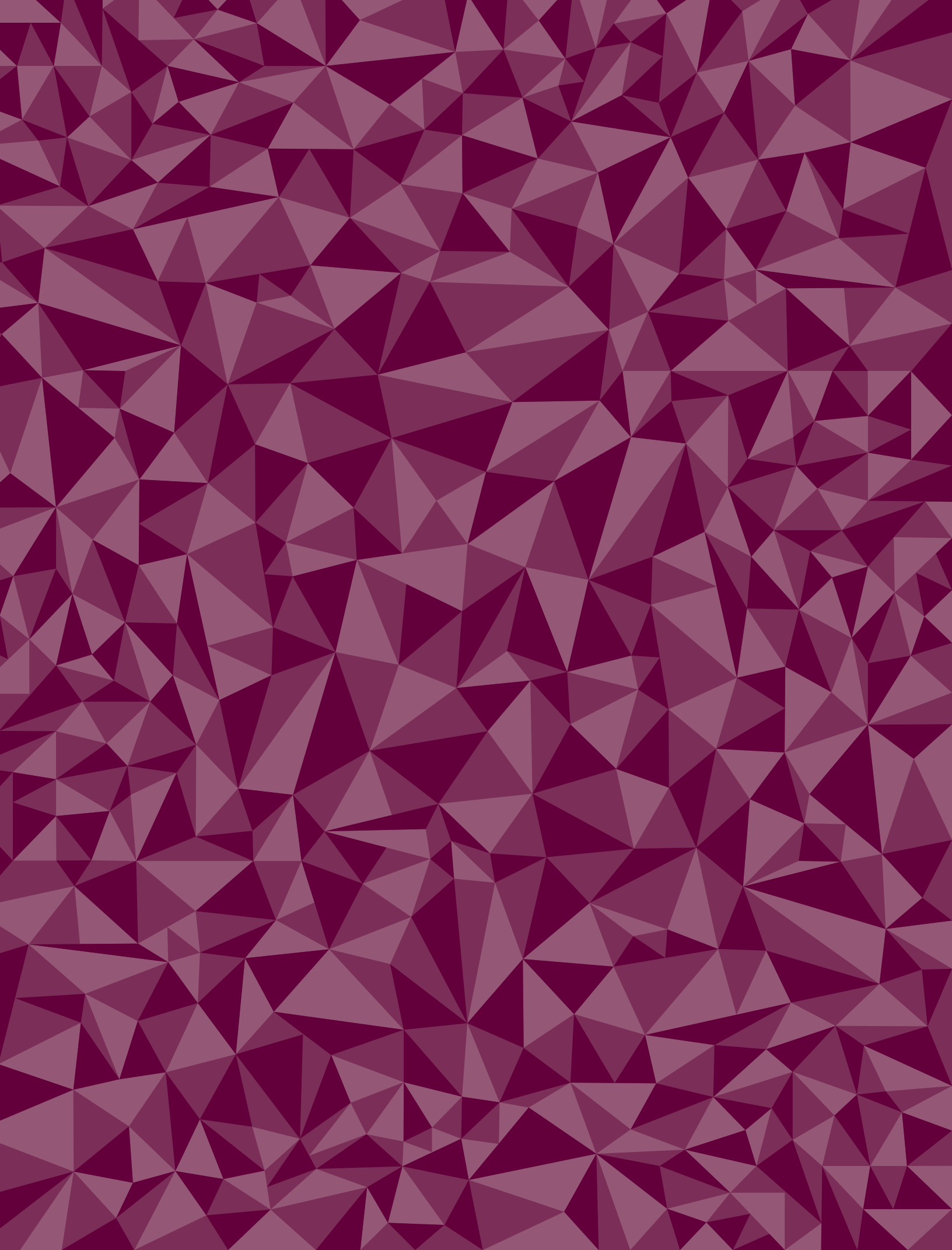


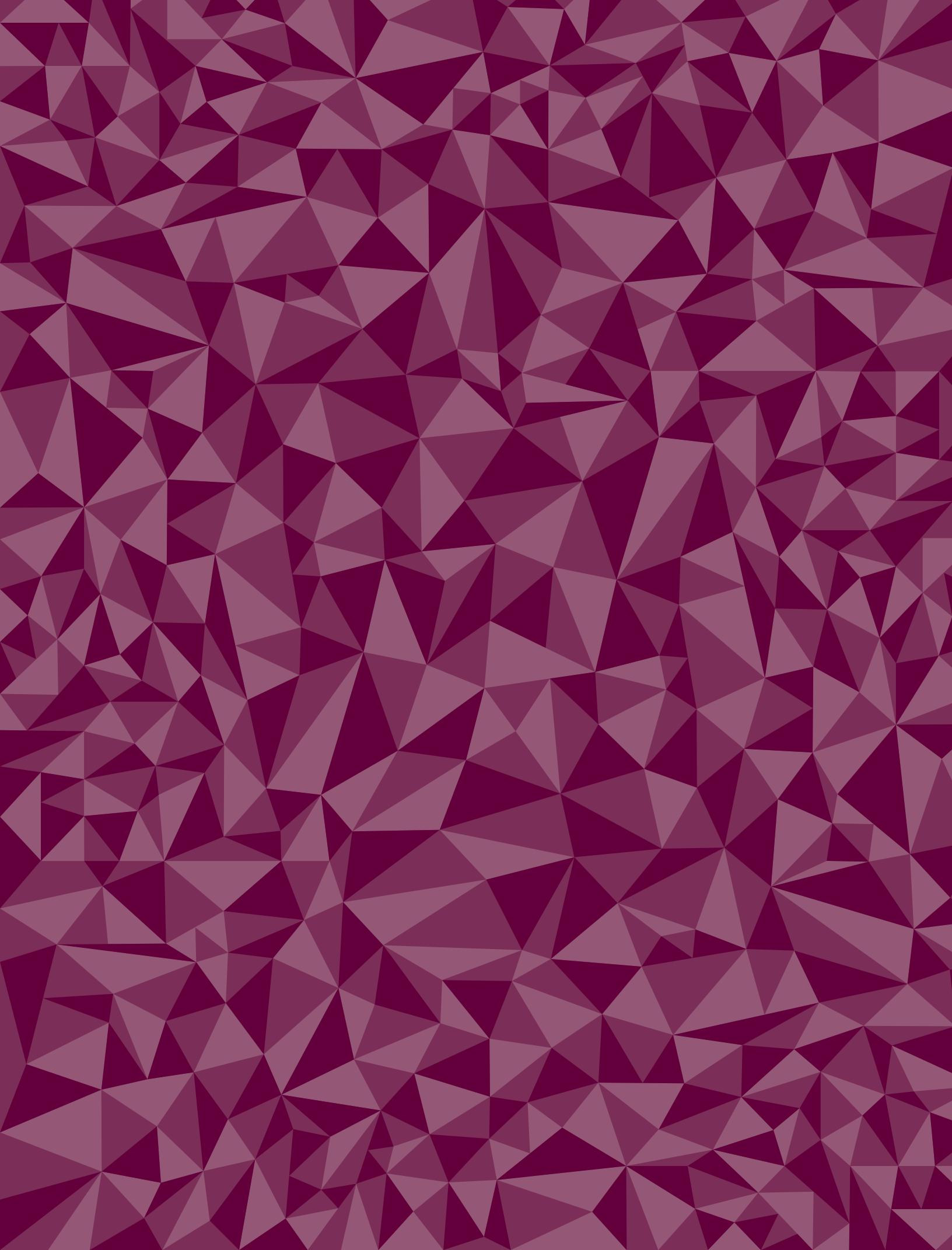


CORNERSTONE

POINT | PARK | GATE | VIEW | RIDGE

03 VERSION #	PROOF THIS IS NOT A FINAL (APPROVED) DOCUMENT	Date: (YY/MM/DD)	This document is for review purposes only. Upon circulation and review by the appropriate departments, and approval by management as FINAL , a print or web-ready file will be created and distributed by Walton Marketing.
		15/11/03	







- 1.1 Site Guidelines | 1.2 Setbacks | 1.3 Parking & Loading |
- 1.4 Garbage Enclosures & Recycling Facilities | 1.5 Signage |
- 1.6 Landscaping | 1.7 Fencing & Screening | 1.8 Site Lighting |
- 1.9 Building Design Elements | 1.10 Architectural Approval Process

4 COMMERCIAL DESIGN GUIDELINES



- 2.1 Site Guidelines | 2.2 Setbacks |
- 2.3 Landscaping | 2.4 Parking &
- Loading | 2.5 Fencing & Screening |
- 2.6 Garbage Enclosures & Recycling Facilities
- | 2.7 Site Lighting | 2.8 Building Design
- Elements | 2.9 Architectural Approval Process

10 MULTI-FAMILY DESIGN REQUIREMENTS





1 COMMERCIAL DESIGN GUIDELINES



The design guidelines encourage the creation of a comprehensive commercial development that will become a signature statement to the quality of the Cornerstone community. Creating a Modern Style development that is conducive to a commercial environment and successfully incorporates the branding and signage of the commercial tenants into the architectural style will be imperative. Solicitous relationships with adjacent properties and in particular, residential areas, is essential to the design of commercial areas in Cornerstone.

The overall design of a commercial site is a vital element in ensuring that residents will feel connected to and included in their neighbourhood. The following items are to be included in the design of each commercial site:

- All sites will support the development of a walkable, “green” and vibrant community. The emphasis will be placed on pedestrians and cyclists and access to all commercial sites is to address this.
- All sites will include integrally designed gathering areas that create interest and promote socializing.
- All sites will include extensive landscaping that promotes a dedication to a green environment, not as a backdrop to everyday life but as a fully integrated component in the lives of the residents.
- All sites are to be designed to ensure they are environmentally responsible.

Overall guidelines to consider are:

- Building placement;
- The environment and connectivity to the remainder of the community;

- A varied façade that has continuity yet provides recognition to the various tenants;
- Suitable signage space of varied sizes and locations to accommodate the different “LOGO” signs;
- Interesting and unique or varied entrances to the different commercial retail units;
- Accommodating pedestrian access to all areas of the site and to adjacent sites;
- Special branding features appropriately incorporated into the architecture of the building;
- Patio spaces in appropriate locations;
- Utilization of advantageous street frontage (i.e. live / work units);
- The scale of all buildings to be compatible with adjacent developments;
- Roof parapets—return all to a minimum of 1/3 the length of the parapet;
- Rooftop mechanical equipment—all to be fully screened from view; and
- Setbacks.

1.1 SITE GUIDELINES

The intent of the site guidelines is to encourage open space development that is beneficial to both the site development and the surrounding community. Key concerns will be:

- Overall building placement.
- Utilization of advantageous street frontage (i.e. live / work units, restaurant patios, gathering spaces).
- Pedestrian and vehicular environments and connectivity.
- Relationships with adjacent properties.
- Addressing amenity features.
- Landscaping.

1.2 SETBACKS

The basic setback requirements will follow those established by The City of Calgary Land Use Bylaw.

- Areas that will benefit from increased openness will require greater setback and will be reviewed on an individual basis.

Commercial sites are required to submit a master plan for approval early in the design stage. The submission is to include a site layout indicating building locations, setbacks, roadways, parking, and amenity features in order to identify any such areas and other points of concern.



1.3 PARKING & LOADING

Parking requirements will meet all City of Calgary Land Use Bylaw requirements.

- All parking areas are to be as unobtrusive as possible to both the site development and adjacent developments.
- The provision of landscaped screening of all parking areas is required. Parking areas are required to have landscaped islands where parking rows terminate.
- All parking areas are to be fully paved with asphalt, complete with setback concrete curbs and gutters.

1.4 GARBAGE ENCLOSURES & RECYCLING FACILITIES

Garbage enclosures and recycling facilities are to be provided as required on all sites and are to be located in unobtrusive locations.

- Enclosures are to be designed to suit the architectural style of the development and are to be enhanced with upgraded materials if necessary.

1.5 SIGNAGE

All sites will be permitted both freestanding and building signage relative to the type and size of the site being developed and in accordance with The City of Calgary Land Use Bylaw Sign Regulations. All signage must be reviewed and approved with the architectural review submissions.

1.5.1 Free Standing Signs

Signs are to have design features that reflect the character of the principal buildings on the site or incorporate community amenity feature characteristics:

- Illuminated signage will be limited in areas adjacent to residential developments. Front lit or very subtle illumination may be permitted in these areas.
- Rotating, flashing and animated signs will not be permitted on any sites.

1.5.2 Building Signage

Building signage is to be well incorporated into the building architecture and consistent throughout the development.

- Locations of illuminated building signage will be limited in close proximity to residential areas.

1.6 LANDSCAPING

A landscape plan is required for all of the commercial sites in Cornerstone. Landscaping requirements will consider at least the following guidelines:

- All areas of the site not covered by buildings, parking areas and vehicular movement areas are to be fully landscaped.
- Soft landscaping is to be provided adjacent to the property line over the full length of the site.
- Landscaping designs are to include amenity features (benches, playgrounds, decorative items etc.) that enhance the quality of the site environment.
- Trees should be planted in groups whenever possible and existing trees are to be retained whenever possible.
- Large deciduous trees are to exceed 85 mm caliper and small deciduous trees are to exceed 50 mm caliper. Large coniferous trees are to be greater than 3 M in height and small coniferous trees are to be greater than 2 M in height.
- At least 75% of all trees are to be large size and at least 33% of all trees are to be coniferous trees.
- Shrubs are to be planted in groups so as to create a feature or visual prominence. All shrubs are to have a height or spread of at least 600 mm at the time of planting.

- All areas designated as grass are to be sodded.
- All landscaped areas are to be equipped with underground sprinkler systems.
- Pathway systems are to be integrated with pathways on adjacent sites to create continuous pedestrian movement.
- Landscaping that is used to screen parking, driveways or otherwise unattractive areas is to be effective on a year round basis.
- All retaining wall locations are to be identified and design is to be submitted for approval prior.

1.7 FENCING & SCREENING

Fencing may be permitted and recommended on commercial sites when required to screen unattractive areas such as loading docks or back entrances.

Guideline recommendations are as follows:

- The materials and colours used for all fencing and screenings are to match either the site buildings or the community amenity features.

1.8 SITE LIGHTING

Commercial developments that have additional lighting requirements are required to use low-key downlights in a style that is representative of the style of the buildings exteriors.

1.9 BUILDING DESIGN ELEMENTS

1.9.1 General Design

The commercial developments in Cornerstone are expected to exude a modern, vibrant personality. Creativity leads to excellence and the commercial developments throughout Cornerstone will lead in creativeness.





1.9.2 Exterior Details & Features

These modern designs will include strong linear elements highlighting bold horizontal or vertical features. Beams, posts, cutouts, large windows, staircases, fireplaces, rooflines and other structural elements all assist in creating a linear-inspired exterior. Buildings may have multiple rooflines at different levels, showing off the complexity of the overall design and the uncommon silhouette of the structure. Elongated rooflines with interesting overhangs or unusual linear elements are mixed to create a more unique statement.

Some of the components expected on the buildings will be:

- Welcoming entrance features
- Non-traditional rooflines
- Expanses of glass
- Unique design elements
- Integrated signage treatments
- Unusual exterior materials
- Interesting colour palettes
- Indoor / outdoor spaces

Designers are encouraged to pursue unique and creative solutions to express the visionary design quest that is foreseen for Cornerstone.

1.10 ARCHITECTURAL APPROVAL PROCESS

1.10.1 Approval Process

All applicants are required to submit their proposed developments for approval. To ensure that all proposals will be reviewed in a timely and thorough manner, applicants are required to submit complete information at each stage of the approval process. The following criterion outlines the submission requirements of each of the stages.

Concept Review

All applicants are required to submit concept plans to show their site development in relationship with all adjacent sites and provide a general overview of the proposed project. All concept plans must be reviewed and approved before preliminary design drawings are submitted for approval. All concept plan submissions shall include the following:

- Approval submission form
- Overall site plan showing site in question with all building outlines, adjacent site outlines and any available adjacent building outlines
- All vehicular and pedestrian circulation on site and tie-ins to adjacent sites
- All parking, loading, storage spaces and garbage locations
- All descriptions and illustrations necessary to describe the architectural character if available
- Conceptual landscaping plan
- Proposed phasing plan if applicable
- All plans should indicate phasing or staging and should pay particular attention to design relationships with adjacent properties and streets

Preliminary Review

All applicants are required to submit preliminary design drawings that fully reflect the architectural concept of the project. The preliminary design drawings must be reviewed and approved prior to the commencement of final architectural drawings. This submission is to include:

- Approval submission form
- Site plan with all buildings and structures correctly placed and all setbacks fully dimensioned
- Building floor plans including unit size and area information
- Elevations of all buildings properly indicating all material information
- Proposed colour scheme for all buildings

Preliminary approval will only be completed when all information is received.

Final Design / Development Permit Drawings

All applicants are required to submit final design drawings prior to the application for Development Permit with The City of Calgary. Application for development approval to The City of Calgary must include a letter from the Developer indicating their approval of the project. The Development Permit drawings and information may be used to make the final approval submission. The final approval submission is to include at least the following:

- All statistical information relative to the project
- All plans including a site plan, phasing plan, landscaping and building plans
- Finished grading plan
- All sections and elevations of the building(s) and site structures
- All details relating to building and site signage
- All information regarding site fixtures (i.e. lighting, benches etc.)
- Complete materials and colour sample boards
- Preliminary specifications
- All applicable drawings including the relationship of adjacent properties and public streets

Upon receipt of the final drawing approval, the applicant may proceed with the Development Permit application.

Final Architectural Drawings

The applicant is to inform the architectural consultant of any changes or conditions required by The City of Calgary on the Development Permit for the site prior to completing the final architectural drawings.

All final architectural drawings are to conform to the approved Development Permit drawings. A complete set of the final architectural drawings is to be submitted to the consultant as soon as they are available.



2 MULTI-FAMILY DESIGN REQUIREMENTS



The multi-family sites located throughout Cornerstone will provide the opportunity for a great assortment of housing types that will meet the needs of a broad market base. Multi-family projects are to be designed as an integral part of the overall community while incorporating unique features that will stimulate the environment of the community. The progressive nature of the community of Cornerstone is to be well defined by the architecture of the multi-family projects. Modern styling of the various architectural styles promoted in each neighbourhood featuring strong lines and bold detailing will dominate the exterior design of all multi-family projects.

2.1 SITE GUIDELINES

The intent of the site guidelines is to encourage open space development that is beneficial to both the site development and the surrounding community. Key concerns will be:

- Overall building placement
- Utilization of advantageous street frontage (i.e. live / work units)
- Pedestrian and vehicular environments and connectivity
- Relationships with adjacent properties
- Addressing amenity features

2.2 SETBACKS

The basic setback requirements will follow those established by The City of Calgary Land Use Bylaw. Areas that will benefit from increased openness will require greater setback and will be reviewed on an individual basis. All multi-family sites are required to submit a master plan for approval early in the design stage. The submission is to include a site layout indicating building locations, setbacks, roadways, parking, amenity features etc. in order to identify any such areas and other points of concern.

2.3 LANDSCAPING

A comprehensive landscape plan is required for all of the sites in Cornerstone. Landscaping requirements will consider at least the following guidelines:

- All areas of the site not covered by buildings, parking areas and vehicular movement areas are to be fully landscaped.
- Soft landscaping is to be provided adjacent to the property line over the full length of the site.
- Landscaping designs are to include amenity features (benches, playgrounds, decorative, items etc.) that enhance the quality of the site environment.
- Trees should be planted in groups whenever possible and existing trees are to be retained whenever possible.
- Large deciduous trees are to exceed 85 mm caliper and small deciduous trees are to exceed 50 mm caliper. Large coniferous trees are to be greater than 3 M in height and small coniferous trees are to be greater than 2 M in height.
- At least 75% of all trees are to be large size and at least 33% of all trees are to be coniferous trees.
- Shrubs are to be planted in groups so as to create a feature or visual prominence. All shrubs are to have a height or spread of at least 600 mm at the time of planting.
- All areas designated as grass are to be sodded.
- All landscaped areas are to be equipped with underground sprinkler systems.
- Pathway systems are to be integrated with pathways on adjacent sites to create continuous pedestrian movement.
- Landscaping that is used to screen parking, driveways or otherwise unattractive areas is to be effective on a year round basis.
- All retaining wall locations are to be identified and the design to be submitted for review.

2.4 PARKING & LOADING

Parking requirements will meet all City of Calgary Land Use Bylaw requirements.

- All parking areas are to be as unobtrusive as possible to both the site development and adjacent developments.
- The provision of landscaped screening of all parking areas is required. Parking areas are required to have landscaped islands where parking rows terminate.
- All parking areas are to be fully paved with asphalt complete with setback concrete curbs and gutters.

2.5 FENCING & SCREENING

To better integrate multi-family sites within the community, overall site fencing is discouraged. Appropriate screen fencing may be permitted where required for privacy, screening or enhancement of site features.

Guideline recommendations are as follows:

- The materials and colours used for all fencing and screening are to match either the site buildings or the community amenity features.
- Any chain link fencing approved for use on any site must be completely black vinyl covered chain link.
- All roof top mechanical units are to be completely screened in a manner that relates to the architectural style of the building and shall be sufficiently screened from adjacent residential development.

- All perimeter yards adjacent to residential areas shall be visually screened to a minimum height of 1.8 M (6') by either fencing or berming and landscaping or a combination of the two.

2.6 GARBAGE ENCLOSURES & RECYCLING FACILITIES

Garbage enclosures and recycling facilities are to be provided as required by The City of Calgary on all sites and are to be located in unobtrusive locations. Enclosures are to be designed to suit the architectural style of the development and are to be enhanced with upgraded materials if necessary.

2.7 SITE LIGHTING

The site lighting throughout all developments is to be of an appropriate design that suits the standard that is typical to the parks and recreational developments in the area. All lighting fixtures are to be downlights and directed in a manner that is respectful to all adjacent residential development.





2.8 BUILDING DESIGN ELEMENTS

2.8.1 General Design

The exterior design of all multi-family projects in Cornerstone will incorporate appropriate rooflines, entry treatments, window treatments and decorative features to fully emphasize a modernized architectural style. Exterior designs are to fully address all façades of the buildings to provide interesting and inviting streetscapes.

2.8.2 Exterior Details / Features

Throughout Cornerstone, the exteriors of all commercial and multi-family buildings will express strong, progressive modernized exteriors. These modernized architectural styles will include strong linear elements highlighting bold horizontal or vertical features. Beams, posts, cutouts, large windows, staircases, fireplaces, rooflines and other structural elements all assist in creating a linear-inspired exterior. Buildings may have multiple rooflines at different levels, showing off the complexity of the overall design and the uncommon silhouette of the structure. Elongated rooflines with interesting overhangs or unusual linear elements are mixed to create a more unique statement.

The exterior designs of all the multi-family projects in Cornerstone are to possess strong modern architectural influences that may include but are not limited to:

- Flat rooflines
- Angular forms
- Clean lines
- Large glass expanses
- Unusual massing
- Unconventional materials

Designers are encouraged to pursue unique and creative solutions to express the visionary design quest that is foreseen for Cornerstone.

2.9 ARCHITECTURAL APPROVAL PROCESS

2.9.1 Approval Process

All applicants are required to submit their proposed developments for approval. To ensure that all proposals will be reviewed in a timely and thorough manner, applicants are required to submit complete information at each stage of the approval process. The following criterion outlines the submission requirements of each of the stages.

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- Proposed phasing plan if applicable

All plans should indicate phasing or staging and should pay particular attention to design relationships with adjacent properties and streets.

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- All details relating to building and site signage
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