

**A.D. Williams Engineering Inc.
Aspelund Industrial Park
Site Development Guidelines**

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1.0 Purpose

The purpose of this document is to establish an **enhanced, positive visual impression** of the **Aspelund Industrial Park** by providing an increased level of aesthetic development that is in addition to the County's Land Use Bylaw and Highway 2 Corridor Overlay District requirements.

2.0 Application

- a) This document applies to the development or redevelopment of all lands within the Aspelund Industrial Park, within the northwest corner of the Highway 2/Highway 597/Aspelund Road interchange, as shown in Plan 1.
- b) The guidelines are to be satisfied as a condition of a Development Permit.
- c) The guidelines apply to the redevelopment of existing buildings and facilities as well as new development.
- d) This document will supplement the Highway 2 Corridor Overlay District for the Aspelund Industrial Park lands only and should be read in conjunction with Lacombe County Bylaws and Highway 2 Corridor Overlay District documents.
- e) The developer shall provide this document to all lot owners at time of purchase. The developer shall endeavour to secure a written statement from all lot owners that they have received the document and that they will comply with the requirements.

3.0 General

In addition to the bylaw and overlay district requirements:

- a) All drawings shall be prepared at a recognized scale, preferably 1:1000 and/or 1:500, with details at appropriate scales to show the design intent and construction techniques.
- b) All design drawings are to be prepared by a suitable design professional, as accepted by Lacombe County.
- c) An overall package that includes engineering, architectural and landscape drawings shall be submitted for approval by Lacombe County.
- d) Any material substitutions shall be approved in writing by Lacombe County prior to installation. Lacombe County has the right to reject and/or request replacement of any materials that do not meet the standards, specifications and/or design intent.

Plan 1 - Site Plan

- e) If the plant material is not in a healthy condition, or does not survive a two (2) year maintenance period, which commences after written acceptance of the landscape by Lacombe County, the applicant must replace the landscape elements as determined in the final inspection. Replacements must be the same materials and sizes as originally specified unless otherwise agreed to, in writing, by Lacombe County.
- f) Acceptance of all drawings shall be at the discretion of Lacombe County.

4.0 Definitions

The following descriptions will utilize a specific terminology which requires definition. Figure A depicts the breakdown of the site into specific areas or zones for two types of scenarios, and locates where each element could occur. Figure B shows typical cross sections.

- **Building Zone** – portion of site where building structures are located.
- **Flankage Screening** – screening or buffer provided by the use of a uniform solid screen fence. This screen is located 5 metres from the flankage property line along the road. The location of the building on a double flankage lot will determine which side is screened. The side not addressed by the front of the building will be the flankage. Only one flankage, or side yard, adjacent to the road, of a corner lot, requires flankage screening to conceal the working yard.
- **Lot Screening** – screening or buffer provided by the use of a uniform screen fence. This screen is located on the property line between two or more lots.
- **Perimeter Screening** – screening or buffer provided by the use of a uniform screen fence. This screening shall be complemented by a planting buffer.
- **Planting Buffer** – an area or zone of planting which supplements or provides screening.
- **Presentation Front** – the area, within a lot, adjacent to the local street where signage, landscape/ planting buffer, and visitor/customer parking occurs.
- **Uniform Screen Fence** – a single style of fence that will be utilized throughout the site at selected locations. For example, one style of fence will be utilized as perimeter screening throughout the site and a different type of fencing may be used for lot screening throughout the site.
- **Yard Screening** – screening or buffer provided by the use of a uniform solid screen fence and/or planting buffer. This screen is to provide a visual break between the presentation front and the working yard.
- **Working Yard** – the area, within a lot, containing the equipment and/or operations of the business housed on the lot. A gravel surface is an acceptable finish for the working yard.

Figure A - Typical Site Zones

Figure B - Typical Cross Section

5.0 Screening

5.1 Perimeter Screening

See Plan 2.

- a) Developer shall provide perimeter screening to the satisfaction of Lacombe County.
- b) Highway 2 and Aspelund Road screening shall be a uniform screen fence located 5 metres within private property.
- c) Uniform screen fence shall be a vinyl three rail fence.

5.2 Lot Screening

See Plan 2 and Figure C.

- a) Lot owner shall provide lot screening to the satisfaction of Lacombe County.
- b) Each lot shall be shielded from the adjacent lot by a 1.8 m (6 ft) uniform screen fence. This fence shall be galvanized chain link with slats. Slat colour shall match perimeter fence.
- c) Lot screening fence shall be located on the property line and will be the same style throughout the industrial park.
- d) No fence is required if adjacent lots are utilized and/or owned by the same business.
- e) The north and west boundaries of the development shall be considered lot screening as they will ultimately be adjacent to other lots.
- f) Step down of the fence is required in the first 10 m of the lot property to allow for proper sight lines from road. See Figure C for step down detail.

5.3 Flankage Screening

See Plan 2, Figure C, Figure D and Figure E.

- a) Lot owner shall provide flankage screening on corner lots to the satisfaction of Lacombe County. Only one flankage, or side yard, adjacent to the road, of a corner lot requires flankage screening to conceal the working yard.
- b) Each lot flankage shall be screened with a 1.8 m (6 ft) high uniform solid screen fence. This fence shall be located 5 metres within the property line. Flankage screening fence shall be uniform screen fence made of metal. Colour to match perimeter fence.
- c) Step down of the fence is required in the first 10 m of the lot flankage to allow for proper sight lines from road. See Figure C for step down detail. See Figure D for possible scenarios. Figure E shows a concept for a flankage planting treatment.

Plan 2 - Screening and Signs

Figure C - Typical Stepdown Fence Detail

Figure D - Possible Flankage Scenarios

Figure E - Flankage Planting Concept

5.4 Yard Screening

- a) Lot owner shall provide yard screening to the satisfaction of Lacombe County.
- b) The working yard of each lot shall be fenced from view from the presentation front and internal roadway system, with regard to the operational needs of the business and as determined by Lacombe County.
- c) Yard screening fence shall be a 1.8 m (6 ft) uniform solid screen fence commencing from each side of the building and extending to the lot screening, as required by the County.
- d) Yard screening fence may be supplemented by a planting buffer.
- e) Gates will be permitted, as determined appropriate by Lacombe County, to provide access to the working yard from the presentation front.

6.0 Planting

6.1 Presentation Front Development

The design intent is to provide a well treed, visually appealing streetscape with a minimal requirement for maintenance. The presentation front shall contain the following elements:

Planting and Sign Buffer Along Internal Road Right-of-Way

- a) Lot owner shall provide planting and sign buffer to the satisfaction of Lacombe County.
- b) This buffer shall run parallel to the roadway along the front of the lot, within the property line, and shall be a minimum of 5 m (15 feet) in width.
- c) The buffer shall be planted with a 40/60 ratio mix of deciduous and coniferous trees as indicated in Plan 3.
- d) 50% of required deciduous trees shall be a minimum of 50 mm (2 inches) calliper and 50% shall be a minimum of 75 mm (3 inches) calliper, measured 150 mm (6 inches) above the rootball.
- f) 75% of coniferous trees shall be a minimum of 2.0 m (6.6 feet) height and 25% shall be a minimum of 3.5 m (11.5 feet) in height above the rootball.
- g) There shall be a minimum of one tree for every 9 m of frontage within the planting buffer. Spacing shall accommodate utilities, sight lines and visibility for traffic control signs.
- h) Linear or cluster planting is allowed.

Plan 3 - Planting Buffers

- i) Shrubs shall be comprised of a mix of deciduous and coniferous material as determined by the landscape architect and approved by Lacombe County. There shall be one (1) shrub for each 20 m² (215.3 ft²) of the planting buffer.
- j) All planting beds shall be 300 mm depth of topsoil, mulched with shredded wood mulch and edged with a black plastic landscape edger.
- k) Perennials and annuals may be installed.
- l) Freestanding business identification signs shall be placed within this buffer. Shrubs and/or perennials and annuals should be provided in and around the base of a freestanding business identification sign to visually soften and anchor the sign to other related site improvements.
- m) Berming may occur within this buffer. A maximum slope of 3:1 shall be allowed for berms. Height of berm to vary to provide visual interest.
- n) Design of buffer to allow for possible future water and sewer service. Septic fields may be placed in planting buffer. A variety of installation methods may be considered, such as directional drilling.

Parking Landscape

- a) Lot owner shall provide parking landscape to the satisfaction of Lacombe County.
- b) Parking lots shall be paved if within 20 m of the front property line. Additional paving is at the discretion of the lot owner. Access into lot, from internal roads, shall be paved for 20 m from front property line. Parking stalls shall be designated with painted lines. Handicapped parking shall be provided to the satisfaction of Lacombe County.
- c) Parking lots shall provide parking for visitors and customers. This area is not for use by business equipment.
- d) Interior parking lot landscape shall be provided based upon one (1) tree for every 25 m² (269.1 ft²) and one (1) shrub for each 10 m² (107.6 ft²) of required parking area islands. In no case shall there be less than one (1) tree per required per parking area island.
- e) 50% of required deciduous trees shall be a minimum of 50 mm (2 inches) calliper and 50% shall be a minimum of 75 mm (3 inches) calliper, measured 150 mm (6 inches) above the rootball.
- f) 75% of coniferous trees shall be a minimum of 2.0 m (6.6 feet) height and 25% shall be a minimum of 3.5 m (11.5 feet) in height above the rootball.
- g) All planting beds shall be 300 mm depth of topsoil, mulched with shredded wood mulch and edged with a black plastic landscape edger where no concrete curb acts as a bed edger.
- h) Perennials and annuals may be installed.
- i) Landscape islands or peninsulas are required to break up rows of parking spaces. Large areas of planting are preferred to isolated, small islands of planting within the parking lot.

- j) Islands at both ends of each row of parking are required.
- k) One island or peninsula is required for every ten contiguous parking spaces.
- l) No more than two contiguous parking bays 18 m (60 ft) in width without a 2.7m (9 ft) wide island separating the two bays from additional parking bays or drive aisles will be allowed.
- m) Landscape islands or peninsulas shall have a minimum width of 5.5 m (18 ft) and a minimum length of 5.5 m (18 ft), including curbing.
- n) Shade trees shall be evenly distributed throughout the parking area for maximum benefit in reducing glare, heat and visual blight.
- o) All green areas within a parking lot shall be credited as parking landscape except for:
 - i. required buffers;
 - ii. planting buffers;
 - iii. islands and peninsulas, or portions thereof, which cannot be planted with trees and shrubs due to conflicts with utilities, and other services and easements.

Building Planting

- a) Lot owner shall provide building planting to the satisfaction of Lacombe County.
- b) All buildings shall be appropriately landscaped. Fifty percent (50%) of a building façade is to contain foundation planting or a combination of architectural and landscape treatment acceptable to Lacombe County.
- c) Such planting shall accentuate principal entrances, soften linear facades and generally improve building aesthetics.
- d) In instances where the building planting is also closely oriented to a parking area, Lacombe County may permit the material to be counted towards that required for parking.

6.2 Planting Buffer along Highway 2 and Aspelund Road

- a) Developer shall provide planting buffer along Highway 2 and Aspelund Road to the satisfaction of Lacombe County.
- b) Planting buffer shall be located along the perimeter screening as shown on Plan 2 and 3, outside of the perimeter screen. See Figure F for conceptual sketch.
- c) The planting buffer shall contain a 70/30 ratio of coniferous and deciduous trees with one tree per 9 metres of highway/roadway frontage as a minimum.
- d) Planting buffer to be a minimum of 5 m (15 ft) in width and run continuously along the property line.
- e) Deciduous trees shall be a minimum of 50 mm (2 inches) calliper.
- f) 75% of coniferous trees shall be a minimum of 2.0 m (6.6 feet) height and 25% shall be a minimum of 3.5 m (11.5 feet) in height above the rootball.

Figure F - Perimeter Screening and Planting Concept

- g) Shrubs shall be #2 container minimum, with the exception of naturalization where containerized whip planting (1 litre/300 ht. minimum) is acceptable.
- h) Shrubs shall be comprised of a mix of deciduous and coniferous material as determined by the accepted suitable design professional and approved by Lacombe County. Naturalized shrubs will be accepted. One shrub per 20 m² (215.3 ft²) of planting buffer is required.
- i) Planting may be designed to allow select views into the site to visually access building signage from highway. No more than 30% of the planting buffer may be without trees to accommodate such views. Reduction in tree numbers shall be allowed to accommodate views at the discretion of Lacombe County.
- j) Shrubs and trees to be planted in planting beds. All planting beds to be 300 mm depth of topsoil, mulched with shredded wood mulch and finished with a cut edge.
- k) Septic field may be included in highway planting buffer.

7.0 Additional Landscape Requirements

7.1 Amenity Screening

- a) Lot owner shall provide amenity screening to the satisfaction of Lacombe County.
- b) Garbage and other storage areas are to be screened with a solid screen, such as a metal screen fence, screening wall composed of the same material as the building and/or a planting buffer.
- c) Each solid screen shall obscure all site activity at eye level but in no instance shall the screen be less than 1.8 m (6 ft) in height.

7.2 Native/Existing Tree Stand Retention

- a) Native tree stands shall be retained as much as possible and is dependant upon grading and business requirements.
- b) Credit for retained native tree stands may be obtained and used in lieu of new tree planting. Five square metres (5 m²) of retained native trees will equal one new tree. Credit will be given to the area where the tree stand is found, e.g. retained tree stand in presentation front will credit tree requirements in this area only.
- c) Minimum width of retained tree stands to be 10 m. Minimum area of retained tree stands to be approximately 300 square metres (300 m²).

7.3 Stormwater Management

- a) Developer shall provide stormwater management facilities to the satisfaction of Lacombe County.
- b) Design for constructed stormwater management facilities shall follow the '*Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems*', Alberta Environment, latest edition as a minimum. Preference shall be given to shallower slopes and benches above and below normal water level (NWL) to facilitate wetland and riparian growth and for the retention of existing plant material.
- c) Stormwater management facilities shall be retained or constructed wetlands to assist in the improvement of water quality.
- d) Constructed stormwater management facilities shall be landscaped with native and/or naturalized plant materials.
- e) Constructed stormwater management facilities shall have a minimum of 25% of the waters edge planted to provide shade and reduce algae and warming of water. In addition, below normal water level benching shall provide 50% of the area at 400 mm depth or less to facilitate wetland plant material growth and viability.
- f) Planting beds, above NWL, shall be a minimum of 5 m in width, 300 mm depth topsoil and mulched with 100 mm shredded wood mulch.
- g) Trees shall be installed at a ratio of 20 trees per hectare (excluding permanent water body and retained vegetation) with a 70/30 mix of deciduous to coniferous trees.
- h) Deciduous trees shall be a minimum of 35 mm (2 inches).
- i) 75% of coniferous trees shall be a minimum of 1.8 m (6 feet) height and 25% shall be a minimum of 2.4 m (8 feet) in height above the rootball.
- j) Planting beds shall be planted with shrubs, with 1 shrub per 20 m² (215.3 ft²). Containerized whip planting (1 litre/300 mm ht minimum) is acceptable.
- k) Native soils shall be salvaged and stockpiled and reused as topsoil and planting bed material within the SWMF. Wetland soils are to be stripped and stockpiled separately and used on benching below NWL and within the first 5 m distance above NWL.
- l) Credits shall be given for any retained vegetation within the SWMF site.

8.0 Signs

8.1 Business Identification Signs

- a) Lot owner shall provide business identification signs to the satisfaction of Lacombe County.
- b) Business identification signs may be placed on the buildings facing Highway 2 and Aspelund Road. One sign per building will be allowed. No freestanding signs will be allowed in this area, from building to property line adjacent to Highway 2 and Aspelund Road.
- c) Business identification signs shall be placed in the planting and sign buffer within the presentation front along the internal road right-of-ways. One sign per lot only will be permitted. Sign to be a maximum of 1.8 m (6 feet) in height and 4.6 m (15 feet) in width.
- d) Business identification signs within the presentation front/planting and sign buffer shall utilize the same architectural vocabulary and be constructed of similar, or complementary materials, as the buildings on site for a sense of continuity and cohesiveness.



Business identification sign utilizes the same architectural vocabulary as the building.

8.2 Industrial Park Entrance Signs

- a) Developer shall provide industrial park entrance signs and associated landscape to the satisfaction of Lacombe County. See Figures G and H for entrance sign concept.
- b) Industrial park entrance signs shall be located on each entrance corner cut (two in total) as indicated on Plan 2.
- c) Industrial park signs shall be constructed of low maintenance materials, such as steel or other metal with brick accents, brick, split face concrete block or natural/cultured stone, with a longevity of approximately 25 years. All foundation and structural drawings to be stamped by a professional engineer.
- d) Industrial park name on entrance signs to be one piece of cast bronze, sand blasted cedar or similar materials. No individual letters will be permitted but they may be tied together prior to installation yet give the appearance of individual letters.
- e) Logo may be a separate piece from the name.
- f) Shrubs and/or perennials and annuals shall be provided around the base of the entrance signs to visually soften and anchor the signs to other related site improvements.

9.0 Access

- a) No more than 15 m of frontage, divided between no more than two locations, may be used as access into each lot unless required to facilitate business practices and agreed to by Lacombe County. Access plan to be adhered to.
- b) Access may be developed between lots to facilitate business. Plans to be approved by Lacombe County.

10.0 Buildings

10.1 Building Siting and Scale

- a) A principal building is required to be established or under construction as per Section 3.8 of the Land Use Bylaw, to the satisfaction of the County, on each lot prior to the use being established.
- b) The principal building shall be no less than 278.7 m² (3,000 ft²) in size.
- c) Site components such as buildings, parking, driveways, and outdoor functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as trees, views, and architectural features, and disguise its less attractive elements such as service facilities, outside storage and equipment areas, and garbage enclosures through placement and design of the structure and landscape.
- d) Buildings shall be located on the site to screen proposed working areas from public right-of-ways.

Figure G - Entrance Sign Concept

Figure H - Entrance Concept Cross-Section

- e) Adjacent buildings on the same or separate lots shall be compatible in height and scale. If different scale is required for functional reasons, adequate transition shall be provided between the buildings.
- f) Where buildings are located on corner lots, consideration should be given to the exposed exterior side walls visible from both streets. These side elevations should incorporate design features to complement the main façade and provide some architectural interest.
- g) Temporary buildings, such as trailers, shall not be permitted.

10.2 Building Form

- a) Front facades of large buildings visible from public right-of-ways shall include architectural features such as reveals, windows and openings, expansion joints, changes in colour, texture and material to add interest to the building elevation. Exceptions may be permitted only where a specific architectural style offers other types of façade articulations, as determined by Lacombe County.



Building façade provides interest through the use of various materials, forms, reveals and windows.

- b) In multi-building complexes, a comprehensive architectural concept shall be developed and maintained. Various site components should be unified through the use of similar design, material and colours.
- c) Building massing design will be emphasised. Massing will be reviewed in the context of building height, number of stories, roof configuration and building groupings. The relationship between the office portion and plant portion of the buildings will be of special concern. Windows should be used generously and have a significant appearance in the elevation design.



Building massing provides visual interest. Horizontal and vertical articulation and changes in plane occur. Windows have a significant appearance. Focal point indicates building entrance and provides pedestrian scale.

- d) Buildings shall have three distinct components: base, middle and top. Each component shall be defined by horizontal and/or vertical articulation. Façade articulation may consist of changes in the wall plane (setbacks and projections), use of openings, and material and colour variations. Exceptions may be permitted only where a specific architectural style offers other types of building form and façade articulation, as determined by Lacombe County.
- e) Where function necessitates a basic, box-like building form, exterior articulation such as change in colour, material, or plane shall be introduced on an outer decorative shell encompassing facades which are visible from public right-of-ways. Less architecturally interesting facades of buildings shall be substantially setback and screened from public view by a dense landscape as an alternative to furnishing quality architecture. In such a case, landscape material size, quantity and location shall be determined by Lacombe County on a site-by-site basis and may exceed the minimum required herein.
- f) Primary public entrances shall be well defined and primary building elevations shall face the highways and/or interior streets. The office/primary public entrances shall not be the only part of the building to receive design consideration.



Exterior articulation breaks up a box like form and provides pedestrian scale. Less interesting building façade (plant portion of the building) has been set back. This should be screened with a landscape buffer.

- g) Buildings shall be designed with consideration for pedestrian scale at the entrance. A higher level of detail will be required at the entrance zone on, and adjacent to, the building.
- h) Buildings shall have at least one major focal point and minor focal points. Focal points could be achieved through horizontal and vertical lines, change in material, change in colour, change in the form and shape of a portion of the building, etc. Combining the main entrances and focal points is encouraged.



Focal point designating the main entrance helps to break up the building façade. Focal point is comprised of vertical lines, and change in materials, form and colour.

- i) Loading docks should not face public right-of-ways but, if visible should be screened and articulated in such a manner to mitigate the visual impact (i.e. screening walls composed of the same material as the building, evergreen trees, etc.).
- j) Long horizontal roof lines shall be broken up by providing articulations in the façade of buildings, change in the height of portions of roofs, or change in colour, material, forms, etc. Exceptions may be permitted only where a specific architectural style offers other types of roof forms and roof articulation, as determined by Lacombe County.



Articulation in the roof line breaks up long horizontal lines.

- k) Roofs shall be an integral part of the building design. Proposed parapets and roof screens shall be integrated into the roof design. The material and colour of roof screens shall appear identical to those in the roof or building.



The roof shall be an integral part of the design. Major and minor focal points also provide façade enhancement and interest.

- l) Roof style in new buildings or additions shall be compatible with the existing roof designs on the same site.
- m) Roof mounted service equipment shall be screened from view.

10.3 Materials and Colours

- a) A comprehensive colour and materials scheme shall be developed for each lot. Colour and materials schemes shall be harmonious and compatible with adjacent development and within the site. Earth tone colours are encouraged.
- b) Large expanses of smooth material such as concrete shall be broken up with expansion joints, reveals, or changes in texture and colour.
- c) Large expanses of highly reflective surface and mirror glass exterior walls shall be avoided to prevent heat and glare impacts on the adjacent properties and public right-of-ways.
- d) Exterior materials and paint finishes shall be durable and of a high quality to prevent degradation and for ease of maintenance.
- e) Masonry brick products, architectural metal, glass and steel and natural/cultured stone shall be the preferred materials used on buildings. Alternate materials will be reviewed and evaluated on the merit of their building design.
- f) Building additions and new buildings shall be coordinated with those of the principal buildings.

- g) Signs on buildings and identification signs shall be compatible with the materials and colours of the principal buildings on site. The same architectural vocabulary should be utilized.
- h) Bright contrasting colours shall be used for trims and accents only. Accent colours shall be compatible with main colour scheme.



Contrasting colours and materials used for trim and accent provide visual interest.

- i) Details of the proposed colours and materials shall be shown on the building drawings, with colour chips and samples, at the time the project is submitted for approvals.