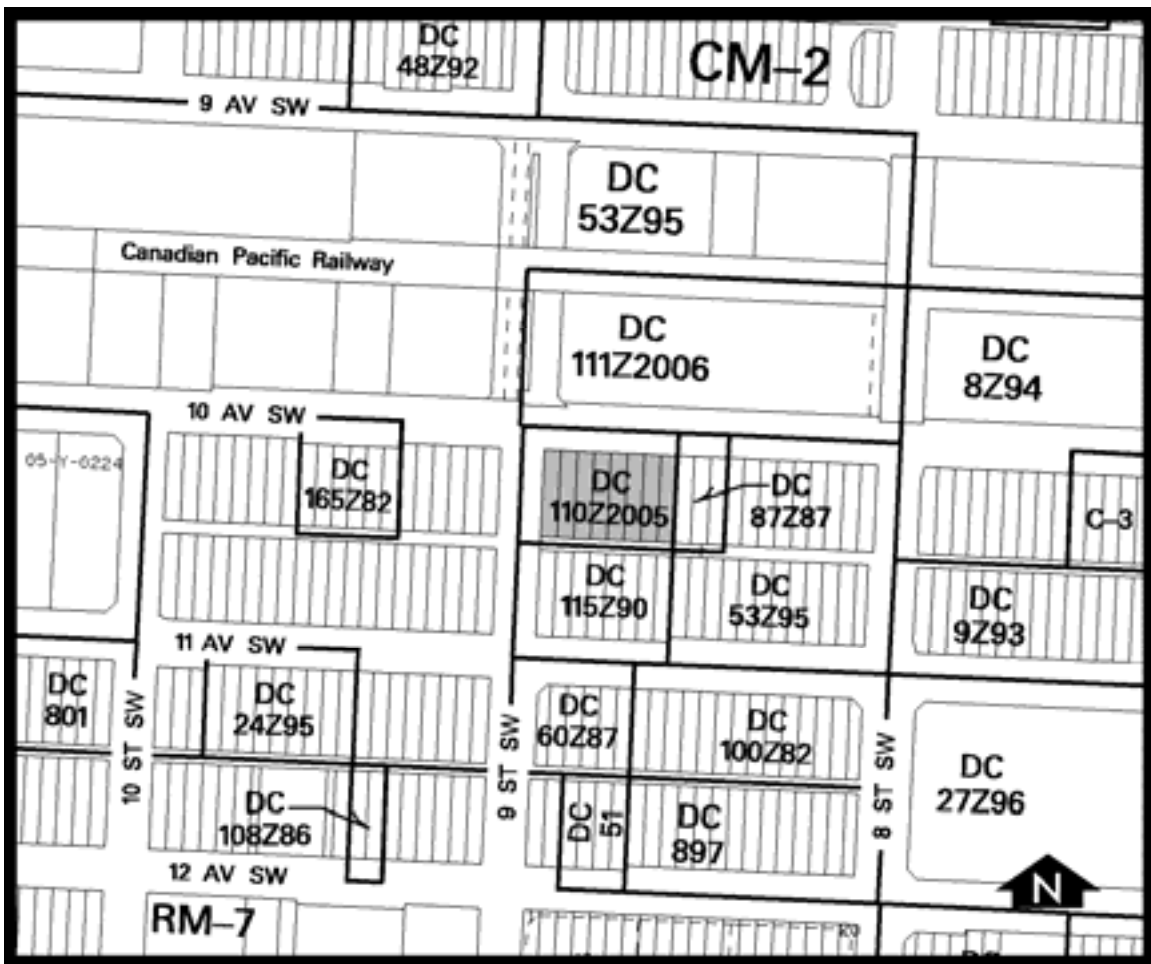


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 9	
	CPC DATE:	2007 May 31
	DP NO:	DP2006-3199

BELTLINE
(Ward 8 - Alderman King)



PROPOSAL:
Apartment Building (229 residential units) with mixed use office and retail

APPLICANT: Tarjan Group Architects & Interior Designers Ltd	OWNER: Arcus Condo Corp.
MUNICIPAL ADDRESS: 921, 923, 929 and 933 – 10 Avenue SW	LEGAL DESCRIPTION: Plan A1, Block 65, Lots 1-8 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC Direct Control District	
AREA OF SITE: 0.24 ha ± (0.60 ac ±)	
CURRENT DEVELOPMENT: Surface parking lot	

ADJACENT DEVELOPMENT:

NORTH: Surface parking lot.

SOUTH: Low rise commercial development.

EAST: Surface parking lot and low rise commercial development.

WEST: Low rise commercial development.

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DIRECT CONTROL GUIDELINE(S)	DC110Z2005		
DENSITY	11 FAR	11 FAR	N/A
HEIGHT	46m	120.5m	+74.5m
Dwelling Units	300 uph	945 uph	+645 uph
PARKING	Office parking 24 stalls	20 stalls	- 4 stalls (cash in lieu payment required)
Total # of trees (min.)	28 trees	6	22

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
EXTERIOR FINISH MATERIALS			
Walls: masonry, brick , curtain wall system, EIFS, and spandrel			
Windows: clear glazing at grade and on tower component			

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	No Comments
ENVIRONMENTAL MANAGEMENT	No Objection
URBAN DESIGN REVIEW COMMITTEE	See APPENDIX II
COMMUNITY ASSOCIATION (Beltline Community Association)	No comments received by CPC Report submission date.

PLANNING EVALUATION

Introduction

Development Permit 2006-3199 is for a high density residential and commercial development in the Beltline. The project is a 33 storey tower development comprised of a three storey commercial podium, 229 residential units and five levels of underground parking. The area is a mix of existing office and commercial development.

Site Context

The site is located at the southeast corner of 10 Avenue and 9 Street SW, surrounded by a mix of office buildings, commercial development and surface parking lots. Immediately adjacent to the east of the development site, the applicant has submitted a land use amendment for phase two of the subject development. To the north, across 10 Avenue SW, the Tonko 999 development, an office/retail tower, was recently approved by Calgary Planning Commission.

Legislation & Policy

The proposal is consistent with the policies of the Beltline Area Redevelopment Plan (2006). Within the ARP the subject properties are located within the Urban Mixed Use District. The intent of the Urban Mixed Use District is to allow for a wide range of uses to promote active, pedestrian scaled, permeable and visually interesting streetscapes. In that regard the development has provided street level uses that are of a retail, personal services and restaurant nature; street front elevations that are transparent to allow for pedestrian views; and multiple retail and commercial entrances to animate the street and create activity and animation.

The subject properties are also within the Design District of the ARP a clustering of eclectic and innovative, new and adapted, design-related businesses, buildings and land uses throughout this area. With a particular emphasis on retail and light manufacturing, the policy objectives of the Design District include enhancement the pedestrian streetscape, the provision parking (and loading) to the rear of sites and/or in designated parking structures and support for the expansion of eclectic and innovative design of buildings within the area.

Land Use District

The subject properties are designated Direct Control District 110Z2005 (APPENDIX IV). The DC sets a base density of five FAR with a number of bonusing requirements necessary to achieve the maximum 11 FAR. The bonusing system is broken down in to two 3 FAR components for a total of six FAR of bonus potential. The first component requires the applicant to provide:

- Street oriented building design that includes primary entrances to commercial or residential units directly fronting the public street at grade;
- An enhanced public realm design along 10 and 9;
- Public art located in a setting acceptable to the approving authority; and
- LEED equivalent opportunities.

Through the provision of commercial store fronts along 10 Avenue, landscape and surfacing improvements along the lane, 9 Street and 10 Avenue, a public art contribution as per bonusing provisions of the CM-2 district` and the provision of numerous sustainable design initiatives; it is the opinion of CPAG that the bonusing requirements to achieve an additional 3 FAR have been satisfied.

The second bonusing opportunity within DC 110Z2005 is for the provision of a residential tower floor plate above the 8th floor with a maximum gross floor area of 700m². As the plans indicate maximum floor plate of 697m² the requirement for the additional 3 FAR is achieved.

While the applicant has satisfied the bonusing provisions set out in DC 110Z2005 there is a disconnect between the base district of C-4 General Commercial District and the density of 11 FAR which necessitates a number of significant relaxations in order for the maximum density to be achieved. The C-4 district contemplates a primarily commercial development with a building height of 46 meters, a unit per hectare (uph) limitation of 300 and landscaping requirements commonly associated with suburban commercial developments. As a result relaxations are necessary including a height relaxation of 74.5 meters, a relaxation of 645 units per hectare and a relaxation in the number of trees provided. Typically relaxations of this magnitude would not be supported by CPAG as they clearly indicate over development of the site. However, in this situation the relaxations have been deemed reasonable as the development is consistent with the policies, density provisions, design criteria and objectives of the Beltline ARP. Furthermore, in discussion with Land Use Planning and Policy it has been determined that the relaxations are 'temporary' as DC 110Z2005 will be replaced by the implementation districts of the Beltline ARP. No relaxations to the new district are anticipated as building height limitations have been removed, uph requirements eliminated and the FAR of the Urban Mixed Use District is a maximum of 12.

Site Layout & Building Design

The development permit is for the construction of a 33 storey tower with a 3 storey commercial podium. The development contains 229 residential units, 1137m² of net retail space and 2126m² of office space in a built form totaling 11 FAR. The podium level of the development is primarily finished with clear glazing, a combination of chestnut colored brick and rough and smooth finished nutmeg colored arriscraft stone with metal canopies and accents. The podium is set back 4.4 metres on 9 Street SW and 3.6 meters along 10 Avenue SW which respect the respective residential and boulevard road designations of the ARP, allows for landscaping opportunities and provides a significant amount of pedestrian space. At grade the podium is comprised of retail uses and a modest office lobby fronting 10 Avenue and a residential lobby fronting 9 Street. Retail doors along 10 Avenue are provided at a six metre rhythm which allows for smaller retail units. The mezzanine level of the podium contain 185m² of CRU space with the bulk of the floor plate taken up by a variety of electrical, storage and mechanical rooms. The second and third floors of the podium are primarily office space with 120 residential lockers located on each floor.

The tower component of the project begins on the fourth floor and is 30 storeys in height (excluding the mechanical penthouse). The floor plates for the tower are in keeping with the ARP and DC 110Z2005 as they are 697m² from floors 4 through 28 which decreases to 652m² by the 33rd floor. The tower is setback 3-3.5 metres from the build face of the podium in order to minimize the visual impact of the 30 storey structure and reinforce the pedestrian scale. Materially, the towers are clad in a clear glazed curtain wall system, chestnut brick, EIFS stucco, and precast concrete in a nutmeg finish. From floors 4 to 8 the tower is clad in chestnut brick and capped by a stone cornice line. This portion of the tower functions visually as a secondary podium and further reinforces the pedestrian streetscape. The tower is articulated into vertical strips of curtain wall and nutmeg coloured precast elements. Spandrel panels are used at the subfloor and are back painted to match the glazing. The balconies for each unit are inset and have a clear glass and metal guard railings. At the penthouse and mechanical levels the roof top is capped with a large grey metal architectural element stylistically reminiscent of the Art Deco period.

Landscaping

As per the landscape plan the applicant is proposing a row of trenched elm street trees along both 9 Street and 10 Avenue planted at 5.5 metre intervals. Within the property line the sidewalks will be finished in 'Colorado sandstone' concrete pavers with aggregate concrete banding at 5 metre intervals. The public sidewalks will be broom finished concrete with an aggregate concrete band along the property line. Along 9 Street SW the sidewalks between the curb and building front is 8 metres in width which is reduced to 7 metres along the 10 Avenue. Both sidewalk width allow ample opportunity for café, restaurants and spill out retail.

As part of the bonusing system of DC110Z2005 public realm enhancements including improvements to the lane are required to increase the project density from five to eight FAR. In response the applicant has upgraded the lane above City standard by introducing a banding pattern of exposed aggregate and sandstone colored concrete similar to the pattern proposed along 9 Street and 10 Avenue. A perpetual maintenance agreement will be required to maintain the upgraded paving.

There is a large fourth floor outdoor amenity space on top of the podium level for the use of the residences. The space is finished in a combination of pavers, sod, planting beds and trees. There is an outdoor seating area proposed as well as sculptural focal point. A wood arbour frames the entrance to the outdoor amenity which is accessed through common room. All residential units on the fourth floor will have privacy screens from the common amenity area and adjacent units in order to ensure a level of privacy.

Site Access & Traffic

There is one vehicular access point for this project from the lane which leads to five levels of underground parking. Bicycle storage facilities at-grade are located along the 9 Street and 10 Avenue facades with additional storage from the lane. 107 Class 1 bicycle storage lockers are provided on the second and 107 residential bicycle storage lockers on the third level of the development.

Parking

No parking study was required for this application. With the exception of a four stall deficiency in office parking the application meets the requirements of Section 18 Bylaw 2P80. Cash-in-lieu of parking payment is required for the four stall deficiency as a prior to release requirement of the permit.

Environmental Sustainability

DC 110Z2005 includes a density bonusing strategy in which the applicant is to provide LEED equivalent opportunities as part of the requirements to increase the project density from five to eight FAR. As a result the applicant has provided a list of sustainable design features (APPENDIX III) to be integrated in to the project which in applicant's estimation would qualify the development as a LEED certified building. The applicant has stated that they will not be pursuing LEED certification.

Site Servicing for Utilities

Services are available for the proposed development. The developer is responsible for any required upgrades to the existing services.

Environmental Site Assessment

An Environmental Site Assessment (ESA) was submitted with the application and reviewed to the satisfaction of Environmental Management.

Urban Design Review Panel

The application was circulated to the Urban Design Review Panel (see complete comments in APPENDIX II). 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 supports the use of the colored	Amended as requested
sandstone paving as presented on the landscape plan, however rejects the use of plain broom finished concrete and requests the applicant to use banded concrete as shown on Plan Page A1.1;	
The Panel requests the applicant to install the number of trees as a minimum as indicated on the landscape plan;	Amended as requested

The Panel is concerned with the entry between the office tower and residential tower and the canopy and finds there is no differentiation from the commercial to the residential sections; and	PTR condition added to differentiate the commercial entrances from the residential entrance
The Panel commends the applicant for the changes that were made to the project and the clearness of the font size on the plans	Noted

It is the opinion of CPAG that the applicant has adequately addressed the concerns of the Urban Design Review Panel.

Community Association Comments

No comments received by CPC Report submission date.

Adjacent Neighbour Comments

No comments received.

CONCLUSION:

The proposal is supported for the following reasons:

1. The project meets the development goals of the Beltline Area Redevelopment Plan;
2. The high density development is compatible with adjacent development along 9 Street and 10 Avenue SW; and
3. The project is a quality development that exhibits sophisticated architectural articulation and street presence that will enhance the vitality of the Beltline.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements

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.

Planning:

1. Provide payment of \$370,800.00 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;
2. Provide a clearance letter from Enmax stating all of their concerns have been resolved;
3. Payment of cash-in-lieu of parking equivalent to 100% of the required parking stalls at the Downtown rate current at the time of payment;

4. Provide an 8 ½ X 11 inch colour and materials board that corresponds to the materials and colours listed on all elevations;
5. As per the UDRP comments revise canopy designs to differentiate residential from commercial entrances;
6. 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;
7. Applicant to provide a letter under corporate seal committing to the highest standard of EIFS application as per the EIFS Council of Canada and to third party inspection of the EIFS application;
8. Submit a total of 7 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 applicant shall submit a current Phase I Environmental Site Assessment report. The report will be used to determine if the site is suitable for the intended development, as related to environmental issues. The report is to be prepared in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the Canadian Standards Association (2001) "Phase I Environmental Site Assessment - Z768-01," or its successor.

If the Phase I Environmental Site Assessment report indicates that there is actual or potential site contamination, then the applicant is to submit a current Phase II Environmental Site Assessment report. The report is to be prepared in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the Canadian Standards Association (2000) "Phase II Environmental Site Assessment - Z769-00," or its successor.

If the Phase II Environmental Site Assessment report indicates that there is a requirement for remediation or risk management, then the applicant shall submit a current Remedial Action Plan and/or Risk Management Plan. The report(s) shall document how the site will be remediated or risk managed to such an extent that the site will be suitable for the intended development.

All Phase I and II Environmental Site Assessments submitted to The City that have been commissioned **on or after 2005 November 1** must conform to The City of Calgary **Phase I and II Environmental Site Assessment Terms of Reference**. Please visit www.calgary.ca for the latest version. Any Phase I and Phase II Environmental Site Assessments that do not conform will require additional work to meet the standard. All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental Management);

10. The developer shall consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title;

11. 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:
12. Calgary Roads
 - a. Property lines dimensioned from the lip of gutter and the back of sidewalk;
 - b. 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; and
 - c. Proposed landscaping within the City boulevard shall be grass. Any proposed trees to be located within City rights-of-way will require a line assignment. Contact Utility Line Assignments for further information;

Water Resources – Water Servicing

- a. An adequate water meter room adjacent to an exterior wall where the services (100mm and larger) enter building.

Waste & Recycling Services

- a. Amend plans to indicate concrete (not asphalt) in the garbage staging areas.

13. The lane adjacent to the development site was legally closed in 1983. The closed section is approximately 73.68 in length, east of the 9 Street road right of way. The developer will be required to make an application to re-designate the area to road right of way to reopen the lane for legal access. Alternatively, the developer should consider purchasing the closed lane right of way from the City and register easements for existing utility easements. **Final approval of development application will be pending reinstating adjacent lane for public access;**
14. The developer shall remit payment for the Centre City Utility Levy 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 is determined by using \$1,823.00 per meter of site frontage (on the avenues only) of the proposed development;
15. Relocate the proposed street lamps onto the development site or the proposed street lamps on The City boulevard and in the bylawed setback area will require approval from Patrick Lee, Streetlighting at 268-4513. A line assignment, perpetual maintenance agreement, and an encroachment agreement will be required for the proposed street lamps;
16. The developer shall remit payment to address the requirements of the Business Units as listed below:
Calgary Roads (CERTIFIED CHEQUE)
 - a. Sidewalks;
 - b. Concrete lane paving is required if closed lane is to be reopened for public use;
 - c. Streetlight upgrading; and
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel;

17. The developer shall provide a letter from the adjacent land owner indicating they have no objections to the driveway flare encroaching into the extended property line of their site;
18. The developer shall provide a letter of understanding to accept responsibility to ensure driveways will be constructed to plans approved by Calgary Roads. The letter must be signed by the land owner or authorized company representative.

The letter should state the following:

Company letterhead or Land Owner's Name and Address

Development Permit Application #: _____

Date: _____

I understand that I am responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on the approved plans. I understand that negative sloping of the driveway within the City boulevard is not acceptable to the City. Furthermore, I will be responsible for all cost associated with the removal and reconstruction of the entire driveway ramp if actual grades do not match the approved grades.

Signature of land owner or authorized company representative _____;

19. The developer shall provide a letter to confirm the owner will **remove** or **relocate** the canopy from within the City rights-of-way, bylaw setback and/or corner cut **at the owner's expense** within 30 days' notice from The City of Calgary requesting removal due to road widening, sidewalk construction, utility installation, etc.;

Transportation:

20. 10 Avenue SW is an existing on-street bicycle route and shall be identified as such on the plans;
21. Provide operating protocol for parkade overhead doors;
22. Provide signage indicating that loading is not to take place during garbage collection times so as not to cause conflicts in the shared area;
23. Provide signage at the front of the building indicating that bike racks are located at the rear of the building; and
24. Remove four of the racks at the rear of the building (two from each set) and relocate them to another location; the rows of racks appear very crowded in this location, and the columns and walls of the building may interfere with parking bicycles here.

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, on completion of the development. 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. Any fascia or canopy signage shall be designed in a manner that is visually compatible with the architecture of the building;
6. 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;
7. 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;
8. The properly executed Development Agreement referenced in the Planning Prior to Release conditions shall remain in force and on title throughout the life of this development;

Urban Development:

9. 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;
 - 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.

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.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of The City of Calgary (Environmental Management);
10. 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.); and
 - e) Reconstruction of City facilities damaged during construction.

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.

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;

11. 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;
12. In accordance with the Encroachment Policy adopted by Council on 1996 June 24, and as amended on 1998 February 23 (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;
13. 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; and

Transportation:

14. A bylawed setback exists on both 10 Avenue and 9 Street SW. No permanent building or construction shall take place within these setbacks;

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. 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;
4. 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;

Urban Development:

5. The developer is advised that the property line is 3.4 m from lip of gutter, 0.3 m from back of sidewalk on 10 Avenue SW;
6. The developer is advised that the property line is 3.4 m from lip of gutter, 0.30 m from back of sidewalk on 9 Street SW;
7. The developer is advised that the future lip of gutter is 3.76 ultimate property line on 10 Avenue SW;
8. The developer is advised that a bylaw setback of 2.134 m is required adjacent to 10 Avenue SW as per the Land Use Bylaw;
9. The developer is advised that a bylaw setback of 2.134 m is required adjacent to 9 Street SW as per the Land Use Bylaw;
10. The developer is advised that a corner cut of 4.5 m x 4.5 m is required adjacent to 10 Avenue and 9 Street SW in addition to the bylaw setback;
11. 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;
12. 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;
13. Concrete lane paving is required if closed lane is to be reopened for public use;
14. Water connection is available from 10 Avenue SW (150mm CI, 1910);

Future water main replacements in the Downtown area will require a minimum main size of 200mm. A cut-in of a 200x200x (size of water service(s)) Tee with a 200mm separation valve (on dual services) will be required. This will mean less disruption when

- the main replacement occurs and the work and materials invested at the time of the service installation will not be redundant when the main is replaced;
15. 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.
An approved cross connection control (CCC) device shall be installed immediately after the water meter setting on all commercial, industrial and multi-residential (3 units or more) services. For systems/fixtures that require 24 hours of uninterrupted water supply a by-pass or parallel arrangement should be installed to facilitate annual testing and routine maintenance of the (CCC) device. All by-pass or parallel arrangements must have a (CCC) device installed that will provide the same degree of protection as the mainline device which is being by-passed;
 16. Show all proposed and existing shallow utilities on the Development Site Servicing Plan;
 17. The developer is advised that the water service connection is to be constructed under an Indemnification Agreement;
 18. Review with Fire Prevention Bureau for hydrant coverage and Siamese connection location(s). A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plans for Building Permit approval. Contact F.P.B. at 268-5378. Principal Entrance(s) to be labelled on the Development Site Servicing Plan;
 19. A dual service is required to service the site;
 20. No construction permitted over existing water lines;
 21. 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);
 22. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Waterworks Specifications. The watermains are 90 years and older and although there has been minimum breaks during their life span, any disturbance during construction such as a new service connection or other alterations can cause breaks. Lead joints of old cast iron mains are very sensitive to ground movements;
 23. Sanitary sewer connection is available from 10 Avenue SW;
 24. Storm sewer connection is available from 9 Street SW;
 25. Show all existing and proposed sewers on the development site servicing plans at the Building Permit stage;
 26. Sanitary sewer test facility is required;
 27. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96;
 28. All open run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;

29. The allowable stormwater run-off coefficient shall be 30%;
30. Ponding is required for 1:100 year storm events;
31. Direct all roof drainage to on-site storm;
32. All building openings, ramps, etc., adjacent to trap lows are to be min, 0.3 meters higher than the maximum water elevation at the 1:100 year depth or depth of spill, whichever is greater;
33. Storm Redevelopment Fees will be required;
34. Contain storm run-off on site;
35. Controlled stormwater discharge required;
36. All on-site sewers are to be designed to City of Calgary specifications;

Transportation:

37. A Transportation Demand Management (TDM) program is recommended. Contact Ron Schafer, TDM Specialist at 268-1629 for more information;
38. To mitigate the need for offsite transportation improvements, the developer shall integrate Transportation Demand Management (TDM) program infrastructure (e.g. bicycle parking, shower/locker facilities, carpool parking and pathway/sidewalk connections) into the development plan.

Transportation Demand Management (TDM) programs and initiatives should be developed, implemented and integrated into the ongoing management of the proposed development. The aim of the program is to reduce the number of drive-alone trips to the site, reduce parking demand and meet proposed trip reduction targets.

Facility management shall appoint a traffic demand management (TDM) coordinator to develop strategies for a TDM program, to implement, manage and to monitor TDM program results to meet trip reduction targets;

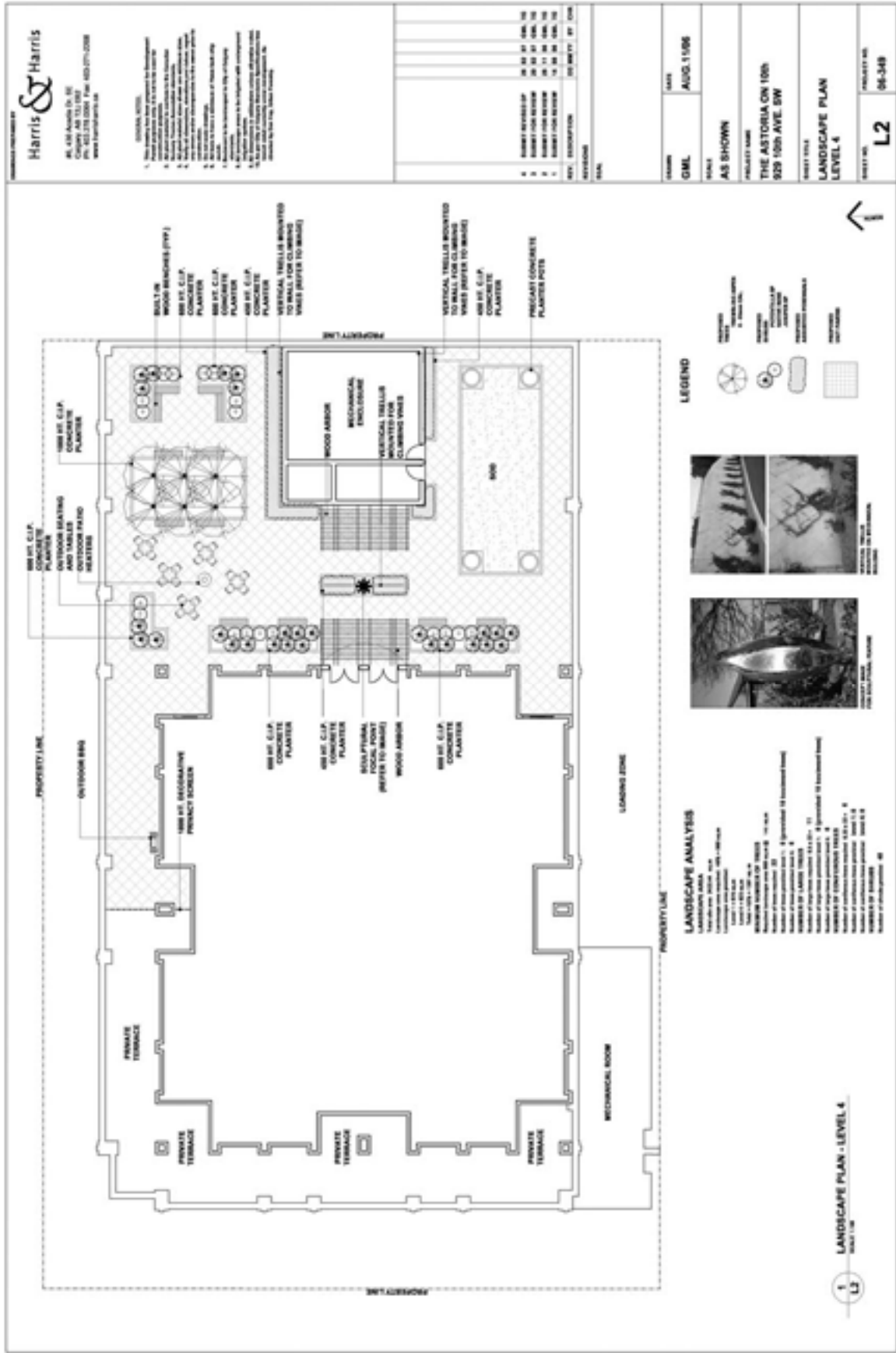
39. Transit, carpooling and active travel choices should be encouraged and promoted;
40. A sidewalk is to remain along the property frontage to facilitate pedestrian access to transit service;
41. A sidewalk is to be provided between the building entrance and the public sidewalk to facilitate pedestrian access to transit service;
42. Pedestrian access across driving aisles 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;
43. Pedestrian routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs. Sidewalks are to be constructed with curb cuts where there is a change in elevation;

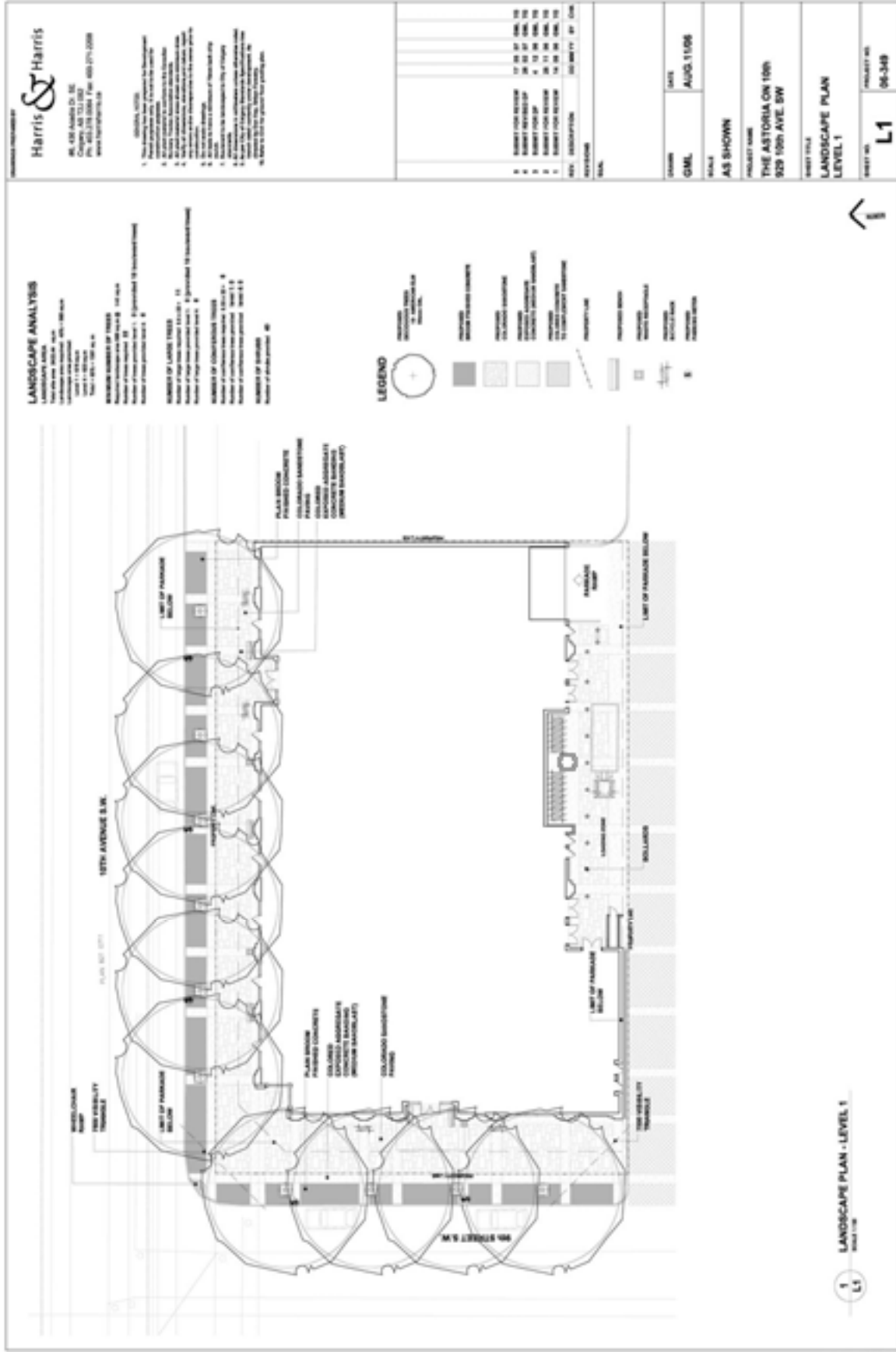
44. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes area to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route;
45. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), pedestrian oriented lighting is to be provided along pedestrian routes;
46. The applicant is advised that the site is located within 400 metres of a transit route (or 600 metres of an LRT station). 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; and

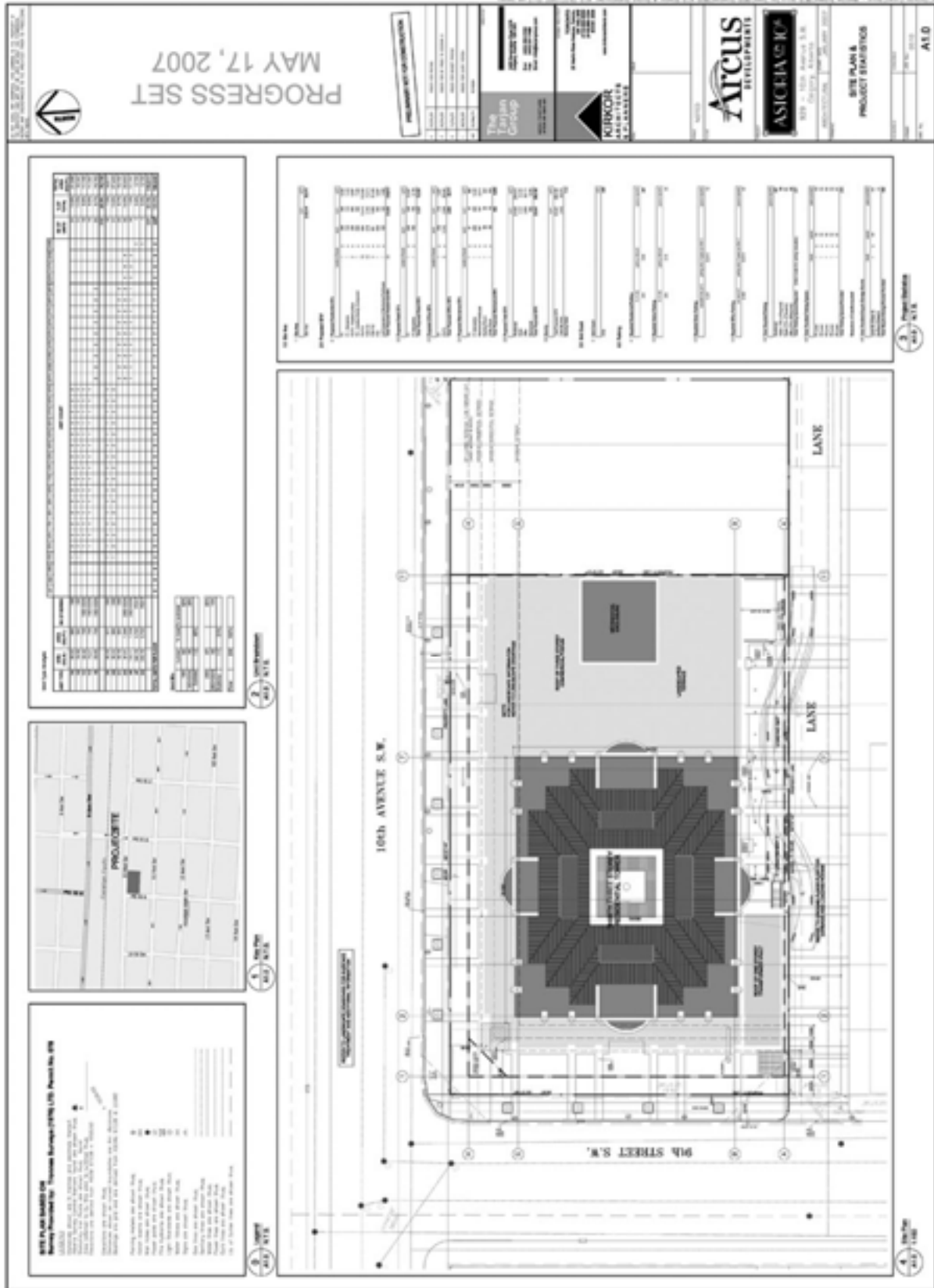
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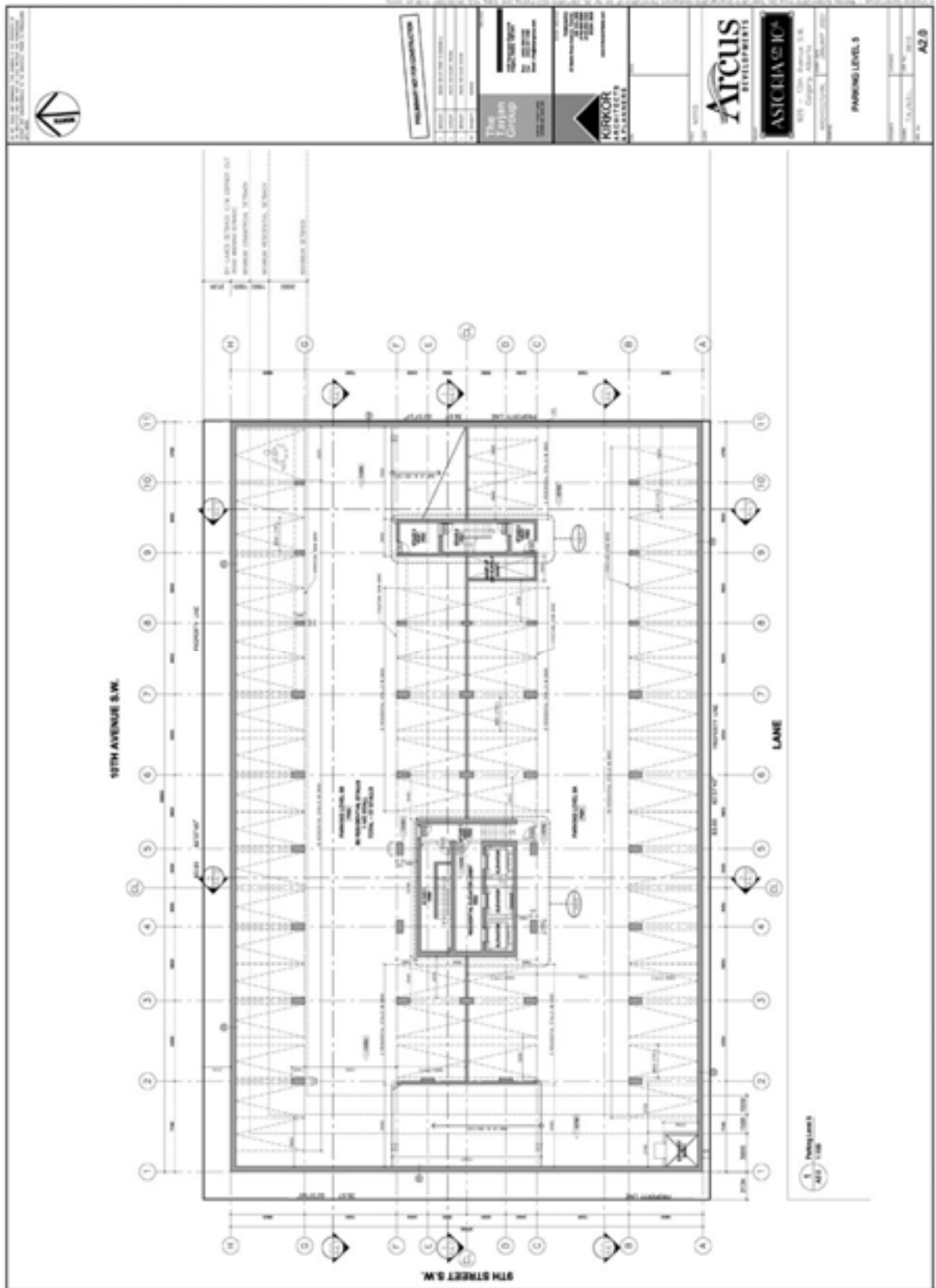
47. All proposed plantings in the boulevard are to be planted in a continuous trench. The trench is to be as per The City of Calgary Road specifications. The trees are to be Oak, Elm or Ash and are to be planted as per The City of Calgary Development Guidelines and Standard Specifications Landscape Construction, current edition. A line assignment is required for trees planted in the boulevard. Contact Utility Line Assignments at 268-5794.

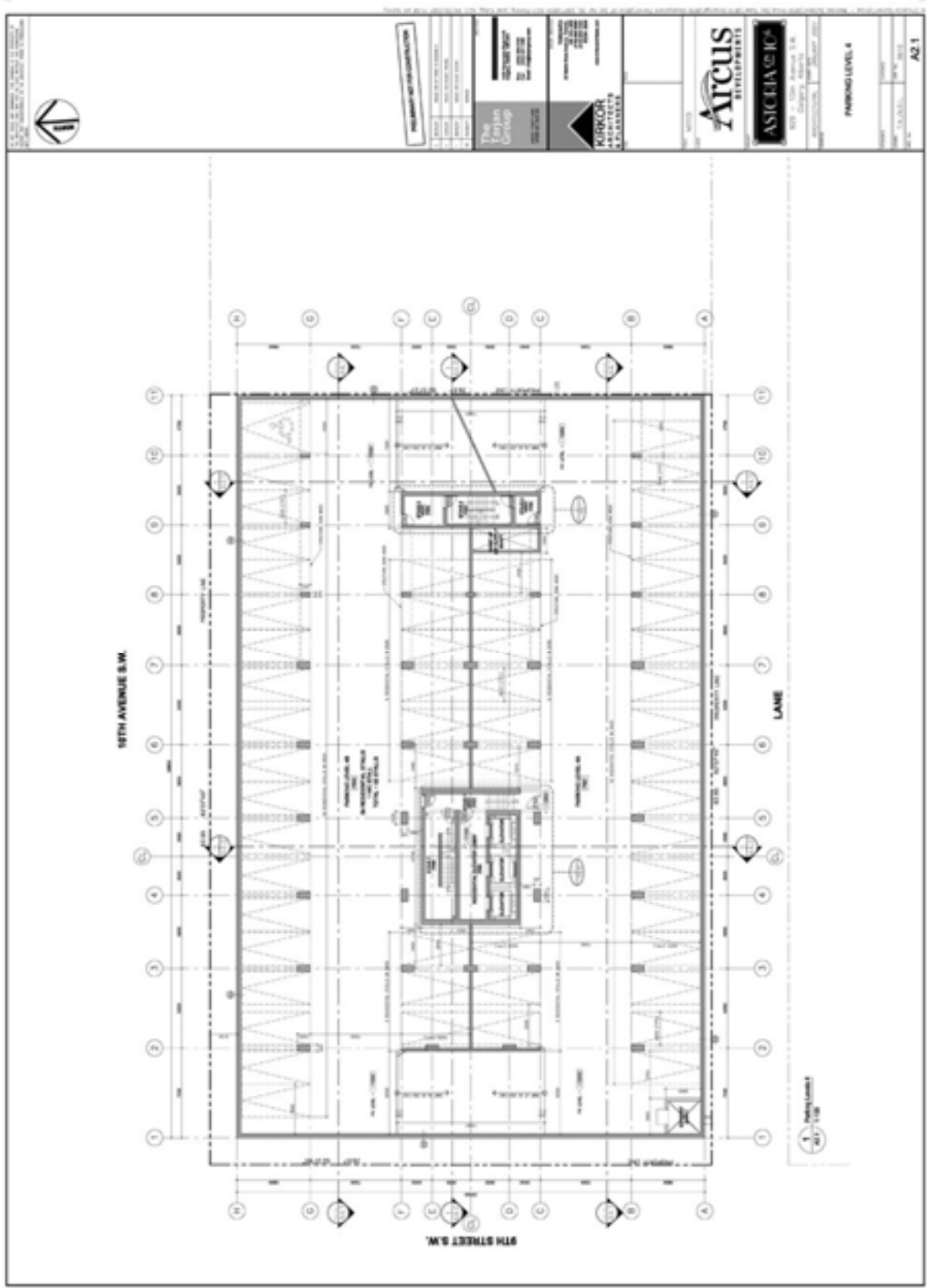
Andrew Palmiere
2007 May

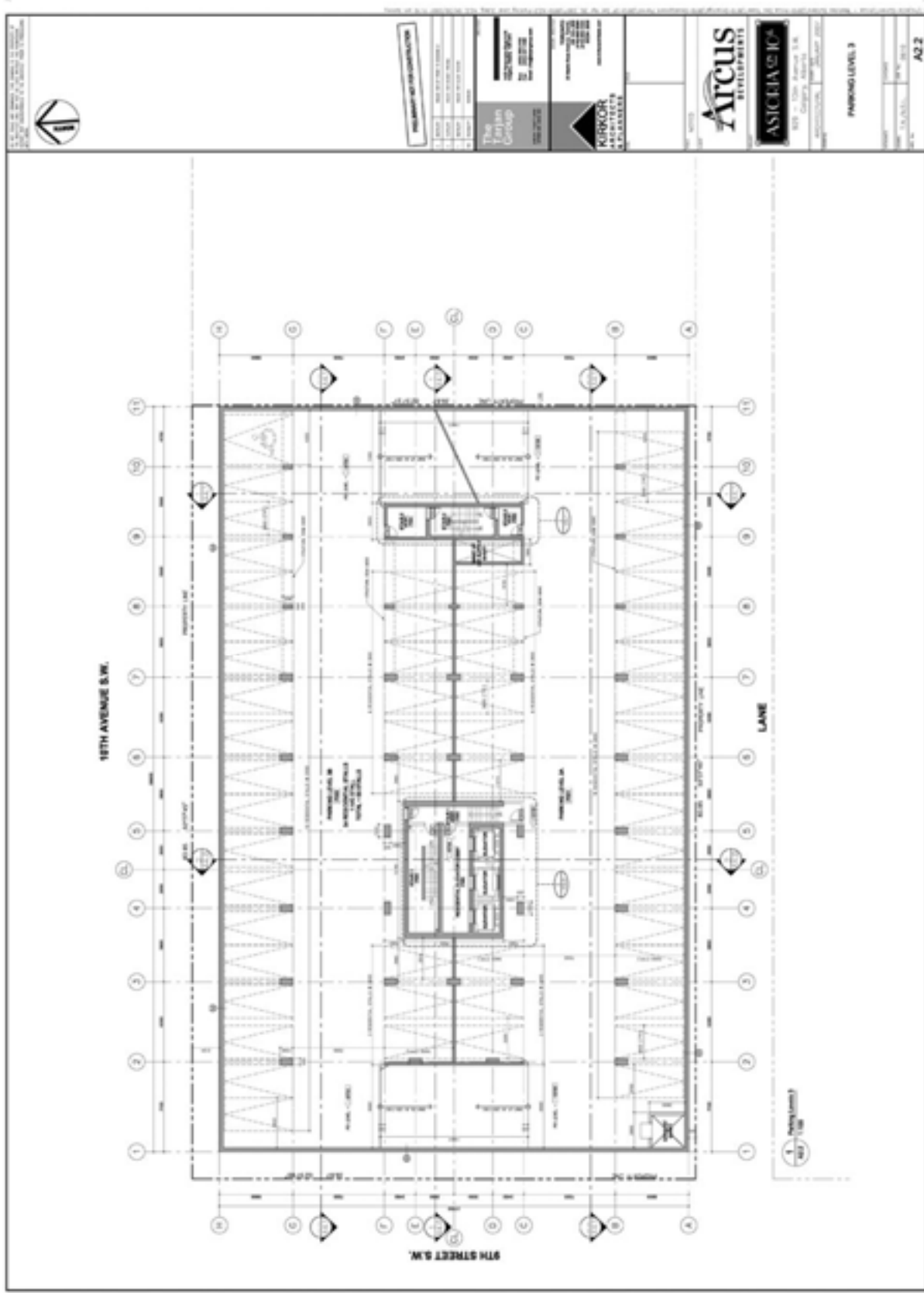


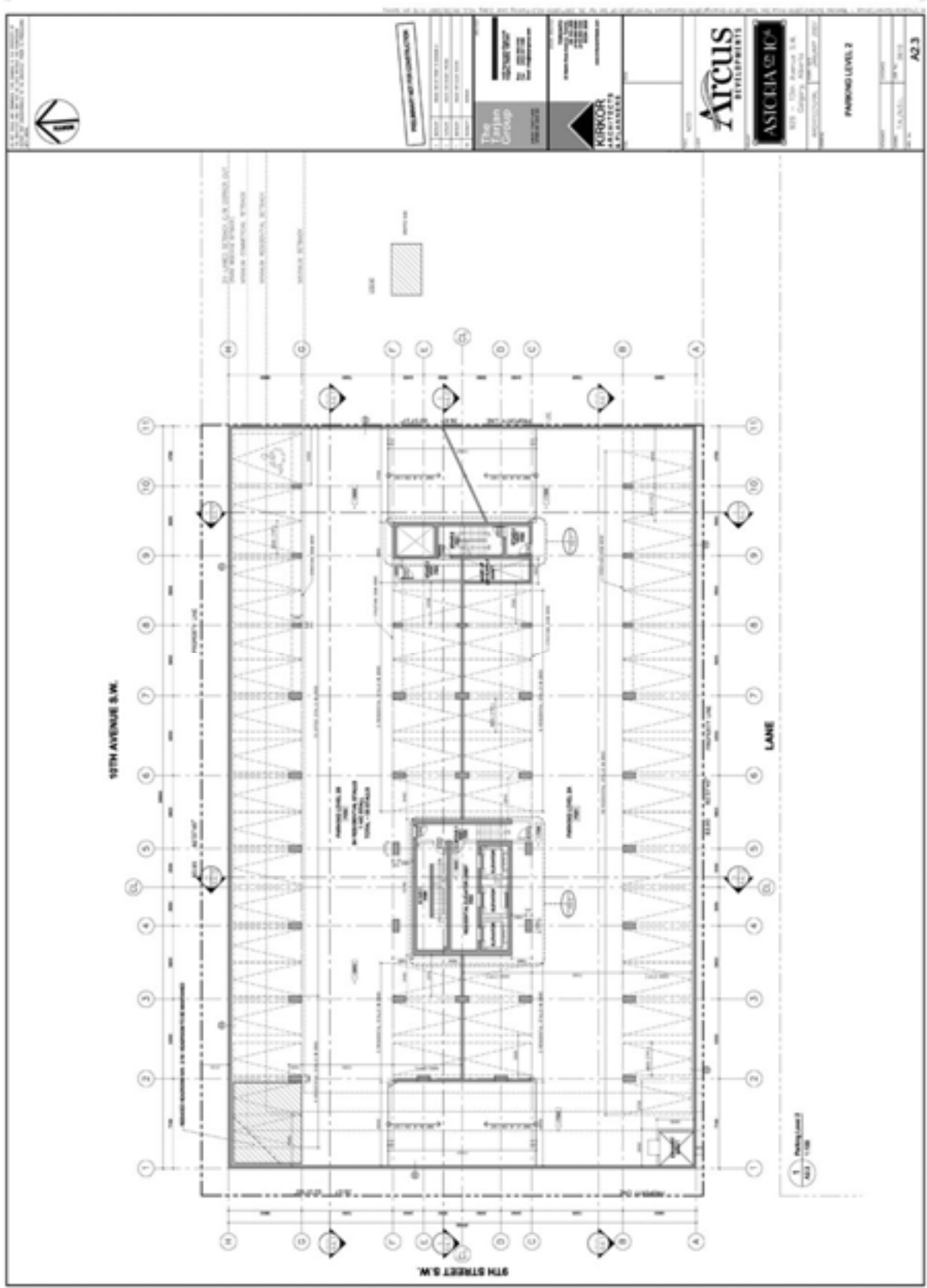


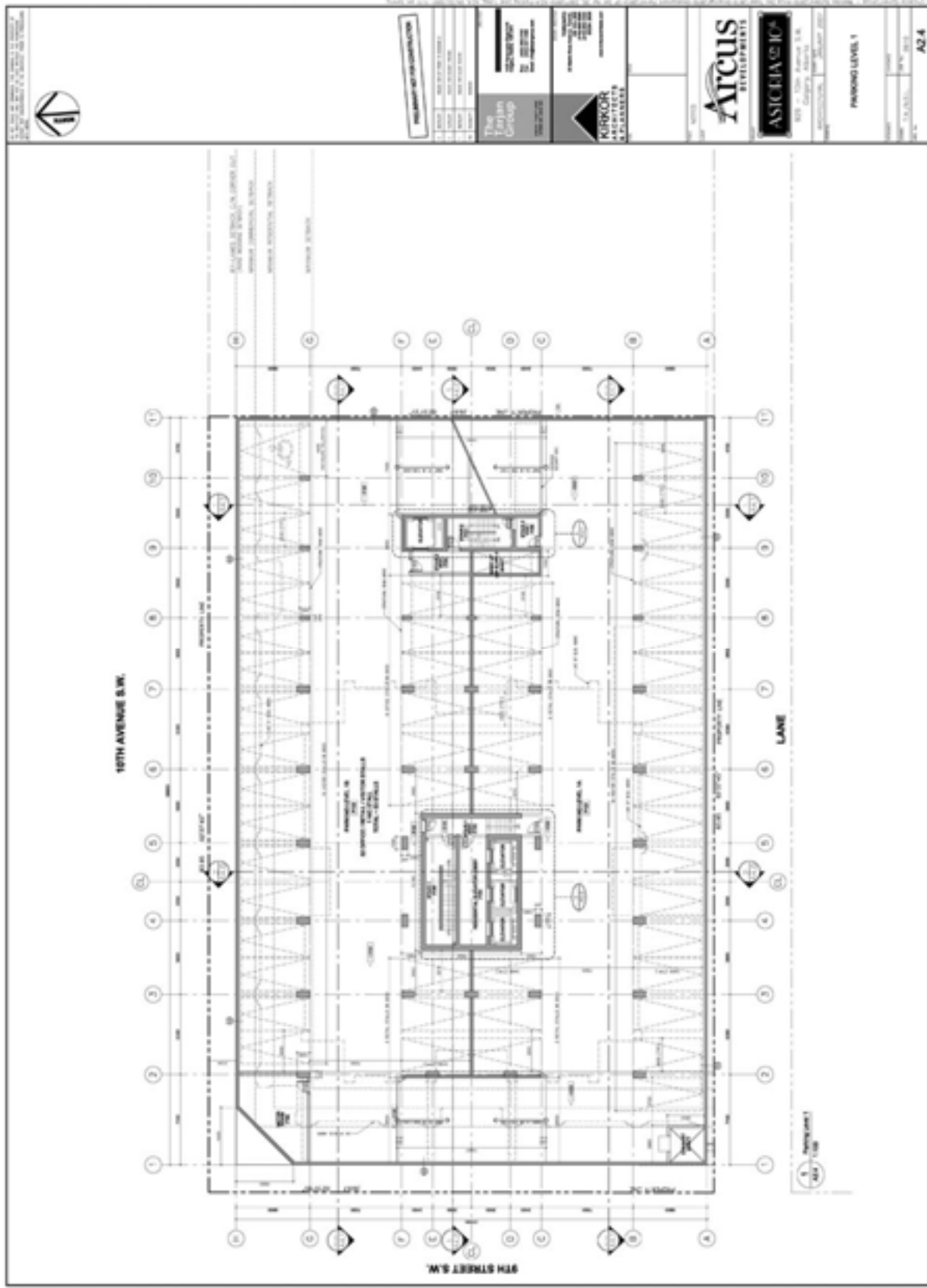


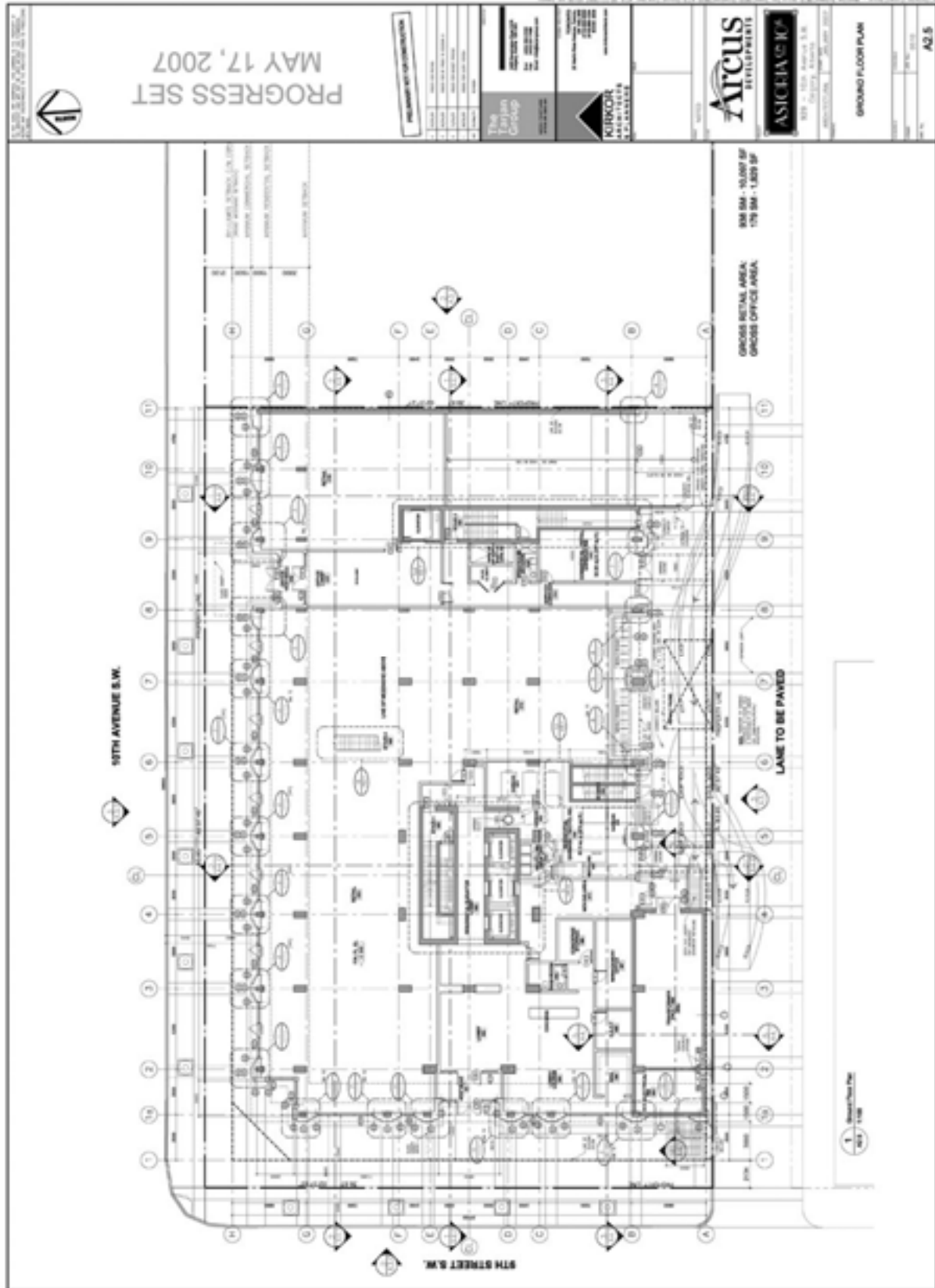


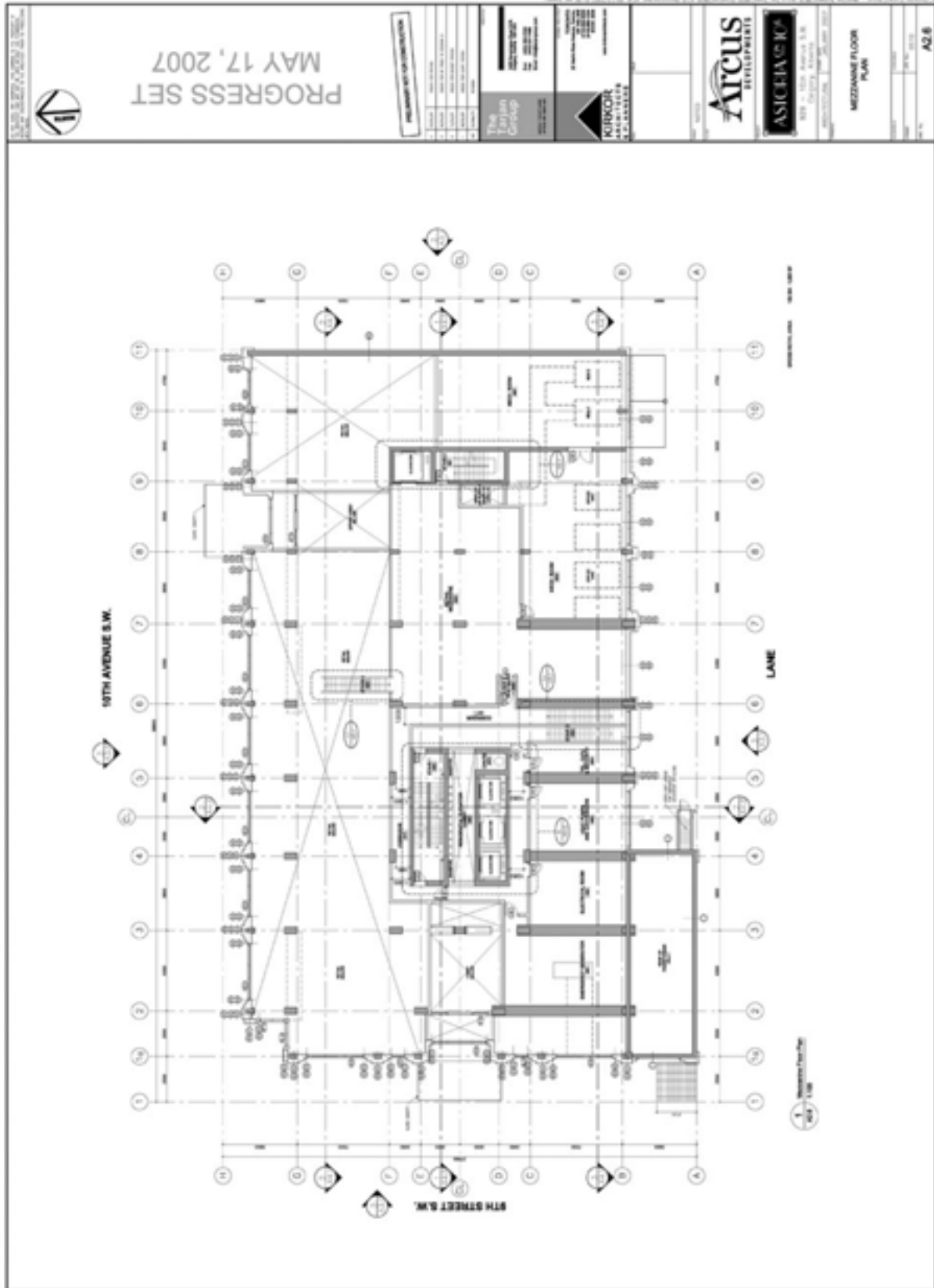


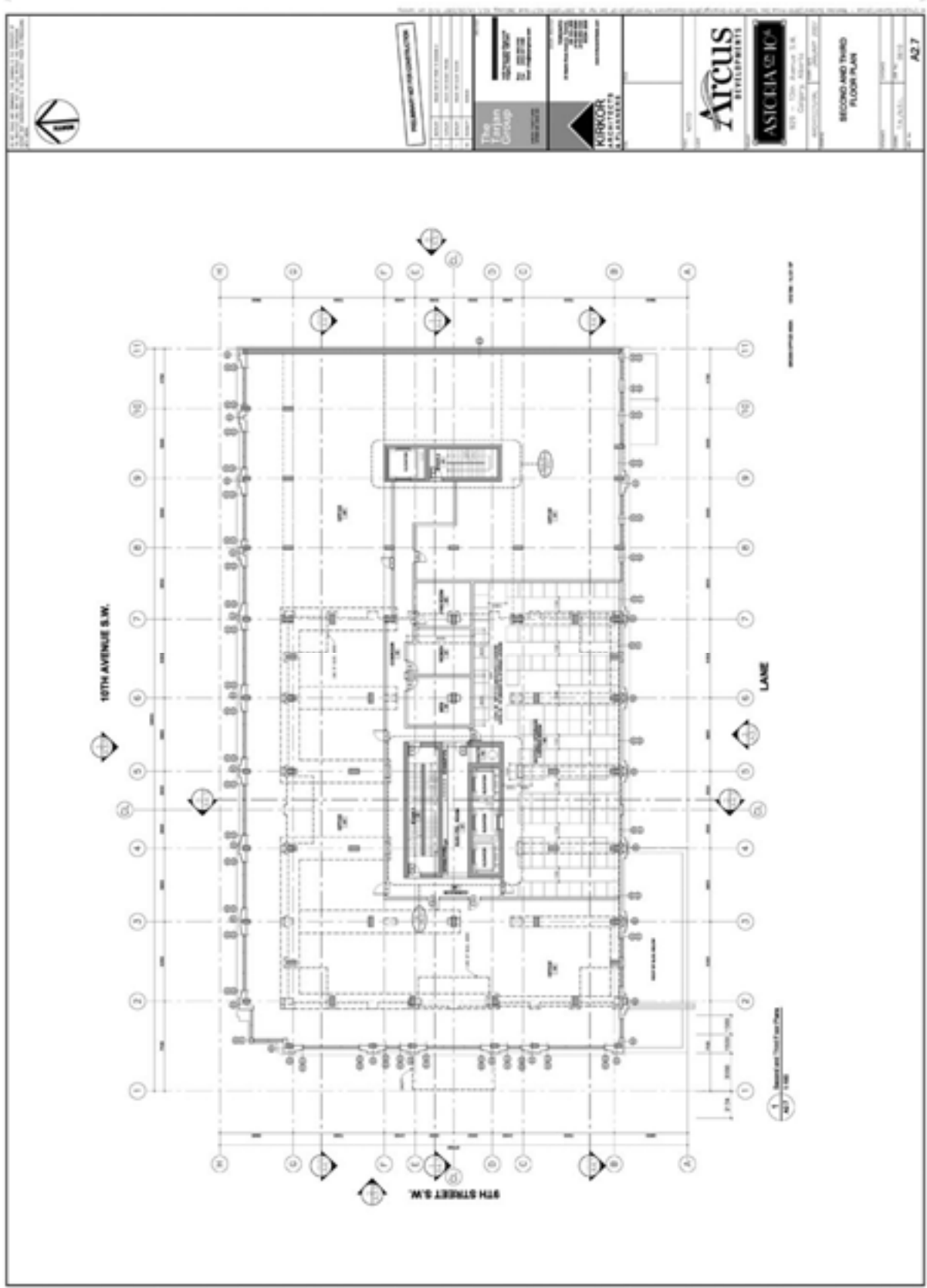


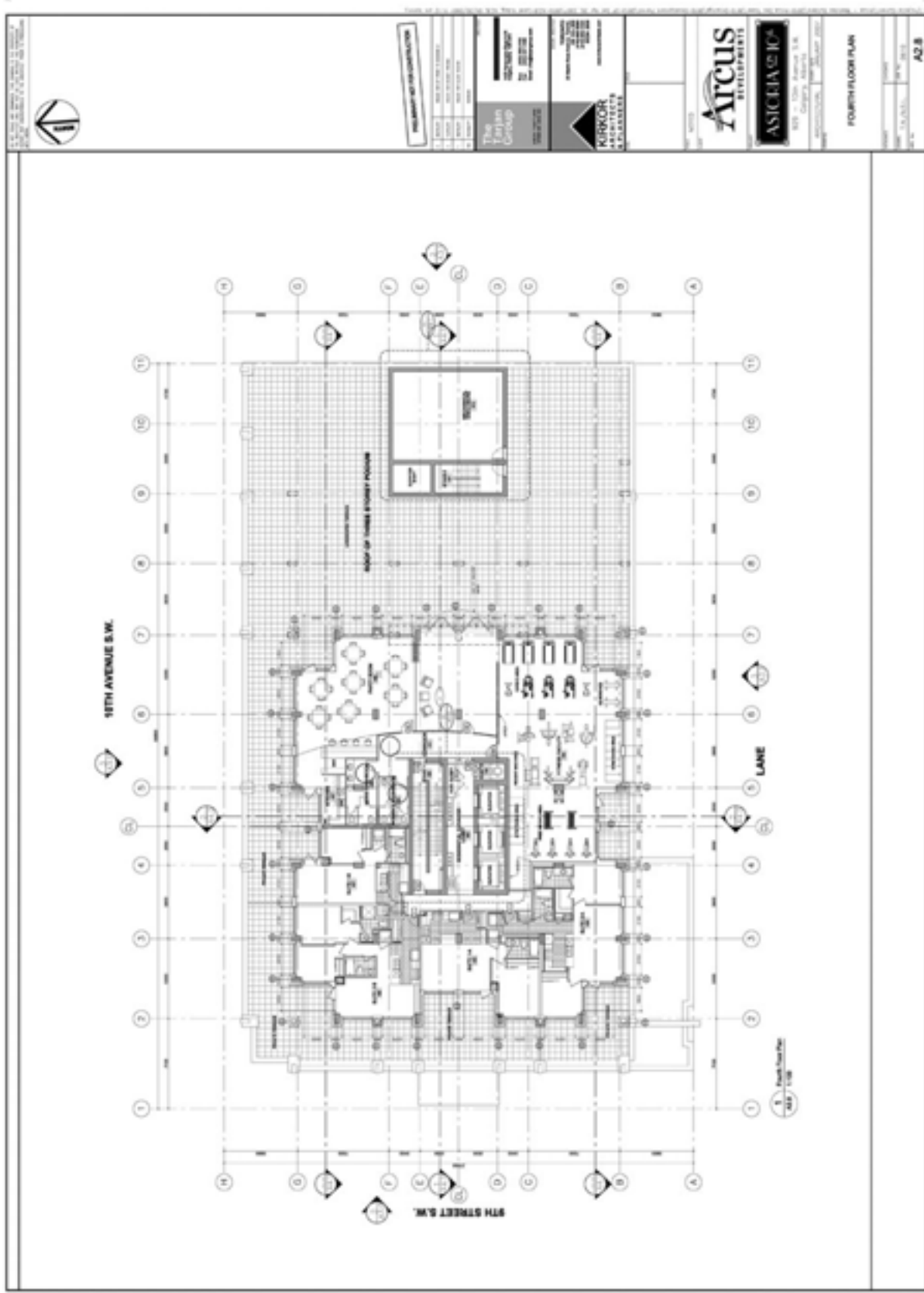


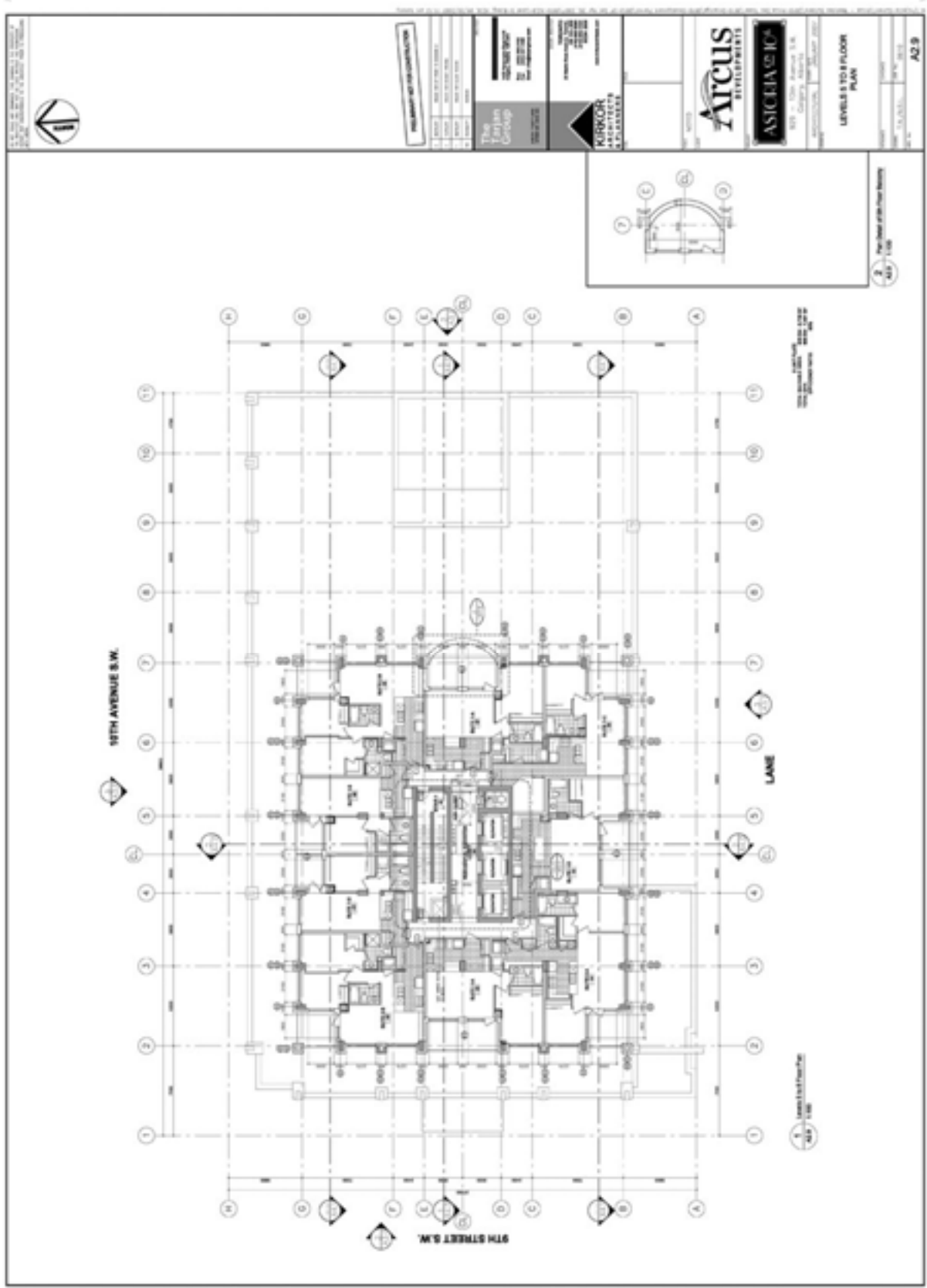


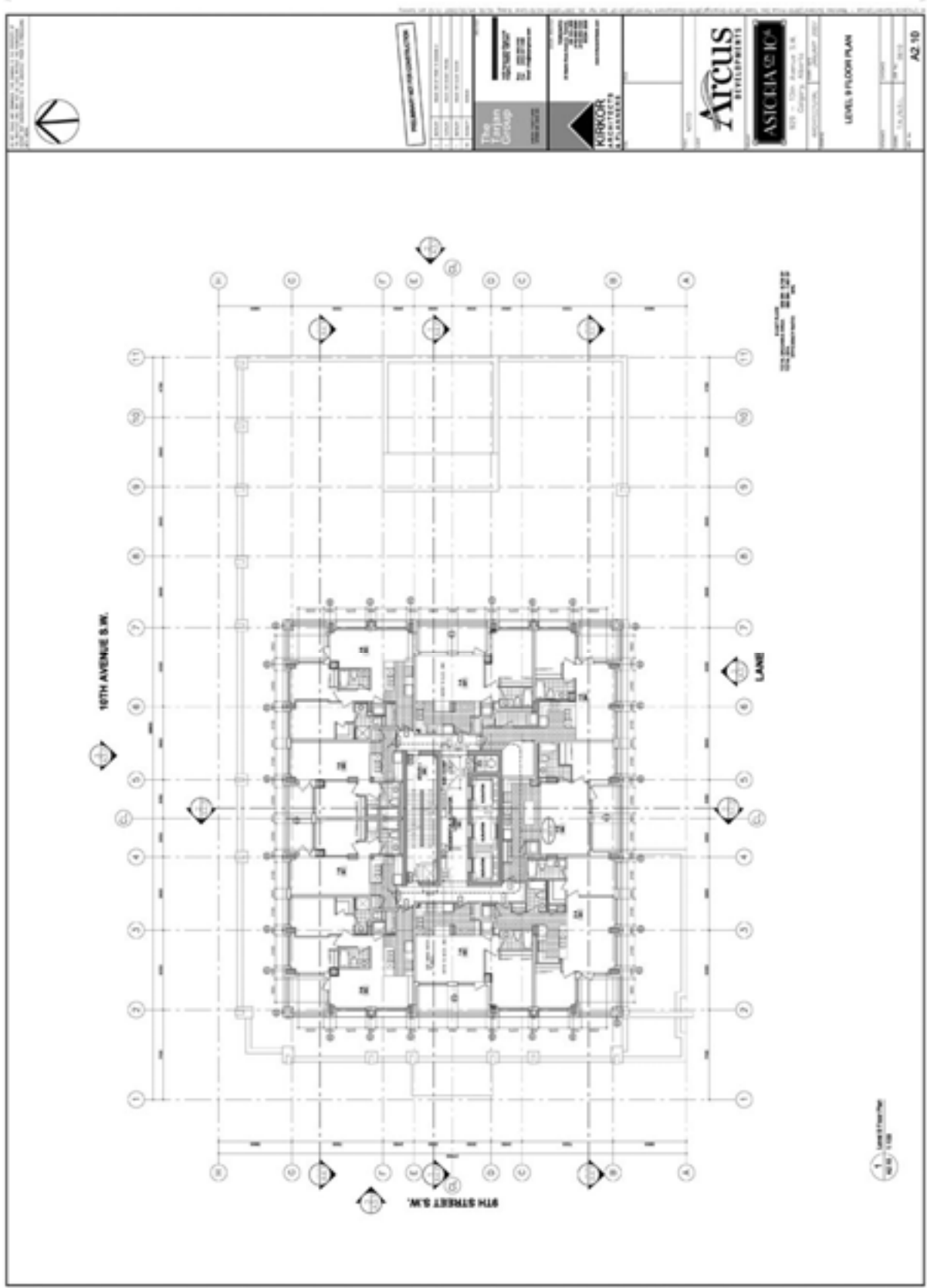


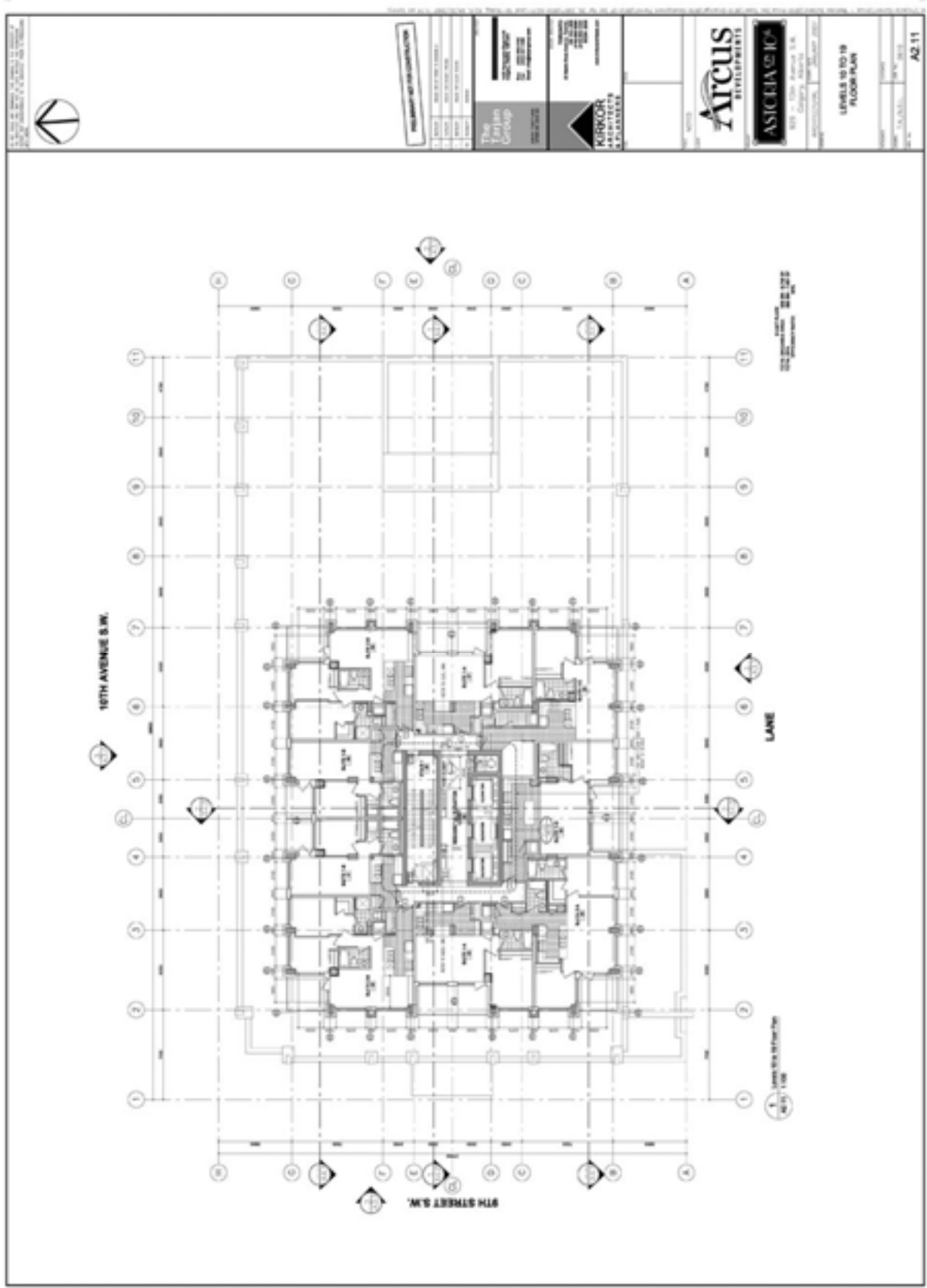


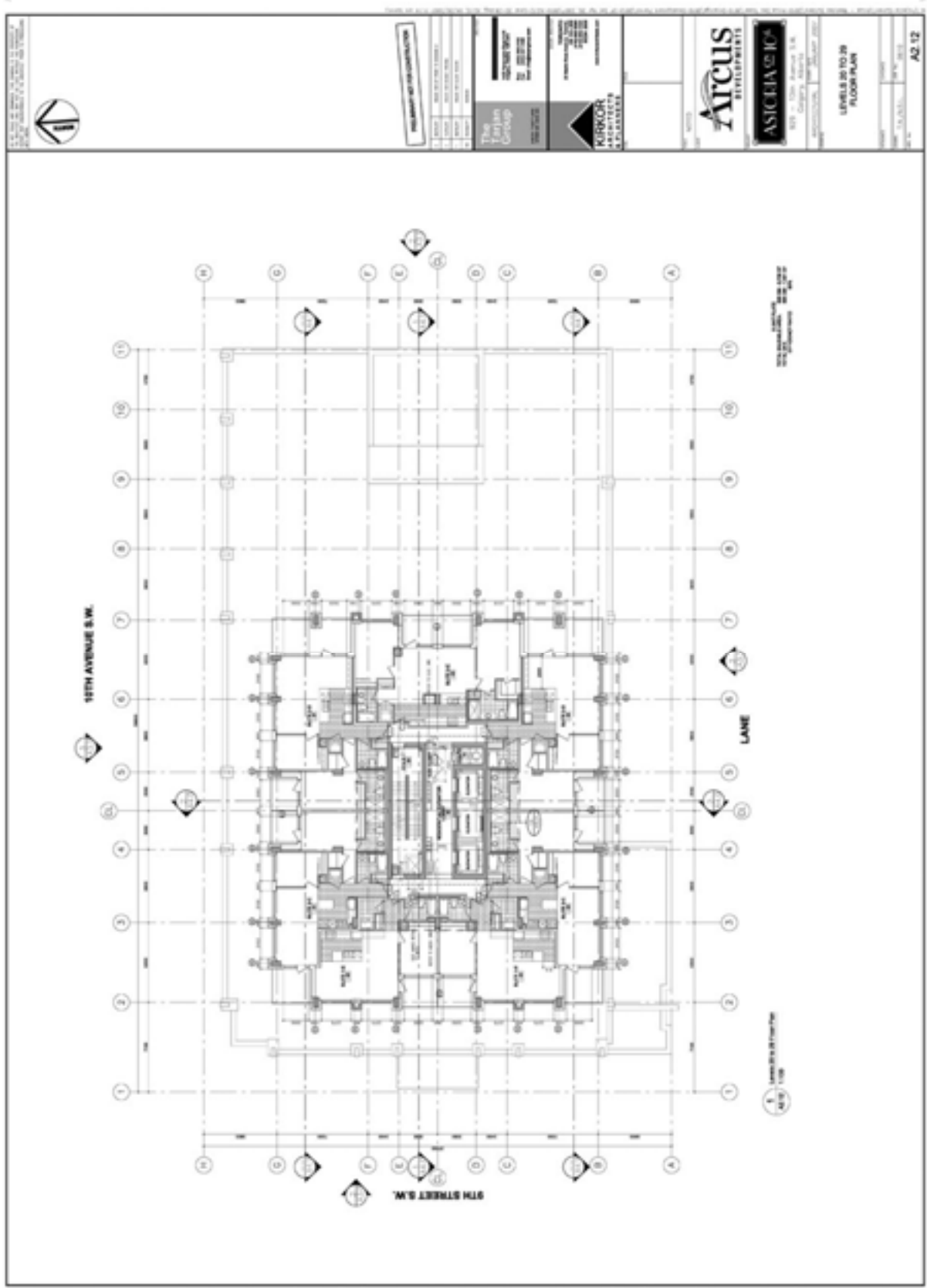


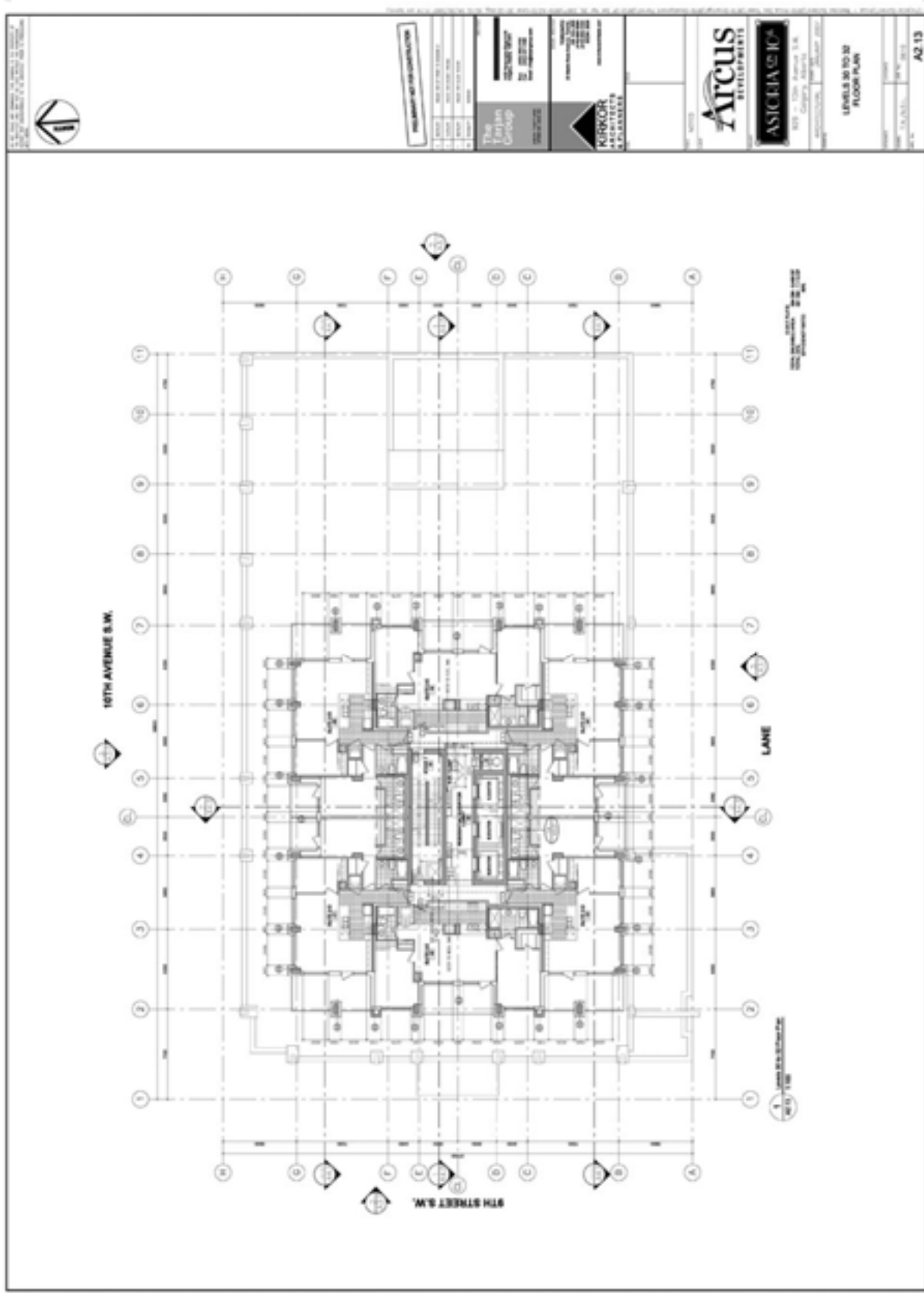


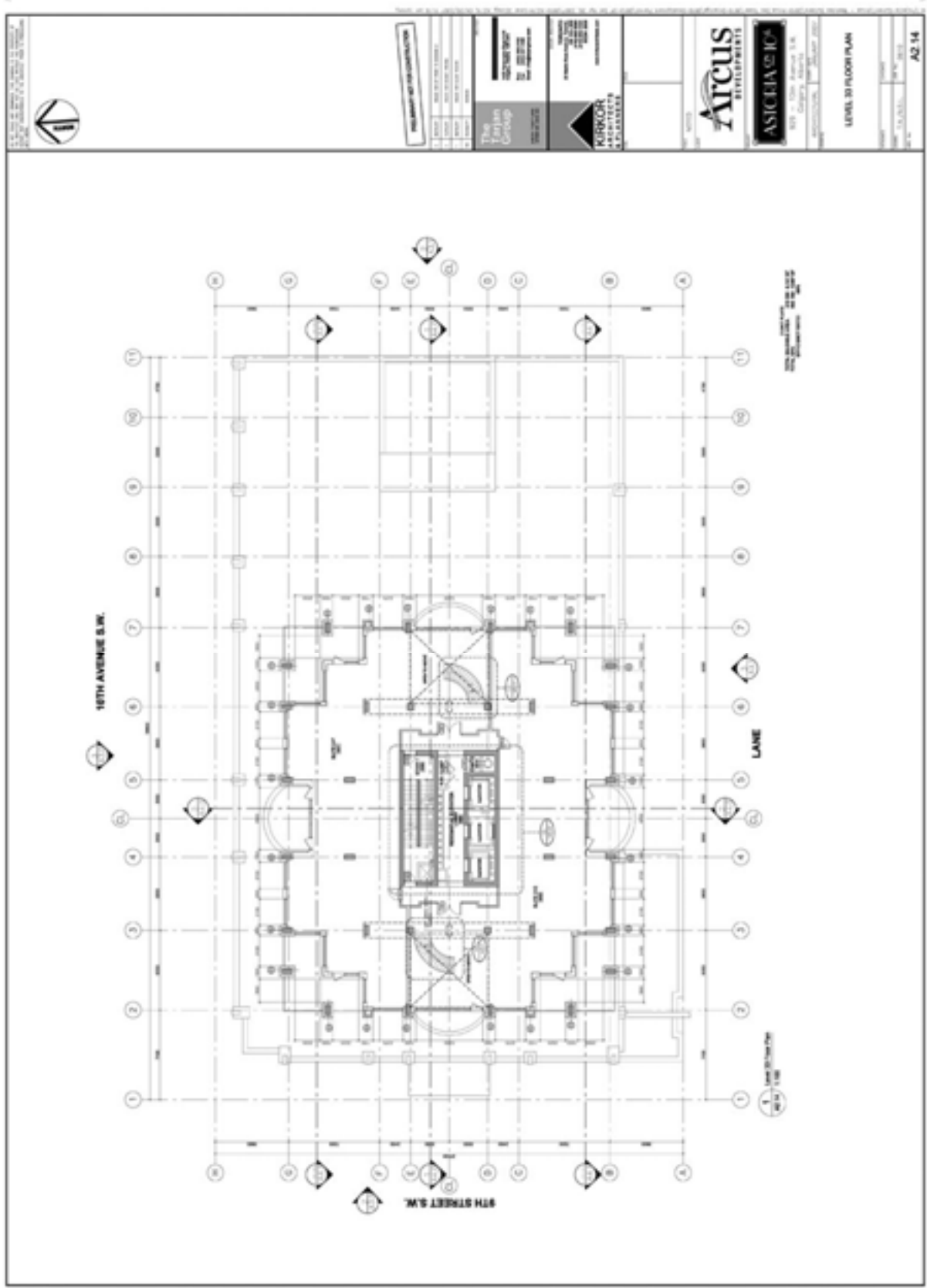


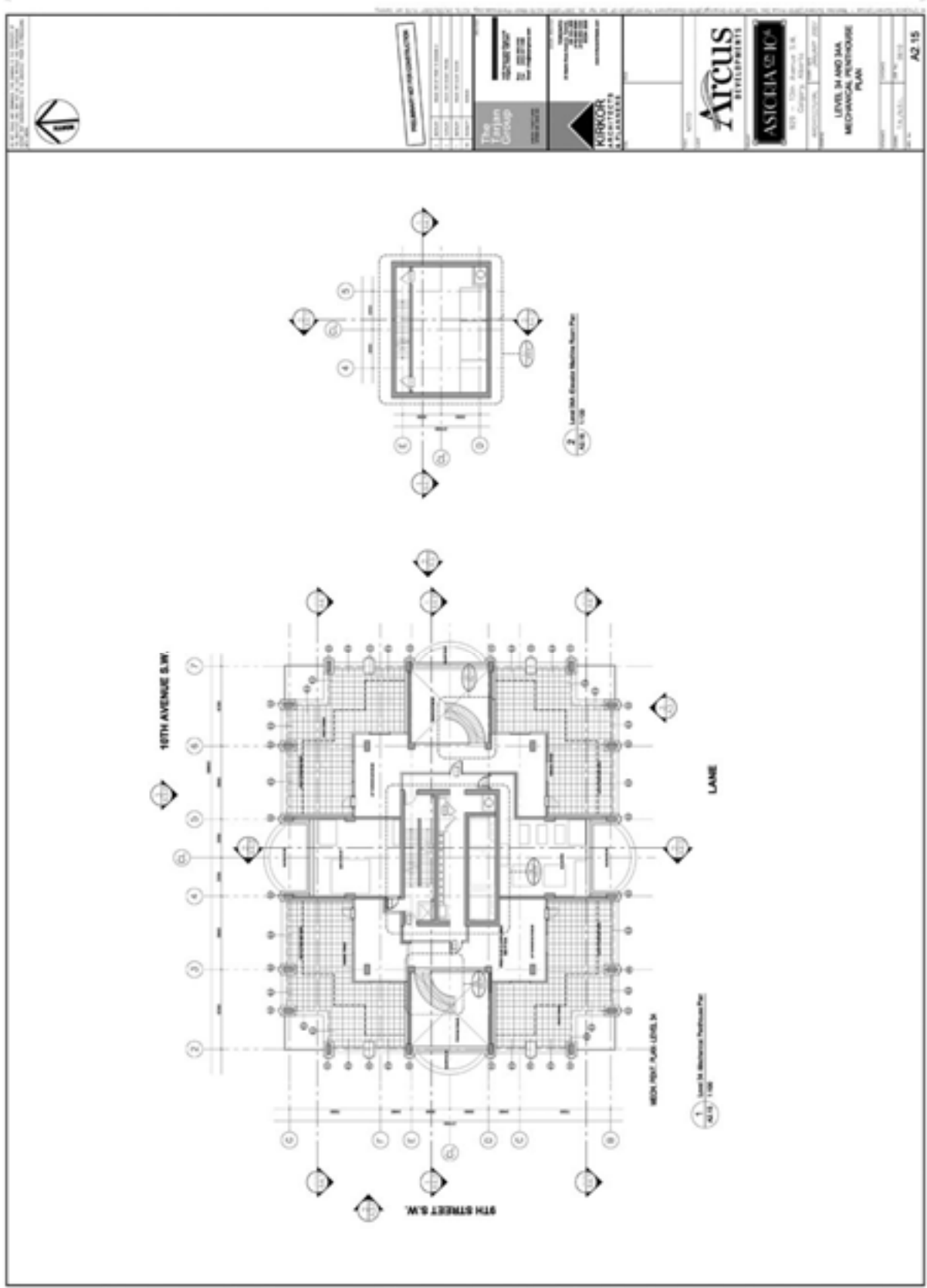












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The Plan Group
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WWW.ASICHA.COM

**LEVEL 34 AND 34A
MECHANICAL PENTHOUSE
PLAN**

A2 15

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION AND THE IBC 2006.

The
Kirkor Group

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& INTERIORS

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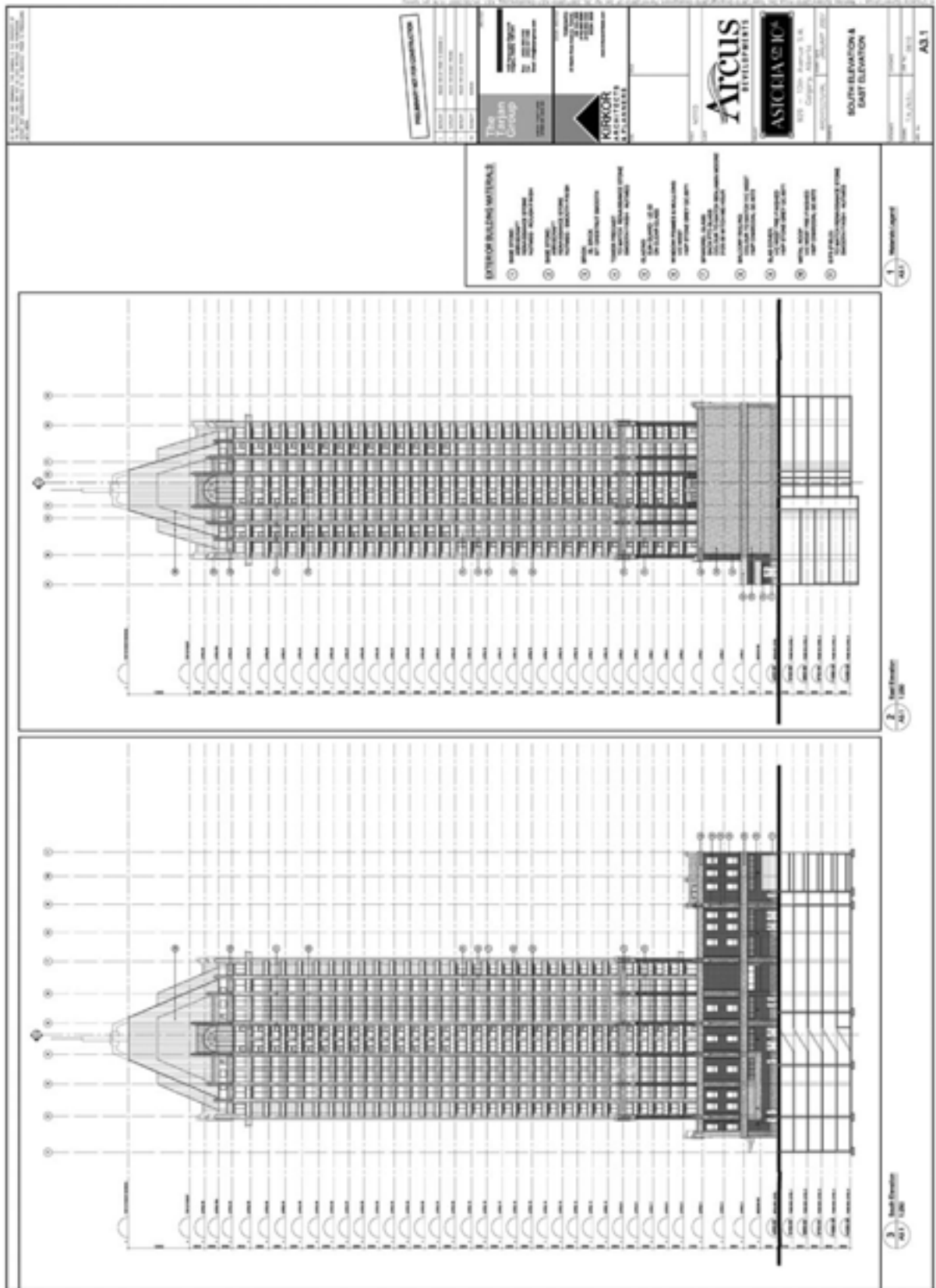
NORTH ELEVATION &
WEST ELEVATION

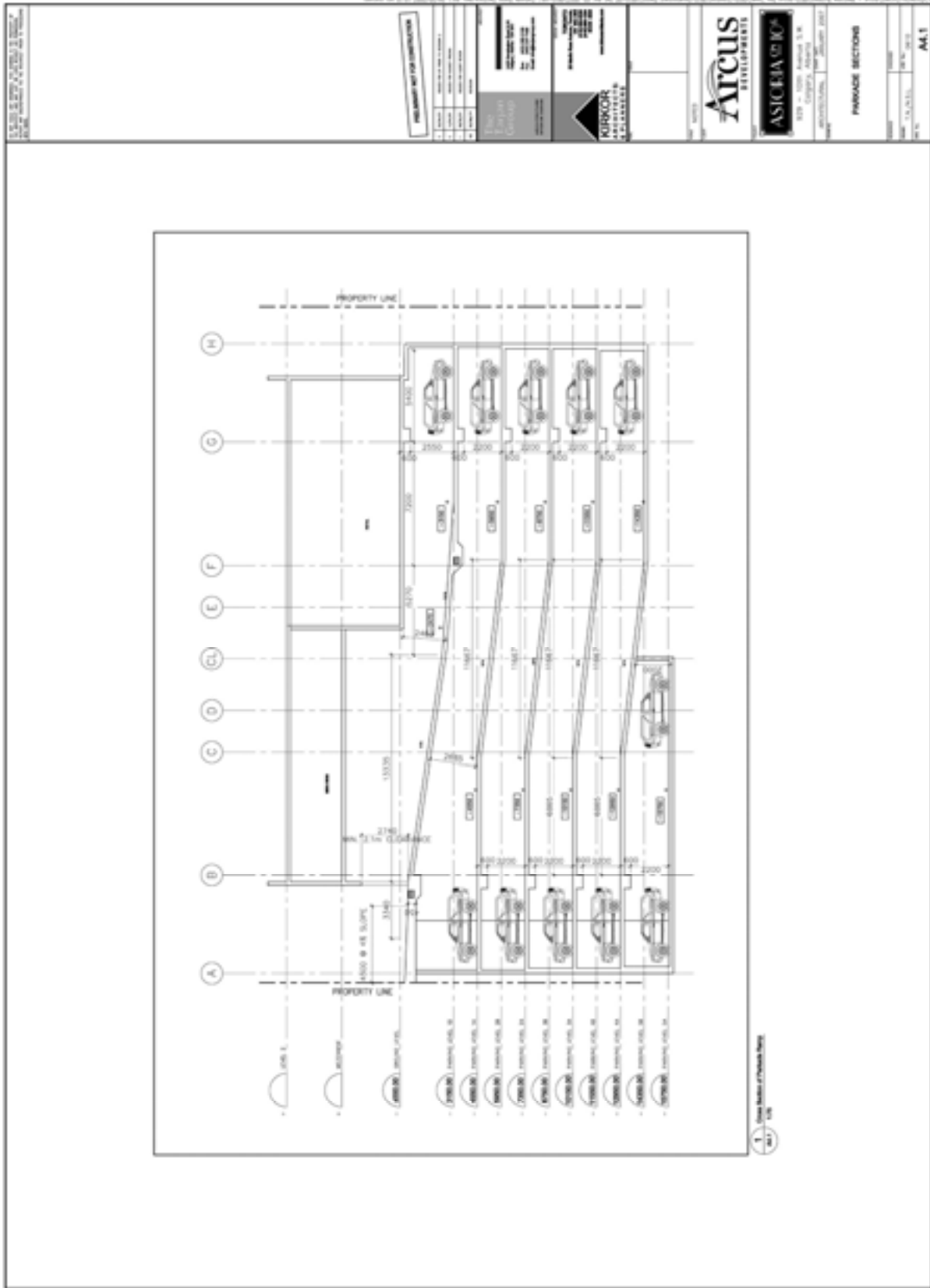
SHEET NO. A3.0
 DATE: 05/31/07

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A NORTH ELEVATION
B WEST ELEVATION





ITEM NO. 1:
(1:30 pm)**Andrew Palmiere****COMMUNITY:**

BELTLINE

FILE NUMBER:

DP2006-3199

MUNICIPAL ADDRESS:

929 – 10 Avenue SW

APPLICANT:

Tarjan Group Architects Interior Designers

DESCRIPTION:Apartment Building (281 Units) Mixed Use, Office
Retail
Arcus Mixed Use Development**Comments Provided by the Panel:**

- The Panel recommends the applicant resubmit the application addressing the following issues:
 - More detailed context plan showing adjacent landscaping and development;
 - Accurate landscape and streetscape showing furniture, bicycle racks, and public art location. This should include street sections, amenity details and perspective renderings of the street face of buildings from a pedestrian point of view;
 - Landscaping for the podium terrace;
 - List of sustainable initiatives list of LEED of equivalent building features;
 - 9th Street needs consideration of street trees and a more enhanced pedestrian realm (refer to ARP, Section 4.1.3); and
 - Plans and text are to be provided at a scale that makes them readable.

Urban Design Review Panel – 2007 MAY 16
Page 3

ITEM NO. : 1
(1:30 pm)

Andrew Palmiere

COMMUNITY:

BELTLINE

FILE NUMBER:

DP2006-3199

MUNICIPAL ADDRESS:

929 – 10 Avenue SW

APPLICANT:

Tarjan Group Architects Interior Designers

DESCRIPTION:

Apartment Building (281 Units) Mixed Use, Office Retail
Arcus Mixed Use Development

Absent: Tomasz Sztuk

Comments Provided by the Panel:

- The Panel supports the use of the colored sandstone paving as presented on the landscape plan, however rejects the use of plain broom finished concrete and requests the applicant to use banded concrete as shown on Plan Page A1.1;
- The Panel requests the applicant to install the number of trees as a minimum as indicated on the landscape plan;
- The Panel is concerned with the entry between the office tower and residential tower and the canopy and finds there is no differentiation from the commercial to the residential sections; and
- The Panel commends the applicant for the changes that were made to the project and the clearness of the font size on the plans;



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Calgary, Alberta T2N 3R1
Bus: (403) 265-3100
Fax: (403) 237-7486

Tuesday, May 15, 2007

Andrew Palmiere

File Manager
Corporate Planning Applications Group (CPAG)
The City of Calgary

Re: Astoria on 10th - DP2006-3199

Supplementary to Detailed Team Review Response Letter
LEED Equivalent Opportunities

This letter has previously been submitted as *Green Building Measures*. We used the LEED system of itemised points to come up with a proposal. LEED qualification requires 26 points total, we are proposing 28 items which should be more than sufficient in the requirements of the DC guidelines.

The following LEED Equivalent Opportunities are being undertaken by the design team of the Astoria on 10th:

1. Site Selection - Urban site is within appropriate context for high density development.
2. Development Density - High proposed density of 11 FAR ensures minimum impact on urban infrastructure.
3. Site is in close proximity to public transportation routes, including bus and LRT routes.
4. Bicycle storage and change room to be provided, exceeding City of Calgary minimum standards
5. Parking capacity of building kept to minimum City of Calgary standards for *Downtown Parking Area* ensuring no extra parking will be available for suburban commuters.
6. Storm water flows will be controlled meeting and exceeding City of Calgary Standards.
7. Lack of surface level asphalt paving and extensive use of light coloured paving minimise heat island effect for site.
8. Podium roof is landscaped with planting material and light coloured paving materials. Metal roof of tower is smaller than 25% of roof footprint, minimising heat island effect.
9. All lighting, including accent lighting, will be designed to ensure light spill is minimised.
10. Landscaping to use native species where possible. Irrigation requirements should be reduced significantly.
11. Water use will be reduced wherever possible. Currently we are looking at such items as low flow fixtures, dual flush toilets and waterless urinals in the office area.
12. We will not be using CFC based refrigerants in HVAC equipment, or halons in fire suppression equipment.
13. We will optimise the energy performance of the building. Some of these measures include:
 - a. Free cooling for office using outside fresh air
 - b. Low E coating on windows throughout.
 - c. Use of high efficiency boilers.
 - d. Use of heat recovery for residential Make Up Air

- f. 4 Pipe fan coil system with condenser water heat rejection.
14. We will endeavour to reduce ozone protection as much as possible.
15. Residential garbage room will have separate storage of recycling materials. Commercial garbage room will allow for paper recycling storage on site.
16. Contractor will ensure that land fill contribution will be minimised during construction.
17. We will use recycled content where possible throughout the design and construction. Some of these items may include the following:
 - a. Steel - Structural steel, rebar, metal studs, wiring etc.
 - b. Carpet
 - c. Gypsum and paper for GWB
 - d. Concrete - fly-ash content.
18. The building is designed to be long lasting, including the use of fabricated stone, precast concrete panels, window wall systems and a standing seam metal screening roof.
19. All public areas of the building will be non-smoking. Dwelling units to be sealed as required to minimise tobacco smoke flow.
20. Entire building to be designed with effective ventilation system. Variable Air Volume system with capability of 100% outside air.
21. Contractor to ensure that indoor air quality maintains a high standard throughout the construction process.
22. Low emitting adhesives and sealants to be used wherever possible throughout construction.
23. Low emitting paints and coatings to be used wherever possible throughout construction.
24. Low emitting carpet and flooring to be used wherever possible throughout construction.
25. Low emitting wood composites and laminate adhesives to be used wherever possible throughout construction.
26. The building is being designed to optimise the control of the user, through the use of Variable Air Volume system with capability of 100% outside air in office space, possible operatable windows in office space, and full control of each dwelling unit with the use of the 4 pipe fan-coil system.
27. Thermal comfort to be ensured through sophisticated mechanical systems, proper controls and low E glazing.
28. All office and commercial space designed to optimise outside view.

We trust that this letter clarifies our intent to provide a building which provides the opportunity for LEED equivalency for the Astoria. Please note that the developer does not plan to submit for LEED certification, therefore we will not be filing any paper work and there will be no commissioning.

Regards,

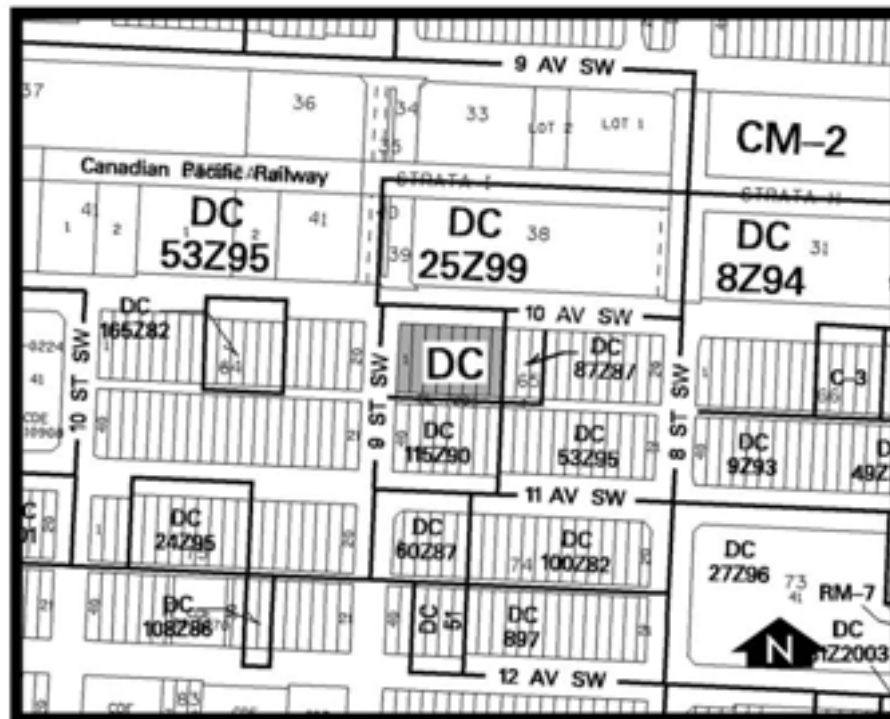


Hans Koppe, Associate,
Architect, AAA,
The Tarjan Group

cc. *Arcus Development Corp - Kirkor Architects and Planners - Ledcor Construction*

**Amendment # LOC2005-0017
Bylaw # 110Z2005
Council Approval: 2005 November 14**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the C-4 General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all Uses and the Permitted Use Rules of the C-4 General Commercial District shall apply to the Permitted Uses and the Discretionary Use Rules of the C-4 General Commercial District shall apply to the Discretionary Uses, unless otherwise noted below:

Amendment # LOC2005-0017 Bylaw # 110Z2005

SCHEDULE B

CONTINUED

(a) Front Yard

None required.

(b) Gross Floor Area

The maximum gross floor area shall be 11 F.A.R. comprised of:

- (i) a base of 5 F.A.R.;
- (ii) an additional 3 F.A.R. where the following features are provided to the satisfaction of the approving authority:
 - (A) Street orientated building design that includes primary entrances to commercial or residential units directly fronting the public street at grade;
 - (B) Enhanced public realm upgrades including but not limited to hard landscaped paving of the entire rear lane adjacent to the site, hard landscaped paving of the public boulevards including sidewalks along 10 Avenue SW and 9 Street SW, and street trees;
 - (C) Public art located in a setting acceptable to the approving authority, on site visible from the sidewalk or in the adjacent right-of-way; and
 - (D) LEED equivalent opportunities.
- (iii) an additional 3 F.A.R. for residential development only, where a maximum floor plate of 700 square metres gross floor area for developments above the 8th storey is provided.