POINT TROTTER INDUSTRIAL PARK
Design Guidelines

Prepared for

Walton Investing on Solid Ground® | Walton Development and Management L.P.

Prepared by

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Contents

1.0 Introduction

In recent years, Calgary has experienced substantial growth in industrial lands a large portion of which are located in the city's southeast. With the extension of the Stoney Trail transportation corridor through lands located in this area, industrial development is expected to intensify. Point Trotter Industrial Park, located immediately west of the future Stoney Trail expansion, will have a high degree of visibility, in addition to access, from this key transportation corridor. Such visibility necessitates important consideration of the physical nature of future industrial development in Point Trotter and development interfaces with the public realm.

Point Trotter is a comprehensively planned, 292 acre fully serviced industrial park. Development of the park will be phased from south to north (see Figure 1). Walton International Group Inc. owns 142 acres within Point Trotter which is being developed by Walton Development and Management L.P., herein referred to as "Walton". Walton's land is located on the east side of Point Trotter directly adjacent to the future Stoney Trail expansion. All of Walton's holdings in Point Trotter Industrial Park are designated I-G Industrial General and parcels range in size from 1.62 acres to 5.18 acres based on the approved land use redesignation and outline plan.

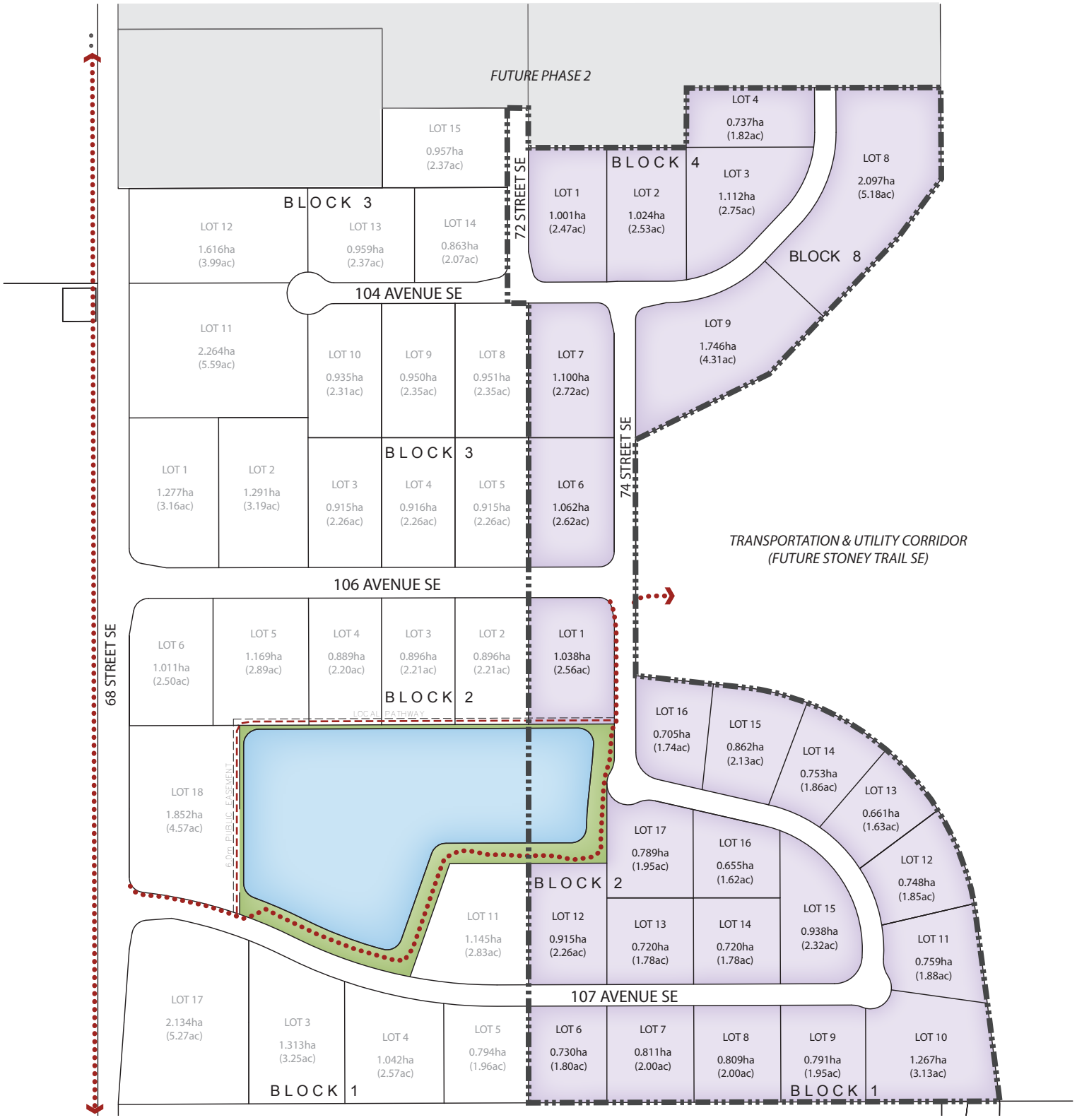
Walton has established these Design Guidelines for Walton's Point Trotter Industrial Park to provide a high level of architectural and site design, to create an ordered and visually attractive industrial park environment, and to provide land owners with the benefits that a long range, comprehensive set of guidelines offers.

The specific intent of the Point Trotter Industrial Park Design Guidelines is to:

- Create and maintain an attractive industrial environment characterized by high quality architecture and site design.
- Promote sustainable development through the incorporation of sustainable design elements in new development.
- Ensure proper treatment of development interfaces with transportation corridors, the public realm and adjacent development.
- Protect owners, lessees, and/or tenants of buildings within Point Trotter Industrial Park against incompatible, low quality, and/or undesirable development and use of other building sites in the industrial park.
- Augment existing land use bylaw standards and requirements.

The following sections outline the process through which these guidelines will achieve Walton's vision for Point Trotter. The guidelines represent requirements that must be met prior to development on sites within Walton's Point Trotter land holdings; however, they do not supersede or replace those requirements set out in the City of Calgary's Land Use Bylaw, Municipal Development Plan (MDP), or other relevant plans.

Section 2.0 discusses the role of the Design Guidelines in achieving Walton's vision for their development in Point Trotter. This section covers the role of the Guidelines in the context of the approvals process, conformance with City of Calgary bylaws and the review process for development applications. Section 3.0 highlights important project interfaces within Point Trotter that are addressed in the Design Guidelines. Sections 4.0 to 9.0 present specific design guidelines as they relate to building form and character, outdoor lighting, signage, parking, loading, and garbage facilities, outdoor storage and screening, and landscaping. Finally, Section 10.0 discusses sustainability design initiatives and presents a Sustainable Design Score Sheet. This score sheet outlines sustainability options that all development must incorporate to achieve the broader sustainability objectives of the Guidelines.



LEGEND

- The City of Calgary - OLSH
- Walton Developments & Management L.P.
- S-SPR - Open Space
- S-CRI - Wetland/Stormwater Pond
- Regional Pathway
- Local Pathway
- Walton's Point Trotter

Figure 1

2.0 Role of Design Guidelines

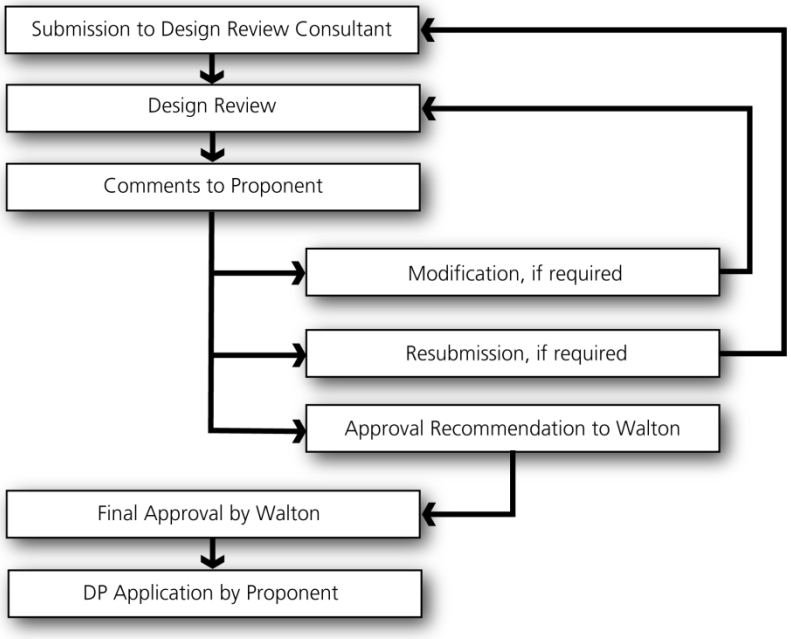
Design Guidelines are standards which, when followed, contribute to high quality and attractive development. As the registered owner of the lands described in **Figure 1**, Walton is acting as the land developer for this portion of Point Trotter Industrial Park. To achieve its vision for the park, Walton intends to influence the development of Point Trotter Industrial Park by means of these Design Guidelines. These Guidelines will be set forth as covenants registered against title of each lot to enhance and protect their value, market desirability, and aesthetic attractiveness.

The City of Calgary's Land Use Bylaw 1P2007 designates all private lots in Walton's Point Trotter as I-G Industrial General. The large pond and adjacent green space are designated S-CRI and S-SPR respectively and are intended for park and pathway use, and management of stormwater. The I-G land use allows for a range of permitted and discretionary industrial uses including warehousing, transportation, manufacturing, office space and ancillary retail. All development within I-G Districts must conform to the requirements set out in the land use bylaw including the general rules for industrial districts and specific requirements of the land use district. The intent of these Design Guidelines is to supplement rather than supersede the requirements of the Land Use Bylaw. These Guidelines represent requirements in addition to those required by the Development Authority.

The Point Trotter Design Guidelines apply to all building and site development within Phase I of Walton's Point Trotter. As such, all owners, tenants, developers, builders, and design consultants, herein referred to as Proponents, of any development must adhere to them. Walton has retained a Design Review Consultant (DRC) who will be responsible for overseeing administration of the Design Guidelines on a day-to-day basis.

All development proposals within Walton's Point Trotter Industrial Park require a design review approval before development may occur. Proponents must submit their proposal to the DRC who will review plans for conformance to the Guidelines, issue design review comments to the Proponent and, where a proposal meets the requirements of these Guidelines, recommend approval to Walton. Walton will provide all final design review approvals.

The following provides a summary of the Design Review Process:



All Proponents are required to submit a design guideline application to the DRC prior to applying for a development permit (DP). A complete submission will be of a quality and completeness equal to that required by the Development Authority for submitting an application for a DP. The Proponent may include any additional information deemed helpful in demonstrating compliance with the Guidelines, particularly with regard to the sustainability criteria set out in Section 10.0. Such information may include LEED© documentation and equipment design/information sheets.

Upon receipt of a complete application and all required documentation, the DRC will complete a detailed review of the submission. Incomplete submissions will not be reviewed. Once the DRC has reviewed the submission, they will issue comments to the Proponent recommending either, Approval, Modification, or Resubmission based on adherence to the Design Guidelines.

- Resubmission – The DRC will make a recommendation of resubmission in instances where there are serious faults with the design submitted for review. In making their recommendation for resubmission, the DRC will indicate reasons for refusal and suggest how the submission may be brought into compliance with the Design Guidelines. Resubmission of a complete application will be required.

- Modification – Where a submission generally meets the intent and requirements of the Design Guidelines but requires some modification, the DRC will recommend modification to the submission. In its review, the DRC will indicate areas of the submission that need to be addressed make it fully compliant and the extent of supporting documentation required. Modification may include submitting revised plans and/or additional documentation.

- Approval Recommendation – The DRC will recommend approval for a submission that meets all the requirements of the Design Guidelines. Approval Recommendation may include certain conditions of approval for the proposed project and will be issued to Walton Development and Management L.P. for final approval.

Upon receipt of the DRC's approval for recommendation, Walton Development and Management L.P. will, at its sole discretion, issue final approval allowing the Proponent to proceed with a development permit application. The Proponent shall include written confirmation of compliance with the Design Guidelines with the building permit application.

Any approval by Walton shall not constitute a compliance with or approval of any bylaws, codes, laws, or requirements of the Development Authority or of any plans, drawings, and documentation submitted to the DRC. It is the responsibility of the Proponent to ensure compliance with applicable bylaws and plans, and acquire such required approvals from the Municipal Approving Authority. Should any requirements of these Guidelines be at variance with those requirements set forth by regulatory agencies, the latter requirements shall apply if they are more restrictive.

3.0 Project Interfaces

Walton's Point Trotter Industrial Park will be highly visible from Stoney Trail and has important interfaces with this expressway in addition to the stormwater pond, regional and local pathways, and 106th Ave SE. Given the industrial nature of future development on the site, careful consideration must be given to these interfaces to ensure aesthetically attractive development.

All development adjacent to Stoney Trail must demonstrate site design commensurate with these sites' high degree of visibility. The expectation is that upgraded and improved site design will aid in establishing Point Trotter as a premium, high quality development.

Interfaces with the stormwater pond and pathway network are equally important. Several properties abut these amenities which provide significant public space and pedestrian connections throughout Point Trotter. The guidelines encourage integration of landscaped areas with park space and pathways and the primarily pedestrian use of these public areas.

106th Ave SE represents a principal access corridor in Point Trotter. Primary building and site access should be from this street and particular emphasis should be given to the street interface. Enhanced landscaping is highly encouraged as is coordination, where possible, with adjacent development to the west for a comprehensive and integrated approach to site design along 106th Ave.

4.0 Building Form and Character

Building form and character strongly influence the visual attractiveness and perception of a development. Building design, materials, exterior finishes, and colours should work together in this regard. As such, all buildings within Point Trotter shall be constructed and maintained to meet the basic requirements represented within the following section, including integration of the design of all structures within the overall site design, and the use of durable, high-quality building materials. All pre-engineered buildings are required to conform to these guidelines.

4.1 All building façades shall have architectural expression that includes but is not limited to plane articulation, controlled changes of material, texture and colour, and windows and openings.

4.2 All building façades visible from the public domain shall have architectural expression and attention equal to the principal façade.

4.3 The design of front façades shall create visual interest by adding architectural detailing such as articulation, changes to colour, texture, and materials.

4.4 Building entries are to be architecturally defined through the use of projections, recesses, columns, roof structures, or other design elements.

4.5 Long horizontal roof lines shall be broken up with articulation in the building facade, changes in parapet height and variation, and/or change in colour and material.

4.6 All fans, vents and roof-top mechanical equipment shall be located so as not to detract from the building's architecture and shall be screened from the public view. Screening should be designed as an integral part of the building.

4.7 All building mechanical, electrical and waste handling equipment shall be screened from the public realm and views from adjacent properties.

4.8 For sites that occupy highly visible nodal locations within Point Trotter such as corner lots and intersections, landscaping, screening, and the location of garbage, storage, servicing and storage areas shall mitigate negative visual effects.

4.9 Interior lighting should be provided through high efficiency luminaires and occupancy light controls.

4.10 Building design should provide for natural interior lighting.

Orientation

4.11 All buildings are to be oriented such that primary building entrances, office space, and pedestrian-scaled amenities are visible from the street.

4.12 Principal entrances shall be oriented to public streets and be well-defined to facilitate pedestrian connections.

4.13 Primary vehicular access to buildings and parking areas shall not cross a public pathway. Service and loading traffic may cross a public pathway if separated from employee and visitor access.

4.14 Buildings on corner lots shall be located and designed to address public streets.

4.15 Building orientation shall consider visibility from the public realm particularly from streets and expressways to minimize negative aesthetic impacts.

Materials and Colours

4.16 Exterior building materials should be durable and of quality. Architectural metal, glass and steel, manufactured or natural stone, brick masonry products, and precast concrete shall be the preferred building materials.

4.17 The use of glass is encouraged for office, warehouse or workshop areas to provide natural day lighting for workers.

4.18 A comprehensive, complimentary material and colour scheme shall be developed for each site and shall be subject to review by the DRC.

4.19 Bright, contrasting colours are to be used only for small areas such as building accents.

4.20 Predominately white buildings shall be accented with complimentary colours, contrasting materials and/or window glazing.

4.21 Multi-building complexes are required to have a consistent architectural concept that includes complimentary building design, colours and materials.

4.22 Large areas of material, such as concrete, are to be broken up with changes in material, colour, and/or texture, expansion joints, and/or reveals.

5.0 Outdoor Lighting

Outdoor lighting within Point Trotter Industrial Park should provide for safety and security on the building site. High light levels are not desirable and contribute to light pollution. Lighting intensity should be no greater than that required for automobile and pedestrian safety. An outdoor lighting strategy that minimizes the amount of light produced is desired.

5.1 Lighting shall be used to highlight only the area required to receive light. This does not preclude lighting that is an integral part of the overall building design.

5.2 Lighting design shall mitigate light trespass onto adjacent properties.

5.3 Pedestrian scaled lighting should be employed at locations where high pedestrian volumes are expected.

5.4 The design and colour of lighting fixtures attached to buildings shall be compatible with that of the building to which the fixtures are attached.

5.5 Flood lighting shall not be permitted within Point Trotter.

5.6 Light fixtures shall have cut-offs to minimize light pollution and trespass.

6.0 Signage

Appropriate, well-designed signage can contribute to an attractive, high-quality public realm. Signage that is consistent and/or complementary helps create a sense of continuity within a development in addition to its primary function of identifying the local business. The intent of the following guidelines is to ensure a consistent, sensible signage strategy for businesses within Point Trotter.

6.1 Any building shall only have signs that indicate the name, address, and type of business(es) located and operating on the building site.

6.2 Third party advertising shall not be permitted.

6.3 Signs attached to buildings shall be located on the primary façade. For corner lots, signage located on a secondary façade shall be of lesser size and importance than signage located on the primary façade.

6.4 Freestanding signs shall be located within the front yard setback and shall be permanently attached to the ground.

6.5 The maximum size and face area permitted for a freestanding signs shall be at the discretion of the Development Review Consultant and shall be considered within the scale and context of surrounding development.

7.0 Parking, Loading, and Garbage Facilities

Parking and loading facilities are to be designed to function efficiently and safely for both vehicles and pedestrians. Parking areas should be broken up with green medians and landscaping while consideration should be given the visibility of loading and garbage facilities from the public realm. Interfaces with public streets, expressways, and pathways are to be treated so as to limit any negative visual effects the development may have. Appropriate location and screening of these facilities will support development of an attractive industrial area.

Development shall adhere to the following:

7.1 Pedestrians are to be separated from vehicular traffic in clearly defined areas.

7.2 All roads provided in Point Trotter are to have an integral concrete curb and gutter. It is the Proponents responsibility to provide curb-cuts for entrance driveways. Proposed entrance driveways shall match existing curb and road pavement grades and design, and / or comply with City of Calgary Standards.

7.3 Visitor and staff vehicle traffic shall be separated from truck and loading access where feasible.

7.4 Landscaping shall be provided between parking areas and public streets.

7.5 Large areas of parking shall be broken up with landscaped medians.

7.6 No parking is permitted within 1.2m of an interior property line unless wheel stops are provided that prevent vehicle overhang into the 1.2m setback.

7.7 Landscaping buffers shall be provided between parking areas and buildings and shall have a minimum width of 2.75m. These buffers shall contain shrubs and/or trees.

7.8 The Proponent shall provide adequate drainage in parking areas in accordance with an overall drainage plan, and stormwater run-off from parcel in excess of 50 l/s/ha must be retained internally. Stormwater run-off from parking areas shall be accommodated as part of a landscape and drainage plan.

7.9 Parking and other paved areas should be designed to reduce surface water runoff volume and direct water runoff into the landscape design.

7.10 Garbage, loading and receiving areas shall be located to the rear of properties and have minimized visibility from public streets and expressways.

7.11 Loading and garbage facilities shall be compatible with and/or employ the primary exterior finish of the principal building.

7.12 Garbage facilities shall be screened from the street, adjacent lots, and building entrances.

7.13 Noise and/or odour generating facilities including but not limited to waste receptacles, compactors, service and loading facilities, shall not be located so as to adversely impact adjacent properties. Where such facilities exist, adequate buffer space and mitigation measures shall be provided to reduce the negative impact of noise and/or odour.

7.14 Outdoor displays of products shall be limited to equipment, products, services sold or produced by the businesses or industry located on the site.

8.0 Outdoor Storage and Screening

Given the industrial nature of Point Trotter and its prominence to major roads and the future Stoney Trail extension, appropriate location and screening of outdoor storage areas are important.

8.1 All service areas including vehicular activity yards, garbage enclosures, outside storage, loading areas, and mechanical equipment shall be screened from public view and where possible shall be integrated into the building design.

8.2 Fencing is required to screen outdoor storage or yard areas from streets, expressways, and public pathways.

8.3 Green planting is encouraged to screen loading and garbage areas from the street, adjacent lots, and building entrances.

9.0 Landscape

The intent of the landscape guidelines is to create an integrated, naturalized landscape that responds to the local environment and compliments buildings and streets. Landscaping that requires limited irrigation is encouraged to limit landscaping water use throughout Point Trotter.

Landscaping should be consistent and continuous throughout the development to provide a high degree of visual continuity between individual properties. The owner of the property, or his/her successor, or assignees, is responsible for the maintenance of landscaping.

9.1 The Proponent shall install and maintain from the installation date, boulevard ground-cover landscaping from the edge of the road to the property line.

9.2 Drought-resistant grasses and plants that reduce the need for maintenance, pesticides use, and irrigation are to be used for all landscaping in Point Trotter. Indigenous species are encouraged.

9.3 Plants and grasses that do not require irrigation and are able to survive on natural precipitation once established are encouraged.

9.4 Landscaping shall include a combination of groundcover, shrubs and trees. Where there is sufficient space, landscaping shall provide a multi-storey vegetative community.

9.5 Landscaping is to be primarily plant material; landscaping elements such as decorative boulders, wood / bark mulch, and stones may compliment but not replace plants in the overall landscaping concept.

9.6 In parking areas, landscaped islands and peninsulas are to be provided for every 10 parking spaces, and, for double-loaded aisles, are to be provided in either an alternating or a synchronized pattern. Islands and peninsulas are to have a minimum width of 1.75. One major shade tree is to be provided on peninsulas and a minimum of two shades trees are to be provided in each island. Parking stall rows shall end with an island or peninsula of landscaping.

9.7 Safe and easy to navigate pedestrian pathways from parking areas to buildings should be provided on sites.

9.8 Parking areas that are visible from the street are to be partially screened with shrubs and/or trees.

9.9 Landscaping located along perimeter property lines shall transition or integrate with the landscaping of adjacent sites where possible.

9.10 Landscaped areas are to be located such that they create continuity with landscaped areas of adjacent parcels.

9.11 Landscaped areas are to be located together or clustered to create larger contiguous landscaped areas and avoid sparse tree plantings and disconnected open space.

9.12 Incorporation of climate controlled irrigation is encouraged to minimize water demands.

9.13 Trees and shrubs should be planted to mitigate seasonal climatic variations and protect buildings and pedestrians from prevailing winter winds, summer solar exposure, precipitation, and heat islands.

9.14 Outdoor employee areas shall be connected to the principal building(s) with a walkway system and shall be integrated into the overall landscape plan for the site. Outdoor employee areas are required to have seating and landscaping appropriate to their size and intended use.

9.15 Those sites located adjacent to a public pathway or stormwater pond are encouraged to provide pedestrian connections from buildings and outdoor employee areas to the public realm.

9.16 Preferred locations for communication towers are at the rear of sites.

10.0 Sustainability Design Initiatives

Developments within Point Trotter are required to incorporate "sustainable building" and "sustainable site" design principles and in their submission, proponents must indicate how their development will incorporate these principles. In particular, submissions must summarize how the development will:

1. Manage and minimize waste through waste reduction and recycling strategies;
2. Improve energy efficiency;
3. Minimize water use through conservation strategies;
4. Incorporate indigenous vegetation and landscaping;
5. Manage construction processes, and;
6. Contribute to the social well-being of employees.

The following represents a list of possible sustainable design elements. Rather than prescribing a fixed list of required elements, the intent of the list is to provide flexibility in site and building design to incorporate various sustainable design elements that can be best achieved with different developments. The list is based on a point system of possible sustainable design options in which Proponents must achieve a required number of points for compliance.

All Proponents are required to select a combination of items from the list to fulfill a minimum number of points. Please note that the list provides a number of available options for the proponent but is not intended to be exhaustive or limited innovation in design. Alternatives submitted by the proponent that are not listed will be reviewed and evaluated on a case by case basis.

At least 10 points are required to meet compliance with the architectural guidelines. It is each Proponent's responsibility to provide documentation or evidence of compliance with the selected items from this list.

Sustainable Design Score Sheet

		Pts.	✓
1	**Site Planning and Programming**		
a.	Provides alternate transportation facilities such as bicycle storage, preferential parking for energy efficient vehicles.	2	
b.	Incorporates LED lighting for exterior lighting program.	1	
c.	Mitigates parking lot heat island effect by providing tree canopy coverage of 25% of pavement within 10 years of tree growth (2/3rd of mature spread).	2	
d.	Incorporates a green roof for at least 25% of total roof area.	3	
e.	Incorporates a high albedo roof for at least 90% of total roof area.	2	
f.	Includes a Crime Prevention Through Environmental Design (CPTED) Review of site and building design.	2	
g.	Demonstrates your organization's commitment to sustainability through the creation or commitment to create a sustainability strategy informed by The Natural Step Framework.	8	
2	**Building Design**		
a.	Building(s) orientated and designed to provide opportunities for passive solar heating/cooling.	1	
b.	Provides bicycle end of trip facilities (i.e. showers, lockers, changes rooms, air pumps).	2	
c.	Includes a child care facility within the building.	2	
d.	Provides an indoor recreational amenity.	2	
e.	Provides documentation that the building and site will achieve LEED© Certification.	10	
3	**Energy Efficiency**		
a.	Provides operable windows for natural interior ventilation.	1	
b.	Incorporates heat recovery system for exhaust air.	2	
c.	Incorporates energy efficient fixtures used for lighting all work areas.	1	
d.	Incorporates occupancy sensors and/or programmable lighting system.	1	
4	**Water Efficiency**		
a.	Provides high-efficiency fixtures and fittings including dual flush toilets (or 6L/flush toilets), 3.8 Imp faucets, 5.7 Ipm showerheads and waterless urinals.	1	
b.	Includes infiltration and permeable pavement surfaces for outdoor paved surfaces greater than 500m^2.	1	
c.	Includes infiltration and permeable pavement surfaces for outdoor paved surfaces greater than 1000m^2.	2	
d.	Incorporates rainwater harvesting system for landscape irrigation using a cistern and pump system.	2	
5	**Renewable Energy**		
a.	Uses power from on-site renewable sources such as solar, geo-thermal, wind, bio-mass or co-generation to achieve at least 25%of total energy needs.	3	
6	**Indoor Environment**		
a.	Building design provides day-lighting to 50% of work areas including warehouses and workshops.	1	
b.	Building design provides day-lighting to 75% of work areas including warehouses and workshops.	2	
c.	Building incorporates non-toxic materials for better indoor air quality.	1	

	d. Incorporates HVAC equipment that is designated as non-hydrochloroflourocarbon (HCFC) or low-HCFC.	1	
7	Landscape		
	a. Incorporates only native plant species.	1	
	b. Provides a low-input vegetative alternative to traditional sod in all areas within the site.	2	
	c. Includes a productive gardening area of at least 15 m^2 for vegetables and/or annual cut flowers.	2	
	d. Provides a 'habitat patch' replicating a natural habitat environment of at least 100 m^2.	3	
	e. Demonstrates that at least the first 10mm of a rainfall event is retained on-site.	2	
	f. Provides landscaping and trees on west and north elevation to reduce heat gain and mitigate winter winds.	1	
8	Recycling and Waste Management		
	a. Provides and implements a construction waste management plan that includes measures to reduce and recycle waste.	2	
	b. Provides a recycling plan for the site.	1	
	TOTAL 10 Points are required for compliance with the Design Guidelines		