

## GUIDELINES

The following  
Architectural Design Guidelines  
have been prepared for the use of:



THE CITY OF  
**CALGARY**

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for the  
**Point Trotter Industrial Park  
Phase I**

OFFICE OF LAND SERVICING & HOUSING  
2015.12.01

## INTRODUCTION

The Developer, through OLSH, has established the Guidelines for Point Trotter I (being those lands as shown on Map 1, on pg. 20) to develop higher levels of architecture and design, create an improved and ordered industrial park environment and provide business owners with long term benefits that sustain and support social, economic and environmental vitality.

The Guidelines were created to:

- (a) ensure a high-quality sustainable industrial park development is achieved through augmented requirements above the requirements of LUB 1P2007 and to achieve good quality building and site design;
- (b) conserve resources through sustainable land and building development by purchasers;
- (c) encourage industrial development that represents good urban design and planning, with attention to overall site development and landscaping, building and site safety, and external storage of goods and materials;
- (d) enhance the quality of the industrial park through the incorporation of aesthetic and environmental guidelines for the design of each property within Point Trotter I;
- (e) maintain a standard that links development to property value and enhanced competitiveness; and
- (f) protect owners, lessees and / or tenants of buildings within Point Trotter I against incompatible and improper use of other building sites, and to foster the implementation of high quality improvements for all building sites;

The implementation of the Guidelines will ensure that DRC decisions are transparent, predictable, fair, and cost-effective.

The Guidelines includes two types of criteria: mandatory and encouraged.

Certain terms are used in the Guidelines to indicate priority of the two criteria and the degree of flexibility available to implement a guideline. These terms are explained below:

- (a) “shall”, “will”, and “are required” are the strongest terms used. It addresses high-priority, mandatory items that form the basic framework of the Guidelines and must be followed to ensure compliance with the Guidelines;

- (b) “encouraged”, “preferable”, “preferably”, “desirable”, “consider”, and “encouraged” address lower priority items and generally refer/present ideas or suggestions that augment the higher priority items and are generally used to enhance the Guidelines’ intent, but they are not mandatory.

## 1. DEFINITIONS

1.01 In the Guidelines and the introduction, the following words and phrases when capitalized shall have the following meanings:

- (a) “Architect” means a registered professional architect, licensed to practice in the Province of Alberta;
- (b) “Consultant” means the Architect or Engineer retained by a Proponent(s);
- (c) “Development Authority” means the municipal approving authority having jurisdiction and lawfully empowered to make or impose bylaws, rules or regulations with respect to planning and development within Point Trotter I;
- (d) “DRC” means the design review committee which shall be comprised of those people appointed by OLSH from time to time;
- (e) “Developer” means The City of Calgary.
- (f) “DP” means the development permit to be obtained by the owner(s) of the Lot(s) \or any Proponent(s), for any development on the Lot(s);
- (g) “Engineer” means a registered professional engineer, licensed to practice in the Province of Alberta;
- (h) “Guidelines” means these architectural design guidelines for Point Trotter I;
- (i) “Lot(s)” means one or more of the lots in Point Trotter I and are legally described in Appendix “A” attached hereto;
- (j) “LUB 1P2007” means the *Land Use Bylaw* (1P2007), as may be amended or replaced from time to time;
- (k) “OLSH” means The City of Calgary, Office of Land Servicing & Housing business unit;

- (l) “Proponent(s)” means such party proposing any development on the Lot(s);
- (m) “Point Trotter I” means The City of Calgary’s Point Trotter Industrial Park Phase I; and
- (n) “Restrictive Covenant” means this restrictive covenant, which incorporates the Guidelines.

## **2. RESTRICTIVE COVENANT**

- 2.01 The Developer is the registered owner of an estate in fee simple of the Lot(s). The Developer is acting solely as the land developer of Point Trotter I and not in the capacity as the Development Authority.
- 2.02 The Developer is developing a planned industrial development described as Point Trotter I and will be registering the Restrictive Covenant against all the Lot(s) for the purpose of establishing and maintaining the general development and individual character of the Lot(s).
- 2.03 It is the intention of the Developer to control the development of Point Trotter I by means of the restrictions and conditions in the Guidelines and to set these forth as the covenants registered against the Lot(s), which covenants are intended to be common to all the Lot(s) to enhance and protect the value, market desirability, and aesthetic attractiveness of all the Lot(s), to their mutual benefit.

## **3. ROLE OF ARCHITECTURAL DESIGN GUIDELINES**

- 3.01 The Guidelines apply to building and site design of developments in Point Trotter I. The Guidelines are to be adhered to by the Proponent(s). No development shall occur or improvement shall be constructed, placed, altered, erected, maintained or permitted on any Lot(s) unless it complies with the Guidelines, and only if and when it has been approved by the DRC.
- 3.02 Notwithstanding Section 3.01 above, all municipal, provincial or federal developments, including but not limited to developments for fire, police, emergency medical services, shall not be subject to the requirements of the Guidelines.
- 3.03 In addition to compliance with LUB 1P2007, the Proponent(s) shall be required to comply with the Guidelines, even if the Guidelines are more restrictive.
- 3.04 The Developer has assigned the reviewing authority to the DRC. Any notice, request or communication shall be in writing and delivered to the DRC at the

following address:

P.O. Box 2100, Stn. M, #195  
Calgary, AB T2P 2M5  
or, by facsimile at 403-537-3099.

The principal contact is the Development and Planning Advisor, who may be reached directly at 403-268-8979.

- 3.05 The DRC will monitor the Proponent(s)' adherence to the Guidelines by reviewing and approving documentation required for development within Point Trotter I. The intent of the review(s) is to ensure compliance with the Guidelines' requirements. The DRC shall, at its discretion, interpret the Guidelines, with the fundamental purpose of upholding the intent of the Guidelines.
- 3.06 A copy of, or access to, the Guidelines shall be made available to any Proponent(s) seeking approval for a development on the Lot(s). This information is to be read in conjunction with the information related to engineering matters that was provided as part of the agreement of purchase and sale.
- 3.07 The Proponent(s) shall also provide a copy of the Guidelines to its consultants and construction team prior to constructing any improvement on the Lot(s).
- 3.08 The Consultants and/or construction team are encouraged to contact the DRC to discuss the Guidelines and the review process.
- 3.09 Review and approval by the DRC will be based upon requirements as stipulated within the Guidelines. Submissions will be assessed not only for the quality of the specific proposal, but also for the development's effect and impact upon its neighbours and surroundings. Concern for spatial relationships between buildings and other adjacent elements, and careful consideration of location and treatment of utility and service facilities will be given. Lot ingress and egress may be limited in the interests of efficient traffic flow onto abutting streets.
- 3.10 Fulfillment of the Guidelines and approval of pre-DP submissions by the DRC does not guarantee approval of DP applications by the Development Authority. The Proponent(s) may wish to engage the Development Authority in a pre-application meeting to identify potential issues of the proposed development.

#### **4. BASIC REQUIREMENTS AND REVIEW PROCESS**

- 4.01 The following provides an overview of the DRC's review process:
  - (a) a pre-design meeting with the Proponent(s) and the DRC;

- (b) the Proponent(s) will submit the pre-DP application to the DRC;
  - (c) the DRC will review the pre-DP application and will provide comments to the Proponent(s);
  - (d) upon the DRC's approval of the pre-DP application, the DRC will provide an approval letter to the Proponent(s);
  - (e) the Proponent(s) will submit their DP application to the Development Authority which is to include the DRC's approval letter;
  - (f) the Development Authority will review the DP application and approve or refuse same; and
  - (g) if the Development Authority approves the DP, the Proponent(s) will provide a copy of the approval to the DRC. If the Development Authority refuses the DP, the Proponent(s) must inform the DRC and the Developer.
- 4.02 Proponent(s) shall retain the services of the Consultant to prepare the submissions required for the review process.
- 4.03 Each required submission shall be submitted in legible 11" x 17" format for architectural drawings, and supporting documentation, including a design rationale for the proposed development and project intent. The last submission prior to the DP submission may be in portable document format (PDF).
- 4.04 Each initially submitted set shall be accompanied by a letter of approval or an authorized signature of either the legal owner or occupant of the Lot(s) or the authorized agent thereof.
- 4.05 Application to the Development Authority for the DP may not be made prior to receiving approval in writing from the DRC nor prior to commencing any improvements on the Lot(s) including, but not limited to any construction or installation, clearing, grading, paving, landscaping, buildings, building additions or alterations, and signage.

### **Pre-Design Meeting**

- 4.06 A pre-design meeting is strongly recommended to provide an overview of the Guidelines' requirements and processes prior to the pre-DP application review. This meeting will help clarify any questions, comments, or concerns a Proponent(s) may have. It is the Proponent(s)' responsibility to make a request in writing to set up a pre-design meeting. The DRC will be available on a limited basis after the pre-design meeting if the Proponent(s) have further questions regarding the Guidelines.

## Pre-DP Application Review

- 4.07 For the pre-DP application review, the following shall be prepared and submitted by the Consultant:
- (a) all correspondence and all documentation shall reference both the legal description (lot, block and plan) and municipal address of the Lot(s);
  - (b) if the development is phased, a master plan for phased development will be required for review. It may be submitted prior to or concurrent to submission of the pre-DP application drawings. The extent of phasing and the requirements for the development proposed for each phase shall be clearly identified. Parking and planting ratio requirements shall be met for each phase of the staged development; and
  - (c) submitted drawings must be sufficient to completely convey the full design intent of the development. The submission will be of a quality and completeness equal to that required by the Development Authority for submitting an application for a DP, including the resolution of all outstanding issues identified in the preliminary review(s). The submission set for this review shall include the following:
    - (i) site development plans, including identification and location of all components existing and proposed pertinent to the development – i.e. building(s), parking areas, access and egress points, existing features (hydrants, power poles, light standards, boulevard trees), service and storage areas, rights-of-way, required yard setbacks, waste and recycling enclosure location(s) and design details, transformer location and screening, location of municipal address signage, future trees requiring line assignments within City boulevards, a key plan locating the Lot(s) in the context of adjacent Lot(s) and streets, and all relevant project data with respect to the Guidelines and the LUB 1P2007 requirements;
    - (ii) a coloured landscaping plan and legend including a detailed plant list, planting material sizes and count requirements, berming, amenity space details, fencing details, signage, and lighting;
    - (iii) a rendering which accurately conveys the massing, materials, finishes, colours, and context, and which aids in a more complete understanding of the project;
    - (iv) a true colour image / photo of a material and finish sample board with exterior building finishes. (An actual sample board will not be accepted);

- (v) a shadow study, which may also be required;
- (vi) preliminary grading plan demonstrating grading and storm water retention areas;
- (vii) a draft development site servicing plan (“DSSP”) prepared by an Engineer, actively engaged in land development or storm water management engineering. This DSSP will be commented on by the DRC only with a view to encouraging adherence to the lot grading conditions of the engineering design and suggest revisions that reduce the cost of the installation of utilities in the street. The Proponent(s) is obligated to deal with OLSH for the “off-site” portion of the service connection installation and the driveways/service connection trench rehabilitation. This review is not part of the Development Authority’s process. The Proponent(s) shall still be required to submit the proposed DSSP for approval in accordance with the Development Authority’s standard process. It is also important to note that the DSSP consultant responsible for the design remains responsible for all the details on the plan and any conflicts with other infrastructure that is installed prior to DSSP the approval will be the responsibility of the Proponent(s) to resolve;
- (viii) building plan(s) identifying overall dimensions, principal entrance, windows and doors; roof plans including, if applicable, roof-top equipment; and, if applicable, parkade plans;
- (ix) building elevations identifying all exterior materials, finishes, colours, building heights, screening of mechanical equipment, finished grades, and building-mounted lighting;
- (x) building sections shall only be required if site grade conditions are FIVE (5.0%) PERCENT or greater or if there are floor slab elevation changes, which will dictate building sections of a complexity, without which a proper understanding of the project intent would not be possible;
- (xi) proposed outdoor storage areas and screening identifying exterior materials, finishes, colours, building heights, finished grades and building-mounted lighting;
- (xii) an indication of proposed signage details as required by the Guidelines and as required by Part 3 Division 5, Signs of the LUB1 P2007; and
- (xiii) any additional information which the Proponent(s) may deem helpful in demonstrating compliance with the Guidelines.



- 4.08 The DRC shall complete its final review and provide its comments to the Proponent(s) upon receipt of a complete application as described above.
- 4.09 If approval is not granted, the same provisions as contained herein shall again apply, and the Proponent(s) will revise the documentation and make the modifications or changes required for granting of written approval. Upon approval by the DRC, a copy of such approval shall be submitted with the Proponent(s)' DP application to the Development Authority.
- 4.10 All subsequent revisions to the approved pre-DP drawings during the DP approval process shall be sent to the DRC prior to re-submission to the Development Authority to confirm compliance with the Guidelines' intent.
- 4.11 All subsequent revisions to the approved DP shall be sent to the DRC prior to a re-submission to the Development Authority for additional comments. Changes from the originally approved DP shall be highlighted and identified to the DRC.

### **Construction Documentation**

- 4.12 Construction documentation shall conform to the approved DP drawings.

### **Interpretation and Variance**

- 4.13 Proponent(s) are required to meet or exceed the standards of the Guidelines. Any exceptions are to be approved by the DRC.
- 4.14 The DRC's interest in reviewing submissions is to ensure that compatible development of a quality described within the Guidelines is consistently achieved. When questions of judgment or interpretation arise, the decision of the DRC is final.
- 4.15 The DRC, in its discretion, may allow variances/relaxations of specific requirements. Any such variance/relaxation granted is so granted mindful of the collective benefit within the overall development of Point Trotter I, and is not to be construed as precedent setting. Any such variance/relaxation by the DRC shall not be construed as a variance/relaxation in favour of any other development on any other Lot, nor a variance/relaxation of any other restrictions or conditions contained within the Guidelines.
- 4.16 The DRC reserves the right to amend the Guidelines if economic indicators and market conditions warrant the amendment. Any amendments made will be mindful of the collective benefit within the overall development of Point Trotter I.

## **DRC and Developer not Liable for Approval**

- 4.17 The DRC and the Developer shall not be liable for any loss, expense, damage, action, claim or proceeding suffered, incurred or brought against any person on account of:
- (a) the approval or disapproval of any plans, drawings and documentation, whether or not in any way defective;
  - (b) the development of any Lot(s); or
  - (c) the construction of any improvement, or performance of any work, whether or not pursuant to approved plans, drawings and any other documentation.
- 4.18 Any approval(s) given by the DRC for any plans, drawings, and documentation submitted during the DRC's review process, shall not be evidence of approval or confirm compliance with any bylaws, codes, laws, or requirements of the Development Authority.
- 4.19 Prior to development, each Proponent(s) shall ensure compliance with current applicable bylaws, codes, or laws, and is responsible for acquiring such required approvals from the Development Authority.

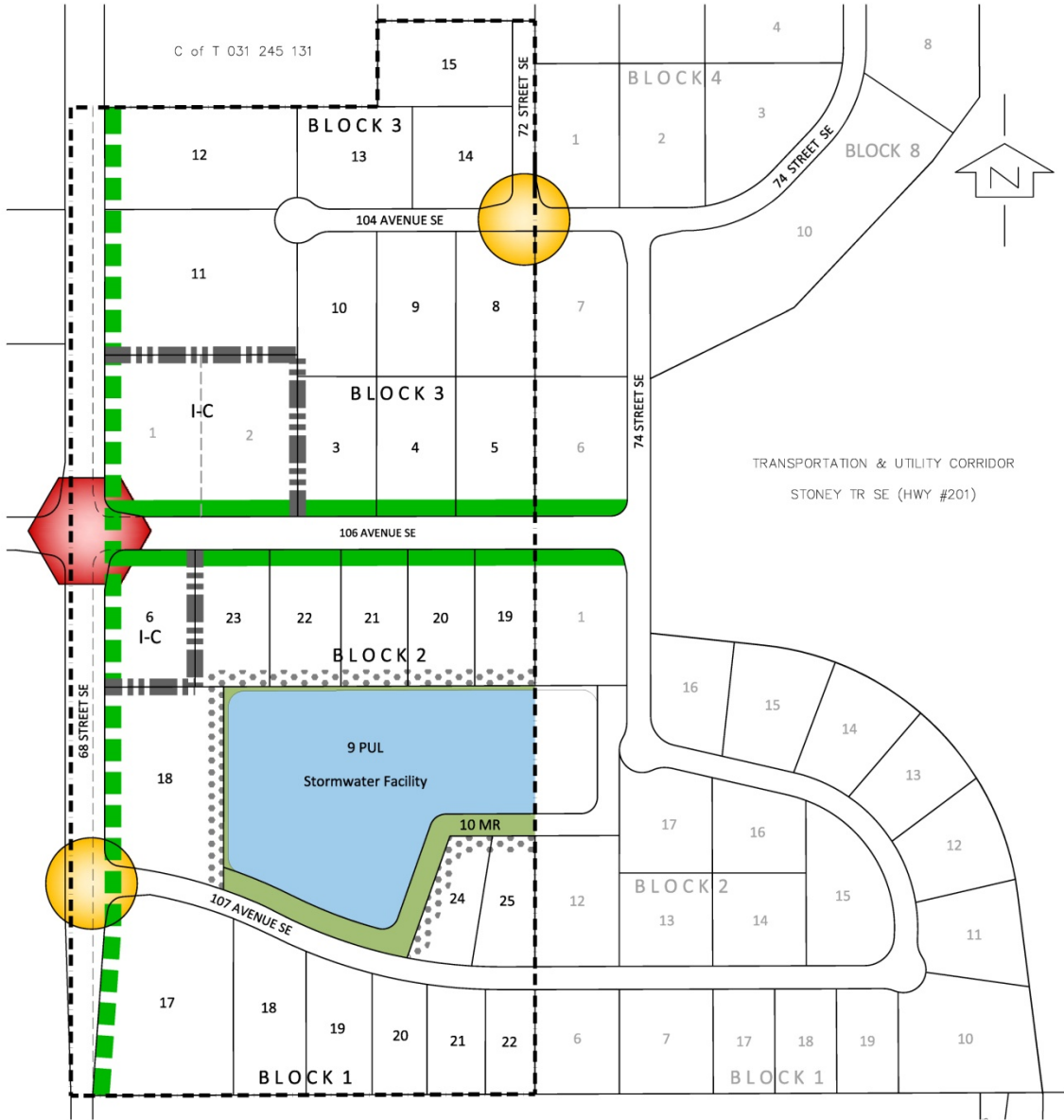
## **No Action Against DRC**

- 4.20 No action shall lie against the DRC or the Developer for any damages for breach of any one or more of the requirements of the Guidelines or of the covenants contained within the Guidelines, and this shall constitute an absolute defense to any such action and may be pleaded as such.

## **5. DEVELOPMENT PERMIT REQUIREMENTS**

- 5.01 The Proponent(s) must apply for and obtain a DP from the Development Authority prior to obtaining a building permit. The Development Authority may set out further conditions for the development which may be in addition to the requirements in LUB 1P2007 and the Developer's Guidelines.

# MAP 1: POINT TROTTER I DEVELOPMENT STRATEGY



- Land Uses
- Point Trotter Phase 1 Guideline Boundary
  - Improvement Zone - A
  - Improvement Zone - B
  - Improvement Zone - C
  - Improvement Zone - D
  - Intersection Zone E - Primary
  - Intersection Zone F - Secondary

NTS  
 Project  
**POINT TROTTER INDUSTRIAL PARK  
 PHASE 1**

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Title  
**Development Strategy**

## **6. OUTLINE PLAN AND DEVELOPMENT STRATEGY MAP**

- 6.01 Refer to Map 1 (pg. 20), for the development concept for the subject areas.
- 6.02 All new construction, any additions visible to the public and all major exterior alterations shall comply with the applicable design criteria stipulated within the Guidelines. Minor changes to the exterior of buildings such as door or window additions, temporary construction buildings, and modifications to existing landscaped areas or parking lots, where no additional enclosed area is added, are exempt from the Guidelines. For partial modifications to buildings and Lot(s), the Guidelines shall only apply to those modified areas.

## **7. IMPROVEMENT AND INTERSECTION ZONES AFFECTING PRIVATE LAND**

- 7.01 Certain Lot(s) shall be considered improvement and intersection zones, where an elevated level of quality and design is required to place emphasis either on the location or the intersection where the Lot(s) are situated.
- 7.02 Improvement Zone A, as shown outlined on Map 1 (pg. 20), – all setback areas along 106<sup>th</sup> Avenue SE shall:
- (a) with the exception of driveway crossing(s), have a contiguous yard setback;
  - (b) have mound berming extending the full length of the setback area excluding any requirements for utility rights of way and driveway crossing(s); and
  - (c) be landscaped at a ratio of ONE (1.0) tree for every THIRTY FIVE (35.0 m<sup>2</sup>) SQUARE METRES within the front yard setbacks.
- 7.03 Improvement Zone B, as shown outlined on Map 1 (pg. 20), – all Lot(s) backing onto, facing or are adjacent to 68<sup>th</sup> Street SE shall:
- (a) with the exception of driveway crossing(s), have a contiguous yard setback;
  - (b) have mound berming extending the full length of the setback area excluding any requirements for utility rights of way and driveway crossing(s);
  - (c) have those façades facing the perimeter transportation corridors utilize the same predominant architectural and design elements of the principal building façade. Architectural and design elements include, but are not limited to, building materials and colours, lighting, articulation, and

landscaping;

(d) not incorporate pre-engineered or portal frame structures without significant design upgrades (see Section 10.01); and

(e) have any free standing signage to comply with Article 14.

7.04 Improvement Zone C, as shown outlined on Map 1 (pg. 20), – all Lot(s) flanking or backing onto the storm pond or municipal reserve) shall have those façades facing the storm pond or municipal reserve utilize the same predominant architectural and design elements as the front façade. Architectural and design elements include, but are not limited to, building materials and colours, lighting, articulation, and landscaping.

7.05 Improvement Zone D, as outlined on Map 1 (pg. 20), – Lot(s) of a different land use that share a common property line shall:

(a) where a Lot(s) is designated as I-G District, as per LUB 1P2007, the setback area that shares a property line with Lot(s) designated as an I-C District, as per the LUB 1P2007, will:

(i) be a soft surfaced landscaped area;

(ii) provide a minimum of ONE (1) tree and TWO (2) shrubs:

A. for every THIRTY (30 m<sup>2</sup>) SQUARE METRES; or

B. for every THIRTY FIVE (35 m<sup>2</sup>) SQUARE METRES, where irrigation is provided by a low water irrigation system; and

(iii) provide trees and shrubs planted in a linear arrangement along the length of the setback area;

(b) where a Lot(s) is designated as I-C District, the setback area that shares a property line with a Lot designated as I-G District will:

(i) be a soft surfaced landscaped area;

(ii) provide a minimum of ONE (1) tree and TWO (2) shrubs:

A. for every THIRTY (30 m<sup>2</sup>) SQUARE METRES; or

B. for every THIRTY FIVE (35 m<sup>2</sup>) SQUARE METRES, where irrigation is provided by a low water irrigation system; and

(iii) provide trees and shrubs planted in a linear arrangement along the length of the setback area;

- (c) where façades of I-G District Lot(s) are visible from an adjacent I-C District, the Proponent(s) shall utilize the same predominant architectural and design elements as the front façade. Architectural and design elements include, but are not limited to, building materials and colours, lighting, and articulation;
- (d) where bay doors, loading docks, outdoor activities, and equipment are located between the building and a shared common property line of Lot(s) with a different land use, they are to be screened from view by additional landscaping. For this, the intervening setback area will:
  - (i) be increased to a minimum depth of TWO (2.0 m<sup>2</sup>) SQUARE METRES;
  - (ii) be a soft surfaced landscaped area;
  - (iii) provide a minimum of ONE (1) tree and TWO (2) shrubs:
    - A. for every THIRTY (30.0 m<sup>2</sup>) SQUARE METRES; or
    - B. for every THIRTY FIVE (35.0 m<sup>2</sup>) SQUARE METRES, where irrigation is provided by a low water irrigation system; and
  - (iv) provide trees and shrubs planted in a linear arrangement along the length of the setback area; and
- (e) where storage of equipment, goods, materials or supplies is outside of a building and between the building and a shared common property line of Lot(s) with a different land use, if the storage area is more than FIVE (5.0 m) METRES from the common property line, such storage area shall have a maximum height of TWELVE (12.0 m) METRES.

7.06 Intersection Zone E, as outlined on Map 1 (pg. 20) – primary gateway intersection shall:

- (a) accommodate the Developer's requirements for gateway elements within an area minimally equal to a SEVEN AND A HALF (7.5 m) METRE triangle measured from the corner with as much as an additional TWO AND A HALF (2.5 m) METRES inboard of that corner setback;
- (b) have landscape designed to provide a significance to the point of entry to Point Trotter I;
- (c) provide landscaping that consists of an effective combination of trees, shrubs and ground cover consisting of grass; and

- (d) provide approved dry landscaped materials designed to not impede corner visibility.

7.07 Intersection Zone F, as shown outlined on Map 1 (pg. 20) – Secondary Intersection shall:

- (a) accommodate the Developer's requirements for gateway elements within an area minimally equal to a FIVE (5.0 m) METRE triangle measured from the corner with as much as an additional TWO AND A HALF (2.5 m) METRE inboard of that corner setback;
- (b) provide landscaping that consists of an effective combination of trees, shrubs and ground cover consisting of grass;
- (c) provide approved dry landscaped materials designed so as not to impede corner visibility; and
- (d) provide a cluster tree and shrub planting strategy.

## **8. Sustainable Development Requirements**

8.01 The concepts of “sustainable building” and “sustainable site” design are required to support sustainable goals and objectives of the Guidelines.

8.02 All industrial building developments in Point Trotter I shall qualify for Leadership in Energy and Environmental Design (LEED®) Canada certification from the Canadian Green Building Council (CaGBC). Certification will either be in the New Construction (NC) or the Core and Shell Development (CS) rating system. More information on LEED® and CaGBC can be found at <http://www.cagbc.org/>.

8.03 LEED® Canada certification is not mandatory, but qualification for LEED® Canada certification is. The Proponent(s) shall identify which LEED® Canada Rating System (NC or CS) and which certification equivalency or level the development is targeting.

8.04 Whether the Proponent(s) will pursue LEED® certification or seek to qualify for certification, the Proponent(s) shall complete and submit a LEED® credit checklist to the DRC based on the applicable LEED® standard at the time of development.

## **9. Site Design Guidelines**

9.01 New development shall in all ways enhance the character of its surrounding area through quality architecture, enhanced landscaping, and appropriate and

considered site configuration. Furthermore, a “thread of continuity” shall exist throughout Point Trotter I in order for any sense of community or a controlled development to be perceived as evident.

As a result, the following site designs are required:

- (a) buildings, parking areas and driveways, landscaping, outdoor storage and other outdoor operation functions shall be configured to minimize the aesthetic impacts visible from the street;
- (b) buildings shall be oriented so that building entrances, office areas, and pedestrian-scaled amenities are visible from the street;
- (c) noise and / or odour generating functions on the Lot(s), such as service lanes and loading zones, dumpsters and compactors, guard dogs, loudspeakers, etc., shall not be situated so as to negatively impact adjacent Lot(s), and, if they exist, a sufficient buffer space, mechanical dampening and landscaping shall be incorporated to successfully mitigate such negative impact;
- (d) where reasonable, customer and staff vehicular traffic and parking shall be separated from truck loading access;
- (e) an outdoor employee area shall be provided and connected via a walkway system to the principal building(s). Employee areas are to provide seating capability and landscaping as appropriate to the application;
- (f) those Lot(s) which occupy nodal locations within Point Trotter I – i.e., entranceways to the park, corner Lot(s), or intersections – shall be designed commensurate with their high visibility in the overall development;
- (g) the location and design of communication towers will be subject to review by the DRC. Preferred locations will be located at the rear of Lot(s); and
- (h) corner Lot(s) shall be sited and designed to address adjacent public streets.

## **10. Building Form and Character**

0.01 Building design, materials and exterior finishes, colours, and landscaping shall support the creation of an attractive industrial environment and shall conform to the provisions of the Guidelines. The Guidelines are provided to ensure all buildings within Point Trotter I meet the basic requirements represented within this section, including integration of the design of all structures within the overall



site design, and the use of materials deemed suitable and recommended by the DRC. The basic guidelines are outlined as follows:

- (a) all façades shall have architectural expression including plane articulation, and controlled changes of material, texture and colour;
- (b) principal entrances shall be oriented to the street and well-defined;
- (c) front façades shall be designed with a minimum of SIX (6) architectural and design elements to create visual interest. Architectural and design elements include, but are not limited to, building materials and colours, lighting, and articulation;
- (d) all colours and branding schemes shall be approved by the DRC;
- (e) blank walls on any façade shall not be permitted;
- (f) entries visible from the street shall be defined architecturally through the use of at least THREE (3) architectural and design elements such as, but not limited to, building materials, colours, lighting, and hard and soft landscaping;
- (g) in multi-building complexes, a consistent architectural concept shall be maintained through the use of complimentary building designs, materials and colours;
- (h) all mechanical, electrical, pollution control or waste handling equipment ancillary to the building shall be screened from view and from public rights of way;
- (i) buildings shall have end of trip facilities;
- (j) lighting energy demand shall be provided through high efficiency luminaires;
- (k) outdoor lighting shall be designed to minimize the amount of light produced;
- (l) when practical, facades shall have a generous percentage of windows and openings;
- (m) parapet height and variation shall not be arbitrary;
- (n) all fans, vents, and any roof-top mechanical equipment shall be:
  - (i) located in a manner to minimize the distraction they create from the

attractiveness of the architecture;

- (ii) screened from public view; and
- (iii) hidden by screening designed as an integral part of the building;  
and
- (o) pre-engineered buildings are strongly discouraged. However, if used, they shall be subject to a review by the DRC of their design, pattern, colour and choice of materials to ensure compatibility with surrounding buildings and with the intent and spirit of the Guidelines.

0.02 In addition to the mandatory form and character elements above, the following elements are encouraged:

- (a) natural lighting to provide a significant part of the building illumination strategy;
- (b) the use of glass, particularly in areas where the impact of natural daylighting would have most benefit to building occupants, for the office and the warehouse / workshop / manufacturing components of the building(s); and
- (c) the use of durable exterior materials / envelope.

## **11. Parking, Circulation and Service Facilities**

11.01 Vehicular and pedestrian circulation within the Lot(s) shall be designed to function efficiently to reduce conflict between vehicles and pedestrians. On-site parking and circulation shall be designed to enhance the pedestrian experience using the following guidelines:

- (a) pedestrian walkways shall be separated from vehicular traffic and be clearly demarcated;
- (b) landscape buffers shall always be provided between parking lots and public streets;
- (c) appropriate landscaping buffers between parking lots and buildings shall be provided where there are no conflicts between building entrances, and electrical and/or mechanical structures. At minimum, these buffers shall be a minimum of TWO AND SEVENTY-FIVE HUNDREDTH (2.75 m) METRES wide, whether only landscaping or when equal to the width of the sidewalk with the exception of staff parking in side or rear yards adjacent to a building façade without doors or windows;

- (d) no parking shall be permitted closer than ONE AND TWO TENTH (1.2 m) METRES from an interior property line, and only when wheel stops are provided to prevent overhang onto the ONE AND TWO TENTH (1.2 m) METRE yard;
- (e) all roads provided in Point Trotter I will have an integral concrete curb and gutter. It shall be the responsibility of the Proponent(s) to provide curb-cuts for their entrance driveways. Proposed entrance driveways will match existing curb and road pavement grades and design, and/or, comply with The City of Calgary's standards; and
- (f) adequate drainage shall be provided by the Proponent(s) in accordance with the overall drainage plan for Point Trotter I.

## **12. Service Facilities**

12.01 The visual impact of all service areas, which includes, but is not limited to, vehicular activity yards, garbage enclosures, outside storage, loading and receiving areas, at-grade or roof-top mechanical equipment, shall be minimized. The basic guidelines are outlined as follows:

- (a) all service areas shall be designed and located so as to be visually screened from public thoroughfares;
- (b) all service areas shall be integrated with the building character and constructed of the same materials used on the principal building(s);
- (c) loading and receiving areas shall not face the street. Any exceptions are to be approved by the DRC, at its sole discretion;
- (d) all loading dock configurations shall be approved by the DRC;
- (e) garbage storage facilities shall be compatible with and / or finished with the same predominant exterior material(s) as the principal building(s);
- (f) garbage storage facilities shall be screened from view of any street;
- (g) any outside product display shall be limited to items of equipment, product or process produced and / or sold by the business or industry on the Lot(s); and
- (h) fence improvements shall be provided to screen the storage or yard areas from the street.

### **13. Landscaping**

- 13.01 The general intent is for the Proponent(s) to predominantly use drought resistant, indigenous species for all landscaping planted to create a simplified yet strong naturalized landscape environment which complements the buildings and streets. A limited planting palette with strategic layout of the plant species will strengthen this intent. Winter appearance should be considered and species chosen appropriately.
- 13.02 Where landscaping is used to provide screening, coverage shall be retained on a year-round basis.
- 13.03 Landscaping treatment is intended to provide a consistent and continuous treatment from lot to lot and shall therefore provide a degree of visual continuity throughout Point Trotter I. All open site areas without parking, storage, circulation, or buildings principally within, but not limited to, the front, side, and rear yard setback areas shall be planted and landscaped according to an approved plan.
- 13.04 The Proponent(s) is to refer to the following guidelines when it comes to landscaping the Lot(s):
- (a) only drought-resistant, and preferably indigenous, grasses and plants shall be used for all Lot(s). Preference shall be given to indigenous species. The Proponent(s) shall provide the DRC appropriate documentation to indicate the proposed landscaping meets the landscaping intent;
  - (b) total landscaping shall be at least SIXTY (60.0%) PERCENT living plant material that meets or exceeds Canadian Nursery Trades Association Standards and Specifications. Decorative sandstone boulders, wood / bark mulch, and river rock, may also be incorporated to enhance the design, but these shall not replace the living plant material;
  - (c) proper maintenance and landscaping shall be the responsibility of the owner of the Lot(s);
  - (d) boulevard ground-cover landscaping from the edge of the road to the property line shall be installed by the Proponent(s) and will be maintained by the Lot(s) owner from the installation date;
  - (e) all landscaping within the property line of each Lot(s) and also the City boulevard, is solely the responsibility of the Proponent(s), and shall be constructed to the standards and specifications of The City of Calgary, Parks Department;

- (f) landscaped islands and peninsulas shall be a minimum of ONE AND SEVENTY-FIVE HUNDREDTH (1.75 m) METRES wide and shall be provided for every TEN (10) parking stalls. A major shade tree shall be planted in each peninsula, and a minimum of two shade trees shall be planted in each island. No parking stall row shall end without a landscaped island or peninsula;
- (g) deciduous trees shall have a minimum calliper of FIFTY (50.0 mm) MILLIMETRES and at least FIFTY (50.0%) PERCENT of the provided deciduous trees shall have a minimum calliper of SEVENTY (75.0 mm) MILLIMETRES at the time of planting;
- (h) perimeter landscaping shall be provided to minimize runoff, promote infiltration, and reduce heat islands;
- (i) perimeter landscaping shall transition or integrate with the landscaping of adjacent Lot(s) to create streetscape continuity;
- (j) landscaped areas fronting a street shall be designed to create a continuity of landscaped areas with adjacent Lot(s);
- (k) landscape areas on Lot(s) shall be concentrated or clustered to avoid sparse tree plantings and create functional green spaces;
- (l) plants shall be chosen that reduce the need for maintenance and pesticide use; and
- (m) plants shall be native to the area (as identified on the native plant list available from the Development Authority), include a combination of groundcover, shrubs and trees, and be planted to provide a multi-storey vegetative community that is hardy and drought-tolerant.

13.05 The Proponent(s) is encouraged to refer to the following guidelines when it comes to landscaping the Lot(s):

- (a) mechanical equipment should not be located within the front yard setback between the building(s) and the public rights-of-way;
- (b) trees and shrubs should be planted to protect buildings from prevailing winter winds and the summer sun, intercept precipitation, reduce surface heating, enhance appearance and protect pedestrians from the elements;
- (c) plants that do not require irrigation, but which can survive well on available rain water, and naturalized grasses should be used; and

- (d) climate controlled irrigation should be incorporated to minimize water demands.

## **14. Signage**

14.01 In general, signage will be utilized as an additional unifying element within Point Trotter I to provide a sense of continuity and community within the development. The Proponent(s) shall use the following guidelines when dealing with signage in Point Trotter I:

- (a) the only signs that shall be permitted on any building site are those indicating the name, address, and type of business(es) which is (are) located and operating on the Lot(s);
- (b) third party advertising, other advertising devices and any other signs, shall not be permitted within Point Trotter I; and
- (c) all site signs and their proposed locations must be approved by the DRC. This includes any subsequent signage application(s) after the DRC approval has been given for the initial DP application.

## **15. Lighting**

15.01 Integrated and controlled ground-mounted or complementary up-down wall-wash lighting of buildings will be the only type of lighting permitted. Where lighting fixtures are attached to the building, the design and colour of the fixture will be compatible with the building. Floodlighting which causes light spillage and glare shall not be permitted.

15.02 The lighting of buildings and their surroundings shall provide for safety and security on the building site. Lighting should be used to accent entrances, façade features, and to illuminate parking areas with lighting levels which promote a sense of safety.

**APPENDIX "A"**  
**LOT(S)**

**LEGAL DESCRIPTIONS:**

1. DESCRIPTIVE PLAN 1211097; BLOCK 1; LOT 17 EXCEPTING THEREOUT ALL MINES AND MINERALS
  
2. DESCRIPTIVE PLAN 1211097; BLOCK 2; LOT 18 EXCEPTING THEREOUT ALL MINES AND MINERALS
  
3. PLAN 1310585; BLOCK 1; LOT 18, 19, 20, 21, 22, EXCEPTING THEREOUT ALL MINES AND MINERALS
  
4. PLAN 1211094; BLOCK 2; LOT 6, EXCEPTING THEREOUT ALL MINES AND MINERALS
  
5. PLAN 1310585; BLOCK 2; LOT 19, 20, 21, 22, 23, 24, 25, EXCEPTING THEREOUT ALL MINES AND MINERALS
  
6. PLAN 1211094; BLOCK 3; LOT 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, EXCEPTING THEREOUT ALL MINES AND MINERALS

**SCHEDULE "C"**

**SERVIENT LANDS**

1. PLAN 1211094  
BLOCK 2  
LOT 6  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
2. PLAN 1211094  
BLOCK 3  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
3. PLAN 1211094  
BLOCK 3  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
4. PLAN 1211094  
BLOCK 3  
LOT 3  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
5. PLAN 1211094  
BLOCK 3  
LOT 4  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
6. PLAN 1211094  
BLOCK 3  
LOT 5  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
7. PLAN 1211094  
BLOCK 3  
LOT 8  
EXCEPTING THEREOUT ALL MINES AND MINERALS



8. PLAN 1211094  
BLOCK 3  
LOT 9  
EXCEPTING THEREOUT ALL MINES AND MINERALS
9. PLAN 1211094  
BLOCK 3  
LOT 10  
EXCEPTING THEREOUT ALL MINES AND MINERALS
10. PLAN 1211094  
BLOCK 3  
LOT 11  
EXCEPTING THEREOUT ALL MINES AND MINERALS
11. PLAN 1211094  
BLOCK 3  
LOT 12  
EXCEPTING THEREOUT ALL MINES AND MINERALS
12. PLAN 1211094  
BLOCK 3  
LOT 13  
EXCEPTING THEREOUT ALL MINES AND MINERALS
13. PLAN 1211094  
BLOCK 3  
LOT 14  
EXCEPTING THEREOUT ALL MINES AND MINERALS
14. PLAN 1211094  
BLOCK 3  
LOT 15  
EXCEPTING THEREOUT ALL MINES AND MINERALS
15. DESCRIPTIVE PLAN 1211097  
BLOCK 1  
LOT 17  
EXCEPTING THEREOUT ALL MINES AND MINERALS

16. DESCRIPTIVE PLAN 1211097  
BLOCK 2  
LOT 18  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
17. PLAN 1310585  
BLOCK 1  
LOT 18  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
18. PLAN 1310585  
BLOCK 1  
LOT 19  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
19. PLAN 1310585  
BLOCK 1  
LOT 20  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
20. PLAN 1310585  
BLOCK 1  
LOT 21  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
21. PLAN 1310585  
BLOCK 1  
LOT 22  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
22. PLAN 1310585  
BLOCK 2  
LOT 19  
EXCEPTING THEREOUT ALL MINES AND MINERALS
  
23. PLAN 1310585  
BLOCK 2  
LOT 20  
EXCEPTING THEREOUT ALL MINES AND MINERALS

24. PLAN 1310585  
BLOCK 2  
LOT 21  
EXCEPTING THEREOUT ALL MINES AND MINERALS

25. PLAN 1310585  
BLOCK 2  
LOT 22  
EXCEPTING THEREOUT ALL MINES AND MINERALS

26. PLAN 1310585  
BLOCK 2  
LOT 23  
EXCEPTING THEREOUT ALL MINES AND MINERALS

27. PLAN 1310585  
BLOCK 2  
LOT 24  
EXCEPTING THEREOUT ALL MINES AND MINERALS

28. PLAN 1310585  
BLOCK 2  
LOT 25  
EXCEPTING THEREOUT ALL MINES AND MINERALS

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BETWEEN:

**THE CITY OF CALGARY**

and

**THE CITY OF CALGARY**

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**RESTRICTIVE COVENANT AGREEMENT**

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The City of Calgary  
Law Department  
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800 Macleod Trail SE  
Calgary, AB T2G 2M3

(P. O. Box 2100, Station "M" (8053)  
Calgary, AB T2P 2M5)

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Law File No.: RE3015 (L. Lau)  
OLSH File: 9620 & 10120 – 68 St. SE (A. DeCaria/D.  
Purcell-Chung)