

Schedule "C"

Beaverbrook Rivers Edge Ltd.
**Windermere Neighborhood
Commercial (CNC) Development –
Site and Building Design Guidelines**

**Design Guidelines
June 2012**

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	THEME STATEMENT	1
3.0	APPROVAL PROCESS	1
3.1	Concept Site Plan	2
3.2	Site Development Plans	2
3.3	Interim Building Review	3
3.4	Security Deposit	3
3.5	Final Approval/Refund of Security Deposit	3
4.0	ARCHITECTURAL GUIDELINES	4
4.1	Building Siting & Grades	4
4.1.1	Setbacks/Separation from Adjoining Land Uses	4
4.1.2	Grading	4
4.2	Landscape/Retaining Walls/Fencing	4
4.2.1	Landscape	4
4.2.2	Retaining Walls	5
4.2.3	Fencing/Entry Features	5
4.2.4	Amenity Areas	6
4.3	Architectural Details, Materials, Finish & Colors	6
4.3.1	Roof Slope/Articulation	6
4.3.2	Chimney/Roof Top Mechanical Systems	6
4.3.3	Exterior Finishes	6
4.3.4	Architectural Form and Detailing	7
4.3.5	Colors	7
4.3.6	Parking/Driveways/Walks	7
4.3.7	Garbage Handling/Screening	8
4.3.8	Exterior Lighting	8
4.3.9	Exterior Signage	8
4.4	Appearance During Construction/Clean Up	8
4.5	Nuisance Use Clause	9

These Design Guidelines are prepared for the commercial sites of the Beaverbrook Rivers Edge Neighborhood, a comprehensively planned community. Applicants should thoroughly review these Design Guidelines before starting the design of any project. These Design Guidelines are prepared by and are subject to change at the discretion of Beaverbrook Rivers Edge Ltd. (the “Developer”) acting reasonably.

The information contained herein is provided as a guide to be used by purchasers only. The Developer and their Architectural Consultant make no warranties or representation as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible for all designs, which follow these guidelines, and for the conformance to the appropriate building codes.

1.0 INTRODUCTION

The main intent of these Design Guidelines is to encourage the development of convenience commercial forms with design characteristics and image that will integrate with the other residential land development in the area. Located on a prominent corner, the site development will set the tone for the balance of the community and become a signature statement to the quality of the Rivers Edge community.

2.0 THEME STATEMENT

These Design Guidelines are the mechanism which guide the development of a high quality, modern and contemporary style development that is conducive to convenience commercial environment and successfully incorporates the branding and signage of the commercial tenants into the overall architectural style.

3.0 APPROVAL PROCESS

In addition to these Design Guidelines, the formal standards for development will be those as established in the City of Edmonton Land Use Bylaw.

Conformity with the approval process of the City of Edmonton does not supersede the required approval process of these guidelines. The Applicant shall be required to submit plans to the Architectural Consultant as determined by Beaverbrook Rivers Edge Ltd. prior to applying to the City of Edmonton for any permits. The Architectural Consultant has the responsibility to review all plans to ensure the Applicant meets the objectives of these guidelines. This process includes 2 major stages described as,

1. Concept Site Plan
2. Site Development Plans

3.1 Concept Site Plan

Prior to beginning any preliminary design work, the applicant is required to submit a conceptual description of any proposed development. This will ensure the project meets the basic approval of Beaverbrook Rivers Edge Ltd., prior to undertaking costly engineering and/or architectural work. This conceptual description should thoroughly describe the nature of the proposed site planning and include the following

- A description of the purpose of each building
- The location and size of pedestrian facilities
- Landscaping concept
- The location of vehicle parking and access/loading areas
- The proposed building locations, dimensions and height

3.2 Site Development Plans

Following endorsement of the Concept Site Plan, the Applicant will be required to provide the Architectural Consultant with two (2) copies of the following items:

- A site plan showing front, rear and side yards, provision for off street parking, pedestrian and vehicular access from street, amenity areas, site grades, lot drainage patterns and elevations for the actual top of footing, main sub-floor, etc.
- Building plans, colored elevations and sections at 1:50, 1:100 or 1:200 metric scale. These drawings should show sufficient detail to demonstrate design intent.
- A landscape plan at 1:200 scale identifying site planting, landscape details, surface materials, retaining wall locations/grades and fencing.
- Information indicating colors, materials and other specific information as requested by the Architectural Consultant. Material color samples will also be required to clarify color schemes.

Upon submission of the drawings and samples, the Architectural Consultant will review the submission and recommend approval, modification or rejection of the application within ten (10) working days based on the adherence of the plans to the Design Guidelines. The application information and one (1) set of prints will be retained by the Architectural Consultant for future reference. The second set of similarly marked prints with the identified changes and/or comments will be returned to the Applicant.

Any modification to the plans must be approved by the Architectural Consultant. The acceptance of any design, interpretation of any of the Design Guidelines or amendments to the Design Guidelines will be at the sole discretion of the Architectural Consultant whose decisions will be final. If alternative details to those outlined in these Design Guidelines are provided and justified in circumstances of alternate, similar or better quality, the acceptability of such alternatives is solely at the Architectural Consultant's discretion.

3.3 Interim Building Review

The Architectural Consultant may carry out periodic onsite inspections during construction to ensure compliance with approved plans. Modifications may be requested related to actual site conditions.

3.4 Security Deposit

A \$50,000.00 cash or letter of credit deposit will be held to ensure architectural objectives are met and to cover the cost of potential damage to:

- a) Curb stop-water service valve
- b) Sidewalks, curbs and gutters
- c) Asphalt
- d) Boulevard landscaping and trees
- e) Light standards
- f) Fire hydrants
- g) Cathodic protection points
- h) Grading and drainage swales
- i) Fencing
- j) Berms
- k) Any other municipal improvements installed by the Developer

3.5 Final Approval/Refund of Security Deposit

Upon being advised by the Purchaser of the completion of the building, landscaping and fencing, the Architectural Consultant's shall carry out a site review to confirm conformance to the guidelines.

The Developer must be in receipt of the following prior to releasing the security deposit:

- Written request for release accompanied by lot grading certificate
- Final inspection report by design consultant outlining as-built conformance with the guidelines and building/site approvals

- Final inspection by designated Design Consultant for report of damages to municipal improvements including any of the items (a)-(k) in section 3.4
- Inspection of the completion of all landscaping requirements
- Damage Deposits will not be released until all applicable Final Acceptance Certificates from the municipality have been received by the Developer.

4.0 ARCHITECTURAL GUIDELINES

4.1 Building Siting & Grades

All commercial development is to be designed to the advantage of the natural and man-made characteristics of each site. Siting and layout should minimize overview and overshadowing of adjacent homes.

4.1.1 Setbacks/Separation from Adjoining Land Uses

All setbacks must conform to minimum setbacks of the City of Edmonton Land Use Bylaw and the zoning for the site. Appropriate transitioning will be required in the setback to the neighboring multi-family sites in order to address massing and minimize the impact of commercial development on the adjacent residences.

4.1.2 Grading

Lot grading is to be consistent with the subdivision Grading Plan. Building grades and site grades specified by the Project Engineers are to be strictly adhered to. All grading, drainage and retaining walls, if required, are the sole responsibility of the Builder. All grades and retaining wall locations should be reviewed thoroughly by the Building prior to any construction.

4.2 Landscape/Retaining Walls/Fencing

4.2.1 Landscape

Landscaping is to be designed to enhance building entries, screen areas of surface parking and shade open space of the site and provide buffering to adjoining uses. Detailed, high quality landscaping should be provided at the entrances to the site.

All areas of the site not covered by buildings, parking areas and vehicular movement areas are to be fully landscaped.

For every ten (10) at-grade parking stalls, an area equivalent to one (1) stall should be used for landscaping to provide visual relief.

Trees and shrubs are to be provided as follows:

- One tree for each 35m² and one shrub for each 15m² of the required setback
- One tree for each 20m² and one shrub for each 10m² of required parking area islands

Tree planting is to be a combination of 75mm caliper deciduous and 3.0m and 3.5m height coniferous trees. The proportion of deciduous to coniferous trees is to be approximately 50:50. Additional landscape features such as mulch, shrub beds, flowerbeds, rock features, etc., are required.

4.2.2 Retaining Walls

Where retaining walls are required, they should be limited to a maximum exposed height of 1.2m. Retaining walls higher than this should be designed in a stepped fashion to reduce the visual impact of the wall. All retaining walls are to be constructed to compliment the exterior building finishes and blend with the landscape. Timber retaining walls will not be acceptable. Any retaining walls are the responsibility of the Builder/Owner and are to be constructed completely within private property lines.

4.2.3 Fencing/Entry Features

All wood screen fencing within the development is to be coordinated in both design and colour with the established standard for wood screen fencing in the area. All fencing is to be located wholly within the development site.

To enhance pedestrian safety, any fencing along the street frontage of the site should be predominantly open picket style decorative steel, to allow visibility between the site and the adjoining sidewalk/street.

Decorative steel fencing should be black powder coated and compliment the established fencing in the area.

Chain link fencing will not be permitted.

Signage or entry features should be designed to a human scale and constructed of engineer endorsed steel or structural masonry. All proposed features' plans, elevations and details are to be provided for review.

4.2.4 Amenity Areas

At minimum, all required amenity area shall be in conformance to the applicable zoning requirements.

4.3 Architectural Details, Materials, Finish & Color

4.3.1 Roof Slope/Articulation

The incorporation of roof elements is required to ensure that rooflines are made as visually interesting as possible. This can be accomplished through a variation of roof forms. Long slopes of unbroken rooflines will not be accepted. A flat roof system with typical commercial detailing is encouraged.

4.3.2 Roof Top Mechanical Systems

All exterior vents are to be constructed of the same material as the exterior finish with appropriate trim. If roof top or pad mounted mechanical units are required, they are to be designed to have the minimum adverse visual and audible affect on the adjacent properties. All exterior mechanical systems (roof top or ground oriented) must be screened from view.

4.3.3 Exterior Finishes

All exterior finishes are to be concrete, acrylic stucco, stone, cultured stone. Alternative exterior finishes may be considered by the developer and Consultant. The incorporation of brick, stone or cultured stone finish is required for the above ground exterior walls of the building.

The Architectural Consultant reserves the right to approve or disapprove the location, colour and style of all exterior finishes.

4.3.4 Architectural Form and Detailing

The predominant architectural detailing of all buildings should reflect commercial form and character in a contemporary or modern style. Details such as the following should be incorporated:

- Sloped roofs and the use of sloping details in canopies and entrance ways;
- Entrance ways with high quality doors, special window features and other details such as decorative crowns, columns and cornices;
- Articulation of the building facades.
- Unique design elements.
- Integrated signage treatments.
- Expanses of glass/glazing.
- Welcoming entrance features.

4.3.5 Colors

Colors should be carefully chosen with a similar color for the trim, fascia, rainwater piping. The brick or stone color should accent the building finishes and materials. A third color must be introduced as an accent colour and may be utilized on portions of the trim such as doors, etc.

White or lighter colours will not be permitted as the predominant colour.

4.3.6 Parking/Driveways/Walks

Adequate onsite parking is to be provided for all commercial units.

All parking and drive aisle areas are to be paved at minimum. Consideration will be given to paving structures that accommodate storm water infiltration.

The provision of landscaped screening of all parking areas is required.

A safe and direct walkway connection is to be provided from building entries/exits to the sidewalk(s) adjoining the site. Similar walkway connections are to be provided from building entries/exits to onsite parking areas.

4.3.7 Garbage Handling/Screening

Details for the location, screening and operational aspects of garbage collection and removal are to be provided for review. Garbage containers are to be located away from single-family residential uses and are to be screened from view with a combination of landscaping and screen fences or walls.

All enclosures to be designed to suit the architectural style of the development.

4.3.8 Exterior Lighting

All exterior lighting is to be designed to reduce negative effects on adjacent residential properties while providing an adequate quality of lighting to promote safety for pedestrians.

4.3.9 Exterior Signage

All exterior signage should be designed with appropriate detailing to complement the building in style and color. Building signage must be consistent throughout the development.

Illuminated signage will be limited in areas adjacent to residential developments. Rotating, flashing and animated signs will not be permitted on any sites.

4.4 Appearance During Construction/Clean Up

Builders/Owners are required to keep their site clean and orderly during construction. Burning of garbage onsite is not permitted. Disposal of all garbage and construction rubble must be done in a timely and appropriate manner. Tracking of mud from the site onto adjoining streets must be minimized through use of tire cleaning grates and/or wash down facilities with a gravel bed. Builders/Owners are responsible for the removal of all ice and snow from adjoining sidewalks, etc., in accordance with the City of Edmonton Bylaws. Failure to comply may result in the Developer having the work completed and charged back to the Owner / Builder.

Builders/Owners should encourage timely removal by all sub-trades of litter on site. Failure to comply will result in a clean-up bill being charged to the lot. Any general clean-up of the subdivision implemented by Beaverbrook Rivers Edge Ltd. can, and will, be charge pro-rata to all owners/builders.

4.5 Nuisance Use Clause

The following uses will not be permitted on the site

- Video arcade or games room
- Nightclub, disco or dance hall
- Bowling alley, billiard parlour or bingo parlour
- Flea market or pawn shop
- Dry cleaning plant, central laundry or laundromat
- Establishments for the sale of automobiles, trucks, mobile homes, recreational motor vehicles
- Self storage or mini-warehouse facilities
- Adult bookstores or other establishments selling, renting, displaying or exhibiting pornographic or obscene material or providing adult type entertainment or activities
- Massage parlour
- Skating rink
- Mortuary, crematorium or funeral home
- Mobile home or trailer court, labour camp, junkyard or stockyard
- Land fill/garbage dump
- Gambling establishment or betting parlour
- Veterinary Hospital or animal raising/keeping facilities
- Assembling, manufacturing, industrial, distilling, refining or smelting facility