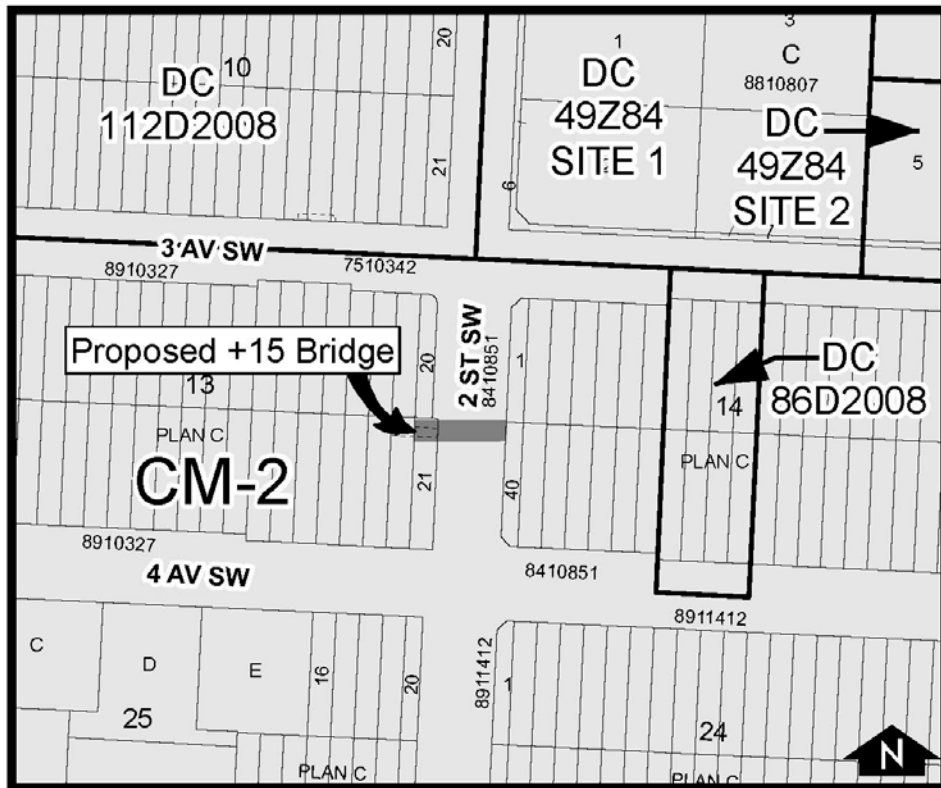


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 03	
	CPC DATE:	2010 January 07
	DP NO:	DP2009-4394

Eau Claire
(Ward 7 – Alderman Farrell)



PROPOSAL:
New: Plus 15 (+15) Bridge (Amended Design to DP2006-1575)

APPLICANT: Gibbs Gage Partnership	OWNER: BCIMC Realty Corporation C/O Bentall Real Estate Services 300 – 240 4 Avenue SW Calgary, AB T2P 4H4
MUNICIPAL ADDRESS: 308 - 4 Avenue SW	LEGAL DESCRIPTION: Plan C; Block 13; Lots 13-28
EXISTING LAND USE DISTRICT(S): CM-2 Downtown Business District	
CURRENT DEVELOPMENT: Mixed-Use Commercial/Retail Building (Jamieson Place)	

ADJACENT DEVELOPMENT:

NORTH: Commercial Development

SOUTH: Commercial Building (Canada Place)

EAST: Commercial Building (British Petroleum Centre)

WEST: Hotel (The Westin)

PLANNING EVALUATION

INTRODUCTION:

The purpose of Development Permit 2009-4394 is to review and evaluate the proposed revisions to the Plus15 Pedestrian Bridge located between 3 and 4 Avenue SW on 2 Street SW. The bridge is currently nearing completion under DP2006-1575, contains significant changes to the cladding/finishing materials and structural components of the bridge, therefore a new Development Permit Application is required.

LOCATION/CONTEXT

The Plus15 bridge spans across 2 Street SW, and connects Jamieson Place to the west, to the British Petroleum Building to the east. Approved under DP2006-1575 (See Appendix II), the new Jamieson Place Tower is nearing completion and occupancy.

LAND USE POLICY

The subject bridge connecting Jamieson Place to BP Centre originally formed part of the Development Permit for Jamieson place (DP2006-1575) and was designed as per the CM-2 Central Business District Land Use Provisions of Bylaw 2P80. Plus 15 bonus provisions are provided for under Bonus Group 'B8', with the following performance requirements to be achieved for each evaluated bridge:

- A minimum clearance of 4.75m except a minimum clearance of 6m over the L.R.T Corridors
- A minimum unobstructed width of 4.5m
- A maximum unobstructed width of 6m eligible for bonus density
- Magnetically controlled doors
- No air conditioning or other equipment shall be located on the roof of the bridge.
- Minimum of 75 percent of total wall surface clear glazed between 0.5 m and 2.5m above bridge floor for the total length of the bridge.
- More than 50 percent of floor area with transparent glazing directly above.

CENTRE CITY PLAN

The Centre City Plan encourages the sensitive and creative design of new and replacement Plus 15 bridges. Dependent on the immediate site context, consideration should be given to when the bridge should be a feature element and provide animation and visual interest to the public realm; while its visual impact should be minimized, so as not to detract from local views and surrounding buildings.

The Centre City Plan also recognizes that these bridges can negatively impact the pedestrian realm below them in terms of microclimate conditions. For this reason, the design of bridges should consider ways to mitigate potentially unsavory conditions such as lighting, wind mitigation and improvements to the pedestrian level.

PLUS 15 POLICY

Development of the Plus 15 system is guided by the Council approved policies as found in the Plus 15 Policy Document (1984). Guiding policies encourage creativity to enhance the vitality of the system; however certain basic standards are to be common in all pedestrian bridges.

FIELD CHANGES DURING CONSTRUCTION

A comprehensive review of the proposed revisions (see Appendix I) to approved Development Permit (DP2006-1575) to the bridge revealed a significant portion of the clear glazing was replaced with spandrel panels thus reducing the 75 percent clear glazing requirement to 46 percent +/- . This reduction in clear glazing occurred due to the internal overhead mechanical units being constructed directly against the internal face of the bridge. The original Development Permit shows the chamfered positioning of the mechanical allowing for clear glazing to be installed to the top of the bridge face. The original approved Development Permit also showed a wheat-sheaf motif, providing for an interesting variation to another wise typical clear glazed bridge.

PROPOSED REVISIONS

Administration acknowledges that incorporating solutions are limited to reconcile outstanding elements as per the Plus 15 Design Principles, into the constructed bridge. However, Administration has encouraged specific elements to be added into the existing bridge to more closely reflect the original design concept of the bridge which better reinforces the principles of the Plus 15 Policy. These elements are:

- Increase permeability into the bridge, by increasing the component of clear glazing. The bridge glazing now exceeds the minimum 75 percent requirement.
- Return to a modified version of the original design concept (Wheat motif) to be incorporated into the glazing of the bridge thereby limiting the visual impact of the exposed structural components.
- Introduced semi-transparent horizontal colour banding to the bridge.

The proposed revisions address these principles of Plus 15 bridge design as found in the Plus 15 Policy Document, therefore, Administration supports the proposed revisions to the bridge finding these revisions reflect the original design approved by the Calgary Planning Commission in the 2006-1575 Development Permit.

CONCLUSION:

In support of the Council approved statutory documents guiding the Planning direction for Plus 15 Bridges, CPAG recommends approval of the proposed Plus 15 Bridge for the following reasons:

1. Pursuant to the policies of the Plus 15 Policy Document, the subject application for a Plus 15 Bridge is appropriate and meets the requirements of the Bonus provisions

of the CM-2 Downtown Business District.

2. The policies of the Centre City Plan (2007) have been integrated into the overall design concept of the bridge. The proposed + 15 bridge provides animation and visual interest onto the public realm while incorporating the design expression of its parent building: Jamieson Place. Furthermore, the bridge animates the interior design and use of the Plus 15 Network by including 75 percent clear glazing while providing the main pedestrian link to the Winter Garden space located within Jamieson Place. The policies of the Centre City Plan (2007) have been integrated into the overall design concept of the bridge.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

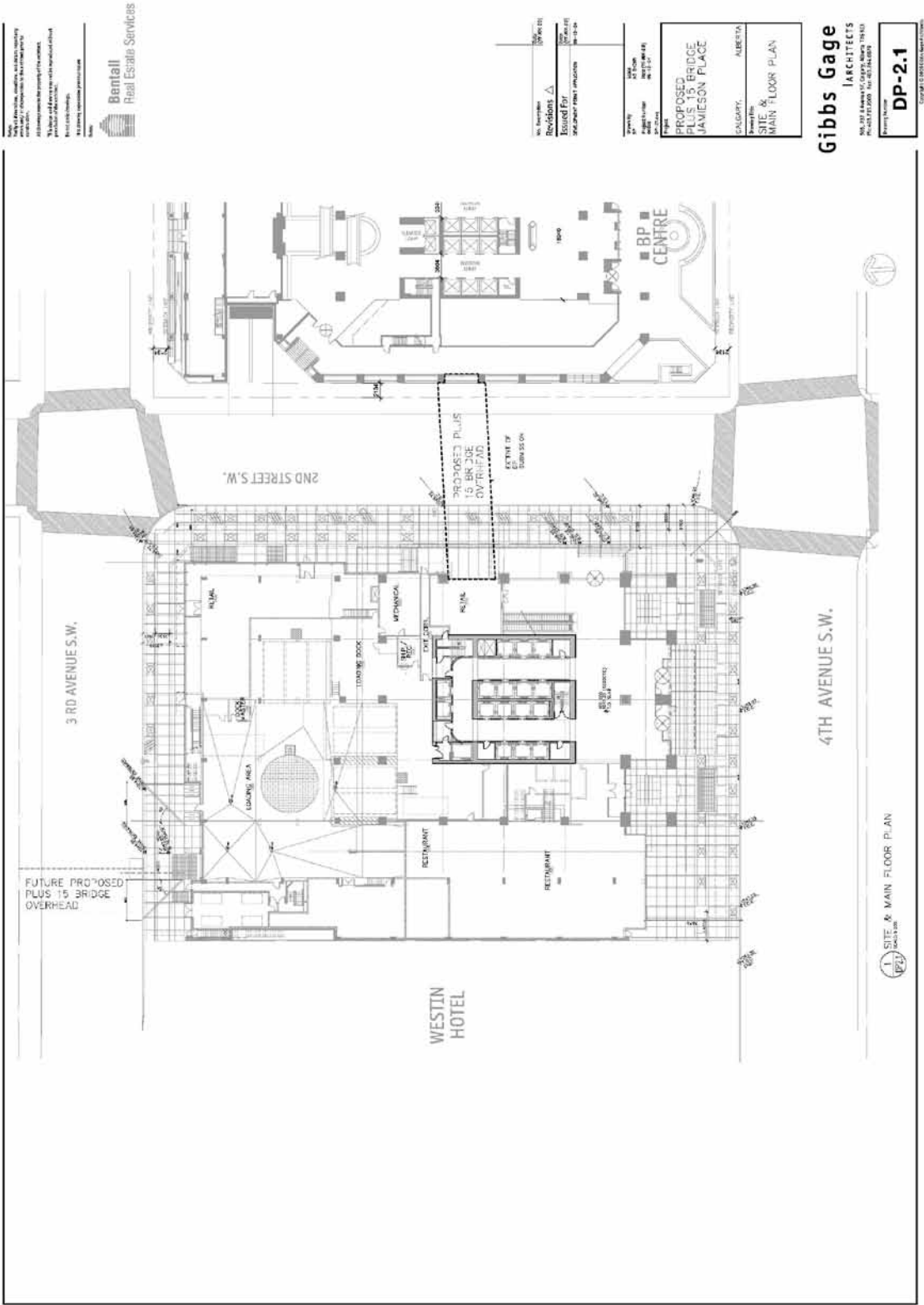
Recommend that Calgary Planning Commission **APPROVE** the application subject to the following conditions:

Permanent Conditions

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
2. No changes to the approved plans shall take place unless authorized by the Development Authority.
3. A Development Completion Permit shall be issued for the development **before the use is commenced or the building occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.

R. Ference
December 2009



Note: All drawings, including all sheets, drawings, and specifications, shall be read in conjunction with the project description and the project location. The owner shall verify the accuracy of the information provided on this drawing. All drawings shall be read in conjunction with the project description and the project location.

Bentall
 Real Estate Services

Project Name: WESTIN HOTEL
 Project Location: 1000 10th Ave S.W.
 Project Number: DP2009-4394
 Project Date: 2010-01-07

PROPOSED PLUS 15 BRIDGE OVERHEAD
 JAMESON PLACE
 CALGARY, ALBERTA
 SITE & MAIN FLOOR PLAN

Gibbs Gage
 ARCHITECTS
 100, 10th Avenue S.W., Calgary, Alberta T2K 2E3
 TEL: 403.243.1111
 WWW.GIBBSGAGE.COM

DP-2.1
 COMPLETE EXISTING IMPROVEMENTS

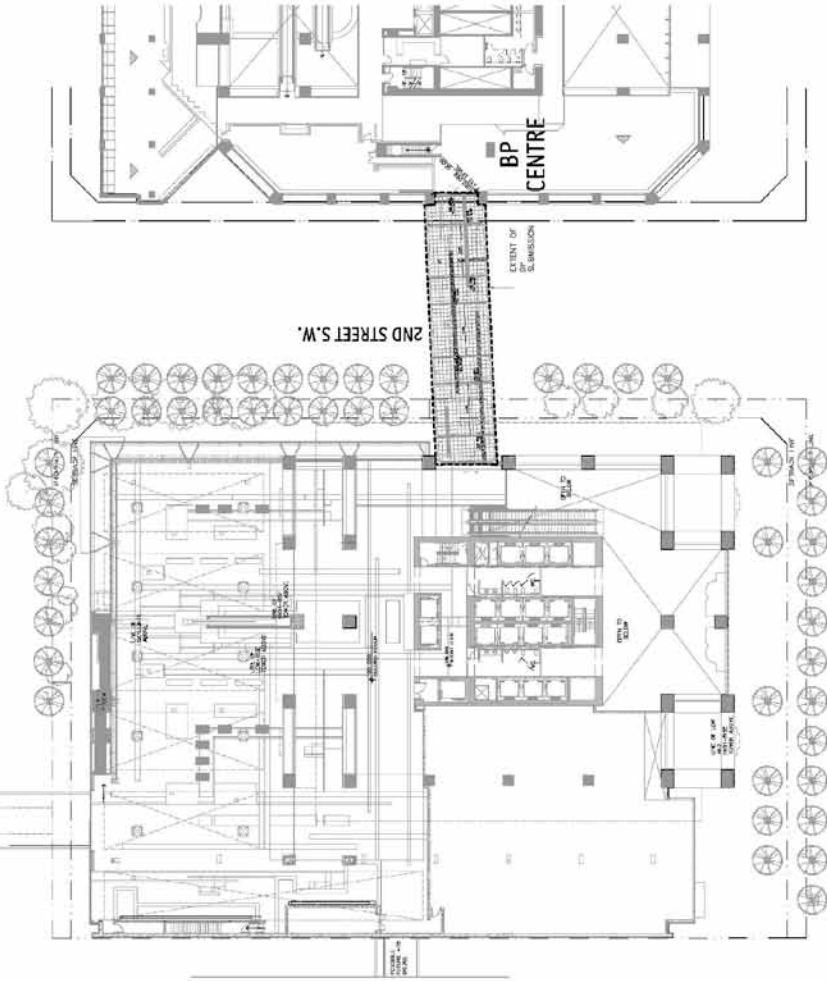
1 SITE & MAIN FLOOR PLAN
 (P.2)

I am a duly Licensed Architect in the Province of Alberta, having been granted my license by the Association of Architects and Technicians of Alberta. I am duly Licensed and in good standing with the Association of Architects and Technicians of Alberta. I am duly Licensed and in good standing with the Association of Architects and Technicians of Alberta. I am duly Licensed and in good standing with the Association of Architects and Technicians of Alberta.



Bentall
Real Estate Services

3 RD AVENUE S.W.



1 SECOND FLOOR PLAN

4TH AVENUE S.W.

NO. OF REVISIONS	2010-01-07
REVISIONS	1
ISSUED FOR	2010-01-07
DATE	2010-01-07
PROJECT NAME	2010-01-07

DATE	2010-01-07
PROJECT NUMBER	2010-01-07
PROJECT NAME	2010-01-07
PROJECT LOCATION	2010-01-07

PROPOSED PLUS 15 BRIDGE JAMESON PLACE
 CALGARY, ALBERTA
PLUS 15 PLAN THIRD FLOOR PLAN (AMENITY MECHANICAL LEVEL)

Gibbs Gage
 ARCHITECTS
 300 12TH AVENUE S.W. CALGARY, ALBERTA T2C 1G3
 TEL: (403) 243-2800 FAX: (403) 243-8870
 www.gibbsgage.com
DP-2.2



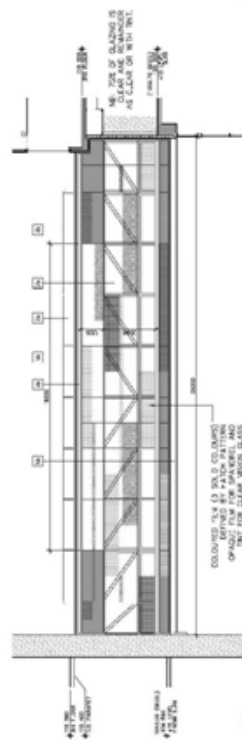
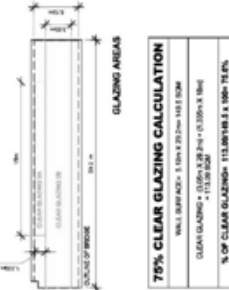
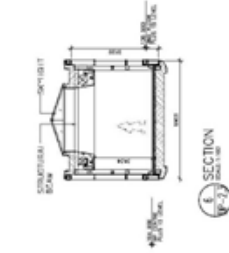
Notes:
 1. All glazing shall be in accordance with the requirements of the Building Code of Alberta.
 2. The glazing shall be in accordance with the requirements of the Building Code of Alberta.
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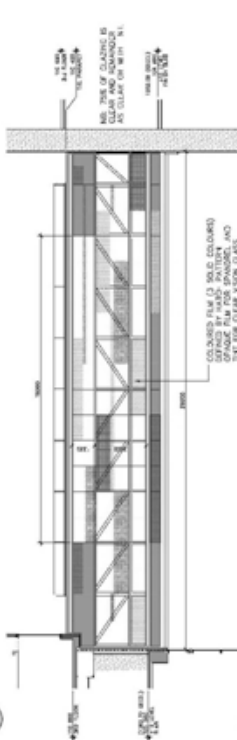
KEYNOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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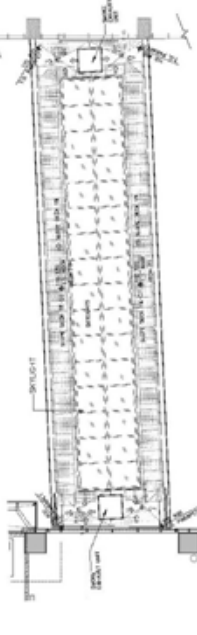
5 PERSPECTIVE



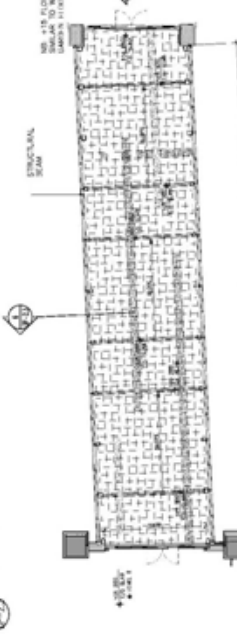
6 NORTH ELEVATION



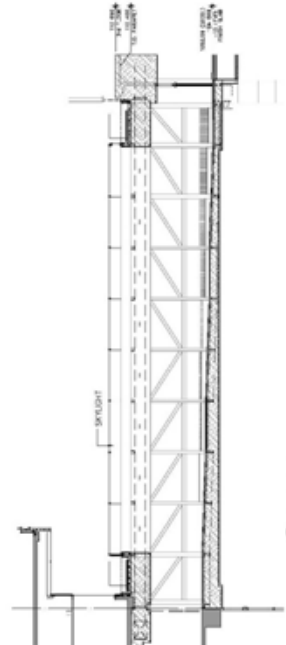
7 SOUTH ELEVATION



8 ROOF PLAN



9 FLOOR PLAN



7 SECTION

Revisions:
 1. All dimensions are in meters unless otherwise specified.
 2. All dimensions are to face unless otherwise specified.
 3. All dimensions are to face unless otherwise specified.

Project:
 PROPOSED PLUS 15 BRIDGE
 JAMESON PLACE
 CALGARY, ALBERTA
 Drawing No.:
 PLAN/ELEV/SECTION
 Date:
 2010-01-07

Gibbs Gage ARCHITECTS
 100, 102 & 104 Avenue Road, Suite 100
 Calgary, Alberta T2C 1A5
 Phone: 403.243.8888 Fax: 403.243.8889

Drawing Number:
DP-2.3
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