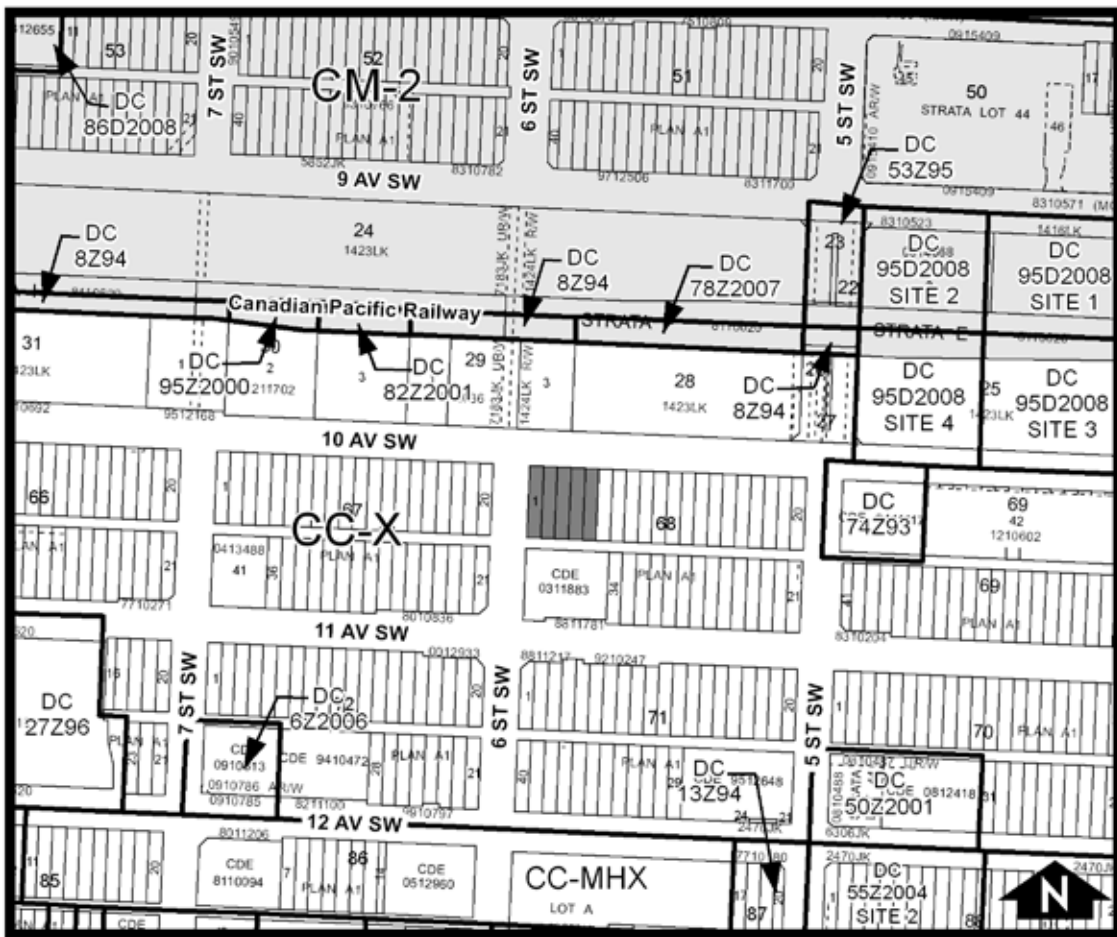


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 06	
	FILE NO:	DP2012-0285
	CPC DATE:	October 11 2012

BELTLINE
(Ward 8- Alderman Mar)



PROPOSAL: 229 Unit Multi-Residential Development; Restaurant: Licensed - Medium

APPLICANT: O2 Planning and Design	OWNER: BEL Calgary Inc.
MUNICIPAL ADDRESS: 633 10 Avenue SW	LEGAL DESCRIPTION: (Plan A1, Block 68, Lots 1-5) (Map 16C)
EXISTING LAND USE DISTRICT(S): Centre City Mixed Use District (CC-X)	
AREA OF SITE: 0.15 ha ± (0.37 ac ±)	
CURRENT DEVELOPMENT: Temporary Residential Sales Centre	

ADJACENT DEVELOPMENT:

NORTH: Commercial Development (Liquor Store)

SOUTH: 4-storey Commercial Development

EAST: Commercial Development (Bottle Depot)

WEST: 3-storey Commercial Development

DEVELOPMENT SUMMARY

RULE	BYLAW STANDARD	PROPOSED	RELAXATION
YARDS (BUILDING SETBACK)	Maximum front setback area = 6.0 metres	6.74 metres	0.74 metres
PARKING	172 residential stalls	163 stalls	9 stalls
	41 Class 2 bike stalls	18 Class 2 bike stalls	23 stalls

EXTERIOR FINISH MATERIALS

Walls: Brick (Dark Grey), Spandrel panels (white), Clear glass, Pre-cast Concrete(white)
Roof: Metal Louvers
Windows: Clear Glass

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	Not Applicable
URBAN DESIGN REVIEW COMMITTEE	Comments Provided within Report.
COMMUNITY ASSOCIATION (Beltline Planning Group)	Comments Provided, See APPENDIX III.

PLANNING EVALUATION

Introduction

The purpose of the subject application is to consider the development of a 31-storey, 229 unit Multi-Residential Development with a Restaurant: Licensed – Medium use at-grade.

Site Context

The subject site is situated one block south of the Canadian Pacific Railway Corridor, at the south-west corner of 10 Avenue SW and 6 Street SW. The context surrounding the subject site is commercial in nature. Low to mid-rise commercial development within 100 metres of the subject site ranges from medium density office development to the west, mixed-use retail and commercial development to the south and a bottle depot to its immediate east. The lands to the immediate north of the subject site are largely vacant with only an existing liquor store.

Land Use District

The subject site is designated as a Centre City Mixed Use District (CC-X) of Bylaw 1P2007. The purpose of these districts is to provide for a wide mix of commercial and residential uses in a wide variety of forms and in various densities. The proposed mixed-use development is found to be adhering to the purposes as outlined for these districts.

Site Characteristics

The subject site is generally flat and contains no significant geographic features.

Legislation & Policy

Beltline Area Redevelopment Plan (ARP) (2006)

4.3 Urban Mixed-Use Areas

Objectives

The intent of City Policies is to provide for a wide range and mix of uses in many possible configurations, both within buildings and within the local context, to result in vibrant pedestrian streets. Applicable objectives include:

- To create vibrant pedestrian streets that provides activity throughout the daytime and evening hours.
- To provide for uses that serves the local and broader population.
- To create streetscapes that respond to the context of the particular area, that have buildings that are built to and frame the sidewalk and that have a high degree of permeability between interior and exterior space through the use of transparent windows and doors.
- To ensure compatibility of adjacent uses, within and among buildings and properties, particularly with respect to residential uses.
- To promote building forms that respect the local context and interfaces with adjacent properties, including consideration of visible facades, decks, roofs, access points and balconies from various view points.

Administration finds that the considerations made by the application in appropriately designing for the form and function of uses appropriately uphold these objectives. The specific design considerations made by the Applicant are detailed in proceeding sections.

4.3.2 General Urban Mixed-Use Area Policies

The Urban Mixed-Use Areas are to be characterized by the following attributes as outlined in the Beltline ARP:

- Active
- Pedestrian scaled
- Aesthetically appealing
- Visually interesting
- Permeable and transparent
- Safe
- Able to meet the needs of both the local residential population, local employees and other visitors to the area

The subject application is found by Administration to be achieving all of the above characters sought for Urban Mixed-Use Areas and is evident in the plans submitted and reviewed by Administration (see APPENDIX II for the detailed plans).

5.2 Bonus Density

The total Density of the development is 11.99 FAR. The subject site is found within “Bonus Area C” within the Beltline Density Area. As the base density for this area is 8.0 FAR (for Residential/Mixed-Use developments), the applicants are to achieve an additional 3.99 FAR through bonusing measures as shown in the table below:

Bonusing Initiative	Value	Bonusable Floor Area Achieved
Provision of Publicly Accessible Private Open Space: Corner Plaza	\$1,116,077.00	5 511.49 square metres = 3.65 FAR
Contribution to Beltline Community Investment Fund	\$138,676.02	513.61 square metres = 0.34 FAR
Total		3.99 FAR

Provision of Publicly Accessible Private Open Space

Corner Plaza

Corner plazas are privately owned, publicly accessible pedestrian places that are open to the sky. These areas are to provide access to large office/commercial or residential developments and serve as special places for passive activities. The Beltline ARP provides specific design guidelines and preferred locations for Plaza areas:

- Corner Plazas should generally be a minimum of 250 square metres in size. They are to be hardscaped, but should have trees, soft landscaping, water features, sitting areas and public art.
- In cold climate environments, the best locations for corner plazas are the north-east or north-west Corners of intersections due to the potential for direct sun exposure from 10:00 a.m. to 4:00 p.m.
- Corner Plazas are usually defined by tall buildings. Excessive wind makes plazas unusable for most of the time if the base of the tall building is not properly designed. Mitigation of wind can be done through the provision of large trees, glass canopies and special trellises at-grade or with a stepped building massing at the corner of the building.
- Building entrances should be clearly identified, provide wayfinding, accessibility and protection from the weather.
- Corner Plazas should provide unobstructed main access/pedestrian pathways between entrances and sidewalks at-grade, passive activity areas may be at grade or slightly sunken with provision of steps and ramps.
- Urban Furniture should be provided in corner plazas.

Administration finds that the proposed development has upheld the Corner Plaza design guidelines as specified in the Beltline ARP. The applicants have made appropriate considerations in designing an enhanced passive space to be enjoyed freely by the public.

Site Layout & Building Design

The podium-tower design format of the subject application situates itself parallel to both public right-of ways and is rectangular in nature. The Podium comprises of the first two storeys of the development and forms the building footprint within the site. The remaining open areas at-grade open to air, form part of the plaza areas as described below. The tower forms the remaining 29 storeys above grade, both being rectangular in form that corresponds to the internal layout of the at-grade restaurant use and residential floorplates. The residential floorplates measure in a range from 527 square metres to 564 square metres within levels 2-30, capped by a 410 square metre floorplate for the penthouse on the 31st level. Common Amenity areas have been provided on the second floor in the form of an exterior terrace, interior gym and lounge areas.

At-grade, a restaurant use fronts onto both 10 Avenue SW and 6 Street SW. The public area for the restaurant use fronts along 10 Avenue SW, being the principle frontage. The Restaurant service area line 6 Street SW. To mitigate the utilitarian façade of the restaurant along 6 Street SW, a patio area lined with a series of tables are provided to enhance the active street edge. The residential lobby is provided from 6 Street SW along the south-west extent of the site, highlighted by the canopy above its entrance.

Site specific concrete pavers and hardscaping materials form part of the corner plaza area to count towards bonusing initiatives. Granite pavers in striping layouts are to provide the foundation for an enhanced public realm. These areas are to be publicly accessible in perpetuity of the development in providing for passive pedestrian spaces and enhanced public interfaces along a private realm. Clear sight lines have been provided into the public areas of the restaurant use, with seating areas and art pieces lining the public realm. Further, elegant water features are to line the restaurant facades while providing additional seating areas. A combination of perennials, shrubs and sculptural rock features are to be contained in these areas.

The tower portion rises 29 storeys from the podium. The rectangular form of the tower has been articulated in a manner that suggests an implied randomness through the undulating manner in which the punched glazing has been arranged within the north, east and west facades. In contrast, the southern elevation expresses uniformity among all 29 residential levels. The façade has been accentuated with a simply yet elegant accent material (dark brick) framing the tower outline thereby providing a clear contrast to the light glass façade. Each residential level is differentiated with the uniformly placed cantilevering balcony areas that provide for private amenity spaces for each residential unit.

Finally, the tower is capped with a louvered mechanical level that approximates for an additional 2 storey component above the residential tower. Administration finds that this simple yet elegant treatment to a utilitarian building component appropriately compliments the visually enticing facades of both the tower and podium levels.

Urban Design Review Panel

In addition to the review provided by Administration, the subject application was brought forward for review by the Urban Design Review Panel (UDRP). Comments provided by the Panel are provided in the following table:

Comment	Applicant's Response
<p>1. The Panel feels that seasonal use of the fountain needs to ensure that it functions well as a sculpture during the winter months and shoulder seasons.</p>	<p>Water features in general face challenges in Calgary's climate due to the long winter season. This feature has been designed to act as a sculptural element throughout the year, with or without water. In winter, while the water will be drained, the large slabs of granite will catch falling snow, creating a distinctive contrast between the fresh white snow and the dark black of the granite. The slabs will vary in height, adding texture and patterning to the effect. Lighting will continue to function, enhancing and highlighting the beauty of winter. In this way, the climatic changes of the seasons are embraced and celebrated, ensuring this feature remains a feature throughout the year.</p>
<p>2. The Panel questions whether the currently proposed location of the sculpture is appropriate and encourages the Applicant to consider locations nearer the corner of 10 Avenue & 6 Street SW.</p>	<p>Unfortunately there is insufficient room to place the sculpture closer to the intersection of 10 Avenue and 6 Street SW. Once the corner sight triangle and by-law mandated ROW setbacks are taken into consideration, there is very little room left to prominently site the sculpture at the intersection. As such we have created a secondary publicly accessible parkette space along 6 Street SW designed around the sculpture.</p>
<p>3. The Panel feels that additional birch trees as part of the overall integrated landscape design would soften the scale of the fountain.</p>	<p>While additional Birch has not been added, we have increased the size of the planting bed and expanded the plant list. The end result will be to soften the scale of the fountain as suggested.</p>
<p>4. The Panel questions whether some of the bicycle parking is appropriately located and encourages the Applicant to consider placing some of the bicycle parking on the 10 Avenue side of the building.</p>	<p>Noted, and additional bike racks have been added along 10 Avenue SW and within 15 metres of the restaurant entrance.</p>
<p>5. The Panel encourages the Applicant to ensure that the height and scale of the landscape components on 10 Avenue and patio on 6 Street do not form a visual obstruction from exterior to interior and vice versa.</p>	<p>The drawings have been clarified. The height and scale of the landscape components along 10 Avenue SW are of a height that seated restaurant patrons will have an unobstructed view across the water feature to the plaza. Eyes on the street and visual permeability were key considerations in the design.</p>
<p>6. The Panel encourages the Applicant to further investigate the articulation of the southwest elevation of the building podium.</p>	<p>Noted, however we feel the use of white precast is appropriate and simple and will not detract from the landscape space or architectural detail of the tower.</p>

Mobility

The site is located within the Beltline area, adjacent to the City's largest employment concentration area; the Downtown core. It is ideally located to take advantage of the multi modal mobility options in the Beltline linking residents and staff to their daily work and life activities. Transit options are many with the closest bus service within 70 metres, along 11 Avenue SW and the closest LRT service along 7 Avenue SW, approximately a 450 metre walk away from the site. On-street bike lanes are located on both sides of 10 Avenue SW, which stretch the length of the Centre City. Wide sidewalks are provided along both 10 Avenue and 6 Street SW frontages and link to further sidewalk connections within the Beltline and Downtown. Vehicular access to the site is provided from the rear lane.

A Transportation Impact Assessment (TIA) was submitted in support of the application and was approved by Transportation Planning.

Through the development permit, the developer has committed to a Transportation Demand Management (TDM) program for the project including designating a TDM coordinator within the building to promote and encourage the use of active modes and transit and reducing the impact of the single occupant vehicle for residents and staff of the building. Onsite transit, active modes and car share information will be provided in the lobby on site and within the condo board's newsletter for the life of the project. As per the City of Calgary Land Use Bylaw 1P2007, the development authority may consider vehicle parking relaxations when a TDM program/measures are approved through the development permit and which would be sustainable for the life of the development permit.

Parking

A total of 178 vehicular parking stalls are provided which is a relaxation of 17 parking stalls (9%) of the bylaw required 195 stalls for the residential units. No parking is required for the restaurant so none is provided. The relaxation is supported by Administration recognizing the ideal location of the site and its overabundance of multi-modal transportation options and proximity to the City's biggest employment concentration, the overprovision of bicycle parking and the developer's commitment to a TDM program encouraging and promoting active mode usage by residents, staff and patrons of the restaurant for the life of the project.

A total of 150 Class 1 and 24 Class 2 bicycle parking stalls are provided which exceed the bylaw requirements for both (115 and 23 required, respectively). Class 2 bicycle stalls are located along the 6 Street SW side of the building adjacent to the residential entrance of the building. Secured Class 1 bicycle parking is proposed to be spread over all 5 levels of the parkade but as a Prior to Release condition, will be consolidated to be located only in either or both the ground floor and parkade level P1 of the building which will be more easily accessed directly from the parkade access ramp and or internally direct and barrier free pedestrian corridors.

Site Servicing for Utilities

All relevant deep main utilities (water, sanitary and storm) are directly available to service the proposed development. Service connections are to be provided to the satisfaction of Water Resources.

Environmental Sustainability

The applicants have confirmed their decision not to pursue LEED accreditation at the time of this report. However, a LEED table has been provided (see APPENDIX IV) that shows the potential for the subject development to achieve a LEED Platinum rating with 110 points. Administration is not able to confirm the potential for the subject application to achieve such a rating, and would ultimately rely on an audit upon the finished construction of the subject development. Thus, the table found in APPENDIX IV is provided for information purposes only.

Community Association Comments

The Beltline Planning Group has provided their comments in full support of the subject application.

CONCLUSION:

The proposal is supported for the following reasons:

1. Administration finds the subject Development Permit Application conforming to the Urban Mixed-Use Policies of the Beltline Area Redevelopment Plan.
2. The proposed development is compatible within the existing context of the surrounding Community.
3. The proposed development represents the standard for a high-quality approach to addressing high-density residential development.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Calgary Planning Commission **APPROVE** the application with the following 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:

Planning:

1. Submit a total of 8 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively addresses the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

- a. All of the plan sets shall highlight all of the amendments.
- b. Four (4) copies of a detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

- c. In addition to the full sized plans requested above, please submit one (1) 11 x 17 complete set of plans for the purpose of the Development Completion Permit (DCP) process.

Please ensure that all plans affected by the revisions are amended accordingly.

2. Submit a Letter of Credit in the amount of \$150,000.00 to account for the value of a proposed sculpture. Submit details to the proposed sculpture to be located adjacent to the residential entryway. The value of the sculpture is to be assessed by a third-party Art Specialist hired by the City. In comparing the assessed value of the sculpture, any balance in value that results compared against the actual assessed value, shall be paid as an additional contribution to the Beltline Community Investment Fund.
3. Remit a certified cheque for \$138,676.02 as a contribution to the Beltline Community Investment Fund to account for the 0.34 FAR of bonused density through this provision.

Urban Development:

4. Amend the plans to:

Roads

Sidewalks, Driveway Crossings & Garage Aprons

- a. Indicate (on all relevant plans) a standard concrete wheel chair ramp (broom finished, tooled joints, etc.) at the intersection of 10 Avenue SW and 6 Street SW.

Encroachments

- b. Indicate (on all relevant plans) a minimum vertical clearance of 3.5m from top of grade to top of parkade level 2 roof for the proposed parkade encroachment within the bylawed setback lands. Currently only 3.45m has been provided. Show this change on all relevant plans (A411, A412, etc.)

5. 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 developer 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 developer 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 November 1, 2005** 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 Manager, Environmental Assessment and Liabilities.

For further details, contact the Environmental Specialist at 403-268-1741

6. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$179,922.00, to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 38M2009 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$4,710.00 per meter of site frontage (on avenues only) for the proposed development (38.20m).
7. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100 percent of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Construction of new sidewalks (non-standard granite, etc.), curb, trees, trenches, gutter, etc. adjacent to 10 Avenue SW and 6 Street SW
 - b. Construction of new non-standard strata cell tree trench structures adjacent to the development site.
 - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel
8. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100 percent of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- Street lighting upgrading adjacent to the development site

Transportation:

9. Class 1 bicycle parking shall be provided on the site plan, in accordance with Land Use Bylaw 1P2007 and the City of Calgary's Bicycle Parking Handbook:
 - Class 1 bicycle parking stalls shall be provided: only in either or both of the ground floor of the building or in parkade level P1, not in levels P2 through P5 as proposed. This condition was contained within pre-application PE2011-0973 from November 2011 and is still outstanding. Revisions to either or both the main floor or parkade levels P1 through P5 will be required to provide Class 1 bike parking in the required locations.
 - Bike racks, etc. shall not be located within the City right-of-way or setback lands
10. Execute and register on title a Sidewalks Access Easement Agreement over **Plan A1; Block 68; Lots 1-5** (Servient Lands) in favour of **10 Avenue SW** (Dominant Lands) for the purpose of pedestrian access (1.0 metre easement area adjacent to the property line on 10 Avenue SW, corresponding to the bylawed setback area). Include the 4.5 metre x 4.5 metre corner cut at the intersection of 10 Avenue and 6 Street SW in this Agreement. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
11. The developer shall provide a letter under corporate seal outlining their commitment to and contents of a Transportation Demand Management (TDM) program that will be in place for the life of this project to encourage the use of active modes, transit and car sharing for residents, staff and patrons of the building.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

12. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
13. No changes to the approved plans shall take place unless authorized by the Development Authority.
14. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5491 to request a site inspection for the Development Completion Permit.
15. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.

16. All trees and shrubs shown on the approved site plan to be retained shall be protected during all phases of construction. Any trees or shrubs which die must be replaced on a continuing basis with trees or shrubs of comparable species and size to the satisfaction of the Development Authority.
17. A lighting system to meet a minimum of 54 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
18. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
19. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
20. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
21. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.
22. 163 residential, 10 visitor and 5 Barrier free parking stalls must be provided and maintained during the life of the development in the numbers and locations as shown on the approved plans released with this Development Permit. All parking, visitor and loading stalls must be made available for the sole use of the residents and their visitors to the site. All stalls must be properly marked indicating its use to the satisfaction of the Development Authority.
23. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.
24. Outdoor speakers are not permitted.

Urban Development:

25. The subject parcel(s) shall remain consolidated onto a single title for the life of the development.
26. If **during construction** of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination, the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).

If **prior to or during construction** of the development, the developer, the owner of the titled parcel, or any of their agents become aware of contamination on City of Calgary lands or utility corridors, the City's Environmental Assessment & Liabilities division shall be immediately notified (311).
27. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.

28. Canopies and awnings located within the bylaw setback and/or City road right-of-way shall be removed at the owner's expense within 30 days of the City of Calgary giving notice.
29. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of **crane operation**, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Urban Development, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
30. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which was submitted to Water Resources for review and acceptance. Any amendments to the ESC documents must be reviewed and approved by Water Resources in advance by contacting the ESC inspector that reviewed the documents or by contacting the Water Resources Erosion Control Coordinator at 403-268-2655.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control (www.calgary.ca/waterservices/esc). Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

31. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-4913. Sites south of 17 Avenue S should contact 403-268-1847.
32. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
33. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.

34. A Perpetual Maintenance Agreement is to be registered on the development site's land title(s) for the applicant requested non-standard surface element(s) (granite, etc.), strata cell tree trench structures, etc. located in the road right-of-way concurrently with the execution of the Indemnification Agreement. Contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
35. As the development application has not provided the necessary waste and recycling storage space to comply with the requirements as identified in the current City of Calgary standards - "Design Guidelines for Development Permits & Development Site Servicing Plans, Waste & Recycling Section", the developer or owner shall be responsible for the management of the waste and recycling on the site. The developer shall dispose, handle, store and collect waste on site pursuant to the approved plans provided by **CORE ARCHITECTS INC.** for **DP2012-0285**.

Transportation:

36. The Sidewalks Access Easement Agreement for the purpose of pedestrian access shall remain over **Plan A1; Block 68; Lots 1-5** (Servient Lands) in favour of **10 Avenue SW** (Dominant Lands) until such time as required by the Development or Subdivision Authority in connection with Approval No. DP2012-0285 or extinguished with the consent of the Development or Subdivision Authority obtained through an application in writing to the Development or Subdivision Authority which shall be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.
37. The Sidewalks Access Easement Agreement for the purpose of pedestrian access shall remain over **Plan A1; Block 68; Lots 1-5** (Servient Lands) in favour of **6 Street SW** (Dominant Lands) until such time as required by the Development or Subdivision Authority in connection with Approval No. DP2012-0285 or extinguished with the consent of the Development or Subdivision Authority obtained through an application in writing to the Development or Subdivision Authority which shall be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.

Parks:

38. Any tree planting in the City Boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector at 403-268-5204 or 403-620-3216.

Applicant's Submission

Proposed Development

The proposed development is a 31 storey, 11.99 FAR, mixed-use building containing 229 dwelling units and a 299m² (net) at-grade restaurant space. The point tower has a 583m² floor plate and 178 stalls of underground parking with parking accessed from the rear municipal lane. Residential access is provided off 6th Street SW and the restaurant is accessed via 10th Avenue. The restaurant includes a small outdoor patio fronting on 6th Street SW that provides eight tables. A significant component of the development is the 305m² publically accessible private open space that wraps around the north and west building frontages. The total GFA for the project is 18,158m².

Design Rationale

Building Design

The building's 10m high podium is scaled to complement the massing of adjacent properties, the visual sightlines of the street and to establish a human-scaled edge to the publically accessible plaza along 10th Avenue. The podium will accommodate a restaurant at the ground floor, with a soaring 7-meter ceiling and an expansive windowed public interface along 10th Avenue. The soaring height of the interior creates a light and airy feeling. The use of white pre-cast adds to the visual transparency of the podium. The use of random vertical banding emphasizes the verticality of the space and contributes to the vibrancy expected in the Design District.

The 30-storey tower rising above the podium is fashioned of three main forms; 2 dark brick clad forms on either side of a light coloured glazed column. The glazed column continues the maximum height of the building, starting as a shelf above the podium, on which the dark grey brick forms rest. The bright spine of the building is composed of white back-painted glass and clear glazing. The white backed glass and clear glazing are set at a random pattern in the spine. A random placement of balconies across the grey brick façade compliments that patterning.

The tower provides for a diverse mix of unit types, from 'efficiency units' to 2-bedroom units, suited to the market and current demographics of the Beltline. Residential units have access to a common outdoor amenity space within a development. Common amenity spaces are provided above grade on the second floor level, on the North and West sides of the building, providing views of Calgary's downtown. The communal terraces offer green spaces and landscaped areas for the enjoyment of the residents, with larger elements such as trees being visible from the street. On the South and East side of this level are private terraces.

Landscape and Urban Design

The interface of the proposed building with the public realm is a significant component of this project. Specifically, the design aims to contribute to the vitality of the area by enhancing the streetscape along 10th Avenue and 6th Street through the use of high quality materials, site elements, and planting; providing a considerable public space along 10th Avenue that includes a unique water feature, and; by introducing a sculptural element and public space along 6th Street.

Streetscapes

The streetscapes along 10th Avenue and 6th Street SW are designed to provide a generous pedestrian movement zone. Along 10th Avenue the sidewalk width will range from 3.7m to 5.0m with street trees and public space defining the southern edge of pedestrian zone. The sidewalk

along 6th Street will be 2.4m wide and defined by street trees along the western edge and a restaurant terrace on the eastern edge. Moving south along 6th Street from 10th Avenue, the pedestrian zone opens up into a public plaza with a sculptural element that provides a transition into the main residential entry. The sidewalks will be paved with two tones of granite paving, the same paving used adjacent to the building, to create a cohesive and identifiable space. The paving strips are aligned with the buildings window and curtain wall grid.

Publically Accessible Private Open Space

The 10th Avenue frontage is treated as a publically accessible private open space, designed as a plaza to enhance the quality of the public realm along 10th Avenue. A highly sculptural water feature is the main element of the plaza forming multiple spaces for sitting and contemplation. The feature is composed of large granite slabs varying in height from approximately 400mm to 600mm. A thin layer of water flows gently across the slabs and over the edges into a pool approximately 100mm below the grade of the plaza. Lighting will be a significant element of the feature, consisting of up-lighting between the cracks of the slabs and along the edges of the pool. A tight grouping of birch trees will be planted within the water feature at both the eastern and western edges.

The plaza is located on the north side of the building and specific design features have been incorporated to mitigate the challenges associated with north-facing public space. These include: the conscious design of the water feature as a sculptural and contemplative element; the extensive use of lighting to create interesting effects and to brighten the space; the use of dark paving materials to absorb solar and ambient radiation to enhance human thermal comfort; skewing the plaza's orientation to the west to maximize solar orientation, and; wood toppings on benches for increased comfort.

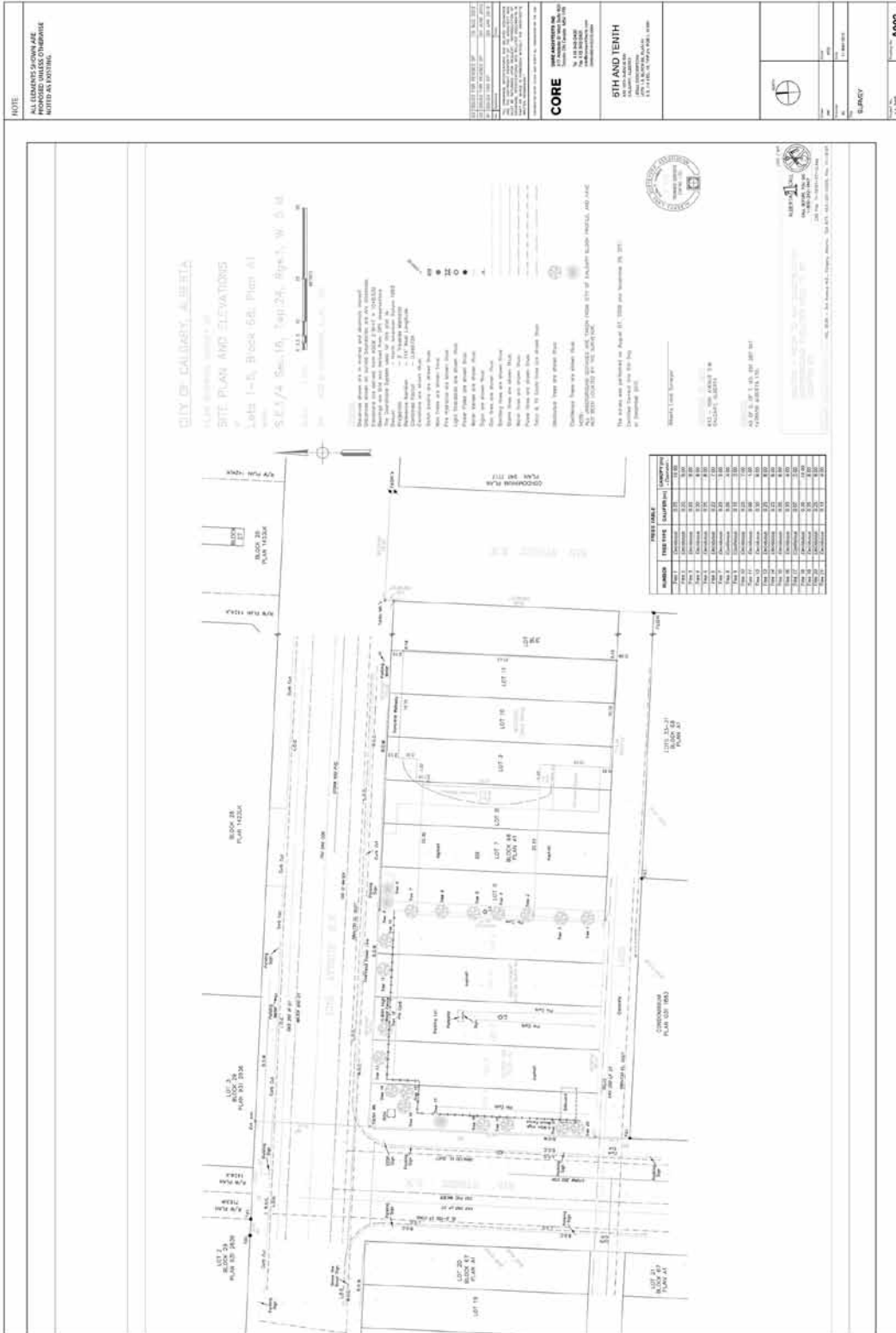
Water features in general also face challenges in Calgary's climate due to the long winter season. This feature has been designed to act as a sculptural element throughout the year, with or without water. In winter, while the water will be drained, the large slabs of granite that vary in height will catch the falling snow and allow it to rest elegantly, creating a distinctive contrast between the dark black of the granite and the fresh white snow. The lighting will continue to function, enhancing and highlighting the beauty of the winter. In this way, the climatic changes of the seasons are embraced and celebrated, ensuring the feature remains a feature throughout the year.

Along the 6th Street frontage an additional sculptural feature will also be placed and surrounded by another publically accessible private open space. The sculpture will have a \$150,000 budget and the design will be administered through a competition for artists. The public space will feature a raised planter with perennial grass planting and seating.

Conclusion

It is therefore, our opinion that the proposed development represents both good planning and a significant redevelopment opportunity that will:

- Make a significant public realm contribution
- Serve as an important catalyst project for the revitalization of 10th Avenue, and
- Raise the bar for creative, architectural design befitting of the Beltline's Design district.



NOTE

ALL ELEMENTS SHOWN ARE NOTIFIED UNLESS OTHERWISE NOTED ON DRAWING.

APPLICABLE TO THE RELEASE OF THE AIR QUALITY DATA FOR THE PROJECT. THE AIR QUALITY DATA WAS OBTAINED FROM THE AIR QUALITY MODELING STUDY CONDUCTED BY THE CONSULTANT. THE AIR QUALITY MODELING STUDY WAS CONDUCTED IN ACCORDANCE WITH THE AIR QUALITY MODELING GUIDELINES. THE AIR QUALITY MODELING STUDY WAS CONDUCTED IN ACCORDANCE WITH THE AIR QUALITY MODELING GUIDELINES. THE AIR QUALITY MODELING STUDY WAS CONDUCTED IN ACCORDANCE WITH THE AIR QUALITY MODELING GUIDELINES.

CORE

6TH AND TENTH
 2777 MARKET STREET, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.2000
 WWW.CORPORATECOUNSEL.COM

6TH AND TENTH

2777 MARKET STREET, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.2000
 WWW.CORPORATECOUNSEL.COM



SITE PHOTOGRAPHS

Sheet No. 11-206 of 11-206 A003



NOTE:
ALL ELEMENTS SHOWN ARE
PROPOSED UNLESS OTHERWISE
NOTED AS EXISTING.

LEGEND:

80' SECTION, AVENUE S.W.
 CASULITY, ALBERTA
 1270 116 STREET S.W., SUITE 411
 CALGARY, ALBERTA T2C 1P6
 TEL: (403) 243-8288
 FAX: (403) 243-8289
 EMAIL: INFO@THURTELLPARTNERSHIP.COM
 1000 UNIVERSITY DRIVE S.W.
 SUITE 1000
 CALGARY, ALBERTA T2C 1P8
 TEL: (403) 243-8288
 FAX: (403) 243-8289
 EMAIL: INFO@THURTELLPARTNERSHIP.COM
 1000 UNIVERSITY DRIVE S.W.
 SUITE 1000
 CALGARY, ALBERTA T2C 1P8
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 EMAIL: INFO@THURTELLPARTNERSHIP.COM
 1000 UNIVERSITY DRIVE S.W.
 SUITE 1000
 CALGARY, ALBERTA T2C 1P8
 TEL: (403) 243-8288
 FAX: (403) 243-8289
 EMAIL: INFO@THURTELLPARTNERSHIP.COM

APPROX. GROSS GFA = 167,508 SQ. FT.
 NETUAL AREA = 43,500 SQ. FT.
 TOTAL AREA = 211,008 SQ. FT.
 PROGRAM AREA (TOTAL) = 211,008 SQ. FT.
 TOTAL AMENITY SPACE = 2019.25 SQ. FT.
 TOTAL STORAGE SPACE = 113,500 SQ. FT.

CORE

CONCRETE	50,000	10,000	15,000
STEEL	15,000	5,000	7,500
MECHANICAL	5,000	2,000	3,000
ELECTRICAL	3,000	1,000	1,500
PLUMBING	2,000	800	1,200
GLASS	1,000	400	600
PAINT	1,000	400	600
OTHER	5,000	2,000	3,000
TOTAL	77,000	28,400	40,800

6TH AND TENTH

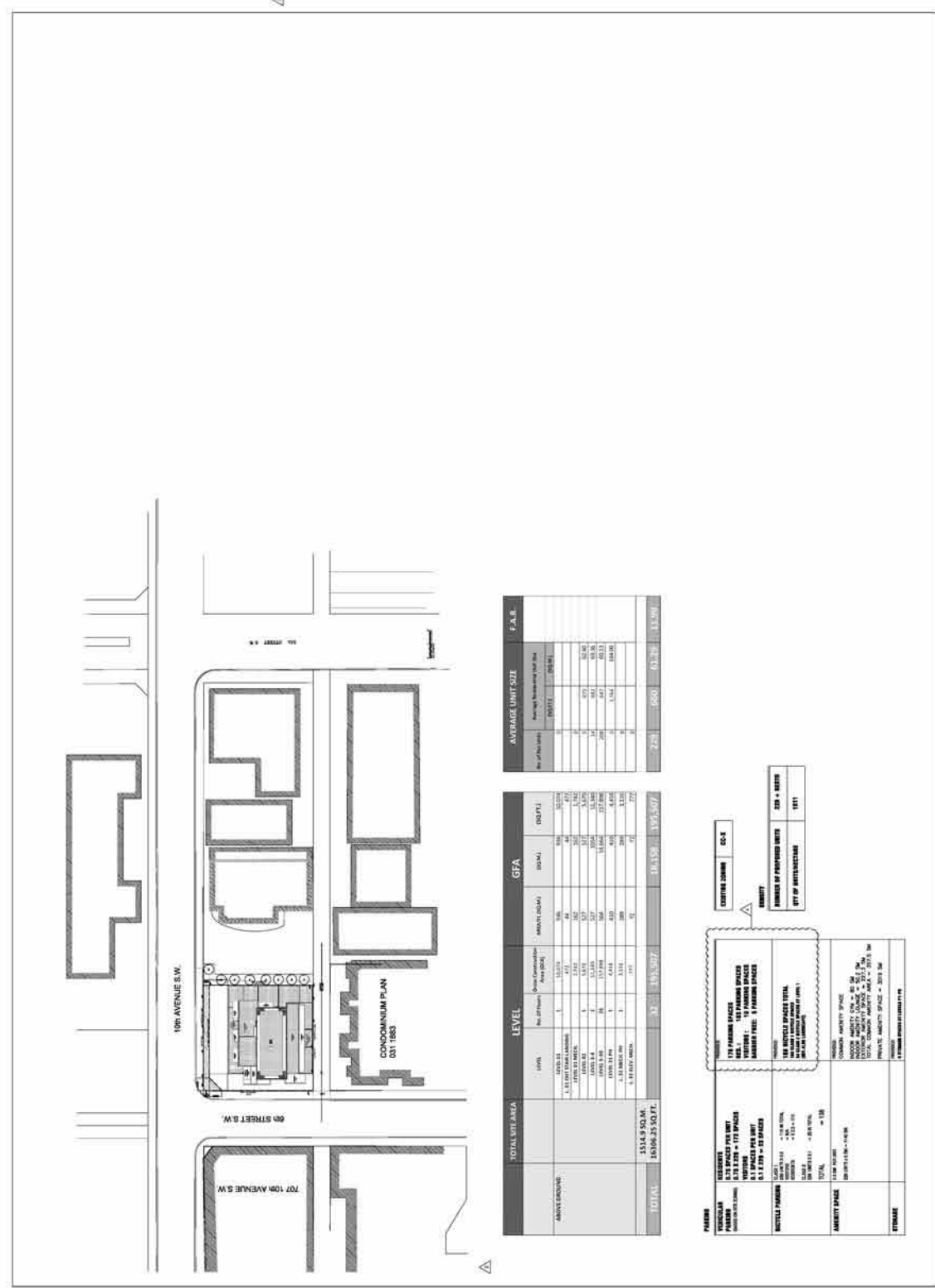
1000 UNIVERSITY DRIVE S.W.
 SUITE 1000
 CALGARY, ALBERTA T2C 1P8
 TEL: (403) 243-8288
 FAX: (403) 243-8289
 EMAIL: INFO@THURTELLPARTNERSHIP.COM



CONTEXT PLAN & STATISTICS

Sheet No.	111-056
Scale	As Shown
Date	11/10/2011

PROJECT NO. 111-056
 SHEET NO. 111-056/1
 SCALE: AS SHOWN
 DATE: 11/10/2011
 PROJECTED BY: [Name]
 CHECKED BY: [Name]
 DATE PLOTTED: 11/10/2011 11:00 AM



AVERAGE UNIT SIZE

NO. OF UNITS	AVERAGE UNIT SIZE
100	1675
200	1337.5
300	1111.7
400	954.2
500	843.0
600	775.0
700	718.6
800	671.3
900	632.2
1000	600.0
1100	572.7
1200	550.0
1300	530.8
1400	514.3
1500	500.0
1600	487.5
1700	476.5
1800	466.7
1900	457.9
2000	450.0
2100	443.3
2200	437.3
2300	431.7
2400	426.7
2500	422.0
2600	417.7
2700	413.7
2800	409.7
2900	406.0
3000	402.7
3100	399.0
3200	395.0
3300	391.5
3400	388.3
3500	385.0
3600	381.7
3700	378.3
3800	375.0
3900	371.3
4000	367.5
4100	364.0
4200	360.0
4300	356.3
4400	352.7
4500	349.0
4600	345.0
4700	341.3
4800	337.5
4900	333.7
5000	330.0
5100	326.0
5200	322.3
5300	318.3
5400	314.3
5500	310.0
5600	306.0
5700	302.0
5800	298.0
5900	294.0
6000	290.0

CONTEXT CORNER CC-X

NUMBER OF PROPOSED UNITS: 250 + 8000
 GY OF INFRASTRUCTURE: 1911

LEVEL	NO. OF UNITS	GROSS GLASS AREA (GGA)	GROSS FLOOR AREA (GFA)	GROSS FLOOR AREA (GFA)	TOTAL GROSS AREA (GTA)	TOTAL GROSS AREA (GTA)
10th FLOOR	1	15,000	15,000	15,000	15,000	15,000
9th FLOOR	1	15,000	15,000	15,000	15,000	15,000
8th FLOOR	1	15,000	15,000	15,000	15,000	15,000
7th FLOOR	1	15,000	15,000	15,000	15,000	15,000
6th FLOOR	1	15,000	15,000	15,000	15,000	15,000
5th FLOOR	1	15,000	15,000	15,000	15,000	15,000
4th FLOOR	1	15,000	15,000	15,000	15,000	15,000
3rd FLOOR	1	15,000	15,000	15,000	15,000	15,000
2nd FLOOR	1	15,000	15,000	15,000	15,000	15,000
1st FLOOR	1	15,000	15,000	15,000	15,000	15,000
Basement	1	15,000	15,000	15,000	15,000	15,000
TOTAL	12	180,000	180,000	180,000	180,000	180,000

VEHICLE PARKING

RESERVED	10
UNRESERVED	10
TOTAL	20

VEHICLE STORAGE

STORAGE	10
TOTAL	10

AMENITY SPACE

AMENITY SPACE	2019.25
TOTAL	2019.25

STORAGE

STORAGE	113,500
TOTAL	113,500

02
 811 351 17th Ave SW, Calgary Alberta, Canada
 T 403.278.1318 F 403.278.1319 www.02hqs.ca

PROJECT
6TH AND TENTH

FOR
LAMB DEVELOPMENT CORPORATION

L.A.M.B. DEVELOPMENT CORPORATION

MANAGERIAL ADDRESS
 603 10TH AVENUE SW
 SUITE 100
 LAMB DEVELOPMENT CORPORATION
 1000 10TH AVENUE SW, SUITE 100, CALGARY, ALBERTA, CANADA T2P 1K4

CONSULTANT
 02 CONSULTANTS INC.

DATE
 2012-09-13

CORE

SCALE
 1:100

LEGEND

PROPERTY LINE
 PLANNED TRACK
 EXISTING UTILITY
 PROPOSED UTILITY
 EXISTING SIDEWALK
 PROPOSED SIDEWALK

NOTES

1. EXISTING SIDEWALK TO BE RECONSTRUCTED TO 1500MM WIDTH AND 100MM THICKNESS TO SUPPORT MANHOLE INSTALLATION.

2. EXISTING SIDEWALK TO BE RECONSTRUCTED TO 1500MM WIDTH AND 100MM THICKNESS TO SUPPORT MANHOLE INSTALLATION.

3. EXISTING SIDEWALK TO BE RECONSTRUCTED TO 1500MM WIDTH AND 100MM THICKNESS TO SUPPORT MANHOLE INSTALLATION.

4. EXISTING SIDEWALK TO BE RECONSTRUCTED TO 1500MM WIDTH AND 100MM THICKNESS TO SUPPORT MANHOLE INSTALLATION.

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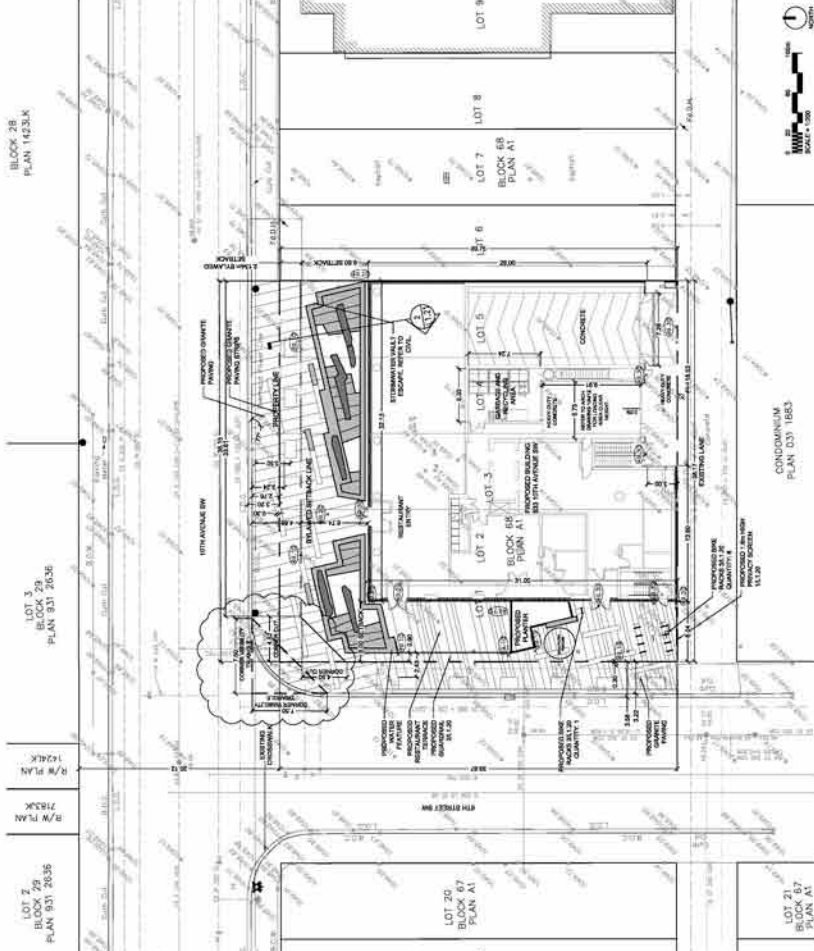
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8. EXISTING SIDEWALK TO BE RECONSTRUCTED TO 1500MM WIDTH AND 100MM THICKNESS TO SUPPORT MANHOLE INSTALLATION.

9. EXISTING SIDEWALK TO BE RECONSTRUCTED TO 1500MM WIDTH AND 100MM THICKNESS TO SUPPORT MANHOLE INSTALLATION.

10. EXISTING SIDEWALK TO BE RECONSTRUCTED TO 1500MM WIDTH AND 100MM THICKNESS TO SUPPORT MANHOLE INSTALLATION.



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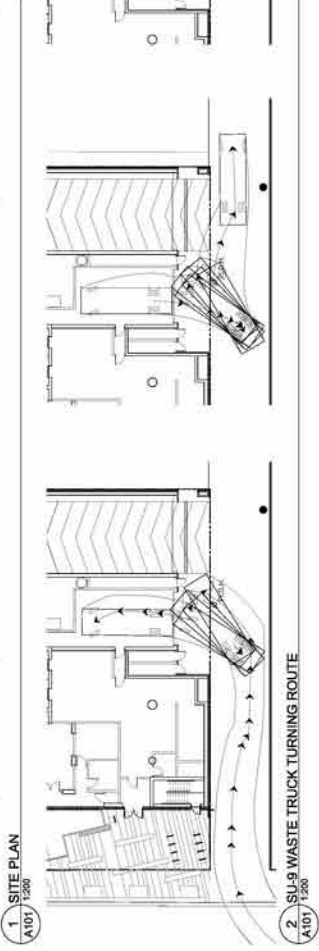
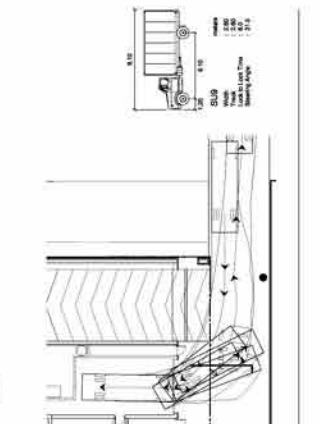
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NO.	DESCRIPTION	DATE	BY
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4	ISSUED FOR PERMIT	2012-09-13	MC
5	ISSUED FOR PERMIT	2012-09-13	MC

DESIGNED BY: JAM
 CHECKED BY: JAM
 DRAWN BY: JAM
 DATE: 2012-09-13

SCALE
 1:100

DATE
 2012-09-13



A101

3 SITE AREAS PLAN A101/1500

1 SITE PLAN A101/1500

2 SITE PLAN WASTE TRUCK TURNING ROUTE A101/1500

NOTE
ALL ELEMENTS SHOWN ARE NOTIFIED UNLESS OTHERWISE NOTED OR DATUMED.

LEGEND

REVISIONS
NO. DATE BY

1 01/15/12 JMM
2 02/15/12 JMM
3 03/15/12 JMM
4 04/15/12 JMM
5 05/15/12 JMM
6 06/15/12 JMM
7 07/15/12 JMM
8 08/15/12 JMM
9 09/15/12 JMM
10 10/15/12 JMM
11 11/15/12 JMM
12 12/15/12 JMM

CONSTRUCTION SPECS.
FLOOR - W/ALG 1/2" PLATE
MAIN FLOOR - 1/2" PLATE
FLOOR ABOVE - 1/2" PLATE
WALL - 1/2" PLATE
CEILING - 1/2" PLATE
ROOF - 1/2" PLATE
1" STAINLESS STEEL - 304
3" - 316
4" - 316

POWER UNIT SPECIFICATIONS

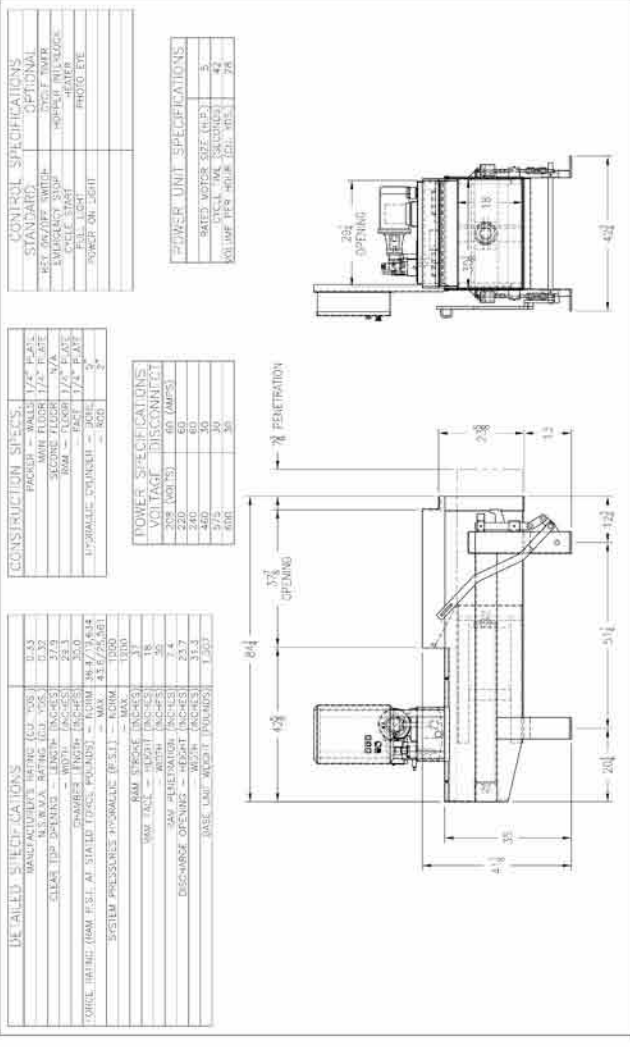
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VOLTAGAGE	208 (207/252)
DISCONNECT	65 (AMP/PS)
MAX	60
450	50
375	30
600	30

CONTROL SPECIFICATIONS

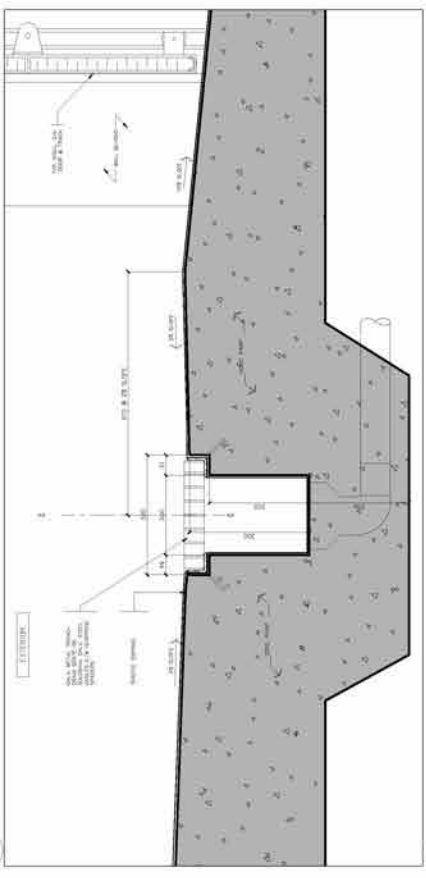
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KEY SWITCH	NO KEY SWITCH
EMERGENCY STOP	EMERGENCY STOP
LOCAL LIGHT	NO LOCAL LIGHT
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POWER UNIT SPECIFICATIONS

SHIELD MOTOR SEE (N.P.)	3
VOLTAGAGE (VOLTAGE)	60
CONTROL (VOLTAGE) (H.P.) (AMP)	78



1 COMPACTOR SPECIFICATIONS



2 REINFORCING BARS DETAIL

NOTE
ALL ELEMENTS SHOWN ARE NOTIFIED UNLESS OTHERWISE NOTED OR DATUMED.

LEGEND

REVISIONS
NO. DATE BY

1 01/15/12 JMM
2 02/15/12 JMM
3 03/15/12 JMM
4 04/15/12 JMM
5 05/15/12 JMM
6 06/15/12 JMM
7 07/15/12 JMM
8 08/15/12 JMM
9 09/15/12 JMM
10 10/15/12 JMM
11 11/15/12 JMM
12 12/15/12 JMM

CONSTRUCTION SPECS.
FLOOR - W/ALG 1/2" PLATE
MAIN FLOOR - 1/2" PLATE
FLOOR ABOVE - 1/2" PLATE
WALL - 1/2" PLATE
CEILING - 1/2" PLATE
ROOF - 1/2" PLATE
1" STAINLESS STEEL - 304
3" - 316
4" - 316

POWER UNIT SPECIFICATIONS

MODEL	205
VOLTAGAGE	208 (207/252)
DISCONNECT	65 (AMP/PS)
MAX	60
450	50
375	30
600	30

CONTROL SPECIFICATIONS

STANDARD	OPTIONAL
KEY SWITCH	NO KEY SWITCH
EMERGENCY STOP	EMERGENCY STOP
LOCAL LIGHT	NO LOCAL LIGHT
W/MP ON /OFF	NO W/MP ON /OFF

POWER UNIT SPECIFICATIONS

SHIELD MOTOR SEE (N.P.)	3
VOLTAGAGE (VOLTAGE)	60
CONTROL (VOLTAGE) (H.P.) (AMP)	78

CORE
6TH AND TENTH
CONCRETE
REINFORCING BARS
CONCRETE

6TH AND TENTH
CONCRETE
REINFORCING BARS
CONCRETE

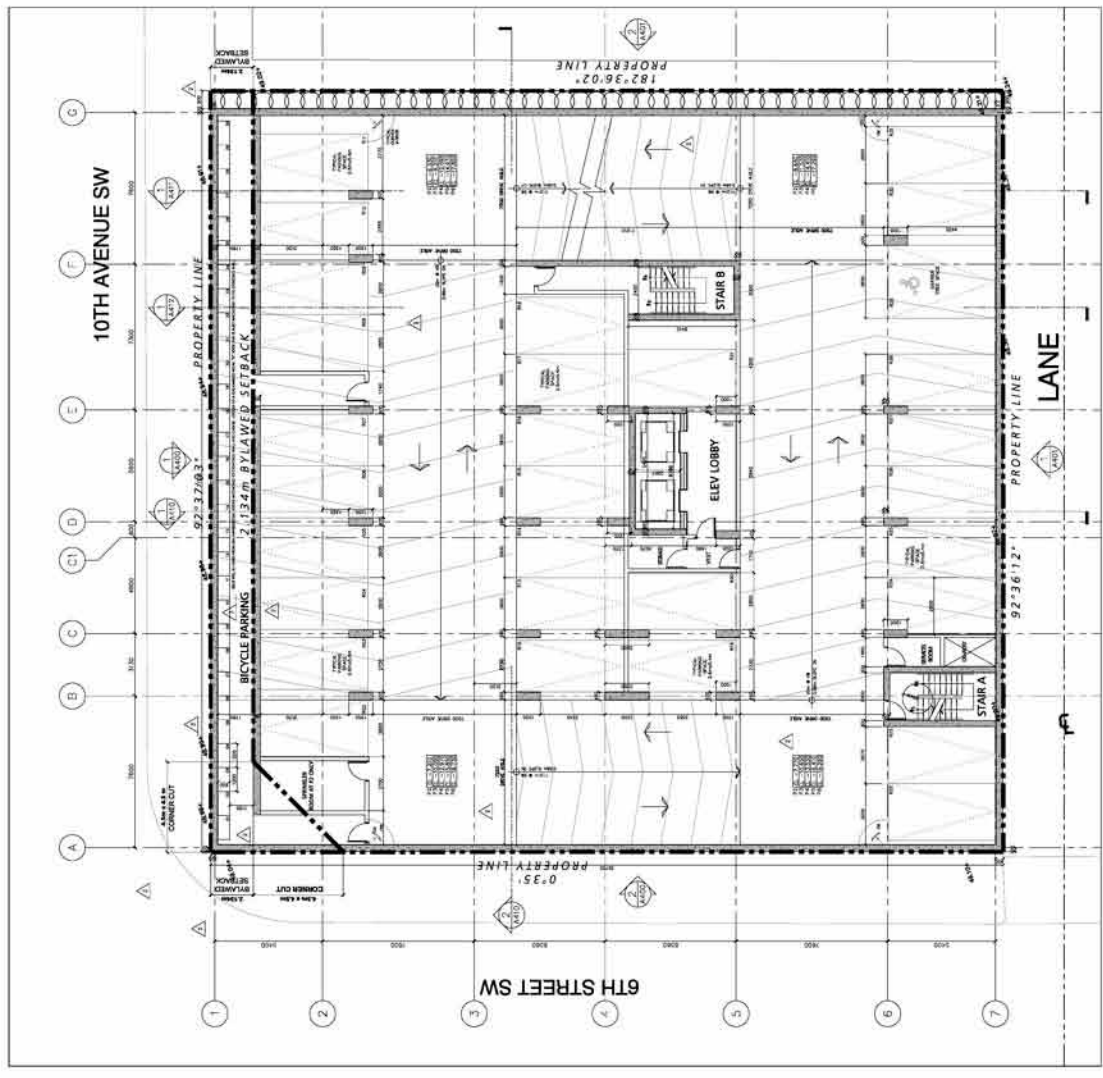
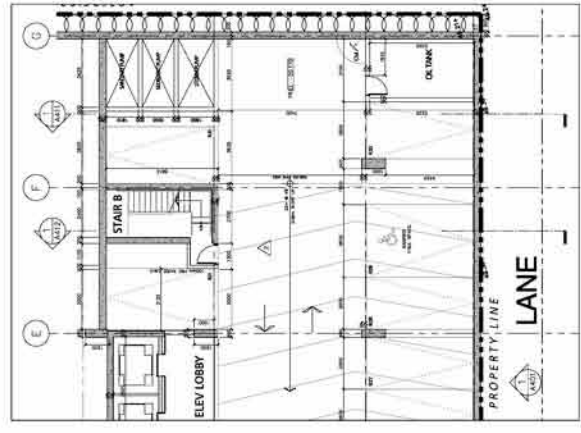
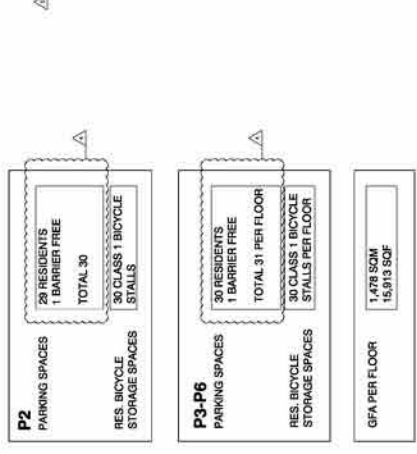
COMPACTOR SPECIFICATION
REFLECTOR PANEL

NOTE:
 ALL ELEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED AS EXISTING.
 THE PROPOSED PARKING SPACES, WHICH INCLUDE A VEHICLE LOADING AREA, WAREHOUSING AND STORAGE ARE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM 25,000 KG LOAD.

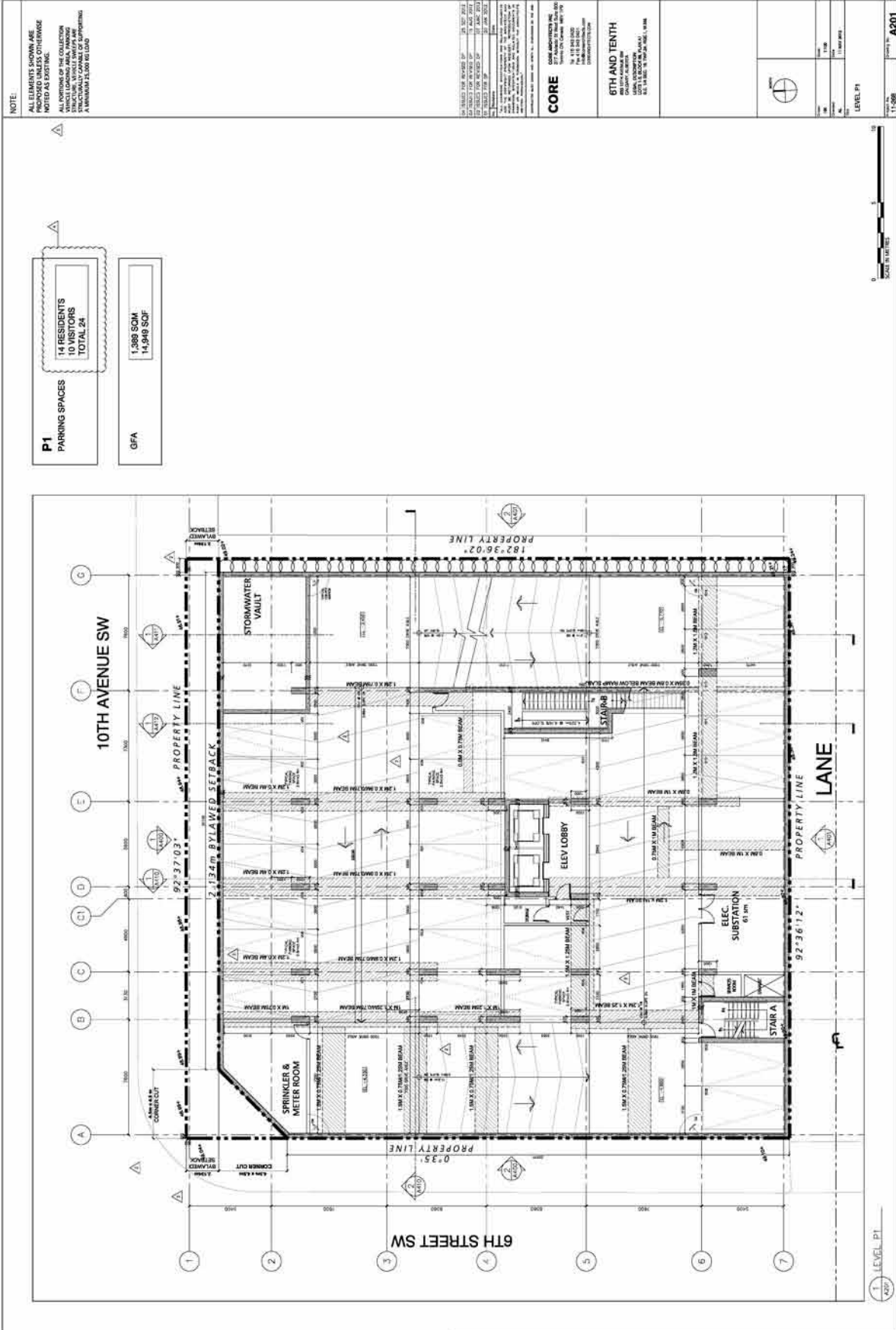
REVISIONS:

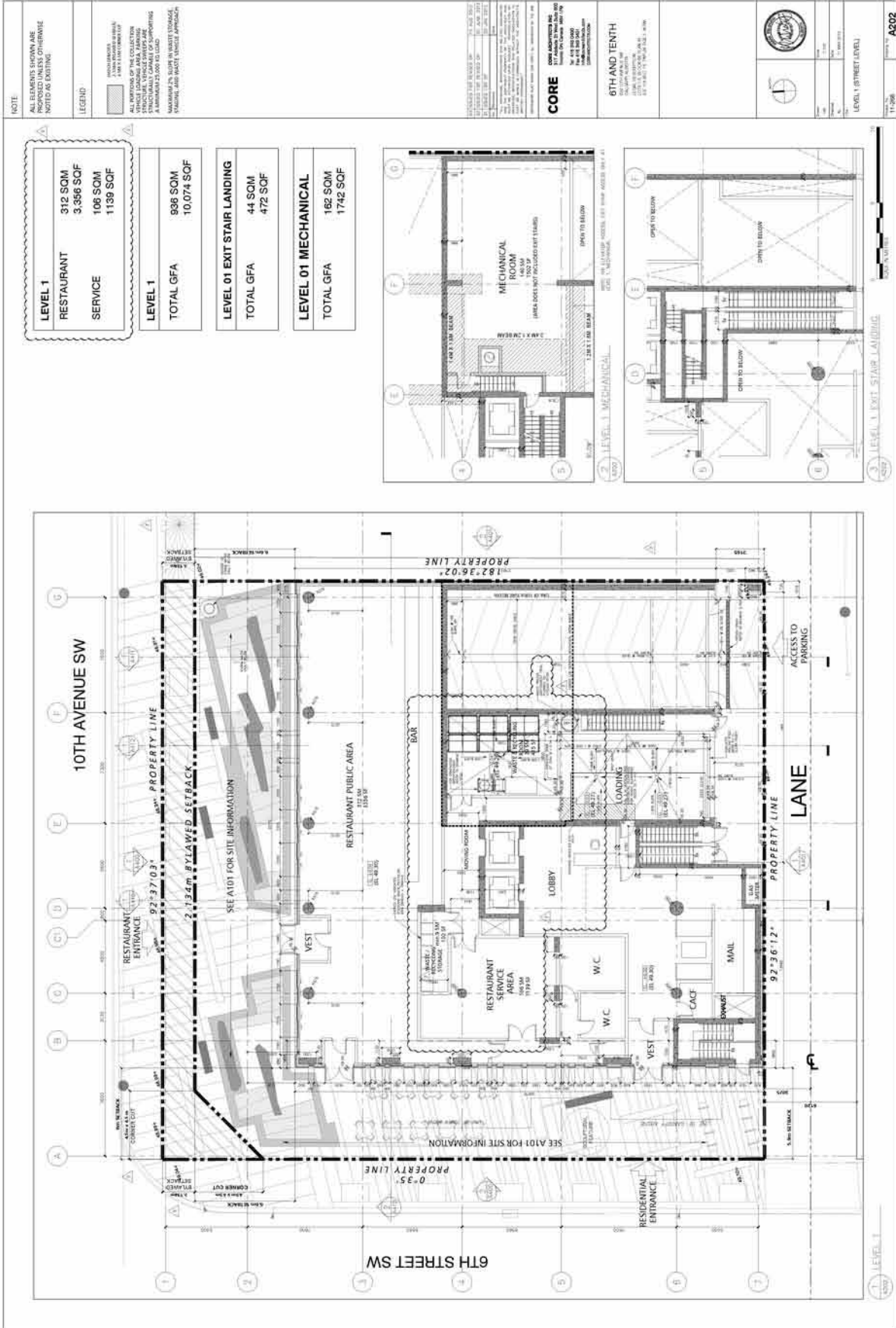
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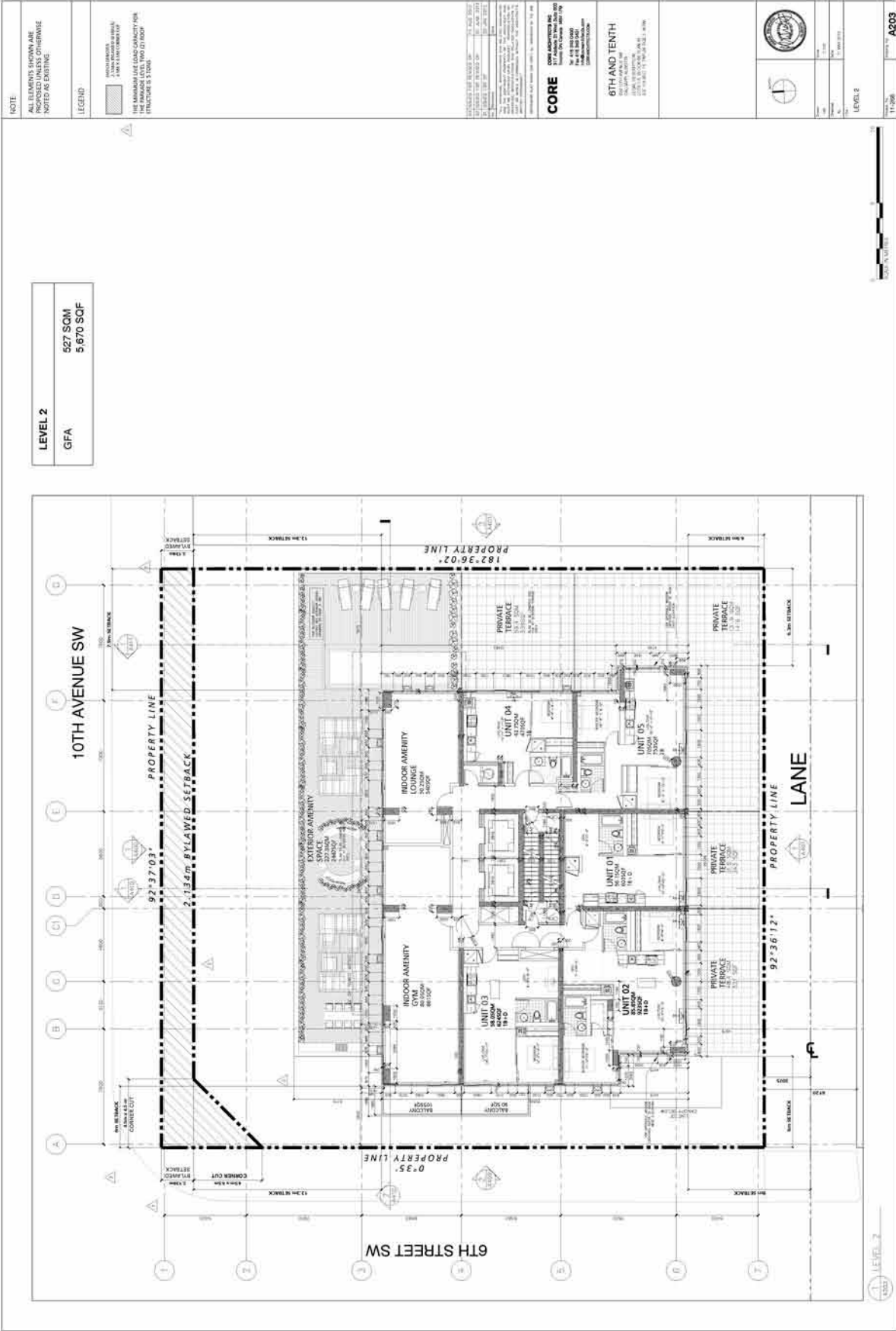
CORE
 CORE AND TENTH
 6TH AND TENTH
 11-058

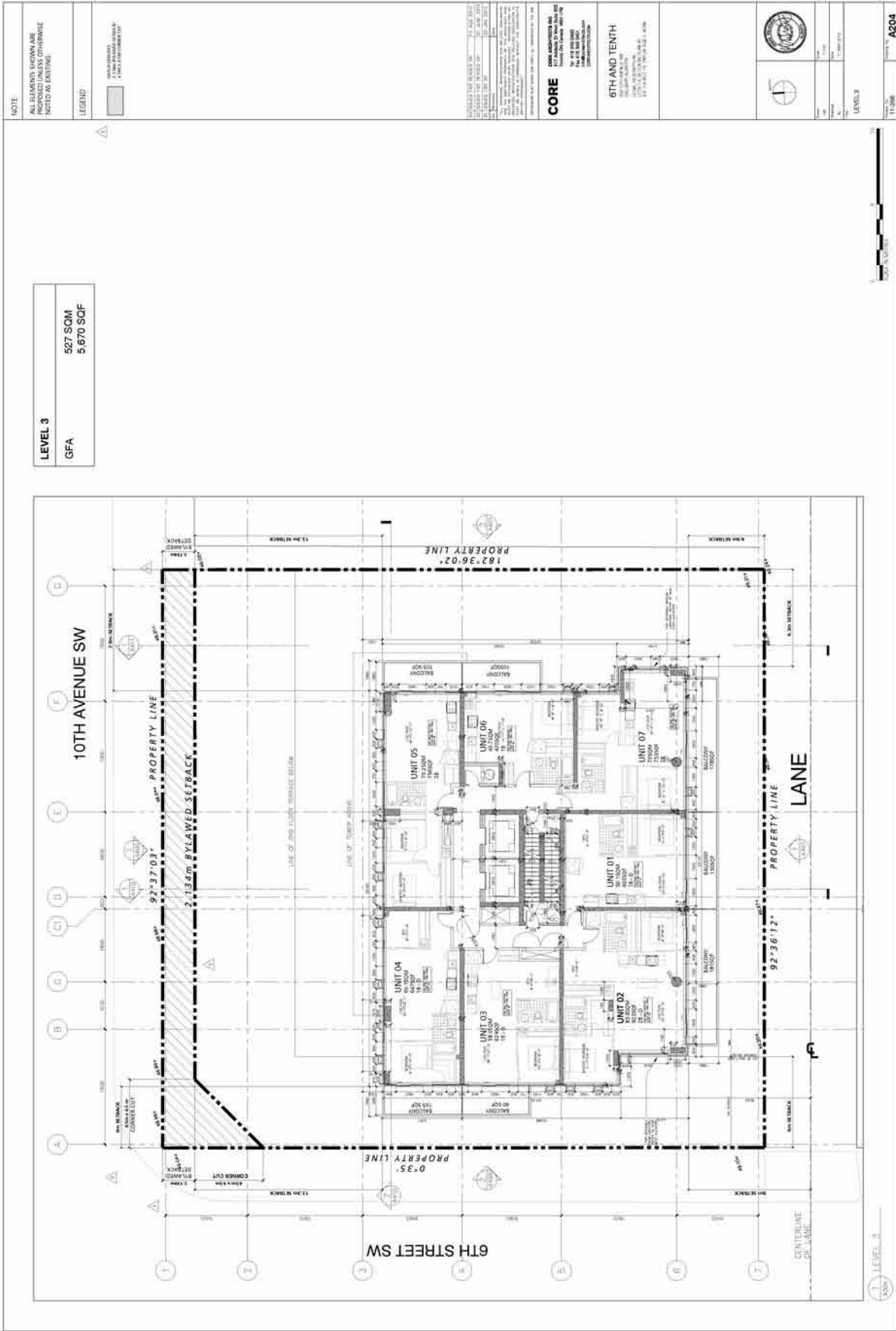


1 P2-P6
 A200



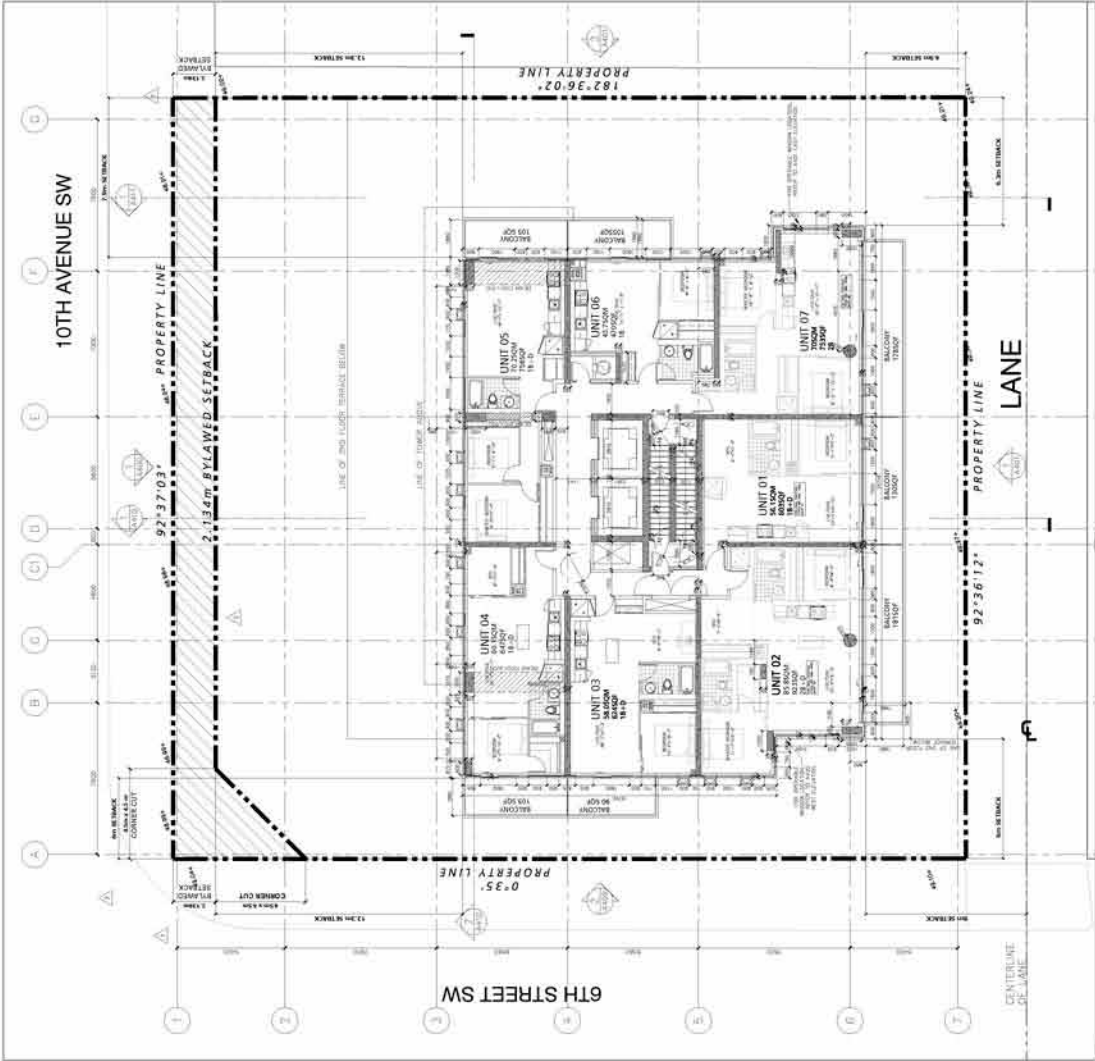






<p>NOTE</p> <p>ALL ELEMENTS SHOWN ARE ASSUMED UNLESS OTHERWISE NOTED AS EXISTING.</p>	
	<p>LEGEND</p> <p>NOTES AND DIMENSIONS TO BE CONSIDERED UNLESS OTHERWISE NOTED AS EXISTING.</p>

LEVEL 4	527 SQM
GFA	5,670 SQF

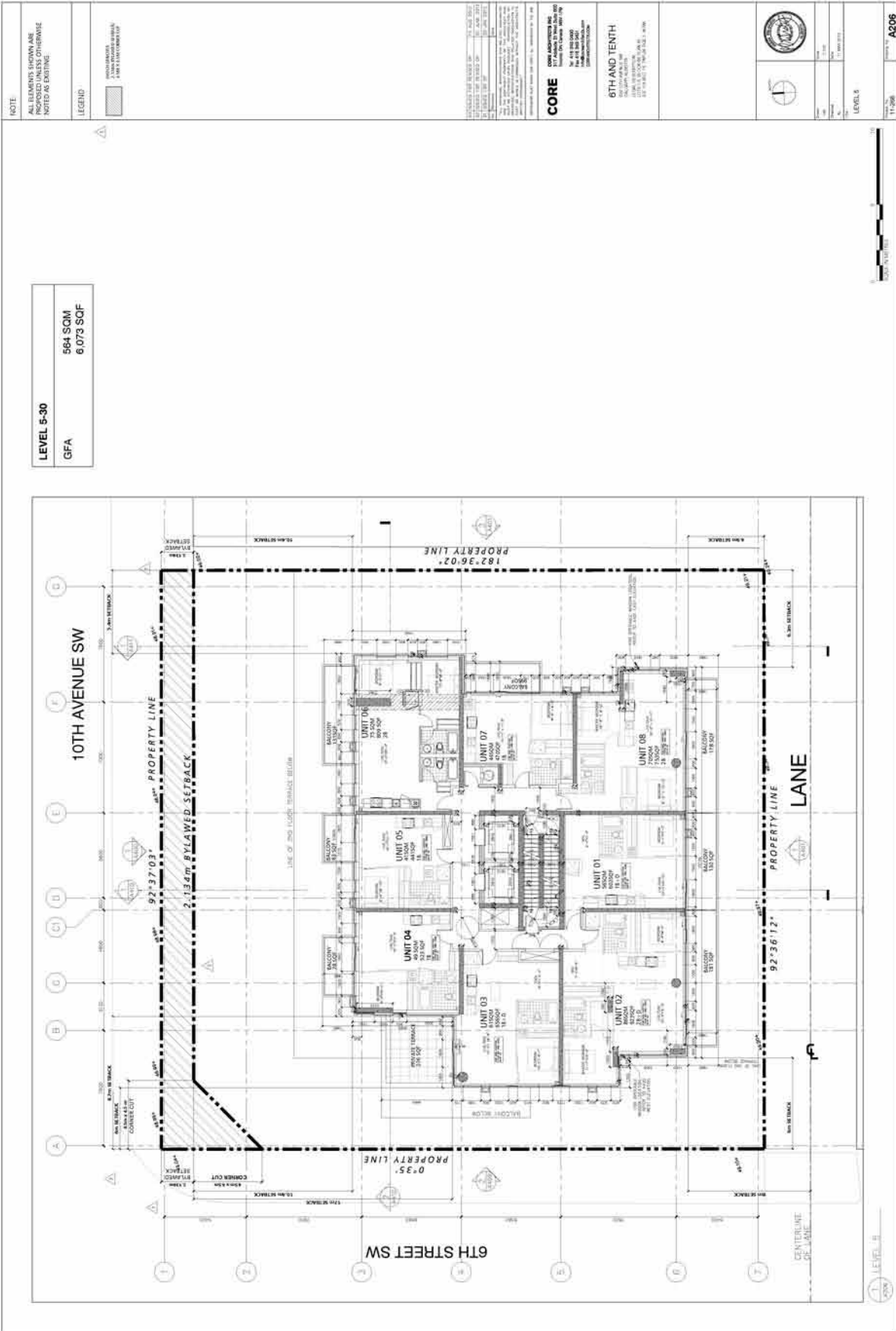


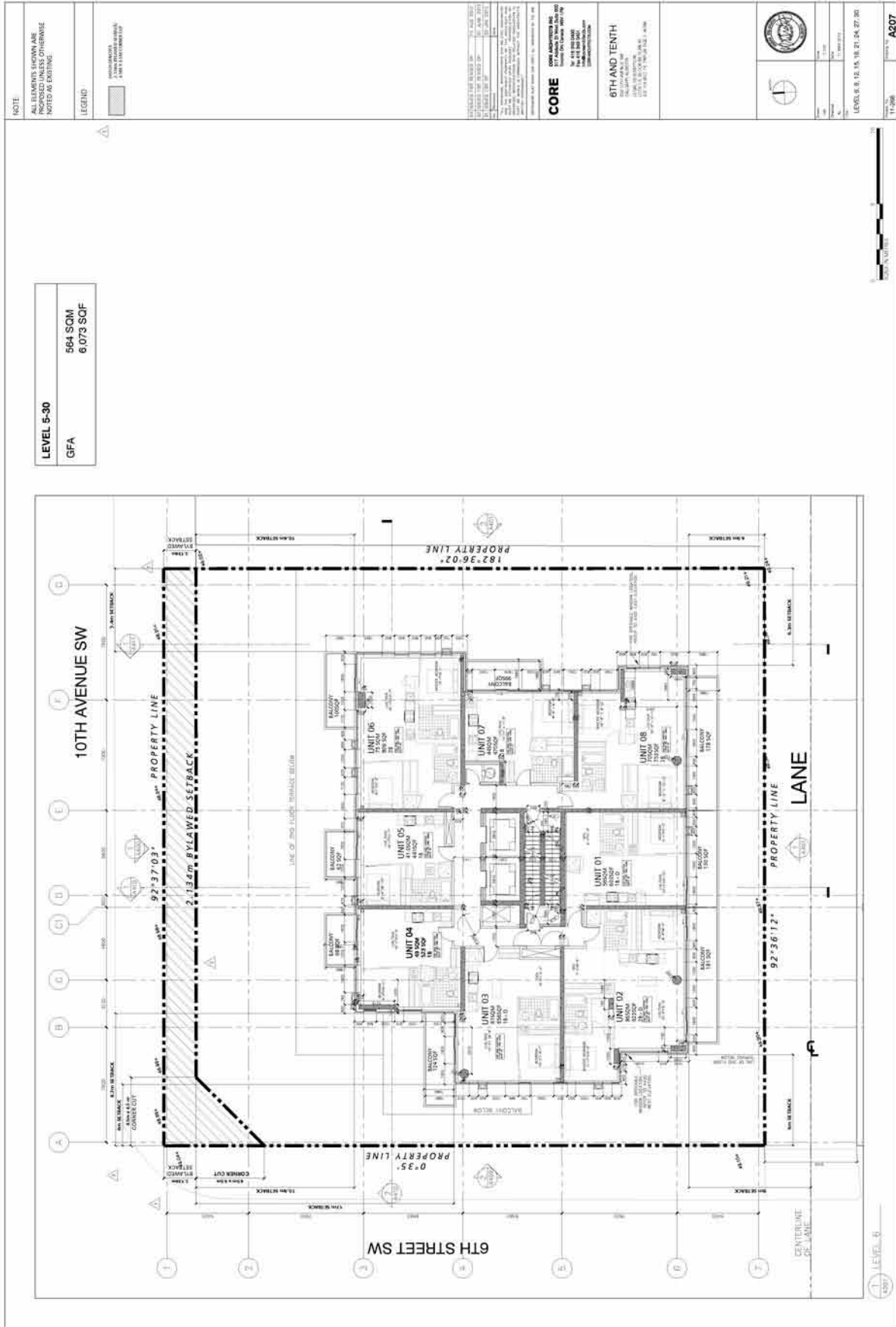
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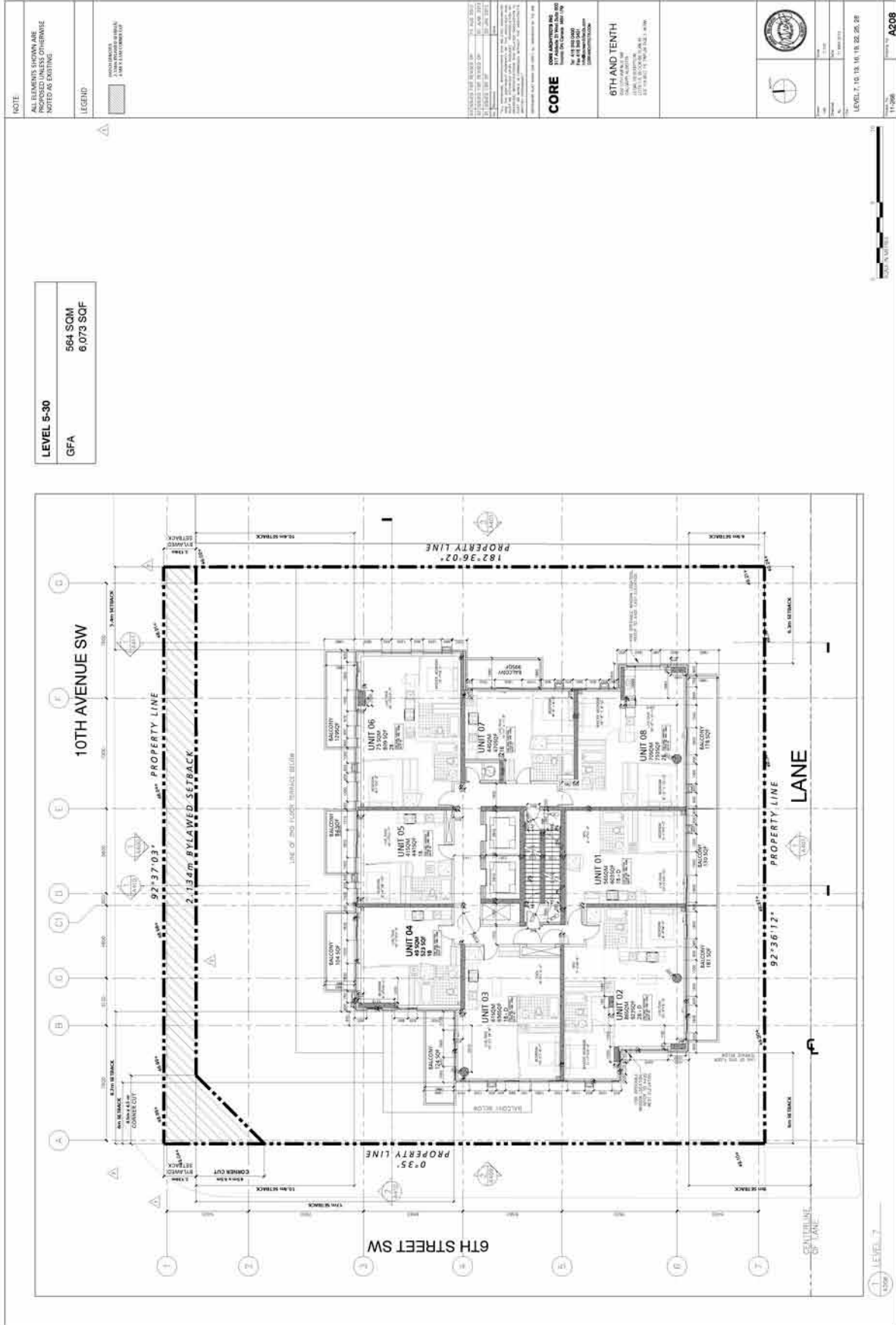
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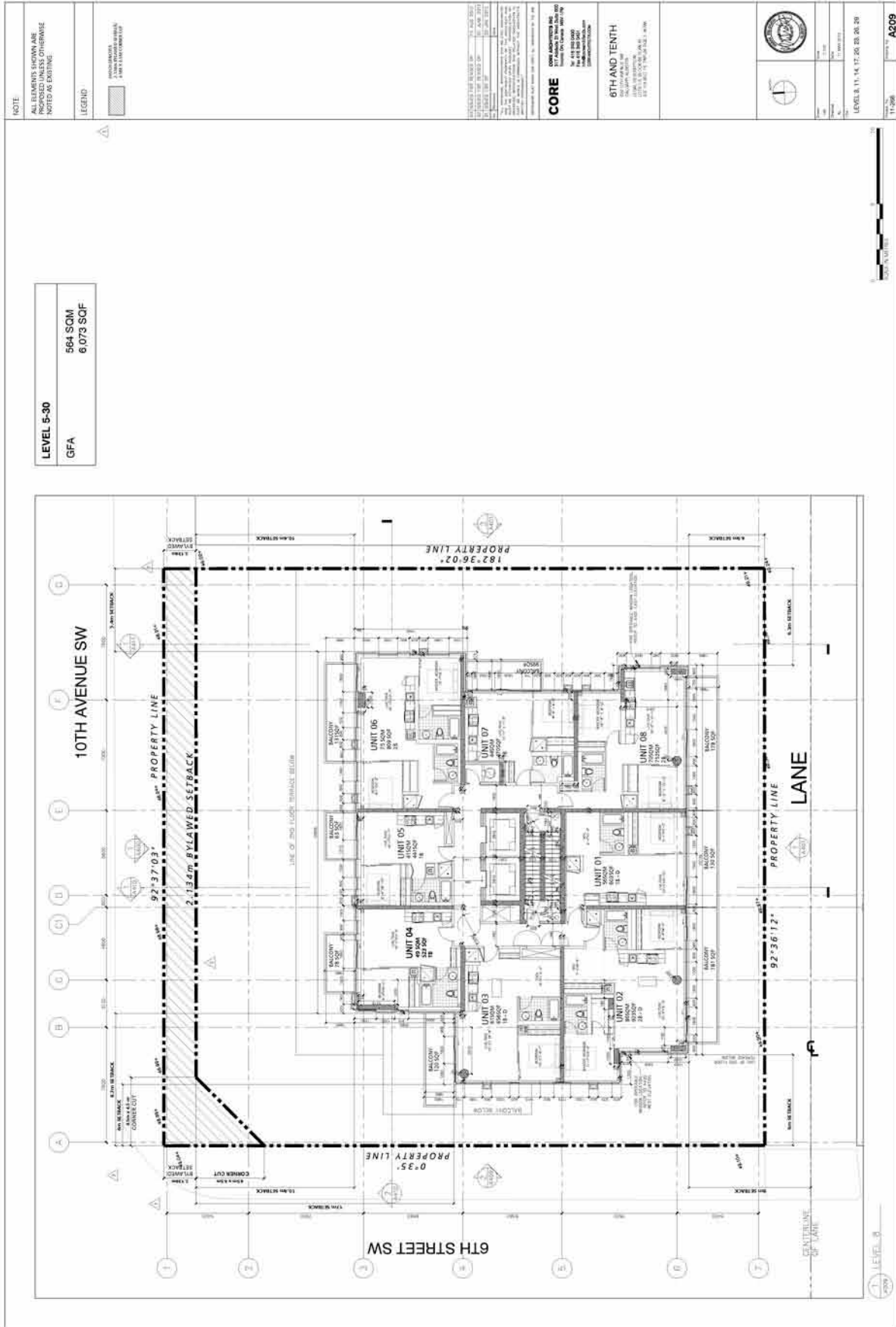
FIG. 11-206

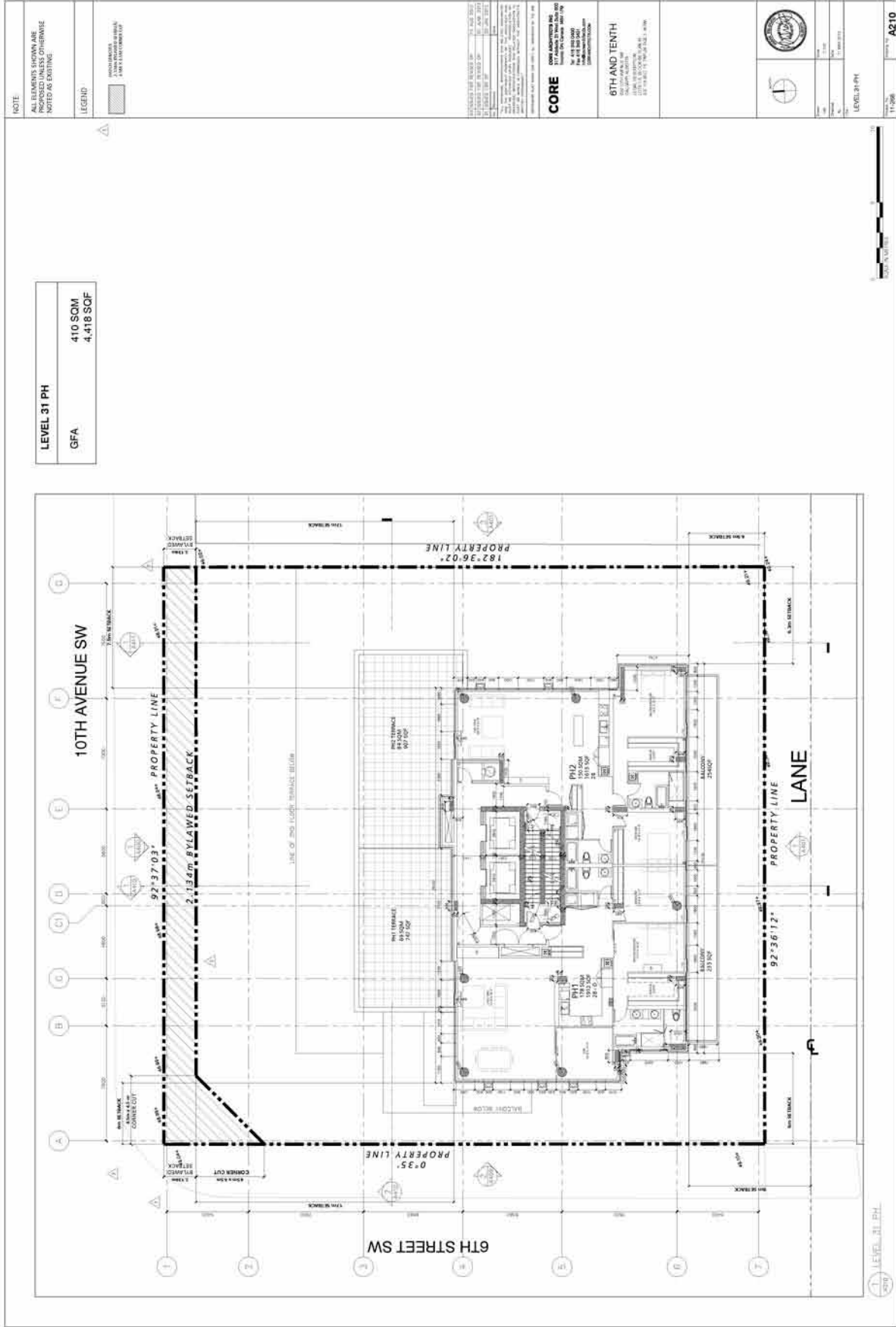
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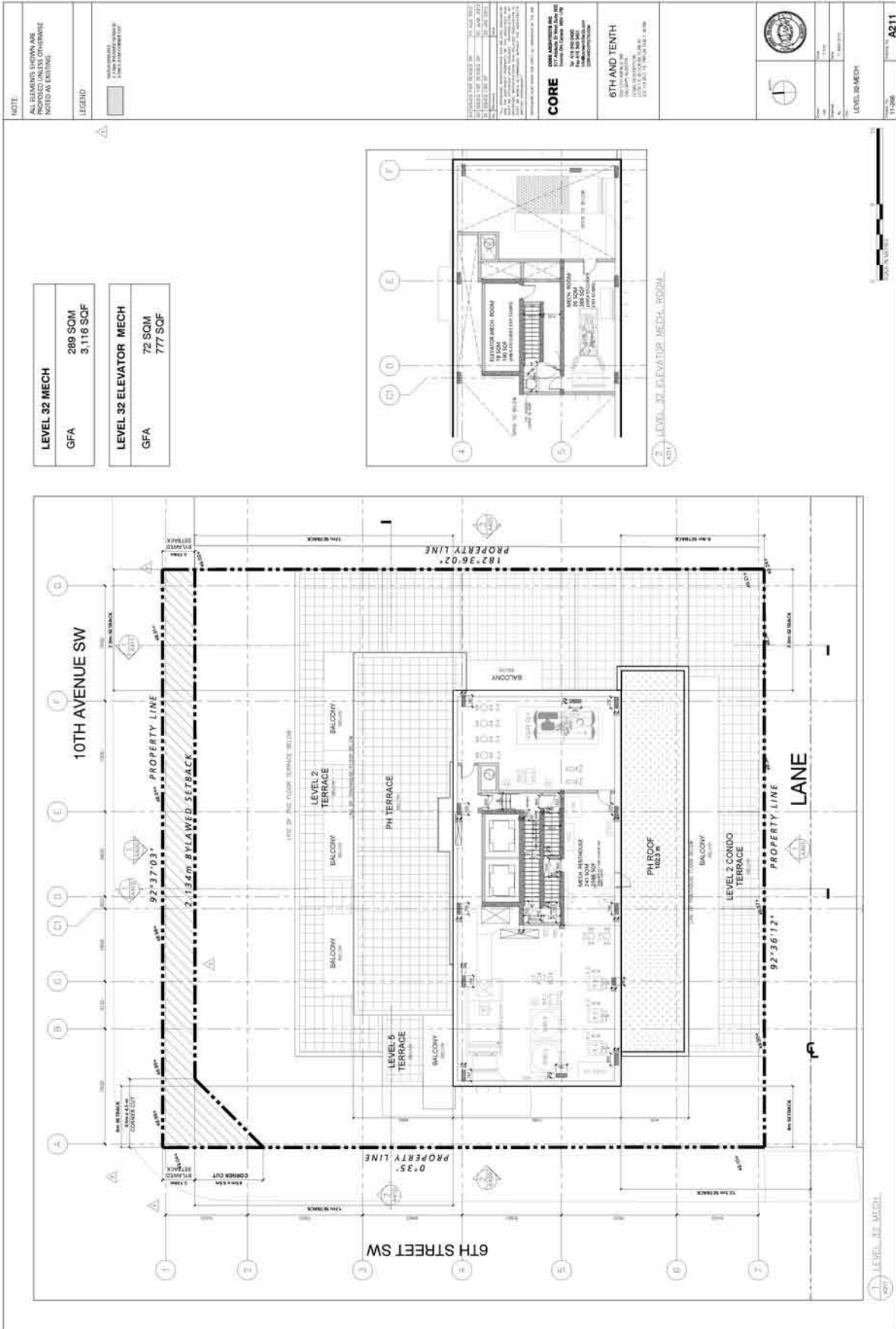












LEVEL 32 MECH	
GFA	289 SOM 3,116 SCF
LEVEL 32 ELEVATOR MECH	
GFA	72 SOM 777 SCF



NOTE: ALL ELEMENTS SHOWN ARE PROVIDED UNLESS OTHERWISE NOTED OR STATED.

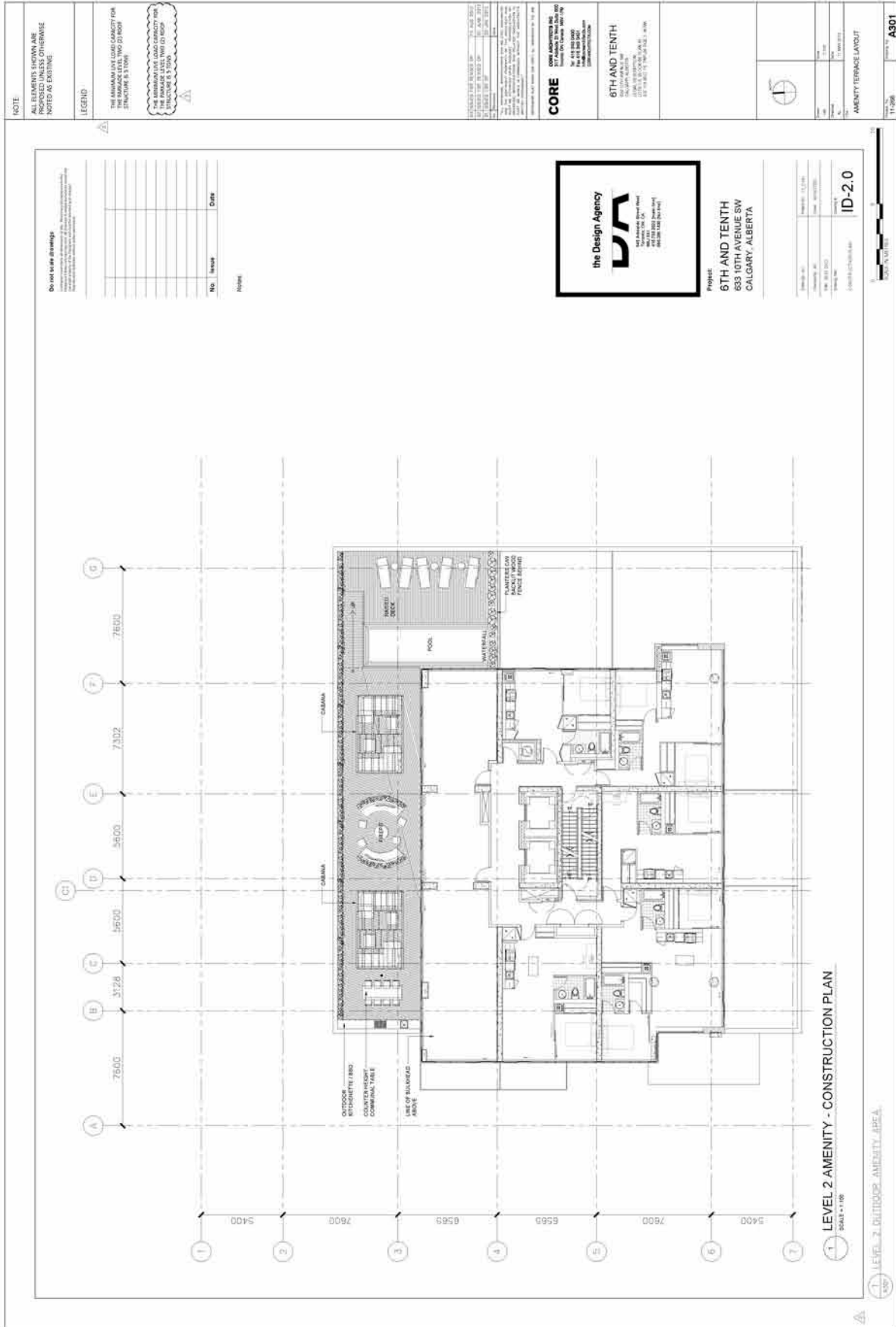
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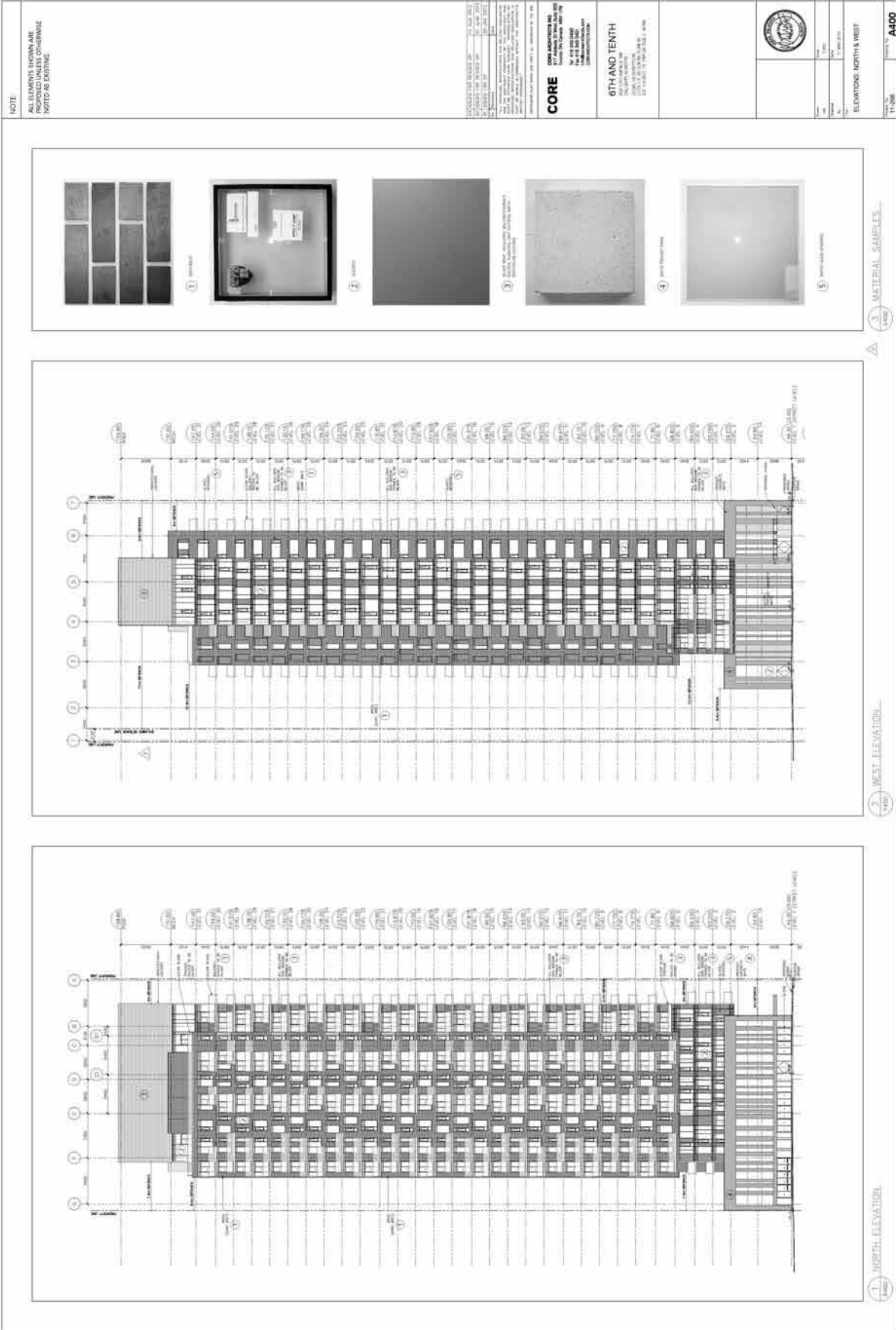
CORE: CORE ELEMENTS SHOWN ARE PROVIDED UNLESS OTHERWISE NOTED OR STATED.

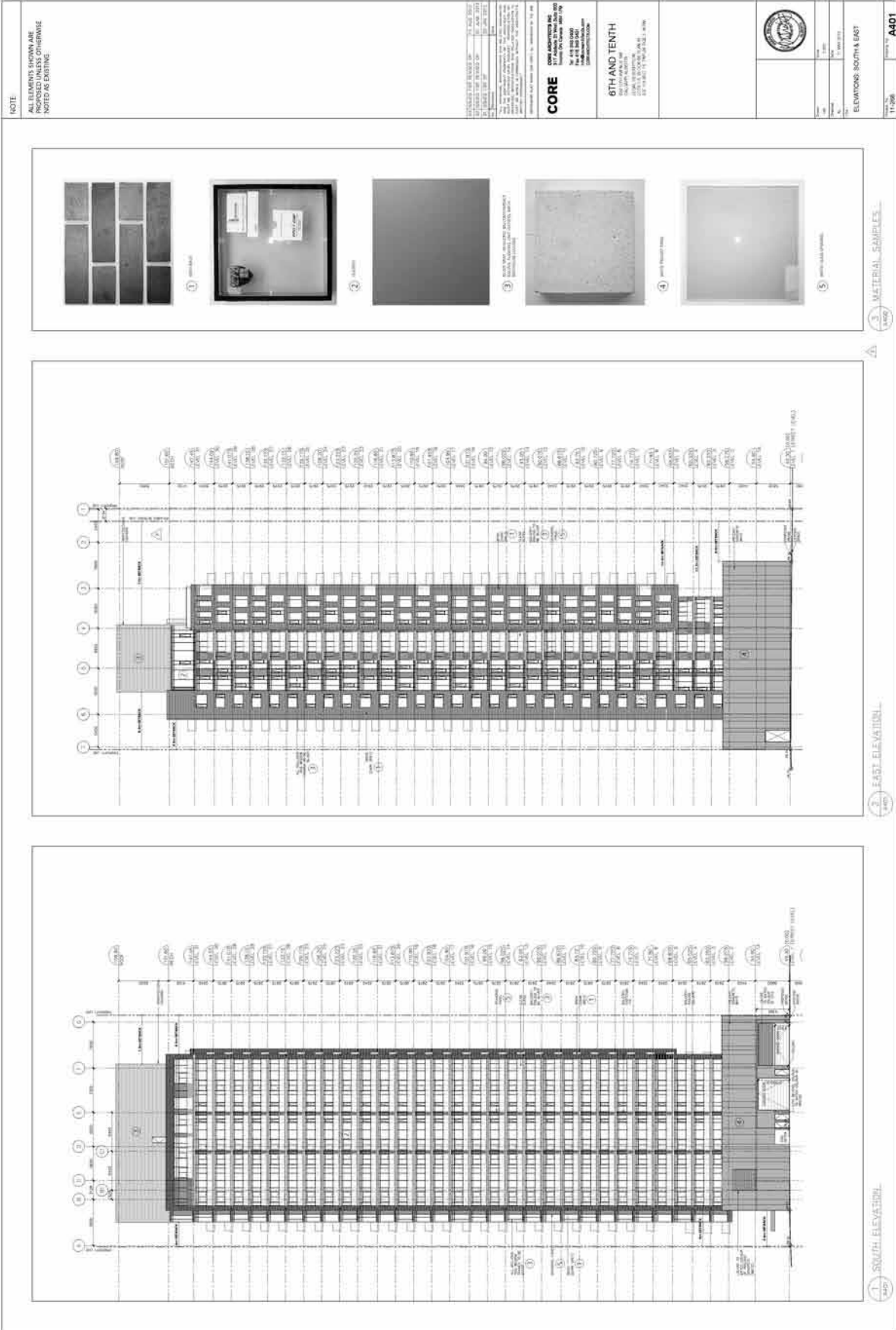
6TH AND TENTH: 6TH AND TENTH ELEMENTS SHOWN ARE PROVIDED UNLESS OTHERWISE NOTED OR STATED.

LEVEL 32 MECH: LEVEL 32 MECH ELEMENTS SHOWN ARE PROVIDED UNLESS OTHERWISE NOTED OR STATED.

A211: A211 ELEMENTS SHOWN ARE PROVIDED UNLESS OTHERWISE NOTED OR STATED.







NOTE:
 ALL ELEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED AS EXISTING.
 THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR THE ABOVE LEVELS AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY FOR THE ARCHITECT'S REVIEW.
 STRUCTURE IS STONE.

CORE
 CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR THE ABOVE LEVELS AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY FOR THE ARCHITECT'S REVIEW.
 CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR THE ABOVE LEVELS AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY FOR THE ARCHITECT'S REVIEW.

6TH AND TENTH
 CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR THE ABOVE LEVELS AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY FOR THE ARCHITECT'S REVIEW.
 CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR THE ABOVE LEVELS AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY FOR THE ARCHITECT'S REVIEW.

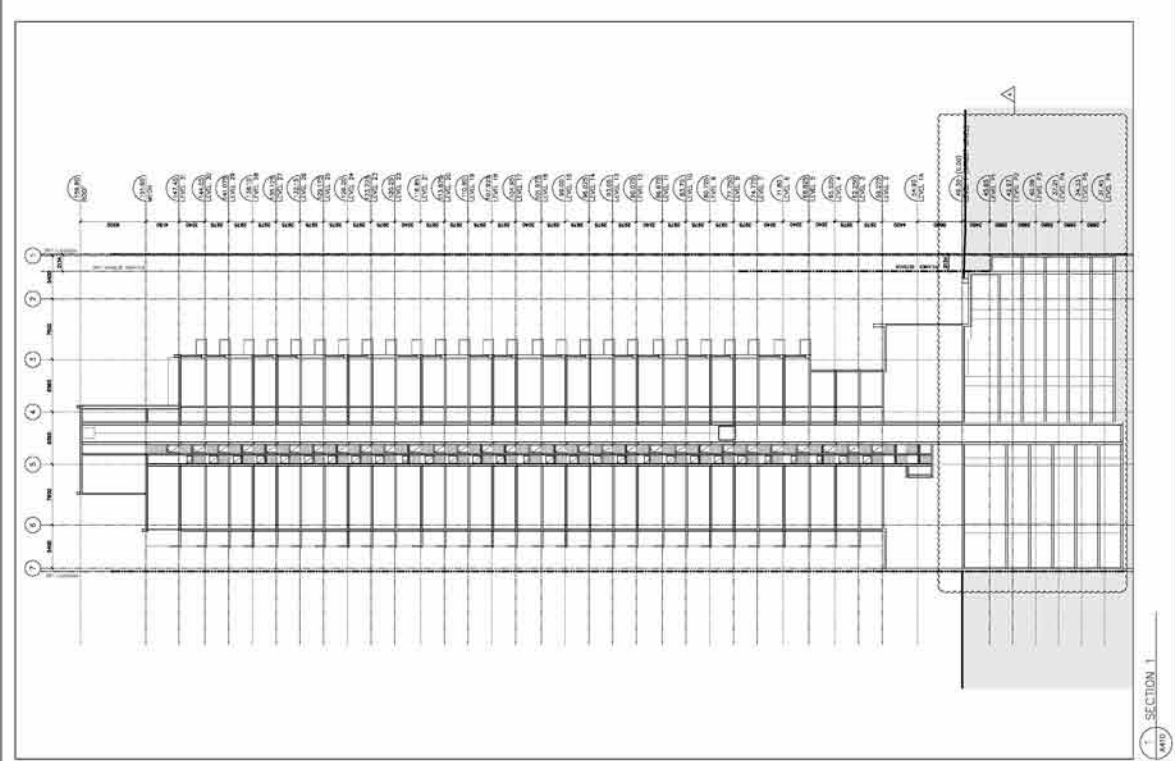
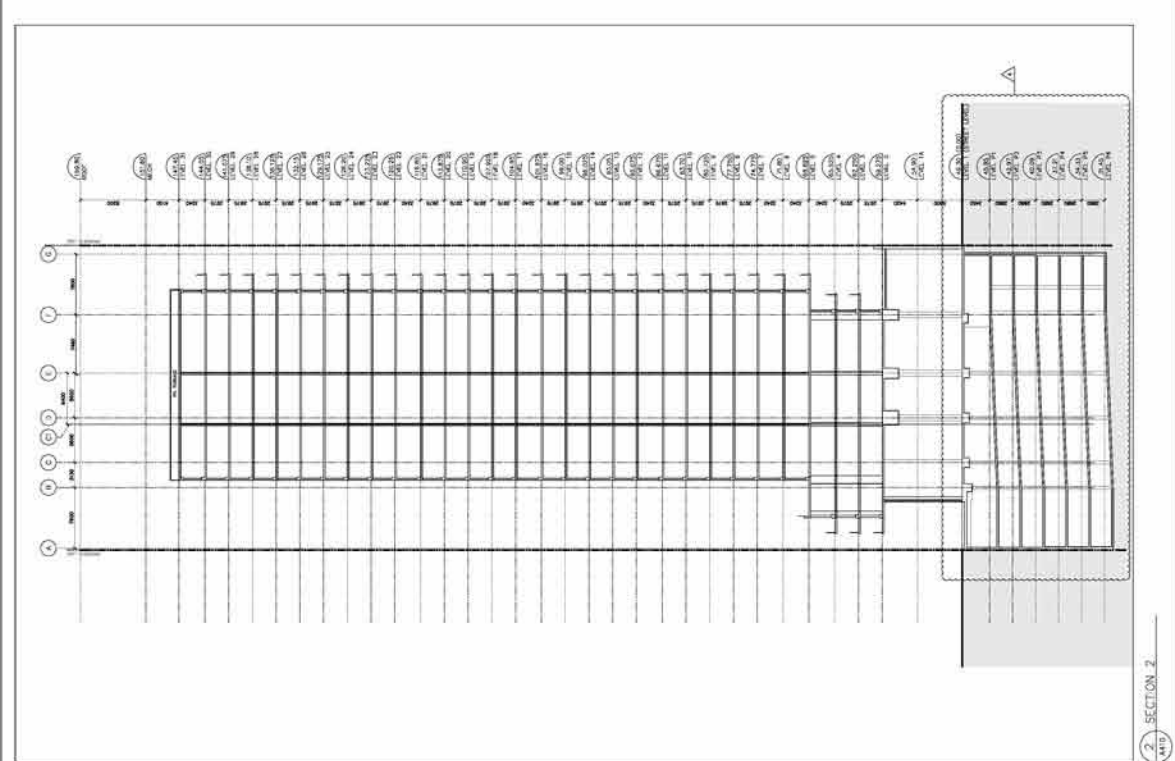
SECTIONS

SECTION 1
 SECTION 2

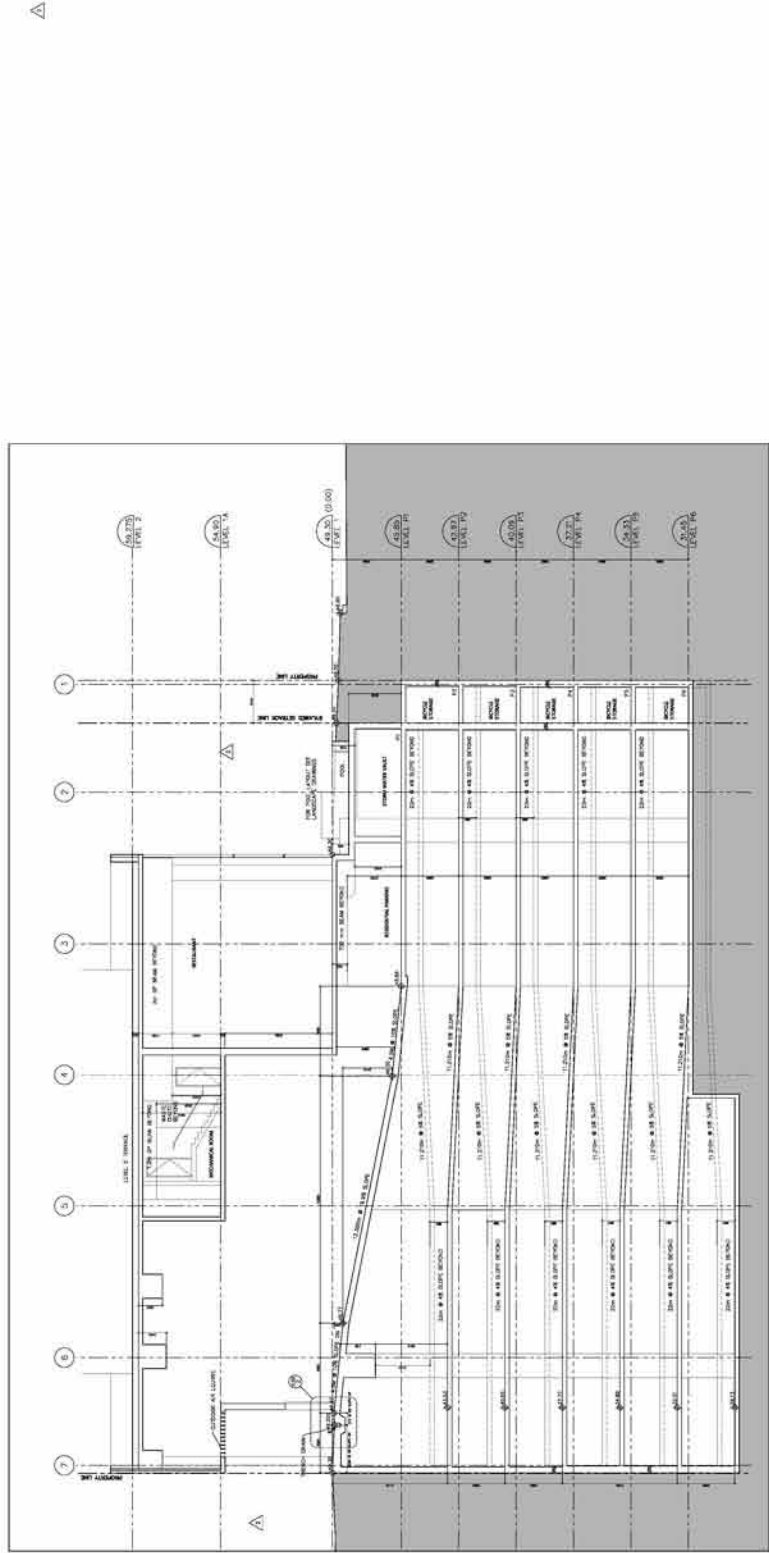
SCALE: 1/8" = 1'-0"

DATE: 11/11/11

PROJECT: A410



NOTE:
 ALL ELEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED AS EXISTING.
 THE STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES AND REGULATIONS WHICH APPLY TO THE PROJECT. THE STRUCTURE SHALL BE DESIGNED TO BE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM 25,000 PSF LOAD.
 THE MINIMUM LIVE LOAD CAPACITY FOR THE PARKING LEVEL SHALL BE 120 PSF.
 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)



SECTION 3 - RESIDENTIAL PARKING RAMP

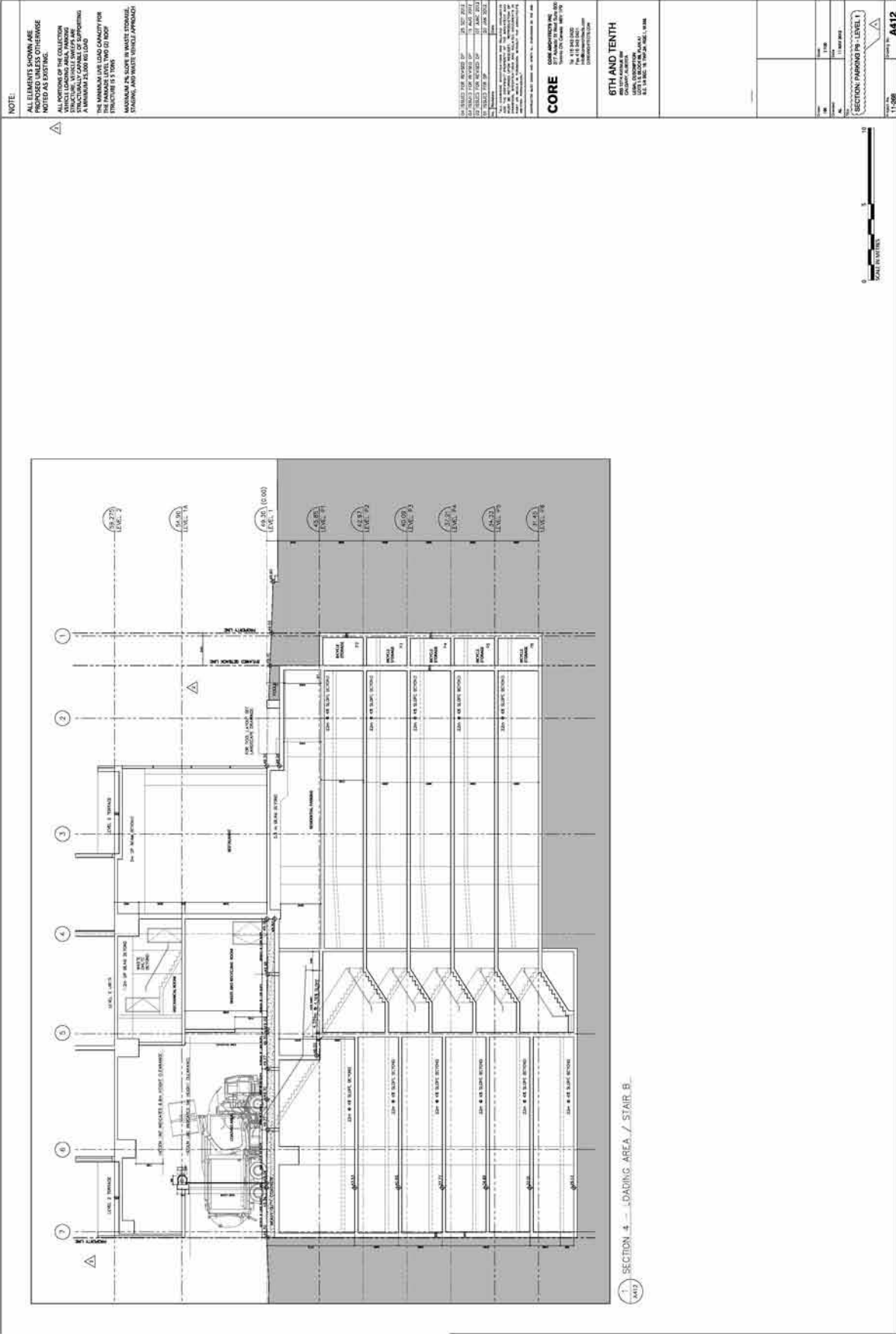
CORE
 6TH AND TENTH
 1000 W. 10TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.8800
 WWW.DENVERSTEEL.COM

6TH AND TENTH
 1000 W. 10TH AVENUE
 DENVER, CO 80202
 TEL: 303.733.8800
 WWW.DENVERSTEEL.COM

DATE	11-08-08
PROJECT	SECTION PARKING (P-1)
SCALE	1" = 8'-0"
DESIGNED BY	
CHECKED BY	
APPROVED BY	



11-08-08
 SECTION PARKING (P-1)
 1" = 8'-0"



NOTE

ALL ELEMENTS SHOWN ARE
PROPOSED UNLESS OTHERWISE
NOTED OR EXISTING.

RENDERING FOR RELEASE ON: 10/11/12
DATE: 10/11/12
PROJECT: 1000 WEST 10TH AVENUE
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO.: 11-206
TOTAL SHEETS: 11

CORE

1000 WEST 10TH AVENUE
1000 WEST 10TH AVENUE
1000 WEST 10TH AVENUE
1000 WEST 10TH AVENUE
1000 WEST 10TH AVENUE

6TH AND TENTH

1000 WEST 10TH AVENUE
1000 WEST 10TH AVENUE
1000 WEST 10TH AVENUE
1000 WEST 10TH AVENUE
1000 WEST 10TH AVENUE



RENDERINGS

DATE: 11/20/12
SCALE: AS SHOWN
SHEET NO.: 11-206
TOTAL SHEETS: 11



3 PERSPECTIVE, SOUTH WEST CORNER



2 PERSPECTIVE, NORTH WEST CORNER AT NIGHT



1 PERSPECTIVE, NORTH WEST CORNER

NOTE

ALL ELEMENTS SHOWN ARE
PROPOSED UNLESS OTHERWISE
NOTED OR EXISTING.

PREPARED FOR: [REDACTED]
DATE: [REDACTED]
PROJECT: [REDACTED]
SHEET NO.: [REDACTED]
SHEET TOTAL: [REDACTED]

CORE

PROJECT LOCATION:
[REDACTED]
[REDACTED]

6TH AND TENTH

PROJECT LOCATION:
[REDACTED]
[REDACTED]



REVISIONS

DATE: [REDACTED]
BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: [REDACTED]
SHEET NO.: 11-206
SHEET TOTAL: A801



1 PERSPECTIVE, WEST ENTRANCE



2 PERSPECTIVE, NORTH WEST CORNER LANDSCAPE



3 PERSPECTIVE, NORTH WEST CORNER LANDSCAPE, NIGHT RENDERING



4 PERSPECTIVE, WEST ENTRANCE

NOTE

ALL ELEMENTS SHOWN ARE
NOTIFIED UNLESS OTHERWISE
NOTED OR EXCEPTED.

EXCEPTED FOR RELEASE BY: [illegible]
DATE: [illegible]
BY: [illegible]

CORE

1000 [illegible]
1000 [illegible]
1000 [illegible]

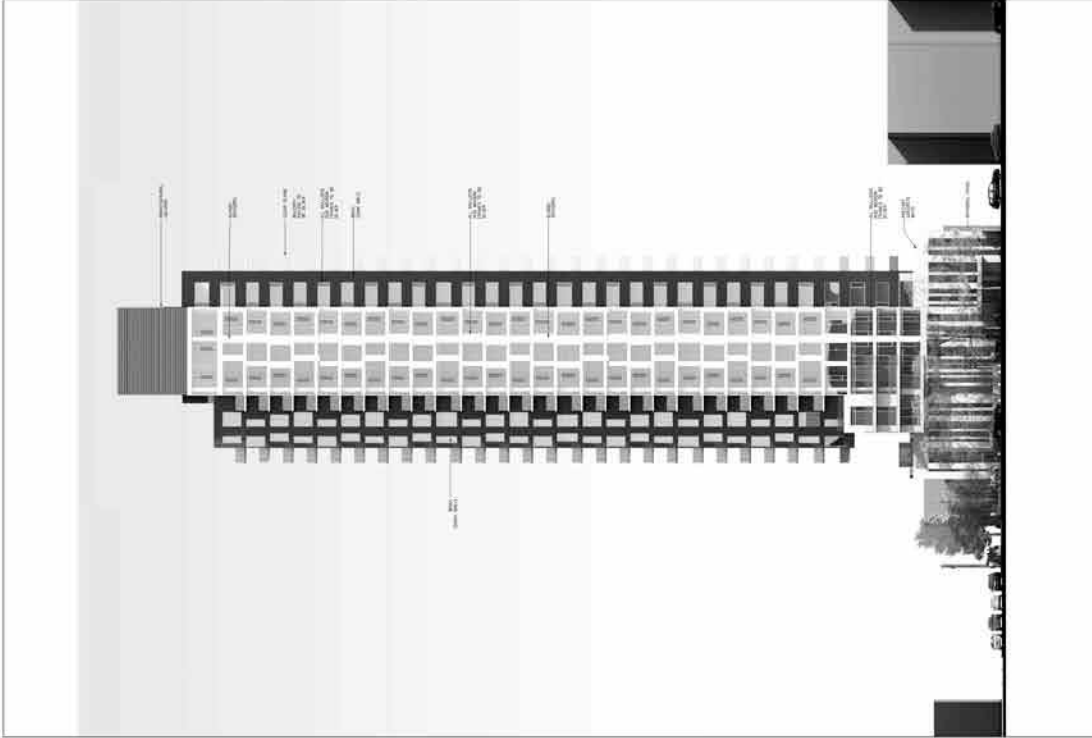
6TH AND TENTH

1000 [illegible]
1000 [illegible]
1000 [illegible]

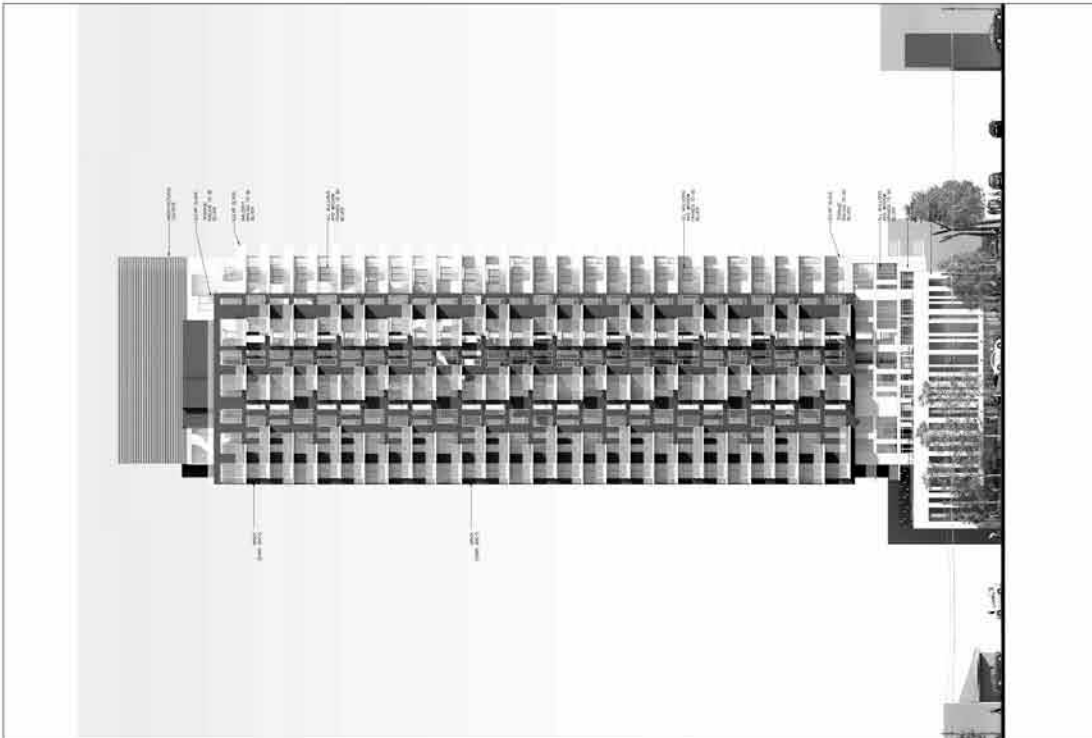


ELEVATIONS: NORTH & WEST

Sheet No. 11-206
Project No. AB02



2 WEST ELEVATION BRIDGESIDE



1 NORTH ELEVATION BRIDGESIDE

NOTE
ALL ELEMENTS SHOWN ARE
NOTIFIED UNLESS OTHERWISE
NOTED OR EXEMPT.

RENDERING FOR RELEASE BY: [unclear] 11/19/2012
 DRAWING NO: 11-206
 DATE: 11/19/2012

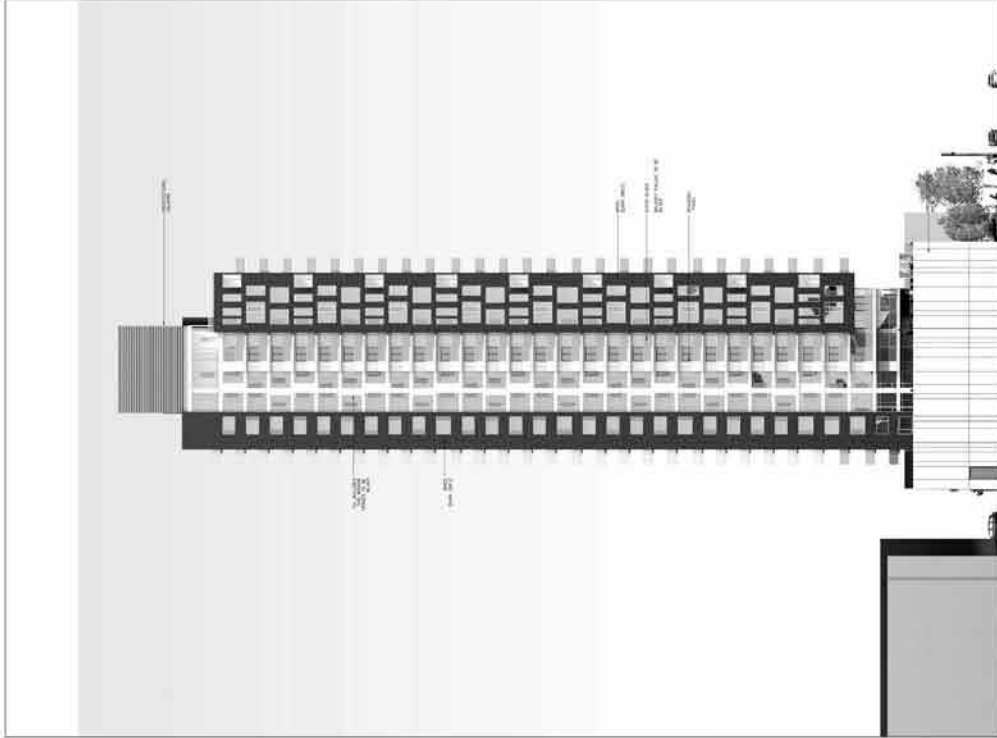
CORE
 [unclear]
 [unclear]
 [unclear]

6TH AND TENTH
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 [unclear]
 [unclear]

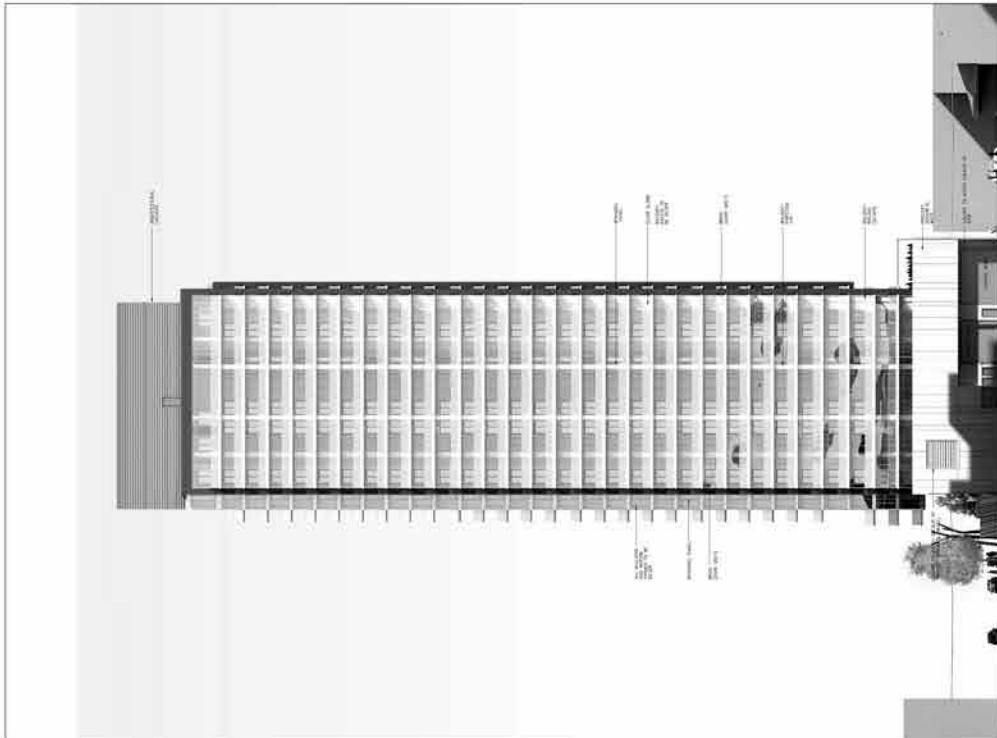


ELEVATIONS SOUTH EAST

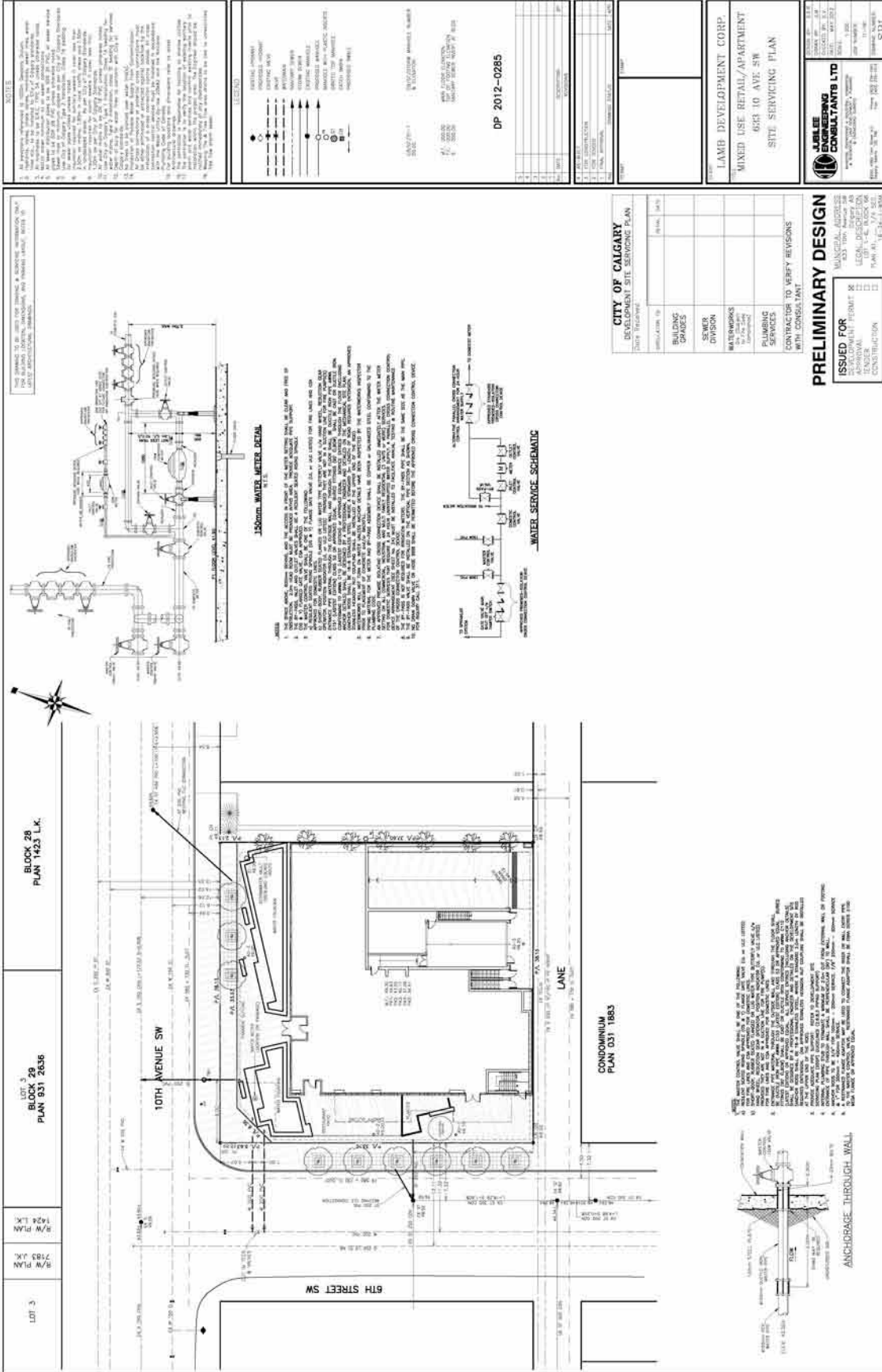
Sheet No. 11-206
 of 11-206
 Title AB03



2 EAST ELEVATION RENDERING

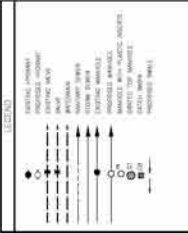


1 SOUTH ELEVATION RENDERING



NOTE

1. All services shown on this plan are intended for the use of the building owner and are not to be used for any other purpose.
2. The building owner is responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
4. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
5. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
6. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
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11. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
12. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
13. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
14. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
15. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
16. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.
17. The building owner is responsible for ensuring that all services are installed and maintained in accordance with the relevant codes and standards.



150mm WATER METER DETAIL

WATER SERVICE SCHEMATIC

CONDOMINIUM PLAN 031 1883

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN
Sheet TSS-001

DATE	DESCRIPTION

PRELIMINARY DESIGN

ISSUED FOR: []
 SUBMITTAL: []
 REVISIONS: []
 CONTRACTOR TO VERIFY REVISIONS WITH CONSULTANT:

JABLE CONSULTANTS LTD
CONSULTANTS

4533 10th Avenue SW
Calgary, Alberta T2C 1L6
Phone: (403) 243-1111
Fax: (403) 243-1112
www.jable.ca

02 LANDSCAPE ARCHITECTURE
 811, 554, 17th Ave. SW, Calgary, Alberta, Canada
 T 403.278.1238 F 403.278.1235 www.02land.com

PROJECT
6TH AND TENTH

CLIENT
 LAMB DEVELOPMENT CORPORATION

MANAGER ADDRESS
 333 10TH AVENUE SW
 CALGARY, ALBERTA T2P 1L7
 LISA HARRINGTON
 TEL: 403.278.1235, FAX: 403.278.1235, WWW.LAMBDEV.COM

CONTRACTOR
 CORE LANDSCAPE ARCHITECTURE INC.
 1133 24th Street SW
 Calgary, Alberta T2P 1V3
 TEL: 403.278.1235, FAX: 403.278.1235

LEGEND

PROPERTY LINE
 BYLAWED DETACHED (S.D.M.)

EXISTING
 EXISTING PLANTING
 EXISTING PAVEMENT
 EXISTING DRIVEWAY
 EXISTING SIDEWALK
 EXISTING CURB
 EXISTING UTILITY
 EXISTING FOUNDATION
 EXISTING WALL

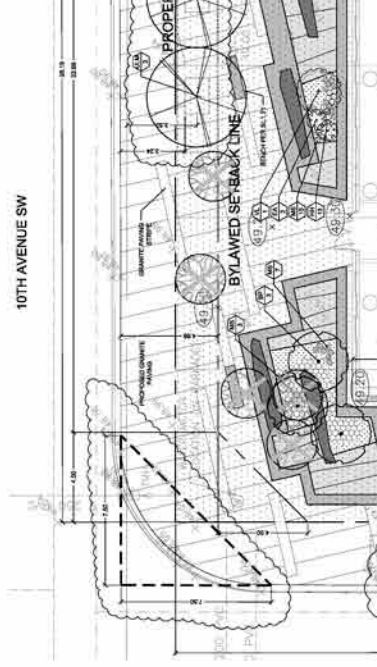
NEW
 NEW PLANTING
 NEW PAVEMENT
 NEW DRIVEWAY
 NEW SIDEWALK
 NEW CURB
 NEW UTILITY
 NEW FOUNDATION
 NEW WALL

OTHER
 OTHER PLANTING
 OTHER PAVEMENT
 OTHER DRIVEWAY
 OTHER SIDEWALK
 OTHER CURB
 OTHER UTILITY
 OTHER FOUNDATION
 OTHER WALL

NOTES

1. ALL TREE REMOVALS TO BE IN ACCORDANCE WITH THE CITY OF CALGARY'S TREE PROTECTION BYLAW (2007). ALL TREE REMOVALS TO BE APPROVED BY THE CITY OF CALGARY'S TREE PROTECTION DEPARTMENT. ALL TREE REMOVALS TO BE APPROVED BY THE CITY OF CALGARY'S TREE PROTECTION DEPARTMENT. ALL TREE REMOVALS TO BE APPROVED BY THE CITY OF CALGARY'S TREE PROTECTION DEPARTMENT.

2. ALL TREE REMOVALS TO BE IN ACCORDANCE WITH THE CITY OF CALGARY'S TREE PROTECTION BYLAW (2007). ALL TREE REMOVALS TO BE APPROVED BY THE CITY OF CALGARY'S TREE PROTECTION DEPARTMENT. ALL TREE REMOVALS TO BE APPROVED BY THE CITY OF CALGARY'S TREE PROTECTION DEPARTMENT. ALL TREE REMOVALS TO BE APPROVED BY THE CITY OF CALGARY'S TREE PROTECTION DEPARTMENT.



PLANT LISTINGS

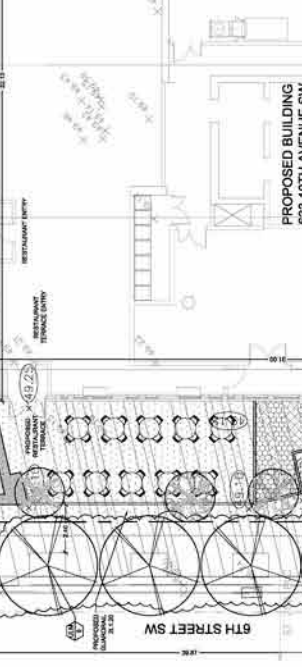
SYMBOL	# OF PLANTS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
⊙	6	LAM	Ulmus americana	American Elm	10' x 10'	AS BROWN
⊙	6	SP	Prunella angustifolia	Prune Bush	10' x 10'	AS BROWN
⊙	6	EA	Caragana arborescens	Common Alkaline	10' x 10'	AS BROWN

ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR DP	2012-01-20	MC
2	ISSUED FOR REVIEW	2012-03-24	MC
3	ISSUED FOR REVIEW	2012-06-05	MC
4	ISSUED FOR DP	2012-08-08	MC
5	ISSUED FOR DP	2012-08-13	MC

DESIGNED BY: JAMM
 PLANTING BY: JAMM
 SCALE: 1/8" = 1'-0"



LANDSCAPE PLAN

L1.10



PROJECT
6TH AND TENTH

FOR
LAMB DEVELOPMENT CORPORATION



MANUAL ADDRESS
03 10TH AVENUE SW
CALGARY, ALBERTA T2C 1A1
LEGAL DESCRIPTION
S12, T4, R2C18, T08, S1, W1 S14

PROJECT

CONSULTANT

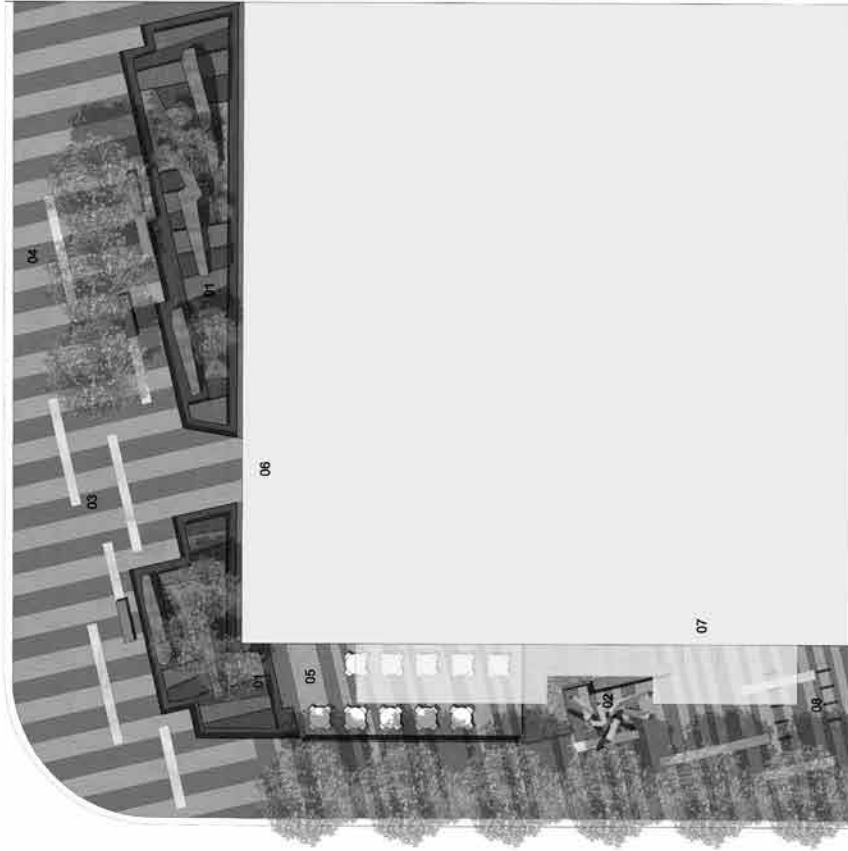
CORE
1000 Macleod Trail SW
Calgary, Alberta T2C 1A1
Phone: 403.278.1328
Fax: 403.278.1329
www.o2hqs.com

SCALE



- 01 WATER FEATURE
Composed of granite, granite slabs of varying heights, planters of perennials and shrubs, natural rock features, integrated lighting.
- 02 SCULPTURE AND SEATING AREA
Sculpture to be determined. Integrated bench and planter.
- 03 GRANITE PAVING
Stripes of light and dark granite paving.
- 04 STREET TREES
Ultra arborescens 'Stratton'.
- 05 RESTAURANT TERRACE
Terrace to be determined. Screened from sidewalk with low translucent screen.
- 06 RESTAURANT ENTRY
- 07 RESIDENTIAL ENTRY
- 08 BIKE PARKING
16 stalls.

TENTH AVENUE SW



04

SIXTH STREET SW

07

06

03

04

01

05

08

2012-06-14 1:07pm By: maddison
C:\Users\maddison\Desktop\6th and 10th\6th and 10th.dwg

ISSUED FOR REVIEW

DATE

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR LAMP	2012-02-20	MAJ
2.	ISSUED FOR REVIEW	2012-04-15	MAJ
3.	ISSUED FOR REVIEW	2012-08-22	MAJ
4.	ISSUED FOR DP	2012-09-05	MAJ
5.	ISSUED FOR DP	2012-09-13	MAJ

CREATED BY MAJ

PLotted DATE 2012-08-14

SCALE 1:100 (as shown on Plan)

DATE 2012-08-14

PROJECT

RENDERED LANDSCAPE PLAN

L1.11

01/12/12 maddison MAJ



PROJECT
6TH AND TENTH

FOR
LAMB DEVELOPMENT CORPORATION



100 UNIVERSITY AVENUE
SUITE 1000
CALGARY, ALBERTA
T2C 1P2
TEL: 403-278-1331
FAX: 403-278-1332
WWW.LAMBDEV.COM

PERMIT

CORNER LAMBS

CORE

100 UNIVERSITY AVENUE
SUITE 1000
CALGARY, ALBERTA
T2C 1P2
TEL: 403-278-1331
FAX: 403-278-1332
WWW.LAMBDEV.COM

SCALE



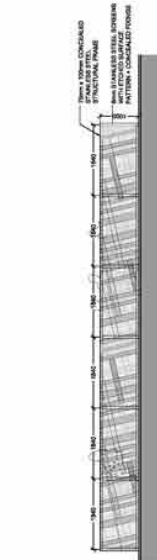
ISSUED FOR DEVELOPMENT PERMIT
DATE: 2011-12-20
NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	2012-02-28	MC
2	ISSUED FOR PERMIT	2012-08-08	SW
3	ISSUED FOR PERMIT	2012-08-11	SW

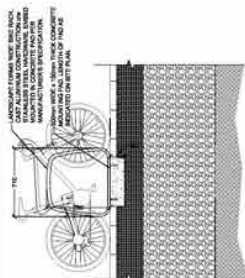
DESIGNED BY: MC
CHECKED BY: SW
SCALE: 1:20
DATE: 11/20/2011

LANDSCAPE DETAILS

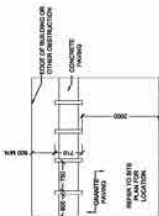
L1.20



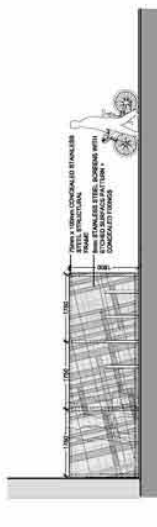
2 RESTAURANT TERRACE GUARDRAIL
ELEVATION 1:50
L1.20



SECTION 1:20



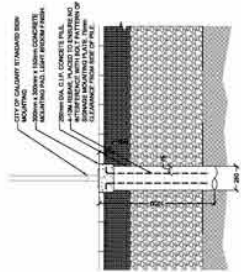
3 BIKE RACK
PLAN 1:50
L1.20



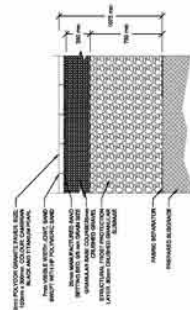
ELEVATION 1:50



1 PRIVACY SCREEN
PLAN 1:50
L1.20



5 SIGN MOUNTING
L1.20 / 1:20



6 GRANITE PAVING
L1.20 / 1:20

4 NOT USED
L1.20

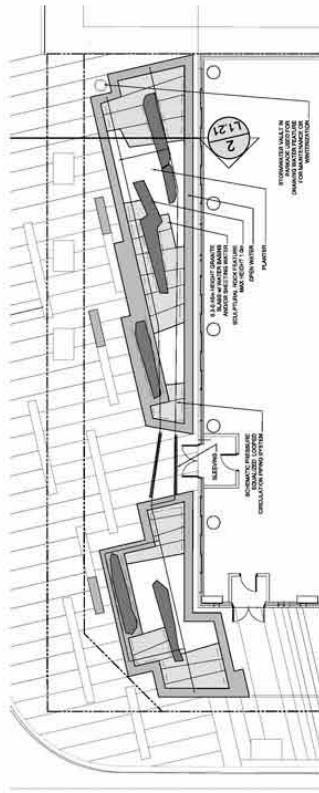


6TH AND TENTH
FOR LAMB DEVELOPMENT CORPORATION

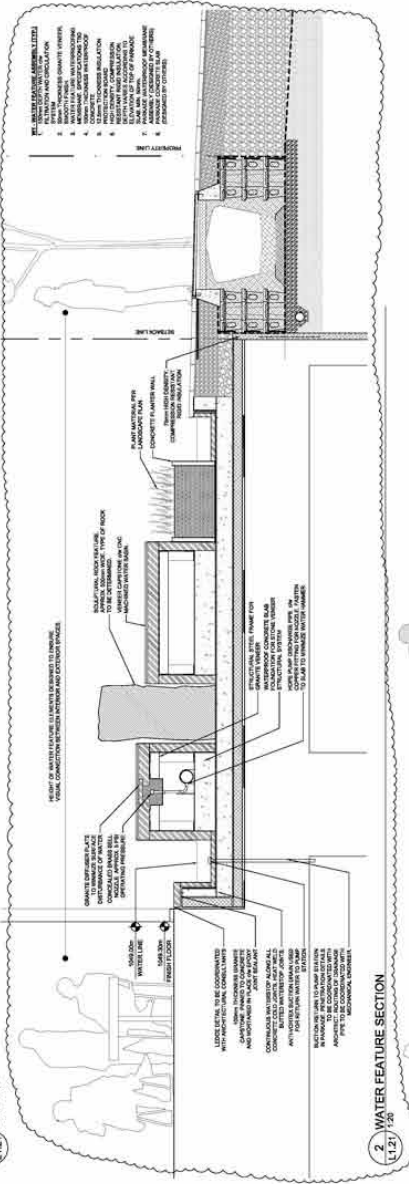
PROJECT
6TH AND TENTH
FOR LAMB DEVELOPMENT CORPORATION
LAMB DEVELOPMENT CORPORATION
1000 WEST 10TH AVENUE, SUITE 1000
DENVER, COLORADO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.LAMBDENVER.COM

CORE
1000 WEST 10TH AVENUE, SUITE 1000
DENVER, COLORADO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.LAMBDENVER.COM

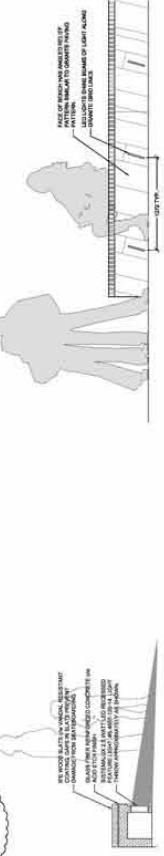
- WATER FEATURE NOTES:**
1. SEASON OF OPERATION APPROX. MAY - OCTOBER
 2. WATER SUPPLY TO BE PROVIDED BY THE CITY OF DENVER WATER DEPARTMENT. WATER SUPPLY TO BE PROVIDED BY THE CITY OF DENVER WATER DEPARTMENT. WATER SUPPLY TO BE PROVIDED BY THE CITY OF DENVER WATER DEPARTMENT.
 3. SEASON OF OPERATION APPROX. MAY - OCTOBER



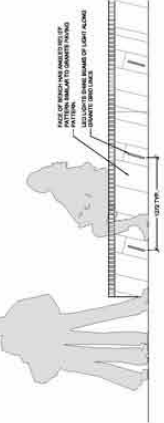
1 WATER FEATURE SCHEMATIC PLAN (L1.21) SCALE 1/16



2 WATER FEATURE SECTION (L1.21) SCALE 1/16



3 CUSTOM BENCH w/ LIGHT SECTION (L1.21) SCALE 1/16



4 CUSTOM BENCH w/ LIGHT FRONT ELEVATION (L1.21) SCALE 1/16

PERMITS AND DEVELOPMENT PERMIT
DATE 09/11/12

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	09/11/12	ME
2	ISSUED FOR PERMITS	09/11/12	ME
3	ISSUED FOR PERMITS	09/11/12	ME
4	ISSUED FOR PERMITS	09/11/12	ME

CHECKED BY: [Signature]
DATE: 09/11/12

LANDSCAPE DETAILS

L1.21

10/11/12

Community Association Comments



Box 97, 1500 14 ST SW
Calgary, AB
T3C 1C9
(403) 670-5499 ext. 3

February 21, 2012

Joseph Yun
Centre City Planning & Design
City of Calgary Municipal Building
800 MacLeod Trail SE
Calgary, Alberta

RE : DP2012-0285 New: Multi-residential (229 units); restaurant: licensed - medium

Dear Joseph,

Beltline Planning Group (BPG) strongly this high quality addition to our community.

With regard to the application, BPG asks that the following be considered:

- There is no need to impose an artificial or arbitrary rhythm on the façade of the building that is not driven by function or use. This façade houses one grand space with a highly transparent glass façade without gratuitous interruption and is consistent with the building's overall design.
- We continue to support the 0.75 parking ratio driven by the applicant's business plan for mixed use development. This developer is seeking a low parking ratio and is fully prepared to support car sharing on site. There is no need to impose additional restrictions on parking.
- The applicant wishes to zero lot line the underground parkade. As this has become increasingly common in Calgary, there is no reason not to support this in Beltline.
- Beltline Planning Group has a standing policy, "North of 12th", to narrow carriageways and align them to the streets south of 12th Avenue. It would be beneficial to apply the policy to this development.
- BPG notes the stark shear wall on the south façade of the building. We consistently encourage active lane treatments, landscaping, lighting and four-sided buildings. We expect nothing less here.

Thank you for your consideration.

Sincerely,

Owen Craig, Chair
Beltline Planning Group
planning@beltline.ca
403 670 5499 ext 3

LEED Checklist

11-268
Calgary

Note: Presented for "Discussion" ONLY.
Refined table will be issued.

LEED 2009 for New Construction and Major Renovations
Project Checklist:

Y	Y	N	P	Other	Points	Project Name	Date
Sustainable Sites Possible Points: 26							
						Materials and Resources, Continued	
						Credits 4-7	1 to 2
						Credit 4 Recycled Content	1 to 2
						Credit 5 Regional Materials	1 to 2
						Credit 6 Rapidly Renewable Materials	1
						Credit 7 Certified Wood	1
Indoor Environmental Quality Possible Points: 15							
						Prereq 1 Minimum Indoor Air Quality Performance	1
						Prereq 2 Environmental Tobacco Smoke (ETS) Control	1
						Credit 1 Outdoor Air Delivery Monitoring	1
						Credit 2 Increased Ventilation	1
						Credit 3.1 Construction IAQ Management Plan-During Construction	1
						Credit 3.2 Construction IAQ Management Plan-Before Occupancy	1
						Credit 4.1 Low-Emitting Materials-Adhesives and Sealants	1
						Credit 4.2 Low-Emitting Materials-Paints and Coatings	1
						Credit 4.3 Low-Emitting Materials-Flooring Systems	1
						Credit 4.4 Low-Emitting Materials-Composite Wood and Agrifiber Products	1
						Credit 5 Indoor Chemical and Pollutant Source Control	1
						Credit 6.1 Controllability of Systems-Lighting	1
						Credit 6.2 Controllability of Systems-Thermal Comfort	1
						Credit 7.1 Thermal Comfort-Design	1
						Credit 7.2 Thermal Comfort-Verification	1
						Credit 8.1 Daylight and Views Daylight	1
						Credit 8.2 Daylight and Views Views	1
Innovation and Design Process Possible Points: 6							
						Credit 1.1 Innovation in Design: Specific Title	1
						Credit 1.2 Innovation in Design: Specific Title	1
						Credit 1.3 Innovation in Design: Specific Title	1
						Credit 1.4 Innovation in Design: Specific Title	1
						Credit 1.5 Innovation in Design: Specific Title	1
						Credit 2 LEED Accredited Professional	1
Regional Priority Credits Possible Points: 4							
						Credit 1.1 Regional Priority: Specific Credit	1
						Credit 1.2 Regional Priority: Specific Credit	1
						Credit 1.3 Regional Priority: Specific Credit	1
						Credit 1.4 Regional Priority: Specific Credit	1
						Total	Possible Points: 110
						Certification 40 in 47 points, Silver 35 in 57 points, Gold 20 in 77 points. Maximum 110 via 111.	

