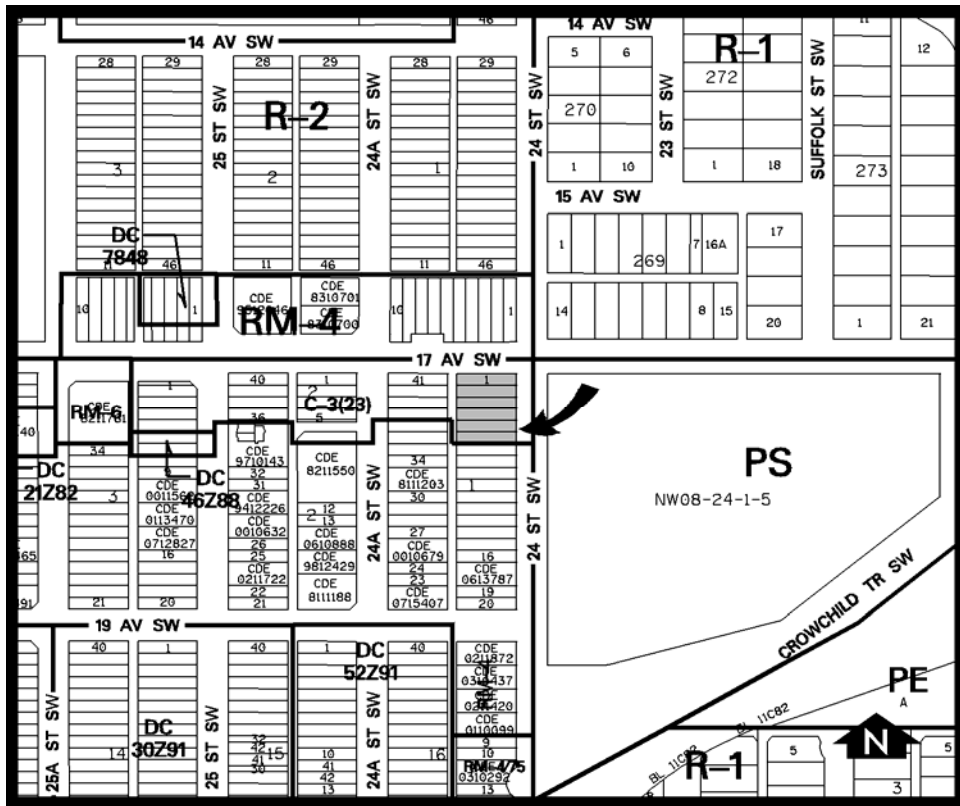


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 20	
	CPC DATE:	2008 May 01
	DP NO:	DP2007-0560

RICHMOND
(Ward 08 - Alderman Mar)



PROPOSAL:
9 Storey Building with 56 Residential units, main and second floor Office including underground parking structure.

APPLICANT: Manu Chugh Architect	OWNER: NG 1901 Ltd.
MUNICIPAL ADDRESS: 1901 - 24 Street SW	LEGAL DESCRIPTION: Plan 5661O, Block 1, Lots 1 to 6 (Map 7C)
EXISTING LAND USE DISTRICT(S): DC21Z2008	
AREA OF SITE: 0.174 ha ± (0.430 ac ±)	
CURRENT DEVELOPMENT: Vacant land	

ADJACENT DEVELOPMENT:
NORTH: 17 Avenue SW, single-detached dwellings, apartment buildings
SOUTH: RM-4, apartment building and single-detached dwellings
EAST: PS, Techumseh Military Museum
WEST: C-3(23), single-detached dwelling & RM-4, apartment building

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	4.5 FAR	4.34 FAR	None
HEIGHT	30 metres	30.5metres	+0.5 metres
FRONT YARD (BUILDING SETBACK)	0 metres at grade from 17 Avenue SW	0 metres at grade from 17 Avenue SW	None
SIDE YARD (adjacent to a street)	0 metres from 24 Street SW and	0 metres	none
SIDE YARD (adjacent			

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
to lane	0 metres	0 metres	None
REAR YARD (adjacent to residential development)	5 metres	3 metres	- 2 metres
PARKING	37 stalls for office 56 stalls for dwelling units 9 stalls for visitors 3 stalls on the surface Total 105 stalls 1 Loading Stall	37 stalls for office 56 stalls for dwelling units 9 stalls for visitors 3 stalls surface Total 105 stalls 1 Loading Stall	none
LANDSCAPING	40% Minimum	47.2%	+7.2%
EXTERIOR FINISH MATERIALS Clear glazing on the main and second levels, flat roof design, stucco and glazing above the base.			

SUMMARY OF CIRCULATION REFEREES	
COMMUNITY ASSOCIATION Richmond Community Association	No comments received

PLANNING EVALUATION

Introduction

This Development Permit application is for a 9 storey mixed use development of Office Building with 56 Residential Units proposed on a 0.174 ha ± (0.430 ac ±) site within the community of Richmond.

In 2008 March, LOC2007-0054 was approved by Council, redesignating the subject site to DC21Z2008. At the Calgary Planning Commission meeting regarding the Land Use Amendment application, a motion arising requested the development permit application be submitted to the Commission for approval.

Site Context

The subject development site is located on the south side of 17 Avenue SW between 24 Street SW and 25 Street SW.

Adjacent land uses include C-3(23) corridor to the west, and RM-4 development to both the south and north. East of the site is a large site designated Public Service, which houses Tecumseh Naval Museum.

Land Use District

The subject site is designated DC Direct Control District. Listed uses of the C-3 General Commercial District apply to the site and include office, retail, medical, and other commercial uses. This district requires minimal yards and is commonly applied to lands along major inner City commercial precincts. The purpose of the DC Direct Control District is to allow for an increase in the density of the site to accommodate additional residential dwelling units. The maximum FAR is 4.5, with a maximum building height of 30 metres.

The proposed development indicates residential uses would be located on the upper seven floors with office uses locating on the lower two floors in a storefront orientation providing direct, individual access to these uses from the exterior of the building. The DC Direct Control District along with the specific design guidelines will provide for an increase in density and pedestrian oriented design at grade. By introducing a pedestrian scaled development the addition of the proposed uses will respect and positively impact the Richmond community as a whole.

It should be noted that, retail and personal service uses will be allowed on the main floor with additional information to be provided through a Transportation Impact Assessment.

Bylaw Relaxations

The building mass and location comply with the intent of the rules of the DC21Z2008 Direct Control District and minor relaxations were granted to the side and rear yards and to the residential units having their own separate entrance at grade. Administration recommends a relaxation to the maximum side and rear yards as the lane acts as a buffer to the commercial parcels to the west and the rear yard relaxation is minor and would not materially affect adjacent development.

The yard requirements for the subject site are complicated in that the parcel has two front yards. In a commercial land use district, any yard that is adjacent to a street is considered to be a front yard and where the commercial parcel is adjacent to a residential district, the front yard requirement is modified to match the front yard of that residential district. In this particular case, the adjacent residential district requires a 3 metre front yard. Administration recommends the use of discretion to achieve a near zero front yard along 24 Street SW property line. In modifying the yard requirements, the objectives of the Richmond ARP are met by creating a development that is pedestrian accessible. A 5 metre side yard is required where a commercial parcel is adjacent to a residential district. The side yard requirement of 5 metres adjacent to the residential parcel along 24 Street SW is recommended that this requirement be relaxed due to the location of the actual building above grade. Furthermore, this application is being considered under Land Use Bylaw 2P80 but is designed to comply with the provisions of Land Use Bylaw 1P2007 where a 3 metre side yard is required.

Legislation & Policy

Development on the site is guided by the policies and principles within the Richmond Area Redevelopment Plan. The project complies with the following objectives and policies:

The overall objective of the commercial policies of the Richmond Area Redevelopment Plan is to ensure a viable hierarchy of commercial uses appropriately situated to serve the community as well as neighbouring communities and to meet the intent of the general commercial policy to provide for a wide variety of goods and services which cater to the needs of a broad population base on a quadrant or City-Wide basis. Typical uses include specialty shops and services and office uses. Mixed development, including residential use, may also be appropriate.

The project is located within 600 metres of a future LRT station and additional residential density was added to the project as a result of the DC Bylaw.

Although not part of the recently approved policy for 17 Avenue, Administration has evaluated the project against the following objectives and policies from the 17 Avenue SW Urban Design Strategy, Built Form Guidelines:

- Building edges oriented toward a public right-of-way should be lined with uses that create activity and provide natural surveillance.
- The base of the building should be designed to create a pedestrian scaled street wall and establish a strong visual rhythm.
- Facades shall be pedestrian scaled, create visual interest and use fully transparent glass.
- There should be strongly defined transition between the base and the body of the building through the use of setbacks, materials or other applicable architectural treatments such as cornices, canopies or trellises.
- All rooftops, including podiums of taller buildings are encouraged to incorporate landscape amenities or green roofs in order to achieve living aesthetic and environmental benefits.

The applicant has agreed to provide for Public Art to be located on the corner of 17 Avenue and 24 Street SW. Public Art will signify this landmark site and the gateway to further commercial development along 17 Avenue.

Site Layout & Building Design

The proposed building design will address 17 Avenue SW and 24 Street SW. Both street-facing elevations will ensure a pedestrian scale allowing for a large pedestrian environment and appropriate pedestrian/building interface.

The development proposal objectifies the guidelines set forth in the 17 Avenue SW Urban Design Strategy, including objectives for building edges lined with uses that create activity and provide natural surveillance which are oriented toward a public right-of-way. The development is designed to create a pedestrian scaled street wall and establish a strong visual rhythm. The design of the north and east facades create visual interest and use fully transparent glass. There is strongly defined transition between the base and the body of the building through the use of setbacks, landscaping and a podium design form. The rooftop of the commercial component incorporates landscape amenities or green roofs in order to achieve living aesthetic and environmental benefits.

Landscaping

Landscaping is provided on the podium as a green roof transition between the commercial component and the residential upper floors. City boulevard is landscaped and the site contains trees and shrubs along the southerly property line. The two large spruce trees located along the northern portion of the parcel, within future road widening will be retained.

The project will see 15 large size trees planted along 24 Street SW and additional 6 trees planted along the roof of the commercial portion of the roof. An additional two trees will be required along the south east portion of the parcel.

Site Access & Traffic

The proposal is accessible by multiple modes of transportation including automotive, public transit bus, walking and biking. The site is located within 600 metres of the approved LRT station to be located at 26 Street SW and Bow Trail.

Traffic Impact Study was required by Transportation should the applicant choose to have retail and personal service businesses on the main floor.

Parking

A Parking Study was not required. The parking requirements of Land Use Bylaw 2P80 are met and there would be a slight parking stall surplus if the project was evaluated against the requirement of Land Use Bylaw 1P2007.

Site Servicing for Utilities

All services are available for this site.

Environmental Site Assessment

An Environmental Site Assessment (ESA) was not required

Community Association Comments

No comments received.

Adjacent Neighbour Comments

No comments received.

CONCLUSION:

The proposal is supported for the following reasons:

1. Proposal meets the overall objectives of the commercial policies of the Richmond Area Redevelopment Plan.
2. Proposal is compatible with adjacent development.
3. The project complies with the requirements of the DC Direct Control Bylaw with a minor relaxation of the provision for building height and side yard adjacent to residential land use district.
4. The project is a landmark building located at the gateway to the western portion of 17 Avenue SW.
5. The project encompasses the principles of Transit Oriented Development and is a sensitive intensification of existing commercial land utilizing existing infrastructure.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements

If this development permit is approved, 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. Amend the plans to show the following in regards to CPTED:
 - a) Vandal proof lighting adjacent to all building entranceways and garbage facilities (overhead and man doors);
 - b) Barrier free access from H/C parking stalls to building entrances. Revise the site and landscaping plans to show ramp locations;
 - c) Show the lighting fixture locations in the parkade so they are located over the parking stalls;
 - d) Add a note on the parkade plans indicating that the walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour;
 - e) Amend the parkade and floor plans to show (note) that all stairwell vestibule door/walls and elevator lobbies have transparent panels to ensure visibility into these areas. Show lighting in these areas that is vandal proof;
 - f) Amend the parkade plans to show (note) a minimum LUX of 54; and
 - g) Amend the site and landscaping plans to show (note) the minimum LUX and ratio for site lighting minimum 10 LUX with a uniformity ratio of 4:1 on pavement for the parking and pedestrian areas.
2. Provision of Public Art to be provided in accordance with the provisions of the Public Art policy.

3. Two additional trees to be provided along the southerly property line.
4. All details regarding to be removed from the plans and a separate development permit be submitted for a comprehensive signage package to be submitted prior to occupancy of the building.

Urban Development:

5. The developer shall submit one (1) set of amended plans to the File Manager to specifically address the requirements of the Business Unit(s) as listed below:

Water Resources – Water Servicing

- a. Amended plans have removed any mention of a water meter room. Indicate a water meter room adjacent to an exterior wall where the services enter the building.
6. The developer shall remit payment, in the form of a certified cheque, bank draft, or letter of credit. An estimate of the costs will be prepared by the City and provided to the applicant. The estimate will be prepared once the applicable comments relating to the Business Unit(s) noted below are resolved on the plans.

Calgary Roads

- a. Concrete / asphalt lane paving
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, street lighting etc., should it be deemed necessary through a site inspection by Calgary Roads personnel

Transportation:

7. Provide a “turnaround stall” on the lowest parking level at the location of the aisle’s dead end. Indicate signage to the effect of “No Parking Anytime, turnaround stall.”
8. Label the stalls designated for office use and commercial use. Office stalls shall contain signage restricting their usage.
9. Provide a protocol for parkade access for both employees and visitors (customers).

Permanent Conditions

Planning:

10. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority.
11. No changes to the approved plans shall take place unless authorized by the Development Authority.
12. A Development Completion Permit shall be applied for, and approval obtained, on completion of the development. Call the Development Field Inspection Group at 268-5311 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit.
13. All areas of soft landscaping shall be provided with an underground sprinkler irrigation

system.

14. A lighting system to meet the average minimum lighting illumination value of 6 LUX shall be provided.
15. All roof top equipment shall be painted and/or screened to the satisfaction of the Development Authority.
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.

Urban Development:

17. If during construction of the development, the applicant, the owner of the development or any of their agents or contractors becomes aware of any contamination:
 - a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary, and
 - b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary, and
 - c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

Prior to issuance of a Development Completion Permit, a letter from the qualified professional who prepared the Remedial Action Plan and/or a Risk Management Plan is to be issued to The City of Calgary in which the qualified professional certifies that the Remedial Action Plan and/or Risk Management Plan has been implemented.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of The City of Calgary (Environmental Management).

18. 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.
19. The developer, and those under their control, shall 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). 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. The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events. Please refer to the current edition of The City of Calgary Guidelines for Erosion and Sediment Control for more information.
20. In accordance with the Encroachment Policy adopted by Council on 1996 June 24, and as amended on 1998 February 23, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments

that are a result of this development are to be removed at the developer's expense, prior to issuance of a Development Completion Permit.

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

Transportation:

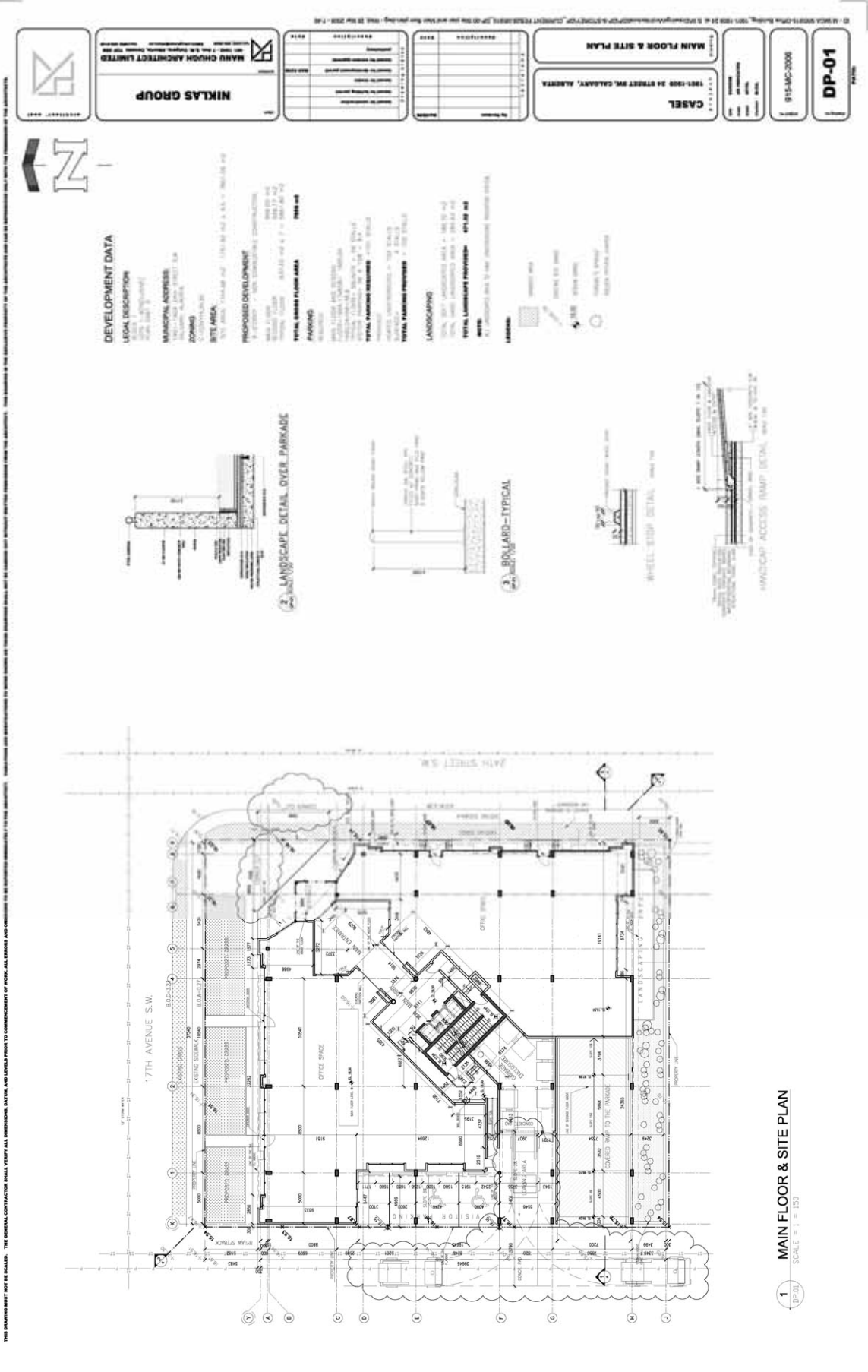
22. No direct vehicular access shall be permitted to / from 24 Street SW.
23. No direct vehicular access shall be permitted to / from 17 Avenue SW.
24. Lane access to 17 Avenue SW shall be limited to right in / right out vehicle movements only.

Renaë Royer
2008/May



CASEL

DEVELOPMENT PERMIT (REVISION)
1901-1909 24th STREET S.W CALGARY



THIS DRAWING MUST NOT BE SCALED. THE ORIGINAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATA, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND CONDITIONS TO BE EXISTING UNLESS NOTED TO THE CONTRARY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS TO BE EXISTING UNLESS NOTED TO THE CONTRARY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS TO BE EXISTING UNLESS NOTED TO THE CONTRARY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS TO BE EXISTING UNLESS NOTED TO THE CONTRARY.



DEVELOPMENT DATA
LEGAL DESCRIPTION
 100-1000 24 STREET SW, CALGARY, ALBERTA
MUNICIPAL ADDRESS
 100-1000 24 STREET SW, CALGARY, ALBERTA
ZONING
 O-1 (OFFICE)
SITE AREA
 100-1000 24 STREET SW, CALGARY, ALBERTA
PROPOSED DEVELOPMENT
 100-1000 24 STREET SW, CALGARY, ALBERTA
TOTAL GROSS FLOOR AREA
 100-1000 24 STREET SW, CALGARY, ALBERTA
PARKING
 100-1000 24 STREET SW, CALGARY, ALBERTA
LANDSCAPING
 100-1000 24 STREET SW, CALGARY, ALBERTA
TOTAL LANDSCAPING PERCENTAGE
 100-1000 24 STREET SW, CALGARY, ALBERTA

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	2008-05-01
2	ISSUED FOR PERMITTING	2008-05-01
3	ISSUED FOR PERMITTING	2008-05-01
4	ISSUED FOR PERMITTING	2008-05-01
5	ISSUED FOR PERMITTING	2008-05-01
6	ISSUED FOR PERMITTING	2008-05-01
7	ISSUED FOR PERMITTING	2008-05-01
8	ISSUED FOR PERMITTING	2008-05-01
9	ISSUED FOR PERMITTING	2008-05-01
10	ISSUED FOR PERMITTING	2008-05-01

MANU CHUN ARCHITECT LIMITED
 100-1000 24 STREET SW, CALGARY, ALBERTA
 403-241-1111
 403-241-1112
 403-241-1113
 403-241-1114
 403-241-1115
 403-241-1116
 403-241-1117
 403-241-1118
 403-241-1119
 403-241-1120

MAIN FLOOR & SITE PLAN
 100-1000 24 STREET SW, CALGARY, ALBERTA
CASEL
 915-MC-2006
DP-01

1 MAIN FLOOR & SITE PLAN
 SCALE = 1 = 150

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, VERTICAL AND LAYOUT PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CLAIMED OR WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECTS.



MANU CHUO ARCHITECT LIMITED
401 1040 7 Ave. S.W. Calgary, Alberta, Canada T2P 5S8
403-243-8888

NIKLAS GROUP

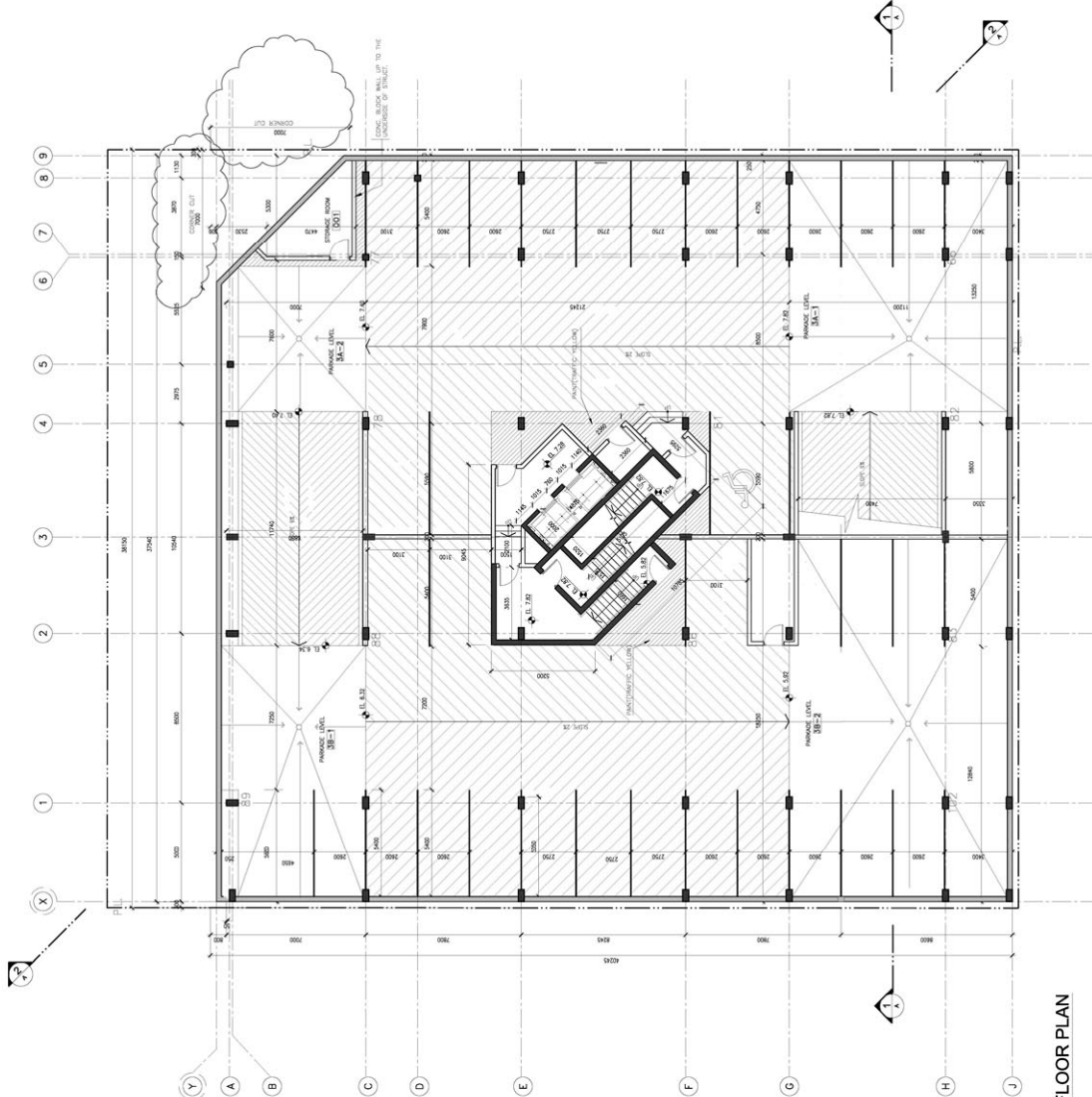
NO.	DESCRIPTION	DATE

CASEL
1901-1909 24TH STREET S.W.
CALGARY, ALBERTA

PARKADE LEV. 3A & 3B PLAN


Project No. 915-MC-2006

DP.04
PART 1

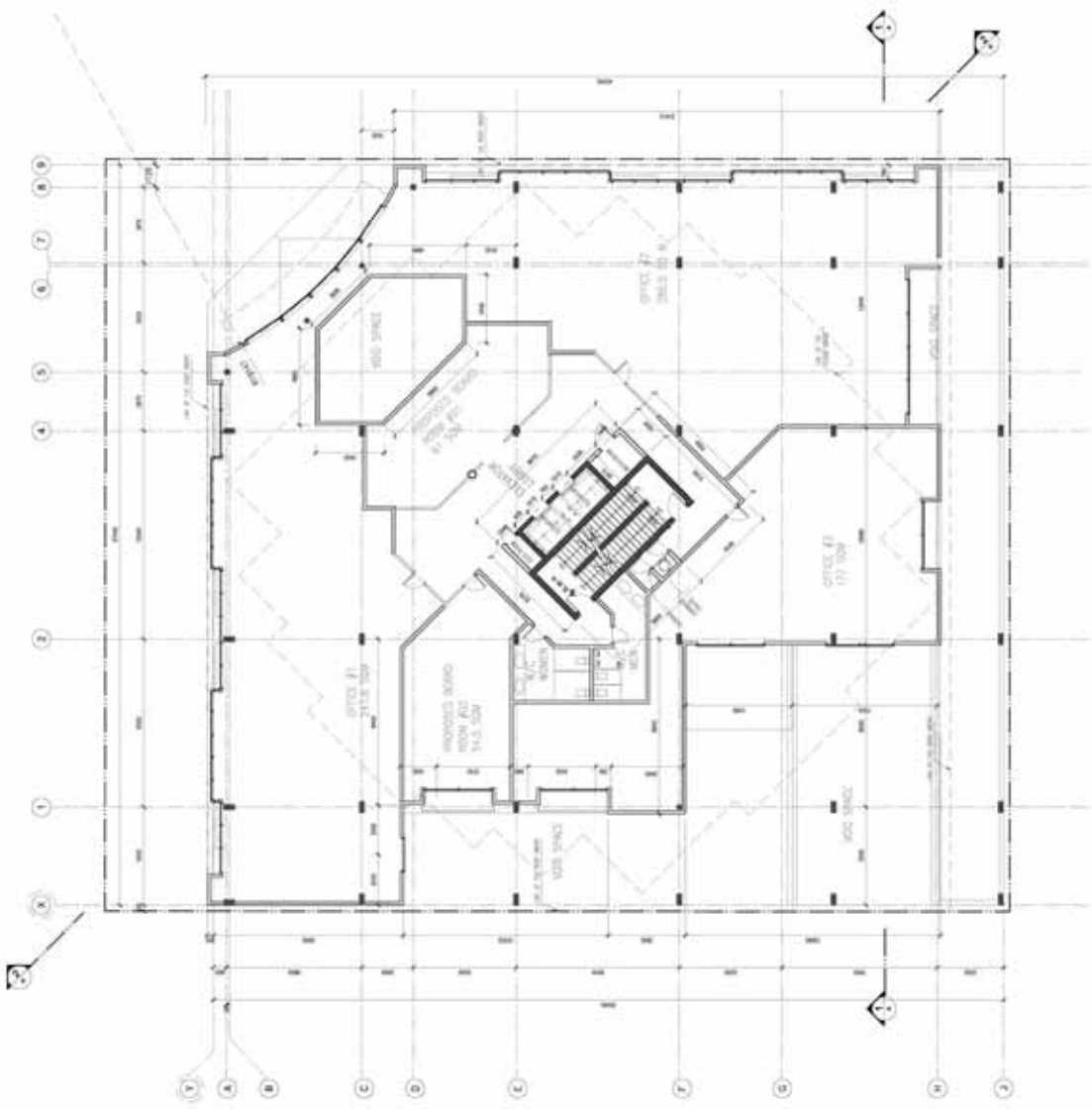


1 PARKADE LEVEL 3A & 3B FLOOR PLAN
SCALE: 1/4" = 1'-0"

10 - MACH 80915-0106 Building, 1901-1909 24 St. S.W. Calgary, Alberta, Canada T2P 5S8. CURRENT FEES: 09/15/01 P.M.L. 3A/3B.DWG - W4L 28 MAR 2008 - 7:53

 <p>M&C GROUP M&C GROUP ARCHITECT LIMITED 100-1100 24 STREET S.W. CALGARY, ALBERTA</p>	<p>PROJECT:</p>	<p>DATE:</p>	<p>SCALE:</p>	<p>PROJECT NO.:</p>	<p>DATE:</p>	<p>SCALE:</p>	<p>PROJECT NO.:</p>	<p>DATE:</p>	<p>SCALE:</p>	<p>PROJECT NO.:</p>	<p>DATE:</p>	<p>SCALE:</p>
	<p>PROJECT:</p>	<p>DATE:</p>	<p>SCALE:</p>	<p>PROJECT NO.:</p>	<p>DATE:</p>	<p>SCALE:</p>	<p>PROJECT NO.:</p>	<p>DATE:</p>	<p>SCALE:</p>	<p>PROJECT NO.:</p>	<p>DATE:</p>	<p>SCALE:</p>

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1 SECOND FLOOR PLAN

THIS DRAWING MUST NOT BE SCALED. THE ORIGINAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATA, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CLAIMED OR WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE ARCHITECT.



MANU CHUGH ARCHITECT LIMITED
 401-1040-7 Ave. S.W., Calgary, Alberta, Canada T2P 0S8
 TEL: 403-243-8888 FAX: 403-243-8889
 www.manuchugh.com

NIKLAS GROUP

NO.	DESCRIPTION	DATE

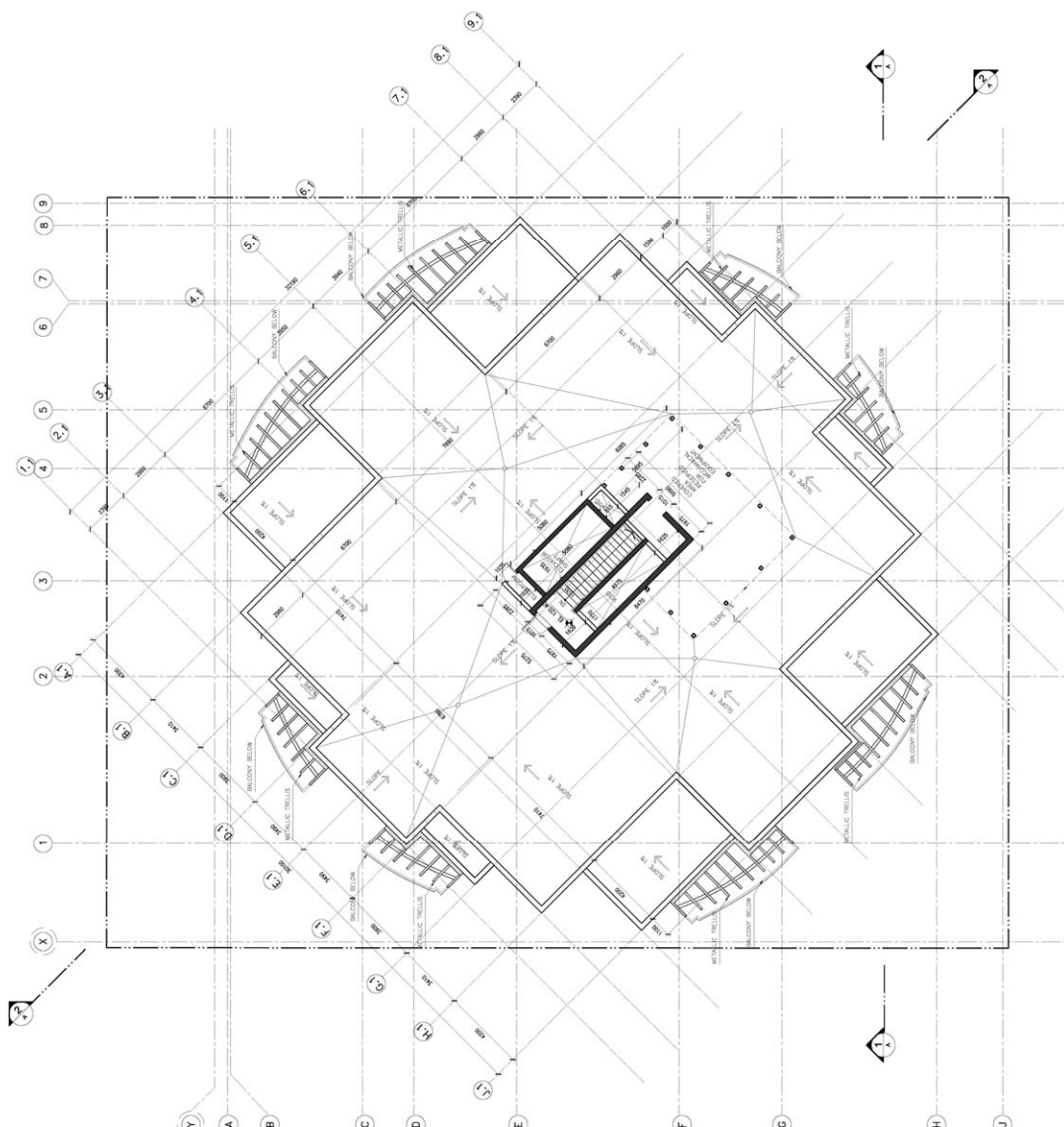
NO.	DESCRIPTION	DATE

CASEL
 1901-1909 24 STREET S.W.
 CALGARY, ALBERTA

PROJECT NO.
 915-MC-2006

ROOF PLAN

DP.08
 PART 1



- GENERAL NOTES:**
1. ALL EXTERIOR DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 3. ALL EXTERIOR WALLS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL WALLS ARE TO EXTEND TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
 5. ALL DOORS ARE 1.0M WIDE BY 2.0M HIGH UNLESS NOTED OTHERWISE.
 6. REFER TO DRAWING A-01 FOR FINISHED FLOOR LEVELS AND TO DRAWING A-02 FOR FINISHED CEILING LEVELS.
 7. REFER TO DRAWING A-03 FOR FINISHED FLOOR LEVELS AND TO DRAWING A-04 FOR FINISHED CEILING LEVELS.
 8. REFER TO DRAWING A-05 FOR FINISHED FLOOR LEVELS AND TO DRAWING A-06 FOR FINISHED CEILING LEVELS.
 9. REFER TO DRAWING A-07 FOR FINISHED FLOOR LEVELS AND TO DRAWING A-08 FOR FINISHED CEILING LEVELS.
 10. REFER TO DRAWING A-09 FOR FINISHED FLOOR LEVELS AND TO DRAWING A-10 FOR FINISHED CEILING LEVELS.

1 ROOF FLOOR PLAN
 SCALE = 1 : 100

10 - MANICA 500915 OFFICE BUILDING, 1901-1909 24 ST. S.W. CALGARY, ALBERTA T2P 0S8. CURRENT FILE# 2006-0560. DP.08 ROOF PLAN - W.D. 28 MAR 2006 - 08H

