
Architectural Motif Guidelines for the Town of Jasper

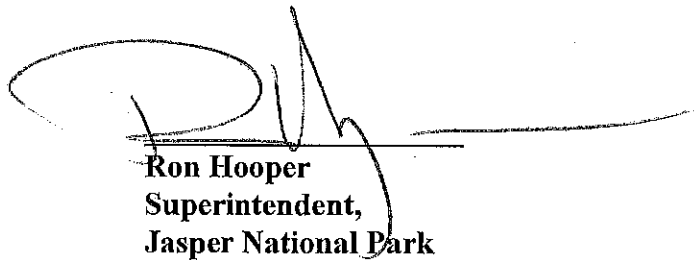
**Prepared for Canadian Parks Service by
Latimer Hiscock Architects**

March 1993

**AMENDMENTS TO THE
ARCHITECTURAL MOTIF GUIDELINES FOR
THE TOWN OF JASPER**

December 15, 1997

Approved:



**Ron Hooper
Superintendent,
Jasper National Park**

Également offert en français

**REVISED ARCHITECTURAL AND PLANNING GUIDELINES FOR RESIDENTIAL
DEVELOPMENT IN THE TOWN OF JASPER**

December 15, 1997

The following amendments to the Architectural Motif Guidelines for the Town of Jasper were approved after public comment indicated that a review of residential planning standards was required. Consultation indicated that neighbourhood quality of life and community character were being undermined through inappropriate development.

These amendments should be used in conjunction with the original motif guidelines dated March, 1993. The amendments are listed with the corresponding pages from the 1993 documents. The revised policies are summarized in the tables below. These revisions should not be read in isolation from the 1993 Motif. Additional information may be presented in the corresponding page in the original March, 1993 document.

If further information or clarification is required, please contact either the Development Review Officer or the Townsite Manager in Jasper.

Revisions to the Town of Jasper Residential Planning Criteria

Revised Policies for Parking (Section 3.1.8) Standards for all Developments	Page
All parking lots must be hard surfaced with the exception of lots for residential developments with four stalls or less. The parking areas must be defined through the use of parking blocks, fencing, landscaping or other means.	32
Drainage from parking lots must not increase the run-off rate onto adjacent property. New parking lots must not make existing drainage patterns worse.	32
Parking lots must be: hard surfaced (not gravel), except for residential lots of four stalls or less;	33
Architectural and Siting submissions for new developments must indicate what facilities are being provided for bicycles including: number, type and location of bike parking spaces; sheltered storage and unsheltered parking.	34
Larger parking lots with over 50 stalls must have 8% of the stalls designed for over-sized vehicles (3.0 m x 7.6 m).	32

Revised Policies for Site Design (Section 3.2.1)	Page
The primary entry door for all R-1 and R-2 dwelling units must be located on or near the front facade and face the street. The doorway must face the street and must be located within 3 m of the foremost portion of the front facade, excluding a porch. A corner lot may have a primary entry door on the side facade facing a street.	35

Revised Policies for Landscaping (Section 3.2.1.2)	Page
No more than 30% of the required front yard area may be hard landscaped, including driveways, walkways, and retaining walls /planters. Front yard projections such as unenclosed porches, decks, landings and stairs are included as hard landscaped areas. Front drive garages are only permitted in laneless developments.	36
A minimum of 50% of the total site must be landscaped for R-1, R-2 and R-3, small lot developments. In laneless subdivisions where the garage is located in the rear, 40% landscaping is required. R-3 Apartment and R-3 Townhome developments must have 30% landscaping. The landscaped area does not include areas for parking or car manoeuvring. Of this required landscaping, at least half must be soft landscaping consisting of vegetation such as grass, shrubs, trees, or ground cover.	36

Revised Policies for Private Outdoor Space (Section 3.2.1.3)	Page
New buildings and garages must minimize the impact on private outdoor spaces of adjacent neighbours. New residential developments must have rear yards that approximately match the depths of adjacent residential yards. The building depth extending into the rear yard of the lot must not extend more than 1.6 m (6 ft) beyond the depth of the nearest adjacent residence, except in exceptional cases.	38
Each new dwelling unit must have a private outdoor space immediately adjacent to the unit and accessible directly from within the unit. This can be in the form of fenced yard space, balconies or terraces that are screened for privacy (e.g. soft landscaping such as trees and shrubs). The space must be at least 4.6 m ² (48 ft ²), with no dimensions less than 1.8 m (6 ft).	38
Views from living room windows should not be obstructed by other buildings for at least 10 m (33 ft) in front of the window.	38

Residential Maximum Building Height Section 3.2.2.1	Page 42
R-1	9.1 m (30 ft)
R-2	9.1 m (30 ft)
R-2H (Heritage)	7.9 m (26 ft)
R-3 (Small Lot)	15 m (45 ft)
R-3 (Apartment)	15 m (45 ft)
R-3 (Town Houses)	15 m (45 ft)

Required Setbacks (page 42) Section 3.2.2.1	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Corner Lots
R-1	6.2 m (20 ft)	1.8 m (6 ft)	10.8 m (35 ft)	4.6 m (15 ft)
R-2	6.2 m (20 ft)	1.8 m (6 ft)	10.8 m (35 ft)	4.6 m (15 ft)
R-2H (Heritage)	7.6 m or the same as adjacent houses, whichever is the lessor	1.8 m (6 ft)	40% of the lot depth	4.7 m (16 ft)
R-3 (Small Lot)	6.2 m (20 ft)	1.8 m (6 ft)	7.6 m (25 ft)	4.6 m (15 ft)
R-3 (Apartment)	3.6 m (12 ft)	1.8 m (6 ft)	4.6 m (15 ft)	4.6 m (15 ft)
R-3 (Town Houses)	6.2 m (20 ft)	1.8 m (6 ft)	4.6 m (15 ft)	4.6 m (15 ft)

Revised Policies for Parking (Residential Developments) (Section 3.2.1.4)	Page
Parking requirements for new developments are measured on a gross floor area basis according to the following table:	39
R-1 One stall per 75 m ² of gross floor area R-2 One stall per 90 m ² of gross floor area R-2Heritage One stall per 56 m ² gross floor area R-3 One stall per 95 m ² of gross floor area or one stall per unit, whichever is the greater. In R-3 developments, visitor stalls are required at the rate of 5% of the basic minimum requirement.	39
Surface parking must be setback 1 m from the rear property line.	39

Revised Policies for Building Design (Section 3.2.2)	Page
New developments must be designed to fit within a building envelope as shown below. A 45 degree plane envelope as measured from the required setbacks is now applied on all four sides. Additional restrictions apply in Old Town Jasper. Intermittent gabled dormers and open front porches may protrude beyond this envelope on all sides. Intermittent gables are defined as gables that together comprise not more than one half of the building width on any elevation. Open front porches, steps, decks and eaves may extend beyond this envelope.	41
In order for the buildings to fit within the required envelope, they must be no more than 4.5 m (15 ft) high at the required setbacks as measured from the front, rear, and side yards. The height as measure from the required sideyards must be no more than 4.2 m (14 ft) as measured from the required side yards in the historic district. Required side yards are indicated in the next table.	

<p align="center">Lot Coverage Section 3.2.2.1 (Page 43)</p>	<p align="center">Zone</p>	<p align="center">Coverage</p>
<p>A minimum of 50% of the site is to be landscaped in R1, R2, and R3-Small Lot, and a minimum of 30% in R-3 Townhouses and R-3 Apartments. Additional restrictions may apply in the R-2H District. Landscaping may be hard or soft, but does not include car parking or manoeuvring areas.</p>	<p align="center">R1</p>	<p>30% of the total site area or 140 m² (1500 ft²), whichever is less</p>
<p>The building footprint must not exceed the site coverage noted in the columns to the right.</p>	<p align="center">R2 and R3 (small lot)</p>	<p>35% of the total site area or 160 m² (1720 ft²), whichever is less</p>
<p>Maximum coverage applies in the case of residential additions. Portable sheds of less than 10 m² are excluded from this calculation. Detached garages used only for vehicle storage are not included in this calculation.</p>	<p align="center">R-2H (Heritage)</p>	<p>30% of the total site area or 139 m², whichever is the lessor.</p>
<p>“Foot print” is the Building area as defined in the <i>National Building Code</i></p>	<p align="center">R3 Townhouse and Apartment</p>	<p>40% of the site area</p>
<p>“Site area” is the sum of all individual lots used for any one development.</p>		

<p align="center">First Floor Height Above Ground Section 3.2.2.1 No existing page reference.</p>
<p>In R1 and R2 areas, the finished main floor elevation must be constructed no more than 760 mm (2 foot, 6 inches) above grade at any entrance. This figure may be increased to 1.3 m (4 foot 4 inches) in R3 areas. If the width of window wells on any one wall exceed 25% of that wall, they will be considered in average grade calculations.</p>

Roof Forms Section 3.2.2.2 (Page 44)

Simple roof forms are preferred. Main roofs and secondary roofs should have the same slope where feasible. Roofs over dormers and entrances may vary from the main slope, but must have a minimum of 6:12, preferably being steeper.

Provide roofs over entrances for weather protection.

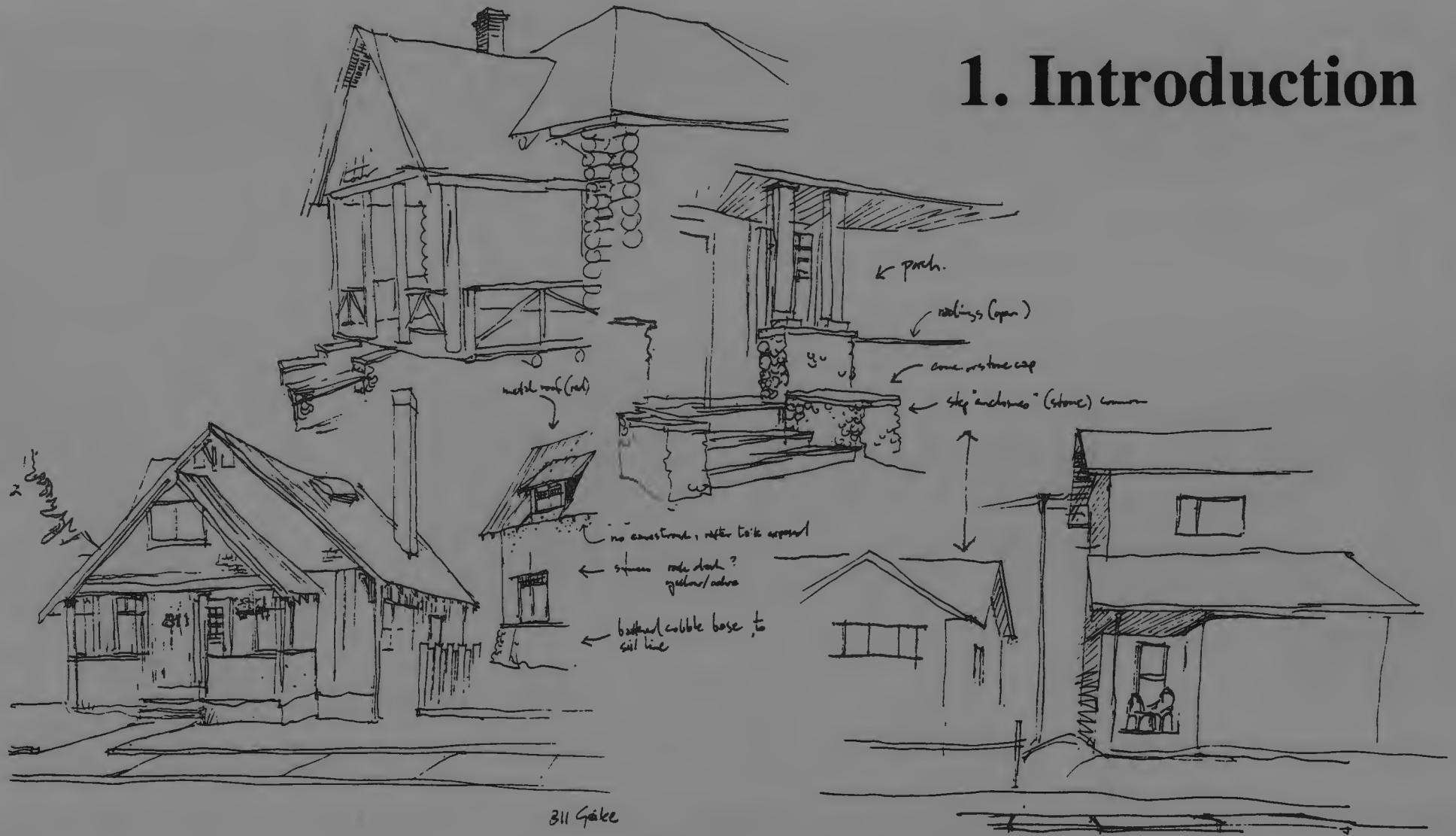
Canadian Parks Service and Latimer Hiscock Architects would like to acknowledge the valuable assistance given by members of the Jasper Town Committee, the Jasper School Board and the Jasper Chamber of Commerce.

The impetus for the Guidelines comes directly from their concerns, suggestions and recommendations.

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1. Introduction



The Canadian Parks Service has a mandate to preserve and protect Jasper National Park for the enjoyment of future generations. In keeping with this mandate, developments in Jasper must be of a high design standard, harmonizing with both the surrounding mountain environment and the rich context of historical buildings that are a vital part of Jasper's past, present and future.

These Guidelines were developed with the participation of the Jasper community, as well as Canadian Parks Service. They are meant to advance the goal of high quality development, sensitive to the natural surroundings .

Jasper's character as a mountain town was established early in its building history. Because of concern with Jasper's place in the natural environment, controls on development have been in effect right from the start. During the pre-war years Park authorities took a hands-on approach in maintaining standards—building design submissions were often reworked by Parks personnel to substantially alter their appearance. Since then, guidelines, written policies and defined development requirements have replaced the earlier arbitrary approaches.

To assist in the process of submitting and reviewing building design proposals, Jasper Townsite Architectural and Environmental Guidelines were developed in 1979. In response to the need for more specific guidelines, this document replaces those earlier Guidelines.

Jasper faces increasing development pressures. Everyone involved—developers, designers, the citizens of Jasper and the Canadian Parks Service—need an easily understood set of rules. The Architectural Motif Guidelines are meant to fulfill this need.

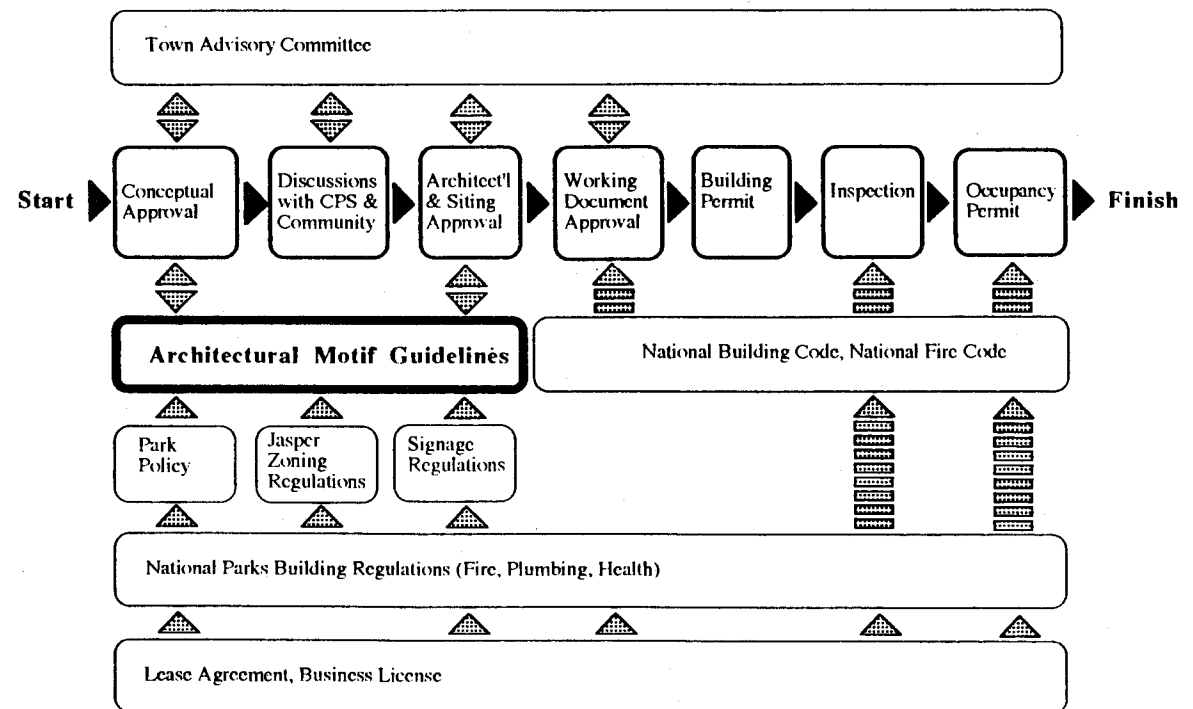


Fig. 1.1. This simplified flow chart for Development Approval shows how the Guidelines are used by many parties throughout the design process. The heavily outlined boxes indicate steps in the approval process. Other boxes are controlling regulations and agencies.

1.1 Objectives of the Guidelines

The Guidelines:

- **state desirable design features** that are expected of new developments and redevelopment in Jasper.
- **control the quality of new developments** by providing common, easily understood standards to evaluate proposals.
- **strengthen Jasper's image** as a well-designed mountain community.

1.2 Using the Guidelines

1.2.1 The Organization of the Guidelines

The Guidelines use the historical architectural context of Jasper as a basis. New buildings must nestle gracefully into the existing architectural setting, and respect neighbours and natural environment. Jasper has many important historical buildings such as the Park Information Building, the CN Railway Station, the Post Office and the CIBC bank. There is also a large stock of more modest buildings—houses, simple commercial buildings and rustic accommodation—which provide a strong context for new developments. Historic structures teach us much about how new buildings can fit comfortably within the mountain setting.

Chapter 2, on the Historic Architectural Context, presents an analysis of what traditionally makes a building suitable for Jasper.

Chapter 3, containing the Guidelines, is broken into four sections:

- **3.1 Standards for All Developments**

These guidelines apply to all new developments and redevelopment, no matter what type

- **3.2 Standards for Residential Developments**

These apply to all residential buildings, including single family, duplexes, row houses, apartments and additions to existing residences. Residential units that are part of a mixed use development in the commercial town centre—staff housing over shops for instance—are controlled by Standards for Town Centre Developments.

- **3.3 Standards for Town Centre Developments**

These guidelines apply to commercial and mixed use developments in the town centre (Connaught / Patricia area), including retail, office, downtown hotels and residential components of mixed-use developments.

- **3.4 Standards for Tourist Commercial Developments**

These guidelines apply to the hotel and motel areas at either end of town. They also apply to freestanding buildings (such as restaurants and service stations) that occur in these areas. Hotels and tourist accommodation that are part of the Town Centre will be controlled by Standards for Town Centre Developments.

These categories were chosen to make it easier to design and evaluate a particular type of development. The three categories of developments correspond not only to common building types, but also logically relate to the major zoning categories and specific areas of Jasper.

Inevitably there will be developments, such as schools and hospitals, which cannot easily be put into any one of these categories. The applicant should consult with Canadian Parks Service if unclear about which guidelines apply to a proposed development. As a guide, the following table gives examples of building types and appropriate guidelines.

Building Type	Applicable Guidelines
Daycares	Guidelines for All Developments, plus Residential Guidelines
Convenience stores in Residential areas	Guidelines for All Developments, plus Residential Guidelines
Convenience stores in Tourist Commercial areas	Guidelines for All Developments, plus Tourist Commercial areas
Schools, Churches and other Institutional buildings	Guidelines for All Developments
Buildings in Block 'S' (service buildings)	Guidelines for All Developments, plus policies specifically set for this area.

Guidelines for each of the categories of building types are divided into subsections dealing with specific design issues. A given design issue is identified by stating an "Objective," accompanied by one or more "Guidelines."

1.2.2 When do they apply?

The Guidelines apply to all new developments and redevelopments within the townsite, whether privately or publicly sponsored. In this document, no distinction is made whether a development is a new development or a redevelopment—the terms are used interchangeably. Any time approval is required from Canadian Parks Service for new development, these Guidelines apply. The Guidelines deal with outdoor spaces and the exterior of buildings; they do not address the design of building interiors.

1.2.3 Enforcement, Relaxations and Appeals

New developments will be expected to meet or exceed the requirements of the Guidelines. Nevertheless the Guidelines are not intended to discourage creative solutions or innovative architecture. If designers can demonstrate that their project meets the intent or objective of a guideline, the proposed solution may well be acceptable, even though it doesn't meet the guideline requirements per se. The Guidelines are not meant to be rigid, inflexible rules—but they **are** meant to establish a minimum standard of quality for new developments.

In short, **relaxations** from the Guidelines will only be considered if alternate solutions are proposed that meet the stated objectives.

Refusal may be appealed through a Jasper advisory committee to be established by consultation between CPS and the Jasper community. At the time of printing, this committee has not been formed.

1.2.4 Relationship to Other Approval Documents

The Architectural Motif Guidelines are only one of several approval documents controlling new development in Jasper. These should be read in conjunction with:

- Jasper Townsite Zoning Regulations
- National Park Building Regulations
- Building Permit Guidelines
- National Parks Signs Regulations
- Environmental Assessment and Review Process requirements

As well, other policy documents and regulations may apply in specific cases. Persons contemplating building in Jasper should consult with Canadian Parks Service at an early stage.

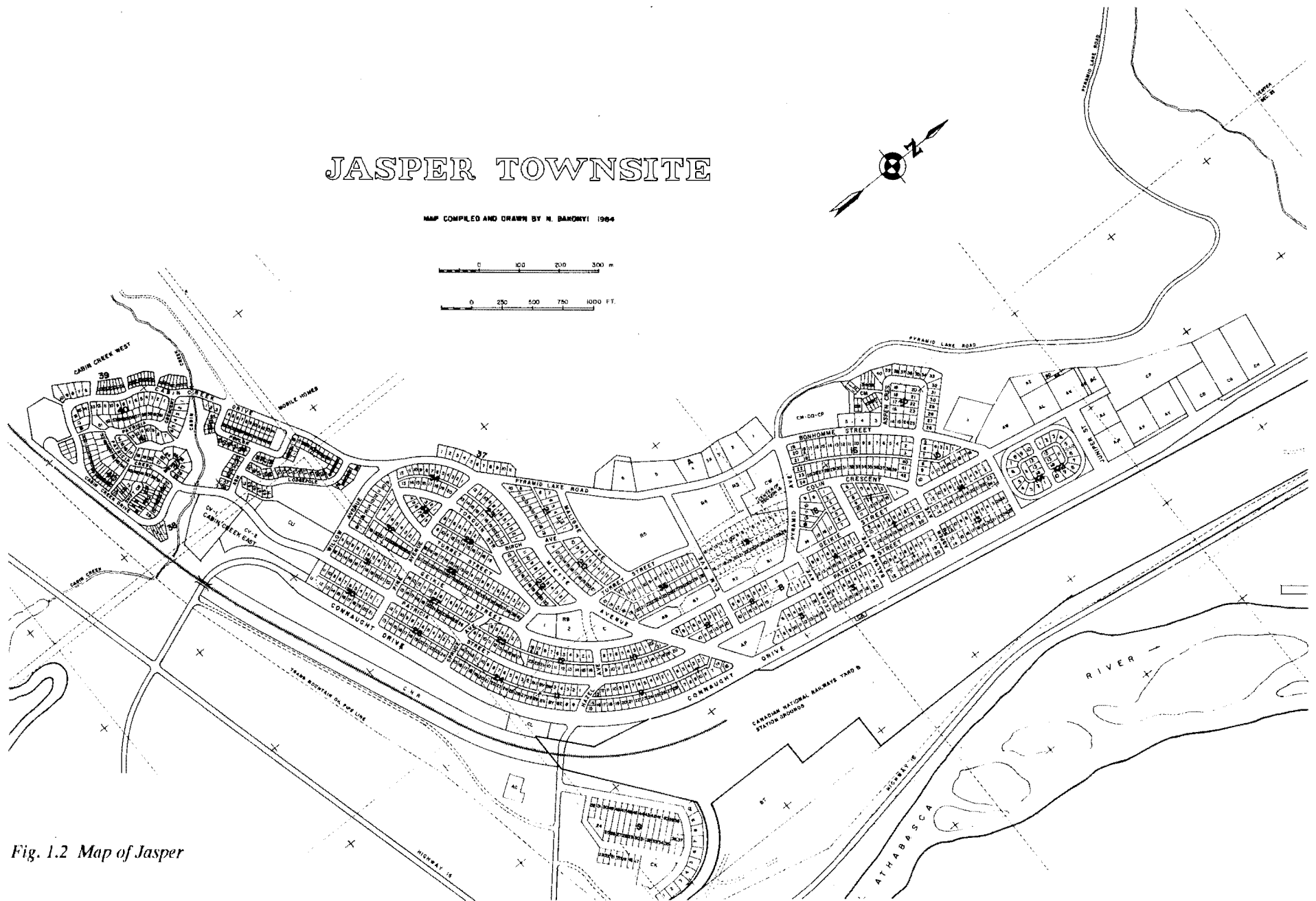


Fig. 1.2 Map of Jasper

2. Historical Architectural Context



2.1 The Evolution of Jasper's Architecture

Jasper was born of two forces—the railway and tourism. Each had its own effect on local building style.

The railway, helped promote tourism to the remote wilderness area, but was mainly concerned with the utilitarian aspects of moving freight and servicing the needs of railway workers. Residences, stores and community facilities designed for the railway worker community were generally straightforward and unpretentious.

Wilderness tourism, on the other hand, produced buildings with a distinctive "Rocky Mountain" look. They appealed to romantic visions of the Rockies.

To this day, these two forces continue to shape the local architecture.

The Influence of the Railway

In 1910 the Grand Trunk Pacific Railway began construction through Jasper Forest Park, and the town of Jasper was born. Fitzhugh, later renamed Jasper, was chosen as the Divisional Point and remains to this day an important CN servicing centre—about one sixth of Jasper's population is employed by the railway.

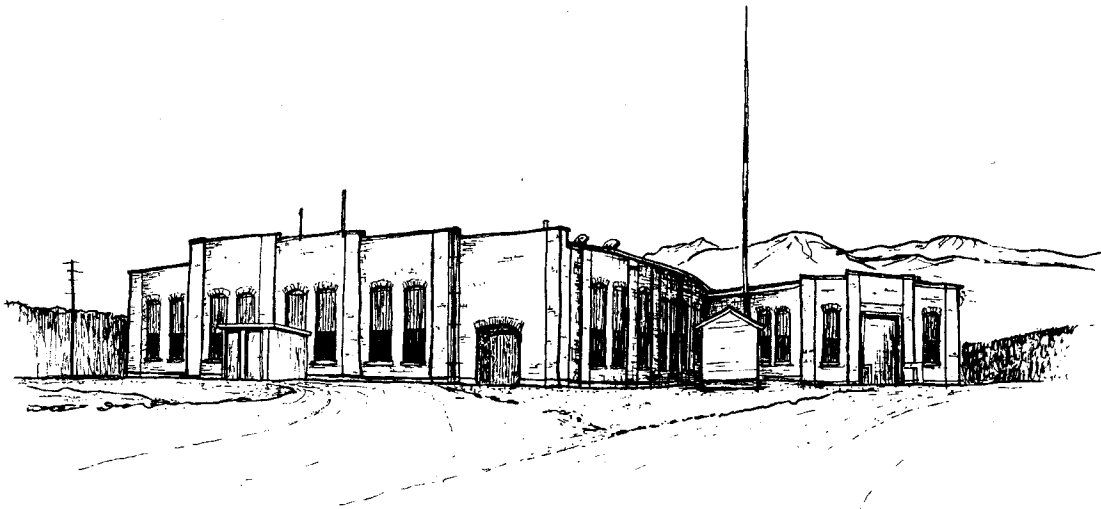


Fig.2.1 The CN Roundhouse illustrates the utilitarian nature of much of Jasper's railroad infrastructure.

The earliest buildings were tent encampments and shacks built for railway workers. These were replaced within three years by permanent homes. As in any small western town, banks, churches, shops, hotels and community buildings soon sprang up to service the needs of the workers. Many of these buildings were designed to serve the burgeoning tourist trade as well, but in general they were simple modest structures. This tradition of simplicity and straightforward design is worthy of inclusion in present day buildings.

The Influence of Tourism

Almost concurrently with the establishment of Jasper as a "railway town," the federal government designated Jasper as a service and administration headquarters for the surrounding park. Within three years of Jasper becoming a railway divisional point, resident Park Superintendent Colonel Rogers arrived from Ottawa, with a mandate to create a well designed community, at home with the surrounding natural beauty.

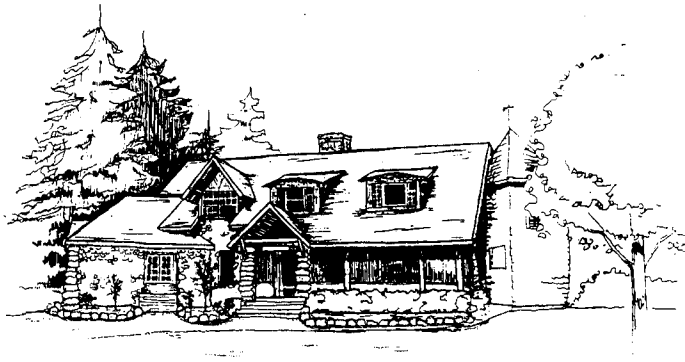


Fig. 2.2 Perhaps Jasper's most famous building, the Park Information Centre, was consciously styled to appeal to tourists seeking a mountain aesthetic.

A Mixture of Styles

Jasper architecture during this period was rooted in the "picturesque" style. This somewhat eclectic style derived from English manor-house architecture of the late 19th century. Emanating from the Tudor Revival popular in the 20's and 30's, the style is characterized by stucco exteriors with mock half-timbering, steep roofs and stone or brickwork. Buildings were to fit in as one element in the landscape, not stand alone. In the Jasper context, this style was heavily modified by the use of "rustic" elements—uncut fieldstone, peeled log beams, posts, and cedar shingles. Added to this was the influence of other styles popular throughout Alberta at the time—noticeably the Craftsman style of house emanating from California and the remnants of the Arts and Crafts style originating in England.



Fig. 2.3. This bungalow at 218 Patricia, built in 1922, typifies the simple, modest design aesthetic of Jasper's early housing. Although neither large or stately, the cottage-like appearance is rural and inviting.

Tourists were eager to visit this newly-accessible area, and arrived by trainloads to explore the wilderness and experience the Canadian Rockies. Superintendent Colonel Rogers was determined that new buildings in Jasper would harmonize with the mountain environment. Clearly, Jasper was destined to become more than a railway town.

This led to a very different kind of architecture. The original Park Administration Building built in 1913, now the Park Information Centre, illustrates this difference. Compared to previous largely utilitarian railway buildings, it consciously styled itself to fit into the unique Canadian Rocky Mountain setting. Between 1913 and 1934, under the strict guidance of superintendent Rogers, Jasper transformed itself from a humble collection of shacks into a town with a strong architectural connection to its surroundings.

One architect in particular—Alfred M. Calderon—was responsible for many significant buildings during this period. The Park Information Centre, the Anglican Church, the CIBC bank and the Jasper Camera and Gifts store are examples of his work.

Out of this mix came what might be called the "Rocky Mountain Picturesque" style. It is characterized by:

- extensive use of local materials on the building exterior (logs, stone, wood shingles, stucco)
- field stone (glacial boulders and rounded river rock) set in mortar, used as stairs, walls, chimneys and landscaping walls
- simple steep-pitched roof forms
- extensive use of gable and shed dormers
- imitation half-timber stucco treatment for exterior walls, especially gable ends and second storey walls of commercial buildings
- double-hung windows, often with smaller-panes grouped over a larger lower pane
- exposed rafter ends.

This Rocky Mountain Picturesque style is perhaps Jasper's "truest" style—it is firmly rooted in forms typical of the region and has strong historical connotations. Jasper, however—like all towns—was not immune from popular styles of the day. Connaught Drive has examples of Early Commercial and Boomtown storefronts built between 1915 and 1940 that are typical of all western Canadian towns. Much of the housing that was constructed in the 60's and 70's is typical of styles and forms prevalent throughout Canada at the time.

2.2 Defining a Mountain Architecture for Jasper

What makes a building fit within Jasper?

What might be called "Mountain Architecture" is not so much a style as a series of building characteristics. Together they define what fits well into Jasper and the Canadian Rockies. The best examples of Mountain Architecture are undeniably "of" the mountains. The buildings not only belong to the mountain setting, they in fact help define it. Their characteristics are common to a wide range of building types—single family homes, lodges, commercial and institutional buildings.

The building is a part of the landscape, not separate from it

Compared to urban building forms, buildings in rural settings— particularly wilderness settings— are more directly rooted in their surroundings. This is shown in several ways.

a) Building materials appear to be local in origin.

Wood and stone relate directly to the surrounding natural environment. Peeled logs, timbers, cedar shingles and wood siding—especially when stained or left to weather naturally—visually connect with the forested surroundings. Cut stone, rubble and dry pack stone express a natural direct link with the mountain sides. Rounded river stones and glacial boulders connect with the rivers and glacial forces of long ago.

Brick and stucco are less obvious examples, but still maintain strong connections to the land. Stucco exhibits the sand colorations and textures of the soil. Brick, made from earth and clay, was traditionally manufactured near building sites to reduce shipping costs.

The need for building materials to appear local in origin favors the use of wood, stone, stucco and brick. However, fire protection, technical considerations and economics dictate that newer modern-day materials be used as well. Asphalt shingles and aluminum or vinyl clad windows are examples. Commercial and institutional buildings in particular require the expanded vocabulary of newer, technically advanced materials.

b) Building materials are used in their natural, honest —almost raw—form.

Logs are used as exposed structural members or handrails. Timbers are exposed, and often finished naturally. Milled wood siding is stained rather than painted, revealing the wood beneath. Stone appears as cobbles, split rock or rubble, rather than even blocks of sawn ashlar.

This maxim is broken for relative late-comers in the Mountain Architecture vocabulary. Aluminum appears out of place in its shiny unanodized state but is viewed as more acceptable if toned down by dark anodizing (coloring). Concrete looks more natural if colored or textured.

Vinyl and aluminum siding are less costly than real wood siding, and can deceive the eye from a distance. Close up, however, both are obviously artificial.

c) The building is second to the setting

Good Mountain Architecture is distinctive, and of substance. It is not bland. Nevertheless, it does not compete with or dominate its natural

2. Historical Architectural Context

surroundings. Buildings are typically built on the side of a hill or in a valley, rather than on the top, for instance. The buildings make way for the trees and streams, not the other way around.

Mountain Architecture uses simple, strong forms

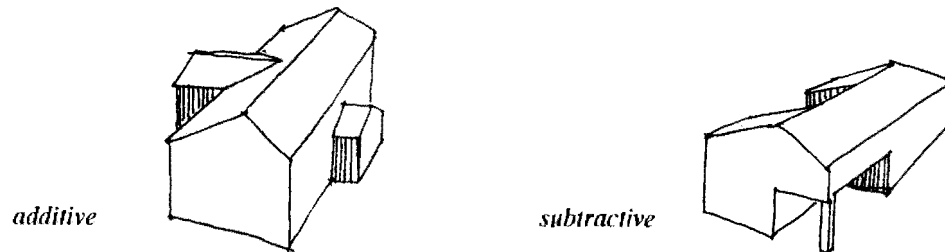


Fig. 2.4 Forms are often additive rather than subtractive.

Complex buildings—with numerous level changes, variable roof pitches and a mix of several exterior finishes—appear out of place in a mountain setting. This does not imply building forms which are simple "boxes". Elements such as porches, gables, bay windows and "add-on" rooms can create interest to both exterior surfaces as well as interior spaces. Elements are added on to a basic shape, not subtracted from it.

Mountain Architecture creates a sense of enclosure

Shelter and warmth were important traditional characteristics of mountain buildings. New mountain buildings can create this feeling of intimate interior spaces. This can be accomplished by:

- providing a clearly defined entry into a building, (by way of an air lock, lobby or special doorway) which creates a distinct transitional change of environment from outdoors to indoors.
- providing punched or framed formal windows, not continuous or strip windows. (This is especially applicable to commercial buildings.)
- detailing the wall structure in a massive and substantial way. Jasper is not the place for "curtain wall" exterior building treatments.

New mountain buildings should incorporate characteristics which enhance the experience of the mountain setting. Mountain buildings do not lend themselves to large expanses of skylight, strip windows and "curtain wall" aesthetics. Contained views, through framed openings, offer selective scenes while maintaining a protective sense of enclosure from the outside climatic elements.

Roofs are dominant forms in Mountain Architecture

Traditional Rocky Mountain buildings have large, steep roofs with deep overhangs to shed snow and rain away from the building walls and foundation. This form also adds to the sense of shelter and protection. In multi-storey construction, upper stories were often incorporated into the roof using dormers to achieve headroom, light and venting. Second storey space for bedrooms or other accommodation did not need to be as large as main floor space which was used for larger rooms or public areas.

The commonly used rafter-type framing also lent itself well to dormer construction. Roof insulation was non-existent and this precluded any need for a vented air space above the insulation. All of this led to a very identifiable roof form. It was massive and dominant, broken up with dormers and chimneys. Eaves were low descending often to the first storey line. Pitches were steep, usually 8:12 or greater.

Buildings are "anchored" to the ground with a solid base

Again this characteristic was born of practical considerations. A masonry foundation protected susceptible wooden floor and wall construction from moisture and deep snow cover. This identifiable base or plinth balances the effect of a heavy, large roof, and "anchors" the building into the landscape.

Stone bases were traditionally used for mountain buildings. This remains a logical choice, although today the stone is as a veneer to an underlying concrete foundation wall. Ironically, stone, once a humble inexpensive material, has become a costly finish; it makes sense to concentrate its use on the relatively small 'base' area of the building.

Visual connection to the ground can be achieved with materials other than stone; horizontal wood boards and battens, rusticated masonry, stucco, or concrete parging perform the same function.



Fig. 2.5 Steep roofs with large overhangs are a traditional form

In Jasper, rounded glacial boulders and river rock were the traditional choice for stone work. As with many forms of stone wall construction, early masons found it easier to construct walls with a batter or slope. This can be effective in new designs as well, in helping the building 'grow' out of the ground.

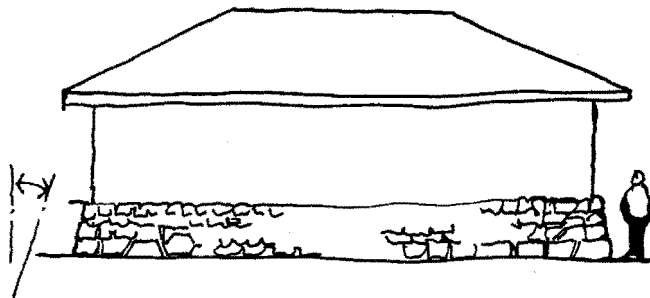
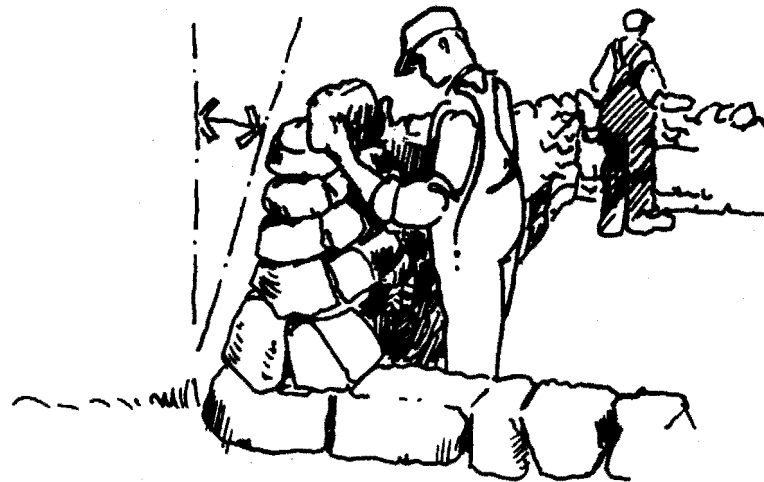
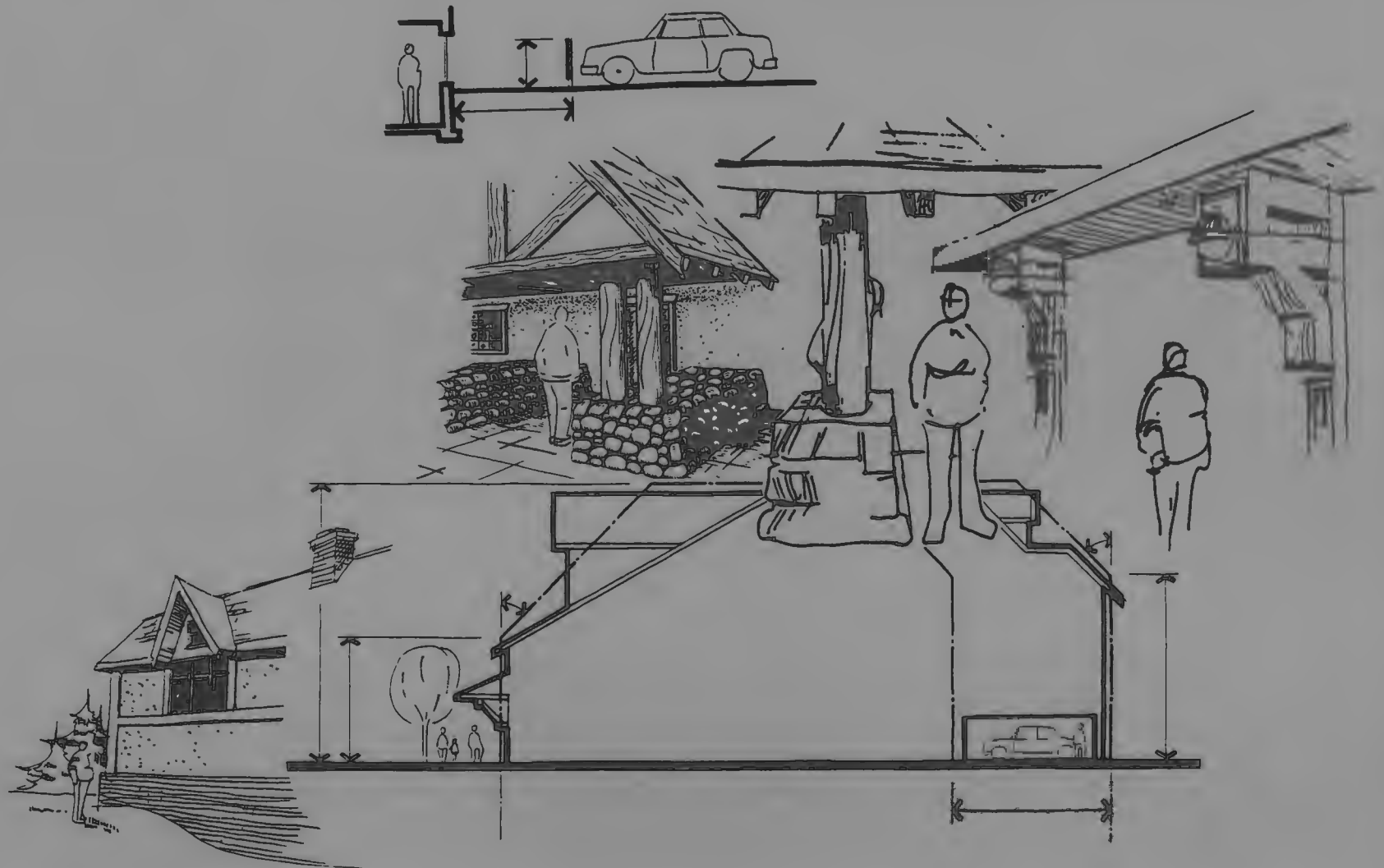


Fig. 2.6 For practical reasons stone bases and walls often were built with a 'batter' or slope.



3. Guidelines

3.1 Standards for All Developments



3.1 Standards for All Developments

3.1.1 Siting

Objective: Jasper's location within the national park establishes a special relationship with the natural environment that must be respected by new developments. Buildings should merge with the surrounding landscape rather than dominate. New developments should be designed to maintain natural grades and to integrate with existing site features such as rock outcroppings, water bodies and mature stands of trees.

Guideline: Accurate site information is necessary to effectively design and evaluate developments. All development applications, including those for Conceptual Approval must include:

- accurate and comprehensive drawings showing existing topography (contours), vegetative ground cover, surface water (ponds, creeks), size and location of trees, rock outcroppings and other natural features
- a re-grading plan, showing both existing and proposed contours. Spot elevations are not sufficient.

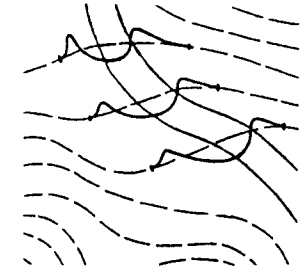


Fig. 3.2 Showing existing and proposed contours makes it easier to understand the implications of regrading.

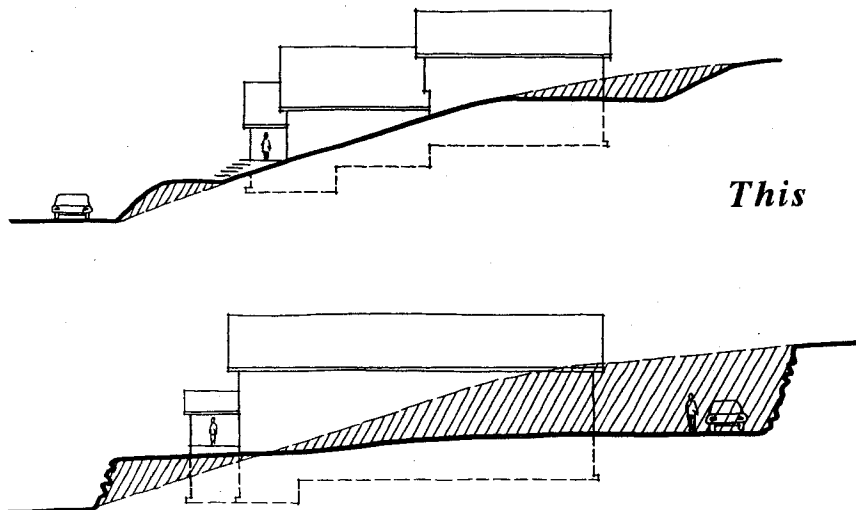


Fig. 3.1 Avoid excessive cutting and filling

Not This

Guideline: Minimize the amount of cut and fill on sloping sites by stepping the building or locating the structure into the slope, as shown in Figure 3.1.

Guideline: Avoid the use of retaining walls by careful siting of the building. In locations where retaining walls are required, minimize the height by stepping them down the site at regular intervals or by using landscaped berms.

Guideline: Natural site drainage patterns—streams, berms, swales—should be maintained over the majority of the unbuilt site area.

3.1 Standards for All Developments

3.1.1 Siting

Objective: Preserve the uniqueness of special corner sites existing in Jasper, notably :

- odd shaped sites formed by converging street axis
- sites where existing buildings are located at an angle (45°) to the corner.

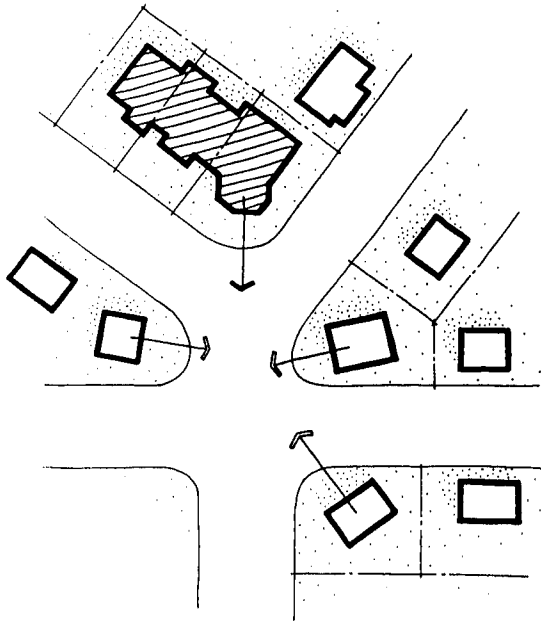


Fig. 3.3
Redevelopments on special corner sites should maintain the focus towards the intersection.

Guideline: Increased run-off from paved areas and roofs should not add to the run-off rate on adjacent downstream sites. Use retention techniques such as ponds and seepage beds to slow down water flow, especially for hard surfaced areas.(see also 3.1.8 Parking)

Guideline: Building design should draw attention to the fact that these are special sites by creating visual focal points at the corners, such as:

- a circular bay window
- a large roof dormer
- a front entry porch angled towards the corner
- a building form that angles to "face" the intersection, not just one street.

Guideline: Building renovations and additions on these special sites should compliment features of the existing building. Because of the unique nature of each site, professional design assistance is especially recommended for additions to houses in these locations.

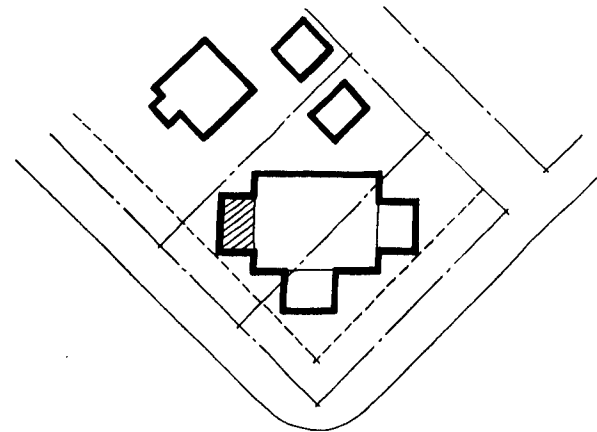


Fig. 3.4 Additions or renovations to angled buildings on corner sites require special treatment

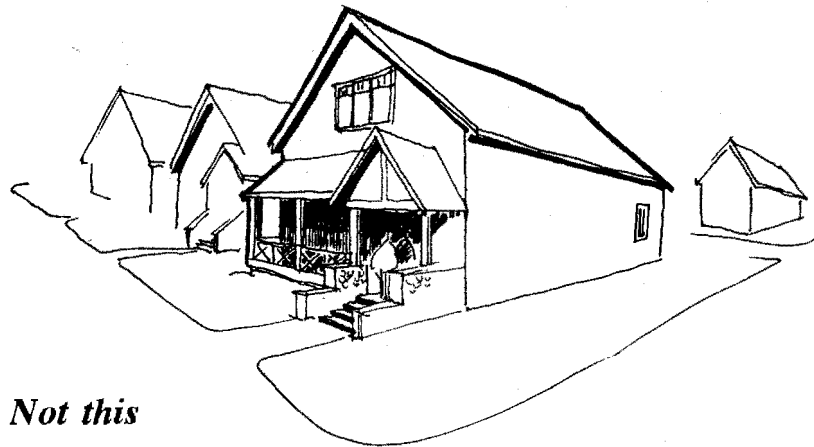
Objective: Developments on all corner lots should incorporate unique design approaches; they are viewed from both intersecting streets.

Guideline: Buildings on corner sites must address all facing streets and the building should "turn the corner." New development must relate to existing buildings not only on the street side of the building but also on neighboring corner sites. This can be accomplished by:

- carrying the same exterior materials and colors around building corners on all street exposures
- repeating the window size and groupings from front to side street elevations
- continuing elements such as porches, verandahs and balconies around the corner
- designing roof forms which are interesting to view from all streets, such as repeating dormers.



This



Not this

Fig. 3.5
Developments on
corner sites must
"turn the corner."

3.1 Standards for All Developments

3.1.1 Siting

Objective: New developments should provide a diversity of outdoor activities on site, not only car parking and "open space". For example, there should be places for people to sit, meet, walk, garden or eat outdoors. Pedestrian movement is as important as vehicular circulation.

Guideline: For projects of a scale that require professional design input, proposed development plans must show how the exterior spaces will function, particularly the pedestrian spaces. Consider the experience and hierarchy of outdoor activities for each area. The design must take into account the pedestrian experience of walking to and from the buildings (sequence) and how spaces are connected (linkages).

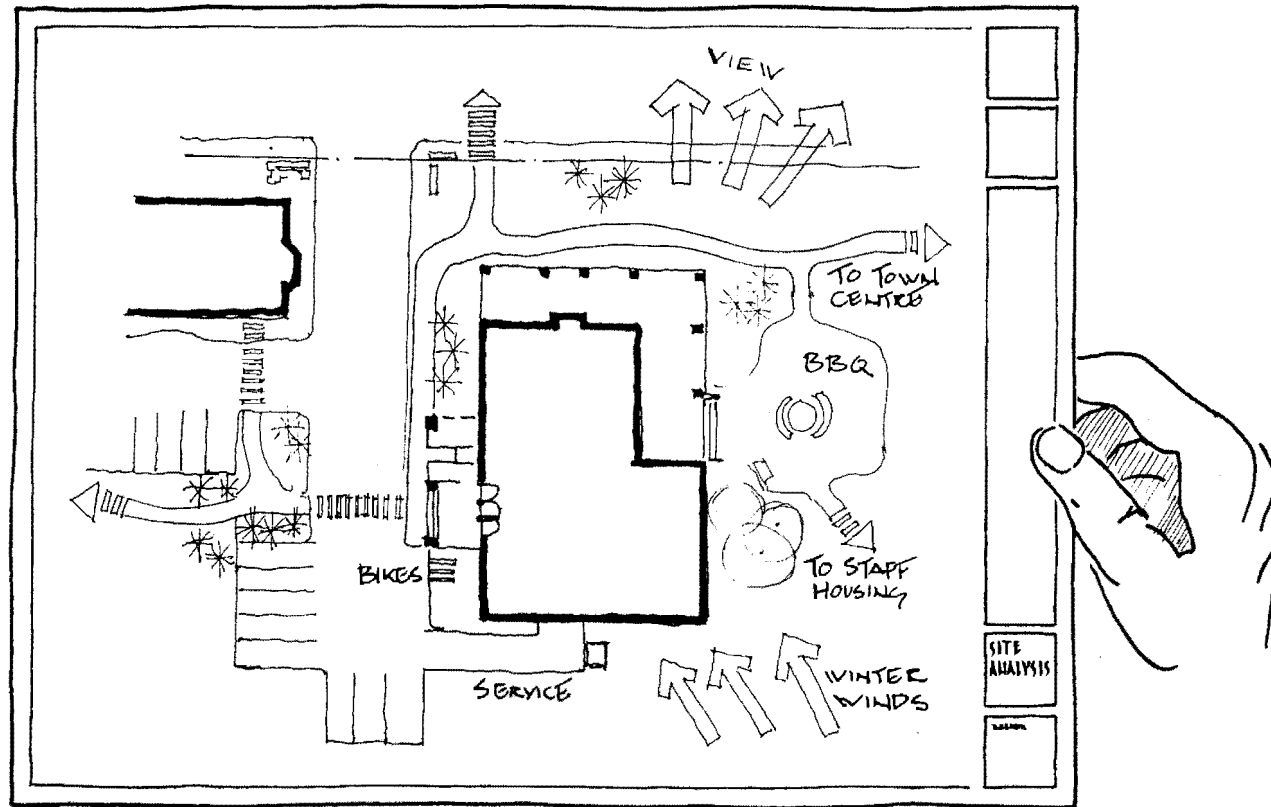


Fig. 3.6 Pedestrian uses of the site must be considered at the early design stage.

3.1.2 Climate Considerations

Objective: Jasper is an outdoor oriented place. People should be encouraged to spend time outside during all seasons. Public outdoor spaces should be attractive and usable for as much of the year as possible.

Guideline: New structures should be designed to provide sunlight to public areas during cooler seasons as well as summer months. Outdoor public spaces with southern or western exposures are best.

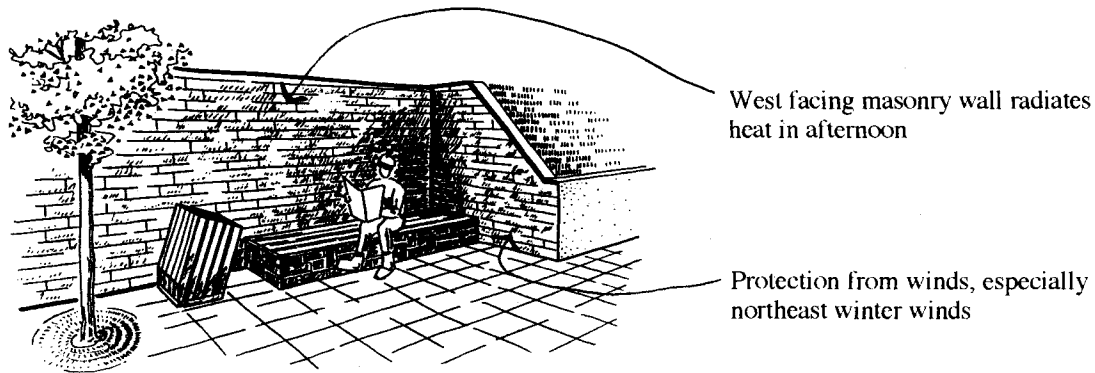


Fig. 3.7 Protected, sunny outdoor spaces are appreciated year round.

Objective: Jasper should offer protected, intimate outdoor resting places as well as exposed open areas. These smaller, more enclosed outdoor areas can counteract the sometimes intimidating superhuman scale of the mountain valley setting, while still allowing framed and directed views of the mountains.

Guideline: Design both buildings and landscaping in a way that creates protected, warm sunny, intimate areas. This can be done using:

- recessed entries, wing walls, and screens
- canopies or roofed-over open pavilions, foreground planting and landscape elements that frame and direct views
- siting to protect from strong winter winds. The strongest, coldest winter winds come from the north east (see Appendix: Climatic Data). Dense coniferous landscaping, screens or adjacent buildings can provide a wind buffer.

3.1.2 Climate Considerations

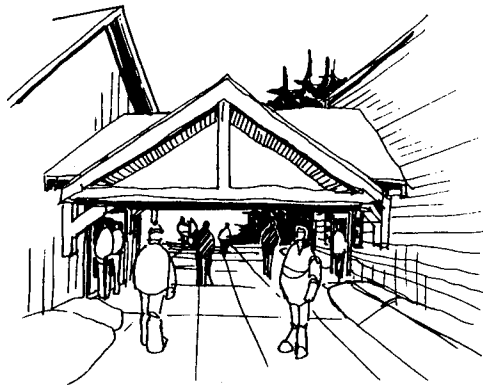


Fig. 3.8 Shelter is especially appreciated on frequently traveled routes and at entries

Guideline: Provide weather protection for pedestrians at entranceways and along walkways that connect buildings. Ensure that ice, snow and water runoff from overhangs and roofs do not accumulate on walkways.

Objective: Jasper has a short summer season and therefore, relies on electric and gas energy for a longer period of the year. New developments should minimize their energy consumption.

Guideline: Design and siting of new structures should consider passive solar implications such as the size and orientation of windows, shading devices for heat gain reduction, air locks or entry spaces to decrease heat loss.

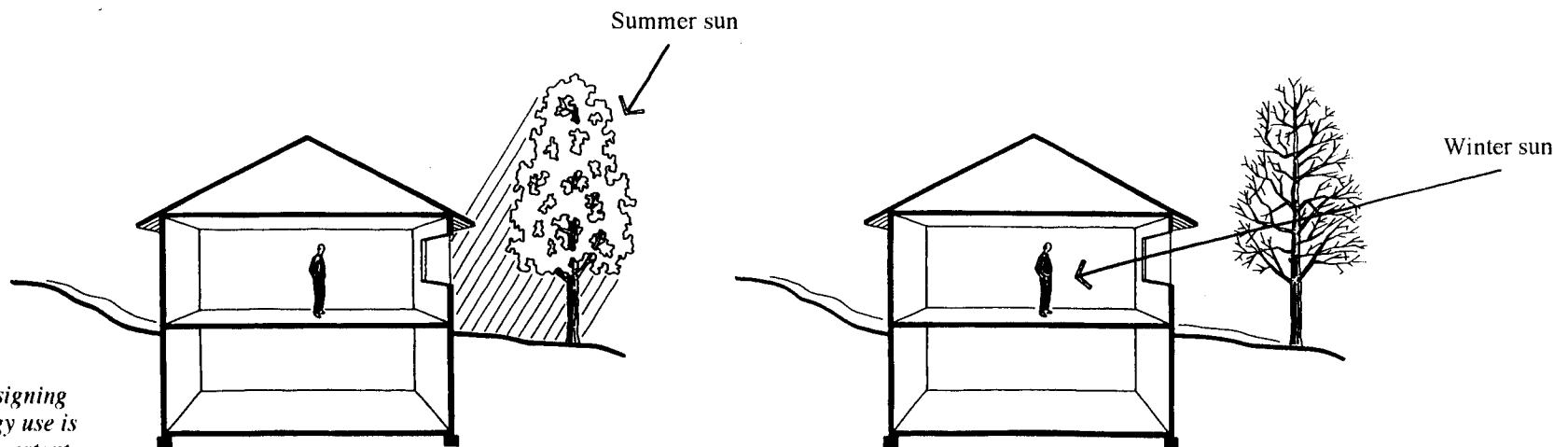


Fig. 3.9 Designing for low energy use is especially important in Jasper

3.1.3 Views

Objective: Jasper's image as a mountain town is reinforced within the community by views out to the surrounding landscape. The presence of the natural park environment should be experienced from street level throughout the town.

As well, views of significant historical buildings should not be blocked by redevelopment.

Objective: Jasper is a town which is viewed from above. All development should consider its impact when viewed from distant higher elevations.

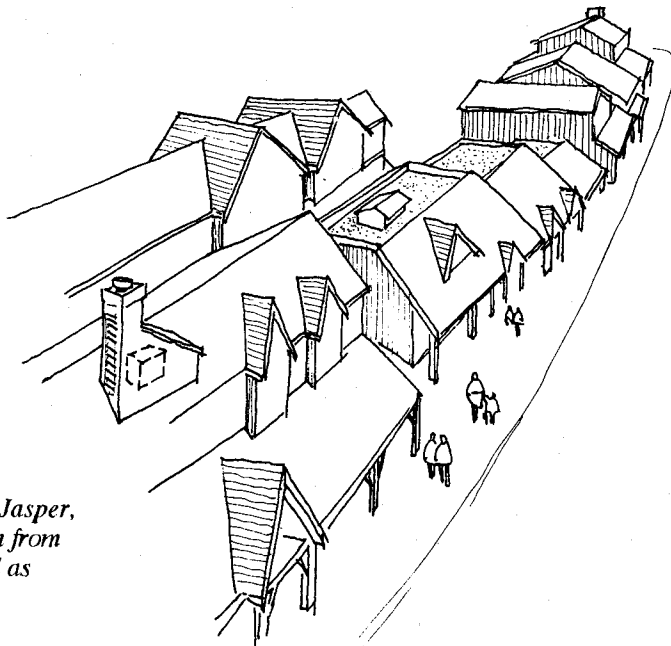


Fig. 3.10 In Jasper, roofs are seen from above as well as street level.

Guideline: Structures should frame views of the landscape and of significant historical buildings, not obstruct them.

Guideline: Building mass should be reduced at street corner locations with stepping forms and indentations to open up significant view lines to the surrounding mountains and historical buildings.

Guideline: Reduce the visual impact of exposed chimneys, vents and mechanical equipment on roofs by screening these elements to blend with the surrounding roof color. Avoid clutter; group roof penetrations together wherever possible. Rooftop-mounted mechanical equipment and flues must be enclosed or screened, not just painted. Minor roof vent penetrations and flashings must be painted to match the roof color.

Guideline: Roof colors should be subdued. (see also 3.2.2.3, 3.3.2.3, 3.4.2.3 Color and Materials, for specific types of development)

Guideline: From higher vantage points, roof shapes are prominent features. Create interesting roof forms which reflect the mountain setting and minimize the amount of flat roof areas on new developments. (Note that flat roofs are not permitted in Residential and Tourist Commercial developments, see 3.2.2.2, p 44 and 3.4.2.2, p 79). For large buildings, groupings of small roof forms are preferable to a single large expanse of roof.

3.1.3 Views

Objective: *New developments on sloped land have the potential for greater visual exposure when viewed from a distance. On steep slopes, building size, roadways and parking areas become more visible, and there is less potential for vegetation to provide screening.*

Guideline: Sloped hillside developments require a special siting approach. Continuous layers or "contours" of development obscure mature planting when viewed from below. This can be alleviated by:

- maintaining concentrated groupings of mature trees in areas of the site that are visible from below
- screening parking areas with coniferous vegetation both on the downhill and uphill side.

This

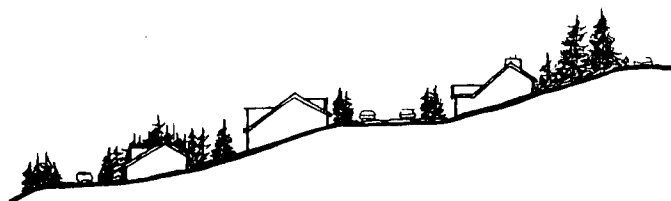
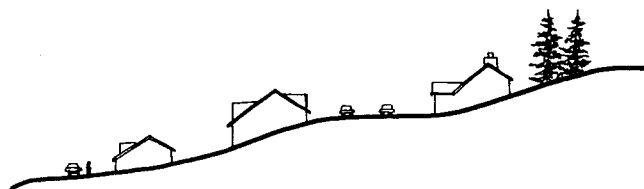


Fig. 3.11
Maintaining mature vegetation is especially important on hillside developments.

Not this



Objective: *Utility and site service areas should not disrupt the mountain views by creating unsightly visual clutter.*

Guideline: Utilities must be placed underground for all new developments. Transformer vaults, garbage containers (Haul-All) and outdoor storage areas must be screened from view. This screening may be fencing, dense coniferous planting or berms.

3.1.4 Landscaping

Objective: *In Jasper's special mountain setting, suitable landscaping for new developments is crucial. Both quality and quantity are important.*

Objective: *Jasper's ecosystem will support a wide variety of plant material. However, each site has its own unique microclimate and conditions that should be considered when choosing plant species.*

Objective: *Even well planned landscaping layouts are ineffective if a programme of maintenance is not in place. New developments should ensure that planting and vegetation is well cared for, especially in the years immediately following construction.*

Guideline: New plant material must be provided in a size and quantity suitable for the development. Both coniferous and deciduous planting are encouraged. In general, minimum sizes at time of planting are:

- 50mm caliper for non-flowering deciduous trees
- 35mm caliper for flowering trees
- 600mm height or spread for tall-growing shrubs, and 400mm for small shrubs
- 2 metre height for coniferous trees.

In selecting landscaping materials, consideration must be given to the affect of mature growth. (see also 3.2.1.2, p 37)

Guideline: In locations where maintenance of the plant materials is difficult due to cost factors or site topography, sustainable wild varieties should be considered.

Guideline: The design of the landscaping should consider seasonal variation to provide areas which are attractive year round. Evergreens give color in winter, for instance.

Guideline: All landscaping must be well-maintained, and shall be replaced or repaired when damaged or showing signs of deterioration. Development proposals (Architectural and Siting Submissions) must indicate how new planting will be established, maintained and irrigated if required.

3.1.4 Landscaping

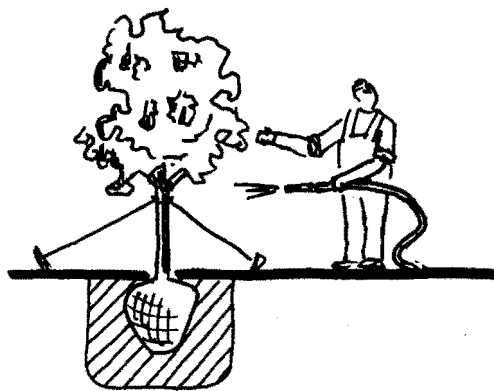


Fig. 3.12
Maintenance is especially important in the first year of planting.

Objective: Mature trees are an asset to the community. They should be retained whenever possible. They can provide protection from wind, shade in summer, a screen for privacy and add visual interest to buildings. New developments should retain existing significant landscaping.

Objective: Topsoil is a valuable resource. Construction projects should recycle topsoil and incorporate it into final landscaping.

Guideline: Protect planting from snow removal equipment, moisture loss and damage from elk and deer. Plan for these factors in initial design. Varieties susceptible to elk-browsing should be located in high planters.

Guideline: It is easier to preserve existing vegetation than to attempt to restore that which is destroyed. Site new buildings and cluster parking areas around existing mature vegetation. New developments must replant disturbed areas of the site with suitable landscaping material.

Guideline: Stands of existing mature trees that are near the end of their useful life must be examined by a competent horticulturalist to determine their remaining life expectancy. Canadian Parks Service may request this horticultural report as part of a redevelopment application. (refer also to Environmental Assessment and Review Process requirements that may be applicable to new developments). Trees removed must be replaced with an equal number of newly planted trees.

Guideline: If the site has salvageable topsoil, it must be stockpiled for later re-use.

Objective: *Newly developed sites are susceptible to soil erosion and dust generation. These problems should be minimized, particularly with phased developments.*

Objective: *Construction should cause as little long term damage to existing vegetation as possible.*

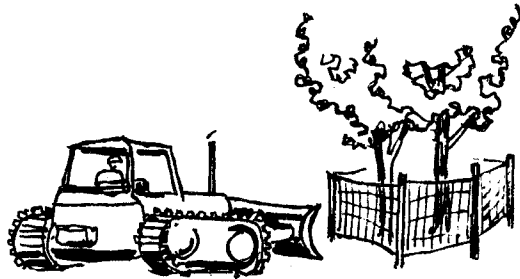


Fig. 3.13 Protect existing features during construction.

Objective: *Planting and landscaping should be designed in sympathy with the surrounding natural park setting, not as formal urban layouts.*

Guideline: All areas of a site not covered by buildings, parking and driveways must be landscaped within one season of construction completion. Performance bonds may be required of developers to ensure completion of this work.

Guideline: Phased developments must provide landscaping to all undeveloped areas of the site so as to appear reasonably complete at each stage, and to control weed growth.

Guideline: All development proposals must explicitly describe how the natural vegetation, slopes, drainage paths and outcroppings will be protected during construction. This can be done as a written attachment to the Conceptual and Siting submission. Possible techniques are:

- hoarding or wrapping of trees or ground cover
- fencing-off sensitive areas
- temporary culverts.

Guideline: Landscaping designs should be informal; avoid formal, geometrical layouts. In general:

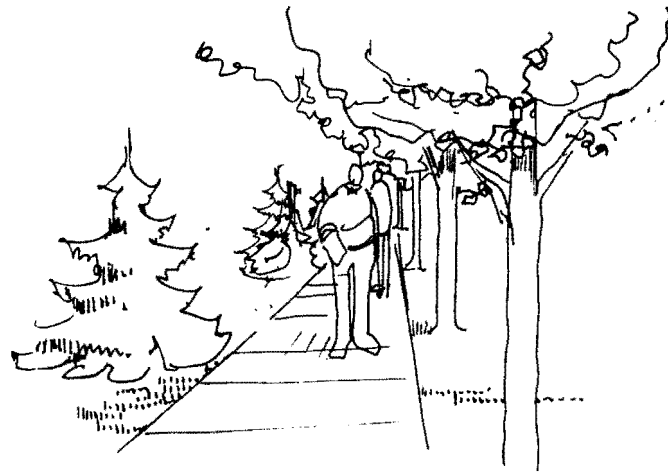
- Use indigenous plant species wherever possible, especially in Residential and Tourist Commercial areas.

3.1 Standards for All Developments

3.1.4 Landscaping



This



Not This

Fig. 3.14 Avoid overly formal landscaping arrangements.

Objective: Maintenance procedures should not harm the environment or natural growth patterns. Planting should not depend on repeated pesticide or herbicide applications or extensive irrigation.

Guideline: Noxious weeds should be controlled by mechanical means whenever possible, as opposed to chemical means, especially where wild flowers or other broad leaved natural vegetation is encouraged.

- Encourage native grasses to grow where soil conditions and exposure are appropriate. Native grasses require minimal maintenance — perhaps one cutting per year to reduce fire hazard. Animal populations may make cutting unnecessary. Maintained lawns are more appropriate in high-use areas subject to trampling. Junctions between native grasses and maintained lawns should be natural and informal, not in straight lines.
- Rehabilitation adjacent to natural areas should be undertaken in a manner that promotes natural succession. Developments within older stands of lodge pole pine, for example, may best be replanted with white spruce which would naturally establish after the lodgepole pine.
- Create soft natural edges in the landscape and avoid straight line cuts. Whether it be a clearing edge, roadway, or shrub bed, straight lines appear unnatural and incongruous in the mountain setting.
- Plant trees and shrubs in natural groupings, with the possible exception of street tree planting. Hedges planted for privacy or wind protection should have a natural character and not be trimmed into geometrical straight planes.

Objective: *Planting should be suitable for Jasper's special climatic conditions, and be maintained and cared for throughout it's life.*

Guideline: Selecting only hardy species, suitable for Jasper's environment, is a good first step (see Appendix for suggestions.) Proper installation and maintenance is often equally important. To ensure success:

- use plants and trees grown from local nursery stock, preferably from the Jasper region. Nursery stock is often hardier and of better quality than transplanted non-nursery stock from natural areas
- provide adequate soil and fertilizer for root development
- provide adequate irrigation, particularly in early years of plant development.
- consider spraying with an anti-desiccant in late fall to help reduce moisture loss through sun and wind burn during winter
- protect plants from grazing animals by:
 - erecting protective fencing during winter months, or
 - treating plants with an animal repellent, or
 - choosing ungulate-resistant species of plants. (see Appendix, Recommended Plant Species) Note: Anti-desiccants and animal repellents can be purchased from a horticultural supplier. They can be mixed together. A single application can last 3 to 4 months.
- in some areas, curbs or larger boulders may be required to protect plants from snow removal equipment.

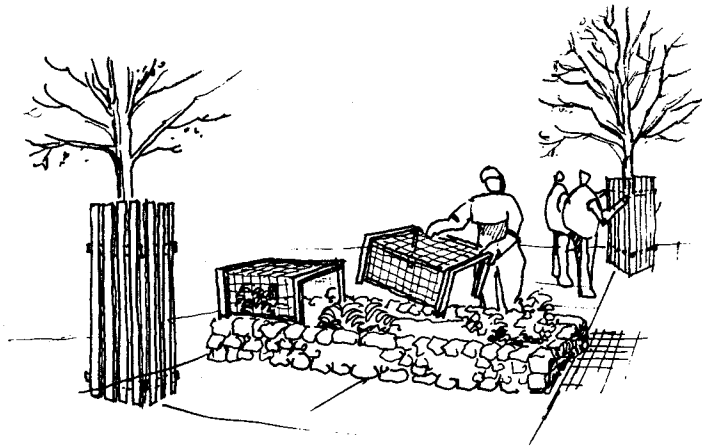


Fig. 3.15 Deer and elk grazing protection is important, and should be "designed" as part of landscaping, not added as an afterthought.

3.1.5 Lighting

Objective: Jasper, especially the town centre, should not appear as an island of exclusively man-made forms devoid of vegetation. The forest cover should penetrate into the town fabric.

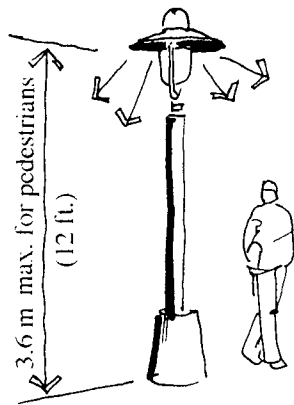
Objective: Jasper must be defendable in the event of a forest fire. New planting, especially grasses, and shrubs, should not increase the rush of fire spread.

Guideline: Maintain the green spaces and mature trees within the town to visually blend the man-made with the natural environment. New tree planting is a requirement for developments in both commercial and residential areas. (see also 3.1.3, p 18)

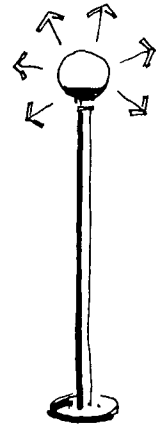
Guideline: New planting must consider the threat of forest fire intrusion, especially at the town perimeter. Highly flammable species such as Juniper should not be used in these locations. Coniferous tree species which contribute to fire spread, should not be planted immediately adjacent to buildings in these areas.

3.1.5 Lighting

Objective: Fixtures should be pedestrian scale.



This



Not this

Guideline: Pole-mounted lighting for pedestrian and parking lot areas must be mounted no more than 3.6m (12 ft.) high. Lighting for vehicular traffic should be mounted no more than 4.8 m (16 ft.) high.

Guideline: Walkways and steps can be adequately lit with low bollard lighting directed specifically at the pathway. (Note however that people feel much safer in public places if they can see the facial features of fellow pedestrians approaching them.)

Guideline: Generally, buildings should not be floodlit. Wall-mounted lighting that directs light primarily downward is acceptable and often has the benefit of lighting the building facade. Also, lighting for signage often effectively lights a building facade without the need for further lighting.

Fig. 3.16 Street lighting must be pedestrian-scaled and efficient.

Objective: All outdoor lighting should produce attractive, well-balanced light; it should not be garish or unnatural in color. Lighting should also be energy efficient.

Guideline: Use of energy efficient luminaires is encouraged, but not at the expense of good color rendition. Light sources should be color balanced to approximate incandescent color temperatures (hues). High-pressure sodium (orangeish), ordinary cool white fluorescent or mercury vapor lights (greenish) are unacceptable.

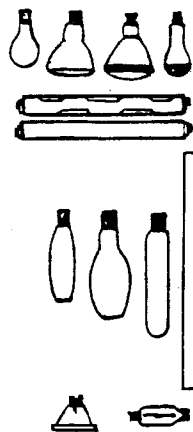
Guideline: Lighting should be directed primarily downward, not directed upward into the sky. Avoid globe-type luminaires.

Guideline: Security lighting that is visible from pedestrian areas should be activated by heat or motion detectors, not left continuously on.

Objective: Lighting is an important part of the design of new developments. In order to fairly evaluate a development proposal, all major exterior lighting should be indicated.

Guideline: Applications for Architectural and Siting Approval must indicate the type of exterior lighting, not just the location of fixtures. This description should include:

- fixture design (appearance)
- output (power, wattage) and light distribution
- mounting height
- lamp type.



LAMP TYPE	WATTAGE RANGE	EFFICIENCY (Lumens/Watt)	LIFE (Hours)	COLORS Strengthened	COLOR Diminished	REMARKS
Incandescent	15 - 500	low	750 - 2000	yellow, red, orange	blue	very good color rendition
Deluxe Cool-White Fluorescent	15 - 110	medium	7500 - 15000	all	none	good color rendition
Deluxe White Mercury Vapor	90 - 1000	medium	1000 - 24000	blue, red, yellow	green	medium to poor color rendition
Metal Halide	75 - 1000	high	7500 - 10500	yellow, blue, green	red	good color rendition
High-Pressure Sodium	250 - 1000	high	10000 - 15000	yellow, green, orange	red, blue	poor color rendition
Halogen	20 - 100	high	3000	yellow, red, orange	blue	excellent color rendition

Fig. 3.17 Common lamp types for street lighting and signage, and their light characteristics

3.1 Standards for All Developments

3.1.5 Lighting

Objective: Lighting fixtures should be attractive and in keeping with the traditions of mountain architecture—simple, robust and functional.

Objective: Lighting of signage should not be directed outwards from the sign but rather onto the sign itself. Lighting for signage should not contribute to nighttime sky glare within the townsite.

Guideline: Luminaires, brackets and poles should reflect the hand crafted, simple aesthetics of mountain architecture. Stained wood, painted metal, copper and clear or opaque glass are suitable materials. Chrome, intricately molded plastic and overly ornate fixtures are unsuitable. Aluminum should be dark colored, not clear anodized.

Guideline: Backlit signage is not permitted within the townsite, except for important safety or public sector signs. (See also 3.3.1.5 Signage for Town Centre Developments, and 3.4.1.5 Signage for Tourist Commercial Developments.)

3.1.6 Pedestrian Movement

Objective: Jasper's natural setting and small scale character create a wonderful pedestrian environment which should be maintained and enhanced. People should be encouraged to move about the town without reliance on the automobile for every trip. The pedestrian system should be safe, enjoyable and accessible by all, on a year round basis.

Guideline: Pedestrian routes must accommodate easy passage of wheeled vehicles (wheelchairs, baby carriages, bicycles) including gentle slopes at grade changes and ramps, as well as appropriate widths for ease of movement.

Guideline: Pedestrian routes should be properly sloped to drain in wet weather to prevent wet surfaces and ice build up. (1:50 or 1/4 inch per foot is a good rule of thumb)

Guideline: Parking must not impede the convenient movement of pedestrians at access points to buildings. Parking stalls must not be located within 3 m (10 ft.), of any major entrance of a building.

Guideline: Separations between vehicles and pedestrian walkways must be obvious. Provide a change of grade, material or landscaping to form a distinct edge. (see also 3.1.8 Parking, p. 31)

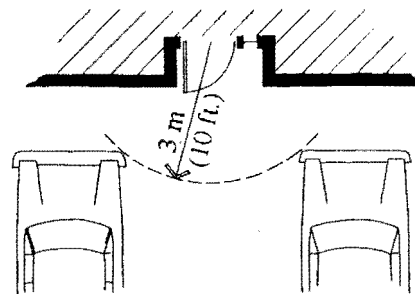


Fig. 3.18 Stalls must be at least 3m (10 ft.) from building entries

Objective: *Pedestrian paths designed for everyday use should be reasonably direct and functional, not circuitous and impractical to use.*

Objective : *Encourage the "promenade" atmosphere in Jasper. Walking should not only be easy and safe — it should be enjoyable and interesting.*

Guideline: Visitors—especially the elderly—strolling on foot from motel accommodation to the town centre like to pause and rest. Provide benches or low seating walls and informal spaces for impromptu meetings. These should be incorporated into the designs for new developments, both private and public, wherever possible. They should be in sunny locations, out of the wind (*see also 3.1.2 Climate Considerations, and Appendix*).

Guideline: New developments must consider pedestrian use of the site. Paths should accommodate pedestrians' innate desire to take the shortest route. Small hills, boulders, dense planting or fencing can discourage unwanted pedestrian shortcutting through sensitive areas.

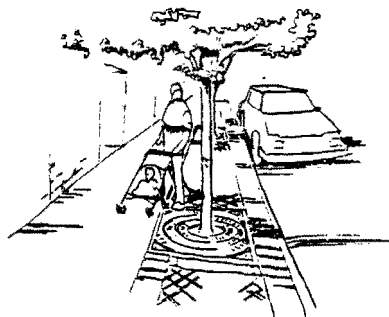
Guideline: Create visual interest for pedestrians while strolling the neighborhoods by:

- reducing the length of solid, blank walls and expanses of store front glass lacking interesting displays or activities. (*see also 3.3.2.1 Size and Scale, p.63, for Town Centre developments*)
- providing architectural interest by using details, window rhythms, or decorative treatments
- incorporating imaginative landscaping elements, such as special flower beds, plant groupings, benches, sculpture, historical information plaques, or water features.

3.1 Standards for All Developments

3.1.6 Pedestrian Movement

Fig. 3.19 A change of surface texture can distinguish pedestrian areas from vehicular areas.

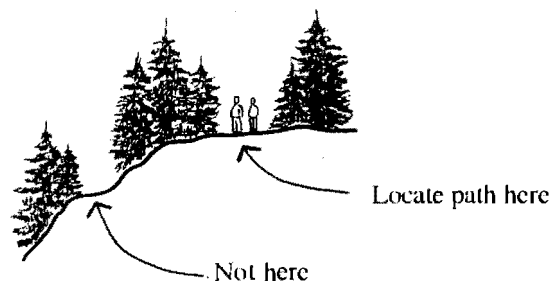


Objective: Pedestrian walkways need not always be paved, but they should not contribute to erosion or scarring of the natural landscape.

Guideline: Create interesting surfaces to walk on. Brick, concrete pavers, aggregates or patterned concrete differentiates pedestrian surfaces from vehicular surfaces, and creates visually interesting surface patterns. Redevelopments in the Town Centre should match the style, color and detailing of the existing tree grates and pavers.

Guideline: Locate pathways so they don't become watercourses during Spring run-off.

Fig. 3.20 Site paths to avoid erosion.



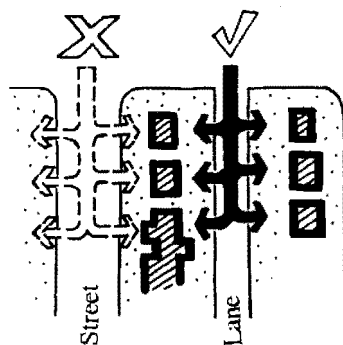
3.1.7 Lanes

Objective: Jasper's back lanes are a traditional route for access to parking and service areas. They should continue to function as the main site access for vehicular traffic, reserving the street sidewalks for safe pedestrian movement.

Guideline: Parking and service areas must be accessed from the lane wherever possible to reduce the number of curb cuts along pedestrian streets.

Guideline: Parking directly off the laneway must not encroach on the lane other than for maneuvering purposes. Nor should it impede the visibility of laneway traffic.

Fig. 3.21 For vehicles, lane access is much preferred to street access.



Objective: Upgrade the existing back lanes to present a more pleasant environment for both residents and visitors.

Guideline: Parking lots for more than three cars, service areas, at-grade mechanical equipment, refuse areas and temporary outdoor storage must be concealed from adjacent laneway views by use of fences, decorative walls, earth berms, hedges, change of grade-level or other similar means of screening. (see also 3.1.3 p.18 and 3.1.8, p.31)

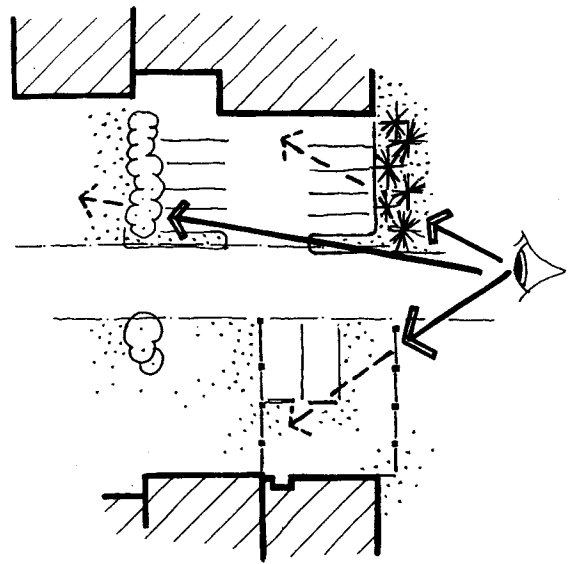


Fig. 3.22 Screen laneway views of parking, storage and equipment.

Guideline: Where vehicular sight lines permit, planting and screening at the lane entranceways is the most effective location for screening views into lanes by pedestrians and passing motorists. Note, however, that safety dictates clear sight lines be maintained for emerging motorists. Also, clear access is required to all sides of "haul-all" garbage containers.

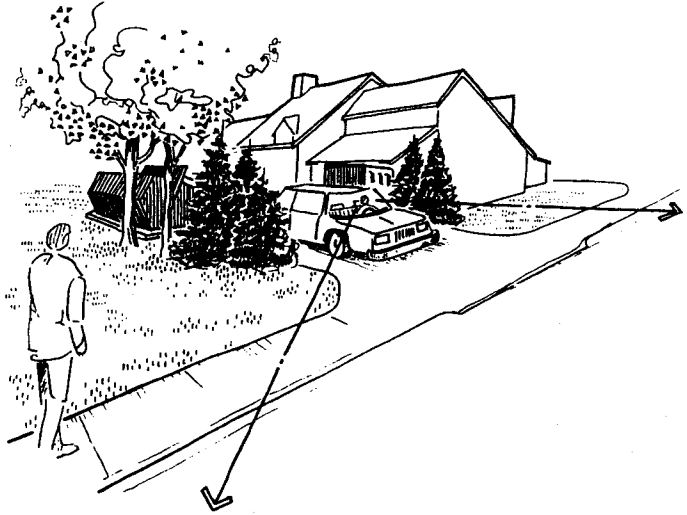
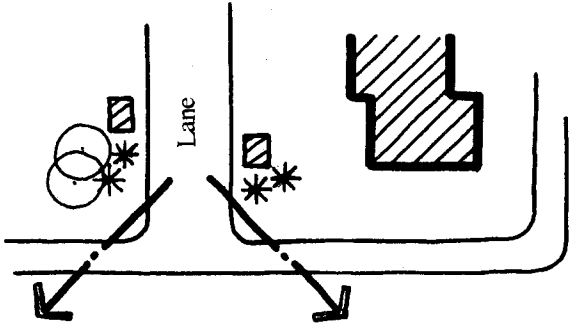


Fig. 3.23 Planting and screening is most effective at entries to laneways. Take care to maintain safe visibility sight lines for emerging vehicles.



3.1 Standards for All Developments

3.1.7 Lanes

Objective: Reduce the traffic congestion and undue wear and tear in the back lanes.

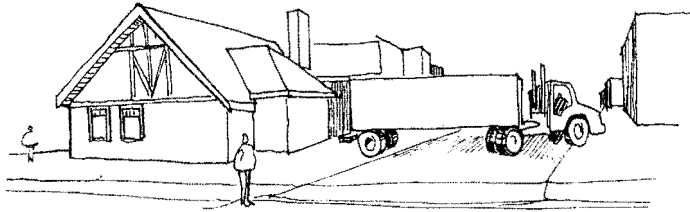


Fig. 3.24 Where deliveries block laneways, they should be made at off-peak hours.

3.1.8 Parking

Objective: Sidewalks must be safe and enjoyable places to walk. Vehicles crossing the sidewalk to enter parking lots disrupt the sanctity of the sidewalk for pedestrians, and create arbitrary "breaks" in the continuity of the street frontages.

Objective: Local traffic-flow patterns and location and type of parking facilities should be clearly indicated, especially for visitors who are not familiar with the surroundings.

Guideline: Where high traffic volumes occur with commercial and visitor vehicles, the lanes must be paved at the developer's expense to reduce dust and deterioration. Where paving is not feasible at the time of redevelopment, C.P.S. requires a cash-in-lieu contribution to cover the cost of future paving.

Guideline: Lane access of oversized commercial delivery vehicles should be restricted to off-peak hours where feasible. Redevelopments which propose uses that require regular lane deliveries by large trucks must indicate how they intend to accommodate these deliveries without unduly blocking lane access. (see also 3.3.1.4 Parking and Loading, p.54)

Guideline: Minimize the number of curb cuts across sidewalks, particularly in the Town Centre area. (see also 3.3.1.4 Parking and Loading, p. 54)

Guideline: Parking lot entries and exits must be clearly identified by signs, gate posts or other means. Signage must be extremely clear and simple; drivers are often first-time visitors, and are easily disoriented. Symbology and graphics in the signage are as important as written messages. (see also 3.3.1.5 Signage, p 56)

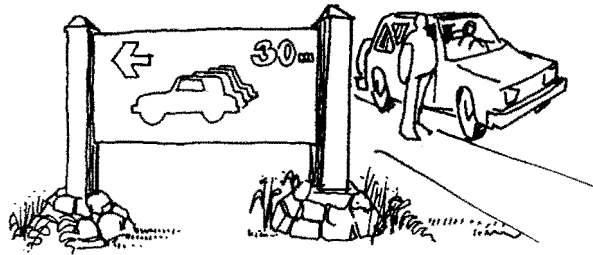


Fig. 3.25 Identify public-use parking lots with clear simple signage.

Objective: The design of parking and service areas should consider the safety of pedestrians and adjacent property.

Guideline: Each parking stall must be clearly marked. Use painted lines, patterned edging, or other means to identify each stall.

Guideline: All parking stalls must be provided with adequate curbs or bumpers to keep vehicles within the permitted parking area. Bollards or similar protection shall be located at all areas where errant drivers are likely to hit fences, gates, or buildings.

Guideline: Parked cars must not protrude into the pedestrian area. A physical separation, by use of screening (such as fencing, wall or landscaping) shall be maintained between parked cars and public walkways. (see also 3.1.6 Pedestrian Movement, p. 26)

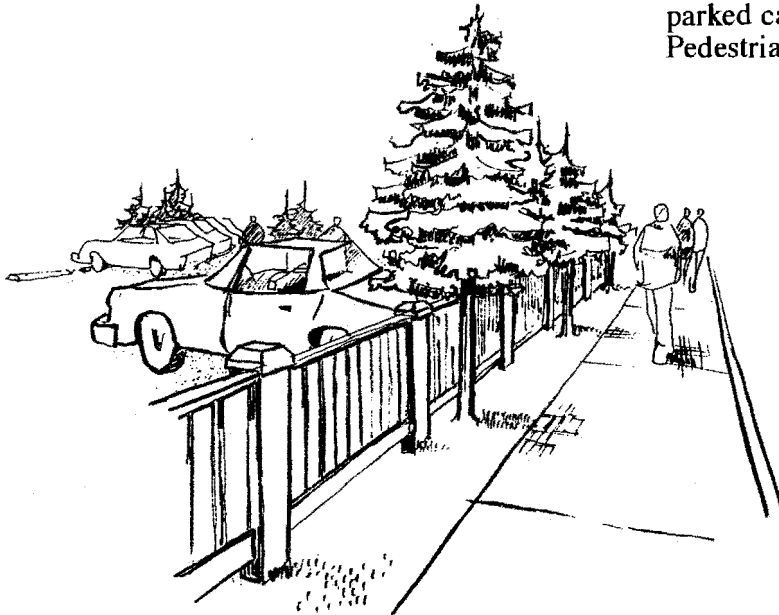


Fig. 3.26 Adequate separation between pedestrians and parking lots is important.

3.1 Standards for All Developments

3.1.8 Parking

Objective: Parking lots should not contribute to wind blown dust or erosion. Nor should they be muddy or slippery during rains or Spring runoff.

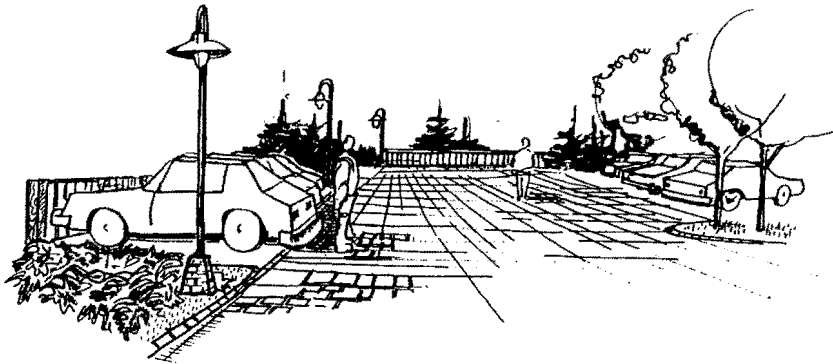
Objective: Parking lots should not contribute to excessive run-off or site drainage concerns.

Objective: Parking areas should blend into the natural ground cover, minimizing the amount of additional asphalt paving within the townsite.

Guideline: All parking lots must be hard-surfaced (asphalt, pavers, etc.) with the exception of lots for residential developments with five stalls or less.

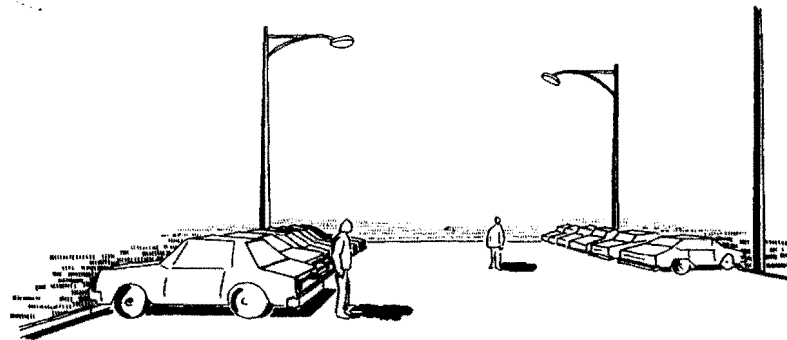
Guideline: Drainage from parking lots must not increase the run-off rate onto adjacent property. In other words, new parking lots must not worsen existing drainage patterns. (see also 3.1.1 Siting, p. 12)

Guideline: Use decorative paving materials and landscaping to reduce the visual impact of parking areas and driveways. Utilize partially porous paving materials such as loose-set interlocking pavers, to allow replenishment of underground water supply. This can help restore natural moisture to parking lot vegetation and decrease run-off.



This

Fig. 3.27 Choice of paving materials, lighting and planting can improve the appearance of an otherwise desolate parking lot.



Not this

Objective: *Parking areas are often the first place a Jasper visitor sets foot. They should create a good first impression. Large parking lots are associated strongly with urban or suburban life—not small towns. (They are particularly undesirable in a mountain setting, and should be avoided.)*

Objective: *Parking lot layout should provide for snow removal and storage.*

Guideline: Parking lots must be:

- hard surfaced (not gravel), except for residential lots of five stalls or less
- broken up with landscaped “islands” or “peninsulas” for lots of over 25 cars. No more than 10 stalls should be grouped side-by-side without a landscaped area between.
- provided with permanent curbs (not loose precast blocks or timbers)
- clearly marked (each stall)
- designed with snow removal in mind. Avoid long, constricted dead-end areas. Provide areas for snow piling, which are roughly equal to ten percent of the area to be cleared. This piling area must be well drained. Although road salt is not permitted for snow removal within the town, planting in this area must be salt-resistant—cars entering the townsite bring roadsalt with them. Planting must be resistant to heavy snow cover.

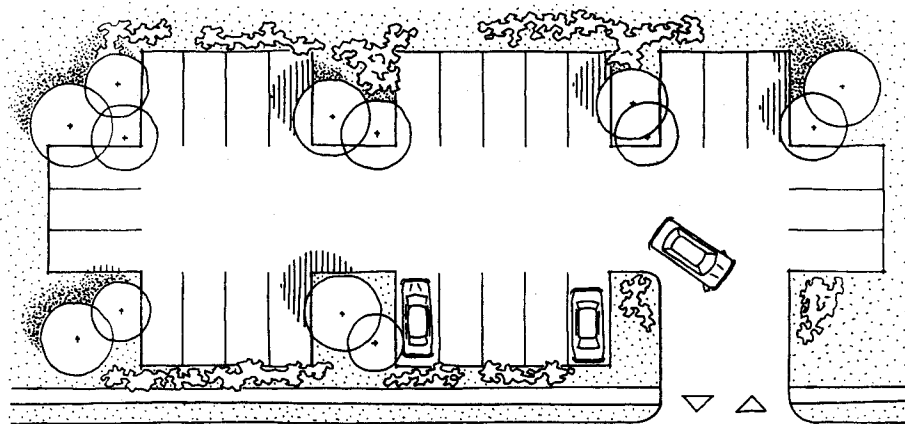


Fig. 3.28 Large parking lots must be divided into smaller clusters of stalls.

3.1.8 Parking

Objective: *Bicycle riding is an increasingly popular way to get around town and should be encouraged. Bicyclists should have:*

- safe routes to travel
- places to park and lock up bicycles, especially in the Town Centre
- sheltered, at grade places to store and lock bicycles while at work, or at home. This applies to staff accommodation as well as other residential developments. (Avoid the need for balcony storage.)

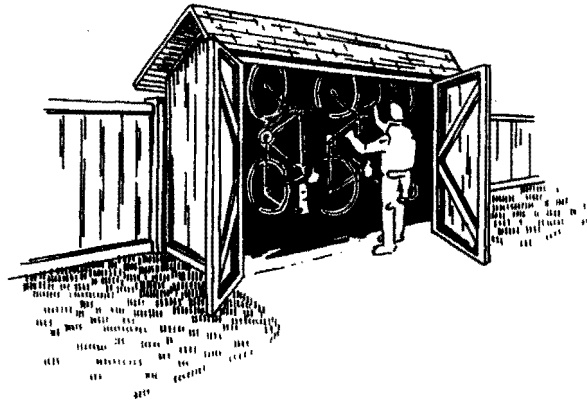


Fig. 3.29 A bicycle shed is appreciated, especially by apartment dwellers .

Objective: *Oversize vehicles (R.V.'s and trucks) need large parking spaces and more room to manoeuver. Specially designed parking stalls should be available in Jasper for these vehicles. (Preferably near residential and tourist commercial areas.)*

Guideline: Architectural and Siting submissions for new developments should indicate what facilities are being provided for bicycles, including:

- for commercial developments the number, type and location of bike parking places (for visitors and patrons)
- for residential developments (including staff accommodation) the number, type and location of bike storage spaces (long term parking and storage).

Note the distinction between bicycle parking (safe outdoor lock-up) and bicycle storage (sheltered enclosed lock-up).

Guideline: Larger parking lots with over 50 stalls should have some stalls (5%) designed for oversize vehicles. This implies:

- larger stalls for these vehicles, especially in length. (3.0m x 7.6m is considered appropriate)
- drive-through stall designs if possible to avoid the necessity of backing up
- overhead clearance of 3 meters.

3.2 Standards for Residential Developments

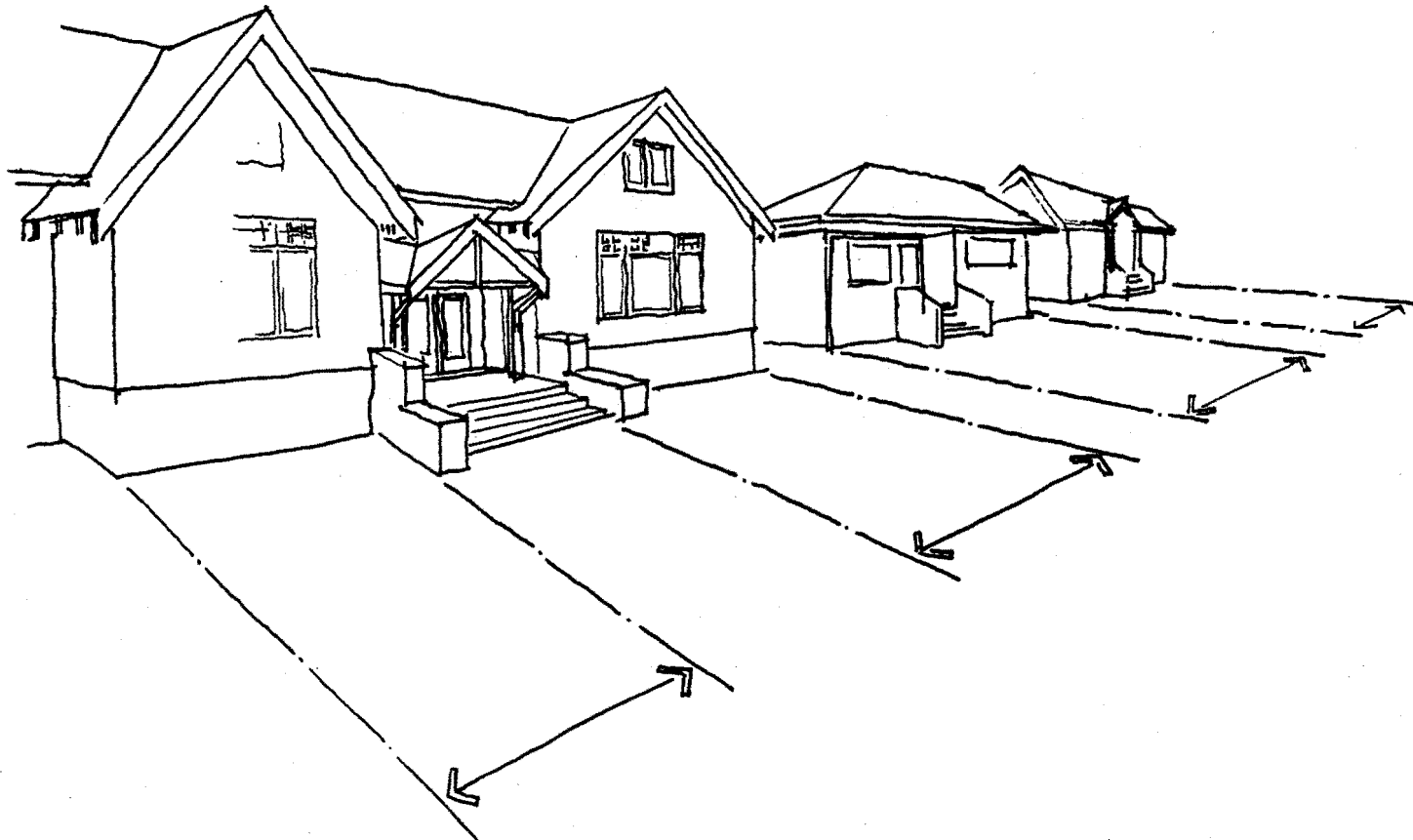
3.2.1 Site Design

3.2.1.1 Street Context

Objective: New development should be compatible with existing adjacent buildings.

Guideline: Break up large developments into smaller building volumes to reflect the rhythm of the streetscape and scale of adjacent buildings.

Guideline: Eave lines should approximate the height of neighboring buildings. (see also 3.2.2.1 Size and Scale, p.42)



*Fig. 3.30
Redevelopments
must maintain the
existing rhythm of
building frontages.*

3.2.1.2 Landscaping

Objective: Limit the amount of hard surface area in front yards. Residential streets should have substantial planting and tree growth as a foreground to the housing itself.

Guideline: No more than 30% of the required front yard area may be hard landscaped, including driveways, walkways and retaining walls/planters. (Note that front drive garages are only permitted in laneless developments.)

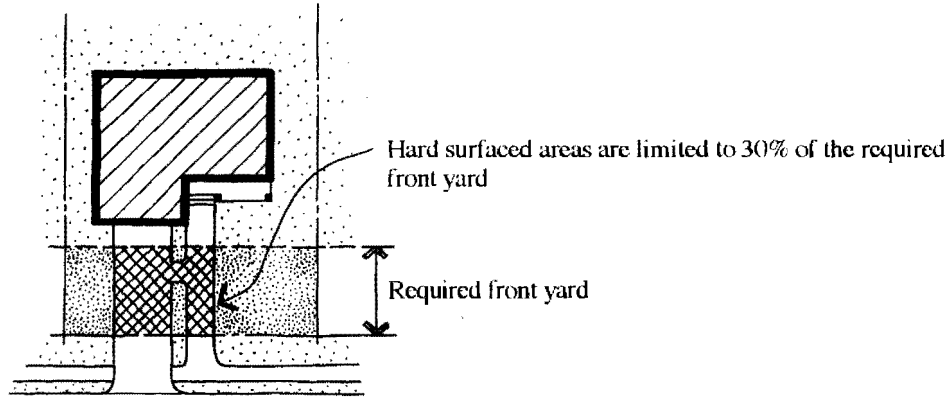


Fig. 3.31 No more than 30% of the front yard may be paved.

Objective: In Jasper's rural mountain setting, it is important to have substantial areas of planting and greenery in every residential development. Paved parking areas should not constitute most of the open space.

Guideline: A minimum of 40% of the total site is to be landscaped. This landscaped area does not include areas for car parking or maneuvering.

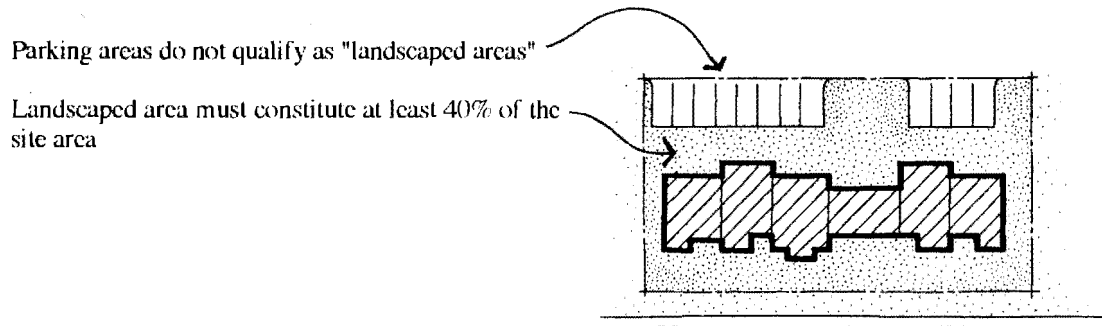


Fig. 3.32 At least 40% of the lot is to be landscaped.

Objective: Reduce the visual impact of retaining walls.

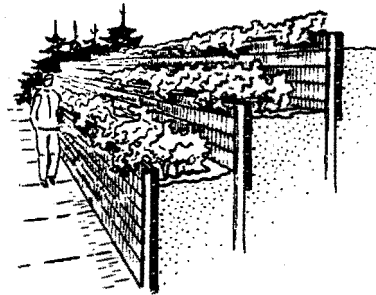


Fig. 3.33
Retaining walls can act as planters as well.

Objective: Fences should be durable in construction and materials, and compatible with the building character.

Objective: Fences and hedges facing streets should be pedestrian friendly—views into front yards give an open, accessible feel to a street.

Guideline: Use preserved wood or stone materials. Where concrete walls are required, incorporate planting or stone facing to soften the exposed surface appearance.

Guideline: Use natural materials such as wood pickets, logs, and stone as main elements. Extensive use of industrial materials such as chain link or metal is not suitable.

Guideline: Front yard fences should permit views into the front yard. Heights are limited to 1050 mm (3'-6"). Backyard fences may be opaque and are permitted to be 1800 mm (6'-0") in height. Refer to *Jasper Zoning Regulations*.

Guideline: Hedges must be set back from walkways and structures to allow for mature growth.

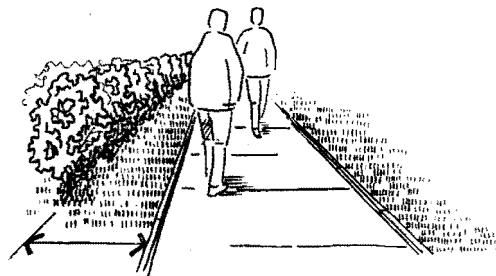
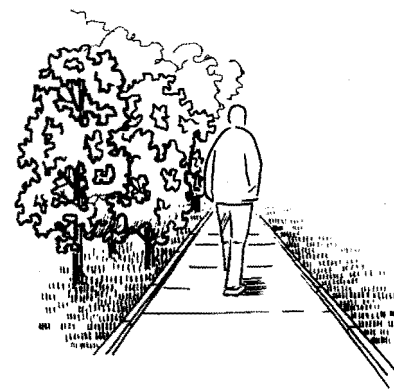


Fig. 3.34 Hedges must allow for future growth.

This



Not this

3.2.1.3 Private Outdoor Space

Objective *New development should not infringe upon the privacy and sunlight of neighboring buildings and their private outdoor space.*

Objective: *Maximize the year-round potential use of private outdoor space.*

Objective: *Private outdoor spaces (balconies, decks, patios) should be in scale and character with the overall development.*

Guideline: New buildings and garages must be sited to minimize the impact on adjacent private outdoor spaces of neighbours. New residential developments should have rear yards that approximately match the depths of adjacent residential yards.

Guideline: Locate outdoor spaces where they receive sunlight for at least several hours of the day in summer. Reduce wind, rain and snow drifting in these areas by providing protective walls, screens and partially roofed areas. (see Appendix: Climatic Data)

Guideline: Balconies and elevated decks must not overlook neighboring private outdoor spaces.

Guideline: Incorporate materials and details into the design of outdoor spaces which reflect those used in the building design. The balcony or deck should appear as part of the building and not arbitrarily tacked-on.

3.2.1.4 Parking

Objective: Maintain the pedestrian oriented street frontages and rural character of Jasper.

Objective: Parking should be located near the dwelling unit for accessibility, safety and security.

Objective: Headlight glare, noise and exhaust should not infringe on residences.

Guideline: Front drive garages are restricted to laneless areas. The existing lane grid functions as an access to site parking and this should be reinforced.

Guideline: Walking distance from the entrance of a multi-family entry to the units' designated parking stall should not exceed 45m. (150 ft.).

Guideline: To improve security, the resident's parking space(s) should be partially visible from at least one room within the dwelling.

Guideline: In multi-family developments, no parking shall be located directly adjacent to a window of a habitable room. A minimum distance of 3m (10 ft.) with partial screening and/or landscaping or a minimum distance of 7.6m (25 ft.) without screening should be provided.

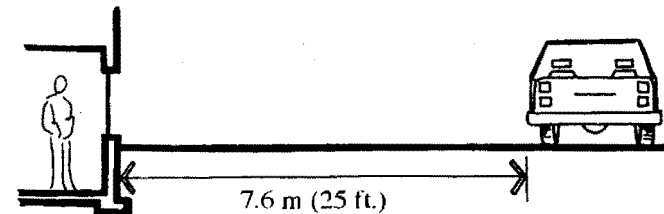
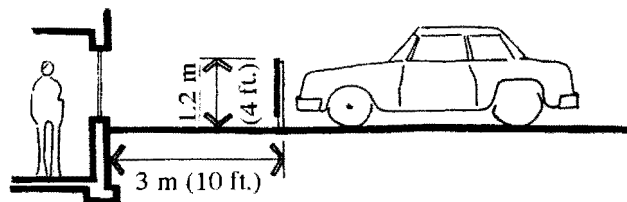


Fig. 3.35
Minimum
separation of
parking from
residential units

Cars facing habitable rooms

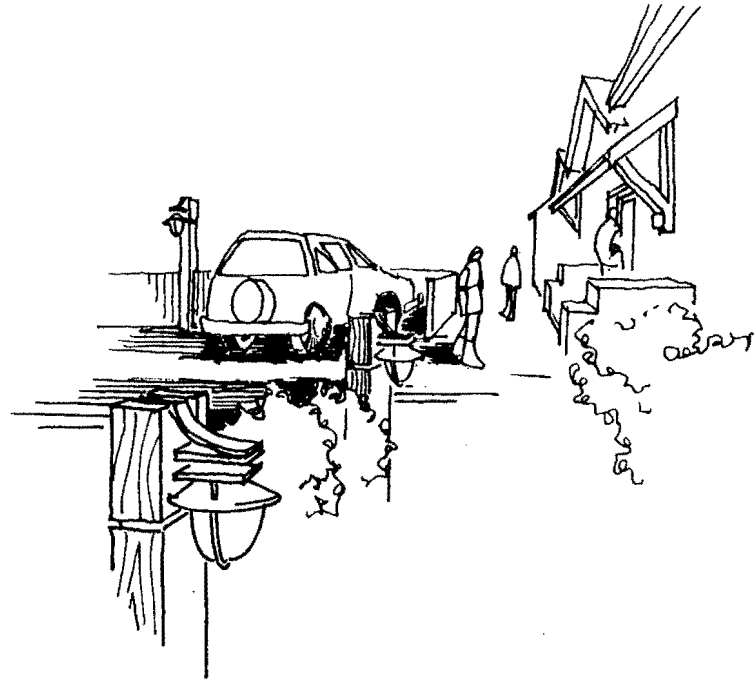
*Cars parked parallel to habitable
rooms*

3.2.1.4 Parking

Objective: *Parking lots should be safe at night. Clear visibility is important, both for safe footing and a sense of security.*

Guideline: *Parking areas for more than five cars must be lit at night for the hours of common use (typically, until 11:00 p.m.). This lighting can be activated by timers or motion-activated. Lighting levels need not be high—6 lux (0.5 footcandles) is considered a minimum. Lighting must not cause glare—avoid high-wattage floodlights mounted on building facades.*

This



Not this

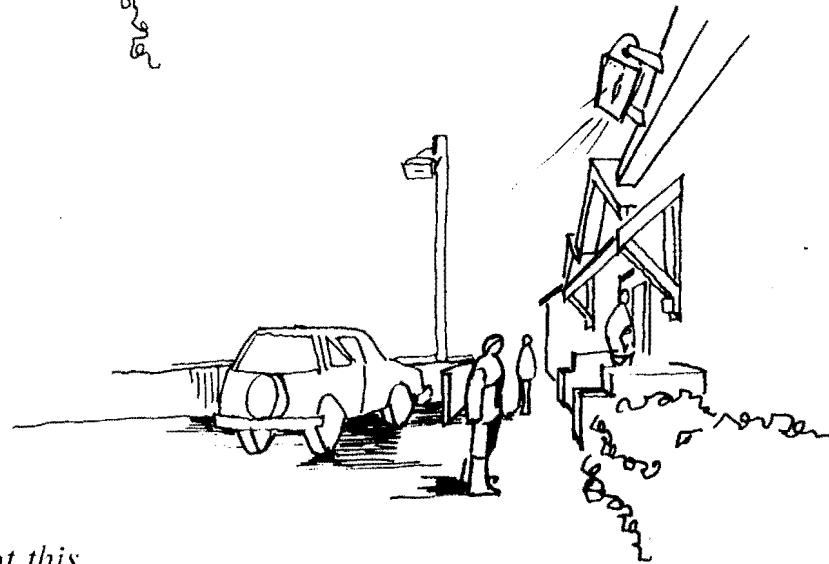


Fig. 3.36 Lighting for residential parking lots should be low-scale.

3.2.2 Building Design

3.2.2.1 Size and Scale

Objective: New infill developments should not overwhelm their existing neighbours. Privacy, sunlight, views and street scale should be preserved as much as possible.

Guideline: New developments must be designed to fit within an 'envelope' as shown below. (Refer also to comments overleaf.)

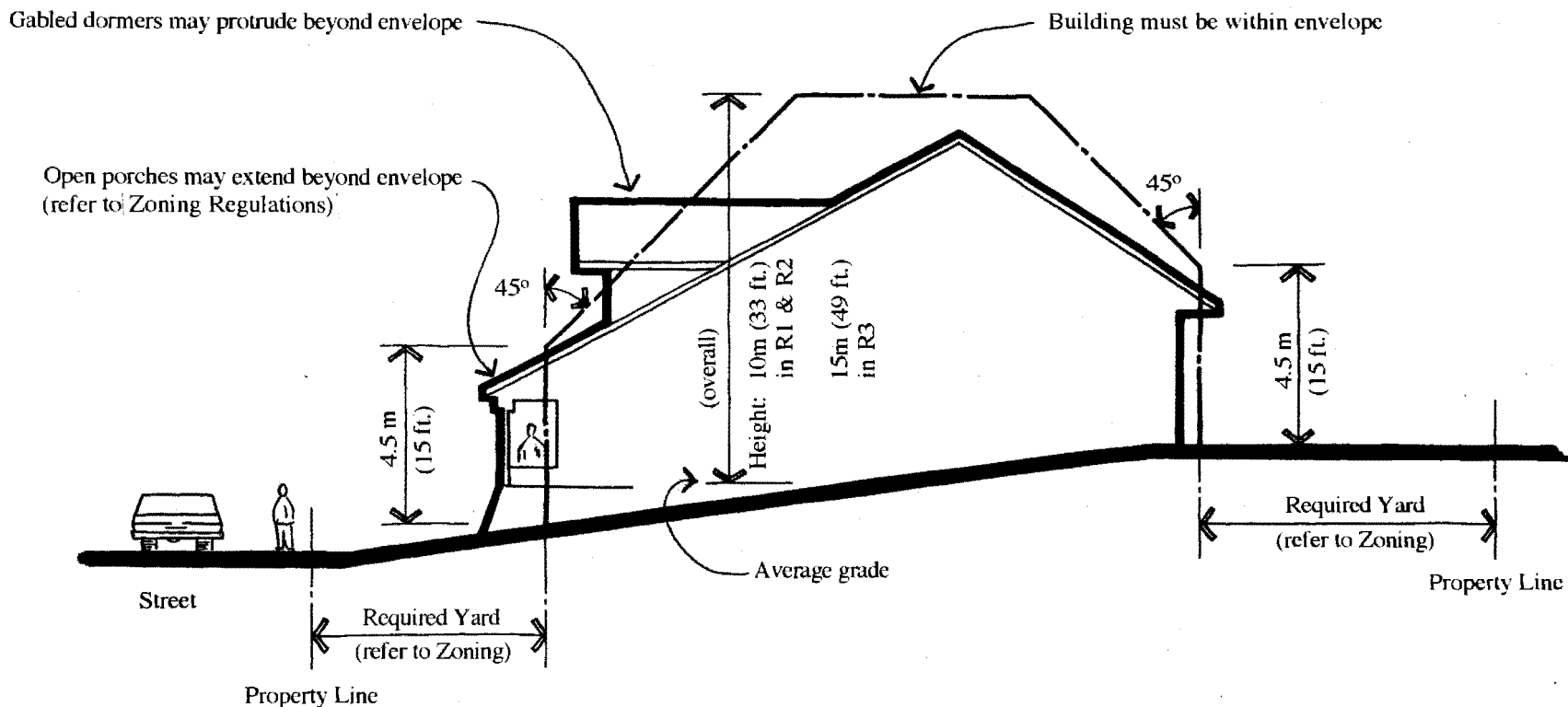


Fig. 3.37 Required 'envelope' for new residential buildings.

3.2 Standards for Residential Developments

3.2.2.1 Size and Scale

In order for buildings to fit within the residential envelope as shown on page 41, they must:

- be no more than 4.5m (15 ft.) high at the required front and rear yard lines. These required yard distances are determined by the Zoning regulations (either 15 ft. or 20 ft. for the front yard, 25 ft. or 35 ft. for the rear yard, depending on zoning and type of residence. Refer to *Jasper Zoning Regulations*.)
- fall within a plane that slopes back at 45 degrees from these front and rear yard heights
- be no more than 10m (33 ft.) high in R1 and R2 developments, or 15m (49 ft.) in R3 developments, as measured from grade. Grade is as defined in the *National Building Code* (lowest of average grades on all sides).

Intermittent gabled dormers and open front porches may protrude beyond this envelope. Intermittent gables are defined as gables which together comprise not more than one half of the building width.

Guideline: Where new developments abut existing housing, the new building must have:

- eaves that are no more than 600mm (2ft.) higher than the existing neighbour's, unless the existing eave line is less than 3m (10ft.) above grade
- an overall roof height that is no more than 3m (10 ft.) higher than adjacent existing roofs. This applies to the portion of new roofs within 7.6m (25 ft.) of existing roofs.

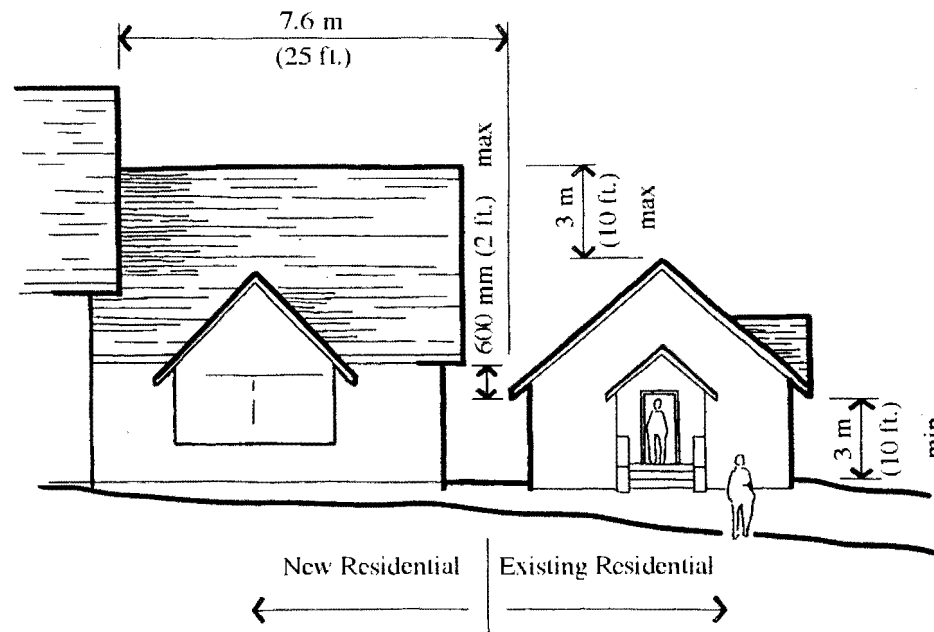


Fig. 3.38 New residential developments must have eave heights that approximately match existing neighbours.'

Objective: The building 'footprint' (coverage) should relate to the lot size; large buildings on large lots, small buildings on small lots.

Guideline: A minimum of 40% of the site is to be landscaped. (landscaping can be hard or soft, but does not include car parking or manoeuvring areas.) (See also Landscaping 3.2.1.2. p. 36)

Guideline: In R1 and R2 areas (single family and semi-detached dwellings) the building "footprint" must not exceed 40% of the site area or 200m² (2150ft²) whichever is less. This 40% maximum coverage applies in the case of residential additions, as well as new construction. Portable sheds less than 10 m² (100 ft²) are not included. For purposes of this calculation:

- "footprint" is the *Building Area* as defined in the *National Building Code*
- "site area" is the sum of all individual lots used for any one building.

Objective: New residential buildings should be scaled to fit into the architectural context of a small mountain town. The residential neighborhoods of Jasper have a small scale one- and two-storey image which should be preserved and enhanced.

Guideline: Reduce the overall mass of new developments with interesting, simple forms such as porches, chimneys, and bay windows.

Guideline: Emphasize the "base", "middle" and "top" of the building form by changes in material and texture. The "top" is the roof and should form at least one-third of the overall building height. Consider the visual impact of materials and color. Dark colors appear heavier—this is often appropriate in Jasper's mountain context. Incorporating these traditional characteristics of Jasper buildings can reduce the perceived scale of new developments.

Fig. 3.39
Traditionally Jasper's housing had an identifiable base, middle and top. Second storey rooms were often built right into the roof.



3.2 Standards for Residential Developments

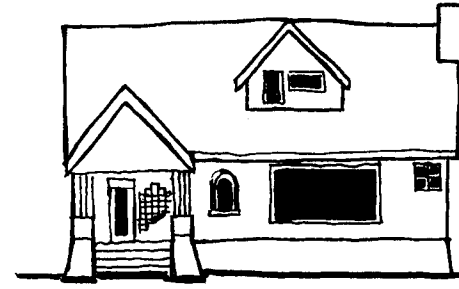
3.2.2.1 Size and Scale

Objective: Windows and wall openings should relate to the overall scale of the building. Large expanses of window glazing are unsuitable in most residential developments; they are more evocative of urban commercial buildings.

Guideline: Glazed areas should make up a smaller proportion of wall, compared to solid areas. Group several window units together or break up areas of glass with muntin bars.



This



Not this

Fig. 3.40 Residential windows in particular should be scaled and detailed to reflect traditional motifs.

3.2.2.2 Roof Forms

Objective: The roof form should be an integral part of the building volume and not sit on top of the building as simply a cap.

Objective: Roof forms should relate to the mountain environment and rural tradition of Jasper.

Objective: Deep overhangs and large steep roofs are in keeping with the tradition of mountain architecture and should be evident in new residential buildings.

Guideline: Reduce the perceived height of the building by building the top storey into the roof.

Guideline: Roofs must be sloped, not flat, for residential buildings. Use steep pitched roofs with slopes greater than 6:12. A pitch of 8:12 is recommended.

Guideline: Simple roof forms are best. Main roofs and secondary roofs should have the same slope where feasible. Roofs over dormers and entrances may vary from the main slope, preferably by being steeper.

Guideline: Provide roofs over entrances for weather protection.

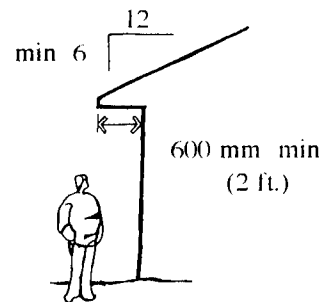
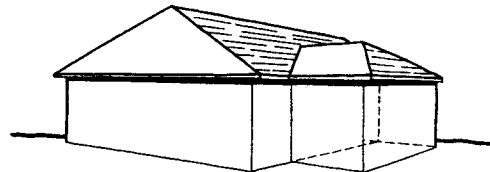


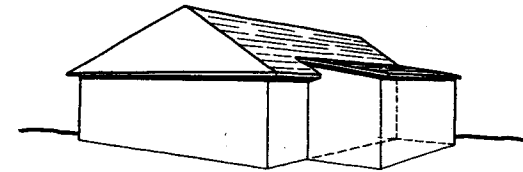
Fig. 3.41 Large overhangs and moderate to steep roof pitches are recommended.

Objective: Roofs have a strong impact on the perceived bulk of the building. Especially for larger developments, they should help new housing to blend in, and not emphasize the buildings size. Roof forms should be in scale with the traditional houses of Jasper.

Objective: Additions to buildings should not be out of character with the existing structure.



This



Not this

Guideline: Roof overhangs should be 600mm (2 ft.) or greater. Wide overhangs create deep shadows and protection over entries.

Guideline: Break up long, continuous roof eavelines with gable projections, chimneys, and changes in roof slope.

Guideline: Avoid large, monolithic roof forms by subdividing roofs into smaller components. A system of cascading roofs or projections through the roof, such as chimneys, can help. As noted above, however, roofs should be simple and uncomplicated especially on smaller buildings.

Guideline: With few exceptions, turrets and towers are not traditional Jasper architecture and are not suitable for new residential development.

Guideline: Blend additions into existing buildings by using the same roof slope and form as the existing.

Fig. 3.42 A roofline of similar form to the existing helps additions blend in.

3.2.2.3 Color and Materials

Objective: Color is an attribute that—if not skillfully handled—can cause a building to appear out of place. Colors in the manmade environment in Jasper should blend with nature and allow the setting to dominate.

Guideline: Materials of the main building elements such as roofs and exterior wall surfaces, must be subdued and blend with the natural surrounding and the historic Jasper color palette. Strong intense colors are rarely appropriate, especially over large wall or roof areas.

Guideline: Trim, doors, windows and ornament can incorporate brighter, contrasting colors for variety and surface interest.

3.2.2.3 Color and Materials

Objective: Building materials should reflect the historic use of natural materials which sets Jasper harmoniously into its mountain setting.

Guideline: Metal vents and flashings must be painted or finished to blend with the surrounding roof color. (see also 3.1.3 Views p. 17)

Guideline: Use a maximum of three material types on exterior walls—such as wood siding, stone, and stucco.

Guideline: Natural materials—wood, stone, stucco and brick—must be used for main exterior wall surfaces. Hardboard siding may be appropriate in some areas if it approximates traditional wood siding in both profile and texture. Vinyl and aluminum siding are unacceptable.

Guideline: Roof colors should be neutral. Metal roofs shall be prefinished in subdued colors.

Acceptable materials for roofs are:

- asphalt shingles
- prefinished metal, in subdued colors. (Shiny unpainted aluminum or unpainted galvanized metal is inappropriate.) Dark patinas, such as weathered copper, are acceptable.
- cementitious or slate-like tiles, in a flat profile (not "Spanish" or "Mediterranean".)

Unacceptable materials for roofs are:

- wood shingles or shakes, unless concerns about flammability and fire spread can be safely addressed.

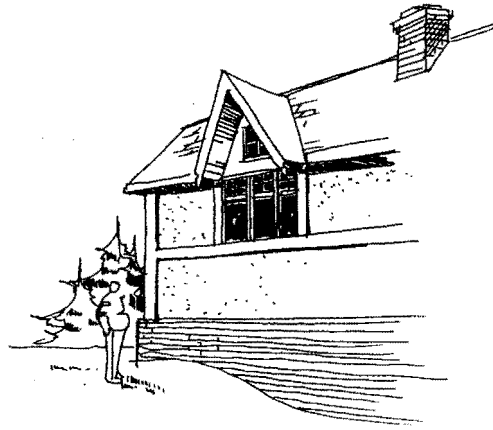


Fig. 3.43 A maximum of three materials should be used on an exterior. (stucco, wood trim and brick base for example)

Guideline: Additions to existing buildings should match existing materials whenever possible.

Guideline: Metal flues and chimneys must be in boxed-in enclosures and finished in stucco, brick, stone or wood.

Guideline: Materials must be consistent on all exterior sides of the buildings. "Quality" finishes like brick and stone, should not be artificially veneered to the front elevation only.

3.2.2.4 Detailing

Objective: The historic residences of Jasper are embellished with simple decorative elements and details, which add interest and texture to the building surfaces. Structural elements such as columns, rafter ends, gable brackets and lintels are often expressed on the outside surfaces of the buildings. This rustic, hand-crafted appearance and quality workmanship should be incorporated in new developments. This will help new developments blend into the existing image of Jasper as a mountain place.

Guideline: Define and express the meeting of elements— such as wall-to-ground or roof-to-wall—with trim boards, fascias and variations in materials.

Guideline: Large surfaces of stucco should be broken up with patterns of wood trim to avoid a flat, monolithic appearance. The amount and size of trim should be in proportion to the scale of the building.

3.2 Standards for Residential Developments

3.2.2.4 Detailing

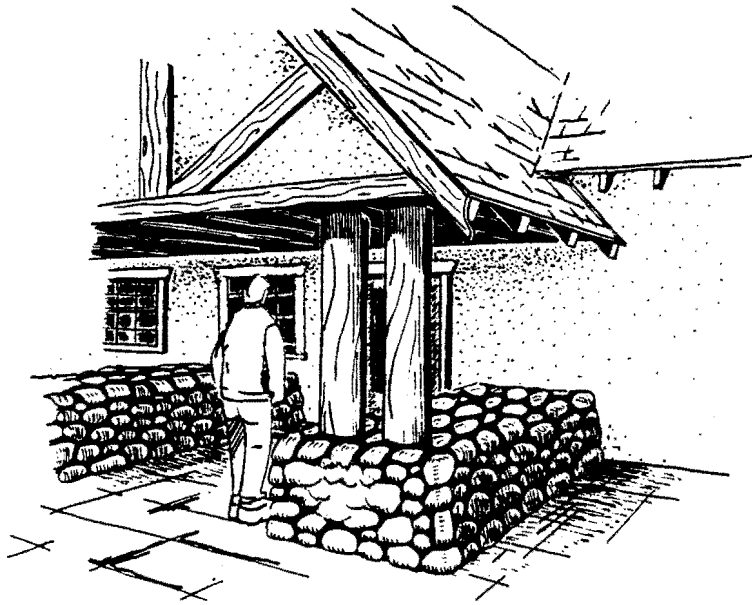


Fig. 3.44 Simply carved barge board ends, exposed rafter ends and simple peeled log columns are examples of appropriate rustic detailing. (Note that exposed rafter ends should only be used where forest fire exposure is not severe.)

Guideline: Large-proportioned, simple detailing is appropriate to a mountain setting. Over-sized columns, railings and other architectural features are encouraged.

Guideline: Wood windows, either clad or painted, are preferred in residential developments. Vinyl or metal windows, if used, should replicate the proportions and profiles of wood windows.

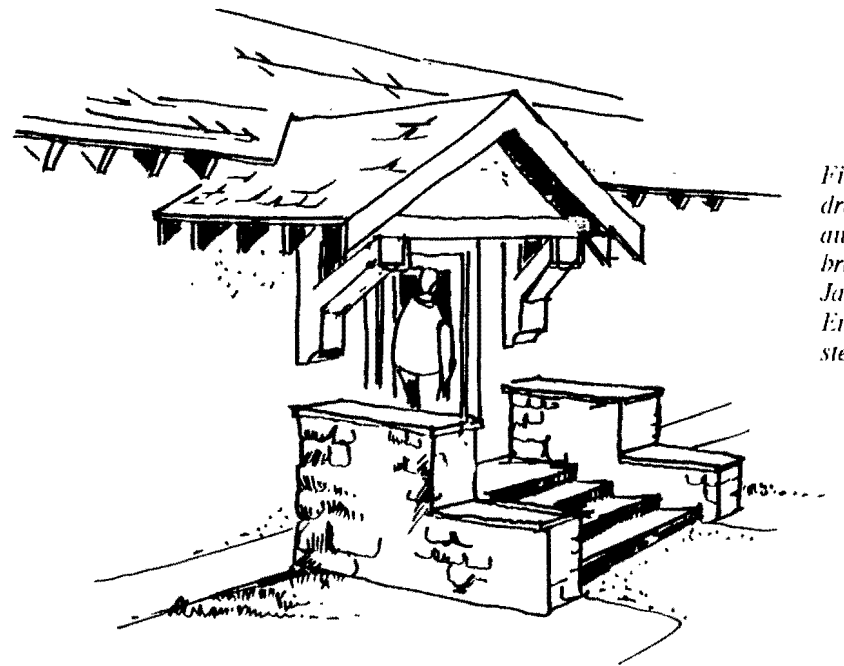


Fig. 3.45 A dropped entry roof and large simple brackets are typical Jasper details. Entries often have stepped side walls.

3.3 Standards for Town Centre Developments

3.3.1 Site Design

3.3.1.1 Street Context

Objective: *New buildings should be complimentary to existing historic buildings, especially outstanding examples such as the Post Office, C.I.B.C. and Library.*

Guideline: New developments immediately adjacent to important heritage buildings, as identified by Canadian Parks Service, must:

- respect the existing street setback of adjacent historic buildings, where new development directly abuts an existing historic site. The new development must not protrude in front of the historic building.
- respect the existing building by reflecting significant design aspects such as cornice lines and roof shapes
- maintain significant views of the historic building, and not obstruct existing views.

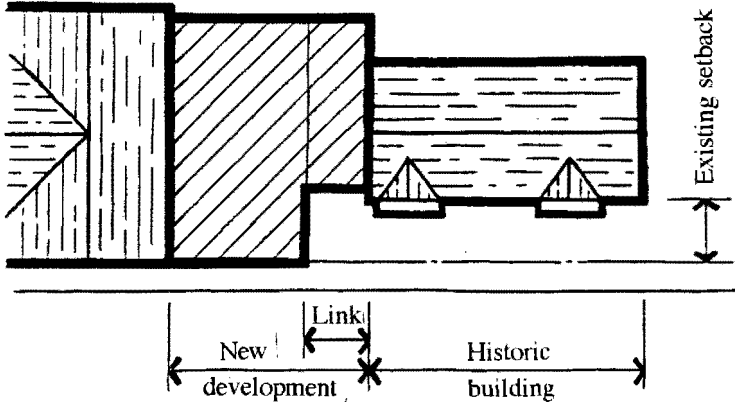
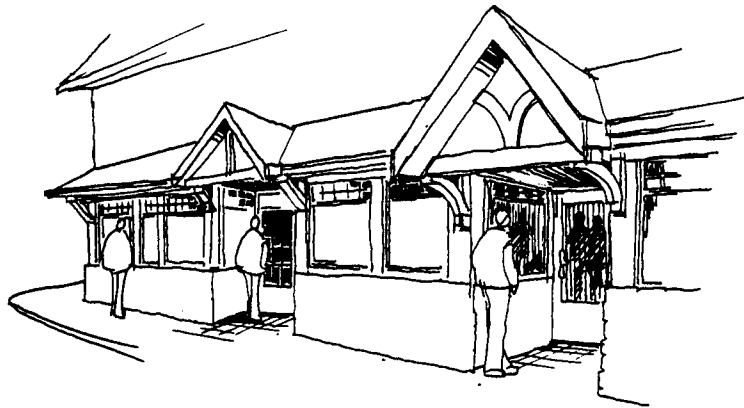


Fig. 3.46 A new building beside a historic building must not significantly obstruct the view of the historic building.

3.3 Standards for Town Centre Developments

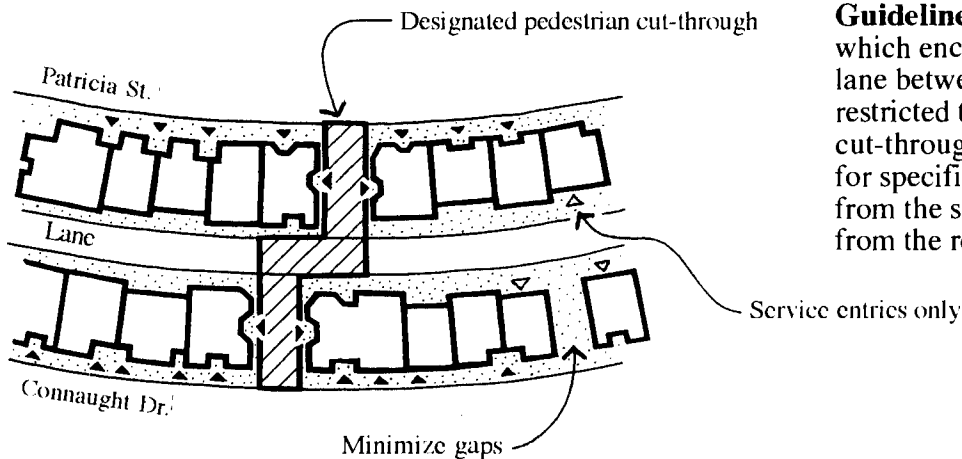
3.3.1.1 Street Context

Objective: Maintain the existing pedestrian-oriented, low scale, “promenade” atmosphere in the Town Centre. Rather than resort to interior malls, the exterior street environment should be made as pleasant as possible.



This

Objective: The street should be a continuous, integrated ‘precinct’, without “holes” or blank facades.



Guideline: Provide roofed sheltered walks and open arcades where possible, especially in heavily used areas. Sheltered entries recessed from the street are encouraged, rather than interior malls.



Not this

Fig. 3.47 Interior malls are not permitted. Instead, provide sheltered pedestrian entries.

Guideline: New developments must provide a continuous pedestrian environment, and should be oriented to the street. (see also 3.3.2.1 Size and Scale, p.63)

Guideline: Through-block developments, which encourage pedestrian traffic to cross the lane between Patricia and Connaught, should be restricted to “designated mid-block pedestrian cut-throughs.” Consult with CPS planning staff for specific locations. Main entries should be from the street and pedestrian courts, and not from the rear lane.

Fig. 3.48 Pedestrian routes which cross the lane from Connaught to Patricia should be limited to specific locations.

Objective: New developments must appear 'finished' at each stage in the redevelopment of a block.

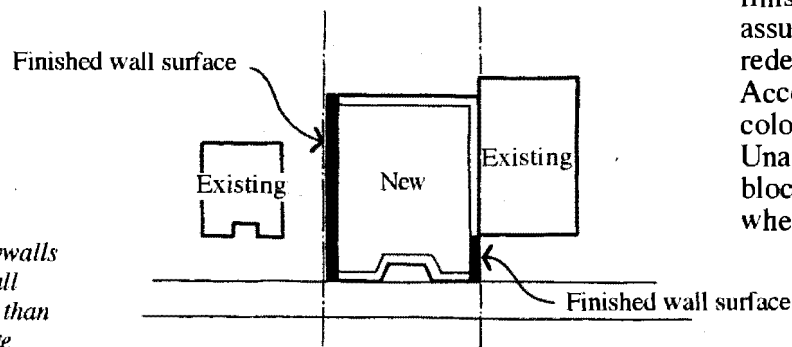


Fig. 3.49 Partywalls must have a wall treatment other than standard concrete block.

Objective: Laneways in the Town Centre should appear clean, well-cared for and should not detract from the townscape appearance.

Guideline: Re-developments that occur beside sites with sideyards or setbacks must treat the exterior exposed portions of their firewalls as finished wall surfaces. It is not acceptable to assume they will be hidden by future adjacent redevelopment.

Acceptable finishes are: stucco, textured and colored concrete block, brick.

Unacceptable finishes are: normal concrete block, unfinished or painted concrete wall (except where not visible from street level).

Guideline: While not intended as pedestrian or visitor areas, lanes are visible to some extent. They should not form a cluttered 'industrial' looking foreground to the mountain views. Therefore:

- new services (electric, cable, AGT) must be underground
- storage should be concealed, especially near lane ends
- walls, docks, fences and bollards should be capable of surviving errant delivery truck maneuvers without scarring or noticeable damage.

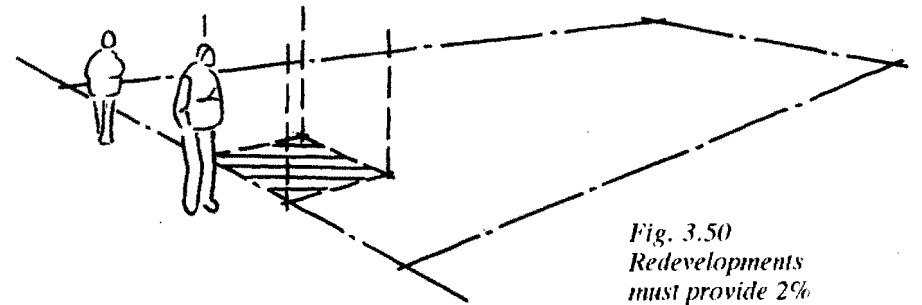
3.3.1.2 Landscaping

Objective: *Although the central area of Jasper should continue to be an area of concentrated, continuous building forms, some area of open space should be maintained adjacent to sidewalks, The intent of this open space is to prevent "walls" of unbroken commercial development, without relief, from fronting directly onto the sidewalk. Besides softening the impact of greater building concentrations, landscaping in redevelopments will provide:*

- a buffer to the street, especially at crowded entryways
- a crush space for shoppers and strollers moving along the busy downtown streets at peak season
- a snow removal storage area
- a location for bicycles, strollers and dogs.

Objective: *The downtown area of Jasper should blend into the natural mountain landscape as much as possible. Greenery and planting should be incorporated into both the public and private outdoor areas.*

Guideline: Each re-development in the downtown area must provide a minimum of 2% of the site area as open landscaped space, at or near grade, immediately adjacent to the main building entries or sidewalk. This area can be hard surfaced, but should incorporate some planting (see below). It must be "open to the sky", and not covered over. The intent is to create a usable, visible open area—a narrow strip along the lot frontage is not acceptable.



*Fig. 3.50
Redevelopments
must provide 2%
usable open space.*

Guideline: Some planting must be provided within the open space noted above. This planting can be:

- trees set in grates
- planter boxes, containing flowers or year-round coniferous planting
- surface planted areas, designed to resist trampling, vandalism and trapping of wind-blown refuse.

3.3.1.3 Public Outdoor Space

Objective: Noise and intrusive views from commercial developments should not jeopardize the use of adjacent residential yards.

Objective: Jasper is an "outdoors" town, where residents and visitors appreciate the chance to breathe the mountain and air and enjoy the vistas. Outdoor places to stroll, stop and chat, sit, eat and drink are to be encouraged.

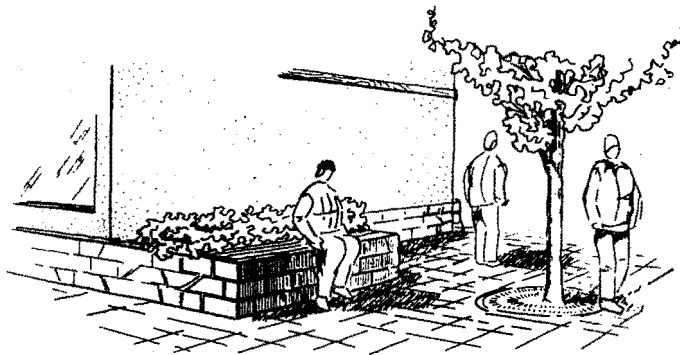


Fig. 3.51 Provide places for pedestrians to pause and chat.

Guideline: Roof terraces, at-grade outdoor seating areas and patios must not look directly over adjacent residential backyards. Provide screening.

Guideline: Potentially noisy restaurant terraces or patios must be located away from adjacent residential areas.

Guideline: Indoor-oriented "malls" are not an appropriate form for Jasper. New retail developments must have individual store entries directly to the outdoors.

Guideline: Outdoor pedestrian walkways, including public sidewalks, should provide:

- protection from snow and rain where possible, especially at entries (see also 3.3.2.2 Roof Forms p.66)
- clear path widths, free of signage and planters,
- lighting (see also 3.1.5 Lighting)
- seating and waste receptacles. These should reflect the mountain aesthetic and be robust, simple and constructed of traditional materials like wood, iron or stone. Untextured concrete, plywood or plastics are unacceptable. Waste receptacles must be those manufactured by Haul-All or other approved animal-proof designs.

3.3.1.4 Parking and Loading

Objective: *Car parking areas should not be the dominant feature of any area of the downtown. They should appear as secondary elements in the scene, allowing the buildings and pedestrian areas to dominate.*

Objective: *Parking areas should not detract from the continuity of the pedestrian sidewalk.*

Objective: *The pedestrian environment along Connaught and Patricia should not be broken by front yard parking lots.*

Objective: *Parking in the downtown area should encourage pedestrian use of the area as a whole, and not be designed for specific isolated car trips to one shop only. Visitors and residents should be encouraged to park and stroll on foot to several stores; the downtown area should act as a pedestrian precinct.*

Guideline: Vehicle parking or loading in the Town Centre must not be located in front of buildings. In other words, the on-site parking must not be in the front yard area, but in the rear yard area, or underground. (*Refer also to Jasper Zoning Regulations.*) In general, these on-site parking areas must be accessed by the lanes, rather than the streets. Street-accessed parking may be suitable to designated communal parking lots developed by Canadian Parks Service. These communal lots should have the minimum number of curb cuts possible. Porte Cocheres, pedestrian drop-off zones and bus loading areas will be considered on an individual project basis. They should not disrupt the safe, easy use of the sidewalk by pedestrians.

Guideline: Redevelopments need not provide all of their required parking on site. (*Jasper Zoning Regulations* set out the required number of stalls for new developments.) This is contingent upon:

- a cash-in-lieu policy having been established by Canadian Parks Service, to cover the costs of providing communal parking elsewhere in the downtown. (This has not yet been implemented at the time of printing.)
- a minimum of 20% of the required parking still being provided on site.
- the intended use of the redevelopment not being of a nature which is dependent on immediately accessible car parking for patrons. Such uses—grocery stores and liquor stores for example—must provide all of their required parking on site

Objective: *Parking lots must be safe, secure, and designed to deter vandals and discourage crime.*

Objective: *Loading bays should not deter pedestrian use and enjoyment of the downtown.*

Objective: *Parking and loading requirements for new buildings should not discourage small-scale redevelopment. In many cases the delivery requirements for small shops, restaurants, offices and residential development do not warrant the provision of full-size (25 ft. x 12 ft.) spaces.*

- all of the required parking for staff accommodation being provided on site, in cases where the redevelopment includes staff housing.

Guideline: Parking areas must be illuminated, for the hours of use (generally until 1:00 a.m. for restaurant and entertainment areas). This must be to a maintained level of 6 lux (0.5 footcandles). (This equates to about 6 watts/m² using incandescent lighting.) This lighting should **not** be high-mounting-height lighting with high-intensity lamps, but rather of a pedestrian scale. Lighting should be directed downwards. (*see also 3.1.5 Lighting*)

Guideline: Parking areas should be designed to allow clear nighttime visibility across most of the parking lot. Foliage and fencing should be kept below eyeline height (1500 mm). Avoid small groups of isolated stalls, completely hidden from view. (*see also 3.1.8 Parking, p.30*)

Guideline: Loading bays, if provided, must be located in the rear yard area. Access should be via the rear lane only, not the street. Businesses without loading bays, should attempt to have deliveries made at off-peak early morning hours.

Guideline: Requirements for Parking and Loading Spaces, as contained in the zoning regulations, may be relaxed providing:

- a rear service entry is provided for each tenancy capable of being used for delivery of goods without blocking the lane
- tenancies are less than 150 sq. m. gross floor area
- the intended use is not one requiring frequent, daily deliveries from large trucks.

3.3.1.5 Signage

Objective: Signage should *not* be the most dominant visual element in the town centre, especially at night.

Objective: Advertising signage should not be a major consumer of electricity in Jasper. New signage should de-escalate the wattage war and not compete with existing signage using raw power or size.

Objective: Communication to the public need not always be through conventional lettered signs; graphics and symbology effectively speak in many languages. This is especially useful for those visitors not fluent in English.

Guideline: Backlit signs are not permitted, except for important safety or public sector signs. Lighting of signs must be external to the sign, directed at the sign not emanating from within.

Guideline: Consider alternatives to conventional signage; in some cases, signage is not the only means to effectively advertise. Display windows or inviting views into restaurants and shops, showing activity and merchandise, can reduce the need for excessive signage.

Guideline: Large areas of high intensity lighting for signage are inappropriate. Signage should draw attention to itself by:

- incorporating a hand-crafted appearance
- lighting from an external source directed at the sign (*not* backlit)
- use of color. Generally, any color is acceptable, with the exception of day-glo colors.

Guideline: Consider using symbols and graphics in signage, to help explain the message.

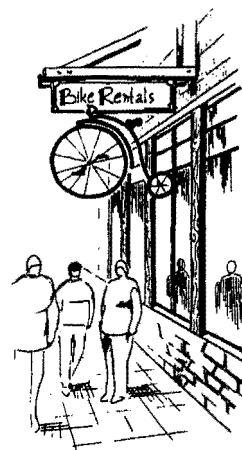


Fig. 3.52 Symbols and graphics can convey a message effectively.

Objective: Material used for signage should be:

- natural in character, and not synthetic or industrial in appearance
- sympathetic to the materials used for the building facade
- enduring and lasting in appearance, and not temporary or cheap-looking.

Guideline: In general, the following types of signage are encouraged (refer also to *National Parks Signs Regulations*):

- sandblasted or carved wood signs, either painted or stained
- individual cut-out letters on solid opaque backing such as painted or stained wood
- painted letters on solid backing
- wrought or hand crafted iron supports
- heavy timber or log supports.

The following types of signage are discouraged:

- vinyl letters on clear or translucent plexiglass or coroplast backing
- clear anodized aluminum backing or cabinet construction
- back-lit (internally lit) signage of any kind (not permitted)
- back-lit fabric canopies (not permitted).

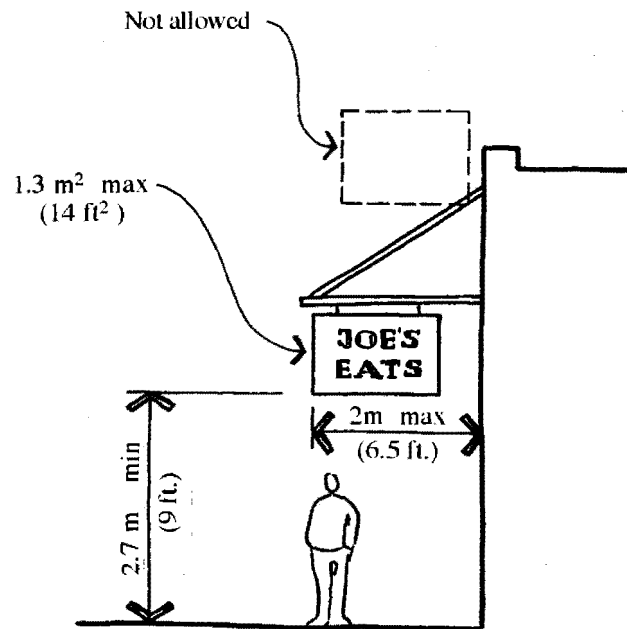


Fig. 3.53 This sketch illustrates minimum mounting height clearances and restrictions on sign locations, as noted in the National Park Signs Regulation. Refer to that document for further restrictions and regulations.

3.3.1.5 Signage

Objective: New signage should be of a size, scale and quantity that fits the intimate, pedestrian oriented scale of Jasper. Signage in the town should be primarily oriented towards pedestrians or slow moving traffic, not highway-speed vehicles.

Objective: Signage, and the associated lighting and sense of activity, should be primarily concentrated at street level, not at the second or third storey levels.

Objective: Signage should add to the quality of mountain views, not obscure them.

Guideline: New signage shall not exceed the size and quantity limitations as set out in the *National Parks Sign Regulations*. In addition, signs in the Town Centre must meet the following criteria:

Wall-mounted Signs (including fascia signs and signage on canopy edges):

Maximum Size:

- 1.3 m² (14 ft²) if mounted on first storey
- 0.8 m² (8 ft²) if mounted on second storey
- 0 m² (0 ft²) (not permitted) on third storey

Maximum quantity: one per business.

Hanging or Projecting Signs:

Maximum Size: 0.8m² (8 ft²)

Maximum Quantity: One per 7.6 m (25 ft.) of building frontage onto a street or pedestrian court. This is in addition to permitted wall-mounted signs.

Temporary trailer-mounted signs, large balloon signs, temporary banners, free-standing signs, sandwich-board signs and "third party" (off-site) signs are not permitted.

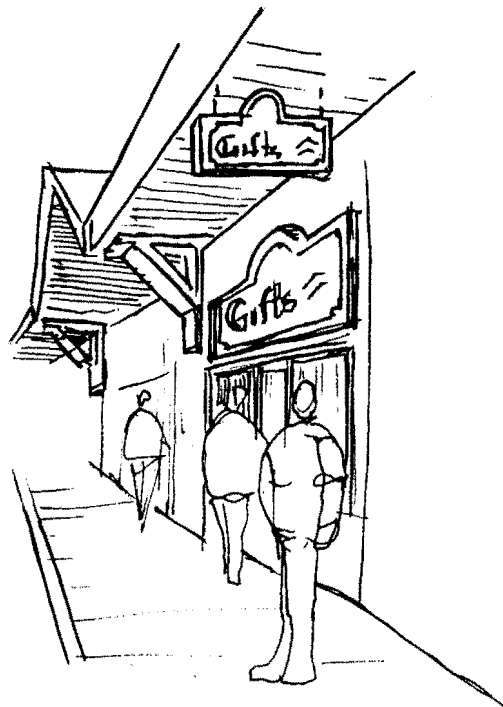
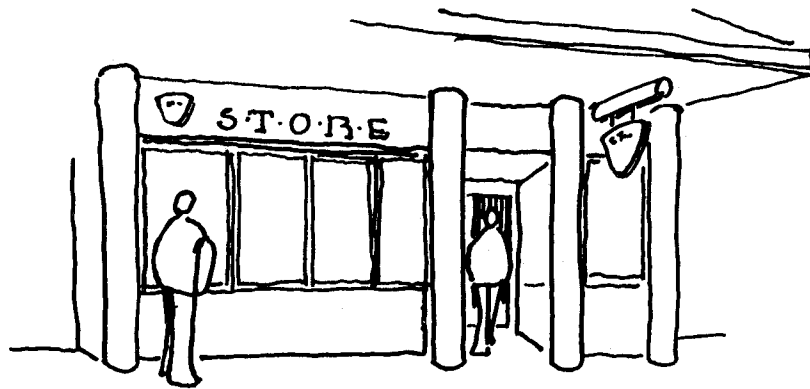


Fig. 3.54 Two types of signage are permitted for businesses in the town centre. Each has limits on size and quantity.

Objective: Building signage should fit within the design of the building exterior and not appear to be arbitrarily tacked-on.

Guideline: Signage on the exterior of buildings must be integrally designed into the building facade. Signs should not arbitrarily overlap window openings, columns or other architectural elements of the facade. Use of individual letters mounted directly to the building facade, is encouraged.



This



Not this

Fig. 3.55 Signage must fit within the elements of a building facade.

3.3.1.5 Signage

Objective: Signage forms an important part of building design especially for developments in the town centre. To fairly evaluate a design proposal, signage should be indicated on the design drawings.

Objective: Canopies (fixed structures) and awnings (operable shading devices) should function primarily as protection from sun and weather, not as signage.

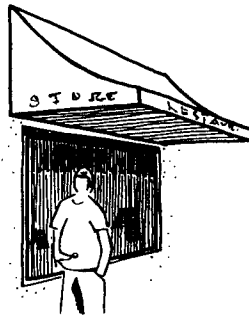
Guideline: Sign locations and sizes (and proposed graphic layout and message, if available) should be a part of all Architectural and Siting development drawings.

Guideline: Canopies and awnings must not be backlit.

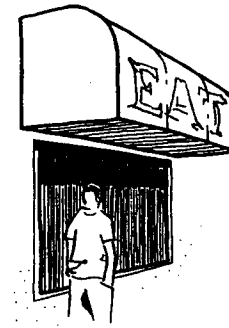
Guideline: Signage on canopies and awnings must be located within one foot high (300 mm) of the bottom edge. Such signage is considered equivalent to wall-mounted signage. (see p 58)

Guideline: Curved canopies are not permitted. They are not suitable architectural forms for Jasper as they have no historical precedent or roots as a local form.

Fig. 3.56 Curved canopies are not appropriate in Jasper. Signage on awnings and canopies is permitted only on the bottom edge.



This



Not this.

Objective: Shop windows should function as windows, not as backing for signs.

Guideline: Temporary signage and posters advertising special sales and announcements are restricted to 10% of the window area. Decal lettering (individual adhesive-applied letters) or painted lettering must not cover more than 5% of the window area.

3.3.2 Building Design

3.3.2.1 Size and Scale

Objective: Buildings in the Town Centre should be of a "town" or "village" scale, not a large urban scale.

Objective: New Buildings should only minimally disrupt existing views, sunlight penetration to the street and daylight to storefronts.

Guideline: To allow efficient coverage of the lot, yet preserve views and light, new developments in the Town Centre must fall within an "envelope", as shown below. (See overleaf for further explanation.)

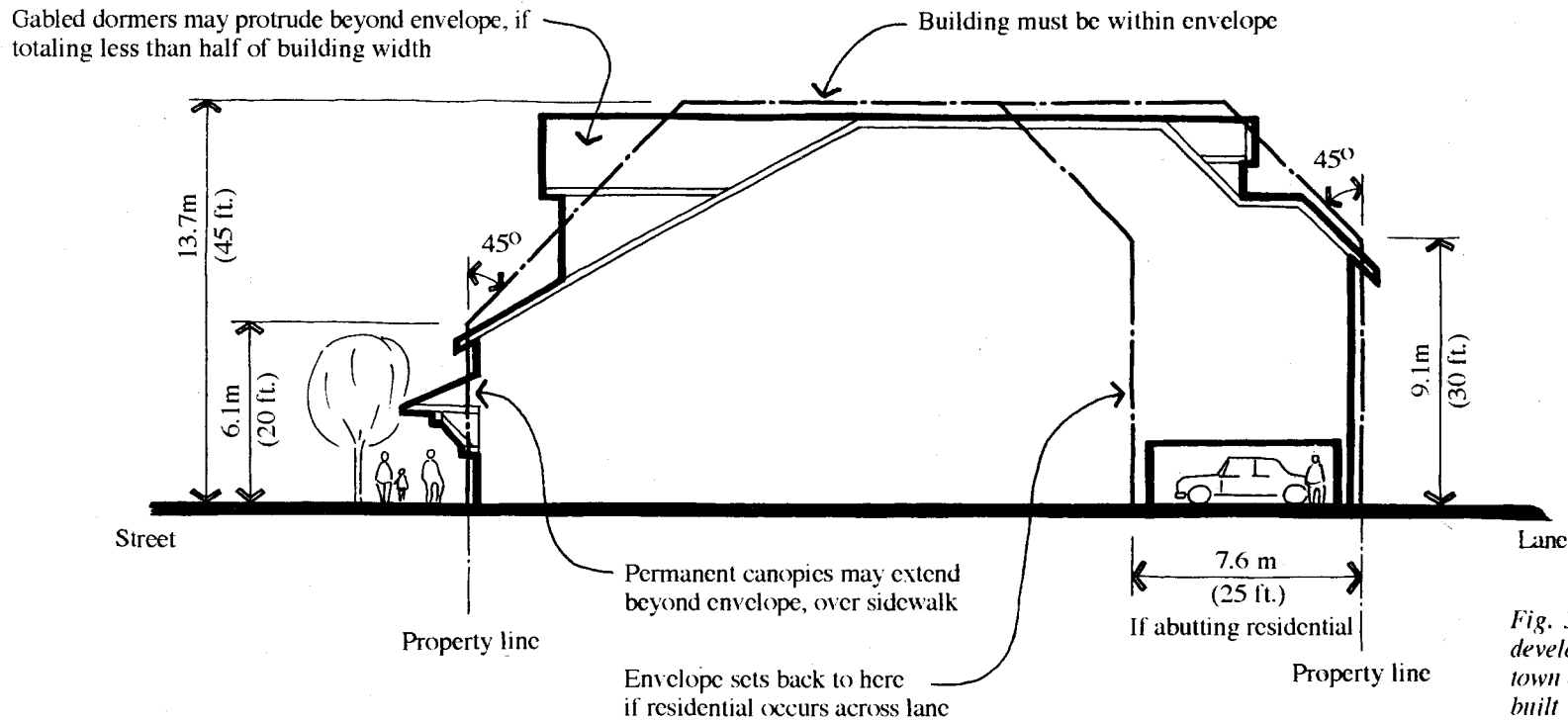


Fig. 3.57 All developments in the town centre must be built within the envelope as defined at left.

3.3 Standards for Town Centre Development

3.3.2.1 Size and Scale

In order for buildings to fit within this envelope, they must:

- be no more than 6.1m (20 ft.) high at the front property line
- be no more than 9.1m (30 ft.) high at the rear property line or rear setback line
- fall within a plane that slopes back at 45 degrees from these front and rear heights
- be no more than 13.7m (45 ft.) high. This is an overall height, measured from the lowest average grade on any elevation (side) of the building. (refer to definition of *grade*, National Building Code)

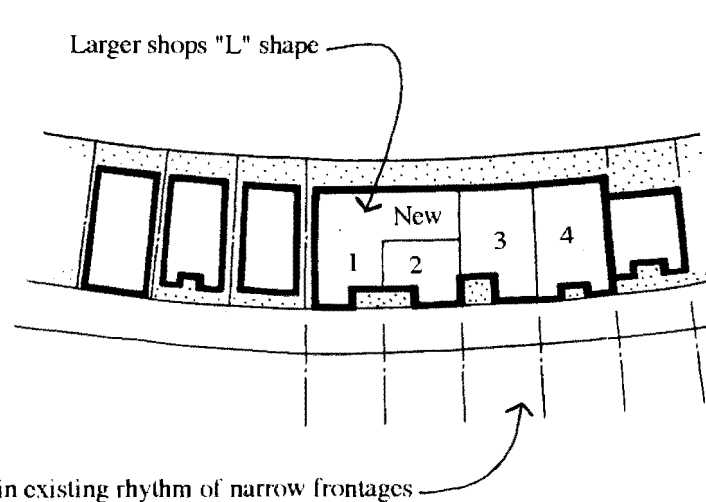
Note the following:

- The envelope is meant to apply to all redevelopments in the Town Centre (CBD). Generally, this includes all C1 lots, as well as C2 lots presently containing downtown hotels (Whistlers, Athabasca, Amethyst and Astoria).
- Where redevelopments occur across the lane from existing residential areas, the rear yard envelope is set back 7.6 m (25 ft.) from the rear property line. This is to reduce the impact of new development overshadowing residential yards.
- Exceptions to the sloped-back portion of the envelope will be considered for gabled portions of the roof. Gables, if not overly wide or numerous, do not significantly affect the pedestrian's perception of building height. Intermittent gabled dormers (comprising less than one-half the building width) and permanent roof overhangs or canopies may protrude beyond this envelope.
- the envelope is meant to apply to both street frontages on corner sites.

Objective: Building forms should suggest the pattern of individually-owned shops, with relatively narrow frontages.

Guideline: New buildings must break their frontages into identifiable elements 7.5 to 15 m wide. (25 to 50 ft.)

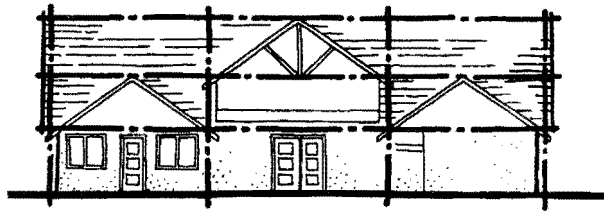
Fig. 3.58
Redevelopment on
Connaught and
Patricia must maintain
the traditional 25 to
50 foot wide divisions
even if they span
several lots.



Objective: New developments should suggest a modest scale, even if composed of several assembled lot widths.

Guideline: Large unbroken surfaces facing the street are unacceptable. They should be subdivided into separate areas both vertically and horizontally. This does not mean making the facade "busy" — traditional Jasper architecture is in fact essentially simple in scale and massing.

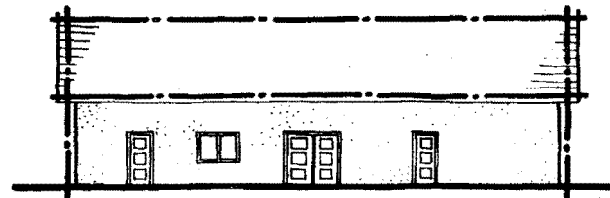
Guideline: Entries to shops and offices should be defined and should punctuate the street, and not be hidden. Typically they should be recessed from the sidewalk and modestly scaled. Double doors, perhaps with sidelights, are adequate for even the largest shop, restaurant or hotel.



This

Fig. 3.59 New developments can be simple in form, yet have identifiable subdivisions to reduce the scale.

Not this



Objective: The facade of a building in the Town Centre should not be composed only of windows, but should rather have an appearance of solidity. Windows should be within a wall, and not form the wall itself.

Guideline: Strip mall floor-to-ceiling storefront glazing, with little or no solid wall, is not appropriate to Jasper. Storefronts should have a solid base or plinth about 600 mm (2 ft.) above the sidewalk. Windows should appear as individual openings with areas of wall between the windows. Second storey windows should form a series of individual units ("punched" openings), not a continuous glazed band.

Objective: Streets in the Town Centre should offer pedestrians a continuous, interesting display of activities inside buildings. New buildings should not form blank, impenetrable walls facing the sidewalk.

Guideline: While entirely glazed storefronts are not acceptable, neither are large blank walls facing the street. New developments, including banks and offices, should have no more than 4.5 m (15 ft.) of continuous blank wall facing the street.

3.3 Standards for Town Centre Development

3.3.2.1 Size and Scale

Objective: A mountain aesthetic should be evident in the detailing of windows and doors. They should be in keeping with the scale of Jasper and in harmony with traditional smaller-paned windows.

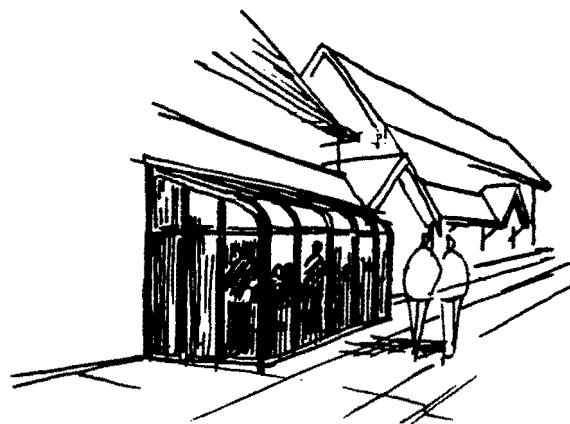


Max. of 4.5m (15 ft.) of blank wall without windows

Fig. 3.60 Street level facades should have neither too much nor too little glazing.

Objective: Buildings in a mountain environment should appear to provide warmth, protection and enclosure. Largely transparent glass-enclosed structures are not appreciated. Although views out to the mountains are important, it is usually inappropriate to try to duplicate the panoramic outdoor view from within. Views are best "framed" by defined window openings.

Guideline: Greenhouse structures, with near-100% glazing, are unacceptable if fronting directly onto a main public sidewalk. These include lean-to additions, stairwells and towers. Some limited exceptions may be allowed, particularly where the glazed enclosure is part of a courtyard, plaza, or semi-enclosed landscaped area.



Not this

Fig. 3.61 Greenhouse extensions are not appropriate facing public sidewalks.

3.3.2.2 Roof Forms

Objective: Sloped roofs are an important part of mountain architecture, both for aesthetic and practical reasons. They should be the primary roof form in the Town Centre.

Objective: Jasper is a town viewed from above, as well as from eye level. This must be considered in all designs.

Objective: Sloped roofs that are entirely above the second storey line can only be perceived from afar and this does little to help the streetscape from the pedestrians view point. Roofs should be visible from street level.

Guideline: Sloped roofs must be evident in every Town Centre development. They should be real working roofs, and not artificially applied. If technical considerations make it impractical to use sloped roofs for the entire development, flat roofs may be used for portions of the roof not visible from street level.

Guideline: Large expanses of flat roof are unacceptable. Sloped roofs are almost always more preferable, when viewed from above.

Guideline: Roof top mechanical equipment and exhaust vents must be screened, even if not readily seen from street level.

Guideline: To become visible, and useful as pedestrian shelter, roofs should descend to within 2.7m to 3.5m of the sidewalk level. At least some portion of the roof slope should descend to near the first storey line, even in multi-storey developments. This can be accomplished using steep roof pitches, gables or stepping the building back from the street.

Fig. 3.62 For pedestrian protection and to help lessen the scale, roofs should descend to the first storey line.

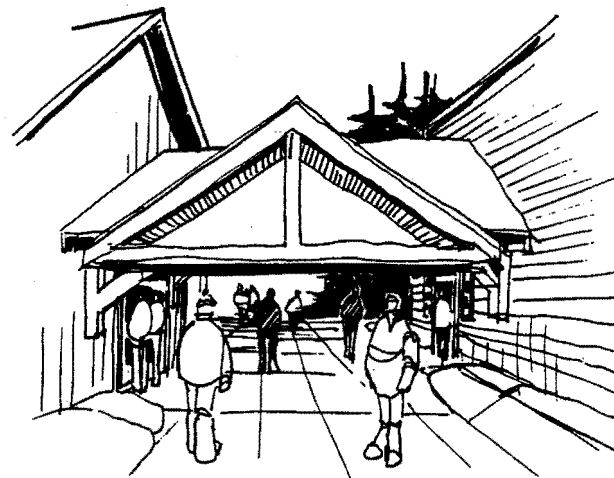
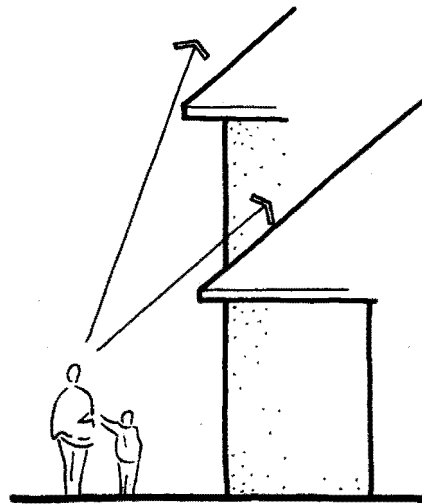


Fig. 3.63 Protected entries are appreciated in wintry weather. Avoid creating cold sunless areas, though.

3.3 Standards for Town Centre Developments

3.3.2.2 Roof Forms

Objective: Roofs overhanging sidewalks and walkways can give valuable protection to pedestrians. They should be encouraged.

Objective: Snow shedding and removal must be carefully considered, especially in the tight confines of Town Centre redevelopment.

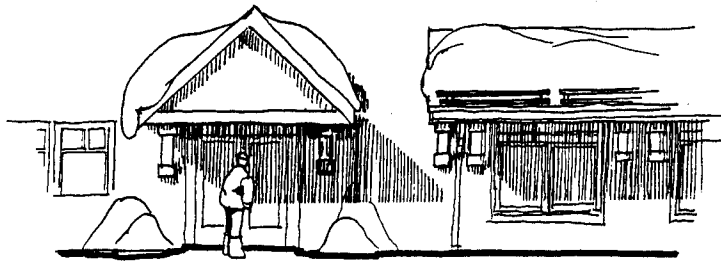


Fig. 3.64 Either allow areas for snow shedding and piling, or carefully retain snow on the roofs and allow for controlled melting.

Objective: Drainage from canopies and awnings should not lead to ice formation on sidewalks.

Guideline: Protective roofs over sidewalks and entryways are encouraged. Besides protection from the elements, they help bring the roof line down to pedestrian scale. Canopies designed as part of the building are preferable to added-on fabric canopies.

Guideline: Submissions for new developments must demonstrate how snow removal will be handled. Generally there are two acceptable approaches:

a) encourage frequent shedding by using steep roofs and slippery roofing (metal for example). Care must be taken to prevent ice build-up or avalanching. If this approach is adopted, allow space for shedded snow to accumulate without interfering with pedestrian movement.

b) retain the snow on the roof and plan for controlled melting and drainage. Adequate snow retention devices must be part of the roof design and integrated aesthetically.

Guideline: Roofs, permanently mounted canopies and temporary awnings over sidewalks must direct their drainage onto areas not used by pedestrians. This can be done by:

- eavetroughs leading to down spouts discharging to storm drains within the building
- eavetroughs leading to down spouts discharging to street gutters. This is less desirable but may be accepted, if suitable sidewalk trenches and cover plates are provided.

3.3.2.3 Color and Materials

***Objective:** Materials used for roofs and wall finishes in the Town Centre should help unify the appearance of the area and be "of" the mountains. They should be local in appearance. Either the raw material should be regional in origin or it should be one that traditionally has been used locally.*

Guideline: Acceptable materials for roofs are:

- asphalt shingles - red, green, dark brown or dark grey
- metal - dark colors
- slate or slate-like materials in black, grey or greenish hues
- grey or brown or black ballast or exposed membrane, for flat roofs.

Unacceptable materials are:

- uncoated (clear) aluminum or galvanized metal
- large areas of glass (see p. 64)
- spanish tiles, or imitations thereof
- wood shingles or shakes, unless fire spread hazard can be safely addressed.

Guideline: Acceptable materials for wall finishes in the Town Centre are:

- wood siding, stained or weathered
- wood shingles (subject to flammability restrictions)
- stone (see General Guidelines)
- stucco (see General Guidelines)
- brick
- metal, if dark colored and of a suitable texture or profile to avoid an overly industrial look.

3.3.2.4 Detailing

Objective: *There is a rich tradition of interesting and appropriate detailing in the mountain architecture of Jasper. New developments should continue and build upon this tradition.*

Guideline: All new buildings should incorporate some detailing derived from the best of local historical motifs. The Motifs include:

- simply crafted wooden roof brackets
- special entry doors, with carved wood decoration
- wood handrails, substantial in proportion
- wood windows, often with smaller panes above larger panes
- benches, handrails and columns crafted from peeled logs
- chimney top details (corbelling and caps)
- decorative (carved) barge board ends on gables.

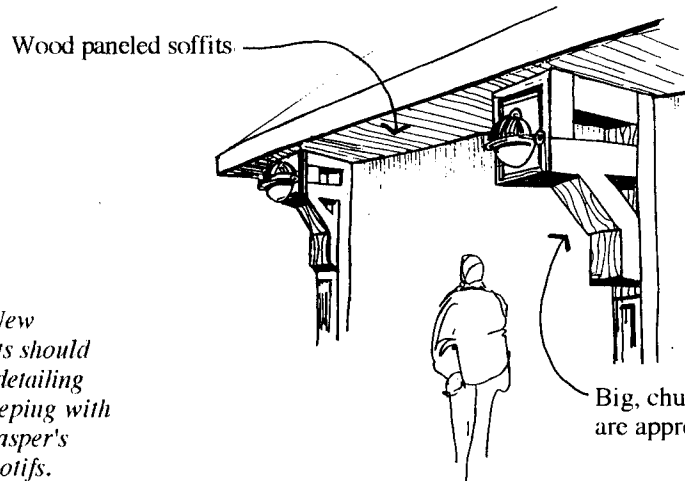
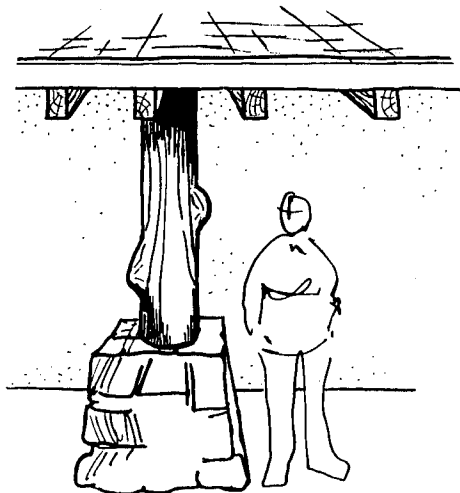


Fig. 3.66 New developments should incorporate detailing that is in keeping with the best of Jasper's historical motifs.

Guideline: Use local flora and fauna as themes for decoration where possible, and not imported themes. This applies to door handles, bosses, finials, trim and signage.

Guideline: The use of local artisans (Jasper based) is encouraged.

Guideline: Wood, naturally finished or stained, is a suitable detailing material for Jasper's mountain setting. Where maintenance or excessive weathering is a concern, wood can be used in selected, protected, highly visible locations. Doors to shops, for instance, can incorporate natural wood, either in the construction of the door or frame, or as door pulls and handles.



Timbers, peeled logs, branches and stonework are suitable as structural members

3.4 Standards for Tourist Commercial Developments

3.4.1. Site Design

3.4.1.1 Street Context

Objective: *New motels/hotels should strive to be within, not carved out of, the mountain setting. They should merge with the land. Jasper's Tourist Commercial areas have, for the most part, started to allow this to happen. Especially where new tourist facilities are located adjacent to natural wooded areas, this trend should be strengthened.*

Objective: *Large new developments should not appear as large monolithic blocks; they should have identifiable "pieces" that break down the scale.*

Guideline: Many positive characteristics exemplified by the best existing developments should be incorporated in new developments.

They are:

- a generous planted area, including mature groves of native trees
- spaciousness between buildings. At their best, each hotel is buffered from its neighbours by well-treed areas and grade changes.
- groups of buildings around courtyards or open spaces, rather than one big building. Separated restaurant, pavilions and pool areas are examples.
- building forms which are fitted to the topography—with hummocks, small streams, natural berms and swales.

Guideline: In buildings with footprints greater than 500m² (5380 ft.²) the building mass should be broken into separate wings or separate forms. (see 3.4.2.1 Size & Scale, p. 76.)

3.4 Standards for Tourist Commercial Developments

3.4.1.1 Street Context

Objective: At the end of a long day behind the wheel, visitors should feel welcomed and easily-oriented. The hotel/motel reception area often sets the stage for their first contact with Jasper people.

Guideline: Office and reception areas should be immediately evident. Separate roof shapes or window treatment help accomplish this task. (see also 3.4.2.1 Size & Scale, p.77). Temporary parking should be clearly identified.

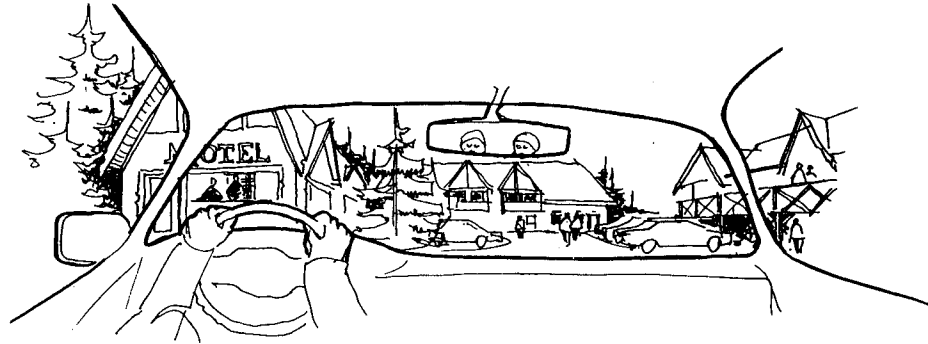


Fig. 3.67 Motels and hotels should present a warm inviting welcome to weary travelers.

Objective: New motels/hotels are often extensions of residential streets. They should have a residential character, rather than a 'downtown' character.

Guideline: Streetscapes in these areas should be residential in character, with low level street lighting, if at all. Setbacks should match immediately adjacent residential setbacks.

Objective: It should be easy for visitors to go for a stroll downtown.

Guideline: Paths from motels to the town centre should be obvious, direct and well marked.



Fig. 3.68 Paths to the Town Centre should be obvious and pleasant to use.

3.4.1.2 Landscaping

Objective: Motels/hotels can offer visitors a chance to experience a natural mountain setting and mature native planting. Buildings and car parking areas should appear to nestle into the surrounding forest; some of the 'country' should come into the 'city'.

Guideline: Existing native vegetation must be retained wherever possible and new planting should be sympathetic to indigenous species. Native species are encouraged. Where large trees must be removed, new replacement trees must be planted if space permits. (see also 3.1.4 Landscaping, p. 20) Large areas of mown lawn are less appropriate than natural native grasses, ground cover and low vegetation.

Guideline: Frequently used walkways can be concrete, asphalt, stone or pavers. Less frequently used walkways can be gravel.

Guideline: New hotel/motels should orient views from rooms toward the mountains if possible, and not out to a paved parking area.

3.4.1.3 Public Outdoor Space

Objective: As with retail and office developments, motel and hotel rooms should not overlook into adjacent residential yards. Home owners and apartment dwellers are very uncomfortable with intrusive views from hotel or commercial units—more so than views from residential neighbours.

Guideline: It should not be possible to look from a motel or hotel room or balcony into adjacent residential yards. Provide screens or orient windows and balconies away from residential yards.

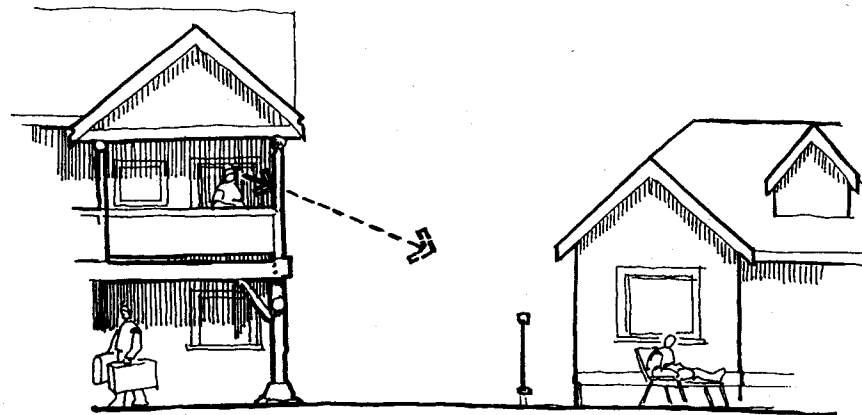


Fig. 3.69 Screening can obstruct views from motel balconies into adjacent residential yards.

3.4.1.4 Parking and Loading

Objective: Car parking should be close to units, but not dominate the foreground view from the units.

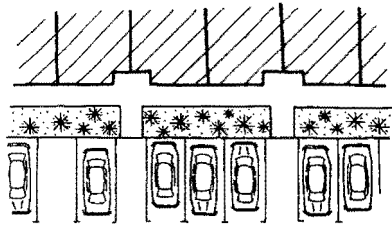
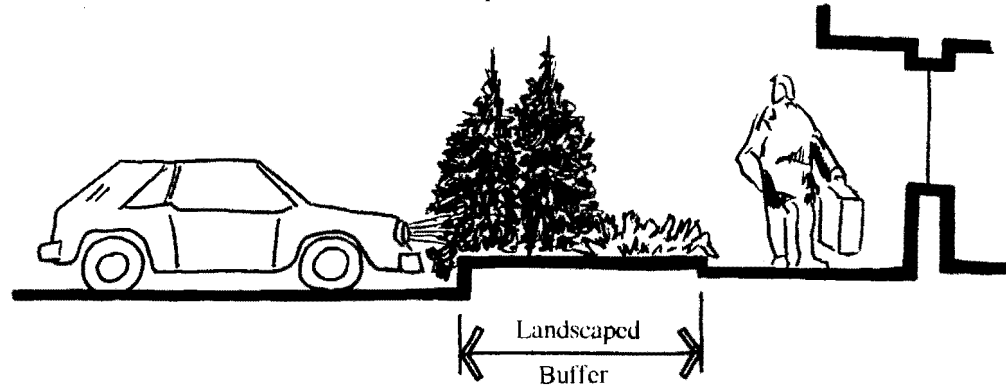


Fig. 3.70 A landscaped buffer between parking and motel units helps screen headlight glare and forms a foreground view from the motel room.

Guideline: A planted buffer strip should be located between car stalls and walkways to units. This can double as snow storage, if appropriate plant species are chosen. Although the use of road salt is not permitted within the town, car drippings and caked-on debris often create the need for salt-tolerant species.



Objective: Recreation Vehicle parking should be available. This can be in a separate, less visible area of the site.

Guideline: In motel/hotel developments over 25 units, 10% of stalls provided should be 3m x 7.6m with 3m clear overhead (10 ft. wide x 25 ft. long with 10 ft. clearance).

Objective: Motels and hotels should not appear as islands in a sea of asphalt.

Guideline: Paved areas must be restricted to the minimum required for vehicular access, maneuvering and parking, in accordance with accepted standards. It is not acceptable to use asphalt paving as a low-maintenance ground cover. Access for buses and recreation vehicles should not dictate the amount of paving in areas designed exclusively for cars.

Guideline: Loading bays and service entries should not be immediately visible from the main entryway.

3.4.1.5 Signage

Objective: Signage should fit gracefully into the mountain setting and show evidence of local materials and construction techniques.

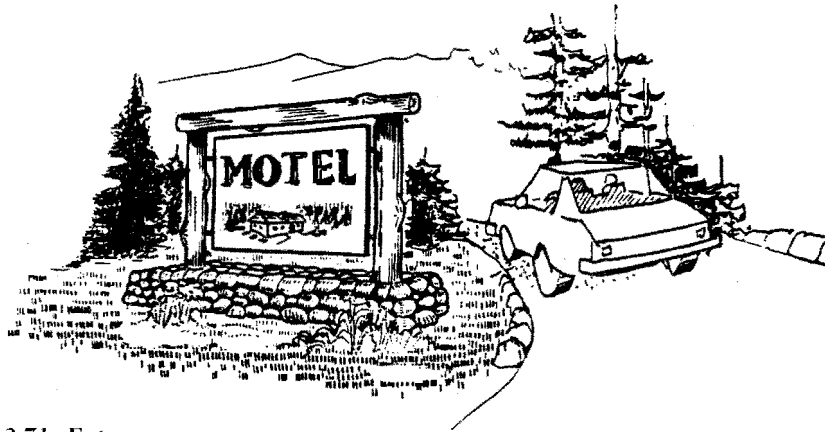


Fig. 3.71 Entry signage can incorporate landscaping elements.

Objective: Signage should be scaled for pedestrian and slow moving vehicular traffic, and not for high speed highway users.

Guideline: Suitable and unsuitable materials for signage are the same as those listed for Town Centre developments. (see 3.3.1.5 Signage, p. 56-60)

Guideline: Colors used in signage should be subdued for large background areas, but can be bright intense colors for lettering and graphics. Fluorescent (day-glo) colors are highly discouraged.

Guideline: Consider incorporating the following into the signage design:

- local flora, fauna
- local historical motifs, legends and figures.

Guideline: Entry signage offers an opportunity to concentrate landscaping and a 'crafted' look into a pleasing composition. Consider using:

- planting, including flowers
- rock or stone bases
- sandblasting or carving.

Guideline: Signage, especially at entries to motels and hotels, should be "rooted" to the ground, not pole or pylon mounted. Where pole-mounted signage is unavoidable, the sign must not be over 4m (13 ft.) in height overall, and special care must be taken to avoid visual clutter associated with bolted connections, metal brackets and arms.

3.4.1.5 Signage

Objective: Lighting of important wayfinding signs is necessary for visitors arriving at night. Tourists should be able to readily locate and identify a hotel. However, they should not be confronted with a barrage of overscaled, overlit signage.

Guideline: Entry signage should be concentrated at the entryway, not dispersed in several locations on the site or street frontage.



Fig. 3.72 One carefully designed entry sign per development is adequate.

Objective: Electrically lit signs should not cause nighttime glare which restricts the appreciation of nighttime views of the sky and mountains.

Guideline: Signage must not be of the back-lit type. The light source should be external to the sign itself, and directed onto the sign. Avoid mounting light sources in a way that causes glare for pedestrians or motorists. Lighting intensity levels should be the minimum required for safe and legible reading of the sign. As a guide use not more than 500 lux (50 footcandles). This can be achieved with about 50 watts/m². As for lighting in general, lamps should approximate the color hue of incandescent lamps. (see also 3.1.5 Lighting p. 25)

This

Not this

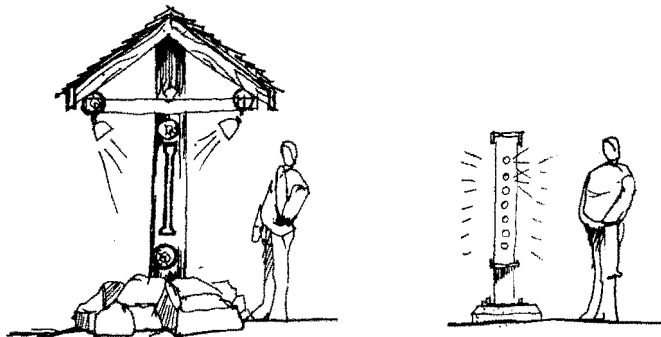


Fig. 3.73 Backlit signage is not permitted.

Objective: Signage should appear integrated into the overall building design, and not be tacked on or temporary. It should contribute to an overall sense of permanence and carefully thought out design.

Guideline: Temporary signage, such as that advertising conventions, special rates, or special events, must be provided for as part of the main signage.

Guideline: As for all new developments, electrical power lines for signage must be underground and concealed as much as possible within the sign construction. Fixtures and lamps, external to the sign itself, can be exposed but should be designed as an integral part of the overall sign design.

3.4.1.6. Lighting

Objective: The nighttime image of a well designed hotel in a mountain town should be one of subdued lighting and lodge-like. The glow from windows, lighted pathways and entries is often adequate.

Guideline: High mounted highway-type lights are inappropriate. Mounting heights should be no higher than 4.6m. (16'). There is usually no need to floodlight large areas, such as parking lots. Light should be directed largely downward. (ie. high cut-off angle) Pools of light are often more pleasing than uniform lighting.

Objective: With few exceptions, motels/hotels do not need to be floodlit.

Guideline: Security lighting should be motion or heat activated and not constantly on.

Guideline: Except for historic buildings, motels/hotels should not be flood lit. Wall-mounted lighting, on the other hand, is appropriate. It provides light next to the building where it is most needed, emphasizes entries, creates interesting shadows, and shows off the textures of stone and brick.



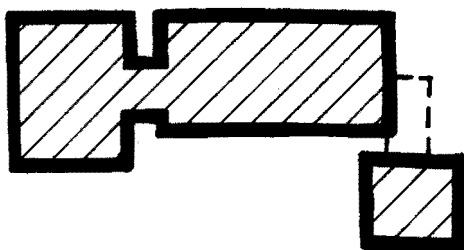
Fig. 3.74
Lighting need
not be extensive
or high intensity

3.4.2. Building Design

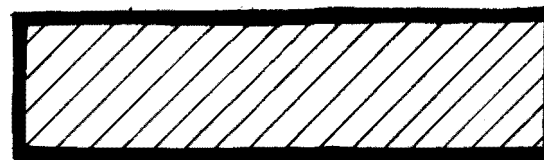
3.4.2.1 Size and Scale

Objective: In keeping with Jasper's image as a mountain town, hotels and motels should appear modest in size.

Guideline: First impressions are lasting, especially for visitors staying in Jasper only briefly. Building mass should be broken into elements approximately residential in scale. In developments greater than about 500m² (5400 ft²) "building area" (footprint), consideration should be given to breaking the development into separate buildings or wings.



This



Not this

Fig. 3.75 Buildings greater than about 20m x 25m should be divided into smaller components.

Objective: The building should be attractive from several viewpoints, not just from the arrival point. There is a tendency for motels to have an architecturally interesting "front" (reception/ lobby/ restaurant), connected to a repetitious and boring "backend" (side-by-side identical units in a row).

Objective: Exteriors of units should be varied in appearance, even if interior layouts are standardized and repetitive.

Guideline: Although economics often dictates repetitive units, the exterior can be varied by roof line changes, balcony shapes and fenestration, (placement of doors and windows).

Guideline: Corners and ends of wings should receive special attention.

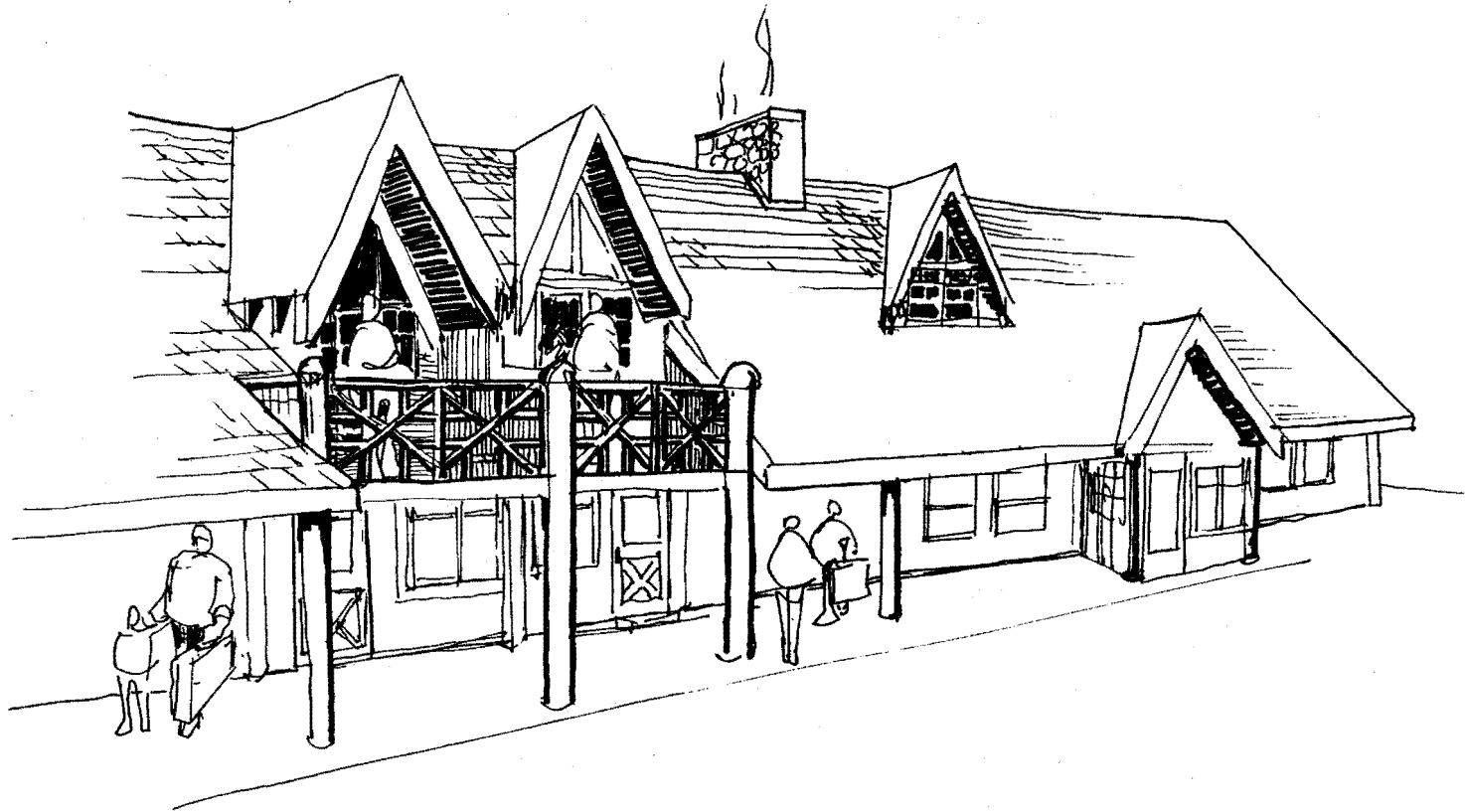


Fig. 3.76 Even if interior layouts are repetitive, the exterior appearance of units can be varied.

Objective: Entries to mountain lodges are traditionally special features. New developments should have arrival areas that are in keeping with this pattern.

Guideline: The main entry should be specially designed and easy to identify upon arriving. (see also 3.4.2.2 Roof Forms, p. 79) There should be no confusion about where the front door is. The entry need not be grand, but it should be obvious. A porch with a special roof, wide steps, benches for patrons awaiting departure—all contribute to the definition of the entry.

3.4 Standards for Tourist Commercial Developments

3.4.2.1 Size and Scale

Objective: Windows—their size, placement and detailing—should help give a hotel its mountain character.

Guideline: Window frames should preferably be wood—painted, clear finished or clad. Metal windows must be in dark finish, not clear anodized aluminum.

Guideline: Large areas of glass (over about 1500mm wide x 1800mm high, or 5 ft. x 6 ft.) are usually not appropriate. Use several separate window units instead, or divide into individual smaller panes.

Guideline: Consider using openable windows rather than fixed units with air conditioning, for restaurant, lobby areas and (of course) suites. Visitors like to enjoy Jasper's 'mountain air'.

Guideline: Casements and double-hung units are preferable in appearance compared to sliders.

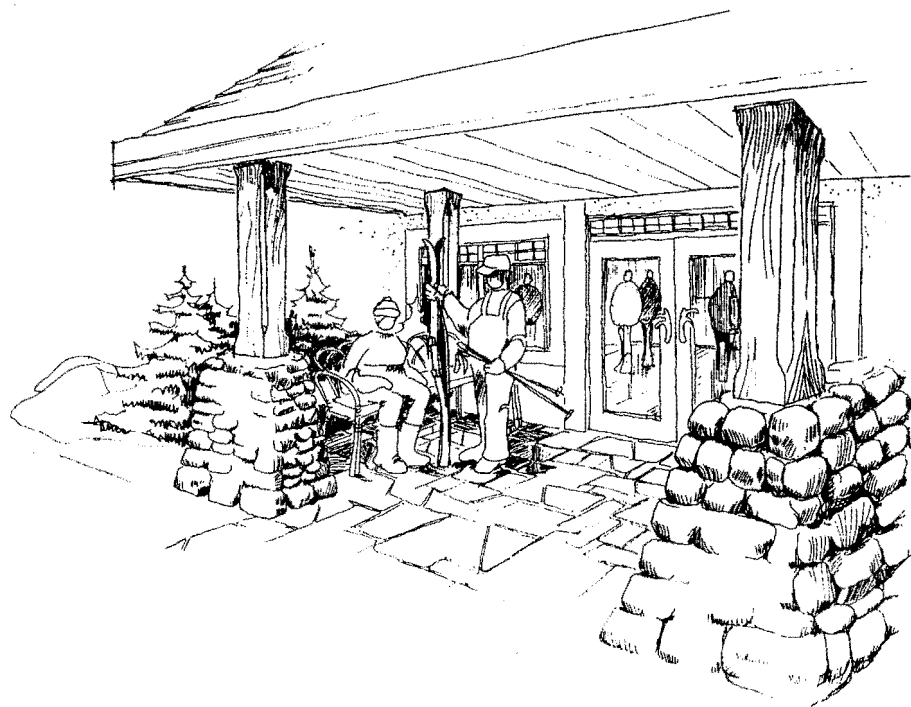


Fig. 3.77 Main entries are logical areas for large porches, verandahs and roof overhangs.

3.4.2.2 Roof Forms

Objective: Roofs traditionally are massive in the best of Canadian mountain resort hotels and lodges. New developments should emulate this form.

Objective: Protection from rain and snow is especially appreciated at motel and hotel entries.

Guideline: Roofs must be sloped, not flat. Pitches 8-in-12 are preferable, to allow the roof to be prominent from ground level views. A slope of 6-in-12 is the minimum acceptable.

Guideline: The roof form should be dominant and substantial. The roof should constitute at least one-third of the overall height.

Guideline: The activities of arriving, off-loading luggage and waiting for fellow travelers are all made easier by covered entries, porches and porte-cocheres.

Guideline: Barrel-vault fabric canopies and other curved fabric canopies are not sympathetic to traditional Jasper architectural forms and are discouraged. Other forms of fabric canopies should be used with discretion and must not be backlit.

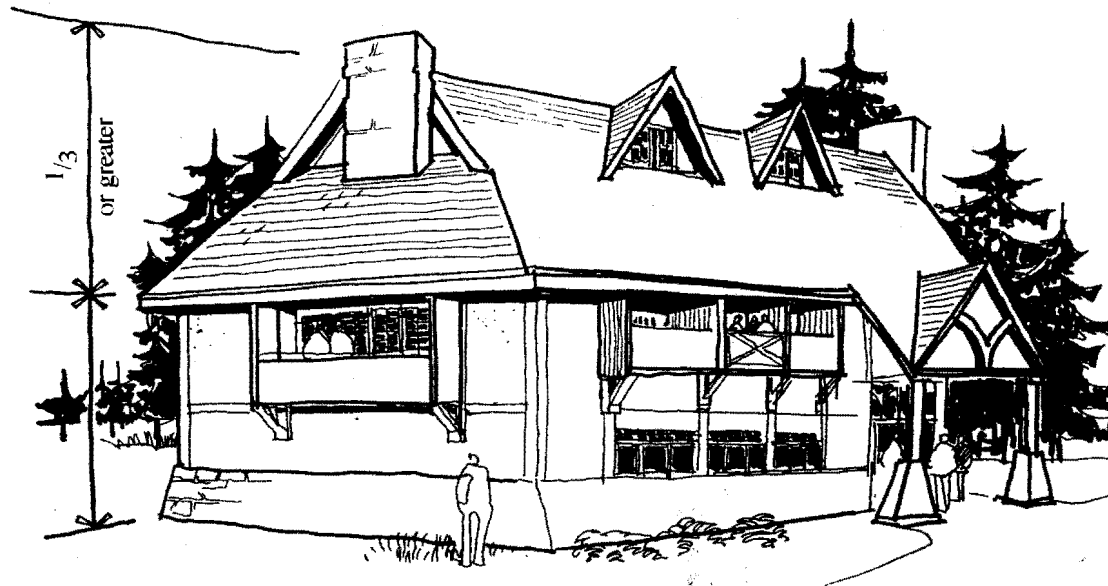


Fig. 3.78 As a general rule, the roof should constitute at least one-third of the overall building height.

3.4.2.3 Color and Materials

Objective: Color and material used for roofs and exterior wall finishes should appear to be natural.

Objective: Buildings in these areas of town are often viewed from all sides—more so than elsewhere. There should be a consistent quality of finish and detailing on all sides.

Guideline: Guidelines for appropriate colors for the Town Centre area shall apply in the Tourist Commercial area as well. (see 3.3.2.3 Color and Materials, p. 67)

Guideline: Materials used for the "front" sides of hotels and motels, restaurants, and retail buildings should be carried around the sides and rear as well. Expensive finishes like brick and stone may well be concentrated on the most prominent portions of the building, but should be evident elsewhere as well. Material finishes should not arbitrarily terminate at corners or sidewalls.

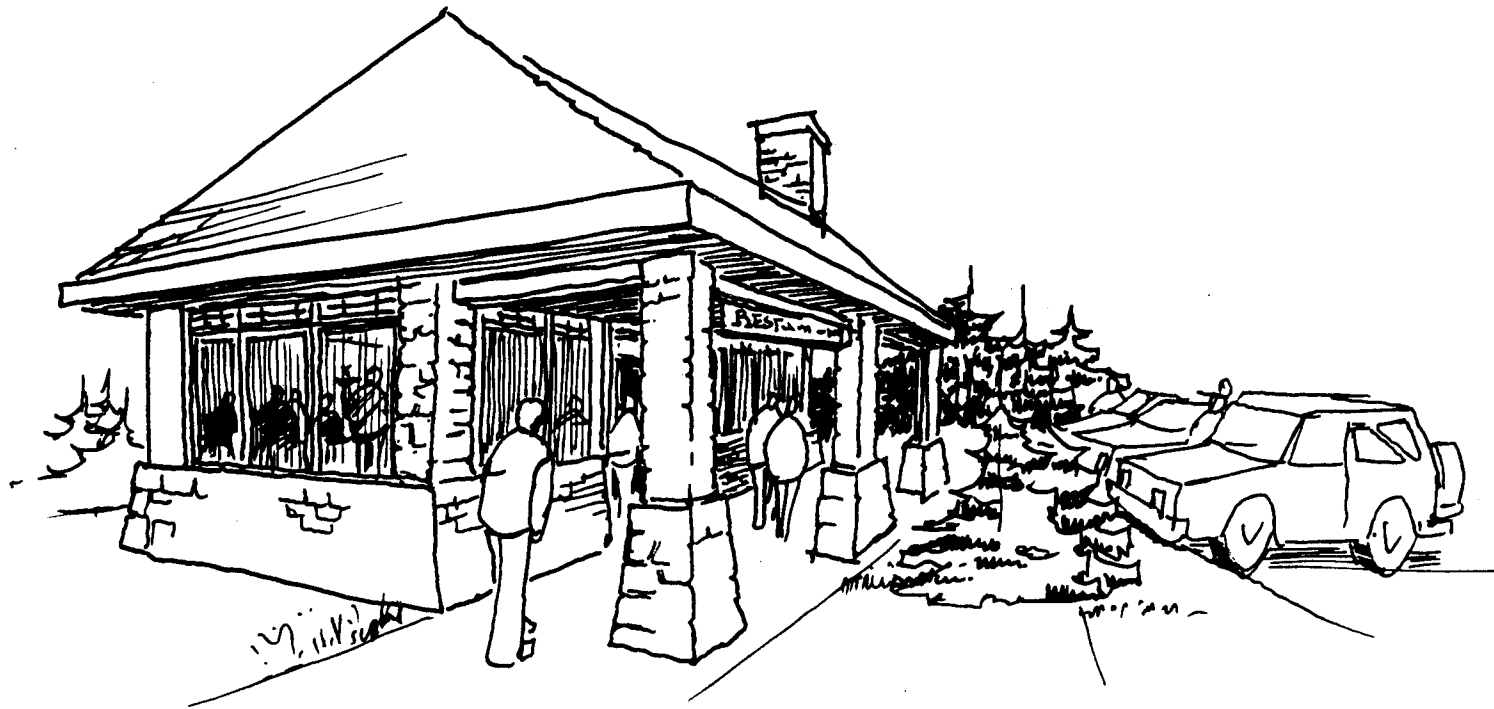


Fig. 3.79 Carry materials consistently around all visible elevations.

3.4.2.4 Detailing

Objective: *As for downtown commercial buildings, new buildings in Jasper's tourist areas should incorporate detailing in keeping with the best of local heritage buildings. (Library, C.I.B.C., Station, CPS Information Centre, etc.)*

Guideline: The best of mountain hotel architecture often has bold, robust detailing. In general:

- columns should be thick, 200mm to 400mm (8" to 16") in width as a minimum. They should be scaled to fit the mass of the roof they appear to support. They should look like they can easily bear the weight of a large roof and snow loads.
- fascias, brackets and supports should be scaled to the size of structure and roof they support — the bigger the roof, the more robust the detailing. (Note however that "robust" does not mean "klunky" and "hand crafted" does not mean "sloppy".)

3.4.2.4 Detailing

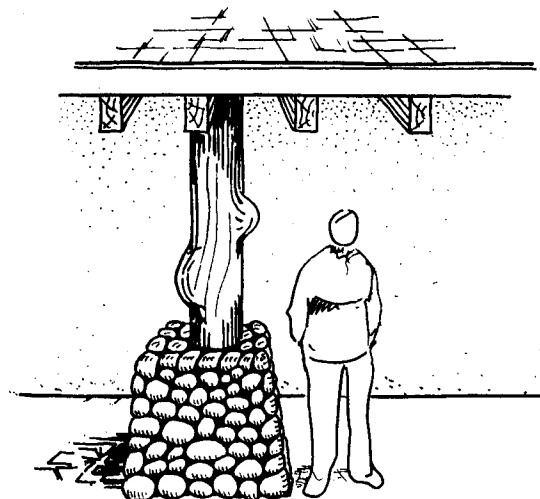
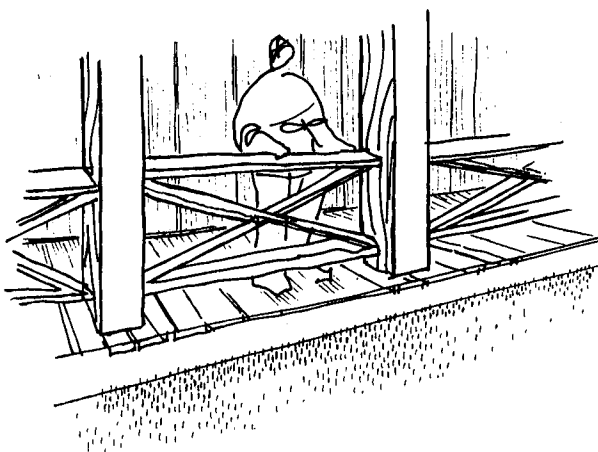


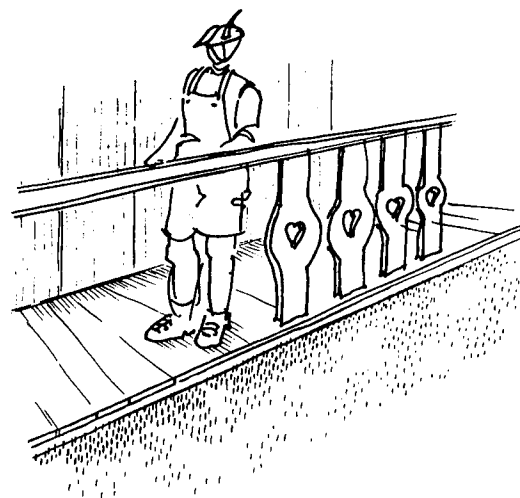
Fig. 3.80 As for all developments, use of natural materials and detailing is encouraged.

Guideline: Traditional local detailing is essentially simple; complicated cabinet making skills and tools were not available in Jasper's early days. New detailing should emulate this simplicity. Lapped joints and simple use of plain-milled trim boards is often preferable, for instance, to ornate shaped moldings.

Guideline: Decorative detailing should be inspired by local flora and fauna, rather than decorative themes of other cultures and places. Classical Greek, Italianate, Swiss or Bavarian detailing looks out of place in Jasper. Even European alpine traditional detailing is usually inappropriate in our Canadian Rockies.



This



Not this

Fig. 3.81 Indigenous Rocky Mountain detailing is preferable to imported motifs.

Appendices, Bibliography & Index

Appendix A

Climatic Data for the Town of Jasper

Reference only: not to be used for building design purposes.

Prevailing Winds

Lat. 52°53'N Long. 118°04'W

PERIOD 1963-80

Elevation 1061 m

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	
PERCENTAGE FREQUENCY														
N	3.0	2.8	4.4	5.3	5.0	4.6	2.6	3.8	4.4	2.3	2.5	2.2	3.6	N
NE	22.3	13.9	15.3	15.9	15.0	13.8	10.3	13.4	12.5	5.1	9.8	13.5	13.4	NE
E	2.2	2.0	2.5	3.6	3.0	2.3	2.5	2.4	2.3	2.0	1.9	3.3	2.5	E
SE	1.1	2.7	5.4	7.9	7.9	8.1	9.7	6.5	5.0	3.8	1.6	0.9	5.1	SE
S	12.2	15.3	14.8	14.6	13.9	15.4	18.5	16.5	15.8	18.4	15.3	13.6	15.2	S
SW	54.4	58.2	50.4	44.7	48.3	46.6	48.2	49.4	53.5	68.3	64.0	60.8	53.5	SW
W	1.5	2.7	2.9	3.5	4.1	3.7	3.8	3.8	2.8	2.4	2.1	2.0	2.9	W
NW	0.8	1.1	3.0	2.9	3.4	4.0	3.1	3.0	1.8	0.7	0.9	0.8	2.1	NW
CALM	2.5	1.3	1.5	1.6	1.4	1.5	1.3	1.2	1.9	1.0	1.9	3.2	1.7	CALM

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	
MEAN WIND SPEED IN KILOMETRES PER HOUR														
N	8.9	6.3	11.9	11.3	9.7	10.3	5.0	6.0	7.6	7.0	6.4	7.1	8.1	N
NE	13.1	11.3	12.2	12.3	10.2	9.6	8.7	9.0	9.5	9.0	13.0	14.0	11.0	NE
E	6.1	5.5	5.0	6.8	6.2	4.3	4.4	5.0	4.0	6.3	5.4	9.4	5.7	E
SE	8.2	9.6	11.8	11.6	11.0	9.7	9.8	9.1	9.2	11.2	10.2	8.4	10.0	SE
S	8.9	9.4	8.5	8.2	7.8	7.1	7.1	7.3	7.4	6.8	8.9	9.3	8.2	S
SW	10.3	10.1	9.9	9.4	9.8	9.6	9.0	8.9	9.0	10.2	9.9	10.4	9.7	SW
W	6.9	7.8	7.3	7.4	8.8	7.2	7.1	6.5	6.5	7.8	7.3	6.9	7.3	W
NW	11.0	10.6	11.8	10.8	8.6	9.5	8.6	9.3	7.1	7.5	7.7	9.7	9.4	NW

ALL DIRECTIONS														
	10.3	9.7	10.0	9.7	9.3	8.9	8.3	8.3	8.4	9.6	9.6	10.2	9.4	

MAXIMUM HOURLY SPEED														
	43	47	40	37	34	42	32	37	35	31	39	42	47	
	NE	NE	N	NE	N	N	SW	N	NW	N	NE	NE	NE	

STATION INFORMATION

HEIGHT OF ANEMOMETER 19.8 m

Station is located in small park near centre of Town in valley of Athabasca River which is oriented approximately north and south. Mountains rise to 2135 to 3050 m within 8 km all directions. Observations prior to April 1976 were from 19.8 m.

USE CURRENT CODE

Appendix B

Recommended Plant Species

The following trees and shrubs are suggested for landscape planting in the Jasper Townsite. Plants marked with an asterisk (*) are native to the Alberta foothills and mountains and are suitable for revegetation in natural areas. Palatability with regard to ungulate (elk and deer) are indicated as follows:

H High Palatability

M Moderate Palatability

L Low Palatability

Coniferous (Evergreen) Trees:

* Abies lasiocarpa	Alpine Fir	M
* Pinus contorta latifolia	Lodgepole Pine	L
* Pinus flexilis	Limber Pine	L
* Picea engelmannii	Engleman Spruce	L
* Picea glauca	White Spruce	L
* Picea mariana	Black Spruce	L
Picea pungens	Colorado Spruce	L
Picea pungens 'Glauca'	Colorado Blue Spruce	L
* Pseudotsuga menziesii	Douglas Fir	M

.2 Coniferous (Evergreen) Shrubs:

* Arctostaphylos uva-ursi	Bearberry	L
* Juniperus communis	Common Juniper	L
* Juniperus horizontalis		
- various cultivars	Creeping Juniper	M
Juniperus sabina		
- various cultivars	Savin Juniper	
* Juniperus scopulorum	Rocky Mountain Juniper	L
Pinus mugo		
- various cultivars	Mugo Pine	

.3 Deciduous Trees:

* Acer glabrum	Rocky Mountain Maple	
Acer negundo	Manitoba Maple	
* Betula occidentalis	River Birch	M
* Betula papyrifera		
- susceptible to disease	Paper Birch	M
Fraxinus pensylvanica		
lanceolata	Green Ash	
* Larix lyallii	Alpine Larch	
* Populus balsamifera		
- male only	Balsam Poplar	M
* Populus tremuloides	Trembling Aspen	H
Populus X 'Brooks #6'	Brooks #6 Poplar	M
Prunus maackii	Amur Cherry	H
Prunus padus commutata	May Day Tree	
* Prunus pensylvanica	Pincherry	
* Prunus virginiana		
melanocarpa	Western Chokecherry	M
Prunus virginiana		
'Schubert'	Schubert Chokecherry	M
Salix acutifolia		
- some winter kill	Sharp Leaf Willow	H
Salix pentandra		
- some winter kill	Laurel Leaved Willow	H
Sorbus americana		
- some winter kill	American Mountain Ash	M
Sorbus decora		
- some winter kill	Showing Mountain Ash	M

.4 Deciduous Shrubs:

* Alnus crispa	Green Alder	H
* Amelanchier alnifolia	Saskatoon	H
* Betula glandulosa	Bog Birch	
Caragana arborescens	Common Caragana	
Caragana pygmaea	Pygmy Caragana	
* Cornus stolonifera	Red Osier Dogwood	H
Cotoneaster acutifolius	Peking Cotoneaster	
* Ledum groenlandicum	Labrador Tea	L
* Elaeagnus commutata	Wolf Willow	M
* Potentilla fruticosa		
- various cultivars	Shrubby Cinquefoil	L
Prunus tomentosa	Nanking Cherry	
* Ribes hudsonianum	Black Currant	M
* Ribes alpinum	Alpine Currant	M
* Ribes aureum	Golden Flowering Currant	
* Rosa acicularis	Prickly Rose	M
* Rosa woodsii	Common Wild Rose	M
* Rubus idaeus	Wild Red Raspberry	L
* Salix discolor	Pussy Willow	H
* Sambucus racemosa	Red Elderberry	
* Shepherdia argentea	Silver Buffaloerry	L
* Shepherdia canadensis	Russet Buffaloerry	L
Sorbaria sorbifolia	False Spirea	
Spiraea trilobata	Three Lobed Spirea	
* Symphoricarpos albus	Snowberry	
Syringa villosa	Late Lilac	
Syringa vulgaris	Common Lilac	
* Viburnum edule	Low Bush Cranberry	
Viburnum trilobum	Highbush Cranberry	

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