

**Schedule 4
Eastside Phase 1 – Lot 2, Block 9, Plan 0913590
Architectural Control Guidelines**

USE

1. (a) The lands shall be used for the construction of a variety of commercial development only.
- (b) Notwithstanding paragraph 1(a), nothing contained therein shall limit or prohibit an owner from applying for and obtaining from the appropriate municipal planning authority a business development permit pursuant to the appropriate municipal bylaw.

DEVELOPMENT CONTROL

2. Subject to paragraph 1(b), no combination of retail commercial buildings shall be erected which have an area of less than 232m².

DESIGN AND ARCHITECTURAL CONTROL

3. No commercial building or outbuilding shall be erected on the lands unless the plans and specifications relating thereto are submitted to the Development Officer for approval and the Development Officer has communicated the approval in writing. The plans and specifications relating to all buildings to be erected upon the lands which require approval of the Developer shall include the following:
 - (a) Final building and landscape grade;
 - (b) Setback of the residence from all property lines;
 - (c) The architectural style for the construction of the building(s);
 - (d) The form, size, exterior material surfaces, color, location of windows, number of storey's, roof structure and profile of the building(s) and any outbuildings; and
 - (e) Driveways and parking areas with respect to location and surface material.

BUILDING MASSING AND DESIGN

4. (a) Consider the overall design, scale, character and appearance of buildings so they are compatible with the scale and complimentary to the surrounding buildings.
- (b) Design features that minimize perception of building massing should be incorporated such as architectural details, colour, texture, modulated facades, and variations of detail should be used to provide visual interest to the street.
- (c) Building entries shall be expressed through special architectural features, such as projecting canopies or vertical elements.

- (d) All buildings shall be sited so they are orientated to a public street.

FAÇADE TREATMENTS

- 5. (a) Buildings shall include articulation along the facades that face streets, and box-like buildings shall be discouraged.
- (b) Building primary storefront elevation of the ground floor shall have 60% transparent glazing.
- (c) Street-Front and pedestrian walk facades shall include display windows and entrances so that shops present an animated front to the street.
- (d) If there are floors above ground floor, the façade of a building shall have architectural style, detailed and trim features that are consistent with those for the primary façade.

MATERIALS AND COLOR

- 6. (a) High quality, low maintenance materials are encouraged to be used on the front elevation.
- (b) A minimum of 15% of the front elevation must be stone or brick.

ROOFS

- 7. (a) Roof-mounted mechanical equipment shall be screened from view.
- (b) Flat roofs shall have a parapet wall.

SIGNAGE

- 8. (a) All signage shall be architecturally integrated with their surroundings in terms of size, shape, color, texture and lighting so that they do not visually compete with the architecture of the building and design of the site.
- (b) Freestanding permanent signs must be designed to visually integrate with the commercial building in materials and forms and along the adjacent roadways.

LANDSCAPING

- 9. (a) The site design for a retail commercial development located at street corners shall provide special landscape treatment to anchor the corner.
- (b) A 2.5m of strip adjacent to any public street will be soft landscaped. Soft landscaping shall consist of vegetation such as trees, hedges, shrubs, grass and ground cover. All areas of soft landscaping shall be provided with an adequate means of irrigation.

- (c) Xeriscape designs are encouraged.

GARBAGE STORAGE

- 10. (a) All outside garbage containers and garbage areas must be visually screened from all adjacent sites and public streets.

PARKING

- 11. (a) Parking lots shall be paved.
- (b) Consider pedestrian movement and safety through the siting of buildings and the configuration of parking lots.

LIGHTING

- 12. (a) All site and building lighting must be directed down, to reduce negative affects on adjacent residential dwellings.

FENCING

- 13, (a) Rear property line must have an opaque fence or landscaping to screen rear of building from adjacent parcels.

BUILDING CONSTRUCTION REQUIREMENTS

- 12. Construction of the building(s), once approved by the Developer, shall be commenced within twenty-four (24) months from the date of the purchase of the lot ("Completion Date").
- 13. Completion of the building(s) shall proceed diligently and, in any event, shall be completed within forty-eight (48) months from the Completion Date.
- 14. Completion of the construction shall mean when the building(s) is ready for occupancy as determined by the building(s) inspector for the Town of Redcliff.
- 15. All driveways must be made out of concrete, paving stone, asphalt, or other hard surface, and construction must be completed within twelve (12) months from the date of the completion of the construction.
- 16. Any and all foundations must be certified by a qualified independent engineer.
- 17. Landscaping shall be completed within one year of occupancy.
- 18. All construction shall be in accordance with the levels or grades as pursuant to the building(s) grade plan prepared by the Planning Engineering Department of the Town of Redcliff. The Purchaser, on completion of the building(s), may be required to provide a Real Property Report, grade slip or other documentation satisfactory to the Planning and Engineering Department of the Town of Redcliff evidencing that rough grade of the lot satisfies the requirements of the established building grade plan.

19. Due to the known existence of fill materials, the Town may require in certain circumstances a bearing certificate from a qualified geotechnical consultant certifying the bearing capacity of certain lots in the subdivision as identified on the Building Grade Plan prepared by the Planning and Engineering Department of the Town of Redcliff. The cost of obtaining such certificate shall be the sole responsibility of the Purchaser.
20. All level or grades of the side yards or rear yards as the case may be of the lots as established in the plan aforesaid shall not be altered in any manner whatsoever.
21. All construction shall be in accordance with the surface contours and surface drainage system as established between the residences constructed on the lots as approved by the engineer of the Town of Redcliff at the time of construction of such residence.
22. All surface contours and surface drainage systems established shall not be altered in any manner whatsoever. Without restricting the generality of the foregoing, the owner or owners from time to time of each of the lots shall not:
 - (a) suffer or permit dirt, fill, loam, gravel, paper or other debris, weeds, snow, ice or slush, (collectively referred to as "material") to fill or accumulate or remain on or upon the lands and which material would:
 - i) alter the level or grades of the lot or lots as established by the grade plan;
 - ii) restrict, impair, impede, alter or otherwise interfere with the drainage across the lots, including, without limiting the generality of the foregoing, drainage through or around any drainage control fence, grass swale, concrete or asphalt drainage or other drainage control structure which may be erected on the lots.
 - (b) Alter, remove, damage or otherwise interfere with any drainage control fence, grass swale, concrete or asphalt drainage gutter or other drainage control structure which may be erected on the lots.