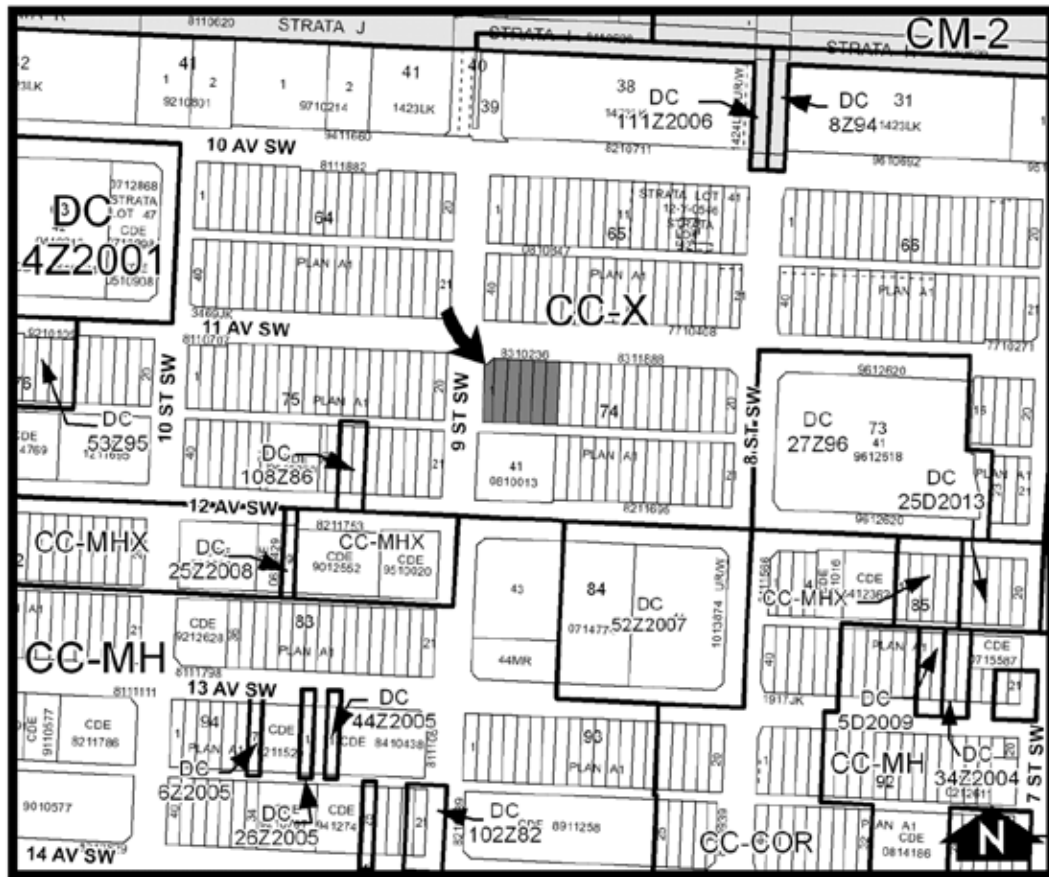


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 03	
	FILE NO:	DP2008-4275
	CPC DATE:	2013 June 20

BELTLINE
(Ward 08 – Alderman Mar)



PROPOSAL:
10 Storey Office Development, At-Grade Retail

APPLICANT: Kasian Architecture	OWNER: ATCO
MUNICIPAL ADDRESS: 927, 931 – 11 Avenue SW and 1102 – 9 Street SW	LEGAL DESCRIPTION: (Plan A, Block 74, Lot 1-6) (Map 16C)
EXISTING LAND USE DISTRICT: Centre City Mixed – Use District (CC-X)	
AREA OF SITE: 0.163 ha ± (0.402 ac ±)	
CURRENT DEVELOPMENT: Surface parking	

ADJACENT DEVELOPMENT:

NORTH: 11 Avenue SW, one storey office building

SOUTH: Rear lane, 23 storey residential building (under construction)

EAST: 8 storey office building

WEST: 9 Street SW, 2 storey office building

DEVELOPMENT SUMMARY

RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	8.0 (with bonusing)	7.89 FAR	8.0 FAR
HEIGHT	No height limitations	47.5m	None
Bonus Earning Items	After 2011 December 31, bonus earning item 'Sustainable Building Features' shall cease as a bonus item	'Sustainable Building Features' are applied to this application	Application of 'Sustainable Building Features'
YARDS (BUILDING SETBACK)	Front Setback (11 Avenue SW): 1.5m - 3.0m	11 Avenue SW: 1.5m – 4.5m	1.5m
PARKING (vehicular)	128 stalls	122 stalls	6 stalls

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
LANDSCAPING (hard and soft landscaping requirements)	§ Maximum hard surfaced landscaped area is 50% of the required landscaped area (245m ²).	§ 96% landscaping (471.83 m ²)	§ 226.83m ² of required soft landscaping
	§ For landscaped areas above grade, a minimum of 30% of the area must be covered with soft landscaping (67.2m ²)	§ 9% soft landscaping (20.16m ²)	§ 21% relaxation (47.04m ²)
LANDSCAPING (planting requirements)	§ A minimum of 1.0 tree and 2.0 shrubs must be planted for every 45.0 metres of landscaped area (11 trees, 22 shrubs)	§ 4 trees, no shrubs	§ 7 trees, 22 shrubs
	§ A minimum of 25% of all trees must be coniferous	§ No coniferous trees	§ 3 coniferous trees
EXTERIOR FINISH MATERIALS Walls: white metal panelling, pre-finished metal panelling (wood finish), masonry/concrete block, pre-finished metal canopy, metal louvers Roof: cool roof membrane Windows: vision and spandrel glass			

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	N/A
BELTLINE COMMUNITY ASSOCIATION	In support – refer to APPENDIX III

PLANNING EVALUATION

Introduction

This application is for a 10 storey office development, which represents the third and final phase of development long contemplated for the ATCO office block face. The subject site is located within the Beltline Community, on the southeast corner of the 11 Avenue and 9 Street SW intersection.

Development for this site has undergone legislative updating to the applicable bylaws and this Development Permit represents the final approval process for the design and ultimate development of this site.

Realizing the limitations to the existing 1985 design approvals, in January of 2010, City Council replaced the previous tied-to-plans Direct Control District, with the Centre City Mixed Use District (CC-X). This Development Permit Application maintains a similar building height and density of the previous tied-to-plans approval, but provides an updated approach to the design.

Site Context

Surrounding development across from 11 Avenue and 9 Street SW consists of 1 – 2 storey office/retail buildings. South of the subject site and the rear lane; a 23 storey residential is currently under construction.

All adjacent sites are designated under the Centre City Mixed Use District (CC-X).

Land Use District

The subject site resides within the CC-X District which is intended to provide for a mix of commercial, residential and light industrial uses in multiple development configurations.

At this location, the maximum commercial density is 5.0 floor area ratio (FAR) which may be increased to a maximum of 8.0 FAR through bonus initiatives. The applicant is proposing the provision of Indoor Community Amenity Space located in the main floor of the proposed development and Sustainable Building Features, as bonus initiatives for this development.

Site Characteristics

The subject site has a south – north sloping topography.

Legislation & Policy

“Beltline Area Redevelopment Plan (ARP)”

The subject site is located within the Urban Mixed-Use District Policy Area, which is intended to support a wide range of uses in multiple development configurations, responding to the local context. Both office and retail uses are identified as appropriate within this Policy Area.

The following Policies apply to developments within the Urban Mixed – Use Policy Area:

Section 4.3.2 General Policies

- § Where there is an established streetscape pattern with respect to building scale, spacing of entrances and store front width, new development shall maintain and reinforce the existing pattern.

4.3.5 Large Scale Uses

Businesses or uses that have floor areas in excess of 1,200 square metres may be accommodated in the following ways:

- § Street front elevations shall be highly transparent and allow for unobstructed pedestrian views directly into the business for a minimum of two-thirds of the facade length.
- § Facades shall be highly articulated and incorporate architectural elements that suggest a rhythm of narrower business frontages. As a guideline, a business frontage width of 7.5 metres is considered to be a useful benchmark based on the historic lot widths established in the Beltline.
- § Individual business fronts that are greater than 30 metres in width should provide for multiple entrances at the street level.

The proposed development qualifies as a large scale development as there is a floorplate greater than 1200 square metres and both street and avenue building frontages greater than 30 metres in length.

The proposed development complies with the policies of the Beltline ARP in the following manner:

- § Building frontages for the street and avenue have been designed in a manner to be visually permeable (vision glass)
- § The building frontage for 9 Street SW provides multiple individual entrances in compliance with the recommended minimum 7.5 metre separation distance.
- § Multiple entrances have been provided for the 11 Avenue frontage; and,
- § The proposed development provides the completion of the ATCO block and provides for a design that is consistent with existing development.

Site Layout & Building Design

Floor Plans and Bonus Initiatives

Envisioned as the final phase of development for the ATCO buildings, the proposed building is a 10 storey office development, with 3 levels of below grade parking, and one level of rooftop mechanical. The proposed development is integrated with the adjacent development through internal pedestrian access between buildings and a shared below grade parkade.

The main floor consists of a single retail use fronting 9 Street SW, a lobby space predominantly fronting 11 Avenue SW and meeting rooms. The applicant is proposing that the lobby area also functions as a publically accessible private gallery space, featuring art work that is both visually accessible internally within the lobby and externally from the street. This space, in conjunction with two meeting rooms shown on plans, are both available to the public and have been captured under the provision of Indoor Community Amenity Space for the purposes of bonusing.

Further bonus initiatives have been proposed through the provision of Sustainable Building Features, more specifically through a “chilled beam system” and “triple paned windows”. These sustainable design features are cited as reducing energy consumption by 35 percent from conventional design standards. It is recognized that the provision of Sustainable Building Features is no longer available as a Bonus Earning Item, as of 2011 December 31; however, given the application history and review process, City Administration is respecting the initial bonus schedule as proposed in December of 2008.

The remaining floor plans (Levels 2 – 10) are dedicated to office use, with typical floor plates (1232.19 m²) for levels 4 through 9. A landscaped amenity space, accessible to the tenants, is provided on Level 3.

Elevations

The exterior finishes for the north and west facades predominantly consist of spandrel glass, vision glass, white metal panelling and pre-finished metal panelling (wood). A metal canopy extends around the north and west frontages.

The north elevation provides a building frontage that is flush with the street, with stairwells and wheelchair ramps internalized within the main floor of the building. The main residential lobby is located on the NW corner of the building and is framed by pre-finished wood panelling (metal). There is a secondary access on the eastern portion of the north elevation leading to a vestibule which connects the proposed development to the existing adjacent ATCO building.

The west elevation features a raised arcaded space, adapting to the south-north sloping topography. Multiple access points are provided to the main lobby and to the retail space. Surface finishing materials for the arcade space consist of grey and charcoal broom finished concrete, which are designed in a consistent pattern to the public realm. Facade materials for the west elevation provide continuity with the north elevation.

Levels 1 and 2 of **the east elevation** are connected to the adjacent building. Elevation materials consist of vision and spandrel glass.

The south elevation fronts the rear lane and provides appropriate back of house functions with the provision of waste and recycling rooms and loading bays. The proposed development benefits from a shared parkade access located at the adjacent development to the east. Building materials consist of spandrel and vision glass and concrete brick.

Roof Finishing Materials

The surface material for the rooftop is a cool roof (reflective roof) membrane. Mechanical equipment is screened with a painted metal screen and facade materials for the mechanical penthouse consist of pre-finished metal panelling.

Public Realm

The proposed development provides a generous public realm with minimum sidewalk width of 7.4 metres for the 11 Avenue SW frontage and 6.0 metres for the 9 Street SW frontage. Surface finishing materials consist of patterned grey and charcoal coloured broom finished concrete. A row of trees (Brandon Elm) wraps the development, providing a buffer between the street and the sidewalk. Publicly accessible bicycle stalls (Bicycle Stall – Class 2) are located on the north elevation, in a recessed area adjacent to the secondary access to the vestibule and adjacent to the arcaded space on the west elevation.

Environmental Site Assessment

An Environmental Site Assessment report was not required for the subject development site and proposed development scope, as confirmed by Environmental and Safety Management.

Site Access & Traffic

No new vehicular access will be created with this development. The development will provide a below grade parkade structure that adjoins the adjacent parcels to the east, providing common access across the three sites. The existing accesses to the ATCO Towers 1 and 2 will serve as a common ingress and egress.

A Traffic Impact Assessment (TIA) was not required for the purposes of this application.

Parking

A parking study was not required for the purposes of this application

Site Servicing for Utilities

All relevant public deep main utilities (water, sanitary and storm) exist adjacent to the development site, within the public right-of-way, for development site servicing. Development site servicing will be confirmed at the Development Site Servicing Plan (DSSP) circulation stage.

Community Association Comments

In support – refer to APPENDIX III

Adjacent Neighbour Comments

No comments were provided at the time of writing this report.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development complies with the Beltline Area Redevelopment Plan; more specifically, Policies for the Urban Mixed Use Areas.
2. The proposed development is consistent with adjacent development and completes the final phase of the ATCO block long contemplated for office development.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

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

Prior to Release Requirements

Planning:

1. Submit a total of 7 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address 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 set(s) shall highlight all of the amendments.
- b. 4 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. The property owner shall enter into a Development Agreement for the provision of Indoor Community Amenity Space with the City of Calgary to the satisfaction of the Development Authority. Please contact (403) 268-4868.
3. Confirmation of the cost of the density bonusing from a third party auditor must be completed. Any cost discrepancies will be accounted for through a contribution to the Beltline Community Investment Fund.

Urban Development:

4. Amend the plans to:

Roads

Canopies & Awnings

- a. Provide canopy details, and ensure that all surface runoff from these canopies will be collected and directed to an internal drainage system.

Surface Treatments within the City rights-of-way

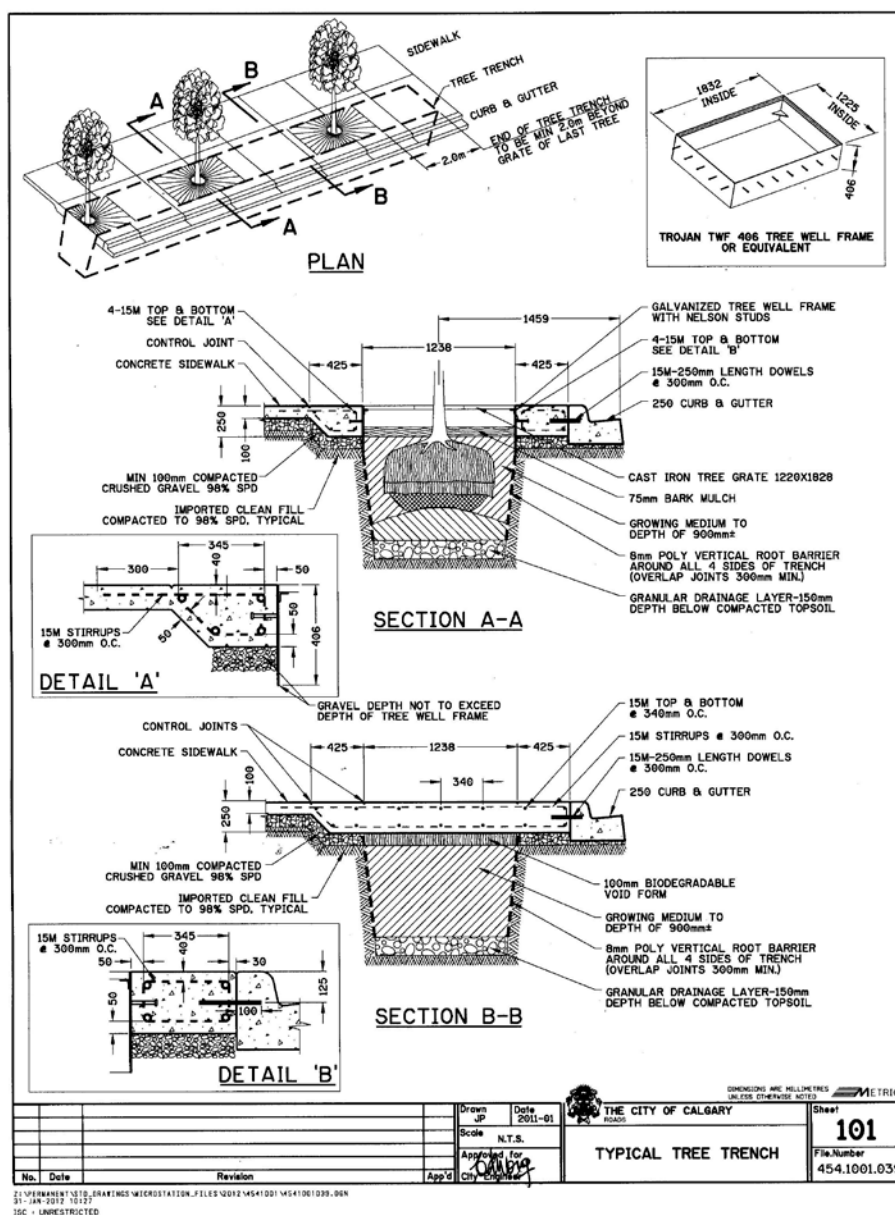
- b. Amend all relevant plans to remove all referencing to "sandblasted" concrete finishes and replace with "City standard broom finished concrete" for all surface treatments proposed within the City right-of-way.
- c. Amend all relevant plans to remove all referencing to "sawcut joints" and replace with "tooled joints to City standards".

- d. Amend all relevant plans (landscape plan, etc.) to clearly display what treatments are being proposed in the City right-of-way VS. the private development site. The current Landscape Plan "Surfacing Legend" does not clearly represent / match what is currently shown on the Landscape Plan. Ensure that the treatments are broom finish City standard concrete with "tooled joints" within all portions of the City right-of-way; where new treatments are proposed.

Tree Trench

- e. Provide tree trench details. All tree grates to be rectangular, a minimum of 1.2 meters X 1.83 meters. The City standard is cast iron "sunburst" design. Alternative grates would be considered with approval from Roads if the developer executes a perpetual maintenance agreement. **Contact the Design Technician, Roads at 403-268-3801 for details.**

The standard trench detail has changed over the years. The below is the latest 2012 standard detail:



5. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of **\$205,699.83** to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 28M2008 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using **\$4,710** per meter of site frontage (on avenues only) for the proposed development **43.673m**
6. Consolidate the subject parcels. Submit a copy of the registered plan and certificate of title indicating the consolidation of subject parcels onto a single titled parcel to the Urban Development Generalist.
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% of the estimated cost of construction.

The developer is responsible arrange for the construction of the infrastructure either with their own forces or may elect to have the City construct the infrastructure on their behalf.

If the developer elects to construct the infrastructure with their own forces, the developer will need to enter into an Indemnification Agreement at the time of construction and the deposit will be used to secure the work.

Roads

- a. Construction of new wheelchair ramps, trees, trenches, etc.
 - b. Construction of new sidewalks to City standards
 - c. Construction of new curb and gutter adjacent to site to City standards
 - d. Closure of existing driveway crossing along 9 Street SW
 - e. Concrete lane paving to City standards
 - f. Rehabilitation of curb, gutter, sidewalk, etc. to City standards if deemed required
 - g. Curb re-alignment along 9 Street SW; as requested by Transportation Planning
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% 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

- h. Street lighting upgrading adjacent to site

Transportation:

None

Parks:

9. Indicate the setback between the proposed tree and utilities (including streetlights) at the west end of the site along 11 Avenue SW. Proposed tree planting is required to provide the minimum utilities setback requirements as per as per Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition).

Permanent Conditions

Planning:

10. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
11. No changes to the approved plans shall take place unless authorized by the Development Authority.
12. A Development Completion Permit shall be issued for the development; **before the development is occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
13. The properly executed Development Agreement referenced in Condition # 2 shall remain in force and on title throughout the life of this development.
14. All roof top mechanical equipment shall be screened as shown on the approved plans.
15. Crushed aggregate or materials including, but not limited to, brick, pea gravel, shale, river rock and gravel are not permitted within landscaped areas.
16. A lighting system shall be provided that meets a minimum of 54 LUX for parkade areas, with a uniformity ratio of 4:1 on pavement.
17. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
18. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
19. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.

Urban Development:

20. The subject parcels must remain on a single certificate of title for the duration of the development unless subdivision is approved by the subdivision authority.

21. 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).
22. 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.
23. 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, as per the Streets Bylaw 20M88, Section 59.
24. 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.
25. 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.
26. 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.

Transportation:

None

Parks:

27. The submitted plans indicate that the removal of existing public trees along property frontage is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 to make arrangements for the letter and compensation.
28. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca or call 311 for more information.

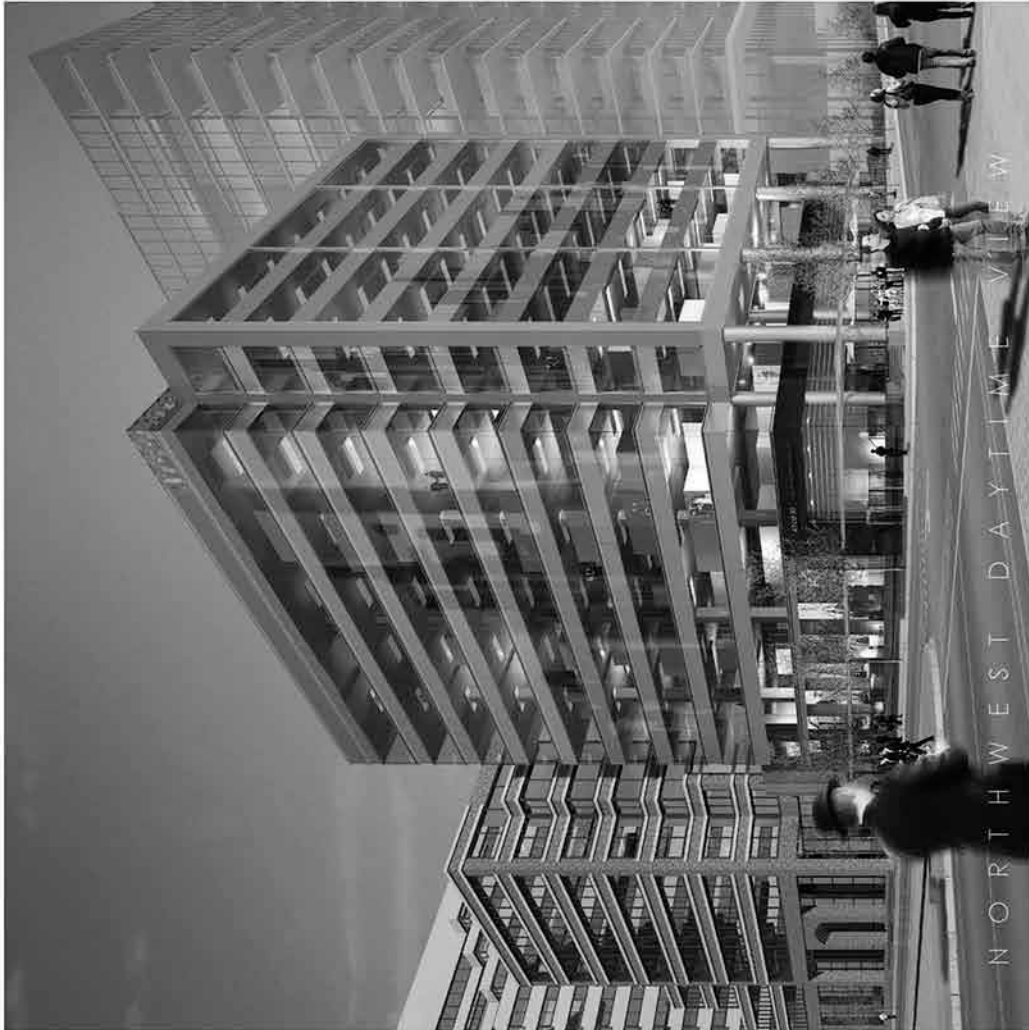
29. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact Urban Forestry at 311 and the Parks Development Inspector at 403-268-5204.

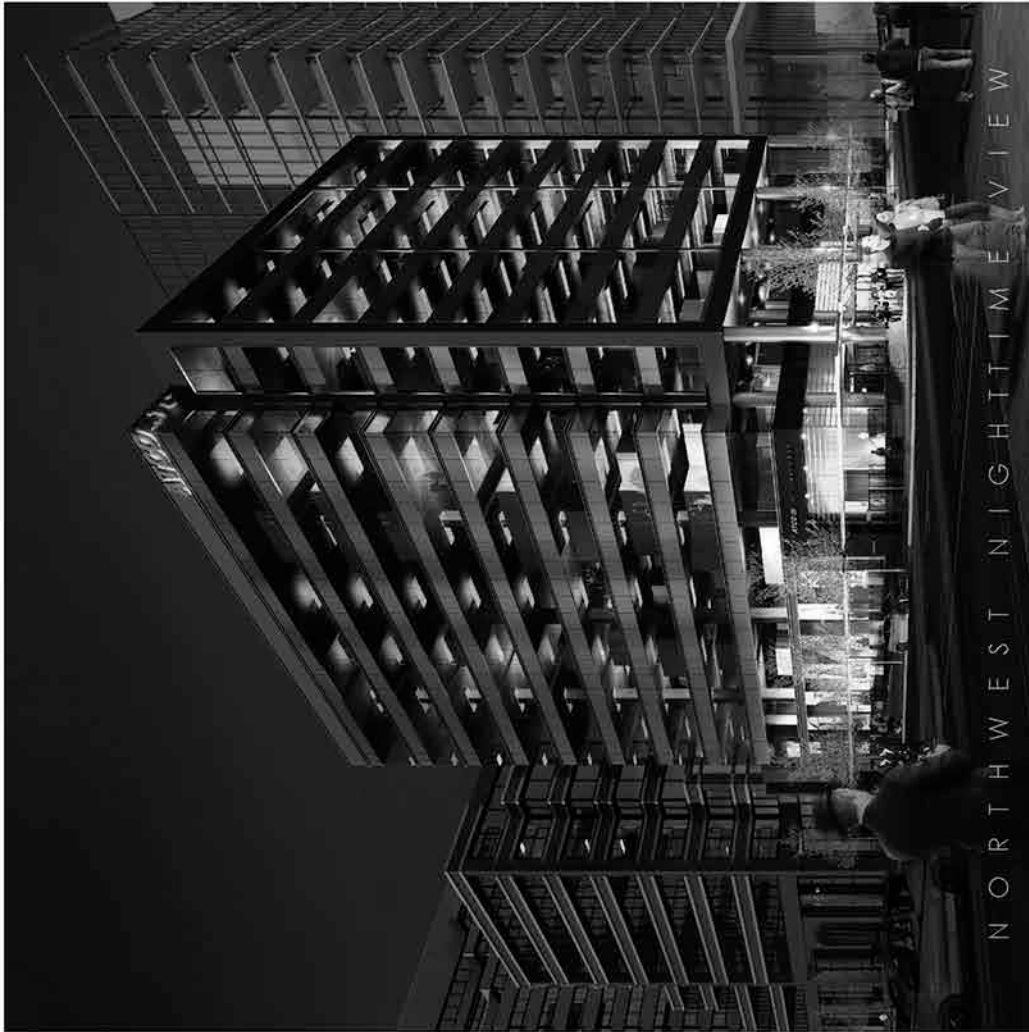
David Galoska
2013/June

ATCO III
CALGARY PLANNING COMMISSION SUBMISSION
JUNE 2013

ATCO
GROUP


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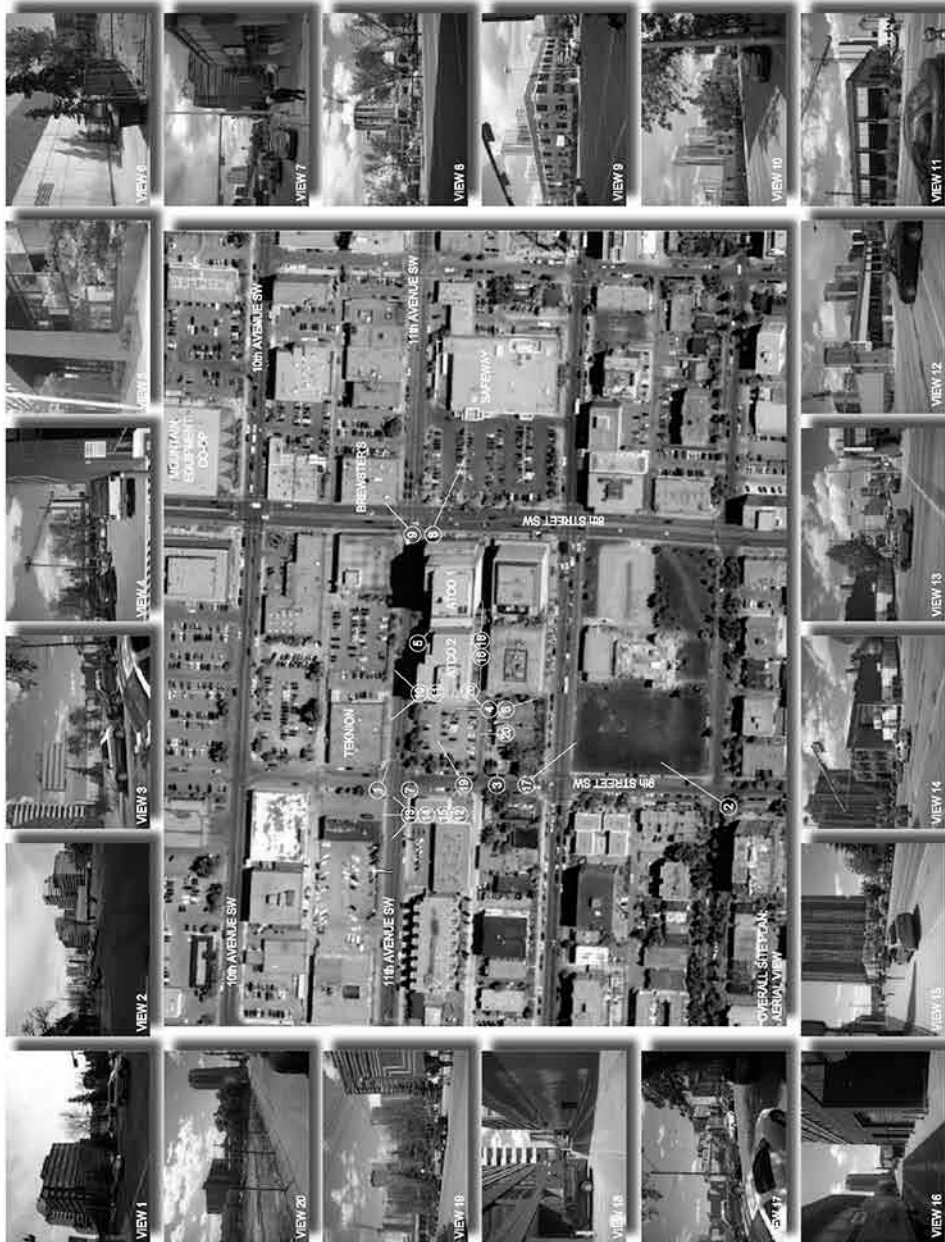
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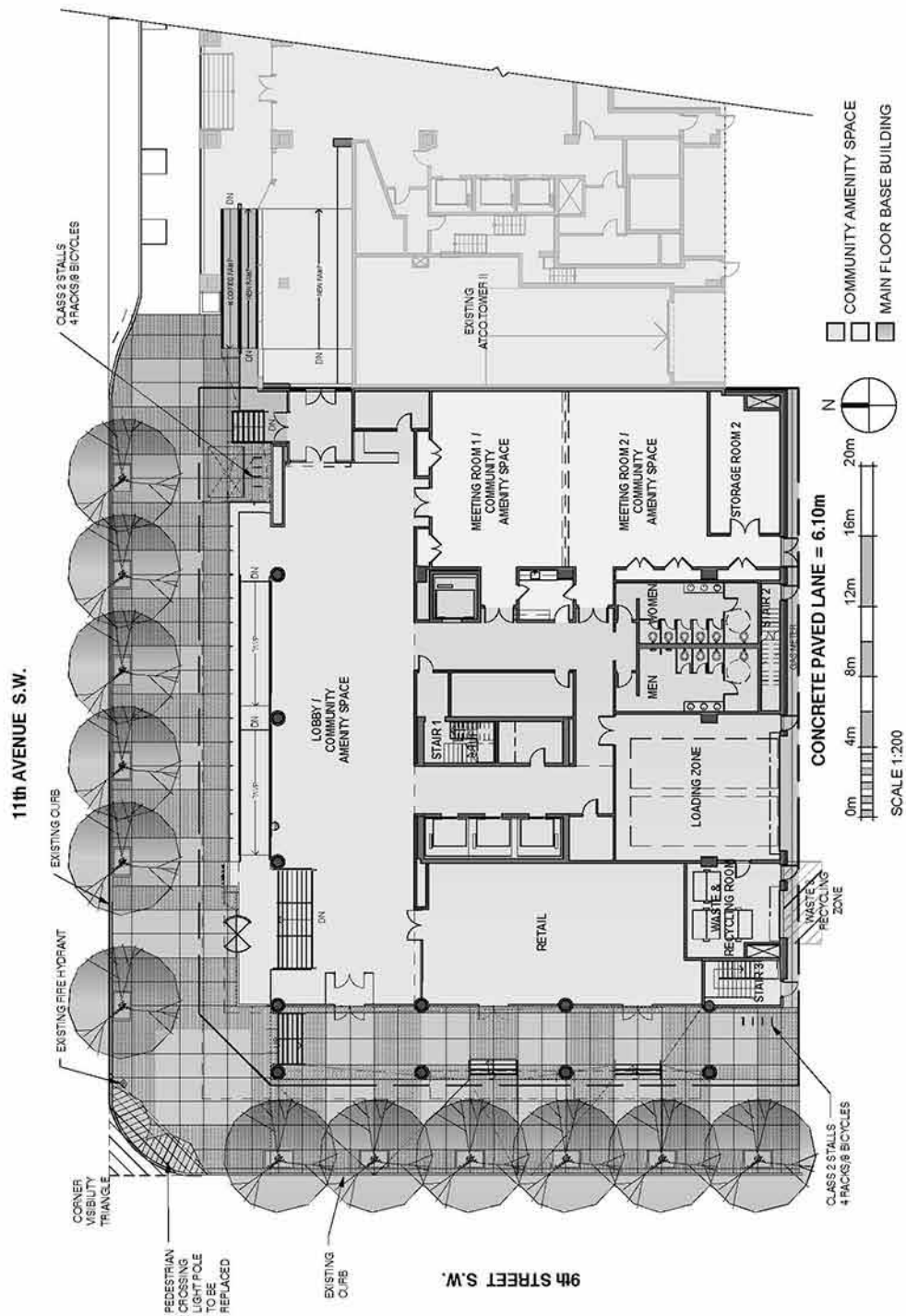


CONTEXT PHOTO S



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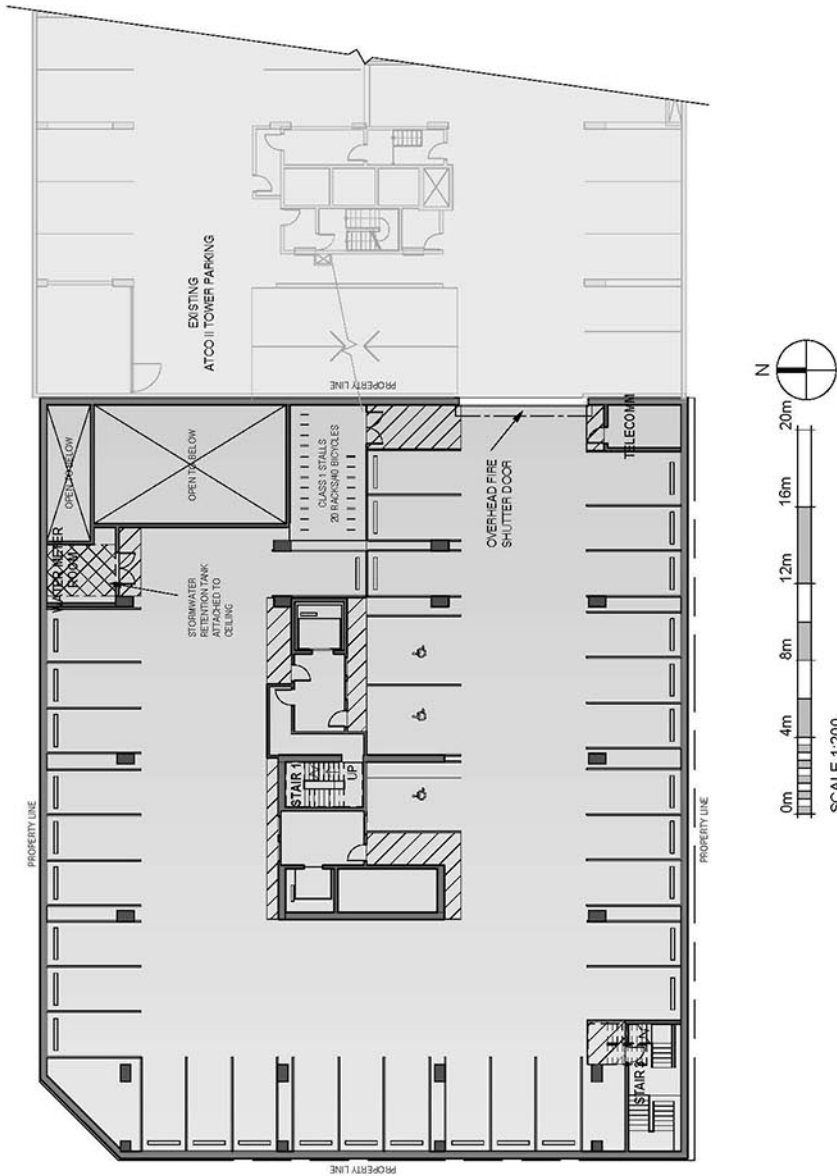


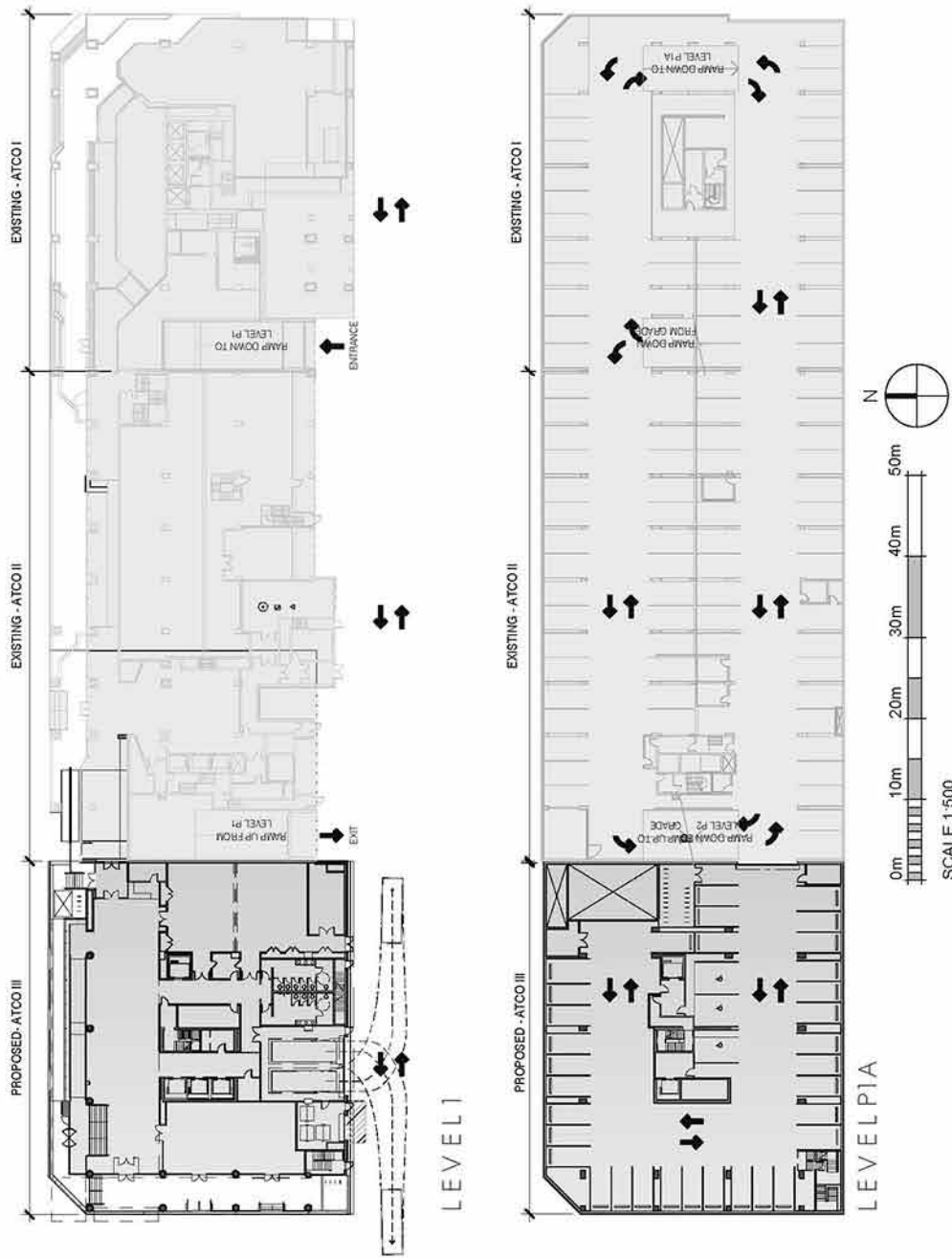

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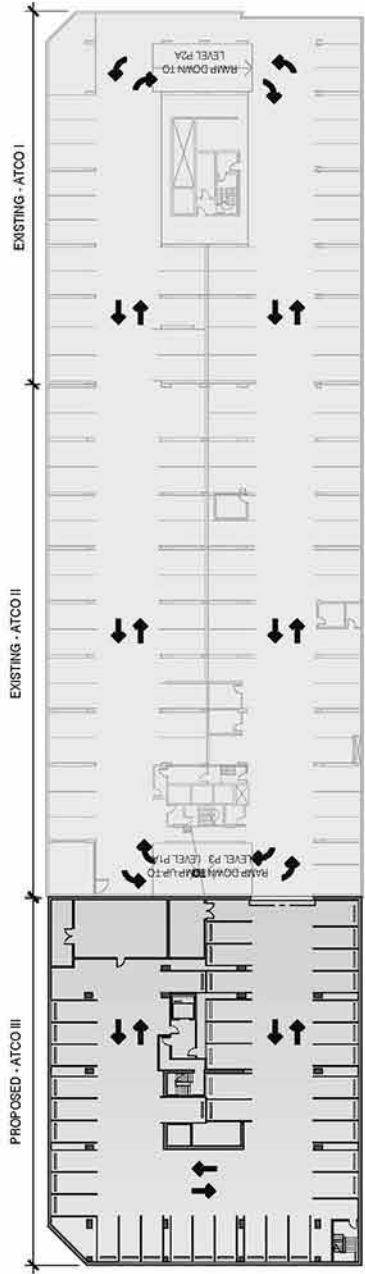
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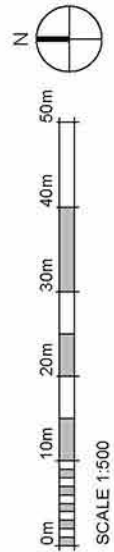
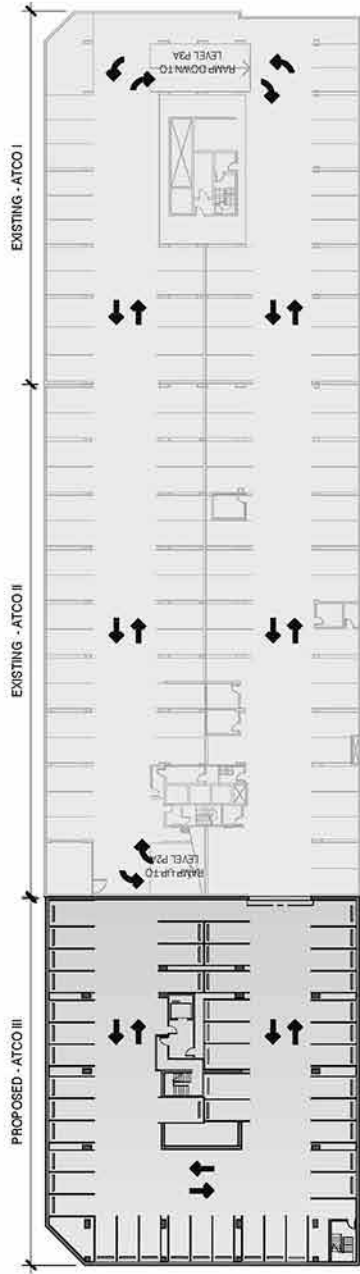
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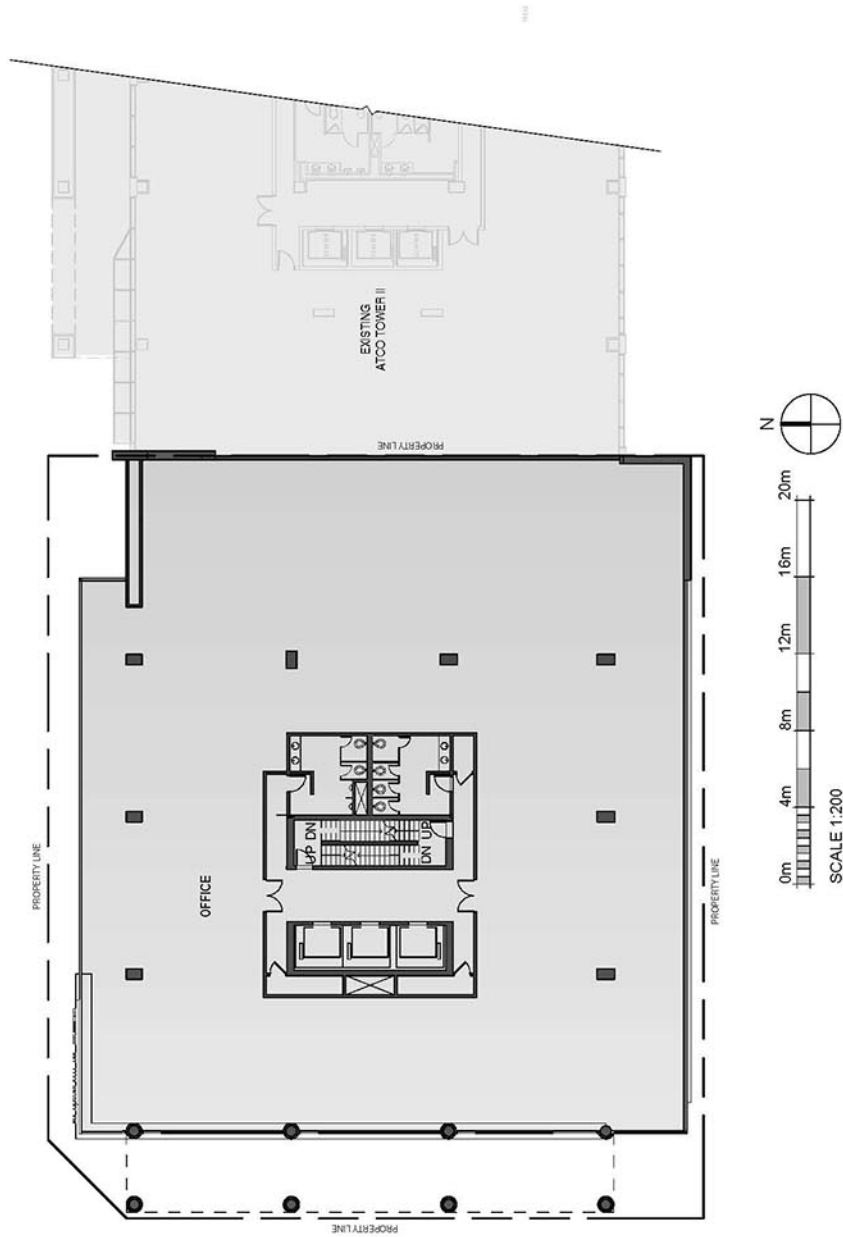


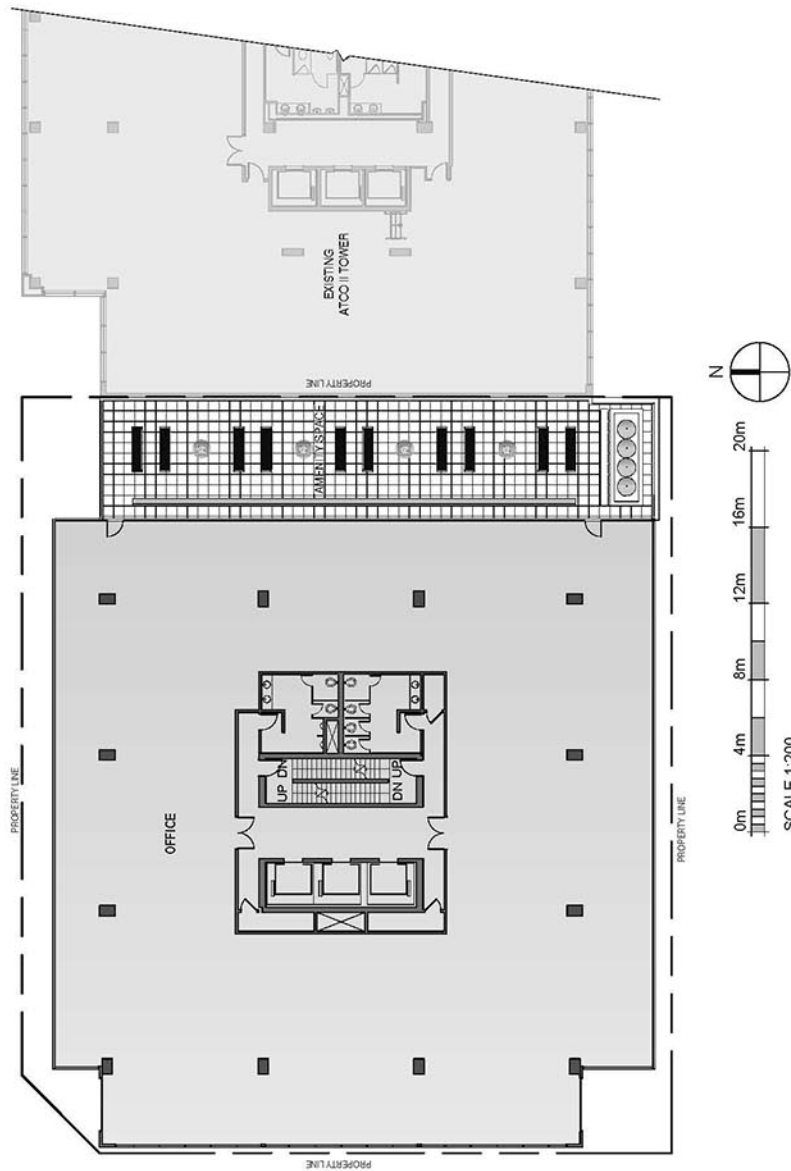


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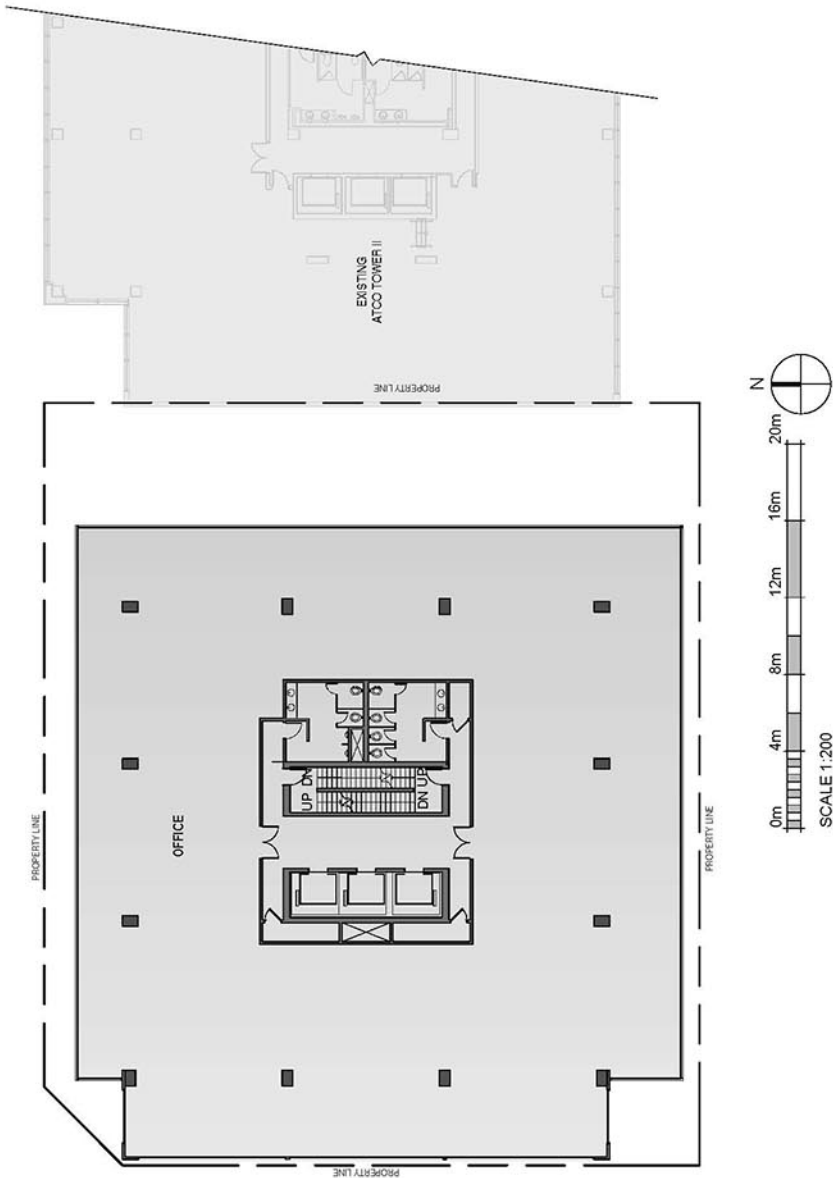


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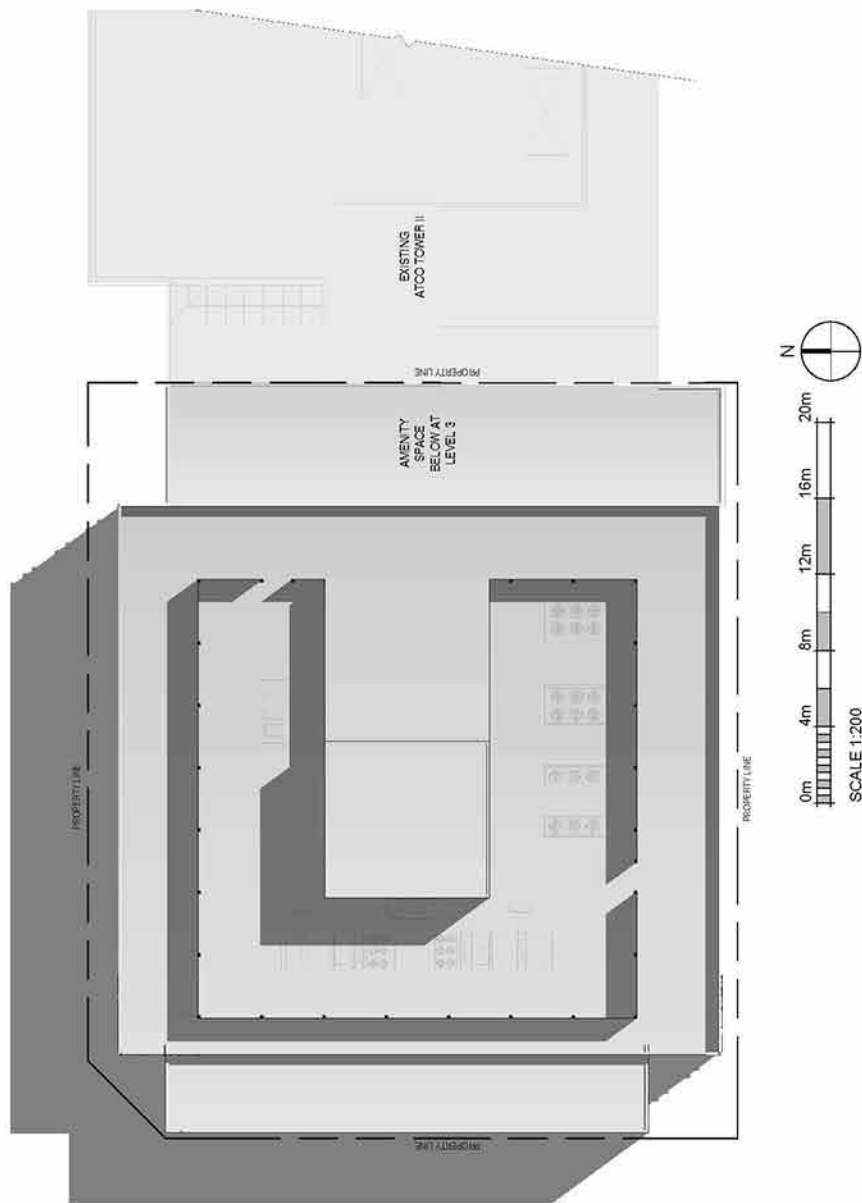


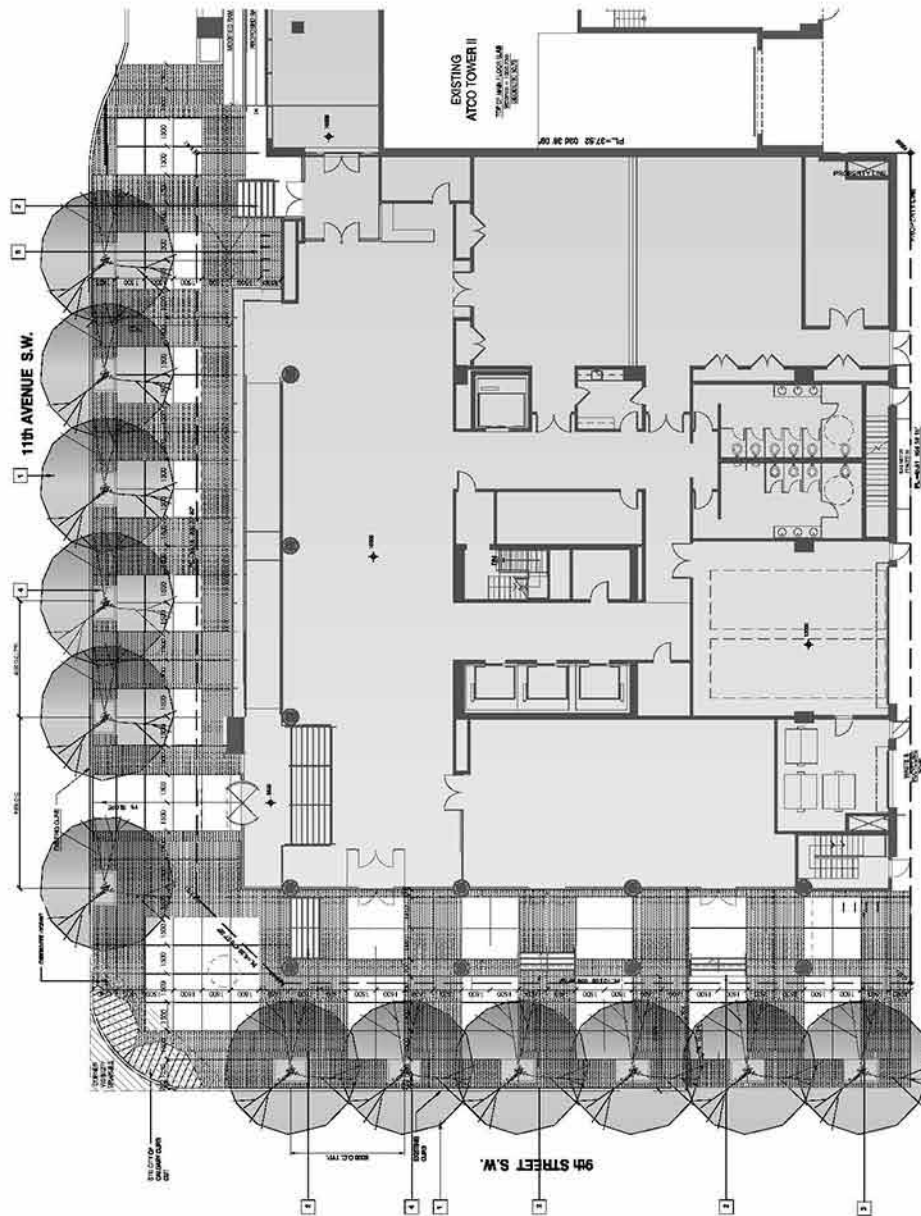


T H I R D F L O O R P L A N



TYPICAL UPPER FLOOR PLAN

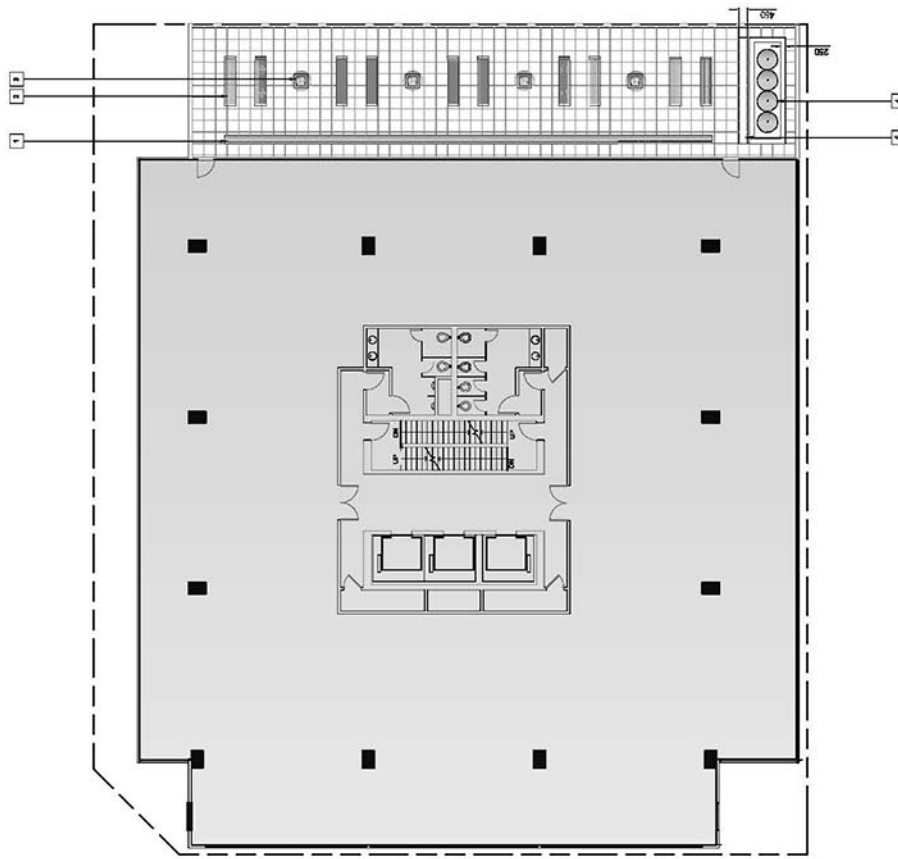




kasian

LANDSCAPE SITE PLAN

III O C T A



SPECIES LIST

Deciduous Trees				
Key	Scientific Name	Common Name	Planting Size	Quantity
Ue	Ulmus americana 'Pendula'	Pendula Elm	Min. 50mm CAL. DIA. Min. 700mm WID X 600mm Depth Root Ball. (OFF Site)	12
LANDSCAPE DATA				
SITE AREA				
PROPOSED BUILDING FOOTPRINT 1000.00m ²				
137.23m ²				
GRADE				
HARD LANDSCAPE AREA (PERCENTAGE OF TOTAL HARDSCAPE LANDSCAPE)				
26.86m ² (100%)				
THIRD FLOOR ROOF				
25.64m ² (95.9%)				
25.64m ² (95.9%)				
SOFT LANDSCAPE AREA (PERCENTAGE OF TOTAL THIRDFLOOR LANDSCAPE)				
25.64m ² (100%)				
TOTAL LANDSCAPE AREA (PERCENTAGE OF TOTAL LANDSCAPE ON FLOOR)				
472.39m ² (98.2%)				
HARD LANDSCAPE AREA (PERCENTAGE OF SITE AREA)				
26.86m ² (5.7%)				
SOFT LANDSCAPE AREA (PERCENTAGE OF SITE AREA)				
445.53m ² (94.3%)				
TOTAL LANDSCAPE AREA				
472.39m ²				
TOTAL LANDSCAPE AREA REQUIRED				
472.39m ²				

- GENERAL NOTES
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION
 - ALL PLANT MATERIAL SHALL BE LOCALLY GROWN ALBERTA NURSERY STOCK
 - ALL PLANT MATERIAL SHALL BE LOCALLY GROWN ALBERTA NURSERY STOCK
 - ALL LANDSCAPED AREAS TO HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM
 - ALL EXISTING PLANT MATERIAL TO BE REMOVED PRIOR TO CONSTRUCTION

FEATURES LEGEND

- TYPICAL STREET TREE
- ENTRY STAIRS
- BICYCLE RACK - STD CITY OF CALGARY BIKE RACK, BLACK (8 RACKS - 18 BICYCLES)
- TREE GRATE - TYPICAL CITY OF CALGARY STD 1200 X 1800mm, BLACK

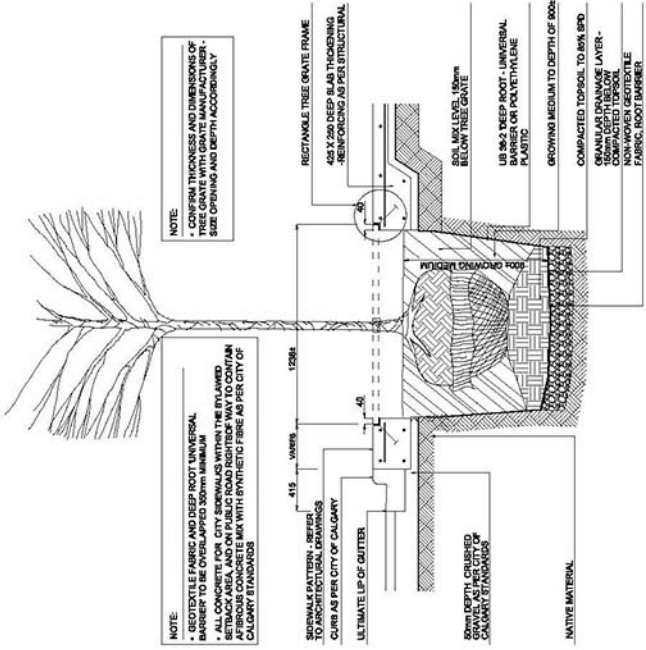
SURFACING LEGEND

- CHARCOAL COLOURED CONCRETE IN CITY STANDARD BROOM FINISH AND TOOKED JOINTS
- NATURAL COLOURED CONCRETE WOTY STANDARD BROOM FINISH AND SAWTOO JOINTS

LEGEND

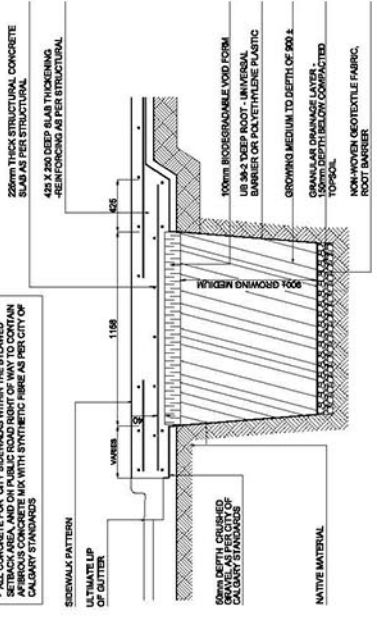
- TREE GRATE - TYPICAL CITY OF CALGARY STD POWDER COATED BLACK, 1200 X 1800 (4.0% x 6.7)
- BICYCLE RACK - STD CLASS 1 CITY OF CALGARY BIKE RACK, BLACK

- NOTE:
- GEOTEXTILE FABRIC AND DEEP ROOT UNIVERSAL BARRIER TO BE OVERLAPPED 300mm MINIMUM
 - ALL CONCRETE FOR CITY SIDEWALKS WITHIN THE BYLAWED AREAS SHALL BE OVERLAPPED 300mm MINIMUM
 - AFIBROUS CONCRETE MIX WITH SYNTHETIC FIBRE AS PER CITY OF CALGARY STANDARDS

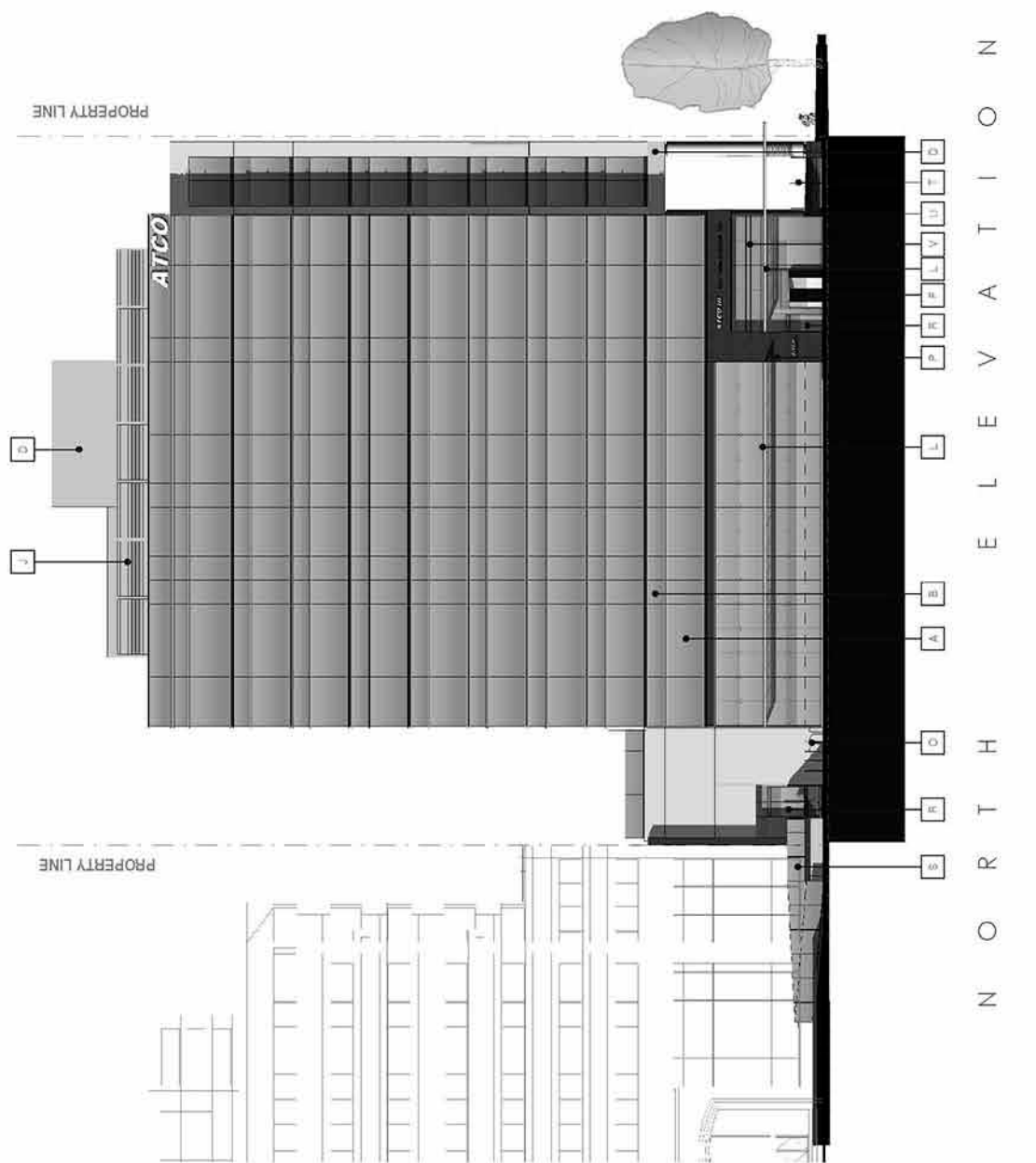


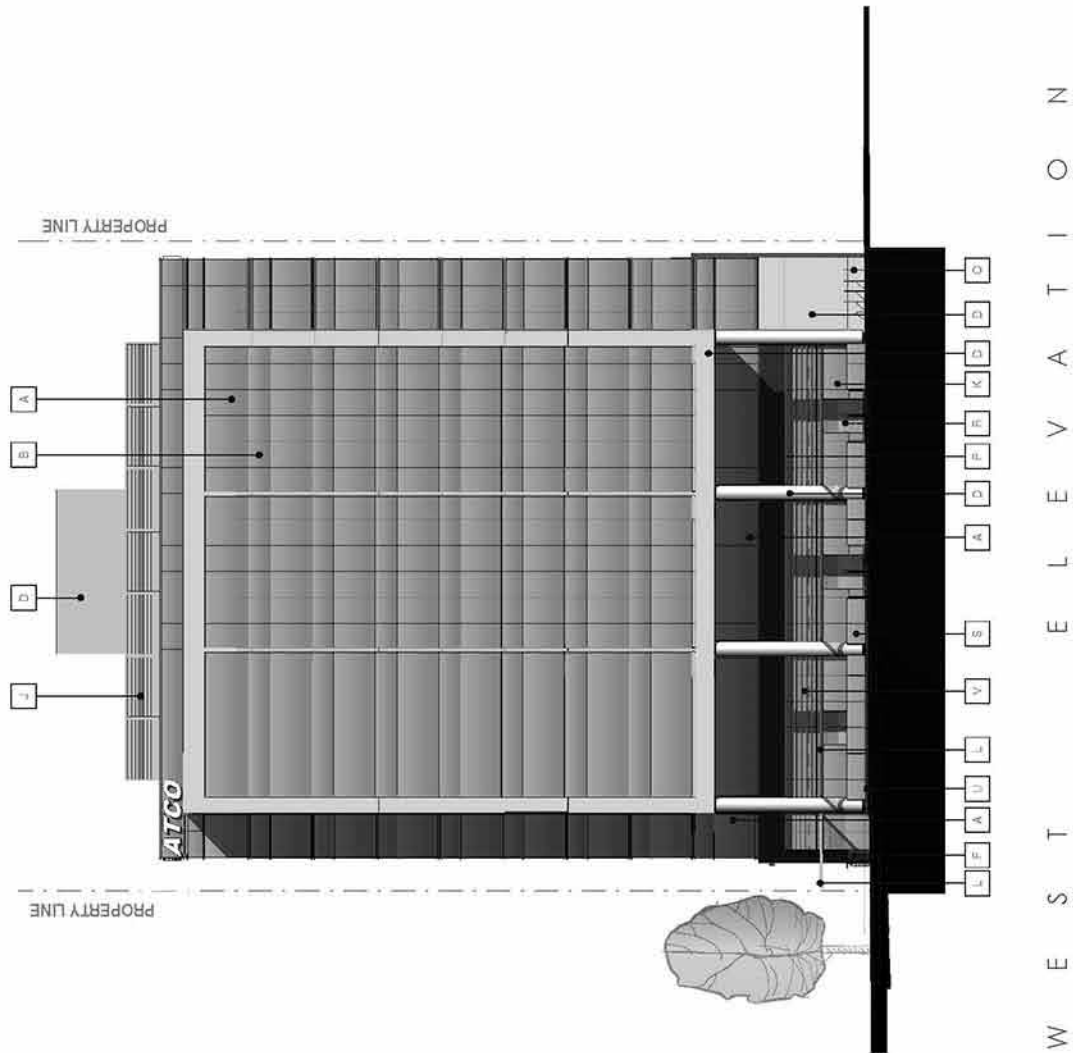
1 GRADE BEAM LAYOUT AT EDGE OF TREE GRATE
SCALE 1:25

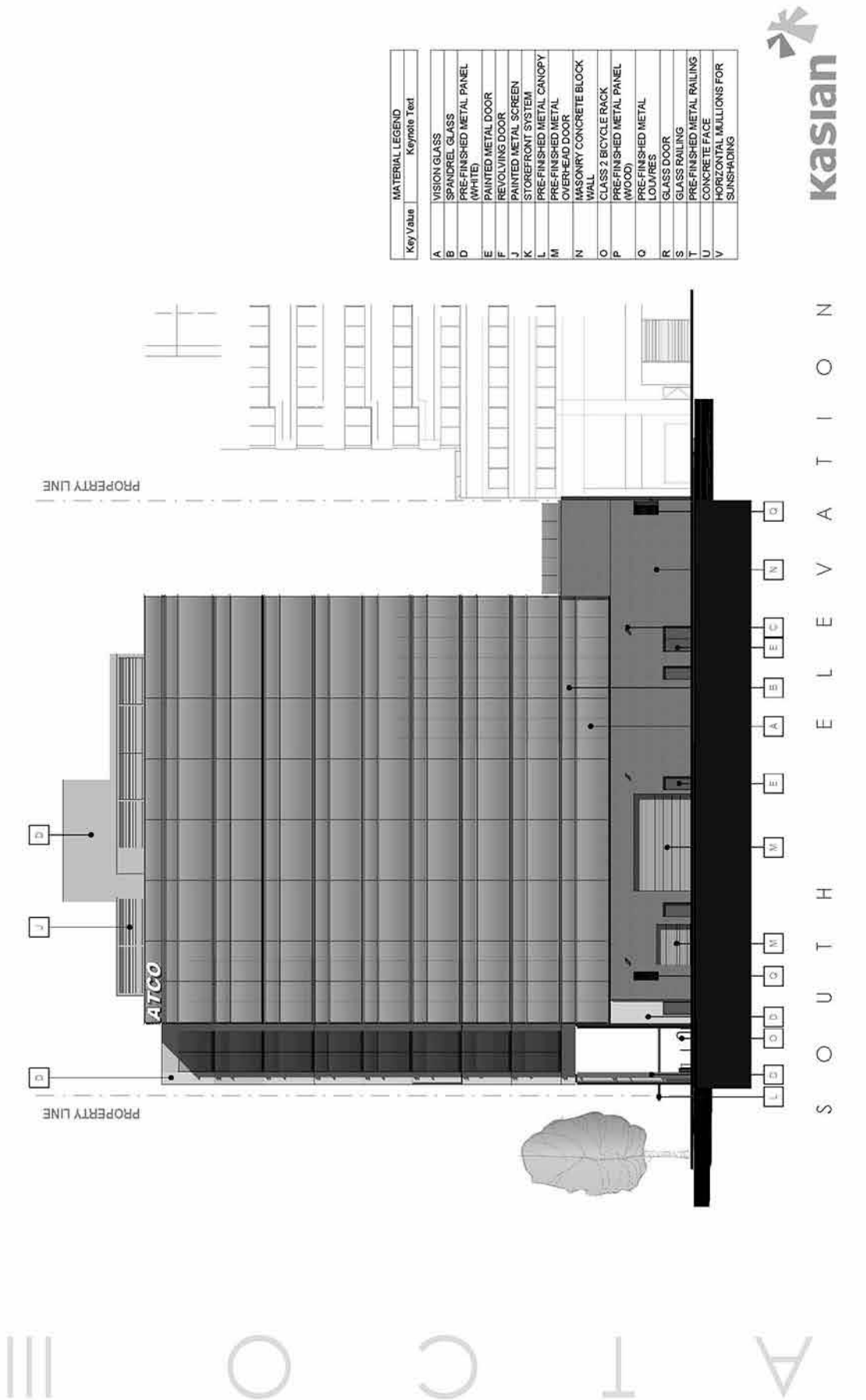
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 - ALL CONCRETE FOR CITY SIDEWALKS WITHIN THE BYLAWED AREAS SHALL BE OVERLAPPED 300mm MINIMUM
 - AFIBROUS CONCRETE MIX WITH SYNTHETIC FIBRE AS PER CITY OF CALGARY STANDARDS

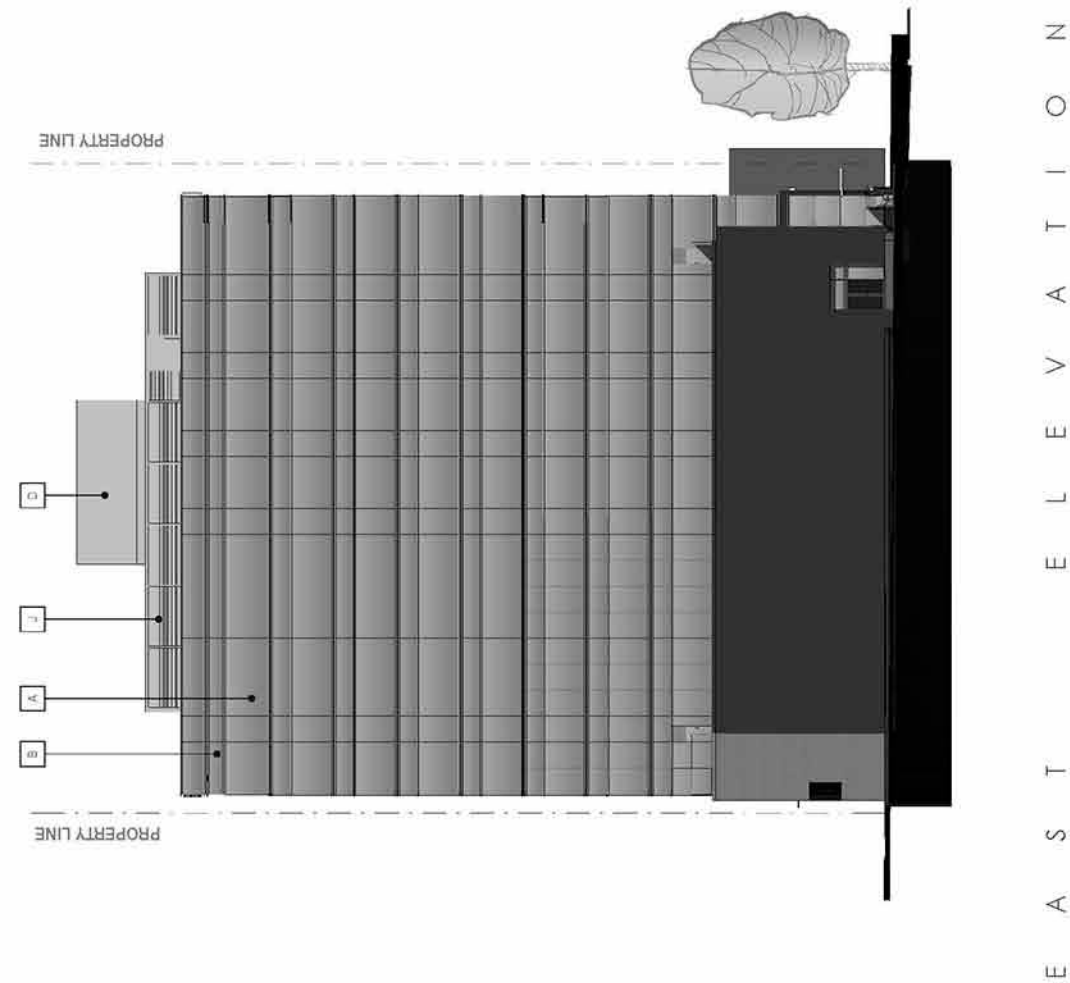


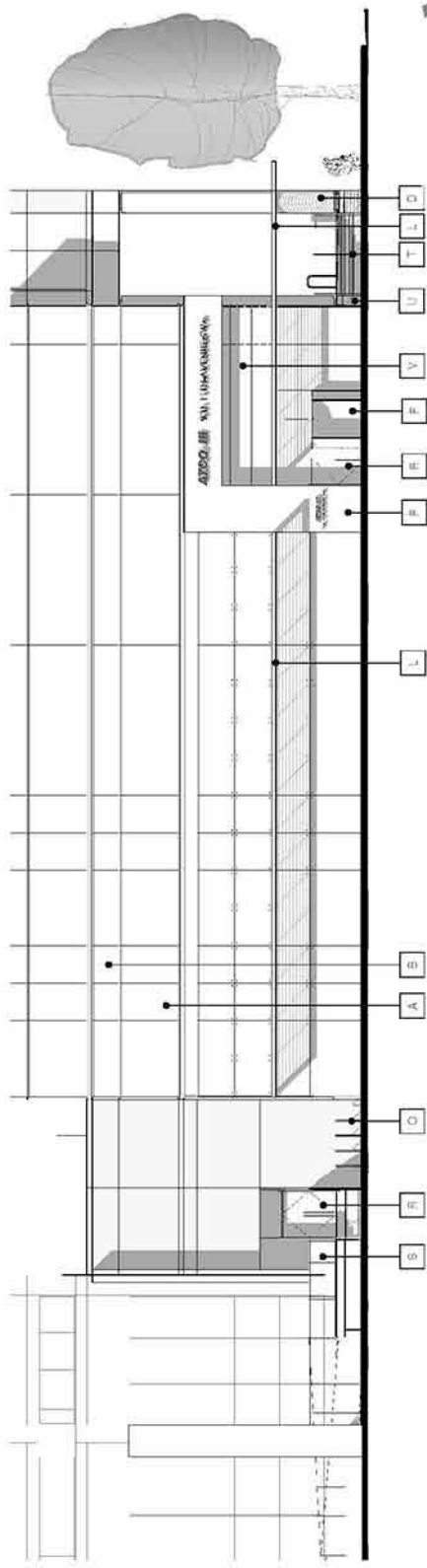
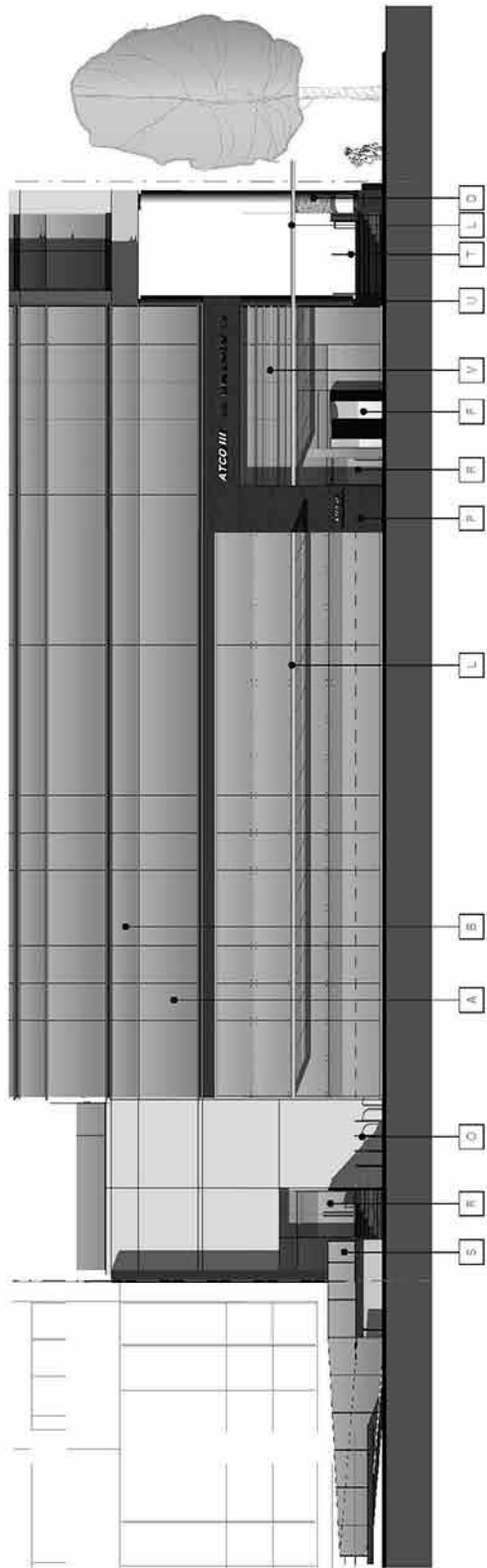
2 GRADE BEAM LAYOUT THROUGH TREE TRENCH
SCALE 1:25





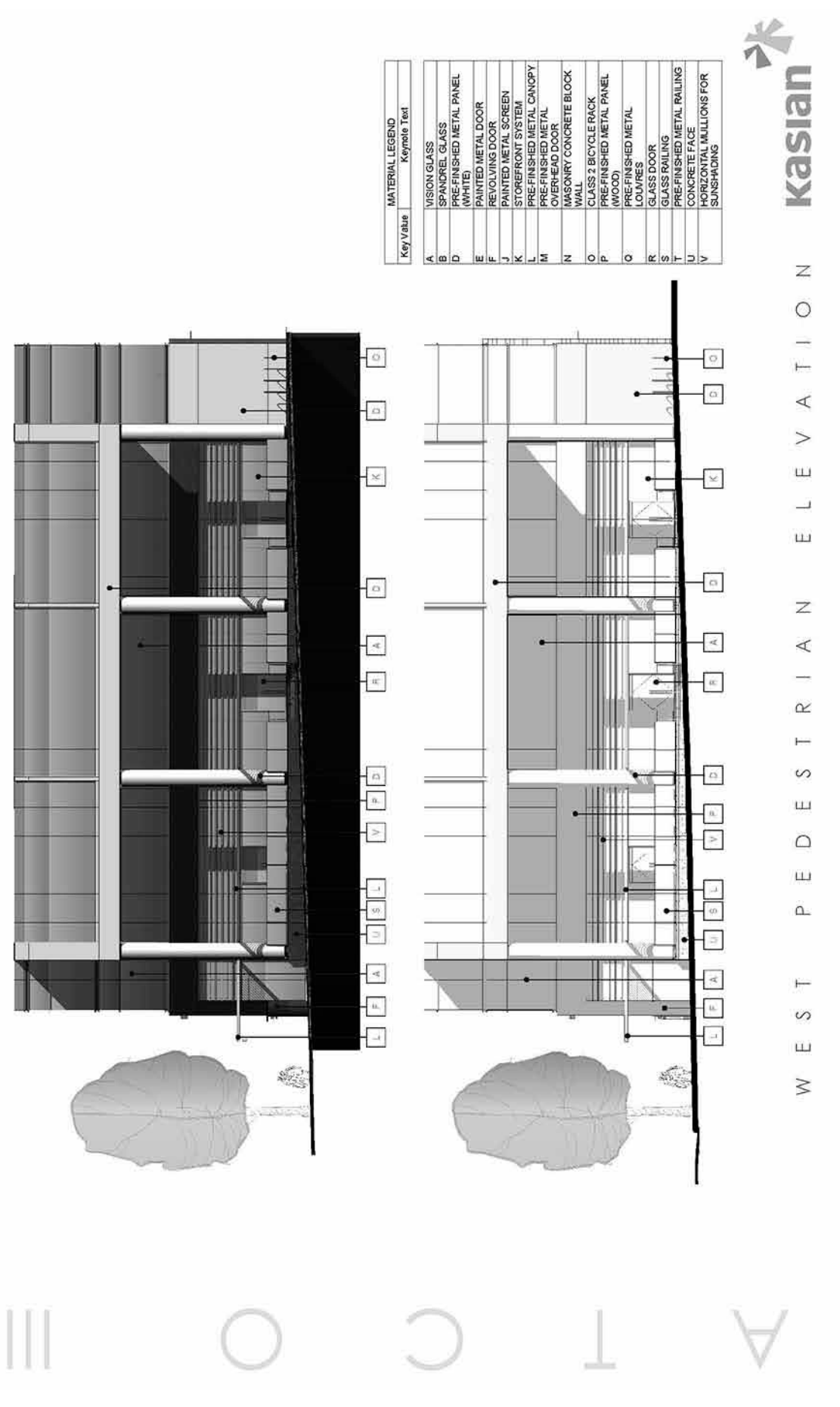


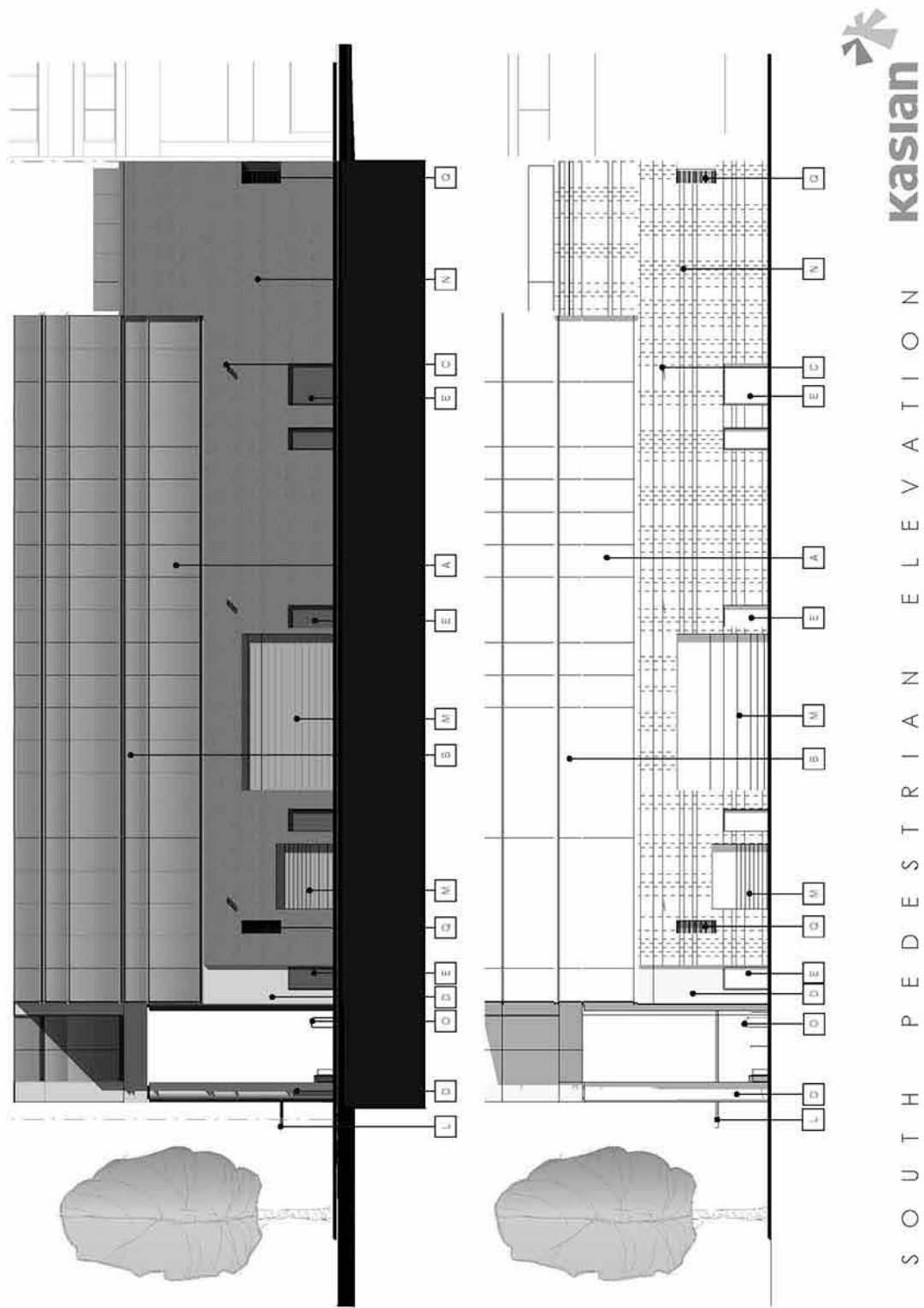




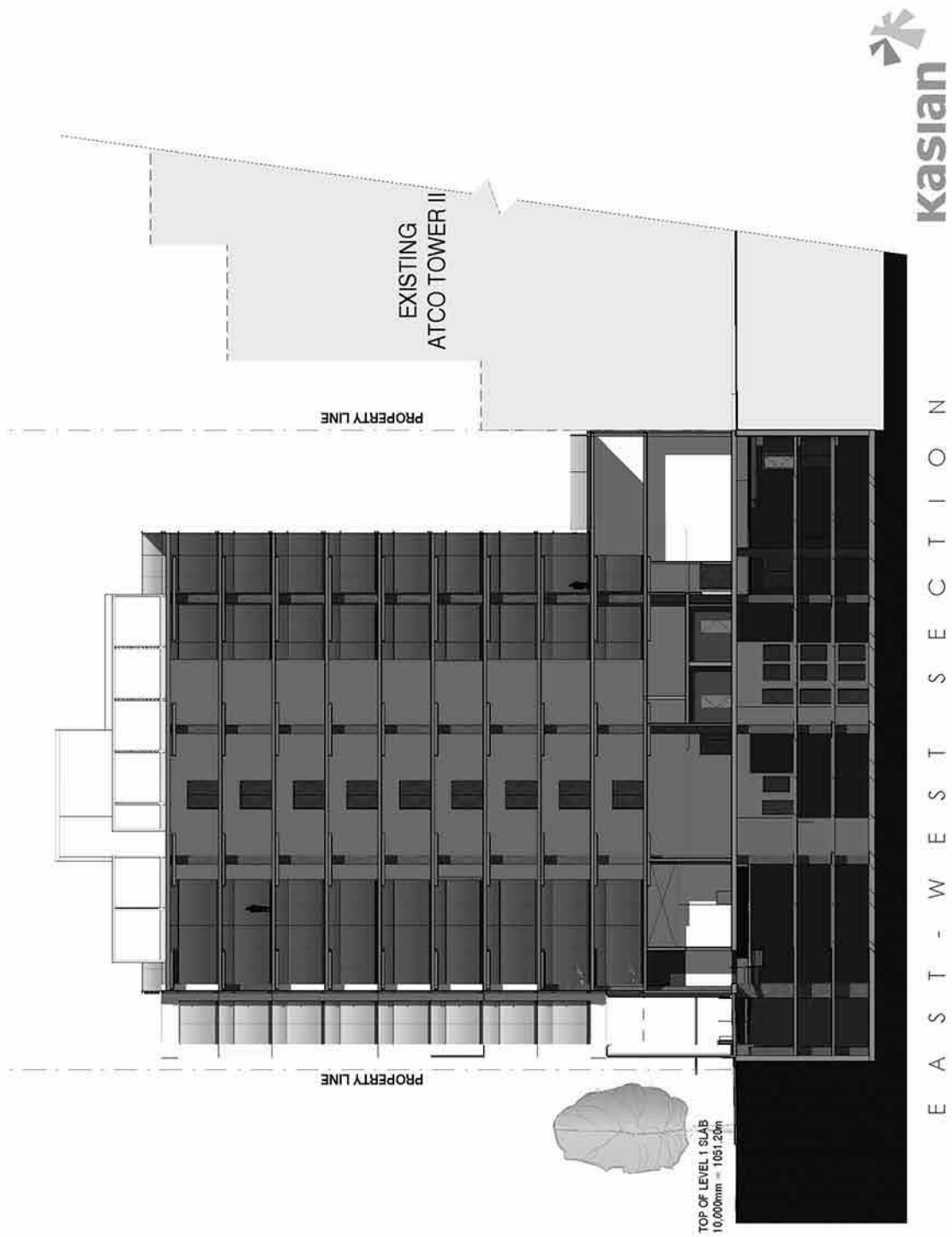
NORTH PEDESTRIAN ELEVATION

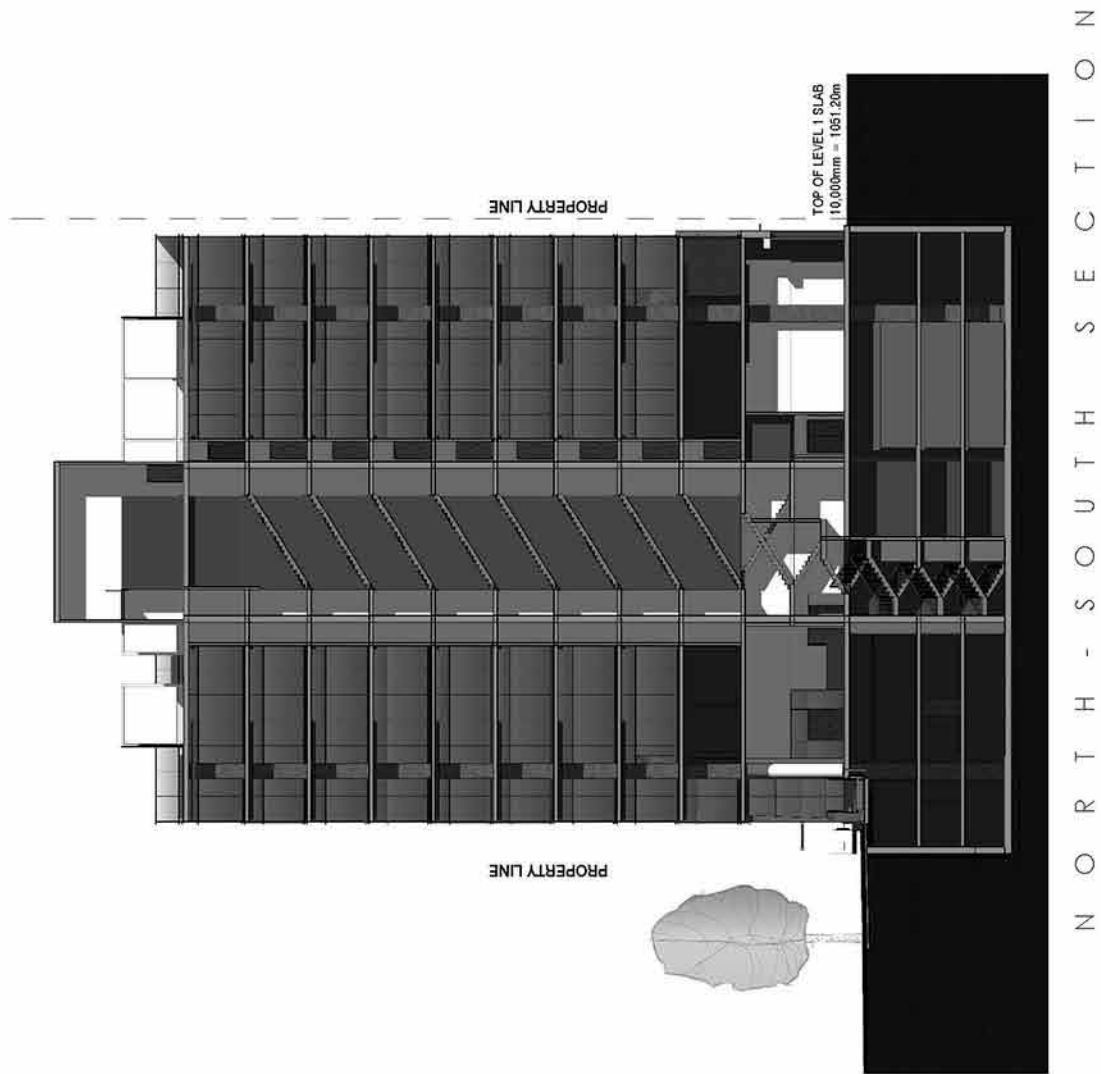






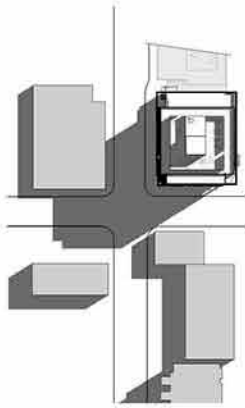
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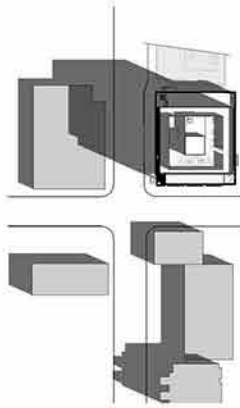


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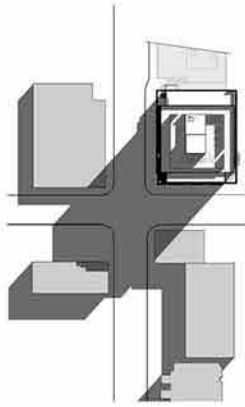
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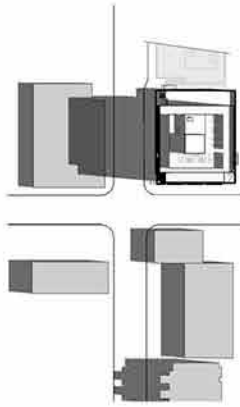
MARCH 21 - 12 PM



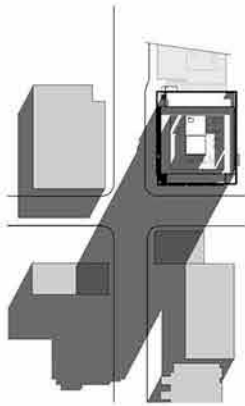
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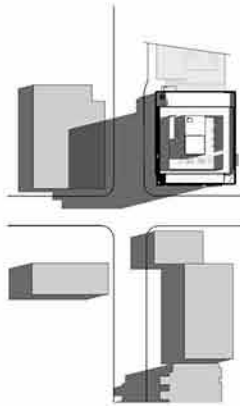
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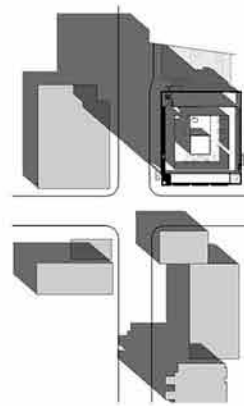
MARCH 21 - 2 PM



MARCH 21 - 10 AM



MARCH 21 - 1 PM

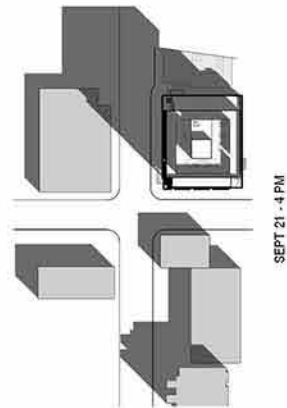
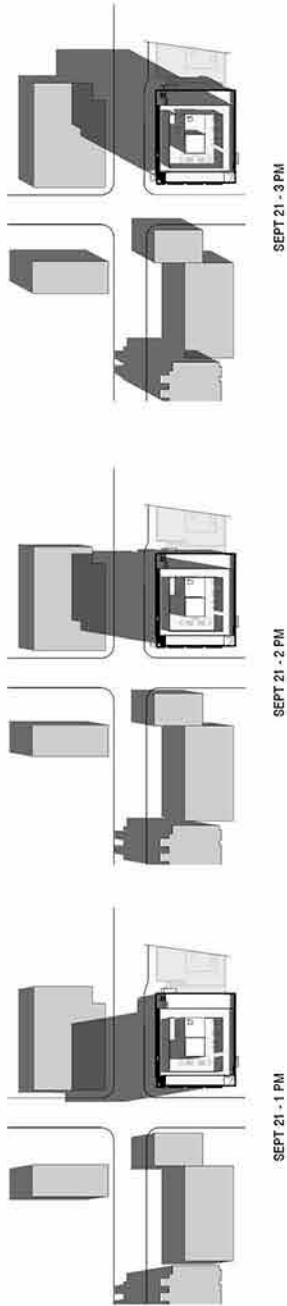
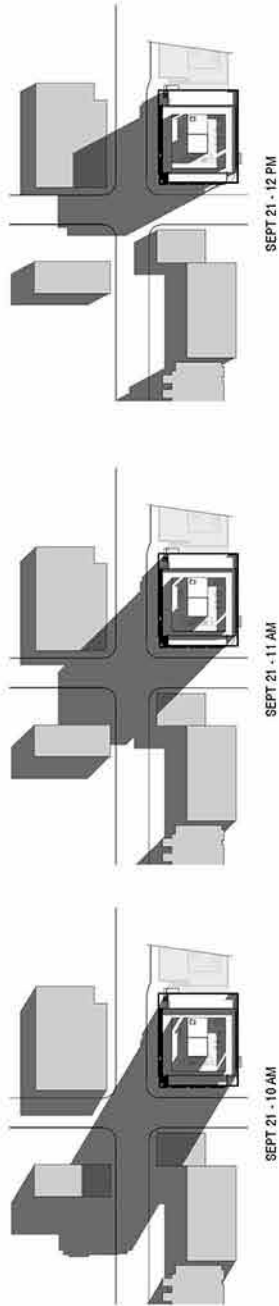


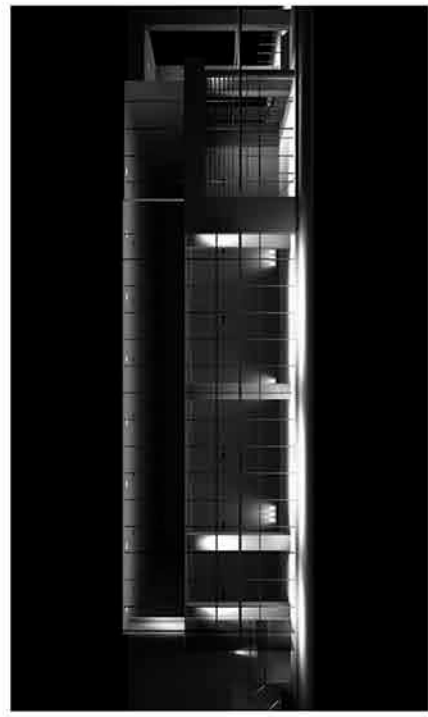
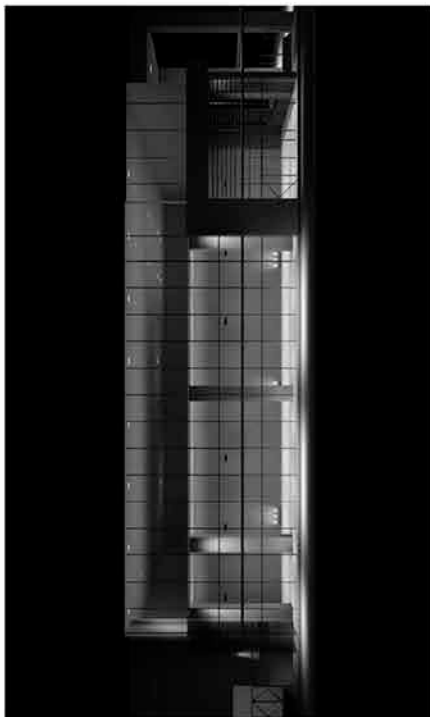
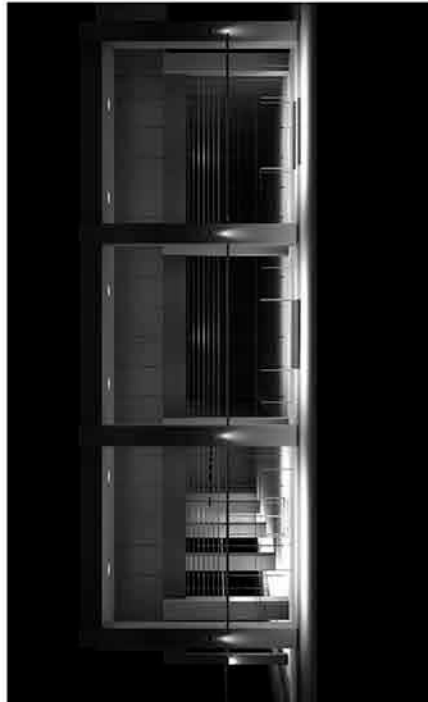
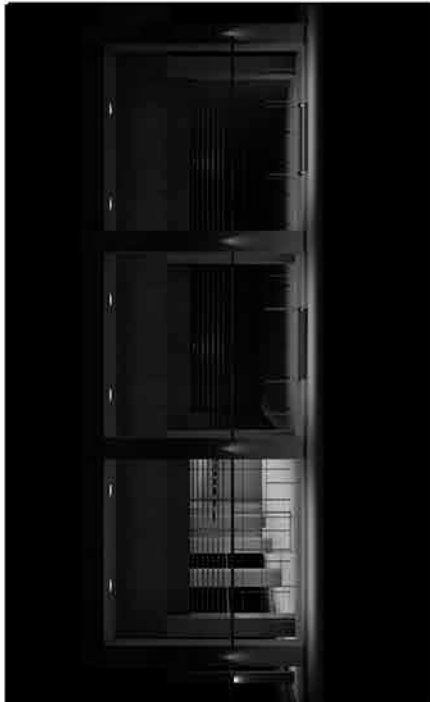
MARCH 21 - 4 PM



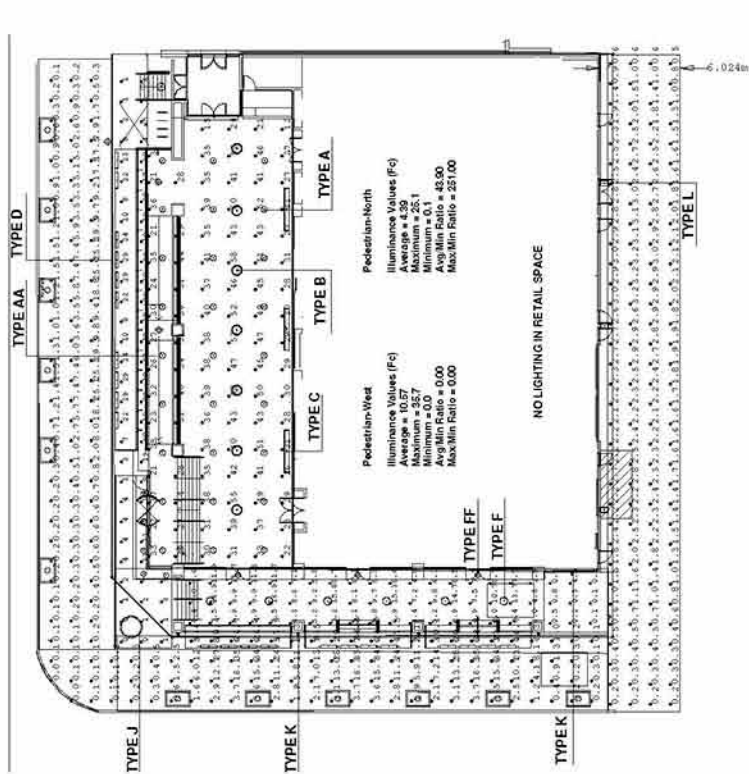
S H A D O W S T U D I E S

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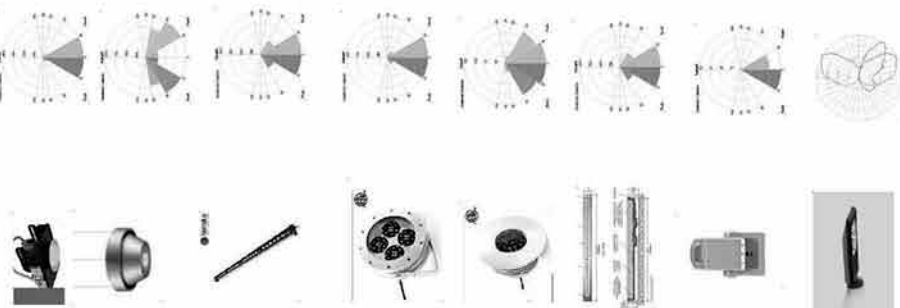


 **kasian**
P E D E S T R I A N & L O B B Y I L L U M I N A T I O N



Lighting Schedule				Description			
Symbol	Label	Arrangement	Total Lamp Luminaire	Footcandle	Footcandle	Footcandle	Footcandle
1	TYPE A	SINGLE	12700	0.650	0.650	0.650	0.650
2	TYPE B	SINGLE	N/A	0.800	0.800	0.800	0.800
3	TYPE C	SINGLE	N/A	0.800	0.800	0.800	0.800
4	TYPE D	SINGLE	6600	0.550	0.550	0.550	0.550
5	TYPE E	SINGLE	6600	0.550	0.550	0.550	0.550
6	TYPE F	SINGLE	N/A	0.720	0.720	0.720	0.720
7	TYPE G	SINGLE	N/A	0.720	0.720	0.720	0.720
8	TYPE H	SINGLE	N/A	0.720	0.720	0.720	0.720
9	TYPE I	SINGLE	200	0.800	0.800	0.800	0.800
10	TYPE J	SINGLE	4197	0.800	0.800	0.800	0.800

Calculation Summary			
Label	Calc Type	Units	Max Min
Line Way	Illuminance	FC	1.84 3.2 9.20 15.00
Under Canopy North	Illuminance	FC	35.11 60.0 12.0 3.01 5.00
Under Canopy West	Illuminance	FC	12.00 25.7 0.0 N/A N/A
Pedestrian North	Illuminance	FC	7.16 16.9 0.1 71.60 169.00
Pedestrian West	Illuminance	FC	4.53 25.1 0.1 45.90 251.00
Pedestrian North	Illuminance	FC	10.57 35.7 0.0 N/A N/A



LIGHTING SITE PLAN

Applicants Submission

ATCO III – CPC Design Brief

In 2008, the ATCO Group realized that their existing two buildings at the ATCO World Head Quarters on 11th avenue SW were nearing capacity and that it was time to start preparing for the construction of the 3rd and final building on the site, ATCO III. Located on the west end of the block, ATCO III was envisioned as the completion of both the ATCO World Headquarters and the 11th avenue block between 8th & 9th Streets. Founded in Alberta ATCO has maintained a strong presence in the communities in which it works and has always looked for ways to give back to their neighbors. It was this involvement in Calgary communities that created the opportunity for this building to be more than just an office building and begin to create spaces and experiences that the general public could utilize and enjoy.

The Beltline is an excellent example of a mixed use community and has seen a significant increase in construction in recent years that includes residential, retail, office and institutional building types. ATCO III will contribute to the diversity and richness of use throughout the Beltline and will help elevate an inner city block from surface parking to a functional multi-use space.

At the outset of the project the esthetic vision of ATCO III was defined as simple, timeless, professional and functional. The building needed to relate to the designs of the existing ATCO buildings but also clearly be a building of the 21st century. The main floor lobby was a continuation and culmination of the existing arcades from ATCO I and II. The horizontal banding on the existing two buildings was picked up on ATCO III and efficiencies were realized in connecting the parking garages and eliminating the need for an additional vehicle ramp.

The public realm is a warm and inviting experience with human scale elements such as trellises, pedestrian-oriented signage and a rich and detailed façade. The many entrances allow for pedestrians to flow easily into and out of the building activating the street at many locations. The abundance of glass blurs the line between the inside and the outside and helps to activate both the pedestrian realm and the Community Gallery.

There are many opportunities to enhance the safety and security of both tenants and pedestrians. The long, flat façade along the back lane eliminates recesses where people could gather. The interior and exterior lighting at the main floor was designed to ensure that the pedestrian realm is well-lit at all times of the day. The transparency of the façade along both 11th Avenue and 9th Street encourages greater interaction from the interior to the exterior and enhances the overall visibility and sense of safety. Also the potential for bird strike has been mitigated by reducing the reflectivity of the glass, eliminating all internal planting and animating the lower floors with trellises and horizontal mullions.

The main floor was seen not only as the place where the public interacts with the building but where ATCO interacts with the public. For this reason the lobby has been enhanced with an interpretive **Community Gallery** intended to display exhibits of the history of Alberta, Calgary, the Beltline and ATCO. This Community Gallery will be visible both from inside the lobby as well as to the public right of way and will incorporate window banners, wall hung art and sculptures. The Community Gallery will be a Publicly Accessible Private Open Space available to the public during regular business hours and available for pre-bookings after hours.

Adjacent to the Community Gallery is the **Community Multi-Purpose Space**. This space is a large meeting room that can be subdivided into 2 smaller meeting rooms and is serviced by a small warming kitchen. The Community Multi-Purpose space will be a Community Amenity Space as defined by the Beltline ARP and will be available to the public through pre-bookings during regular business hours and after hours.

In addition to the Community Gallery and the Community Multi-Purpose Space the ATCO Blue Flame Café will be located on the main floor along 9th Street. The ATCO Blue Flame Café is a unique café that works in conjunction with The ATCO Blue Flame Kitchen. The adjacent patio area will incorporate outdoor seating to allow patrons to enjoy the afternoon and evening sun. It will be fully open to both the public and tenants during regular business hours.

ATCO III has taken energy efficiency well beyond the industry standard in Calgary. The active chilled beam heating and cooling system is an extremely efficient mechanical system that is just now starting to be used in Canada. To our knowledge ATCO III will be the first significant building in Calgary to incorporate this technology. To compliment the active chilled beam system the entire curtain wall will be triple-glazed with ultra high-performance glass. With features such as a natural gas fired back-up generator, LED exterior lighting, daylight sensors in perimeter spaces and occupancy sensors throughout the building ATCO III will be one of the most energy-efficient office buildings in Calgary.

There are also many enhancements that reduce the quantity of water used and strategically improve water quality. Advanced shoring techniques reduce the quantity of dewatering during excavation which helps maintain ground water levels and reduces impact on the storm water system. Storm water will be stored on site and reused for drip irrigation when the building is complete, and low-flow plumbing fixtures will be used throughout the building. The building design and construction will shadow LEED and as shown in the included LEED checklist could accomplish gold status.

Opportunities also presented themselves in creating features in ATCO III that enhance the existing ATCO buildings. Additional seasonal class 1 bicycle stalls were added to ATCO III's parking structure for use by tenants of ATCO I and II. Designated alternative transportation stalls in ATCO III will also be available to tenants of ATCO I and II. And the streetscape improvements of ATCO III will be the catalyst to improving the streetscapes along 11th Avenue and 8th Street.

ATCO III is a unique building that contributes significantly to its neighborhood and the City of Calgary. The Community Gallery and Community Multi-Purpose Space will be great amenities that will be available to all. ATCO III also raises the bar for energy-efficiency in its pioneering use of the active chilled beam system. The Beltline is a diverse mixed-use community that has become the cultural heart of Calgary. ATCO has been an active member of this community since the 1970's and looks forward to seeing the vision for the ATCO World Head Quarters completed.



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

12 February, 2009

Dear Michael Stevenson,

RE: DP2008-4275 Atco III

Beltline Planning Group has reviewed this application. The project as presented is suitable to the location and should be approved.

Please be aware that we are not responding to all circulations at this time. Consequent to recent to City actions regarding our community centre, Beltline Planning Group has been forced to rebuild our operations.

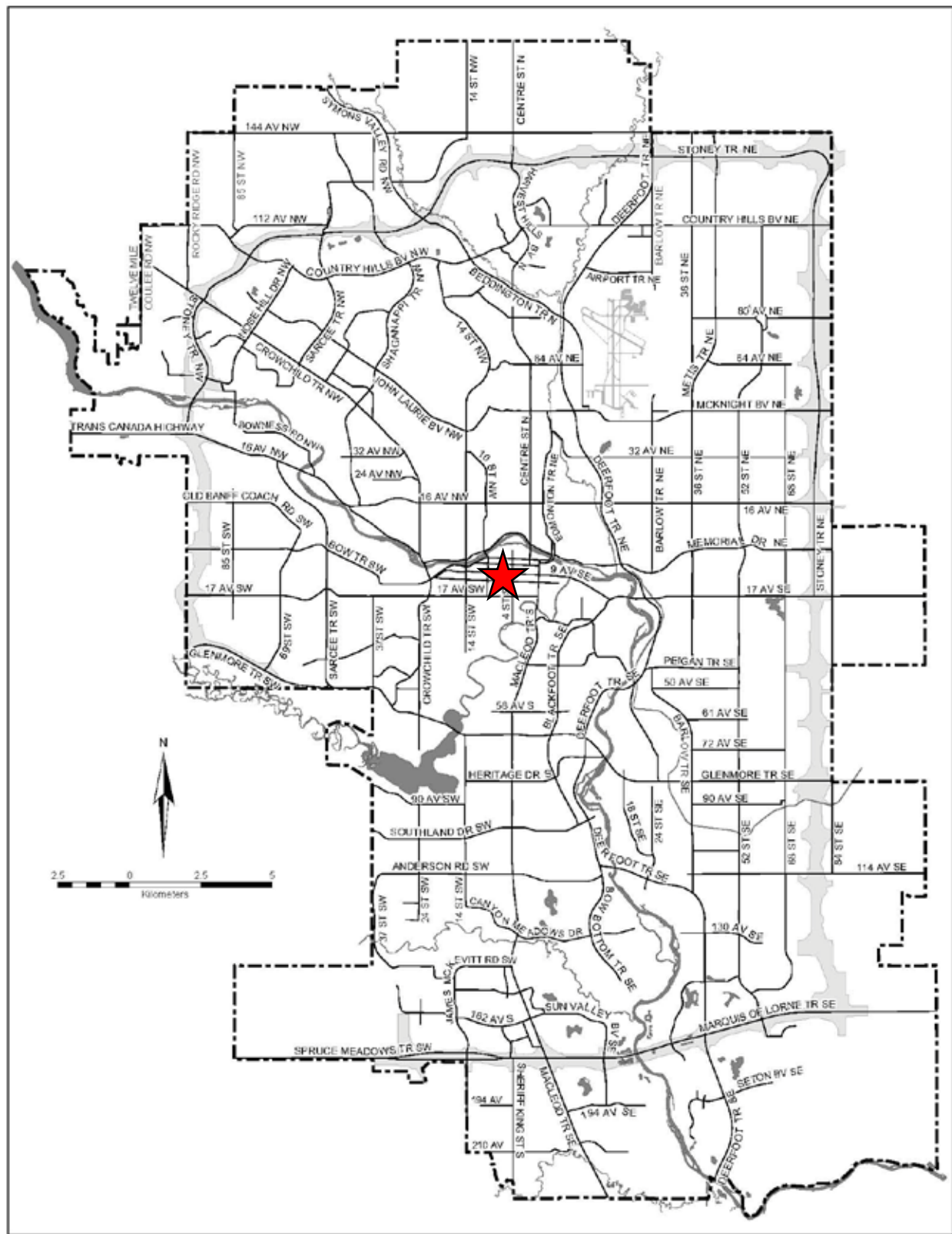
Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read 'Lucas Rojek', is written over a faint, larger version of the same signature.

Lucas Rojek, chair
Beltline Planning Group

CONTEXT MAP



O:\plan\dba\Misc\Newspaper\Newspaper Base Map.mxd

AERIAL OVERVIEW

