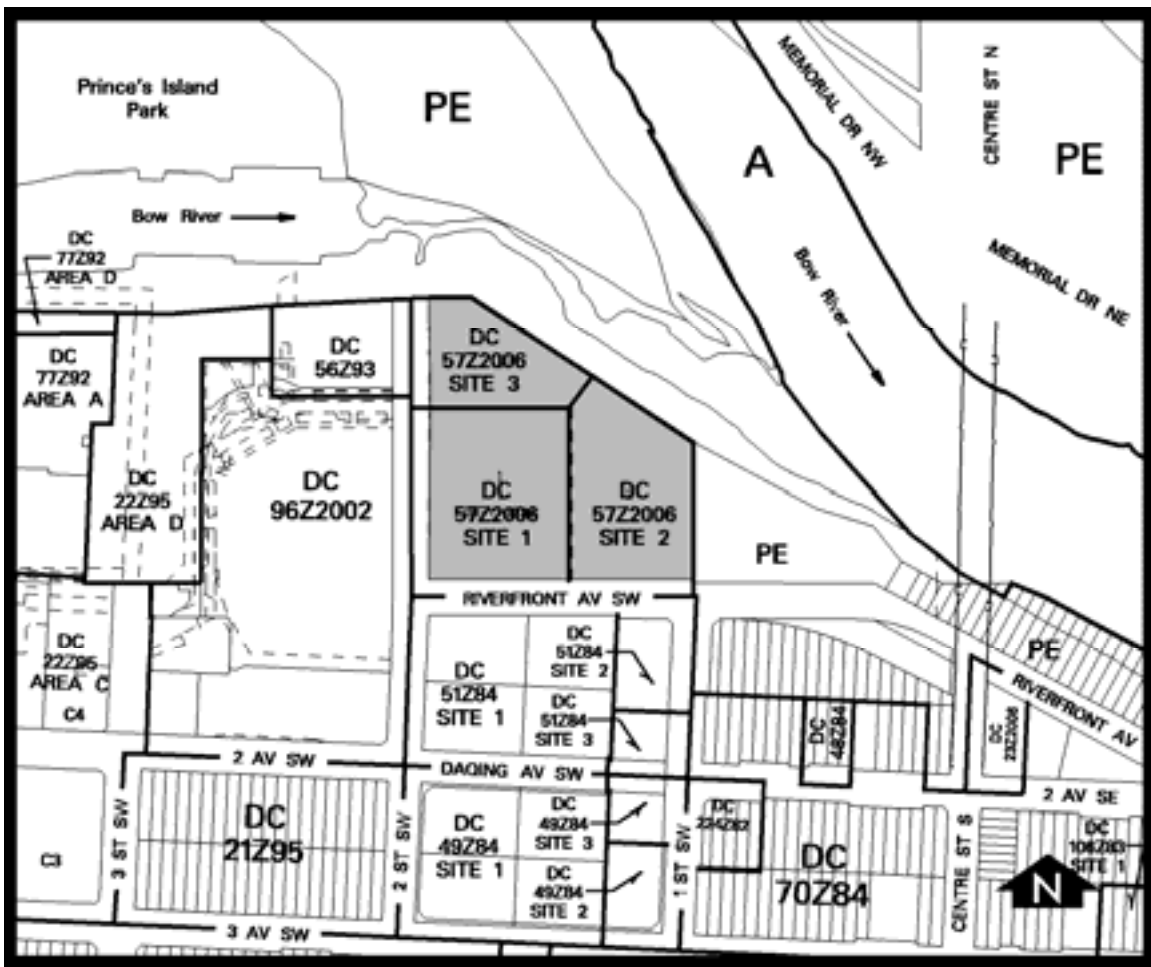


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 10	
	CPC DATE:	2007 May 31
	DP NO:	DP2006-4308

CHINATOWN
(Ward 7 - Alderman Farrell)



PROPOSAL: Multi-tower mixed use residential development with commercial uses at grade.

APPLICANT: Poon Mckenzie Architects	OWNER: Anthem Riverfront Land Holdings Ltd.
MUNICIPAL ADDRESS: 222 Riverfront Avenue SW	LEGAL DESCRIPTION: Plan 4096FL, Parcel B
EXISTING LAND USE DISTRICT(S): Direct Control District 57Z2006	
AREA OF SITE: 2.22 ha ± (5.49 ac ±)	
CURRENT DEVELOPMENT: Vacant land	

ADJACENT DEVELOPMENT:

NORTH: Bow River.

SOUTH: Surface parking lot, Chinese Cultural Centre, Residential tower.

EAST: Sien Lok Park.

WEST: Eau Claire Market, low rise residential development.

DEVELOPMENT SUMMARY

RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DIRECT CONTROL GUIDELINE(S)	57Z2006		
DENSITY	68,700m ²	62,490m ²	N/A
PARKING	990	1012	22 stall surplus
FLOOR PLATES	Maximum of 750m ²	720m ²	N/A

EXTERIOR FINISH MATERIALS

Walls: Sandstone masonry, architecturally finished concrete

Windows: clear commercial glazing, green tinted residential glazing

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	No comments received.
ENVIRONMENTAL MANAGEMENT	Prior to Release Condition.
URBAN DESIGN REVIEW COMMITTEE	APPENDIX IV.
COMMUNITY ASSOCIATION Calgary Chinese Cultural Centre	No comment received by CPC report submission date.

PLANNING EVALUATION

Introduction

Development Permit 2006-4308 is for phase one of Greyhound site redevelopment at 222 Riverfront Avenue SW. Located in the Chinatown community the project is a three tower development comprised of commercial uses and townhouses at grade, three residential towers 16, 22 and 24 storeys in height and five levels of underground parking. The area is a mix of existing office, residential, hotel and commercial development.

Site Context

The subject property is an important brownfield redevelopment due to its prominent Bow River location, and proximity to the Chinatown Core, Eau Claire Market and the Downtown. It is the first major residential development adjacent to the Bow River east of the Eau Claire Market and is located along the most active stretch of the Bow River Pathway system. The subject property is also adjacent to the largest park within the Chinatown community. As a result of these prominent contextual sensitives, an urban design response is required that is contemplative and receptive to the site's context and multiple interfaces. The site redevelopment is an important opportunity to create a high standard of residential livability and commercial vitality within an important Centre City locale.

Land Use District

The site is designated Direct Control 57Z2006 (Site 1), a land use district tied to concept plans and specifically written to accommodate this project (Appendix III). Within the DC are a number of important design requirements including 750m² maximum floor plates, a minimum tower separation distance of 24m, a 9m shadow protection zone along south bank of the Bow River, shadow protection rules governing Barclay plaza and the integration of LEED equivalent elements including green roofs. The application respects the intent of DC 57Z2006 with only minor relaxations in balcony projections and areas.

Legislation & Policy

The proposed development is in keeping with the policies and objectives of the Chinatown Area Redevelopment Plan. Specifically, it is the opinion of CPAG that the proposed development provides housing and retail opportunities which are identified in Section III of the ARP as essential elements in the success of the community; makes significant public realm improvements (Section IV) including the extension of the Chinatown standards in paving, light fixtures and street furniture; and provides dedicated bicycle lanes and has sidewalk widths adequate to support high pedestrian volumes. In addition the development provides adequate parking for the proposed commercial uses and as per Section III of the ARP provides a development that is peripheral to the community core but is compatible and complimentary to it.

Site Layout & Building Design

The development permit is for the construction of 593 residential units and 1785m² of commercial retail development. The overall design concept for the project is a perimeter block form with a large central courtyard. There are two primary building types within this project: streetwalls (tower podiums and townhouses) and slender towers. Low to mid-rise streetwall buildings are located at the property line in order to strongly define the urban streetscape and open spaces and create an outward public expression. The streetwall elements range in height from 2 ½ storey townhouses to 7 storey podium buildings. The three residential towers which are 16, 23 and 26 storeys in height have been differentiated in their proportions of glazing and rhythms of fenestrations. Tower floor plates are approximately 720m² in area and are under the 750m² limit as set out in DC 57Z2006. Each tower incorporates a stepped profile at the uppermost floors in order to respect the shadow provisions of the Bylaw 2P80. Parapets will provide a transition from the podiums to the towers as the design intent is for the towers to read as glassy secondary forms to the streetwall buildings.

The low rise streetwall buildings will be clad in smooth and split face sandstone with frosted glass light fixtures at grade. Storefront glazing will be clear with brown aluminum frames while residential glazing will be tinted light green and set within brown aluminum frames. Porch and balcony guard rails will be finished with dark brown aluminum. The exterior materials of the towers will be architecturally coated concrete similar in tone to the sandstone masonry. Glazing will be floor to ceiling, light tinted green with minimal reflectivity and set within silver aluminum frames. The balcony guard railings will be transparent

The first floor of all buildings facing public or private streets will have active uses. These commercial and residential units will provide a rhythm of closely spaced entries and transparent windows to animate adjacent streets and permit casual surveillance. The longer dimension of the floor plate has been oriented north-south to minimize shadow impacts and strengthen views to the Bow River Corridor. The applicant is respecting the 24m tower separation between towers which is a requirement of the direct control district. As per the rules of DC 57Z2006 the applicant submitted a shadow study detailing the impact of the proposed built form on the Bow River pathway system and the nearby Barclay Plaza. Drawing A 0-p demonstrates that development conforms to the land use bylaw as it does not encroach upon the 9m setback from the top of the south bank of the bow river nor does it shadow the Barclay Mall after 10:00AM on September 21. The shadow study has been verified by administration.

At the podium level the applicant has integrated subtle yet defining references to Chinatown in the design. Specifically and as seen on building elevations and signage detail drawings, the applicant has integrated Chinese architectural element in the design of the courtyard gates, residential doors, signage areas and the architectural detailing at the podium level. The overall effect is an architectural composition that is contemporary and contextually sensitive.

Landscaping

A sophisticated landscape strategy which responds to the four site edges and internal semi-private spaces is proposed for this development. Along the Riverfront Avenue and 2 Street SW frontages, the most urban frontages of the development, the public realm is a continuation of the Chinatown standards in paving, light fixtures and street furniture. Along Riverfront the sidewalk is 5.25 metres wide with a single row of street trees spaced at 8m intervals. The colored concrete paving pattern continues along 2 Street where the sidewalk increases to 6.6m wide south of the parkade entrance to support the commercial uses. North of the parkade ramp the sidewalk narrows to 4.3 metres as the street character transitions into a residential district. Street trees are proposed along 2 Street at 8m interval to help reinforce the pedestrian character of the development.

The internal street to the east and north has been developed as a pedestrian street with an exclusively residential frontage. The internal road will be lined on both sides by a single row of street trees. The sidewalk will be finished with unit pavers and will vary in width from 1.5m and 2.8m. In addition a 1.5m wide boulevard for street trees will help to separate pedestrian from vehicular traffic. Townhouses will front the internal road and each unit will include a ground level terrace raised three feet above grade and separated from the sidewalk by a narrow planting strip. It is the design intent of the applicant to define the pedestrian scale of the street through the raised patio adjacent to the sidewalk and encourage a pedestrian feeling to the street with front door entries to each townhouse.

At the centre of the development is an internal courtyard space developed as semi-private outdoor spaces for residents. The design intent of the courtyard is to provide both a quiet semi-private amenity space for residents, a visually interesting space for residents to look down upon and a visually interesting space for pedestrians passing at street level. Accordingly, an extensive planting scheme and strategically placed water and sculptural features have been integrated into the Asian inspired design to allow the site to be experienced in its entirety.

As indicated in the landscape plan in APPENDIX I numerous green roofs will be developed on levels 5, 6, 7 and levels 17 and 18 on tower C, level 24 of Tower A and Level 25 of tower B. Designed as a true green roof system of plants, growing medium and root/waterproof membranes the green roofs will provide environmental benefits as well as a pleasant space to view from the adjacent residential units. In addition there are several large semi-private patios for residents use on level 6, 7 as well as numerous private patios on various levels of the towers.

The applicant is also proposing to add public art along the pedestrian connection along the internal road the future connection to the Bow River pathway system. At the land use permit stage the applicant made a voluntary \$250,000.00 contribution towards public art and as a prior to release requirement will be required to enter into a development agreement to formalize that commitment.

Site Access & Traffic

Vehicular site access for the development will be limited to an underground parkade access from 2 Street SW. An internal private road will be developed during this phase of development and will provide on street parking opportunities for residents and visitors and will provide access to future phases of the development. A Traffic Impact Study was submitted at the land use stage and demonstrated to the satisfaction of Transportation Development Services that the impacts of the proposed development can be resolved through minor improvements to the adjacent road network. As a condition of this development permit the Developer is responsible for the costs associated with the raising of 2 Street SW and Riverfront Avenue above the 100 year flood plain and for the installation a new controlled intersection at 2 Street SW and Riverfront Avenue SW.

Parking

A parking study was not required for this application. There are no parking variances proposed with this development. A 22 stall surplus is indicated on the plans. Prior to release of the permit the applicant shall provide clarification as to use associated with the surplus stalls. As the direct control district specifically limits residential stalls to 1.5 stalls per unit it is the preference of CPAG to see the surplus stall dedicated to retail use parking.

Site Servicing for Utilities

Services are available for the proposed development. The developer is responsible for any required upgrades to the existing services including a contribution to the Centre City Development Levy.

Environmental Sustainability

While the applicant has not indicated a commitment to achieve LEED certification, the project will incorporate a number of “green principles” including but not limited to the redevelopment of a Brownfield site, water efficiency (low flow fixtures, high efficiency irrigation), rapidly renewable materials and a significant amount of green roof. As well, the applicant has indicated an intent to use low emitting (low VOC) materials and finishes, and that a recycling program (both during construction and occupancy) will be implemented and supported through tenant guidelines. APPENDIX II contains a list of sustainable design initiatives undertaken with this project.

Environmental Site Assessment

As part of the land use amendment for the subject properties the applicant provided a Phase 1 Remediation and Interim Risk Management Plan and Remedial Action Plan. In response to those documents a prior to release requirement has been added requiring the Applicant to provide documentation that the applicable items identified in the reports have been completed.

Urban Design Review Panel

The application was circulated to the Urban Design Review Panel (see complete comments in APPENDIX IV). The UDRP supports the application and the following table lists the comments of the panel and how they were addressed during the review of this application.

Urban Design Review Panel Comment	Applicants Response
The Panel is encouraged to see that the application is consistent with the Land Use including the comments made by the Panel at the LOC stage	Noted
The Panel encourages the applicant to select plant material appropriate for Calgary’s climate	Prior to release condition added
The Panel appreciates the four-season approach taken to the public realm	Noted
The Panel supports the use of the public sidewalks and the front commercial use and the in particular encourages the encroachment of these uses onto the public sidewalks (ie: sidewalk cafés).	Noted

Community Association Comments

No comments received from the Calgary Chinese Cultural Centre by CPC Report submission date.

Adjacent Neighbour Comments

Community meeting was held on 2007 February 10 at the Chinese Elderly Citizens Association. Approximately, 45 people signed in at the door. The overall tone of the meeting was positive.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development conforms to the objectives and policies of the Chinatown ARP and the Centre City Plan.
2. The proposed development is compatible with adjacent land uses.
3. The proposed development is pedestrian oriented, highly permeable and designed to provide for a diverse mix of uses and residents.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

The Corporate Planning Applications Group recommends APPROVAL with the following conditions:

Prior to Release Conditions

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority.

1. A clearance letter from Enmax Corporation indicating that the outstanding concerns have been satisfied. Please contact (Dennis Marineau at 514-2796);
2. Amend the site and landscaping plans to add a note indicating that an underground sprinkler system will irrigate all soft landscape areas;
3. Revise the landscaping plan to show by symbol the location, each species and size of all proposed trees and shrubs. All planting materials shall be Chinook hardy species and planted in clusters/groups;
4. Provide payment of \$250,000.00 to the Public Art fund, or enter into an agreement to provide the equivalent value of public art on site prior to development completion. Contact Evelyn Grant (268-5283) to discuss the process for the Public Art competition;
5. Provide scaled details of proposed signage areas for all buildings and freestanding signs (dimensions, height width, text information and municipal address). Demonstrate that the signage meets the rules of the Land Use Bylaw. Show and dimension all fascia and freestanding signage;
6. Revise phasing plan to include a residential component with the development of the parkade (5 phases in total). Provide details on how the surplus parking will be blocked off should subsequent phases not occur.

7. Plans indicate a 22 stall surplus. Provide clarification as to what uses the surplus stalls will be associated with. It is the preference of CPAG for the parking to be associated with commercial/retail uses;
8. Submit a total of 8 complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address all prior to release conditions of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments;

Urban Development:

9. The developer shall submit two (2) set(s) of amended plans to the File Manager to specifically address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Property lines dimensioned from the lip gutter and the back of sidewalk.
- b. Bylaw setback and corner cuts dimensioned from the ultimate property lines.
- c. All adjacent boulevards graded at 2 percent up from the top of curb to the existing or ultimate property line. Any deviation resulting from excessive cuts or fill must be approved by Calgary Roads.
- d. Removal of encroachments (sidewalk patio seating, balcony projections over 0.6m) from City right-of-way and bylaw setback.
- e. A detailed driveway cross-section complete with ramp grades and elevations at face of curb, back of sidewalk, property line and driveway ramp on private property.
- f. Any proposed trees to be located within City rights-of-way will be required a line assignment. Contact Utility Line Assignments for further information.
- g. Location on "No Parking – Fire Lane" signs along internal roadway.
- h. Remove curb extension from Riverfront Avenue SW at the corner of the intersection. Curb extension only along 2 Street SW side at this location.
- i. The mid-block curb extension along Riverfront AV SW opposite to 1 Street SW should be shifted east, closer to the existing intersection. Show existing corner bulb at the SW corner of the intersection "as is" (no curb extension along the north curb alignment of Riverfront Avenue SW). A new wheelchair ramp or reconstruction of the existing wheelchair ramp will be required at this location to be compatible with the new pedestrian crosswalk.
- j. Provide details and dimensions for all projections (parapets, canopies, etc.) into the City boulevard. Feature elements are to be designed to avoid accumulation of snow that may lead to the formation of ice that may fall onto the public sidewalk below. All canopies that project over the property line to be removable (non permanent), and will be subject to an encroachment agreement with a 30-day notice of removal clause.
- k. Remove portion of parking structure on level P1 and building projections from 3.0m X 3.0m corner. Roof structure of level P2 to be designed to support live load of 5 tons at ground level.
- l. Roads highly recommend 6 meter wide flares for access driveway to underground parkade entry on 2 Street SW to accommodate the turning movements of solid waste vehicles and delivery trucks. Provide larger details drawn to scale for vehicle turning templating shown on sheet C103.
- m. Prior to construction, applicant is to provide construction plans for offsite improvements for Roads to review and approve.
- n. Provide preliminary tree trench detail. Detail should also include the following note:

“Preliminary tree trench detail shown. Actual tree trench to be constructed to City standards (currently being developed); or to an alternative design approved by The City of Calgary (Roads and Urban Forestry) prior to construction.”

Water Resources – Water Servicing

- a. No water service tie-ins are allowed off of 2 Street SW. (Dead end main with no room for possible loop system main extension).
- b. Each titled parcel must have separate service connections to the public mains on Riverfront AV SW and are **not** permitted to cross one property and enter into another property. As a result, a private easement agreement is required to service Site 3. The indicated meter room falls on Site 2 and cannot be used to service Site 1.
- c. Adequate water meter room(s) adjacent to an exterior wall (facing Riverfront Avenue SW only) where the services (100mm and larger) enter building

Water Resources – Sanitary and Stormwater Servicing

- a. Surface runoff from all outdoor patios to be contained and directed to internal storm system, not spilling over the edge of the structure. Provide a typical detail.

Utility Line Assignments

- a. No doors permitted to swing out past the ultimate property lines or into City boulevard. Revise on plans to eliminate the conflict.
- b. Existing utilities within boulevards may require relocation. Confirm with utility owners prior to construction. All utilities not relocated will require that all minimum separations be maintained at all times.

Waste and Recycling Services

- a. Contact the Waste and Recycling Services Technical Assistant at 230-6646.

10. The developer shall provide a letter of understanding to accept responsibility for providing the necessary waste and recycling service for the proposed development. The letter must be signed by the land owner.

The letter should state the following:

Company letterhead or Land Owner’s Name and Address

Development Permit Application #: _____

Date: _____

I understand that the servicing requirements have not been provided to allow the City of Calgary to conduct the waste collection operation for this development in accordance with current Waste Bylaw 20M2001. All waste and recycling services necessary for the operation of this development is the responsibility of the owner or Condominium Corporation as the case may be, at its sole cost and expense. This will be clearly outlined in the Condominium Corporation bylaws.

Signature of land owner _____

11. The developer shall submit a Stormwater Management Report (2 copies) for sites over 2 hectares for approval from the Development Approvals Team Leader, Wastewater & Drainage, prior to submitting a Development Site Servicing Plan, as per the current Stormwater Management Design Manual;

12. The developer shall remit payment for the Centre City Utility Levy, **in the amount of \$296,500.00**, to Urban Development in accordance with Bylaw 9M2007. This off-site levy is for the construction, upgrading and replacement of water and sanitary sewer mains required for or impacted by the proposed development in the Centre City Area. The Utility Levy amount above is determined by using \$1,823.00 per meter of site frontage (on the avenues only) of the proposed development;
13. The developer shall remit payment, in the form of a certified cheque, bank draft, or letter of credit. An estimate of the costs will be prepared by The City and provided to the applicant. The estimate will be prepared once the applicable comments relating to the Business Unit(s) noted below are resolved on the plans.

Calgary Roads

- a. Approved driveway crossings.
- b. Streetlight upgrading.
- c. Costs associated with road raising.

Subdivision Section

- a. The applicant shall make cost sharing arrangements with Eau Claire Market Ltd. For part cost of the existing water main in 2 ST SW adjacent to the west boundary of the Development area installed by Eau Claire Market Ltd. Through their Eau Claire Market (1990-096) subdivision.
14. Submit, for review, one (1) copy of an erosion and sediment control (ESC) **report and drawing(s)** to the Water Resources Erosion Control Coordinator. Prior to submission of the ESC report and drawing(s), please contact the Water Resources Erosion Control Coordinator to discuss ESC requirements (268-2655).

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary Guidelines for Erosion and Sediment Control and shall be prepared by a qualified consultant or certified professional specializing in ESC. For each stage of work where soil is disturbed or exposed, drawing(s) must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices;

Transportation:

15. To secure public access through the site between 2 Street NE and Riverfront Avenue in perpetuity, a public access agreement shall be registered on the appropriate titles. The City of Calgary shall be named party to the agreement to ensure the landowners do not amend, terminate or discharge the agreement without the consent of The City of Calgary. Contact Law for templates to use in drafting the agreement. Provide proof that this agreement is registered to Transportation to clear this condition;
16. Dwg C101: Provide minimum 1.5m sidewalks on the internal road. Section C-C indicates sidewalks about 1.3m wide next to steps;
17. Pedestrian access across driving aisles at-grade is to be clearly differentiated from the driving aisle through the use of signage, surface marking, and/or a change in surface materials or colours;

18. Provide curb extensions at egress/access points to Riverfront Drive and 2 Street SW to physically prevent parking and facilitate access for larger vehicles. Show these on the plans;
19. Transportation recommends that trees not be planted within a minimum of 7.5 metres either side of access/egress points onto Riverfront Ave and 2 Street SW. Relocate the tree planting to provide the 7.5 metre clearance;
20. Provide a protocol for parkade access for the different types of user (visitor, resident, commercial);
21. It appears that loading and garbage collection are to take place on Parking Level 1, (drawing A2-4). Provide sweep paths for standard TAC SU-9 vehicles within the parkade level. Sweep paths are to clear all obstacles including parking stalls by a minimum of 0.6 metres. Sweep paths must be designed so that trucks do not need to drive up or down the ramp in reverse. **It appears that it is necessary for a garbage truck to back out of the site given the sweep path indicated on plan A2-4. Please revise;**

Parks:

22. Provide a note on the Landscape Plan that proposed boulevard trees are subject to Line Assignment approval and are to be planted as per The City of Calgary Development Guidelines & Standard Specification Landscape Construction, current edition;
23. Indicate proposed boulevard trees as Oak, Elm or Ash and to be planted in a continuous trench. Provide a detail of the trench. This detail is to be reviewed and approved by Urban Forestry. The boulevard trees along Riverfront Avenue SW should be a minimum of 1.0 m from back of curb;
24. Provide planting details of trees and shrubs. Note that a minimum of 1.0 m of soil depth for trees and 750mm for shrubs is required on top of a parkade. Insulation and irrigation should also be provided;
25. Provide a detail (cross-section) of the Regional bikeway bypass (bikelane) on 2 Steet SW. Indicate signage and striping to be to The City of Calgary Transportation's satisfaction;
26. Clarify whether fire access along the riverfront promenade (re: plan C105) is part of this development permit or is relevant in subsequent phases. If it is not part of this application revise notation to indicate it is part of a subsequent phase. If it is part of this phase, indicate any potential changes to the Regional Pathway that are necessary. Provide details on cost, obligation, closure/detour, etc.;

Permanent Conditions

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority;
2. No changes to the approved plans shall take place unless authorized by the Development Authority;

3. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit;
4. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system;
5. This approval recognizes 5 phases on the approved plans which shall be completed in sequence. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase;
6. If construction of the subsequent phase has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be upgraded, in a manner consistent with general community standards. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion;
7. Fascia and canopy signage shall be placed only in the designated sign area as indicated on the approved plans and shall not require a development permit;
8. All enclosed parking areas shall have walls and ceilings painted a white or light colour and have a lighting system to meet the average minimum lighting illumination of 54 LUX;
9. Parking areas shall be for the sole use of tenants and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core;
10. Upon completion of the main floor subfloor, proof of the geodetic elevation of the constructed subfloor must be submitted and approved by the Development Authority prior to any further construction proceeding;
11. Any trees, shrubs or vegetation indicated on the site and/or landscaping plans which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size;

Urban Development:

12. If during construction of the development, the applicant, the owner of the development, or any of their agents or contractors becomes aware of any contamination:
 - a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary, and
 - b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary, and
 - c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.
13. Prior to issuance of a Development Completion Permit, a letter from the qualified professional who prepared the Remedial Action Plan and/or a Risk Management Plan is to be issued to The City of Calgary in which the qualified professional certifies that the Remedial Action Plan and/or Risk Management Plan has been implemented.

14. All reports are to be prepared by a qualified professional and shall be to the satisfaction of The City of Calgary (Environmental Management);
15. The developer shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
 - a) Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.).
 - b) Relocation of works (survey monuments and underground/overhead utilities, etc.).
 - c) Upgrading of works (road widening and watermain upgrading, etc.).
 - d) Construction of new works (lane, paving, sidewalks, curbs, etc.).
 - e) Reconstruction of City facilities damaged during construction.
16. All work performed on public property shall be done in accordance with City standards and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, street lighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing and landscaping.
17. Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the developer shall pay the difference, upon receipt of notice, to The City;
18. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purpose of shoring, tie-backs, piles, sidewalks, lane paving, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in City rights-of-way and setback areas must be removed to the satisfaction of the Manager of Urban Development, at the developer's expense, upon completion of foundation work;
19. The developer understands that he is responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on plan that have been approved by Calgary Roads. Negative sloping of the driveway within the City boulevard is not acceptable to The City. The developer shall be responsible for all costs to remove and reconstruct the entire driveway ramp if actual grades do not match the approved grades;
20. The developer, and those under their control, shall ensure good erosion and sediment control (ESC) housekeeping practices and the timely implementation, inspection and maintenance of all controls and practices specified in the ESC report and/or drawing(s). The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events. Controls and practices shall be adjusted to meet changing site and winter conditions. Water Resources shall be immediately notified of changes to the controls and practices specified in the report and/or drawing(s);
21. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense, prior to issuance of a Development Completion Permit;

22. The developer shall submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan. Certification is to be completed within the timelines specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specifications and Guidelines;

Transportation:

23. As noted in LOC2005-0127, as was stated in the application package, the internal service road will be private; it is to be maintained by the owners of the property, not The City of Calgary;
24. Class II bicycle parking has been provided in the road ROW. Should the curb alignment be altered in the future and the bicycle parking is forced to be relocated, it shall be relocated onto the client's property following best practices for locating bicycle parking at the client's cost;
25. A 2.134 metre bylawed setback exists on Riverfront Avenue SW. No permanent building or construction shall take place within this setback;

Parks:

26. Compensation shall be paid to Park Development and Operations for any trees on public lands removed or damaged, according to the value of the trees as determined by the Parks Development Inspector (620-3216 or 268-4760) or an independent arborist using the International Society of Arboriculture's formula. Compensation shall include the value of the trees, valuation fee and the cost of tree removal by Park Development and Operations;
27. Any damage occurring to public lands, resulting from encroachment onto same during construction, will require restoration at the applicant's cost. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector (268-4760);
28. Public trees located on The City boulevard / park adjacent to site shall be retained and protected during all phases of construction, by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence; and
29. Site grades shall be matched to existing grades of adjacent parks open space, with all grading confined to the private property. The applicant shall be responsible for any remedial work required, at their sole cost, to enable positive drainage away from the parks open space, to be approved by the Parks Development Inspector (268-4760);

Advisory Comments

The following advisory comments are provided as a courtesy to the applicant and property owner. They represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval

Planning:

1. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority;
2. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter;
3. The applicant is advised of the importance of protecting the natural environment along the river, particularly in relation to preserving the natural tree cover and the natural landforms along the river's edge. The Calgary River Valleys Committee (contact person at 268-4751) would be pleased to offer advice to help prevent the removal of trees or the alteration of the land along the river bank, should the need arise;
4. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size;
5. In addition to your Development Permit, you should be aware that a Building Permit is also required. Once your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information;
6. Fire hydrant to fire Siamese connection to meet the <45m distance measured along the streets and roadways;
7. All Siamese connections, Fire annunciator panels and Fire access will be constructed as discussed in pre-application meetings;

Urban Development:

8. Both adjacent roadways are to be raised and reconstructed to be above floodplain elevations. Roads comments as per LOC2005-0127 apply;
9. The developer is advised that the property line is 4.3 m from lip of gutter, varies from back of sidewalk on Riverfront Avenue SW;
10. The developer is advised that the property line is 3.0 m from lip of gutter, varies from back of sidewalk on 2 Street SW;
11. The developer is advised that the future lip of gutter is 5.05 m and future back of sidewalk is 0.0 m from existing / ultimate property line on Riverfront Avenue SW;
12. The developer is advised that the future lip of gutter is 4.33 m and future back of sidewalk is 0.0 m from existing / ultimate property line on 2 Street SW;
13. The developer is advised that a corner cut of 3.0m x 3.0m is required adjacent to Riverfront Avenue SW and 2 Street SW;

14. The developer is advised that the proposed development must be compatible with the future ultimate road grades established by Calgary Roads. The developer may contact Calgary Roads for future road grading information;
15. The developer is advised that Calgary Roads is responsible for determining whether the existing sidewalks, driveway crossings, street lighting, curb and gutter, etc., are to City standards. Replacement and/or rehabilitation would be at the developer's expense;
16. On all developments with under-drive garages or parking lots that are lower than the back of walk or curb or lane grade, the developer shall confirm in writing that all approved driveways required for this development will be constructed to ramp grades as shown on the plans submitted and approved by Calgary Roads. Negative sloping of driveways within City road right-of-way is not acceptable. If actual constructed grades do not match approved grades, the developer is responsible for all costs to remove and reconstruct driveway ramp grades to the approved grades;
17. The developer is advised that boulevard grade differences between existing or ultimate curbs and existing or ultimate property lines are not to exceed 2 percent;
18. Applicant is advised that there is a proposal to extend Riverfront Avenue SW west of 2 Street SW to 3 Street SW for a future development on Eau Claire Market Lands.
19. All surface improvements to be compatible with standards established for Chinatown. This includes sidewalks, street furniture, trash receptacles, streetlights, etc.;
20. Water connection is available from Riverfront Avenue SW (250mm CI, 1951);
21. Show details of proposed changes to servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter;
22. The developer is advised that the water service connection is to be constructed under an Indemnification Agreement (Downtown area);
23. Review with Fire Prevention Bureau for on-site hydrant coverage and Siamese connection location. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plan for Building Permit approval. Contact FPB at 268-5378. Principal Entrance(s) to be labelled on the DSSP;
24. Redundant services are to be disconnected at the source and new service installed at the owner's expense. For further information, contact the Calgary Waterworks Development Technician at 268-5006;
25. A dual service is required to service the site;
26. No construction permitted over water lines 100mm and larger;
27. Metallic watermains and nitrile gaskets are to be used on site in areas contaminated or potentially contaminated with organic compounds (organic solvents or petroleum products). See the standard specifications 504.05.01 for Waterworks constructions;
28. If further subdivision occurs in the future (including strata subdivisions), each titled parcel MUST have separate service connections to a public mains (water and sanitary);

29. Show all proposed and existing shallow utilities on the Development Site Servicing Plan;
30. Sanitary connection exists to site;
31. Storm sewer connection is available from Riverfront AV SW;
32. FOR ALL DEVELOPMENTS EXCEPT R-1 AND R-2 INFILLS:
 - a. The subject property is within the once in a hundred year floodplain. It is mandatory that the following Floodplain Special Regulations be adhered to:
 - b. The designated flood level is **1046.1 m** (Geodetic). The minimum first floor elevation shall be constructed at or above this elevation. All electrical and mechanical equipment shall be located at or above this elevation,
 - c. The building shall be designed so as to prevent structural damage by floodwater.
 - d. On-site access roads shall be constructed at or above the designated flood level.
 - e. Calgary Roads should be contacted to ensure building grades are compatible with future road grades;
33. Show all existing and proposed sewers on development site servicing plans prior to release of Development Permit;
34. Sanitary sewer test facility is required;
35. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96;
36. All open run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;
37. The allowable stormwater run-off coefficient shall be 30%;
38. Ponding is required for 1:100 year storm events;
39. Direct all roof drainage to on-site storm;
40. Storm Redevelopment Fees will be required;
41. Contain storm run-off on site;
42. All on-site sewers are to be designed to City of Calgary specifications;
43. Prior to the reuse of existing sewer(s), contact the Water Resources – Leader, Public Response, at 268-1233, to arrange for an inspection by city personnel. If existing services are found to be unsuitable for reuse, new services shall be installed at the developer's expense;
44. If water service is replaced, then a new sanitary service is required;
45. Adequate easement protection will be required for all utilities. No trees, shrubs, permanent structures or unauthorized change of grades are permitted within the utility right-of-way;
46. Minimum separation of 4.0m must be maintained between trees and street light poles;

47. Any new roads and utilities required in Riverfront AV SW and 2 ST SW adjacent to the site must be constructed by the developer at the developer's expense under a City Indemnification Agreement;

Transportation:

48. Transit, carpooling and active travel options should be encouraged and promoted to reduce the number of drive-alone trips generated to the site, reduce site parking demand and traffic on adjacent network roadways;
49. Transportation Demand Management (TDM) initiatives should be identified, implemented and integrated into the ongoing management of the proposed development. Successful TDM programs require ongoing promotion and management. Initiatives such as a universal type transit pass or transit subsidies for employees and residents, promoting carpooling, facilitating ride-matching, parking management, and car-sharing are examples of initiatives that are being successfully implemented to reduce vehicle trips;
50. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes are to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route;
51. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), pedestrian oriented lighting is to be provided along pedestrian routes;
52. As per Council-approved Pathway and Bikeway Implementation Plan (http://www.calgary.ca/docgallery/BU/planning/pdf/pathway_bikeway_plan/pathway_map.pdf):
- 1 Street SW is a future bikeway (signed on-street cycling route)
 - 2 Street SW is a roadway identified for a future wide curb lane to better accommodate cycling.
53. The applicant is advised that the site is located within 400 metres of a transit route. It is recommended that the applicant limit the number of parking stalls provided to the number required by The City of Calgary Land Use Bylaw;
54. As part of the development of Site II, as per LOC2005-0127, the applicant shall be responsible for providing an architecturally compatible bus shelter for a new bus zone on WB Riverfront Avenue SW, west of 1 Street SW. The applicant shall enter into a public access agreement for the public to be able to access the bus shelter, located on the site. Contact Darlene Whiting at darlene.whiting@calgary.ca for more information on location, design and costs. The new bus shelter shall be shown on development permit plans. It shall be constructed at the applicant's expense and located in accordance with The City of Calgary manual Bus Zone Location and Design (November 1992);
55. The applicant is advised that 1 Street SW is a future Bikeway (i.e. signed on-street bike route) and that 2 Street SW has been identified for a future wide curb lane for accommodating cyclists;

56. As previously noted in LOC2006-0127, The applicant shall be responsible for the costs of signalization of the intersection of Riverfront Avenue / 2 Street SW and any related physical improvements to this intersection. The northbound right turn lane at this intersection shall be implemented in conjunction with the initial phase of this development;

The applicant shall be responsible for any required physical improvements to the intersection of Riverfront Avenue / 1 Street SW. Show all physical improvements to both intersections on development permit plans;

57. The applicant is advised that a cycling connection from the north end of 2 Street to the Regional Pathway shall be integrated into the proposed development. For more information contact Blanca Bracic at 268-1158;

Parks:

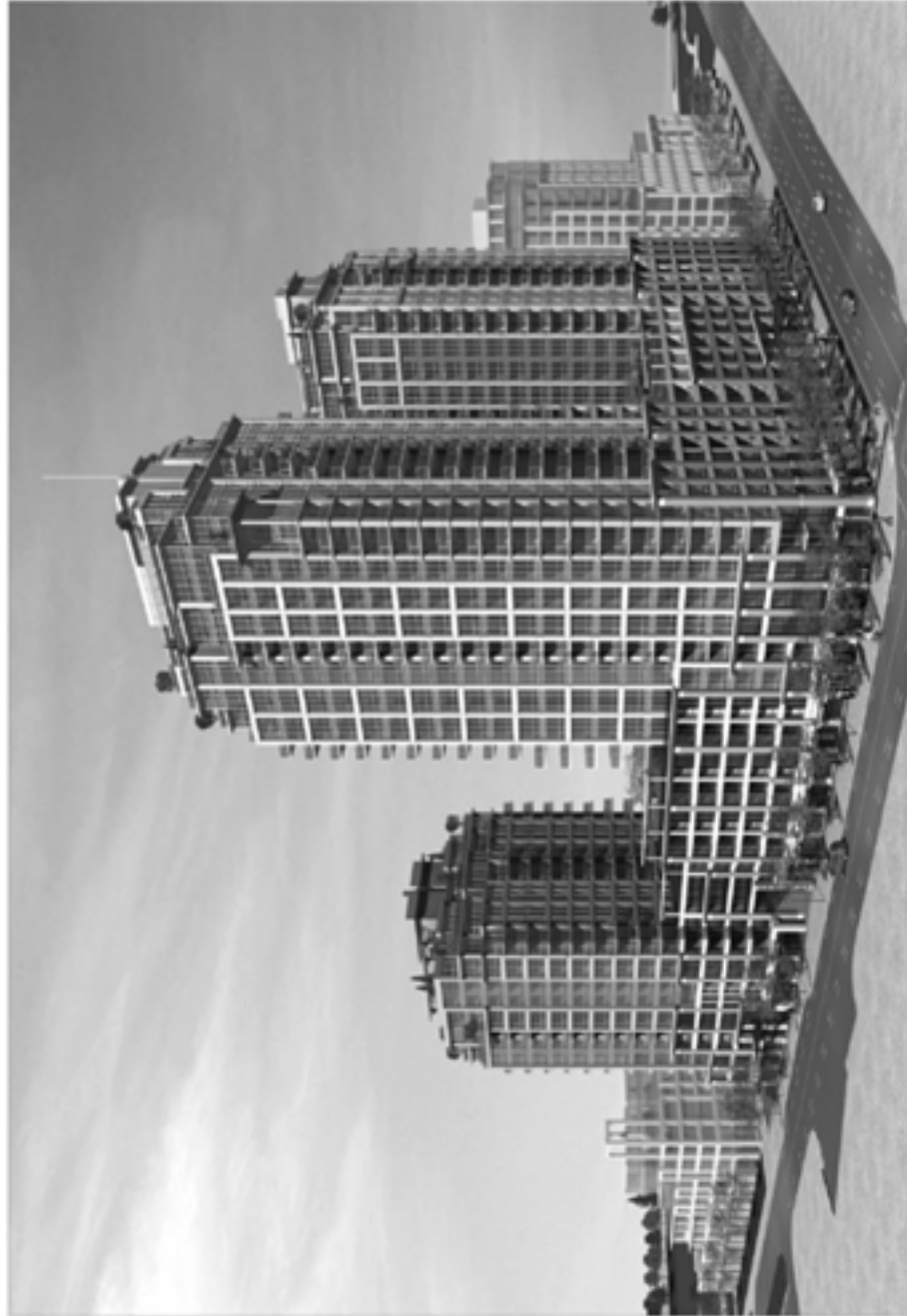
58. The proposal is to comply with the Floodway/Floodplain Regulations as per The City of Calgary Land Use Bylaw 2P80;
59. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land;
60. All tree planting in the City of Calgary boulevard is subject to Line Assignment approval from Engineering Services;
61. A condition of the issuance of permits by City of Calgary Roads may be the requirement for a tree protection plan when construction activities are within 6 meters of a tree on Public land. Requirements and specifications for a Tree Protection Plan may be obtained at www.calgary.ca/parks by following the Urban Forestry links for by telephoning Urban Forestry at 216-5252; and
62. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. Individual Public Trees can have values ranging in the thousands of dollars depending on size and species. For example, a 50-cm diameter American Elm can have a value of \$8300.00. For further information on tree value and compensation please call Urban Forestry at 216-5252 or www.calgary.ca/parks and follow the Urban Forestry links. You may wish to consider this cost during the design and development of your project. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".

Andrew Palmiere
2007/May

222 RIVERFRONT AVENUE S.W. CALGARY

DEVELOPMENT PERMIT APPLICATION

REVISED MAY 2007



MODEL, SOUTH WEST VIEW

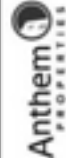
RAFI ARCHITECTURE INC. 1000 10TH AVENUE S.W. SUITE 1000 CALGARY, ALBERTA T2P 1C1 CANADA
 TEL: 403.261.1111 FAX: 403.261.1112
 WWW.RAFIARCHITECT.COM

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2007.05.01
2	ISSUE FOR PERMIT	2007.05.01
3	ISSUE FOR PERMIT	2007.05.01
4	ISSUE FOR PERMIT	2007.05.01
5	ISSUE FOR PERMIT	2007.05.01
6	ISSUE FOR PERMIT	2007.05.01
7	ISSUE FOR PERMIT	2007.05.01
8	ISSUE FOR PERMIT	2007.05.01
9	ISSUE FOR PERMIT	2007.05.01
10	ISSUE FOR PERMIT	2007.05.01



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 T2P 2P7 CANADA

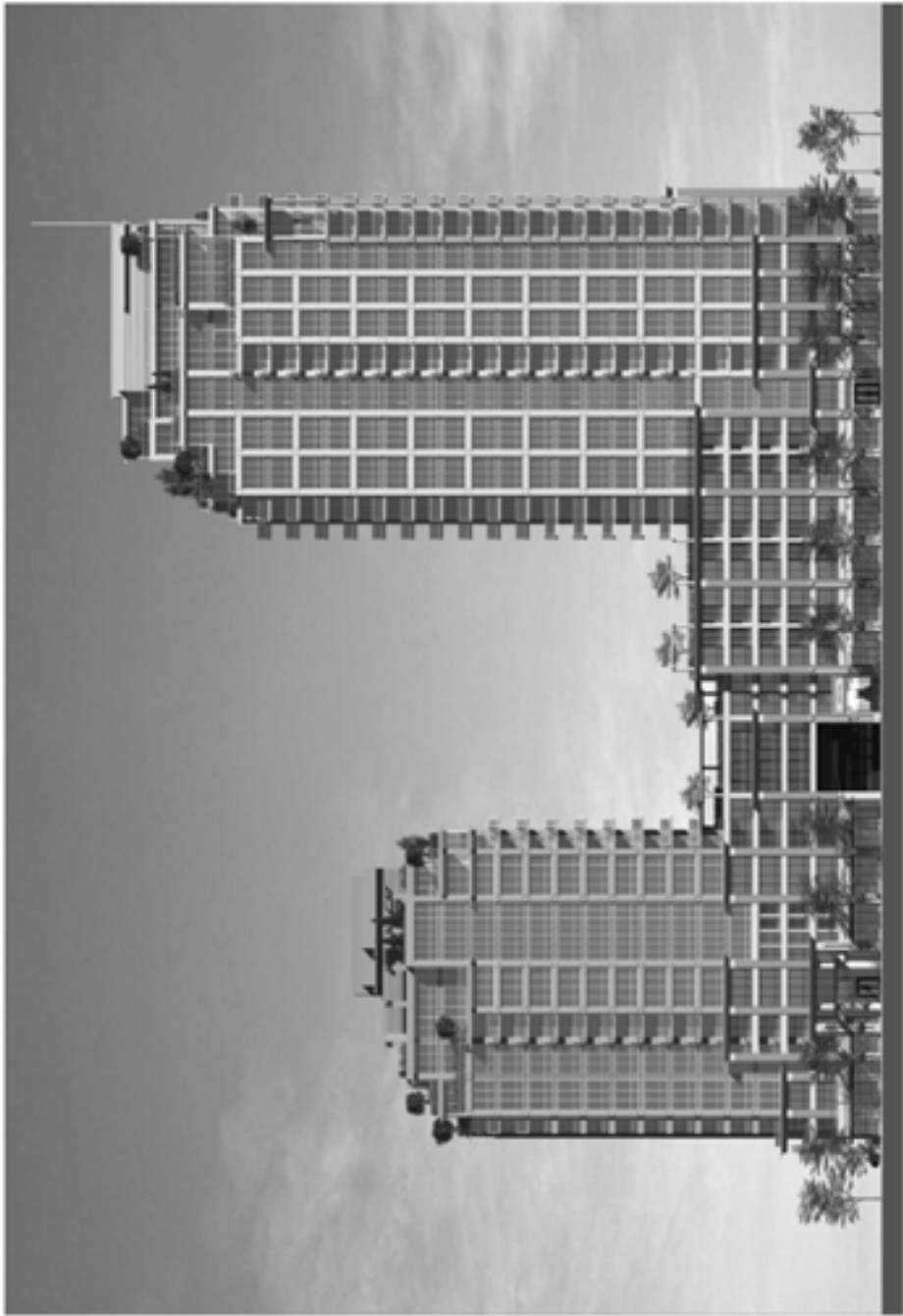


Anthem PROPERTIES
 222 RIVERFRONT AVE.
 CALGARY, ALBERTA
 T2P 1C1

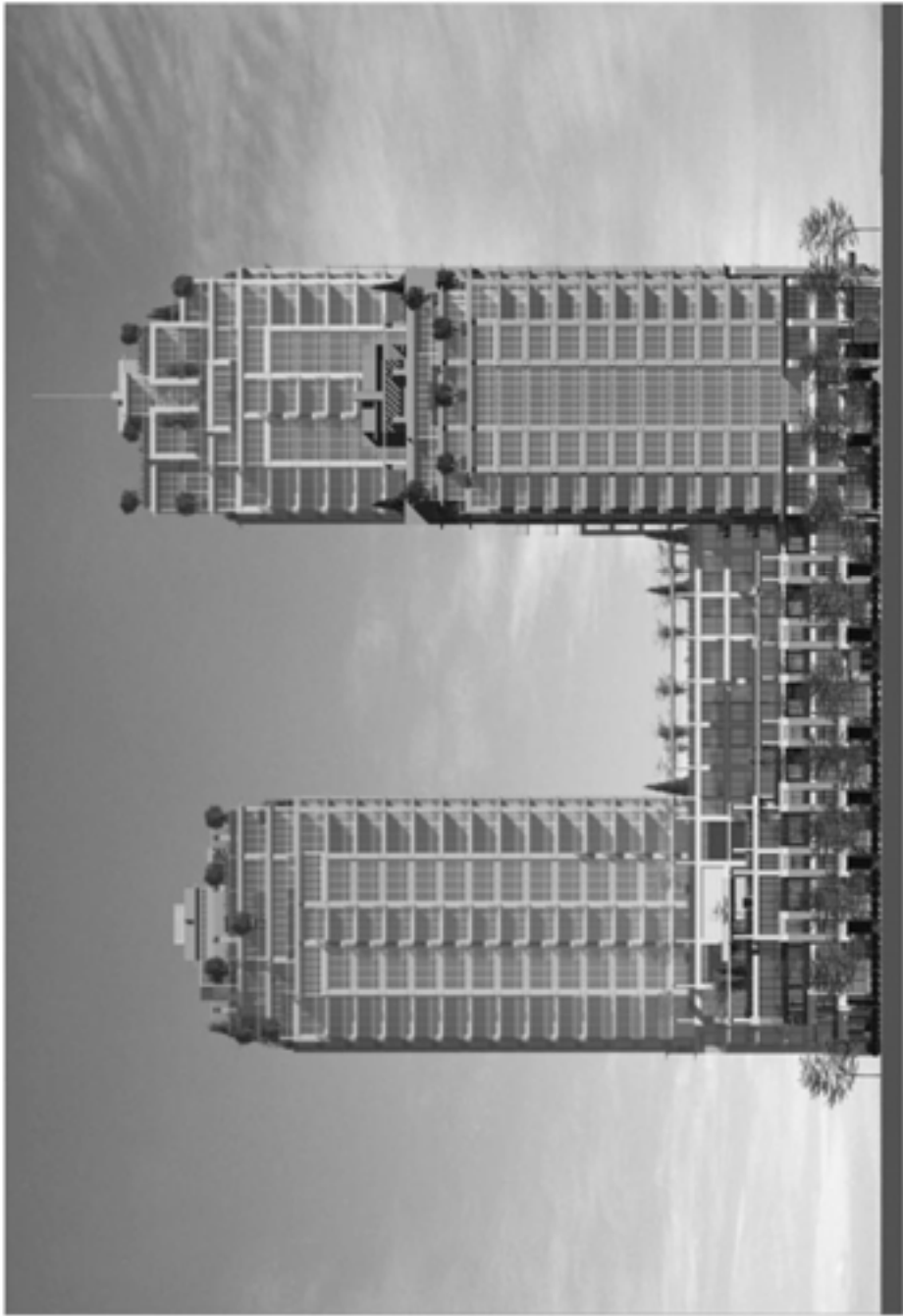
COVER SHEET

DATE	2007.05.01
BY	RAFI
SCALE	AS SHOWN
PROJECT	222 RIVERFRONT AVE.
NO. OF SHEETS	10
SHEET NO.	0-a

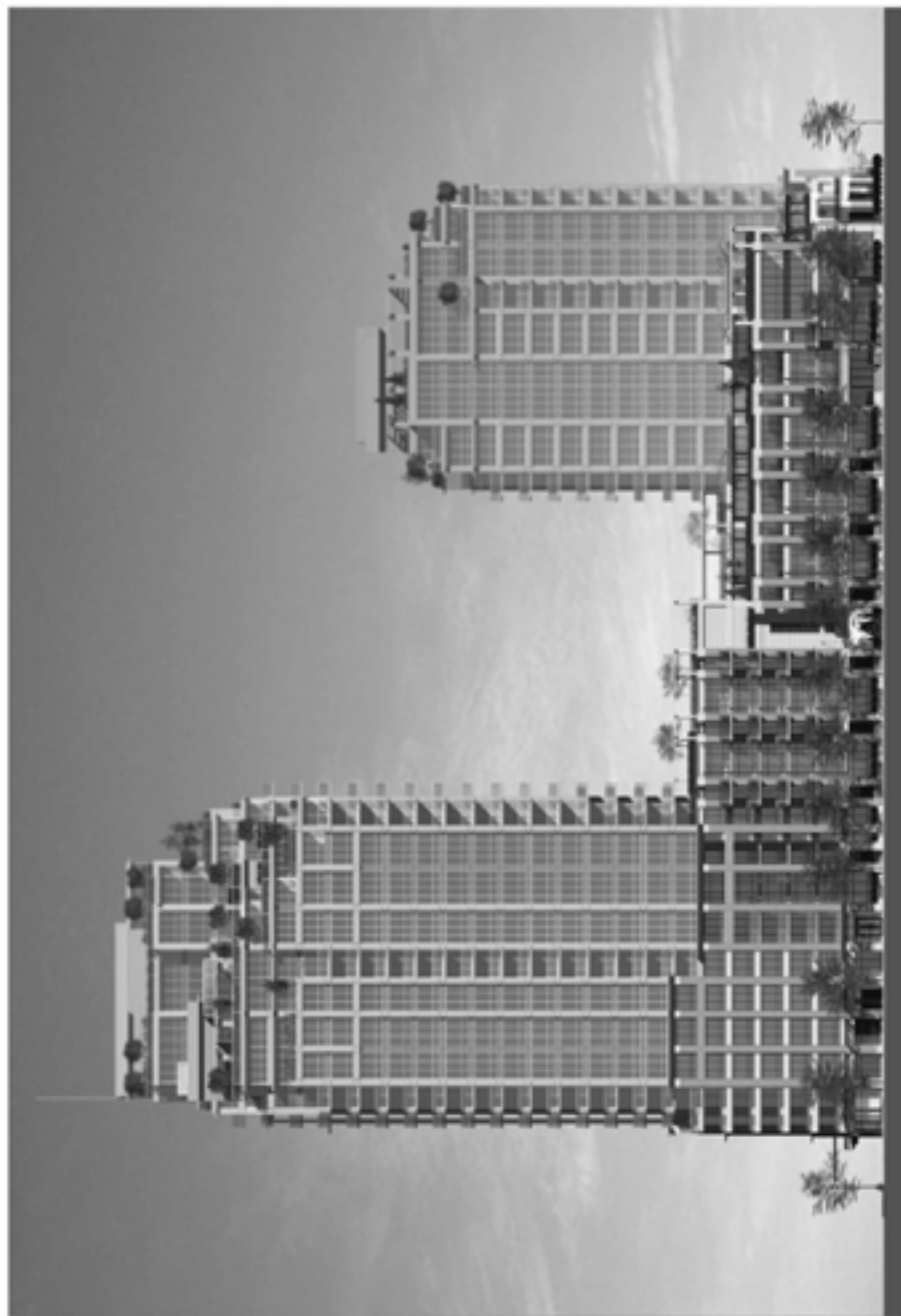
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					<p>PROJECT NO.: 2006-4308</p>	<p>DATE: 2007</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>NO. OF SHEETS: 10</p>

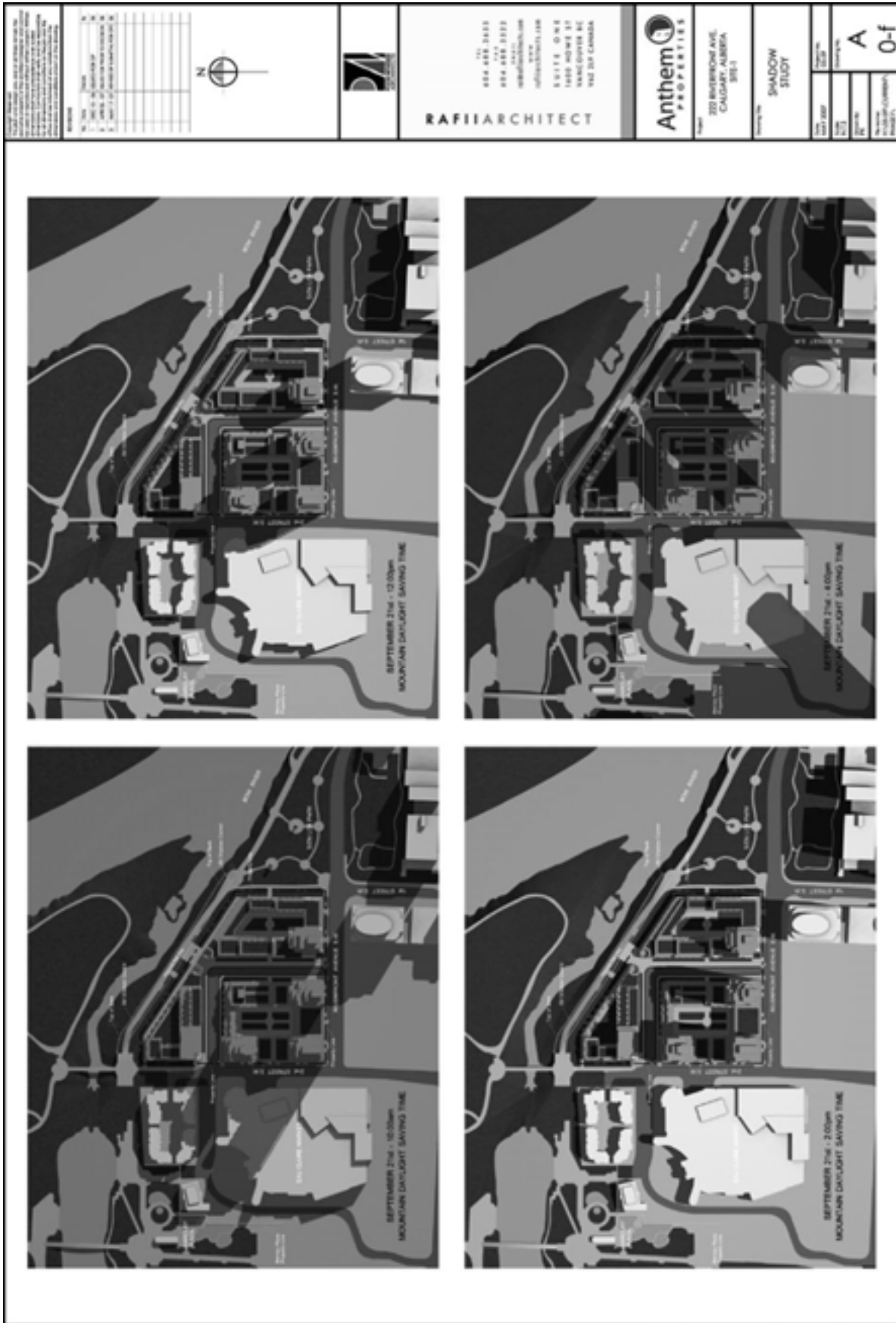


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<p>RAFII ARCHITECT</p> <p>200 BINKEROME AVE. CALGARY, ALBERTA T2E 1R1</p> <p>404-452-1455 404-452-3323 www.rafiichitect.com</p> <p>80118 0 N.E. 1450 HOWE ST. VANCOUVER BC V6Z 2G7 CANADA</p>		<p>Anthem PROPERTIES</p> <p>200 BINKEROME AVE. CALGARY, ALBERTA T2E 1R1</p>	DATE: 05/20/2007	
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PROJECT: 200 BINKEROME AVE. EAST ELEVATION		SCALE: AS SHOWN		
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DATE: 09/21/07
PROJECT: 2007-09-21
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SHEET NO: 1 OF 1

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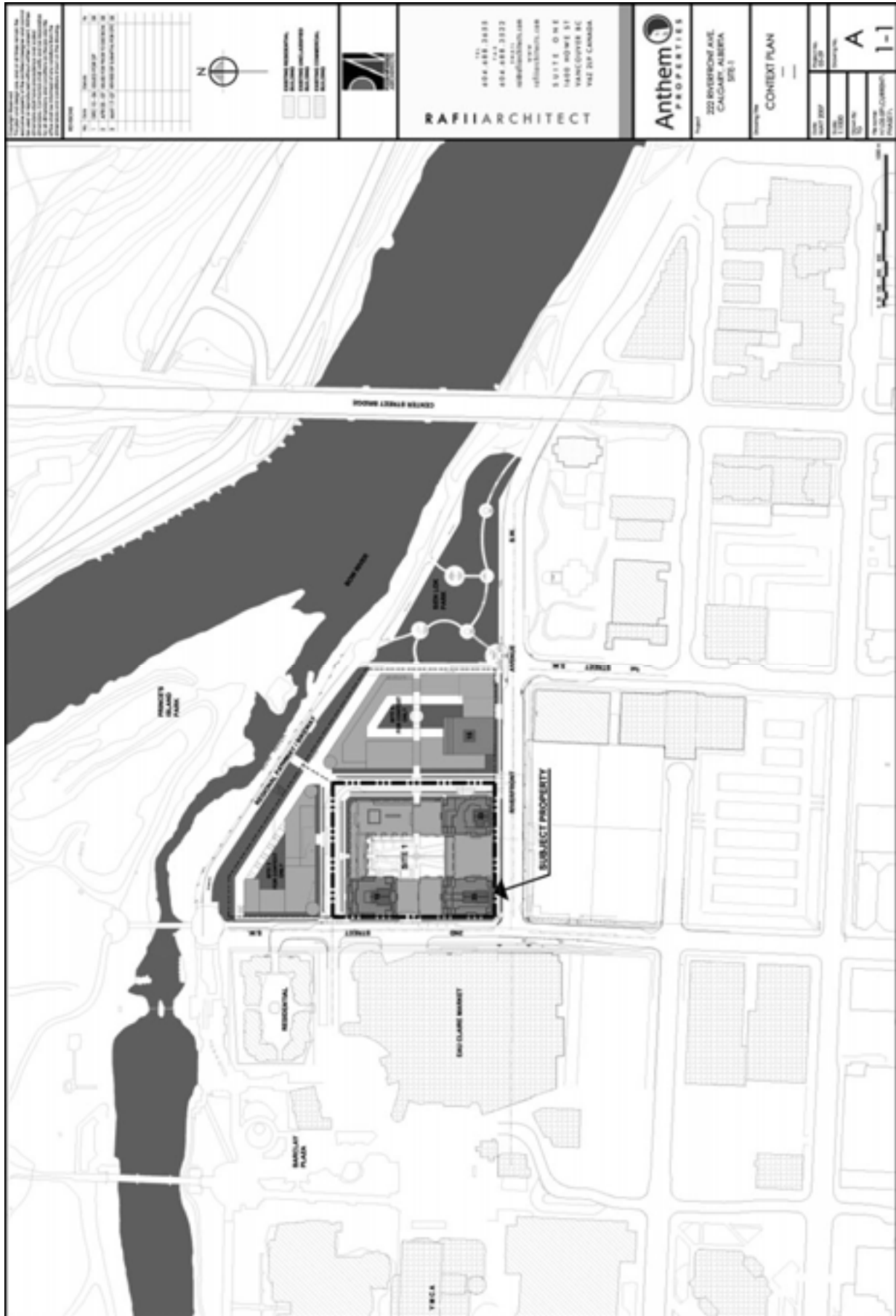
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CALGARY, ALBERTA
S2E 1

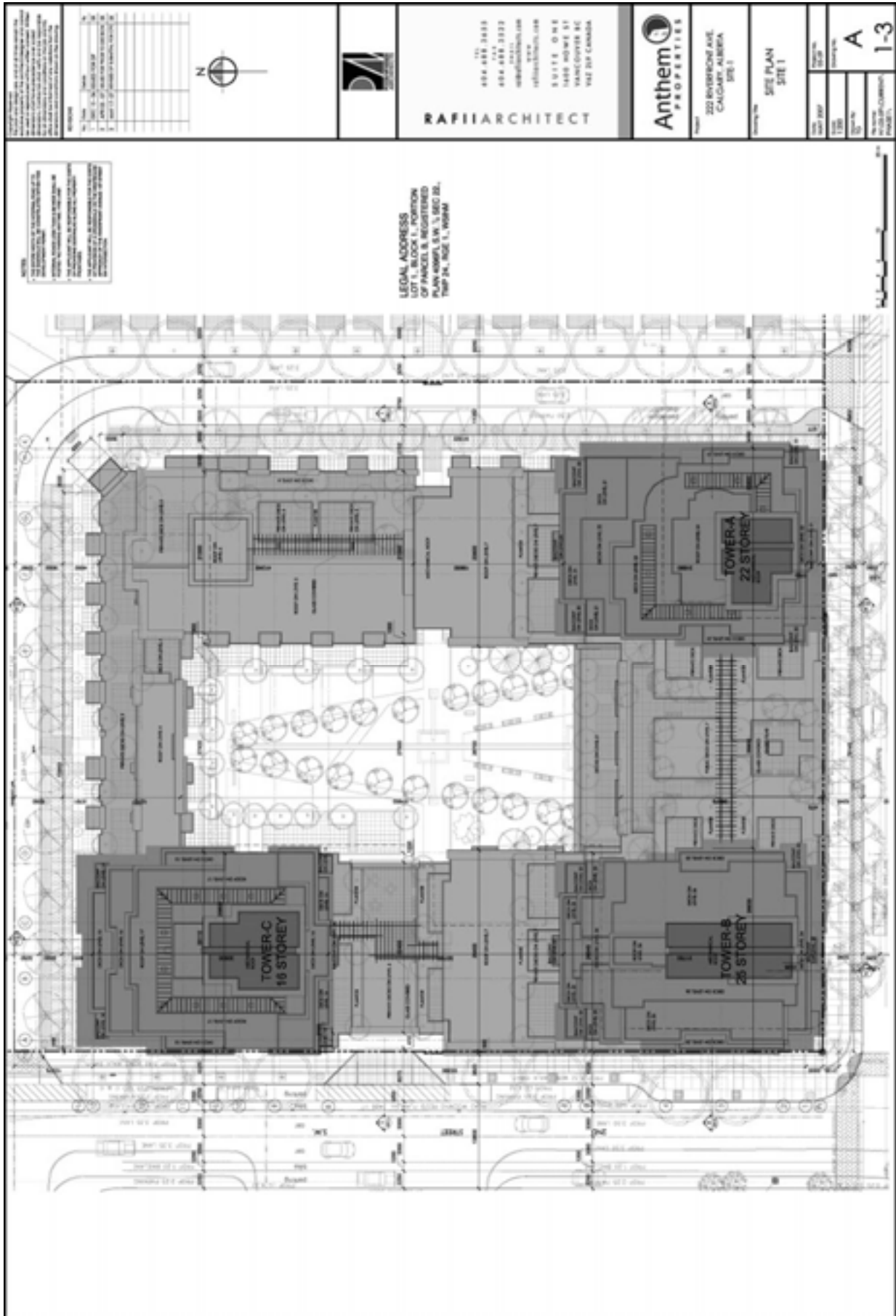
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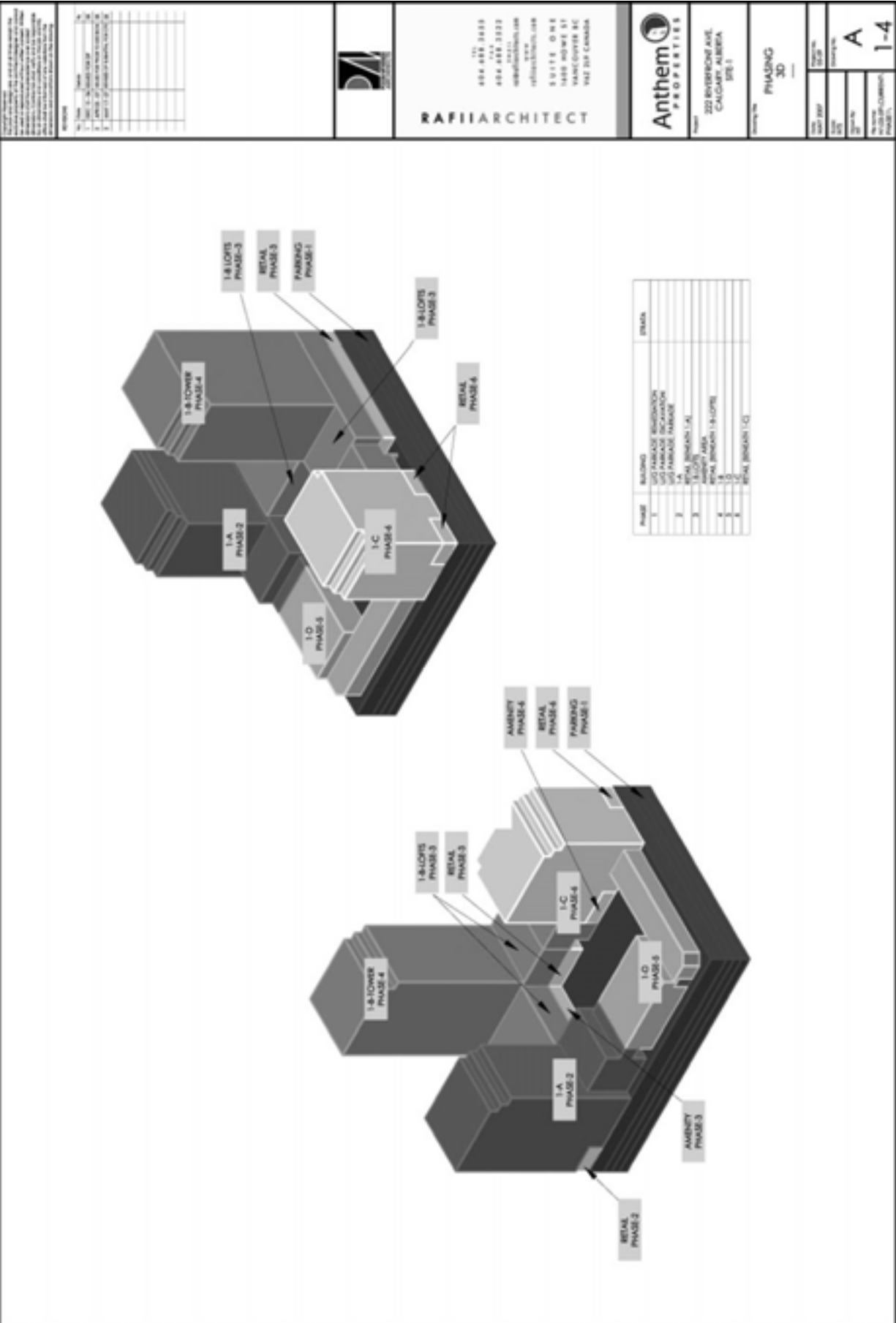
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 <p>AERIAL VIEW OF THE SITE, LOOKING WEST</p>	 <p>DOWNTOWN CORE CONTEXT MODEL, LOOKING SOUTH WITH SITE IN CENTER FOREGROUND</p>	 <p>VIEW FROM THE NORTH-EAST LOOKING SOUTH-WEST</p>	 <p>SHADOW ENVELOPES ARE A MAJOR DETERMINANT OF BUILT FORM</p>	 <p>LOOKING SOUTH ACROSS THE BOW RIVER TO THE DOWNTOWN SKYLINE</p>	 <p>RIVERSIDE, LOOKING SOUTH</p>	 <p>RIVERSIDE, LOOKING EAST</p>	 <p>RIVERSIDE, LOOKING WEST TOWARD BEN LOK PARK</p>	 <p>LOOKING EAST ON A CHANNEL OF THE BOW RIVER WHICH FORMS THE NORTHERLY EDGE OF THE SITE</p>	 <p>LOOKING SOUTH ON 2ND STREET WITH THE EAU CLAIRE MARKET ON ROCK, SITE ON LEFT</p>	 <p>RIVERSIDE, LOOKING EAST</p>	 <p>RIVERSIDE, LOOKING EAST</p>	 <p>RIVERSIDE, LOOKING EAST</p>	 <p>RIVERSIDE, LOOKING EAST</p>	 <p>RIVERSIDE, LOOKING EAST</p>	 <p>RIVERSIDE, LOOKING EAST</p>	 <p>RIVERSIDE, LOOKING EAST</p>	 <p>RIVERSIDE, LOOKING EAST</p>	 <p>RIVERSIDE, LOOKING EAST</p>																																										

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Approved By: [Name]	Project Manager: [Name]													
	<p>MEMORIAL IN SEN LOK PARK</p>		<p>GATEWAY TO PARK</p>		<p>GATEWAY TO PARK WITH GREENHOUND SITE IN BACKGROUND</p>									
	<p>SEN LOK PARK</p>		<p>BANGLAT PLAZA</p>											
	<p>LOOKING SOUTH WEST ON EVERHONT THROUGH PARK</p>		<p>2ND STREET, LOOKING NORTH</p>											
	<p>EAU CLAIRE MARKET</p>		<p>2ND STREET, LOOKING NORTH</p>		<p>LOADING AREA OF EAU CLAIRE MARKET</p>									







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PHASING
3D

Scale: 1/4" = 1'-0"
Date: 2007
Sheet: A
Phase: 1-4

