

The following

Architectural Control Guidelines  
have been prepared for the use of:



THE CITY OF  
**CALGARY**

---

for the

**Starfield (61<sup>st</sup> Avenue SE) Industrial Lands**

OFFICE OF LAND SERVICING & HOUSING

2012.11.12

## INTRODUCTION

The Vendor, through OLSH, has established the Guidelines for Starfield (being those lands as shown on Map 1, on pg. 9) 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 bylaw that 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, 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 Starfield;
- (e) maintain a standard that links development to property value, quality of life, and enhanced competitiveness;
- (f) protect owners, lessees and / or tenants of buildings within Starfield against incompatible and improper use of other building sites, and to foster the implementation of high quality improvements for all building sites; and
- (g) supplement the existing land use bylaw standards and requirements.

The implementation of the Guidelines will ensure that:

- (a) development decisions are predictable, fair and cost-effective; and
- (b) industrial development policies do not give an explicit competitive advantage to some types of businesses over others.

The Guidelines consist of two types of criteria: mandatory and encouraged. The mandatory criteria are identified by “shall”, “will”, and “are required”, while the encouraged criteria are identified by words such as “encouraged”, “preferably”, “desirable”, or “should.” Although these latter criteria are not mandatory, the Design Review Committee will encourage consideration of the criteria at the time of the design reviews.

## 1. DEFINITIONS

1.01 In the Guidelines, 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) “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 Starfield;
- (c) “Development Permit” means the development permit to be obtained by the lot purchaser, or any Proponent, for any development in Starfield;
- (d) “DRC” means the design review committee;

- (e) "Guidelines" means these architectural and development control guidelines for Starfield;
- (f) "Lot(s)" means one or more of the lots in Starfield and legally described in Appendix "A" attached hereto;
- (g) "LUB1P2007" means the *Land Use Bylaw* (1P2007), as amended from time to time;
- (h) "OLSH" means The City of Calgary, Office of Land Servicing & Housing;
- (i) "Proponents" means all owners, tenants, developers, builders, and design consultants;
- (j) "Starfield" means The City of Calgary's Starfield (61<sup>st</sup> Avenue SE) Industrial Lands;
- (k) "Restrictive Covenant" means this restrictive covenant, which incorporates the Guidelines; and
- (l) "Vendor" means The City of Calgary.

## **2. RESTRICTIVE COVENANT**

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

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

- 3.01 The Guidelines apply to building and site design of developments in Starfield. The Guidelines are to be adhered to by the Proponents of any development in Starfield. No improvement shall be constructed, placed, altered, erected, maintained or permitted on any Lot unless it complies with the Guidelines, and only if and when it has been approved by the DRC.
- 3.02 Any Proponent shall also provide a copy of the Guidelines to its consultant and construction team prior to constructing any improvement to the Lot(s) which it owns. If any requirements of the Guidelines are at variance with the LUB1P2007 requirements the more restrictive of such requirements shall apply.
- 3.03 The Vendor will establish a DRC. The DRC will monitor adherence to the Guidelines by the Proponents by reviewing and approving documentation required for development within Starfield as stipulated within the Guidelines. The intent of the reviews is to ensure and enforce the Guidelines' requirements. The DRC shall, at its discretion, interpret the Guidelines, with the fundamental intent of upholding both the specific and the broad intents of the Guidelines.
- 3.04 The DRC, at its discretion, reserves the right to vary compliance with the Guidelines. It is, however, the intent of the Vendor to maintain the applicability and validity of the Guidelines for the duration of the land sales, and, principally, to reserve the right to alter the Guidelines if market indicators warrant the

alteration.

- 3.05 A copy of, or access to, the Guidelines shall be made available to any Proponent seeking approval for a development within Starfield. This information is to be read in conjunction with the information related to engineering matters that was provided to the lot purchaser at the time they initiated a land purchase arrangement with OLSH.
- 3.06 The Vendor has assigned the reviewing authority to OLSH, who in conjunction with any other consultant representation as appointed by the Vendor from the time to time, shall be 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 Coordinator, Business Services, who may be reached directly at 403.268.1462, by email [scott.pickles@calgary.ca](mailto:scott.pickles@calgary.ca) or at the OLSH offices at 403.268.4930. As a secondary the identified Project Manager for Starfield may be reached at the OLSH offices at 403.268.4930.

- 3.07 Each required submission shall be submitted in legible 11" x 17" format for architectural drawings, and supporting documentation. The last submission prior to the DP submission may be in portable document format.
- 3.08 Each initially submitted set shall be accompanied by a letter of authorization or an authorized signature of the legal owner or occupant of the Lot(s), or both or the authorized agent thereof.
- 3.09 Application to the Development Authority for the DP may not be made prior to receiving authorization in writing from the DRC and prior to the undertaking of any Lot improvements. Any subsequent revisions to the accepted 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. Lot improvements include, but are not limited to, construction or installation, clearing, grading, paving, landscaping, buildings, building additions or alterations, or signage.
- 3.10 Review and approval 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 neighbors 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 on abutting streets.

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

- 4.01 Proponents shall retain the services of an Architect to prepare submissions required for the design review and approval by the DRC.
- 4.02 The following provides an overview of the DRC review process:
- (a) pre-design meeting with Proponent and DRC;
  - (b) proponent submits pre-DP application submission to DRC;
  - (c) DRC comments copied to Proponent;
  - (d) upon DRC approval of pre-DP application submission, DRC provides approval letter to Proponent;
  - (e) DRC provides DP application letter to Proponent;

- (f) proponent approved for DP application; and
- (g) upon DP approval from the Development Authority, Proponent provides a copy of approval to the DRC.

#### **Pre-Design Meeting**

- 4.03 A pre-design meeting is recommended to provide an overview of the requirements and process prior to the initial design development. This meeting should clarify any questions, comments, or concerns a Proponent may have. It is the Proponent's responsibility to make request in writing to set up a pre-design meeting. The DRC will be available on a limited basis for further discussion with Proponents who have questions on matters regarding interpretation of the Guidelines for development within Starfield.
- 4.04 To facilitate an expeditious and aligned approval process with OLSH and the Development Authority, the Proponent may choose to coordinate a joint pre-application and pre-design meeting at its sole discretion. If interested it is the Proponent's responsibility to coordinate and arrange such meeting.

#### **Pre-DP Application Submission Review**

- 4.05 For the pre-DP application submission review, the following shall be prepared and submitted by the Architect:
  - (a) all correspondence and all documentation shall reference the legal description (lot, block and plan) and municipal address of the Lot;
  - (b) if the development is phased, the extent of phasing and the requirements for the development proposed for each phase shall be clearly identified. Required parking and planting ratio requirements shall be met for each phase in such a staged development. A master plan will be required by the DRC for phased development, which shall be reviewed before preliminary submission drawings can be reviewed;
  - (c) 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 architectural drawings will be sufficient to completely convey the full design intent of the project. 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, garbage enclosure location, a key plan locating the Lot(s) in the context of adjacent Lot(s) and streets, a landscaping plan and legend, signage, lighting, and all relevant project data with respect to the Guidelines and the LUB1P2007 district requirements. A shadow study may also be required. Preliminary grading plans are also strongly encouraged and clear indication of the elements and nature of the amenity space required for each Lot shall be evident;
    - (ii) site plan, as well as, but not limited to, grading and storm retention areas, curb, bollard, and wheel-stop details; amenity space details; site lighting; berming

(where required) and planting details; a detailed plant list, quantity, and sizing of plant materials; garbage enclosure details; fencing details; transformer location and screening; location of municipal address signage, and any trees requiring line assignments within City boulevards;

- (iii) a draft development site servicing plan (“DSSP”) prepared by a professional engineer in Alberta and actively engaged in land development or storm water management engineering shall be submitted together with the “architectural review submission”. This DSSP will be commented on by OLSH 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 is obligated to deal with OLSH for the “off-site” portion of the service connection installation and the driveways/service connection trench rehabilitation. Note that this review is NOT part of the Development Authority process and that the applicant shall submit the proposed DSSP for approval in accordance with The City of Calgary’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 that any conflicts with other infrastructure that is installed prior to DSSP approval will be the responsibility of the Proponent to resolve;
- (iv) building plan(s) identifying overall dimensions, principal entrance, windows and doors; roof plans with, if applicable, roof-top equipment; and, if applicable, parkade plans;
- (v) building elevations identifying all exterior materials, finishes, and colours, building heights, screening of mechanical equipment, and finished grades, and building-mounted lighting;
- (vi) building sections shall only be required if site grade conditions dictate building sections of a complexity, without which a proper understanding of the project intent would not be possible;
- (vii) proposed outdoor storage areas and screening identifying exterior materials, finishes and colours, building heights, finished grades and building-mounted lighting;
- (viii) a rendering which accurately conveys the massing, materials, finishes, colours, and context, and which aids in a more complete understanding of the project would be helpful and will be encouraged;
- (ix) a true colour image / photo of a material and finish sample board with exterior building finishes (An actual sample board will not be accepted);
- (x) an indication of proposed signage details as required by the Guidelines and as required by Part 3 Division 5, Signs LUB1P2007 to be included as part of the pre-DP application set;
- (xi) any additional information which the Proponent may deem helpful in demonstrating compliance with the Guidelines;

Upon receipt of an application with all the documentation included and complete the DRC will diligently respond.

- 4.06 The DRC shall complete its final review and provide its comments to be returned to the Proponent. If authorization is not granted, the same provisions as contained herein shall again apply, and the Proponent will revise the documentation and make the modifications or changes required for granting of written authorization. Upon authorization by the DRC, a copy of such approval shall be submitted with the Proponent's DP application to the Development Authority.

#### **DP Approval & DRC Review**

- 4.07 Upon approval of the DP application from the Development Authority, the Proponent shall advise the DRC and provide one of two returned DP approval copies to the DRC for review. With confirmation by the DRC of compliance with the Guidelines' intent, the Proponent shall include this latter approval with the Proponent's building permit application. The DP approval set will be returned to the Proponent.
- 4.08 The DRC will review approved plans for conformance to mandatory and encouraged criteria contained in the Guidelines and items discussed during the review process.

#### **Construction Documentation**

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

#### **Interpretation and Waiver**

- 4.10 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. Any issue not addressed specifically by the Guidelines, will be resolved by the DRC on an individual case by case basis.
- 4.11 In order to best resolve certain unforeseen circumstances, it may be preferable on occasion for the DRC to allow variances of specific requirements. Any such variance granted is so granted mindful of the collective benefit within the overall development of Starfield, and is not to be construed as precedent setting. Any such variance or waiver by the DRC shall not be construed as a waiver in favour of any other development on any other Lot, nor a waiver of any other restrictions or conditions contained within the Guidelines.

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

- 4.12 The DRC (either Vendor and / or the Vendor's consultant) 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 authorization or disapproval of any plans, drawings and documentation, whether or not in any way defective;
  - (b) the development of any Lot; or
  - (c) the construction of any improvement, or performance of any work, whether or not pursuant to approved plans, drawings and any other documentation.
- 4.13 Any authorization given by the DRC shall not evidence or confirm 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.

- 4.14 Prior to development, each Proponent shall ensure compliance with current applicable bylaws, codes, or laws, and is responsible for acquiring such required approvals from the Development Authority. Any requirements of the Guidelines at variance from requirements set forth by regulatory agencies, shall apply if they are the more restrictive.

**No Action Against DRC**

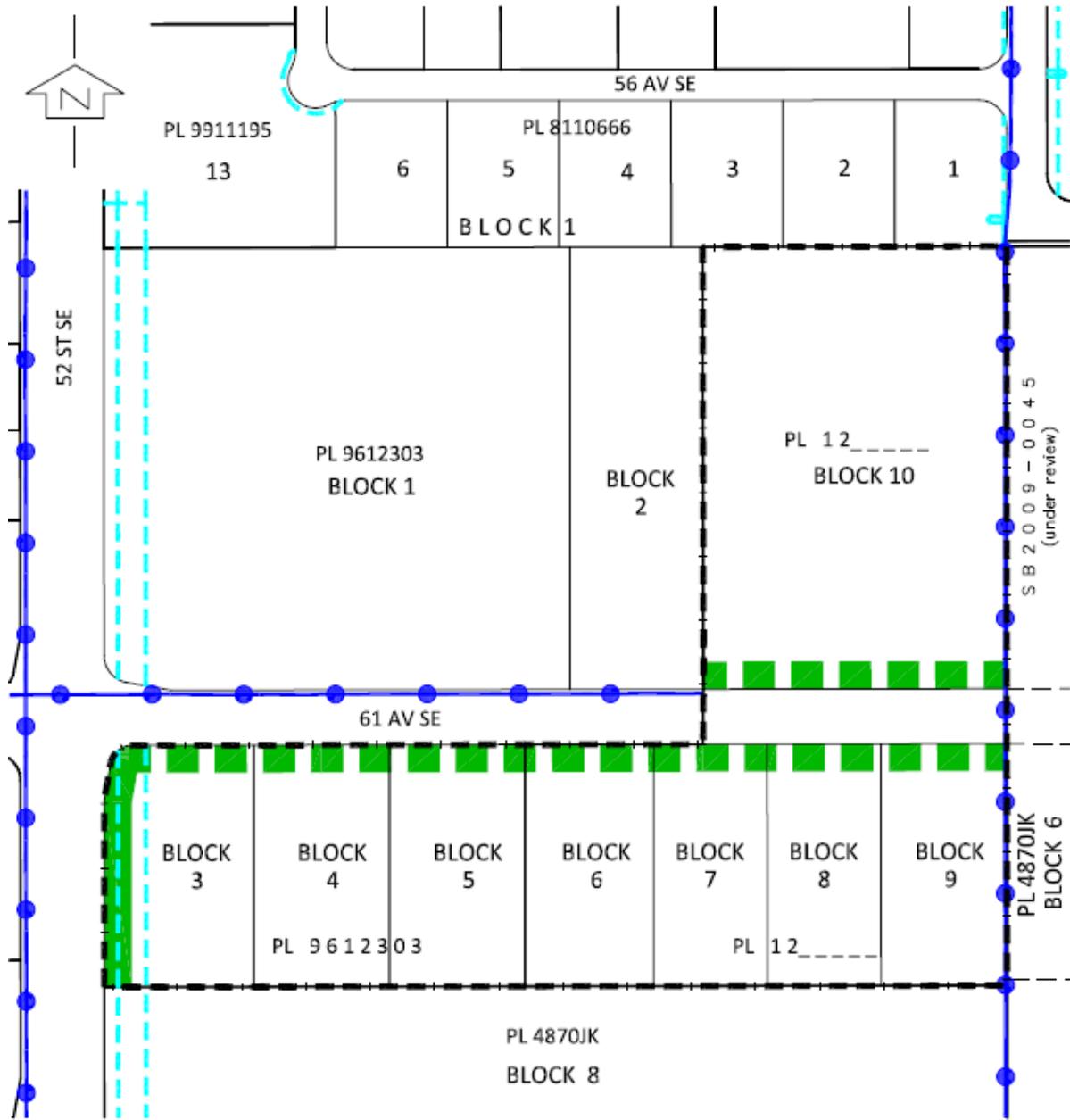
- 4.15 No action shall lie against the DRC or the Vendor for damages for breach of any one or more of the requirements of the Guidelines or of the covenants contained within the Guidelines, and this shall constitute an absolute defense to any such action and may be pleaded as such.

**5. DEVELOPMENT PERMIT REQUIREMENTS**

- 5.01 Before a building permit may be obtained, a DP shall first be applied for and issued by the Development Authority, who may set conditions under which development may take place that may be in addition to normal land use district requirements and the Vendor's Guidelines. It is required that the Guidelines be reviewed in detail to ascertain compliance for any proposed development within Starfield. (See Article 4 for the basic requirements and review process for submission and compliance requirements).

*This portion intentionally left blank*

**MAP 1: STARFIELD DEVELOPMENT STRATEGY**



- Land Uses**
- Starfield 1 Guideline Boundary
  - Improvement Zone - A
  - Improvement Zone - B
  - Overhead Powerline
  - Utility Right of Way

NTS  
 Project  
 STARFIELD INDUSTRIAL PARK

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

- 6.01 Refer to Map 1, for the development concept for the subject areas.
- 6.02 The Guidelines apply specifically to Starfield with the intention to make them applicable to all Lots. However, the Vendor, in its discretion, reserves the right to modify the Guidelines for any reason it deems necessary.
- 6.03 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 Lots, the Guidelines shall only apply to those applicable areas.

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

- 7.01 Certain lands shall be considered improvement and intersection zones, which require additional elevated level of quality and design in order to place emphasis either on the location or intersection where they are situated.
- 7.02 Improvement Zone A, as shown outlined on Map 1, (all Lots fronting onto 52<sup>nd</sup> Street SE) shall:
- (a) accept the responsibility to provide an upgraded or improved lot and building design commensurate with their high visibility (i.e. entranceway to the park, corner lot, intersection)
  - (b) have those façades facing the perimeter transportation corridors utilize the same predominant building material and means of articulation of the principal building façade;
  - (c) shall not incorporate pre-engineered or portal frame structures without significant design upgrades (see 10.01(g), 11.0.1(q));
  - (d) landscaping to be designed to provide a significance to the point of entry to Starfield; and
  - (e) there shall be clear designation as to the lands that are within and outside of Starfield.
- 7.03 Improvement Zone B, as shown outlined on Map 1, (all Lots backing, facing or are adjacent to 61<sup>st</sup> Street SE) shall:
- (a) have a contiguous yard setback;
  - (b) have mound berming to accentuate the landscaping design area excluding any requirements for utility right of ways;
  - (c) be landscaped at a ratio of ONE (1) tree / THIRTY FIVE (35) SQUARE METRE within the rear yard setbacks; and
  - (d) provide trees and shrubs planted in a linear arrangement along the length of the setback area.

## **8. Architectural Control Guidelines**

- 8.01 The Guidelines includes two types of criteria: mandatory and encouraged.
- 8.02 Certain terms are used in the Guidelines to indicate guideline priority and the degree of flexibility available to implement a guideline. These terms are explained below:
- (a) “shall” is the strongest term used. It addresses high-priority items that form the basic framework of the Guidelines and must be adhered to ensure compliance with regulatory policies;
  - (b) “should” addresses lower priority items and generally refers to guidelines that implement the higher priority items. There is some degree of flexibility in how the Guidelines are achieved and whether they are applicable in all situations. Some of the Guidelines are “common sense” items that are included only to ensure that they are not forgotten; and
  - (c) “encouraged” and “consider” are the least restrictive terms. They are generally used to present ideas or suggestions to successfully achieve the Guidelines’ intent, but they are not absolute requirements. These guidelines have the greatest degree of flexibility. Although these latter criteria are not mandatory, the DRC encourages consideration of the criteria at the time of the design reviews.
- 8.03 The following Sections 9-16 outline mandatory and encouraged guidelines that will ensure Starfield achieves its sustainable development goals and objectives.

## **9. Sustainable Development Requirements**

- 9.01 The concepts of “sustainable building” and “sustainable site” design are required to support sustainable goals and objectives. Appendix “B” has been provided as a suggested option list for consideration.
- 9.02 Proponents shall summarize as part of their submission how their development will:
- (a) improve energy efficiency through building and equipment design, including but not limited to;
    - (i) building orientation, and / or glazing to incorporate solar opportunities; and
    - (ii) sustainable and renewable energy technologies;
  - (b) incorporate sustainable site design elements; including but not limited to;
    - (i) reduce erosion and sediment control during and after construction;
    - (ii) provide a high level solid construction waste management plan; and
    - (iii) reduce heat islands through a reduction of impervious surfaces;
  - (c) promote water conservation initiatives through but not limited to:
    - (i) surface water management at the site level; and
    - (ii) utilize natural features (i.e. drainage, vegetation patterns) to increase onsite infiltration and minimize runoff.

## **10. Site Design Guidelines**

- 10.01 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 Starfield in order for any sense of community or a controlled development to be perceived as evident.

As a result, the following site designs are specified below:

- (a) buildings, parking areas and driveways, landscaping, outdoor storage and other outdoor operation functions shall be configured to minimize 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 – service lanes and loading zones, dumpsters and compactors, guard dogs, loudspeakers, etc. – shall not be situated so as to negatively impact adjacent Lots, and, if they exist, 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 on-site principal building(s). Employee areas are to provide seating capability and landscaping as appropriate to the application;
- (f) the provision of a separate public amenity area will also be encouraged;
- (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 Lots;
- (h) each development is encouraged to provide preferential parking space for use by car pools, hybrid and car share vehicles; and
- (i) corner Lots shall be sited and designed to address adjacent public streets.

## **11. Building Form and Character**

11.01 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 Starfield 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, controlled changes of material, texture and colour, and have a generous percentage of windows and openings;
- (b) principal entrances shall be oriented to the street and be well-defined;
- (c) front façades shall be designed to create visual interest;
- (d) all colours and branding schemes shall be approved by the DRC;

- (e) blank walls on any façade are not permitted;
- (f) entries shall be defined architecturally;
- (g) in multi-building complexes, a consistent architectural concept shall be maintained through the use of complimentary building design, material 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 are encouraged to have end of trip facilities;
- (j) natural lighting is encouraged to provide a significant part of the building illumination strategy;
- (k) lighting energy demand to be provided through high efficiency luminaires;
- (l) outdoor lighting shall be designed to minimize the amount of light produced;
- (m) the use of durable exterior materials is encouraged.;
- (n) the use of glass will be encouraged – 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);
- (o) parapet height and variation shall not be arbitrary;
- (p) all fans, vents, and any roof-top mechanical equipment shall be located in a manner to minimize the distraction they create from the attractiveness of the architecture, shall be screened from public view, and shall be hidden by screening designed as an integral part of the building; and
- (q) pre-engineered buildings if used shall be subject to a review of their design, pattern, building details, colour and choice of materials to ensure a standard of quality is maintained.

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

12.01 Vehicular and pedestrian circulation within the Lots shall be designed to function efficiently and to provide maximum safety, using the following guidelines:

- (a) the location of parking spaces within parking areas on a Lot shall be subject to the approval of the DRC;
- (b) pedestrians shall be separated from vehicular traffic and be clearly demarcated;
- (c) landscape buffers shall always be provided between parking lots and public streets;
- (d) appropriate landscaping between parking lots and buildings shall be provided at reasonable locations. At minimum these buffers shall be a minimum of NINE (9) FEET) or TWO POINT SEVEN FIVE (2.75) 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;

- (e) no parking shall be permitted closer than FOUR (4) FEET or ONE POINT TWO (1.2) METRES from an interior property line, and only when wheel stops are provided to prevent overhang onto the FOUR (4) FOOT or ONE POINT TWO (1.2) METRE yard;
- (f) all roads provided in Starfield will have an integral concrete curb and gutter. It shall be the responsibility of Proponent 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 standards;
- (g) adequate drainage shall be provided by the Proponent in accordance with the overall drainage plan for Starfield, and all storm run-off from the Lot shall be retained internally;
- (h) all loading dock configurations shall be approved by the DRC;
- (i) all service areas – vehicular activity yards, garbage enclosures, outside storage, loading and receiving areas, at-grade or roof-top mechanical equipment – shall be located at the rear of Lot(s) so as to be visually screened from public thoroughfares, and, shall be integrated with the building character and constructed of the same materials employed on the principal building(s). Any exceptions to be approved by the DRC, at its sole discretion;
- (j) garbage storage facilities shall be compatible with and / or finished with the same predominant exterior material(s) as the principal building(s);
- (k) garbage storage facilities shall be screened such that they are screened from any street, adjacent Lot, or building entrance;
- (l) 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;
- (m) significant fence improvements shall be provided to screen the storage or yard areas from the street; and
- (n) parking and other paved areas are encouraged to be designed to reduce surface run off volume and improve quality, and to direct storm water runoff into the landscape design.

### **13. Landscaping**

- 13.01 The general intent is for Proponents to predominantly use drought resistant, indigenous species for all landscape planting 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. Where landscaping is used to provide screening, coverage shall be retained on a year-round basis.
- 13.02 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 Starfield. 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.

13.03 The Proponents are to refer to the following guidelines when it comes to landscaping the Lots:

- (a) only drought-resistant, and preferably indigenous, grasses and plants shall be used for all Lots. The Proponent is responsible to provide the DRC appropriate documentation to indicate the proposed landscaping meets the landscaping intent;
- (b) the use of plants that do not require irrigation but which can survive well on available rain water, and the employment of naturalized grass are encouraged;
- (c) landscaping shall be predominantly 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;
- (d) the owner of the Lot, or his successor / assignees, shall be responsible for the proper maintenance of the landscaping;
- (e) boulevard ground-cover landscaping from the edge of the road to the property line will be installed by the Proponent and will be maintained by the Lot owner from the installation date;
- (f) all landscaping – both within the property line boundaries of each individual parcel and including the City boulevard – is solely the responsibility of the Proponent, and shall be constructed to the specifications of The City of Calgary, Parks Department;
- (g) landscaped islands and peninsulas shall be a minimum of FIVE (5) FEET TEN (10) INCHES or ONE POINT SEVEN FIVE (1.75) METRES wide and shall be provided every TEN (10) parking spaces, and, for double-loaded aisles, shall be provided in either an alternating or a synchronized pattern. 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 an island or peninsula of landscaping;
- (h) a safe and logical pedestrian circulation pathways from parking areas to the building(s) should be provided;
- (i) a parking area which is visible from public streets shall be partially screened;
- (j) a garbage collection area or an outdoor service area which is visible from an adjoining site or street shall have screen planting;
- (k) deciduous trees shall have a minimum calliper of FIFTY (50) MILLIMETRES and at least FIFTY (50.0) PERCENT of the provided deciduous trees shall have a minimum calliper of SEVENTY (75) MILLIMETRES at the time of planting;
- (l) mechanical equipment should not be located within the front yard setback between the building(s) and the public rights-of-way;
- (m) perimeter landscaping shall transition or integrate with the landscaping of adjacent Lots to create streetscape continuity. While improvement zones will have established a tree planting strategy for the identity of streetscapes within Starfield, the private sector landscaping component shall comply to help define a sense of planned streetscape;

- (n) landscaped areas shall be located to create a continuity of landscaped areas with adjacent Lots;
- (o) landscape areas shall be concentrated or clustered to avoid sparse tree plantings and create functional green spaces;
- (p) plants shall be chosen that reduce the need for maintenance, pesticide use and irrigation and 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, planted to provide a multi-storey vegetative community hardy, drought-tolerant;
- (q) trees and shrubs should be planted to protect buildings from prevailing winter winds, and summer sun, intercept precipitation, reduce surface heating, enhance appearance and protect pedestrians from the elements; and
- (r) 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 Starfield to provide a sense of continuity and community within the development. The Proponents shall use the following guidelines when dealing with signage in Starfield:

- (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 Starfield; and
- (c) all site signs and their proposed locations to be approved by the DRC. The DRC reserves the right to request signage review for approval even when the signage application occurs after DRC approval has been given for the DP application.

## **15. Lighting**

15.01 The lighting of buildings and their surroundings should be low-key, yet lighting design should 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. Floodlighting which causes light spillage and glare shall not be permitted.

15.02 Appropriately 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

## **16. Equivalences**

16.01 Proponents are required to meet or exceed the standards of the Guidelines. Any exceptions are to be approved by the DRC.

**APPENDIX "A"**  
**DESCRIPTION OF LANDS**

LEGAL DESCRIPTIONS

Block 3, Plan 961 2303 (5309 61<sup>st</sup> Avenue SE)

Block 4, Plan 961 2303 (5353 61<sup>st</sup> Avenue SE)

Block 5, Plan 961 2303 (5391 61<sup>st</sup> Avenue SE)

Block 6, Plan 12\_\_\_\_\_ (5423 61<sup>st</sup> Avenue SE)

Block 7, Plan 12\_\_\_\_\_ (5451 61<sup>st</sup> Avenue SE)

Block 8, Plan 12\_\_\_\_\_ (5475 61<sup>st</sup> Avenue SE)

Block 9, Plan 12\_\_\_\_\_ (5495 61<sup>st</sup> Avenue SE)

Block 10, Plan 12\_\_\_\_\_ (5480 61<sup>st</sup> Avenue SE)

EXCEPTING THEREOUT ALL MINES AND MINERALS

## **APPENDIX "B"**

### **SUSTAINABLE DESIGN PRINCIPLES FOR ACHIEVING BEST PRACTICE OBJECTIVES**

The currently accepted and established industry practices for sustainable building and site design should be applied to achieve sustainable objectives for development within Starfield. The following represents a suggested option list of sustainable design strategies which all Proponents may use to help enable them to incorporate as many best practice building and site design principles as possible. It is ultimately the responsibility of each Proponent to determine to what degree these strategies are implemented, but unquestionably, there are many market-driven reasons to make each development as aligned as possible with the objectives of the items listed below in order for that project to be deemed 'sustainable development'.

#### **1. Sustainable Sites**

1.01 Develop through proper selection and provision of amenities sustainable site amenities which encourage or provide:

- (a) alternative transportation amenities such as bicycle storage and changing rooms, fuel efficient vehicle parking;
- (b) protection of existing natural areas, or restoration of damaged areas to provide habitat and promote biodiversity;
- (c) maximize open space to promote biodiversity;
- (d) reduce heat islands through considered Lot and building coverage materials;
- (e) minimize light pollution and trespass; and
- (f) increase tree ratios around paved areas to increase site shading.

#### **1. Water Efficiencies**

2.01 Increase water efficiencies through to reduce impact on municipal water supply:

- (a) rainwater harvesting technologies, which are encouraged to eliminate use of potable water for landscaping requirements;
- (b) provide alternate storm water management strategies, which recharge ground water and supplement on-site irrigation;
- (c) incorporation of low impact development; and
- (d) provide dual flush and / or low flow toilets and fixtures; provide waterless urinals.

#### **2. Energy Efficiency**

3.01 Maximizing energy efficiency and the use of passive heating and cooling technologies will be encouraged:

- (a) provide climatically effective horizontal sun-shading devices on south elevations;
- (b) provide operable windows for natural cross ventilation;
- (c) provide landscaping or vertical sun shading devices to screen west elevation to reduce excessive heat gain;
- (d) provide "white" (high albedo) membrane material for flat roofs to reduce "heat island effect";
- (e) provide a heat recovery mechanism on exhaust air;
- (f) improve the quality and performance of the building envelope and incorporate higher value walls and roofs;
- (g) provide spectrally selective glazing in thermally broken frames; and
- (h) provide daylight and views into the regularly occupied areas of the building.

### **3. Renewable Energy and Materials**

4.01 Renewable and low embodied energy materials are strongly encouraged. Contracts for energy from renewable energy are encouraged.

### **4. Indoor Environment**

5.01 For better indoor air quality, use non-toxic materials. The health of occupants should be of primary consideration when selecting interior materials and finishes. Daylighting to all work areas should be provided - including low occupancy warehouses and workshops:

- (a) enhance indoor air quality in buildings to improve the comfort and well-being of the occupants;
- (b) increase air ventilation to improve indoor air quality; and
- (c) reduce indoor air contaminants that are harmful to the comfort of the occupants.

### **5. Resource Conservation**

6.01 Consider the use of materials and strive for methods to reduce material use:

- (a) divert construction and demolition debris from disposal in landfills and incineration facilities;
- (b) minimize construction dust, construction waste, and to re-use construction materials;
- (c) incorporate recycled materials into construction such as fly ash in concrete, gypsum board, carpet using recycled materials, misc. steel, insulation, aluminum panels, roofing components etc.;
- (d) develop a construction waste management plan that includes measures to control soil erosion during construction is desirable;
- (e) incorporate the storage and collection of recyclables within the development; and
- (f) develop a recycling plan for the site.

### **6. Landscape Maintenance**

7.01 Provide and implement a landscape maintenance program without pesticides or herbicides.

### **7. Energy Efficient Lighting**

8.01 Energy efficient light fixtures should be used for lighting all work areas. Occupancy sensors, or programmed light usage management should be incorporated. In general, low general illumination levels both indoors and outdoors should be implemented on site.