could be used to support small outdoor food and craft markets, community yard sales, barbecues and similar grassroots events. It could also be used as a meeting place for pedestrians, or a resting place for passing motorists and regional transit users. The design of the pavilion should allow for a wide variety of uses, and should incorporate architectural details that promote the Town of Bon Accord's agricultural and Scottish heritage.

The exact location of the pavilion may vary depending on land availability and opportunities for community events. However, the inclusion of this feature will be a positive addition to the Town of Bon Accord's community infrastructure.



Figure 18: Public Art, Auckland, NZ

4.8 Public Art

Within existing and future park space, Town managed land, and privately owned publically accessible areas, the Town of Bon Accord should encourage the incorporation of public art in the Gateway Plan area. This public art should be used to promote the Town's cultural heritage, while also providing residents and visitors with interesting features to discover and explore in town.



Figure 19: Public Art, Dallas, TX

For this purpose, the art should be positioned so that

it can not only be viewed from adjacent roadways and pedestrian paths, but can also be touched and viewed from up close. Public art that creates a physical connection between the piece and the viewer can create a connection that brings the viewer back. Examples of this include the buffalo sculpture at the entrance to Fort McMurray in the Regional Municipality of Wood Buffalo, or the statue of a resting factory worker seated on a bench in downtown Edmonton. In both instances, the art is accessible and high photographed, creating positive publicity for the communities these pieces inhabit.

4.9 Visitor Information

Currently there is a substantial lack of signage from Highway 28 and in the Gateway Plan area indicating the services, attractions and amenities in the Town of Bon Accord. This plan seeks to rectify this situation by incorporating visitor information signage to direct and inform residents and visitors of the Town of Bon Accord to the different amenities and services that can be found throughout the Town.



Figure 20: Possible Entrance Sign

At opposite ends of the plan area, which also represent the boundaries of



Figure 21: Possible Information Signs

the Town of Bon Accord along Highway 28, the design concept proposes large town entrance signs. These signs, supported by small landscaped features and trees, will be designed to promote the Town's Scottish heritage by being composed of materials inspired by Scottish cairns. An example of what these signs may look like is included as Figure 21. As a welcome to the Town of Bon Accord, these signs will convey that the town respects and promotes a high level of architectural design and quality, and takes pride in appearances.

Visitor information may also be conveyed to residents and visitors through the use of light pole flags/banner (as illustrated in Figure 13), or through dedicated sign posts. These sign posts could direct pedestrians and motorists to amenities, services and

destinations in the Town of Bon Accord such as the fire hall, arena, grocery store, or Library.

These signs are also an opportunity to convey the Town's cultural heritage through architectural design. The use of materials such as wood, steel and stone could be used to connect these features with other proposed design features through the Town of Bon Accord, such as entrance signs, commercial signage structures, commercial businesses, lighting fixtures and public art.

5 Paper to Place

The following section is intended to provide the Town of Bon Accord with a guide on how to achieve the design elements illustrated in the design concept, and discussed in this document.

5.1 Phases

Within the Town of Bon Accord Gateway Plan area, there are two distinct development areas. The first development area (west), defined as lands between the western edge of the Town of Bon Accord's municipal limits adjacent to Highway 28 and the water body, is largely developed as a commercial node. The second development area (east), defined as lands between the water body and the Town of Bon Accord's eastern municipal limits adjacent to Highway 28, is undeveloped and used for agricultural production. Individual phases for development and/or redevelopment in the Town of Bon Accord Gateway Plan area have been categorized in terms of east and west because of the unique opportunities and constraints for development that these areas possess.

5.1.1 West Development Area

Phase 1 (1 to 3 Years): The first phase of this plan should consist of the following actions:

- Budgeting and procurement of design elements for this phase of the plan
- Developing the west Town entrance sign
- Enacting 'painting and weeding' improvements to the existing streetscape
- Selecting an area for the community pavilion
- Constructing the 47 Avenue sidewalk for pedestrian and bicycle use
- Installing ornate street lights as individual existing street lights are removed, in conjunction with the 47 Avenue sidewalk where possible
- Encouraging existing businesses and developments to upgrading building facades, lighting, and landscaping

- Constructing a signage structure to accommodate existing business signs that have been placed along between Highway and 47 Avenue
- Budgeting and procuring design elements for subsequent phases of this plan

Phase 2 (4 to 10 Years):

- Continue with 'painting and weeding' improvements to the existing streetscape
- Installing way finding signage
- Installing public art piece(s) if this development area can accommodate
- Planting of landscape features (trees, vines, shrubs)

5.1.2 **East Development Area**

Development of design elements discussed in this plan within the East development area will be completed as the area develops in the future, in accordance with development applications. Development in this area shall be guided by an area structure plan, which should incorporate individual design elements discussed in this plan in negotiation with the applicant, including:

- architectural controls
- municipal reserve dedication
- trail development
- landscaping
- street lights
- commercial signage
- public art
- the form of commercial and residential development

The east Town entrance sign shall be constructed at the same time as the west Town entrance sign. It is understood that the east Town entrance sign may be moved to accommodate future development plans for the south east Bon Accord area. The Town shall work with landowners and developers in this area to ensure that the final location of the sign is highly visible from Highway 28 and allows for an efficient pattern of development in the south east Bon Accord area.

5.2 **Implementation**

The following points discuss opportunities for the Town of Bon Accord to implement specific design elements addressed in this plan.

5.2.1 **Cultural Heritage**

- Pursue a relationship with the City of Aberdeen in Scotland to strengthen the Town's connection to its cultural heritage
- Pursue the creation of an official Town of Bon Accord tartan
- Conduct research into the Town's history with respect to settling families, historical land uses, and noteworthy events

5.2.2 **Community Participation**

- Incorporate streetscape improvement, trash clean-ups and debris removal into community events, such as communities/neighbourhoods in bloom, heritage days, or community-based school programs
- Work with landowners, business owners, and developers to create incentive programs for facade and street frontage improvements

5.2.3 **Landscaping**

- Work with qualified professionals to select, procure, plant and maintain landscaped features

5.2.4 **Art and Architecture**

- Establish a call for proposals for public art pieces
- Work with qualified professionals to select, procure, construct and maintain architectural design features discussed in this plan including commercial signage, way finding signage, street lights and entrance signage

5.3 **Amendments and Changes**

This document is a living plan. It is anticipating that in the future, as new opportunities and constraints are recognized, major or minor changes to this plan may be necessary to ensure that the overall vision of this plan is achieved.

Site specific changes to this plan, such as deviations in terms of the location or materials used in landscaping, trail alignment, or the design of street lighting that still uphold the spirit of this plan shall be considered minor and will not require an amendment to this plan, at the discretion of Town Council.

Substantive changes to this plan, such as a new direction in the promotion of the Town's cultural heritage or revisions to future forms of development in the west

development area shall be considered major changes and should require an amendment to this plan, at the discretion of Town Council. An amendment to this plan should include a public meeting to discuss potential changes to this plan and provide interested persons with an opportunity to contribute their ideas and concerns.

This plan should be formally reviewed in five years (2017) to monitor progress on individual design elements. An amendment to this plan may be required at this time to ensure that new opportunities and constraints are addressed to ensure that the overall vision of the plan is achieved.



Appendix A

August 2011 Open House Responses

STAGE 1

BLK 3

August 2011 Open House Responses

What are the strengths of Bon Accord's Highway 28 Frontage?

- Traffic slowdown permits drivers to appreciate what is viable from the highway
- Immediate visual impact of rural and rural-urban while driving
- Highway access to the town with significant traffic counts
- Signs inform passers of local services
- Highway and service road in good condition
- Ft. McMurray people actually stop in and buy!
- There is enough room for the world's largest...
- It would be idea for a truck depot transfer yard (South)
- Access to refinery
- Direct route to Ft. McMurray
- Proximity to Edmonton St Albert and Fort Saskatchewan
- Service Road
- Good traffic flow to city, Morinville and north
- Nice trees along service road
- Primary roadway
- Lots of space to improve or develop land
- Big vast area with nothing there
- History
- Front a highway and the duck pond
- The wetlands
- Highway public know activities
- Lots of vehicles pass it in a day
- Close to sturgeon river Valley
- Close to rural tourism destinations
- A large area with lots of potential
- Good access off highway
- Could have public transit to Edmonton like Fort Saskatchewan
- Centre of Sturgeon County

How can existing developments along the Highway 28 frontage be improved?

- Open and inviting
- Need staff, time and financial commitment from the Town
- Flags
- Possible focus on elevators
- Main street facades for hotel, service centre
- Paint, weeding, flowers
- Selling yourself (town) via internet/social media place to build a business
- Military cap badges (paintings) on west wall of old Esso station

- Need buy-in from existing businesses
- Run a national/international contest on ideas of what to do
- Art i.e. sculptures and murals
- Quant eatery, art and craft coop, tie into tourism
- Town owned building to rent to tourism attracting business e.g. Artisans, coffee shop
- Litter needs to be picked up daily
- Way finding signage like Cardston (Roger Brooks Designation Development)
- Have a scarecrow festival with scenes along service road
- Unified theme
- New businesses
- Landscape plantings grasses DWF Sea Buchthurne, DWF Putentilla, Columnar (not poplars)
- theme it 'Scottish'
- Keep weeds cut on all nearby properties
- Flowering trees decorative street lights keep litter free
- Businesses incorporate something pertaining to town history/heritage
- Flower beds (more)
- Mini golf
- Amur maples for red fall colour
- Reduce signage clutter
- Bus stop or indentation for pick up of passengers
- Colourful and clean
- Continued improvement on appearance of businesses
- Hide them with constructed themed pedestrian area like Sedona Mall
- Need more flowers
- Military cap badge signage along service road
- Store façade on old gas station would look like a medieval castle more in line with Scottish heritage
- Empty and underdeveloped area a blank slate
- Update school sign and add electronic town message board highlighting events
- Paint them all plaid
- Add more trees and flowers
- Facelifts update their looks

What new features would you like to see in this area?

- Bon Accord sign needed on Highway 28 at Legal corner
- Outdoor mall like in Sedona Arizona
- Common theme
- Not too many signs/advertising/one common
- Develop a rest area for highway traffic and multi-use event square

- Medieval themed facades for buildings related to Town crest
- Reduce eastbound highway speed to 60km/hr past Lilly Lake Rd
- Electronic Signage
- Plant deciduous trees not coniferous
- Banners
- Goats on the roof like Vancouver Island
- Incentives to businesses to improve landscaping and front of buildings
- Artisan and coffee shop
- Drain swamp and develop new housing
- Attractions sign
- Need 2 sided solar lit community events sign on highway frontage
- Sidewalks
- Make fair sign larger
- Need new lighting
- 60 km/hr to Lilly Lake road
- map of town for visitors
- Feature... example Vegreville egg - something pertaining to Bon Accord heritage
- Attract golfers from the goose
- underground power lines
- landscaping of school yards
- Siberian larches
- parking for truckers eliminate 4 hr min parking
- sign for volunteer appreciation
- Way finding signage for town
- Unified 'mall' Scottish theme to businesses
- Better entrance to 47 street from 50 street
- More attractive business front
- Better signs for businesses
- Camping at oak hill junction
- Off Highway picnic and dog park
- Need a 'gateway arch ' both sides of town
- Wrought iron and rock entrances
- The warm hearted community needs a huge heart
- Trees and shrubs
- Something that attracts people/traffic to stop here
- Information sign for events
- Space for wellness clinics e.g. yoga, massage, etc.
- Public facilities for rest
- Flag pole with Alberta/Canada flags - flag for bon accord?
- Something that's never been done
- Turn in for visitor info kiosks both sides - unmanned

- More appealing lighting, trees, shrubs, more consistent signage
- Water feature and museum
- Developing a primary highway entrance
- Coordinated landscaping and signage on one professional sign
- Upcoming events sign (big)
- Drive in area for town information
- Info area (manned? Unmanned?)
- Require a centre piece business which encourages traffic to stop
- Attractive and consistent signs to advertise local businesses
- 3rd access to 47th street as in original plan layout
- Either agricultural/heritage or Scottish theme NOT TACKY
- Coordination with oak hill to develop camp or overnight facilities
- Place for RV parking over night (example hotel area)
- Street lights like Aberdeen has in Scotland
- Walking trail system s ties to wetlands and heritage sites, park areas , Gibbons
- Dinner theatre, gazebo trees for park like feel by hotel
- Unified theme structure in front of existing business - for housing café, art coop etc food art
- Unified signage
- Mountain bike trail system
- Consistent theme all along hwy frontage
- Home of harvest days sign (larger)
- NO Murals
- MODERN!!
- X Country Ski Trails
- Something totally unique
- New Street Lights
- Trail to Gibbons
- Entrance to main street unrecognizable

A map of Bon Accord's Highway 28 frontage was presented for people to share their ideas

- More! - re: green signs
- These signs are great! - re: green signs
- Looks great when CIB has planted - needs something behind it? Re: CIB sign
- Rock garden - re: CIB sign
- unified theme in front not left to individual businesses
- Boring and looks like a dead town
- Why is this shed there? Purpose? Was for old farmer's market storage?
- Paint curbs bright white or yellow
- Shed is unsightly
- Flag stand for all provinces along front

- Bare, empty, really boring (re: frontage)
- Bright yellow/white lines on road create positive impact
- Hotel has no character
- Hotel has no "looks" need to get owners involved with change
- Big sign on corner is terrible - flowers below it have not helped
- Plant trees columnar poplar/aspens inside school yard to hide view of liquor store
- School/liquor store inappropriate line of sight
- Buy in from owners of property on beautification
- More pruning/cleaning up here re: garage/stump
- These guys are trying really hard: re: garage
- Interactive mural like Cochrane not a normal mural
- Too much clutter blocks view of town
- Signage (commercial) is unsightly
- 19th century (but still electric) lamp posts (purely decorative)
- Set up overnight RV parking to attract people to town
- Need a huge heart for 'warm hearted community' location?
- Keep the trees (highway) please!!
- How about red trees like the ones along 97 street where the base used to be? People stop to take pictures in the fall
- Signage is an issue for many of them (businesses)
- Signage not nice (this type anyway) re: businesses
- Common look and feel to signage is needed
- limit individual advertising one common map/sign for businesses
- Engage owners in beautification projects
- Owners of old gas land need to clean this up (re: empty lot) Perennial shrubs, flowers, a bench!
- Weeds need to be cut on this lot (empty lot) chest high today August 18, 2011
- Need 2 sided solar lit large community events sign here (along highway trees)
- Nicest building on road (re: funeral home)!
- And the back of their property too (re: funeral home)!
- Rename a few streets after veterans or heroes
- deciduous trees along frontage
- A miss 'kilt/farm' Canada competition
- Unsightly junky front strapping should have been on highway side (re: trucking yard)
- Repair Town clock
- Need touch up painting on crest (re: town clock)
- Ugly corner looks dead (re: in front of gas station)
- Needs larger observation deck/boardwalk and integrated walking trail. Interpretive signs and benches make it a town feature!
- Better observation area needed and maybe a wooden walkway
- Pave Over (re: pond)

- Raised observation tower like at Cardiff Park lake to see (re: pond)
- Create park on land that cannot be developed (like swamp area)

1 Town Entrance Signage

CONCEPT:

Establish entrance features which are pleasing and distinctive of the Town, positioned at both west and east ends.

- Should be large enough to be easily seen from highway.
- Signs shown on right use rock detailing which is reminiscent of Scottish cairns (below.)
- Well-maintained landscaping.
- Ground-level lighting.



2 Tree-lined Streets & Screening Foliage

CONCEPT:

Planting more street trees has many benefits for municipalities:

- Safer, more pleasant walking environment
 - Improved business
 - Soften & screen less attractive features
 - Pride of neighborhood
 - Protection from weather
 - Reduced harm from pollutants/tailpipe emissions
 - Beneficial psychological impact
 - Added value to homes & businesses
- Discovery Elms (*Ulmus japonica* 'Discovery') are resistant to drought, elm leaf beetle and dutch elm disease, and provide a generous canopy.
- Red Maples (*Acer rubrum*) are also hardy and offer bright red foliage in autumn. These could be reserved for the Town's commercial areas to set these districts apart from other districts.
- Vines such as Virginia Creeper (*Parthenocissus Quinquefolia*) are fast growing and hardy. They may be used as a screening method along the southern fence-line of the Town's public works yard and the vehicle storage yard, both of which are adjacent to Highway 28.



3 Community Pavillion / Gathering Place

CONCEPT:

Create community gathering place for social events, festivals, flea markets, farmers markets, show & shine, and other public events.

- Decorated with moveable planter boxes and identifying signage.
- A community outdoor pavillion (low maintenance) with architectural details barrowing from rustic Scottish and agricultural influences.
- Amenities such as toilets, picnic tables, trash enclosures.
- Playground to provide additional amusement for children.



4 Commercial Architecture / Decorative Street Lights

CONCEPT:

Create a friendly “old-world” experience in commercial areas, encouraging residents and travellers to linger, shop and eat. Paying attention to architectural details creates a feeling of a more welcoming community, and less of a sterile “strip-mall” sensibility.

- Improve green boulevard on 47th Avenue, adding more street trees and shrub beds.
- Architectural details to storefronts, suggesting traditional western shops.
- Front parking should be well-marked and separated with landscaped boulevards, to avoid the “endless parking lot” situation.
- All employee parking, outdoor employee areas, and trash pick-up should be to the rear of buildings.
- Storefront lighting should be arm/shade lights instead of backlit signs.
- Signage with Highway exposure combined into one large lighted free-standing sign (see below) with architectural details similar to buildings, positioned in boulevard south of 47th Ave. Random boulevard signs should be disallowed.
- Decorative antique streetlights with banners to establish sense of charm and encourage pride in district.



5 Recreational Trails

CONCEPT:

Make the existing stormwater pond into a recreational spot for residents and visitors alike, with plenty of visual appeal from the highway.

- Asphalt and dirt pathways wind through the pond area, connecting the existing town to a potential new subdivision, and offering opportunities for exercise, recreation and enjoyment of nature.

- Pedestrian bridges offer direct access across the pond at narrow spots.

- A fountain provides a pleasing visual for residents and highway travellers, encouraging visitation.

- Playground in safe location near residential, away from busy roads.

- Benches and trash enclosures may be placed at intervals throughout trail system.

