

Schedule "A"

Development Standards and Design Guidelines

Anders East Developments Ltd.

CLEARVIEW MARKET SQUARE



Clearview Market Square Development Standards and Design Guidelines - 2010

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I. DESIGN GUIDELINES

2.1 Purpose

The following document outlines the Clearview Market Square Design Guidelines for Clearview Market Square in Red Deer. Clearview Market contains a mix of residential, commercial, retail, and business development. These guidelines are an integral component of the land use district for Clearview Market Square and are intended to provide the appropriate criteria for design and construction, adding consistent application of design integrity to the Centre. The guidelines are in no way intended to limit either design creativity or the functionality of the premises for their approved purposes.

The major design considerations of these guidelines are to:

- create an attractive environment characterized by quality in architectural design, selection of materials and colours, site layout and landscaping;
- ensure landscape design is integral to the overall site plan and provides consistency throughout the Centre including streetscape, parking areas and appropriate concealment of all service areas;
- ensure signage design is standardized to promote the Centre as one entity, to compliment the pedestrian-oriented environment. However, corporate identity/logos and suitable individual signs will be considered for buildings;
- create an attractive pedestrian-oriented environment characterized by quality in architectural design, site planning and landscaping
- protect the Owners and/or Occupants of parcels within the Centre against improper and undesirable use of other building sites in Clearview Market Square, and to foster high quality Improvements;
- ensure all Improvements within the Centre are complimentary to existing and proposed adjacent land uses and Improvements;
- create an attractive Main Street feel by the use of hard and soft landscaping, the incorporation of street front parking, small storefront elevations and pedestrian-friendly public spaces; and
- ensure that the site planning of the Centre is in general compliance with the Master Site Plan (attached hereto as appendix "A")



These guidelines in no way limit the legal liability of the purchaser/applicant from compliance with the Alberta Building Standards, the City of Red Deer Land Use Bylaw and any other statutory requirements or regulations.

Furthermore, the Development Standards and Design Guidelines are meant to establish a framework around which individual landowners, builders, and/or architectural consultants can implement individual designs. This document is to serve as a guide to the design approval and the

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individual Owner / Occupant to effectively coordinate the visual and physical aspects of any new Improvement.

II. GUIDELINE PROCEDURES

2.2 General

The community of Clearview was developed to create a true Mixed Use community with a high quality business and living environment, which will provide long-term benefits and retain property value for the commercial/retail users and the community at large.

It should be noted that the Developer is acting solely as the Approving Authority of Clearview Market and in no capacity as the Approving Authority for the City of Red Deer.

It is the intention of the Approving Authority to control and enhance development of Clearview Market Square by means of the restrictions and conditions of the Development Standards and Design Guidelines and to set these forth as the covenants registered against title, which covenants are intended to be common to all of the parcels developed within Clearview Market to enhance and protect the value, market desirability, and aesthetic attractiveness of all of the parcels to their mutual benefit.

No building or other Improvement shall be permitted to fall into disrepair, and each improvement shall at all times be kept in good condition and repair, and adequately finished in accordance with the specifications established

It should be noted from the outset that these guidelines are to be read in conjunction with the City of Red Deer Land Use Bylaw.

III. DEVELOPMENT DESIGN - GENERAL

1. All Improvements shall be planned and designed as an integral part of the existing and/or proposed streetscape and overall Centre. Special attention must be paid to site and building design for properties adjacent to the residential uses.
2. Signage and landscaping are the two principal unifying elements present in the overall Centre. Accordingly, the maintenance of signage requirements and of a landscaped street frontage as continuous elements is an essential requisite of development approval.
3. All buildings on a single site shall be built using compatible architectural styles and exterior finishes unless individual buildings and their immediate surroundings reflect the images of single and separate developments. Exterior materials of an accessory building shall be the same as the principal building on site.
4. The individual entries on multiple tenant buildings shall each be identifiable without detracting from the building's overall appearance.
5. Amenity areas are encouraged in the landscaping to serve as space for active or passive recreation and enjoyment of the building occupants. Exterior amenity areas may include patios, athletic areas, gardens, and walking or jogging surfaces.

IV. COVERAGE, SETBACKS AND HEIGHTS

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1. The overall design intent for the Centre is to ensure that parking is provided as conceptually illustrated on the Master Site Plan.
2. It is the intent that the buildings be placed as close to the street as possible, allowing for a reasonable landscape zone. In the pedestrian-oriented areas (see Master Site Plan) sidewalks should be a minimum 2.5m wide.
3. In addition to the requirements of The City of Red Deer Land Use Bylaw, the following applies:
 - a. Front yards shall be consistent with the approved Master Site Plan. Setbacks from roadways should be designed to incorporate street-related activities and those related to pedestrians, i.e. sidewalk cafes and landscape features.
 - b. Front yards that do incorporate a parking area must have a minimum of 1.5m landscaped zone between the building and parking area or roadway. This 1.5m landscape can be either hard or soft landscaping or a combination.
 - c. The appropriate building coverage, location and use of the site will be a determining factor for design approval and shall be consistent with the Master Site Plan.



V. ON SITE PARKING AND LOADING

In addition to the requirements of The City of Red Deer Land Use Bylaw and the approved Master Site Plan, the following applies:



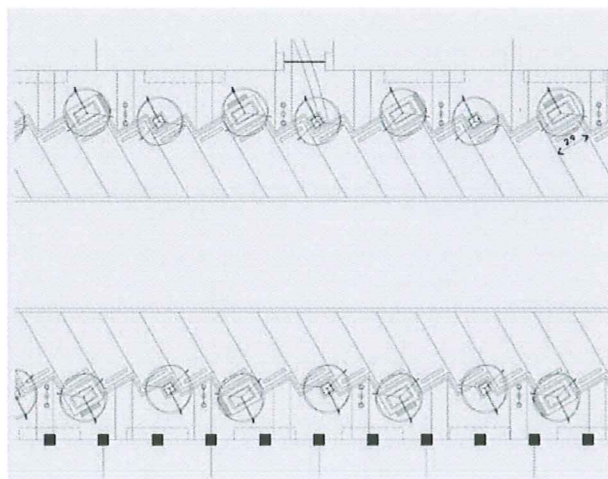
1. All parking, whether for visitors or employees, shall be provided on site. Parking ratios shall be a minimum of 4 stalls per 92 square meters of building floor area. There may be opportunities for shared parking at the discretion of the City of Red Deer.
2. Extended vehicle parking or storage is not allowed in front of the principal building. All vehicles stored for an extended period are to be located at the side or rear of the principal building.
3. Quality directional signs shall be provided at all



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parking and loading facility entrances and exits.

4. Parking lots shall be broken up with strategically placed landscape islands to create a more attractive site and to allow for pedestrian accessibility. Parking layout and design will be reviewed and approved as compared to the Master Site Plan. Short vehical stalls shall be permitted adjacent to landscape islands and shall not comprise more than 15% of the total number of parking stalls.
5. It is required that parking lot planting islands contain an array of landscaping consistent with the Master Landscaping Plan (attached hereto as Appendix "B").
6. Parking lot islands shall be designed and located in such a way that the health of all landscaping associated with them can be maintained for the life of the principle development.



VI. LANDSCAPING

2.3 Intent

Landscaping should be used to define areas such as entrances to buildings and parking areas, define plazas and amenity areas, provide transition between neighbouring properties (buffering) and provide screening for outdoor storage, loading, and equipment areas. Landscaping shall be a major visual element within the overall development. Landscaping, in concert with the signage, is the continuous thread, which ties the Centre together. Landscaping must be in general compliance with the Master Landscape Plan.

In addition to the requirements of The City of Red Deer Land Use Bylaw, the following applies:

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1. All required minimum front yard setbacks shall be landscaped.
2. All areas of the site not otherwise developed, shall be soft landscaped, with naturalized grasses, sod or hydro-seed, tree and shrub beds, or hard landscaped with rock mulch, pavers or other porous pavements, consistent with the Master Landscape Plan
3. Landscape materials shall consist of a variation of native and ornamental plantings consistent with the Master Landscape Plan.
4. Winter appearance must be considered and material species chosen accordingly. Where landscape materials are used to provide screening, the coverage must be retained on a year round basis.
5. The size requirement for trees in manicured planting areas is to comply with the Master Landscaping Plan.
6. Shrubs shall be planted in masses. These groups shall consist of no fewer than five plants of each species used.
7. The owner of the parcel, or their successor or assignees, shall be responsible for the proper maintenance of its landscaping.
8. All landscaping shall be fully irrigated with a below-grade system



VII. FENCING AND SCREENING

In addition to the requirements of The City of Red Deer Land Use Bylaw, the following applies:

1. Any and all external storage areas and garbage areas are to be fenced and screened. Fencing and/or screening materials and styles must be approved by the Approving Authority.
2. All fencing and screening shall be designed and constructed with durable materials and integrated with the design of the building. Berms, or massed trees, shrubs and hedges should be used where appropriate to provide required screening.
3. All screening shall be of sufficient height so as to adequately screen parking, loading, storage areas and garbage areas from the roadway, pathways, outdoor amenity spaces, or adjacent lots.
4. No fencing shall be approved beyond the face of the building unless, it is considered an integral part of the building or outdoor café.

VIII. SIGNAGE

2.4 Intent

The use of signage describing the tenant/owners and their business reinforces the identity of Clearview Market Square while other signage controls prevent unnecessary and unsightly signage from overpowering both individual buildings and their surroundings.

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In addition to the requirements of the City of Red Deer Land Use Bylaw the following applies:

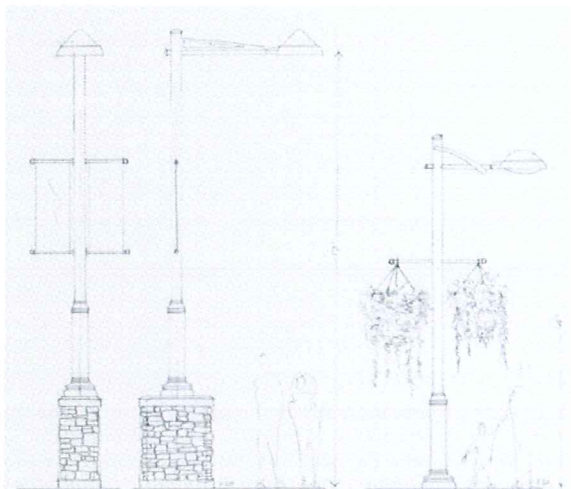
1. Illuminated building signs may be approved provided they do not flash or rotate and there is limited spill of light away from the signage.
2. All signage must be approved and shall conform to the requirements of the City of Red Deer Land Use Bylaw as well as noted below:
 - a. Fascia signs will not be approved if they protrude above the roof level of a building to which they are attached. No external supporting structures such as struts, wires or braces shall be visible.
 - b. No building shall rely on signage alone to distinguish individual entries. Signage shall only be used to identify a specific tenant, acting as a supplement to the entry design.
 - c. Signs affixed to the building may identify, by lettering and/or numbers the name, business and products of the owner(s) or occupant(s) of the premises. Signs may include the registered trademark or symbol if the signage complies with the intent and requirements set out in these guidelines. However, all such signage must be approved by the approving authority and the City of Red Deer.
3. Pylon signs must be consistent in size, design and material to that shown on Appendix "D". Some departure in pylon sign design may be considered provided that design elements and materials remain similar to the Appendix "C" sign. Approval for all pylon signs must be obtained by both the Approving Authority and the City of Red Deer.

IX. OUTSIDE STORAGE

In addition to the requirements of The City of Red Deer Land Use Bylaw, the following applies:

1. All outside storage areas must be located on the side or rear of the principal building.
2. All storage must be related to and be an integral part of the business or industry located on the site.
3. All storage areas must be screened from neighbouring sites and public streets.

The architectural design of the storage areas must be integral with the building design, using the same materials and form.



X. LIGHTING

In addition to the requirements of The City of Red Deer Land Use Bylaw, the following applies:

1. No external building lighting fixtures shall be higher than the closest building parapet height.
2. Lighting should be used to highlight only the area required to receive light. Light spillage, particularly onto adjoining properties or into the sky, must be avoided.
3. Lighting design, which incorporates flood lighting of large areas of the site or building elevations, should be used in moderation.
4. Lighting is not to interfere with traffic safety.
5. All pedestrian/public areas are to be well illuminated. Where appropriate pedestrian scaled lighting should be employed.
6. Parking lot and pedestrian light fixtures MUST match the Centre-standard fixtures (cut sheets supplied by Approving Authority)

XI. BUILDING DESIGN

2.5 Intent

The design guidelines for the Centre seek not to impose a particular architectural theme or style but to promote quality development that will be an asset to the City. Prominent architectural detail should adorn the corners of buildings that are adjacent to prominent intersections and building materials and colours shall be varied to create visual interest in building facades.



1. All colors, materials and finishes are to be coordinated on all exterior elevations of the buildings to achieve total continuity of design.
2. All buildings shall be faced with materials, which exhibit a durable permanent quality appearance. Materials should not stain easily, either due to atmospheric conditions or when used in combination with other materials. Materials should be of a low maintenance type

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retaining a consistent clean appearance. Good quality materials include but are not limited to: Glass, Masonry (Brick, Split-face Block, or Stone), Hardy Plank Siding, Metal Composite Panels, and Acrylic Stucco.

3. Buildings shall have architectural features and patterns that are visually interesting, that reduce massive aesthetic affects, and recognize local character.
4. Colors proposed will be a major consideration of design approval. All color schemes must be submitted for approval and shall include samples of all finishes.
5. If sloped roofs are used, they must be finished with architectural shingles or concrete tiles in the slate profile.
6. Plain concrete elevations and/or standard grey, smooth-face concrete block will not be allowed on any street frontage or flankage.
7. All rooftop mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it with the building roof so that it is not seen from ground level. Such equipment shall be painted or pre-finished consistent with the colour scheme of the building.
8. Any mechanical equipment (i.e. dust collection system) that sits outside of the building must be located at the back or side of the building.
9. Gutters and downspouts shall match the colour of the surface to which they are attached.
10. Vents, louvers, flashing, tanks, stacks, overhead doors, and rolling and service doors are to be painted consistent with the colour scheme approved for the building.
11. Transformers, storage tanks and other outdoor mechanical systems or equipment, and other items of poor visual quality are to be screened by the use of masonry walls in approved finish or mature and dense landscaping materials.
12. At secondary intersections architectural detail to be accomplished with enhanced landscaping.



XII. PATHS AND WALKWAYS

2.6 Intent

Pathways and sidewalks will be placed throughout the Centre. Pathways and sidewalks will provide unique opportunities throughout Clearview Market Square.

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1. Lighting of footpaths and walkways should utilize low-level fixtures and provide subdued lighting.
2. On-site pedestrian pathways may connect to the pedestrian walkway system serving the Centre.
3. The Development will incorporate street furniture from Maglin Site Furniture Inc. The benches are model MLB300M in Maglin Bronze and the trash cans are model MLWR250-32 in Maglin Bronze. Owners/Occupants are encouraged to match this street furniture, but other brands and styles will be considered with the approval of Approving Authority.



XIII. APPROVAL PROCESS

2.7 Intent

It is required that all Improvements constructed in Clearview Market receive approval from the Approving Authority. Submission requirements are outlined below. Each submission must contain at least three copies of each drawing as the Approving Authority shall each retain copies of all approved drawings and the applicant shall receive a record of each approved drawing duly stamped and noted.

2.8 Preliminary Design

All applicants shall submit preliminary design drawings that will consist of a site plan and building elevations. The preliminary design must be reviewed and approved before the commencement of final design drawings.

Preliminary plan submissions shall include details of the following:

- site plan showing building outlines,
- vehicular and pedestrian circulation,
- parking,
- loading and storage areas,
- colour illustrations of architectural character,
- preliminary site servicing plan (stormwater design and management plan – installation and maintenance schedule)

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- conceptual landscape plans.

All details should pay particular attention to design relationships with adjacent properties and streets.

2.9 Final Design

All applicants shall submit final design drawings, which include:

- all statistical information relative to the project,
- all plans, sections and elevations,
- a site plan,
- finished grades, drainage and service connections,
- signage details,
- materials and colours including samples, and
- a landscape plan and specifications.

Drawings shall also indicate the relationship of the proposed development to adjacent properties and streets.

2.10 Development Permit Application

Development permit application drawings must be approved by the Approving Authority prior to submission to the City of Red Deer. These drawings shall conform to the approved final design drawings and may be the same submission as the final design submission. All drawings submitted to the City must bear the Approving Authority's approval signed and duly noted. Immediately upon release of a development permit from the City, the applicant shall provide the Approving Authority with one copy of that approval including copies of any attached conditions. The applicant will advise the Approving Authority of any City of Red Deer recommendations for changes to the site or building plans.

APPENDIX "A"

COHOS EVAMY
integrated design

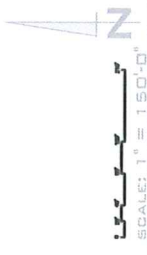
CLEARVIEW MARKET COMMERCIAL DEVELOPMENT	
Gas Bar:	1,500 sf - 4,000 sf
Pads:	1,500 sf - 5,000 sf
Cru's:	5,000 sf - 18,000 sf
Junior Box:	13,000 sf - 30,000 sf
Anchor:	30,000 sf - 50,000 sf



**SITE PLAN PHASE 1
CONCEPT PLAN**

MELCOR
DEVELOPMENT LTD.

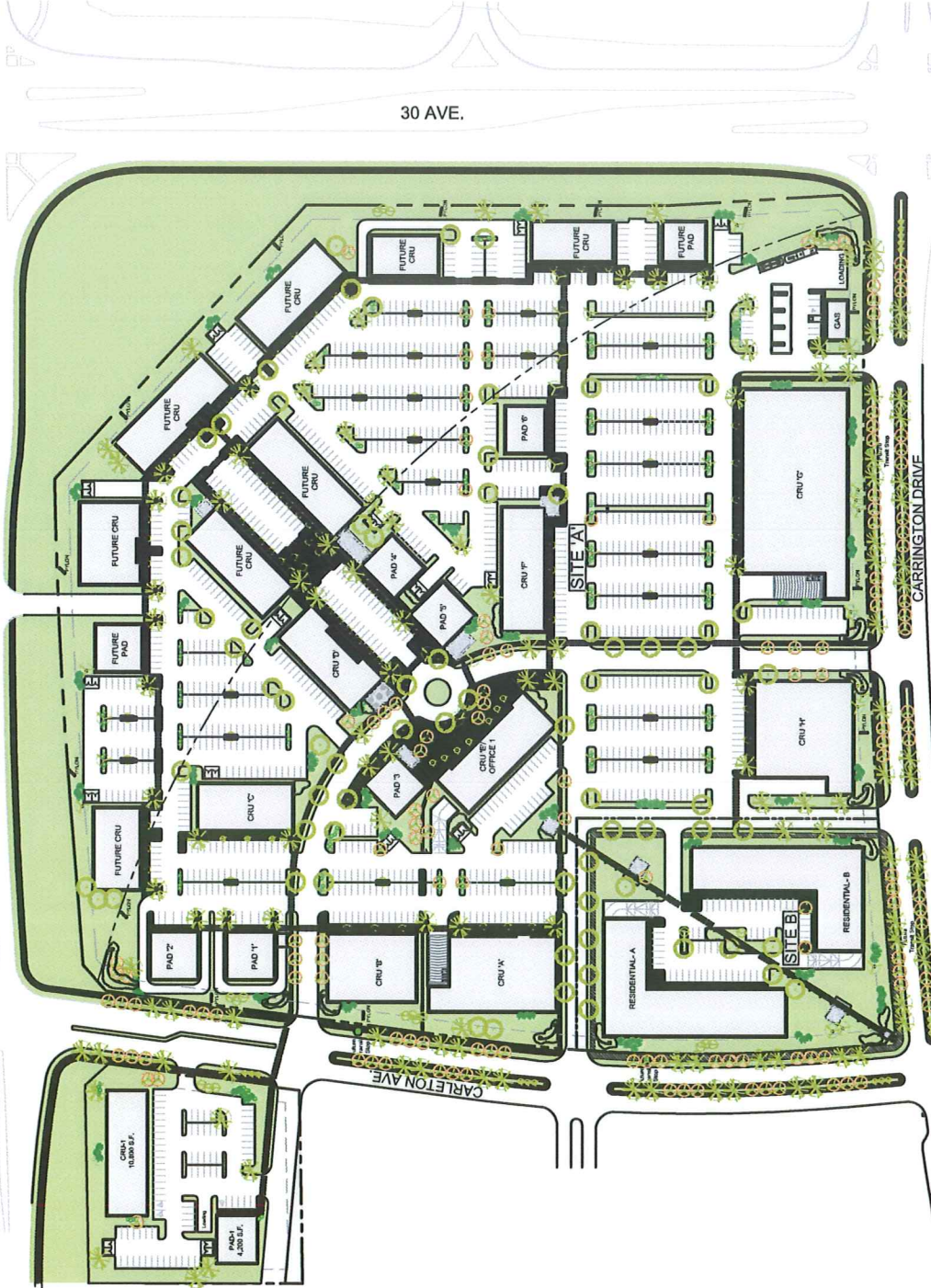
CLEARVIEW MARKET
RED DEER, ALBERTA



CLEARVIEW MARKET COMMERCIAL DEVELOPMENT	
Gas Bar:	1,500 sf - 4,000 sf
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Cru's:	5,000 sf - 18,000 sf
Junior Box:	13,000 sf - 30,000 sf
Anchor:	30,000 sf - 50,000 sf

APPENDIX "A"

67 STREET



30 AVE.

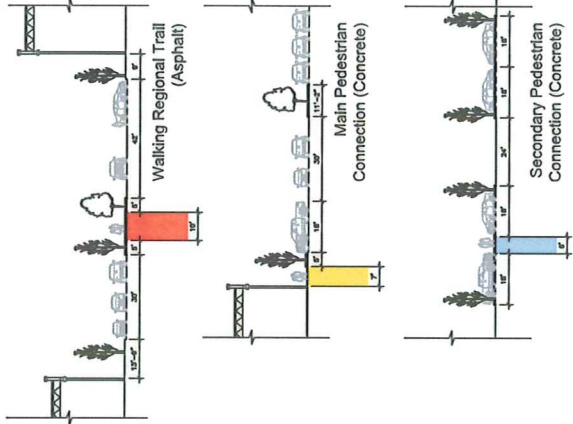
CARRINGTON DRIVE

CARLETON AVE.

OVERALL SITE PLAN
CONCEPT PLAN

APPENDIX "A"

67 STREET



30 AVE.



OVERALL SITE PLAN
CONCEPT PLAN



APPENDIX "B"
67 STREET



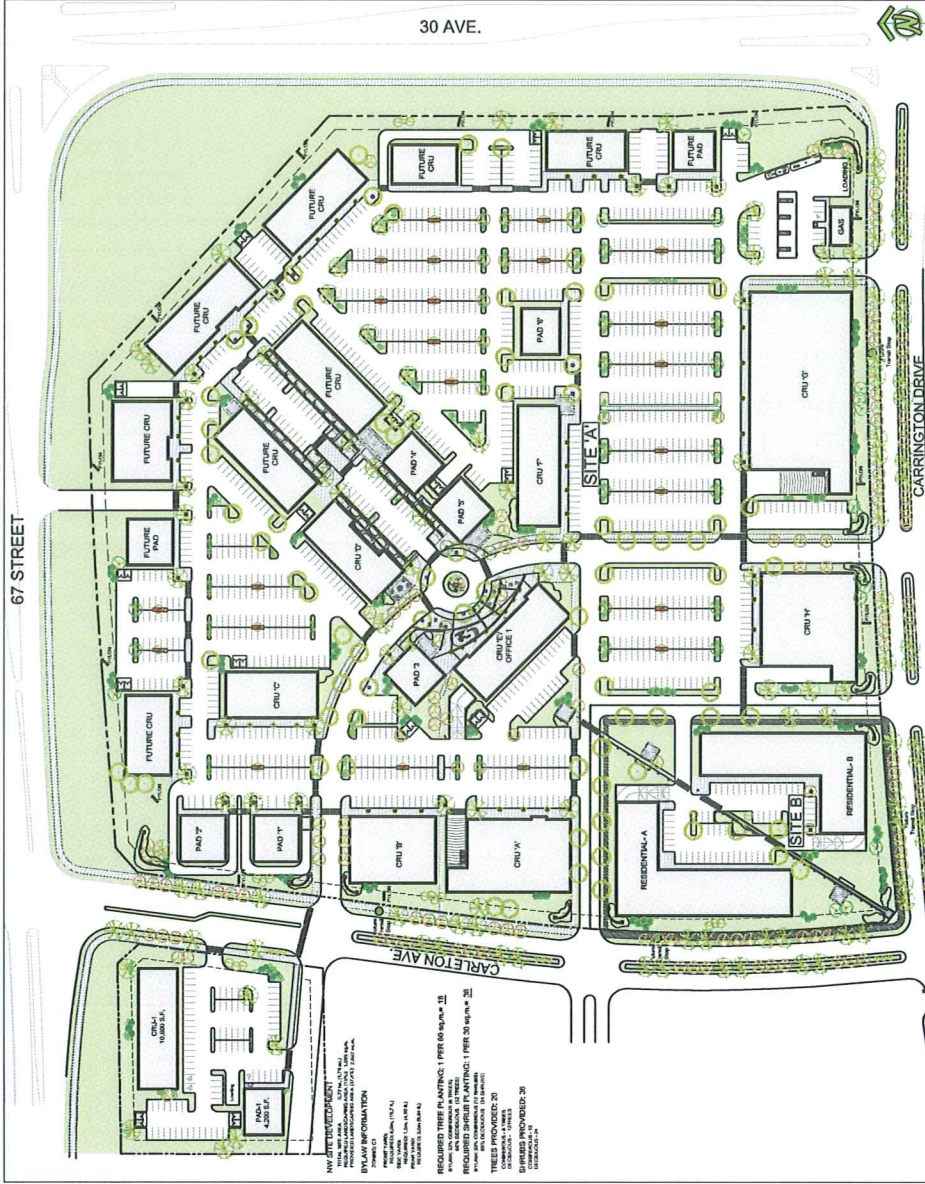
TYPICAL STORE FRONT
SCALE 1:250



MAIN STREET - ENTRY VIEW



PLAZA - OVERALL VIEW



30 AVE.

- CONSTRUCTION NOTES:**
1. ALL LANDSCAPE CONSTRUCTION TO MEET CITY OF RED DEER STANDARDS.
 2. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RED DEER PLANTING SCHEDULE.
 3. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RED DEER PLANTING SCHEDULE.
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 10. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RED DEER PLANTING SCHEDULE.

- LANDSCAPING LEGEND**
- DECIDUOUS BROAD LEAF TREE - 10'
 - SMALL TREE - 10'
 - SHRUB - 10'
 - PERENNIAL - 10'
 - GRASS - 10'
 - GROUND COVER - 10'
 - ROCK - 10'
 - WATER FEATURE - 10'
 - BIOMECHANICAL - 10'
 - ARTISTIC - 10'
 - SCULPTURE - 10'
 - SEATING - 10'
 - WALKWAY - 10'
 - BIOMECHANICAL - 10'
 - ARTISTIC - 10'
 - SCULPTURE - 10'
 - SEATING - 10'
 - WALKWAY - 10'

- REQUIRED TREE PLANTINGS:**
- 15' IN. DBH MIN. - 1 PER 60 SQ. M. @ 40'
 - 10' IN. DBH MIN. - 1 PER 30 SQ. M. @ 30'
 - 6" IN. DBH MIN. - 1 PER 15 SQ. M. @ 20'
 - 4" IN. DBH MIN. - 1 PER 10 SQ. M. @ 15'
 - 3" IN. DBH MIN. - 1 PER 5 SQ. M. @ 10'
 - 2" IN. DBH MIN. - 1 PER 3 SQ. M. @ 10'
 - 1" IN. DBH MIN. - 1 PER 2 SQ. M. @ 10'
 - 0.5" IN. DBH MIN. - 1 PER 1 SQ. M. @ 10'

- BYLAW INFORMATION**
- RED DEER BYLAW 1000 (2015)
 - RED DEER BYLAW 1001 (2015)
 - RED DEER BYLAW 1002 (2015)
 - RED DEER BYLAW 1003 (2015)
 - RED DEER BYLAW 1004 (2015)
 - RED DEER BYLAW 1005 (2015)
 - RED DEER BYLAW 1006 (2015)
 - RED DEER BYLAW 1007 (2015)
 - RED DEER BYLAW 1008 (2015)
 - RED DEER BYLAW 1009 (2015)
 - RED DEER BYLAW 1010 (2015)

LANDSCAPE PLAN

PROJECT NAME: RED DEER COMMERCIAL DEVELOPMENT PERMIT

SCALE: 1:1000

DATE: AUG 11 - 10

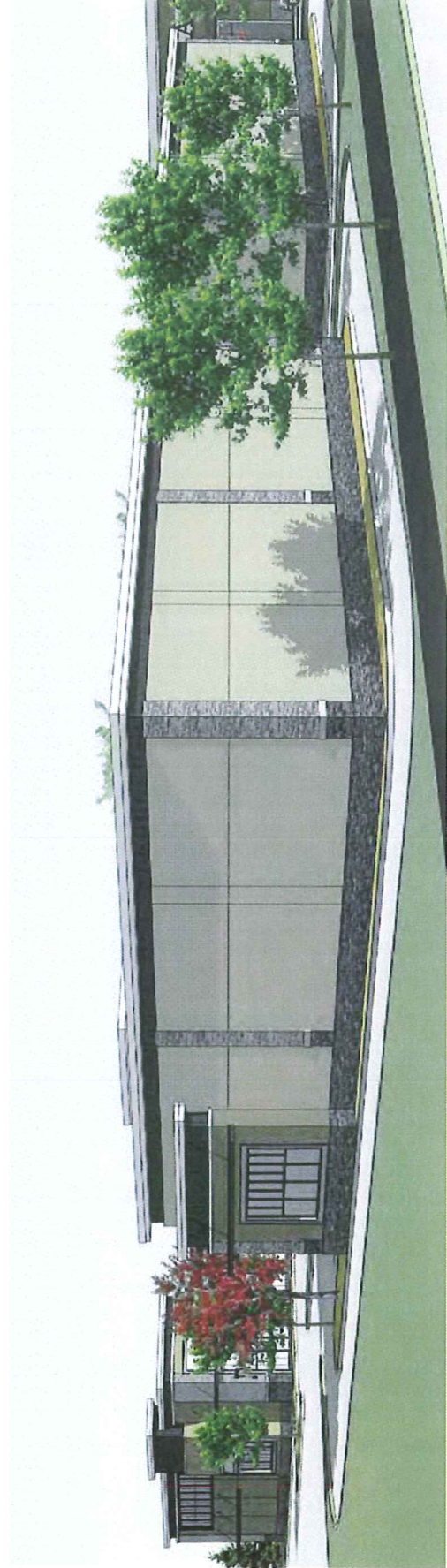
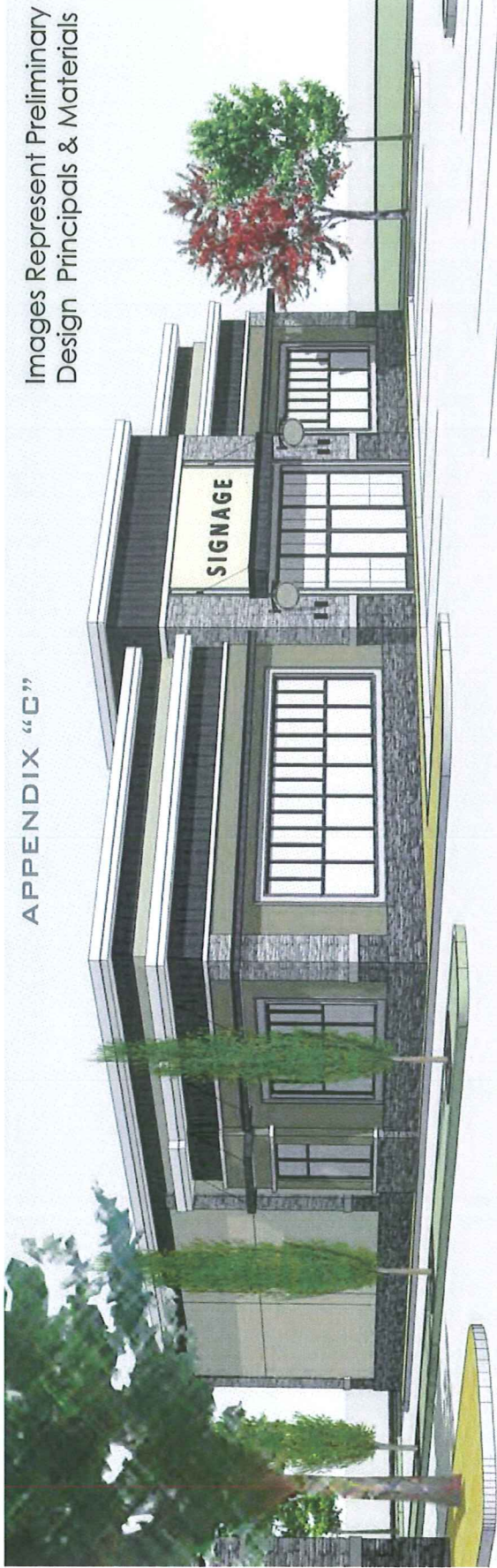
MELCOR DEVELOPMENTS LTD.

COHOS EVAMY
integrated design

L.A. West
Landscape Architecture

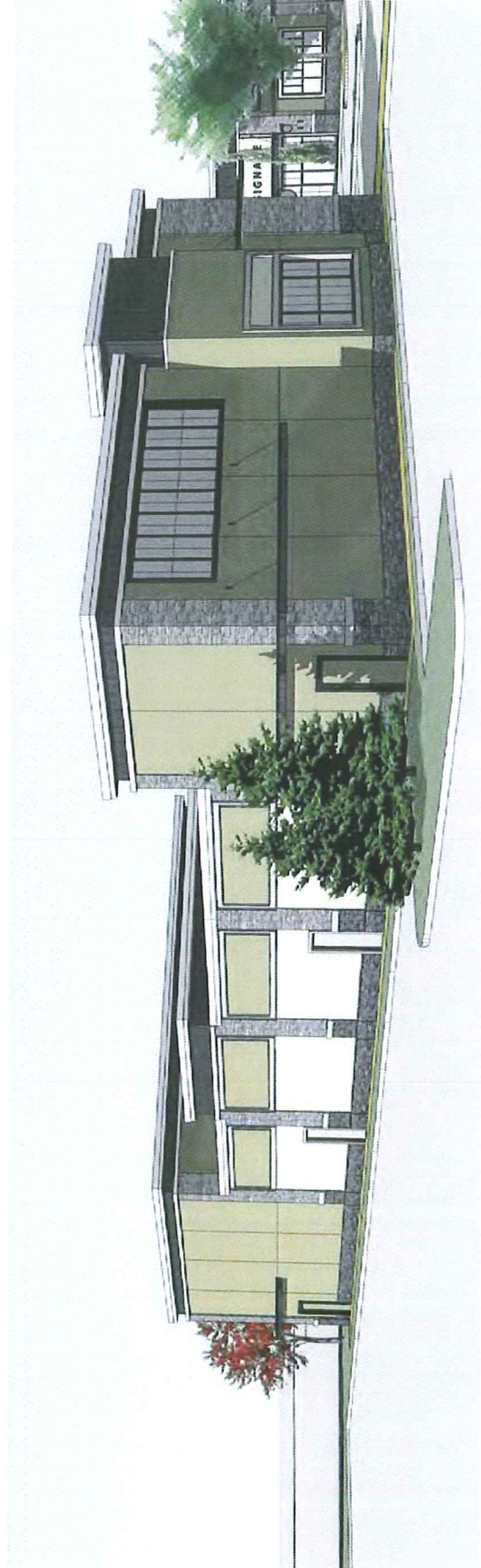
APPENDIX "C"

Images Represent Preliminary
Design Principals & Materials



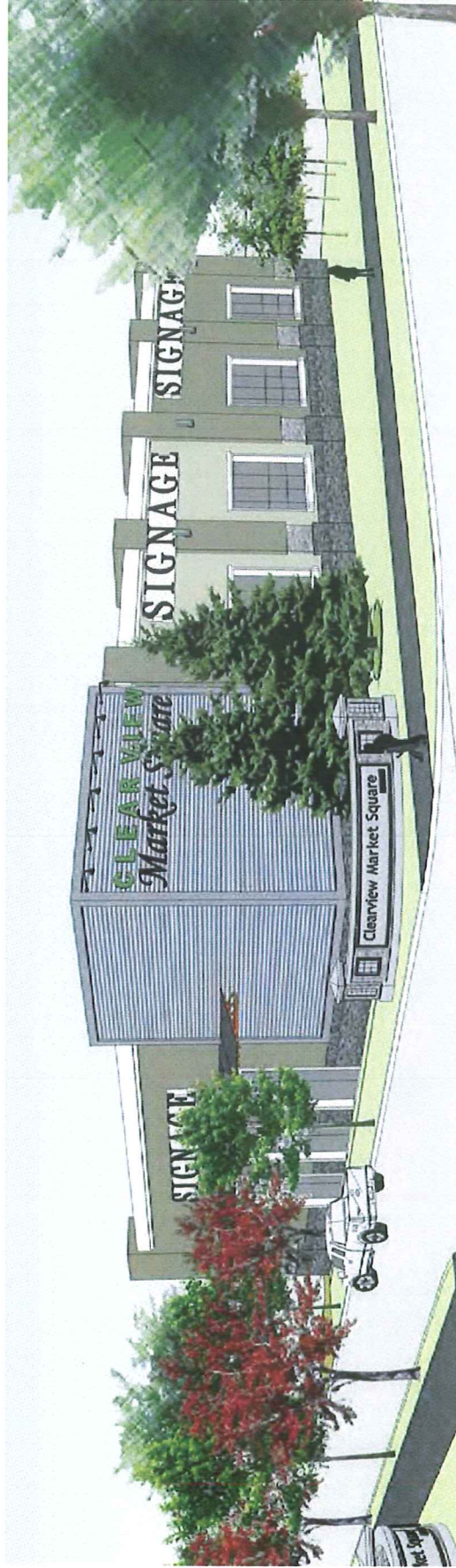
APPENDIX "C"

Images Represent Preliminary
Design Principals & Materials



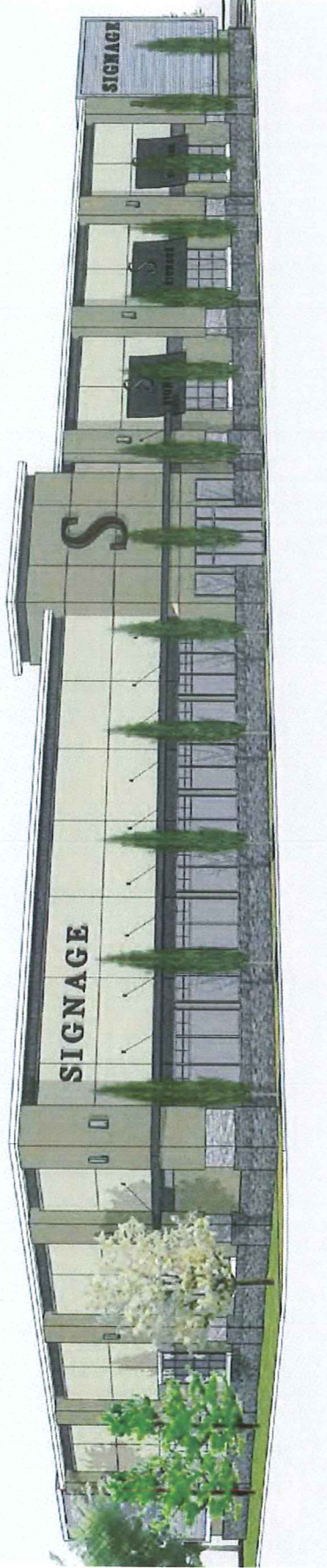
APPENDIX "C"

Images Represent Preliminary
Design Principals & Materials



APPENDIX "C"

Images Represent Preliminary
Design Principals & Materials



CLEARVIEW MARKET
RED DEER, ALBERTA

Images Represent Preliminary
Design Principals & Materials



APPENDIX "D"

CLEARVIEW MARKET
RED DEER, ALBERTA

