

CROSSIRON

MASTER SITE DEVELOPMENT PLAN
CELL 'C'



01.10.08



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1. PREAMBLE AND INTRODUCTION

1.1 Purpose of Design Guidelines

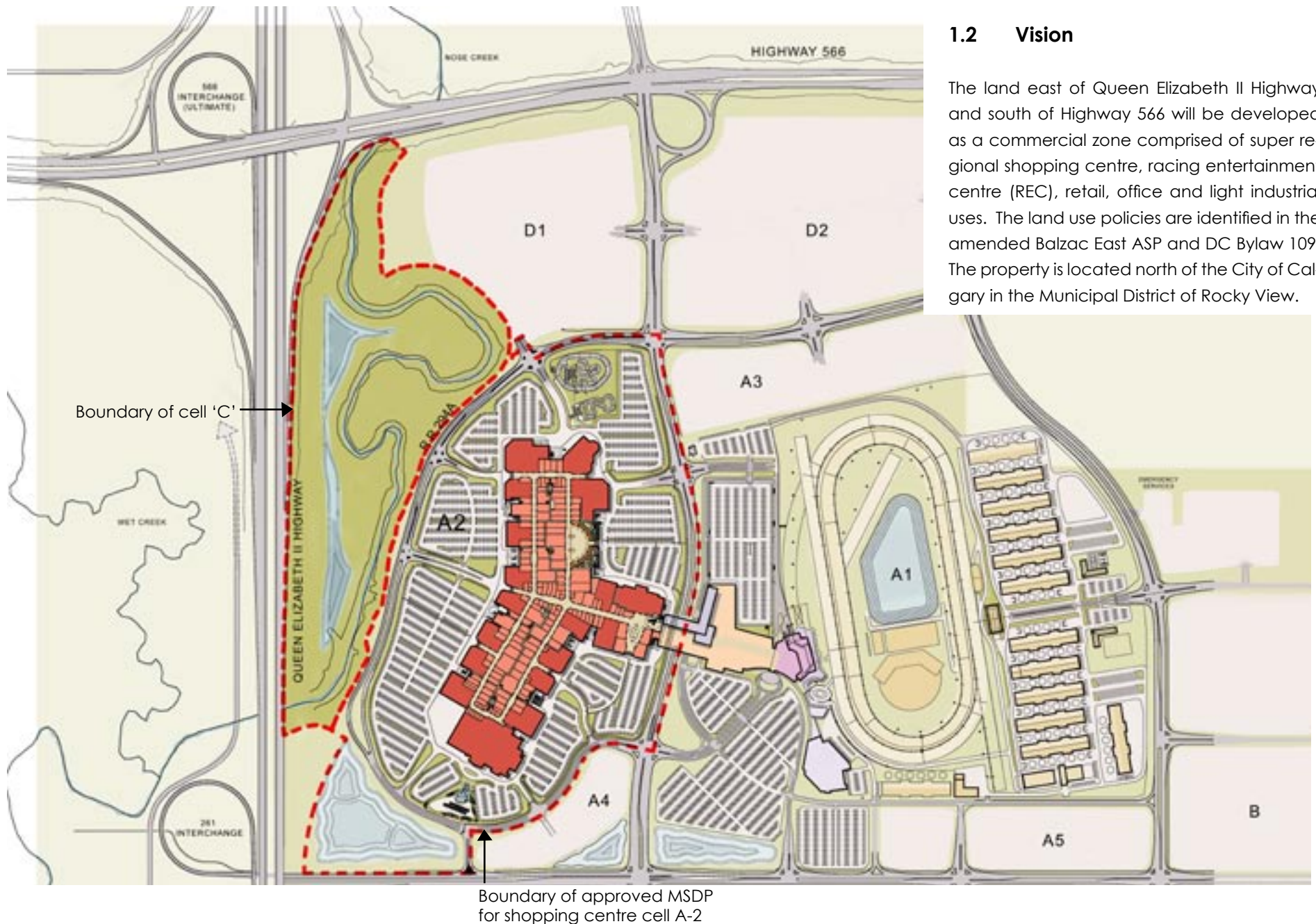
The purpose of this document is to govern the general design principles of the project as it is developed over time. It will be used jointly by the Municipal District of Rockyview (MD) Ivanhoe Cambridge (IC) and United Horsemen of Alberta (UHA) to control all development in the common interest of achieving a high quality integrated project. This document should be read in conjunction with the previously approved MSDP application for cells A-1 & A-2.



1. PREAMBLE AND INTRODUCTION

1.2 Vision

The land east of Queen Elizabeth II Highway and south of Highway 566 will be developed as a commercial zone comprised of super regional shopping centre, racing entertainment centre (REC), retail, office and light industrial uses. The land use policies are identified in the amended Balzac East ASP and DC Bylaw 109. The property is located north of the City of Calgary in the Municipal District of Rocky View.



1. PREAMBLE AND INTRODUCTION



1.3 Definition of the Study Area

For the purposes of the Master Site Development Plan, the study area shall be defined as Cell 'C' in the Balzac East ASP, located on the east side of Queen Elizabeth II Highway, south of Highway 566, north of Township road 261 and west of Range road 294A.

1.4 Purpose and Intent

The goals of the Direct Control Bylaw for Cell 'C' are achieved through the MSDP by:

- Protecting the ecological function of Nose Creek through Environmental Reserves along the creek and riparian areas;
- The use of constructed wetlands to protect the creek from development in the adjacent cells;
- The incorporation of a regional pathway system through the cell;
- The use of native landscaping materials to enhance the natural environment.

1.5 Site Opportunities and Constraints

Nose Creek and its surrounding setbacks provide a physical and visual buffer between the development and the Queen Elizabeth II Highway.

The Master Site Drainage plan prepared by Kellam Berg Engineering defines the locations of storm water management ponds, two of which are located in Cell 'C'.

With respect to existing vegetation on site, there are no significant trees and no trees which would be suitable for transplanting to other locations. Therefore the existing vegetation offers no constraints to development. The existing landscape will be enhanced as described in the approved comprehensive landscape strategy, prepared by Carson McCulloch.



2.1 Master Plan

The Preliminary Master Plan consists of the shopping centre building itself centred within subcell A2 and adjacent REC subcell A1, and is ultimately surrounded by outparcel developments which will define the edge of the project in the remaining subcells and cells B&D. Cell 'C' represents an open space, directly adjacent to the highway and acts as a visual and spatial buffer between the transportation corridor and the development. This open space contains the existing Nose Creek and two storm water management ponds, both of which are constructed wetlands. For additional information refer to the approved storm water management report submitted by Kellam Berg.

Master Site Development
Plan boundary
for Cell 'C'



OVERALL MASTER PLAN

2.2 Landscaping

Landscaping of Cell 'C' will follow the requirements of the Balzac East ASP and the DC Bylaw. In addition, the strategies outlined in the Comprehensive Landscape Strategy prepared by Carson McCulloch will be applied. These strategies include approaches to perimeter landscaping, wetlands & storm water features, and plant material.

Detailed landscape plans will be submitted with the Development Permit.



3.1 Signage Overview

The Land Use Bylaw allows for a Gateway feature to provide identification for the area. The MSDP identifies a potential location for this feature. The location will be in the PUL created along the West boundary of the cell. The final design will be subject to a Development Permit application process.

Potential site location
for a Gateway feature



4.1 Wetland

The Master Storm Water Management study has established that there will be ponds on site. Storm-water management ponds will be landscaped with appropriate fringe planting/vegetation with an informal character as outlined in the comprehensive landscape strategy.

4.2 Pedestrian Linkage






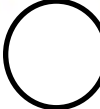
An internal pedestrian system will link the regional pathway system, perimeter sidewalks and future transit nodes to Crossiron and the mall entrances. The system is conceptually illustrated on the following page.

4.3 Environmental Stewardship

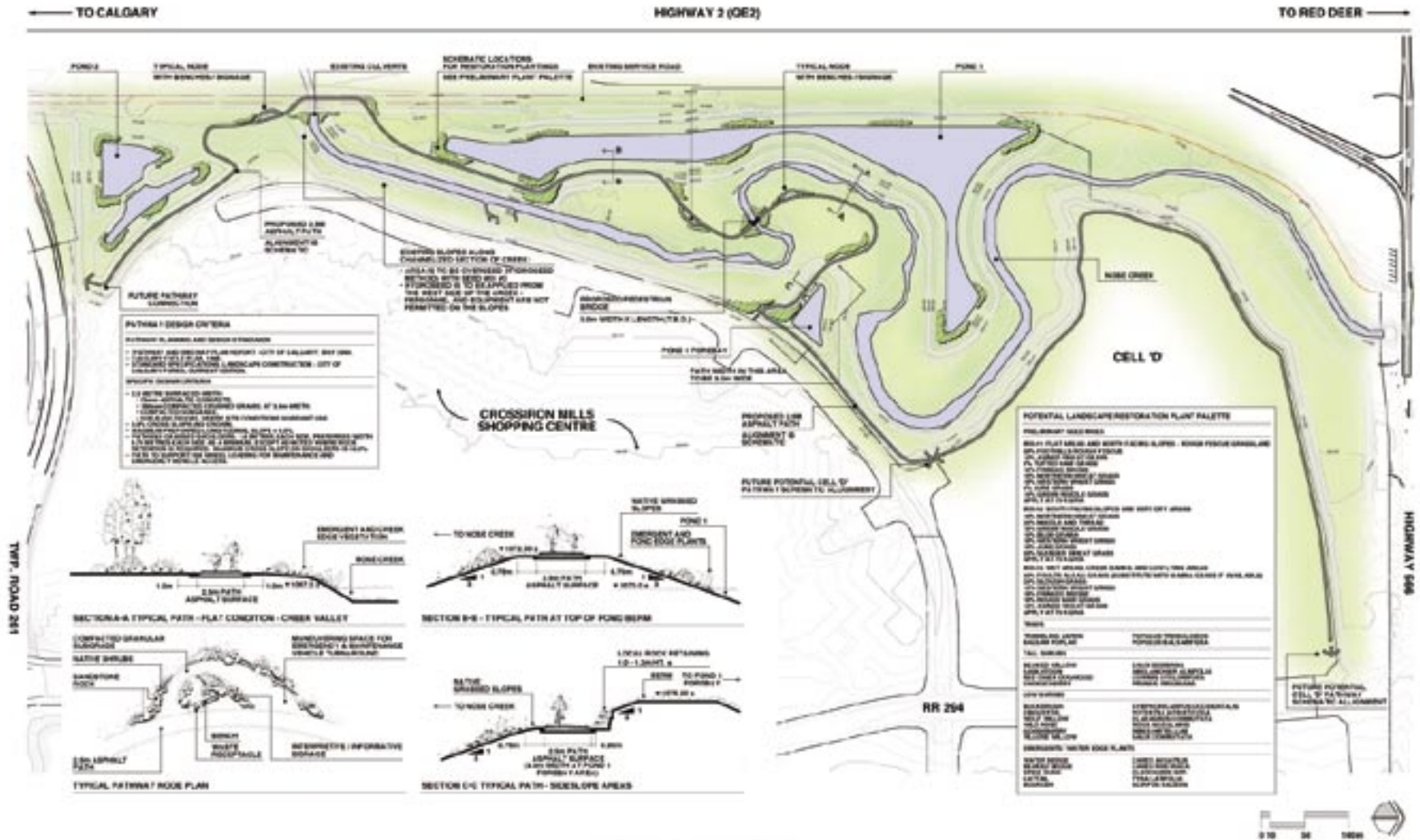
Where ever practical and feasible, building methods and systems will be implemented to minimize the impact of the Crossiron development on the environment. The comprehensive landscape strategy encourages a landscape methodology that eliminates the use of irrigation water requirements. The uses within the cell are sustainable and have little or no environmental impact.



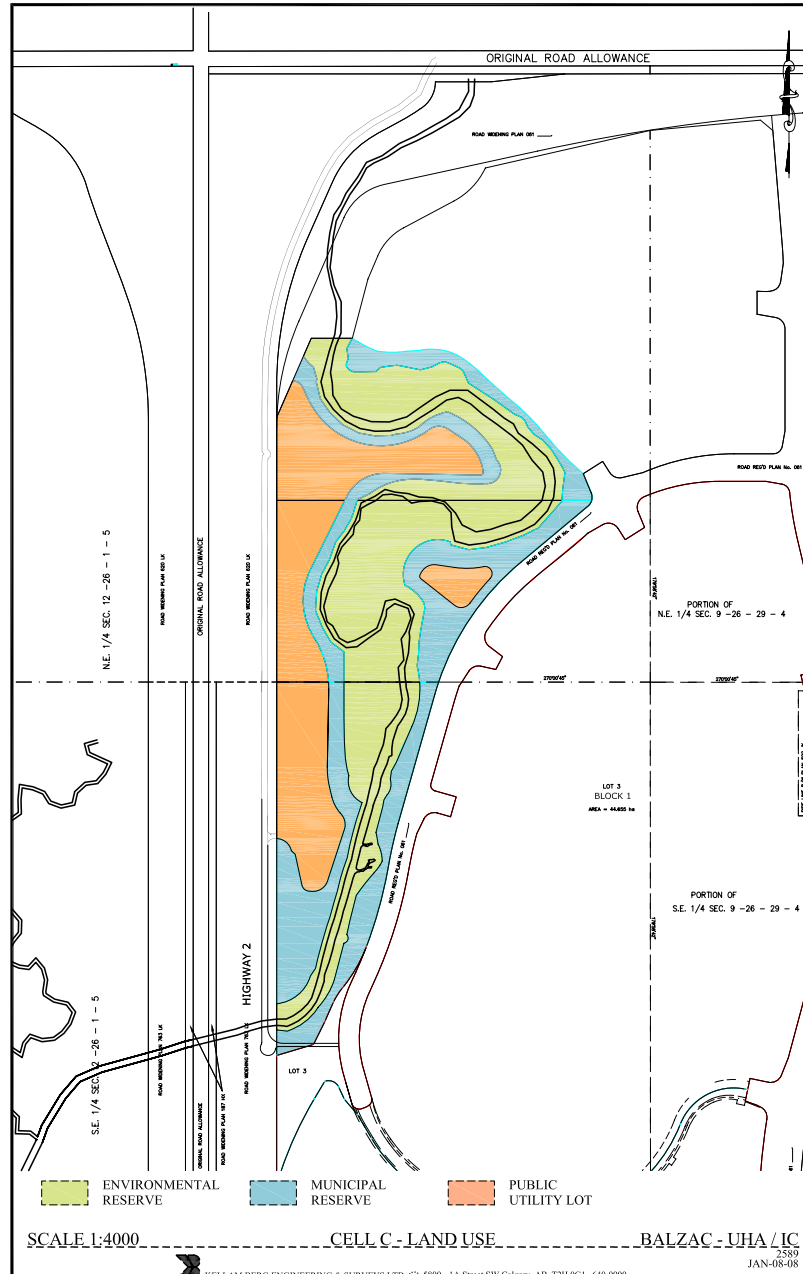
4.4 Map and Legend

-  Proposed Transit Stops
-  Concrete Sidewalks
-  Regional Path
-  Interior Cell A-2 Circulation
-  Pedestrian Link
-  Potential Gateway feature location

5.1 Preliminary Schematic Plan - Pathway Location



6.1 Cell C - Landuse



6.2 The PUL and ER Boundaries

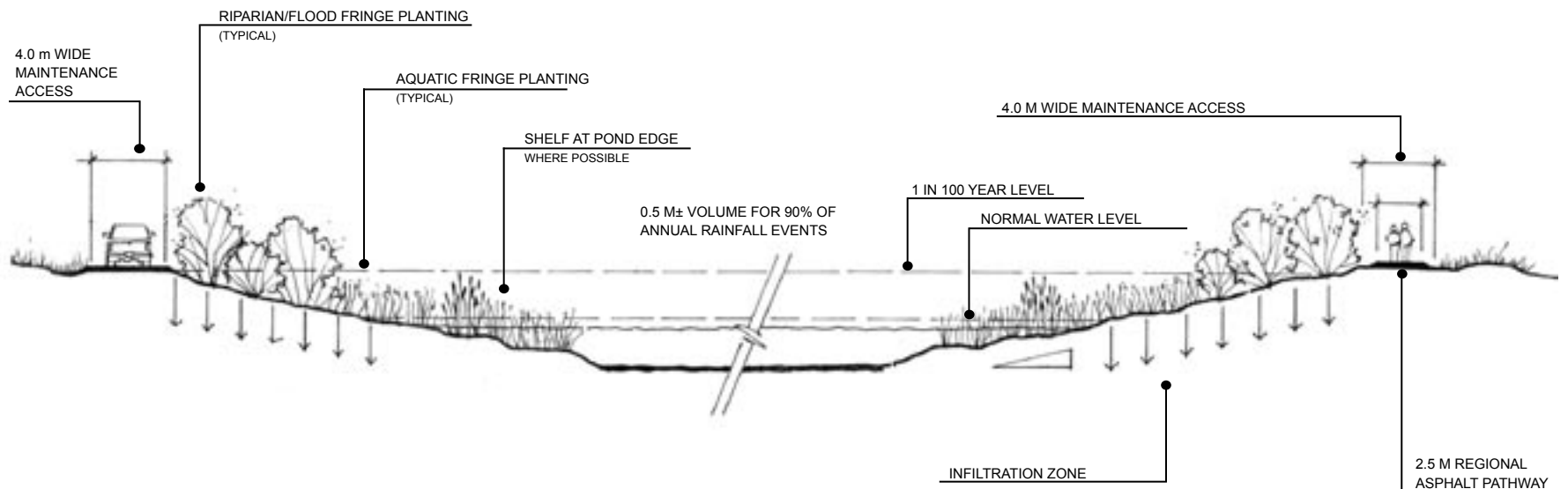
The boundaries of the Public Utility Lots were determined to be the limit of the water line for 1:100 year return event theoretical pond elevation after discussion and consultation with representatives of the MD of Rocky View. Every attempt has been made to incorporate access to the Public Utility Lots coincident with the proposed pathway system for the parkway to provide a coordinated and practical maintenance and emergency access solution for the open space.

The boundaries of the Environmental Reserve have been determined within the principles of the Municipal Government Act, effectively being determined as the limits of the 1:100 year return event floodway as published by Alberta Environment for Nose Creek or 6 meters from the bed and shore of Nose Creek, whichever was greater.

Those areas remaining in the cell after the Public Utility Lots and Environmental Reserves were considered, are being provided as Municipal Reserve to provide overall continuity of the open space in the Nose Creek corridor.

7.1 Storm Water Management

Storm water management ponds will be constructed wetlands as per the approved Comprehensive Landscape Strategy (refer to illustration). The storm water ponds within the development cells and within the Nose Creek lands will be enhanced to provide characteristics consistent with 'constructed wetlands'. Side slopes will be moderated to a maximum of 1:5, and where possible level 'shelves' will be created at the water edge to sustain aquatic and riparian plants.



7.2 The Access Road to 294

Service access for the constructed wetlands contained within the Public Utility Lots on the west side of Nose Creek will be obtained via a depressed curb crossing providing an entrance opportunity from Range Road 294A. This access would be secured by a locked gate to prevent unauthorized entry. This would be the entry to a roadway that would connect to the existing paved surface of Range Road 294.

It is proposed that the roadway, that would provide this connection, would be of gravel construction so as to remain unobtrusive. An access easement would be provided on the privately held lands on which the roadway would cross so as to allow vehicle and pedestrian traffic the ability to cross the private lands the portion of Existing Range Road 294 that will remain.

The existing Range Road 294 road structure will be physically removed at the north end where it currently accesses Highway 566 and at the south end where Township Road 261 will bisect it. The portion in between will remain as a paved surface to provide maintenance and emergency access for the storm ponds and the park areas on the west side of Nose Creek.