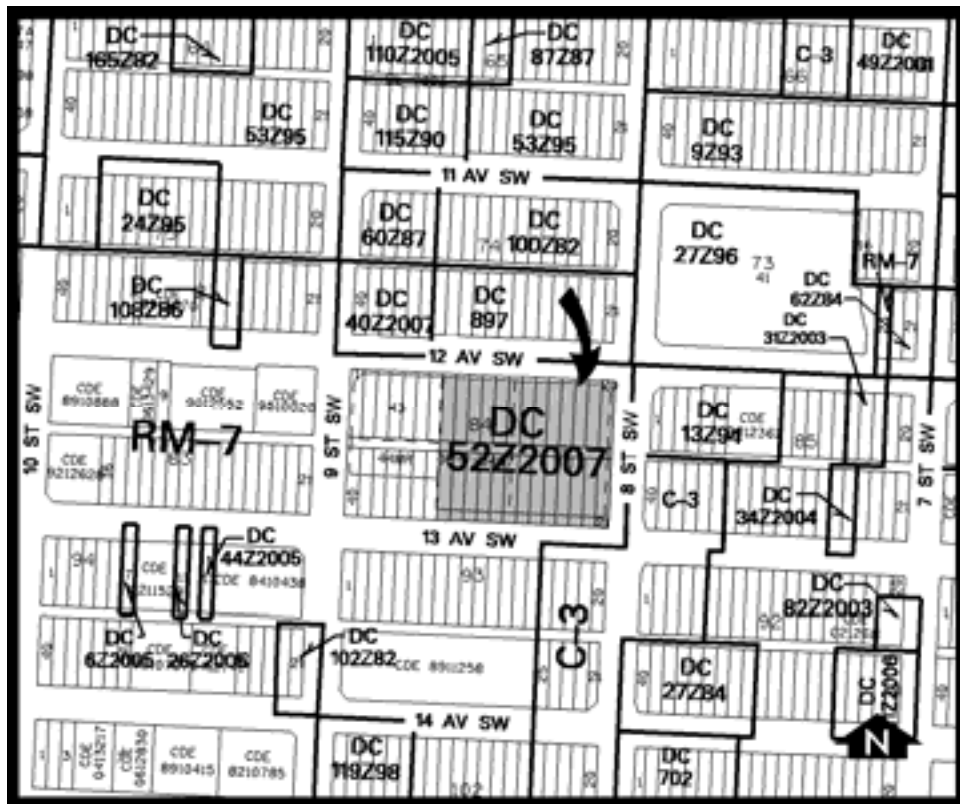


**REPORT TO THE CALGARY PLANNING COMMISSION**

<b>DEVELOPMENT PERMIT</b>	<b>ITEM NO: 02</b>	
	CPC DATE:	2007 November 01
	<b>DP NO:</b>	DP2007-2722

BELTLINE  
(Ward 8 - Alderman Mar)



**PROPOSAL:**  
Office Building with retail and restaurant uses at grade.

<b>APPLICANT:</b> Gibbs Gage Architects	<b>OWNER:</b> Calgary Board of Education
<b>MUNICIPAL ADDRESS:</b> 905 – 12 Avenue SW 930 – 13 Avenue SW	<b>LEGAL DESCRIPTION:</b> Plan 0714774, Block 84, Lots 41 & 42 (Map 16W)
<b>EXISTING LAND USE DISTRICT(S):</b> DC Direct Control District (52Z2007)	
<b>AREA OF SITE:</b> 0.85 ha ± (2.09 ac ±)	
<b>CURRENT DEVELOPMENT:</b> Sandstone School (Dr. Carl Safran School Site), Surface Parking Lot, Open Space.	

**ADJACENT DEVELOPMENT:**

**NORTH:** high rise office building, low rise apartment building, single detached dwelling

**SOUTH:** office building, low rise apartment buildings, single detached dwellings

**EAST:** office buildings, low rise commercial building

**WEST:** low rise apartment buildings, townhouses, open space

<b>DEVELOPMENT SUMMARY</b>			
<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
<b>DENSITY</b>	A maximum of 2.86, excluding the Sandstone School	2.62 FAR	None
<b>PARKING</b>	1 stall per 46 square metres of Net Floor Area – 473 stalls required	360 stalls provided	113 stalls
<b>LANDSCAPING</b>	A minimum of 2940 square metres of Functional Open Space	3270 square metres provided	None
<b>EXTERIOR FINISH MATERIALS</b> <b>Main Floor:</b> Transparent Glazing, Limestone <b>Tower:</b> Glazing, Spandrel Glass, Metal			

## **PLANNING EVALUATION**

### **Introduction**

This development permit is an office building to facilitate the relocation of the CBE administration functions to the renovated sandstone school and a new office building on site.

### **Site Context**

The site is located at the southwest corner of 8 Street and 12 Avenue SW, with commercial development to the north and east of the site, and residential development to the south and west of the block. The subject property is the eastern two thirds of the Dr. Carl Safran School Site, with the existing historic sandstone building sited in approximately the central 1/3 of the block. The eastern third of the block is used primarily for surface parking, with a small pocket park at the corner of 13 Avenue and 8 Street SW. The western third of the block, which is outside the subject application area, has been secured by the City as open space.

### **Legislation & Policy**

Development of the site is guided by the policies of the Beltline Area Redevelopment Plan (Approved by Council 2006 May). The application is contained within the Urban Mixed Use area of the Plan. Within this area, the policy calls for

- Creation of mixed use areas and streetscapes that are active, pedestrian scaled, and sensitive to residential uses adjacent to or in close proximity;
- Creation of vibrant pedestrian streets that provide activity throughout the daytime and evening hours; and
- Promotion of live-work units in a variety of configurations.

The Beltline ARP advocates the preservation of the heritage building and retention of the open space on the Dr. Carl Safran site.

On 2006 March 13, Council approved the Open Space Strategy for Established Communities which states as key recommendations that: “no net loss of existing public space be adopted for the Downtown” and “in the Downtown and Beltline, parks be upgraded to a higher standard and land acquired for new parks as needed.”

### **Land Use District**

The land use district for this project was approved by Council in 2007 June. The proposed land use amendment is not tied to specific development plans. However, the proposed direct control district respected the design guidelines and policy intent of the urban mixed use district of the ARP.

The maximum floor area for this project is 2.86 F.A.R. In order to encourage the re-use of the sandstone school, any floor area located within that building has been excluded from the floor area calculation. When the 2.86 F.A.R. is combined with the area allowed in the sandstone school, a maximum floor area of 28,000 m<sup>2</sup> has been achieved on the site.

Within the Direct Control guidelines a provision was made to ensure the retention of a minimum of 2940 square metres of functional open space on the developable site. The intent was to ensure that there is no net loss of functional open space on the Safran site, with the ability of the public to access and utilize the space that is maintained. Over 3000 square metres of open space have been provided through this application.

## Site Layout & Building Design

The project is an L shaped, 10 storey office building, sited on the existing parking and gymnasium addition to the sandstone school. At grade, the building is a negative podium, with a primarily transparent glass façade that allows views through the main floor in certain locations. Along 8 Street SW, small CRU spaces and a narrowed lobby space are provided. At the southern edge of the building, a restaurant has been proposed to animate the adjacent landscaped area. This patio area has been elevated slightly above the adjacent surface to define the seating boundary and animate the area by extending the full width of the southern façade.

The 12 Avenue elevation includes the two vehicular entrances for the project, and features a two storey glass atrium between the office building and a two storey pavilion located on the footprint of the existing gymnasium. This pavilion contains the parkade entrance and a large multi-purpose room. The western edge of the building adjacent to the park is clad in a combination glass and split-faced, dry-stacked limestone. In order to soften this edge, a “vine trellis” has been proposed, which when planted will be similar to the vines growing on other CBE sites (i.e. Western Canada High School).

Floors 2 – 10 are the body of the office building. This building features a curved glass and spandrel glass wall adjacent to 8 Street SW. The west elevation has been designed with the sandstone school façade in mind, playing with the rhythm of the existing building. A light coloured metal cladding provides a neutral backdrop to the existing building. The top floor of the project is both a penthouse office space and the location of the mechanical equipment.

The application was circulated to the Urban Design Review Panel (see complete comments in APPENDIX IV). The following table lists the main comments of the panel and how they were addressed during the review of this application.

Urban Design Review Panel Comment	Applicants Response
The Panel was concerned that the detailing being proposed on the southeast corner would not readily permit the introduction of a restaurant to that corner, including the frameless glazing which does not readily accommodate patio doors and the large expanse of hard landscape to the south which appears as a pedestrian passage rather than a dedicated patio area;	Applicant has revised the space to provide a distinctive patio, and an entryway to the restaurant through the patio.
The Panel encourages the development of a stronger connection between the historical landscape in front of the historical building and contemporary landscape on the balance of the site, and encouraged increased soft landscaping;	The central pathway and planting in the landscape of the old school has been aligned with the centre-line of the corresponding pathway in the contemporary landscape. This strengthens the connections between the spaces, while allowing the applicant to differentiate between the two spaces.
The Panel felt that the paving varieties were a bit extreme and suggested that a simpler, more elegant solution to the paving strategy would be a more fitting approach;	Applicant has simplified the paving pattern.

The Panel felt that the proposed location of the bicycle rack against the transparent glass wall of the future restaurant was awkward.	Bicycle racks have been re-located with a majority of them located along 8 Street SW.
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### **Heritage Considerations**

The site currently houses the Dr. Carl Safran School, one of the largest sandstone schools built during Calgary's pre-WWI economic boom. Completed in 1908, the school (originally known as the Calgary Collegiate Institute) is a rare Calgary example of the Scottish Baronial style, and a highly detailed sandstone building. The gymnasium addition on the northern part of the building was completed in 1940. The original building is in good condition, and is listed as Category A on the municipal "Inventory of Potential Historic Sites". The gymnasium is listed as a Category C on the municipal inventory.

The existing sandstone school has been retained on the site, with interior and exterior alterations to the space consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Few exterior alterations are required for the project, while most of the interior of the school will be altered for use as office space. The interior alterations respect the heritage values, and incorporate retention of many of the character defining elements. The Calgary Board of Education will be maintaining one classroom as it was used in 1908 as a historic interpretive feature.

There was considerable discussion about retaining, re-using or replicating some portion of the 1940 gymnasium addition as a reference to its history on the site prior to demolition. When the DP drawings were submitted, a reference was made to the possibility of moving or replicating the original main gymnasium entrance piece on the northeast corner of the building. To be retained, it would have to be moved or replicated. Since it is poured-in-place concrete, moving the structure is not feasible. To replicate the entrance piece was not considered appropriate by the heritage planner. In lieu of this, administration and the applicant have agreed upon a permanent commemorative historic photo record at the entrance to the multi-purpose space. A prior to release condition has been added to provide further details.

### **Landscaping**

Open space has been provided in two locations for the project. The first is the southern 21 metres of the site, adjacent to 13 Avenue SW. As there is a requirement for publicly accessible functional open space under the Direct Control Bylaw, this design achieves a good passive park setting, responding to the local pedestrian patterns. The eastern part of this space features allees of small ornamental trees tightly spaced in raised planters. The western portion of this design is a historic reflection of the Victorian landscaping from 1907, with turf and a circular bed of coniferous shrubs. This circular bed also acts as a visual terminus to the eastern portion of the allee of trees.

The second location is a central courtyard provided adjacent to the eastern façade of the sandstone Dr. Carl Safran building. Reflecting the site required by the Direct Control District, this space has been designed with a view corridor to a central focal point, both by a direct paving pattern along the site triangle diagonal, as well as a view terminus to a large specimen deciduous tree, referred to as the "Tree of Learning". It is seen not only as a signature focal feature at the end of the diagonal path, but figuratively as the 'school house shade tree' that is a place of gathering, meeting and socializing. It is anticipated the tree will be a pre-purchased, unique specimen tree of a minimum 200mm caliper. It is outside the parkade structure, so root depth can be maximized. Low level planting comprised of deciduous shrubs placed in three distinct planters give context to the "tree of learning".

Street trees have been provided along all the edges of the development. Tightly spaced Brandon Elm and Patmore Ash are located within a continuous tree trench. As the design of the 13 Avenue Greenway is finalized (as per the Beltline ARP), this landscape pattern can adapt to these changes.

### **Sustainable Design Features**

As part of the application, the Calgary Board of Education is targeting a LEED silver construction for the project. Through the LEED process, the applicant has committed to high efficient windows, heat recovery systems, and other sustainable features as required under the LEED process.

### **Site Access & Traffic**

There are two vehicular access points for this project. The first access point is from 12 Avenue SW, and is used for vehicular traffic. The second access point is for loading and garbage only, and is located further along 12 Avenue SW to the east.

### **Parking**

Parking is provided in an underground parkade. A relaxation has been requested to provide 113 less parking stalls than required under the bylaw (a parking ratio of approximately 1 stall per 65 square metres of net floor area has been provided). Administration is supporting this relaxation because the site is across the street from the downtown parking boundary (which requires 1 stall per 90 square metres of net floor area), is located within 600 metres of the 8 Street LRT station, and adjacent to two inner city bus routes. Bicycle parking facilities have been provided on site and within the building to the satisfaction of Transportation Planning.

### **Site Servicing for Utilities**

Services are available for the proposed development. The developer is responsible for any required upgrades to the existing services including a contribution to the Centre City Development Levy.

### **Environmental Site Assessment**

No issues arose as a result of this application.

### **Community Association Comments**

A letter of support was received from the Beltline Planning Group for this application (See APPENDIX III). They mentioned four concerns as part of the project:

- The landscaping on the 13 Avenue corridor -- There currently exists a strong desire line from 13 Avenue to the middle of 8 Street SW (the trampled mud path within the grassed area). The community wished to have this desire line expressed through the Development. Administration, rather than provide a forced desire line, worked with the applicant to provide route choices through the landscaping.
- The blank wall adjacent to the western open space -- This has been addressed through the use of vine trellis, a window, and other architectural detailing.

- Entrances to the park from the building -- Rather than provide the entrances, the applicant has increased the glazing on the addition adjacent to the Sandstone School for this project.
- The materials – these were a concern as they had not been chosen at time of circulation. Administration supports the materials as they are high quality and provide a subordinate yet complimentary backdrop to the existing sandstone school.

### **Adjacent Neighbour Comments**

No Comments Received. The Calgary Board of Education hosted a Community Open House on 2007 August 28. Approximately 50 people attended to view the plans for the project and express comments. City Staff were in attendance.

### **CONCLUSION:**

The proposal is supported for the following reasons:

1. The project meets the goals of the Beltline Area Redevelopment Plan to allow redevelopment along a major pedestrian corridor while preserving a significant heritage building.
2. The project allows for enhanced landscaping along the 13 Avenue Greenway corridor, while maintaining no net loss of functional open space for the Beltline.
3. The building design and materials compliment the existing sandstone school on the site.

### **CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL**

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

### **Prior to Release Requirements**

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority.

### **Planning:**

1. Submit a total of six complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address the prior to decision issues of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments;
2. Provide a site lighting plan for the development, showing illumination levels at night for
  - a) the Interior courtyard space;
  - b) The public realm along the two street edges for the development;
  - c) The tower; and
  - d) Any proposed lighting of the existing sandstone school.

Distinctive integrated exterior lighting, and architecturally integrated signage are both strongly encouraged;

3. Revise the drawings and/or submit a letter showing the historic interpretive features for the overall project (including the 1940 gymnasium commemoration);
4. Provide a historic structure report that identifies the historic character defining elements of the historic Central High School (Safran Centre) and provides rationale for all interventions in accordance with the *Standards and Guidelines*;
5. Provide a historic rehabilitation plan to indicate the overall approach to the rehabilitation of the historic Central High School (Safran Centre) that clearly indicates how the proposed interventions meet *Standards and Guidelines*. This is to identify those portions of the structure that are to be preserved, rehabilitated or restored. It must also include a historic window survey of all historic windows to determine their existing condition and potential for repair rather than replacement. If replacement is the preferred option, provide detailed rationale to support that decision;
6. Provide the report documenting all interventions to the historic Central High School (Safran Centre) with a note saying a further report shall be provided upon completion of the project;
7. The applicant shall register a public access agreement for the 2940 metres of functional open space as described in the Direct Control Bylaw;

#### **Urban Development:**

8. Submit amended plans to the File Manager to specifically address the requirements of the Business Unit(s) as listed below:  
  
Calgary Roads
  - a. A detailed driveway cross-section complete with ramp grades and elevations at face of curb, back of sidewalk, property line and driveway ramp on private property;
  - b. No negative sloping of driveway access ramp to the underground parking and loading area is to occur **within the bylawed setback area** on 12 Avenue SW (Section A-A and B-B); and
  - c. Provide details how the rain and snowmelt water will be collected and directed to an internal storm water management system to avoid hazardous formation of ice along canopy edges that can fall onto pedestrians;
9. The developer shall remit payment for the Centre City Utility Levy, in the amount of \$398,600.00, to Urban Development. This off-site levy is for Community Recreation, Transportation, Parks Upgrading, Greenways and the construction, upgrading and replacement of water and sanitary sewer mains required for or impacted by the proposed development in the Centre City Area. The Utility Levy amount above is determined by using \$3,970.00 per meter of site frontage (on the avenues only) of the proposed development;
10. 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. Approved driveway crossings;
- b. Driveway crossing closures;
- c. Streetlight upgrading;
- d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc.;  
and
- e. should it be deemed necessary through a site inspection by Calgary Roads personnel; and

**Transportation:**

11. Sign parking stalls as per parking protocol.

**Permanent Conditions**

**Planning:**

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority;
2. No changes to the approved plans shall take place unless authorized by the Development Authority;
3. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit;
4. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size;
5. All enclosed parking areas shall have walls and ceilings painted a white or light colour and have a lighting system to meet the average minimum lighting illumination of 54 LUX;
6. Parking areas shall be for the sole use of building occupants and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core;

**Urban Development:**

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

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

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

8. The developer shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
- Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.);
  - Relocation of works (survey monuments and underground/overhead utilities, etc.);
  - Upgrading of works (road widening and watermain upgrading, etc.);
  - Construction of new works (lane, paving, sidewalks, curbs, etc.); and
  - Reconstruction of City facilities damaged during construction.

All work performed on public property shall be done in accordance with City standards and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, street lighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing and landscaping.

Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the developer shall pay the difference, upon receipt of notice, to The City;

9. Indemnity Agreements are required for any work to be undertaken adjacent to or within The City right-of-way or setback areas for purpose of shoring, tie-backs, piles, sidewalks, lane paving, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in City rights-of-way and setback areas must be removed to the satisfaction of the Manager of Urban Development, at the developer's expense, upon completion of foundation work;
10. 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;
11. 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; and

12. 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.

### **Advisory Comments**

The following advisory comments are provided as a courtesy to the applicant and property owner. They represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

### **Planning:**

1. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority;
2. The development must commence before 2010 November 01, or this permit will no longer be valid;
3. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter;
4. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the building, including those which are required through the building permit process;
5. In addition to your Development Permit, you should be aware that a Building Permit is also required. Now that your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information;

### **Urban Development:**

6. Environmental site information indicate that this building(s) may contain hazardous materials including, but not limited to, asbestos construction material (ACM), lead based paint (LBP), UREA formaldehyde foam insulation (UFFI), mercury containing switches, and/or polychlorinated biphenyls (PCB) within fluorescent light fixtures. A current assessment of the building may be required prior to renovation or demolition of the building(s). Handling and disposal of any hazardous building material must be done in accordance to applicable legislation/guidelines;
7. The developer is advised that the property line is 3.4 m from lip of gutter, 0.3 and 0.6 m from back of sidewalk on 12 Avenue SW;
8. The developer is advised that the property line is 5.8 m from lip of gutter, 0.3 m from back of sidewalk on 13 Avenue SW;
9. The developer is advised that the property line is 2.1 m from lip of gutter, 0.0 m from back of sidewalk on 8 Street SW;

10. The developer is advised that the property line is 5.5 m from lip of gutter, 0.3 m from back of sidewalk on 9 Street SW;
11. The developer is advised that the future lip of gutter is 3.76 m and future back of sidewalk is 0.0 m from ultimate property line on 12 Avenue SW;
12. The developer is advised that the future lip of gutter to be determined under "Heritage Greenway Concept Design" (currently being developed by Planning) from the ultimate property line on 13 Avenue SW;
13. The developer is advised that a bylaw setback of 2.134 m is required adjacent to 12 Avenue, 8 Street and 9 Street SW as per the Land Use Bylaw;
14. The developer is advised that a corner cut of 4.5 m x 4.5 m is required at all four (4) corners in addition to the bylaw setback;
15. The developer is advised that driveway applications may be required. The locations and design of driveways must be approved by Transportation Planning. New driveways including driveway modifications or relocations must be constructed to City standards at the developer's expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developer's expense;
16. The developer is advised that driveway closures may be required. Existing driveways that are not required for the development must be closed (removed), to City standards at the developer's expense;
17. The developer is advised that Calgary Roads is responsible for determining whether the existing sidewalks, driveway crossings, street lighting, curb and gutter, etc., are to City standards. Replacement and/or rehabilitation would be at the developer's expense;
18. On all developments with under-drive garages or parking lots that are lower than the back of walk or curb or lane grade, the developer shall confirm in writing that all approved driveways required for this development will be constructed to ramp grades as shown on the plans submitted and approved by Calgary Roads. Negative sloping of driveways within City road right-of-way is not acceptable. If actual constructed grades do not match approved grades, the developer is responsible for all costs to remove and reconstruct driveway ramp grades to the approved grades;
19. The developer is advised that boulevard grade differences between existing or ultimate curbs and existing or ultimate property lines are not to exceed 2%;
20. Water connection is available from 8 Street SW;
21. Show details of proposed changes to servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter;
22. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plan for Building Permit approval. Contact FPB at 268-5378;
23. Existing water service to be killed by City Waterworks and a new service installed at developer's expense;

23. Existing water service to be killed by City Waterworks and a new service installed at developer's expense;
24. A dual service is required to service the site;
25. The developer must apply for water and sewer connections as per City standards;
26. If further subdivision occurs in the future (including strata subdivisions), each titled parcel MUST have separate service connections to a public mains (water and sanitary);
27. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Waterworks Specifications. The watermains are 90 years and older and although there has been minimum breaks during their life span, any disturbance during construction such as a new service connection or other alterations can cause breaks. Lead joints of old cast iron mains are very sensitive to ground movements;
28. Sanitary sewer connection is available from 12 Avenue and 13 Avenue SW;
29. Storm sewer connection is available from 13 Avenue and 8 Street SW;
30. Show all existing and proposed sewers on the development site servicing plans at the Building Permit stage;
31. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96;
32. All open run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;
33. The allowable stormwater run-off coefficient shall be 30%;
34. Ponding is required for 1:100 year storm events;
35. Direct all roof drainage to on-site storm;
36. Slab of building elevation to be a minimum of 0.3 meters above top of pond;
37. Storm Redevelopment Fees will be required;
38. Contain storm run-off on site;
39. Controlled stormwater discharge required;
40. All on-site sewers are to be designed to City of Calgary specifications;
41. Prior to the reuse of existing sewer(s), contact the Water Resources – Leader, Public Response, at 268-1233, to arrange for an inspection by city personnel. If existing services are found to be unsuitable for reuse, new services shall be installed at the developer's expense;
42. If water service is replaced, then a new sanitary service is required;
43. The developer must apply for a line assignment from Utility Line Assignments for tree planting in the City road right-of-way (boulevard). This application consists of a letter, on plans showing all of the following information:

- a. Property lines;
- b. Curb/sidewalks;
- c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards);
- d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.); and
- e. Dimensions from property line to all of the above features.

Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6<sup>th</sup> floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5;

### **Transportation:**

44. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes area to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route;
45. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), pedestrian oriented lighting is to be provided along pedestrian routes;
46. Transit, carpooling and active travel choices should be encouraged and promoted;
47. A TDM plan should be developed and a TDM coordinator appointed for the proposed development to ensure that the TDM program is integrated into the development and management of the site to meet the trip reduction targets proposed in the plan;
48. Transportation Demand Management (TDM) initiatives should be identified, implemented and integrated into the ongoing management of the proposed development. Successful TDM programs require ongoing promotion and management. Initiatives such as a universal type transit pass or transit subsidies for employees and residents, promoting carpooling, facilitating ride-matching, parking management, and car-sharing are examples of initiatives that are being successfully implemented to reduce vehicle trips;
49. The developer/owner should emphasize and encourage the use of transit by employees. The applicant is advised that the site is less than 1 km away from the 8 Street LRT station. This distance is less than a 10 to 15 minute walk for most people and could reasonably be travelled on foot along 8 Street SW, which has sidewalks on both sides;
50. There shall be no encroachments in the visibility triangle over 750mm;
51. Facility management shall appoint a traffic demand management (TDM) coordinator to develop strategies for a TDM program, to implement, manage and to monitor TDM program results to meet trip reduction targets;
52. The required 2.134m Bylawed Setbacks on 12 Avenue S and 8 Street W are shown correctly on the site plan;
53. To mitigate the need for offsite transportation improvements, the developer shall integrate TDM program infrastructure (e.g. bicycle parking, shower/locker facilities, carpool parking and pathway/sidewalk connections) into the development plans;

54. The applicant is advised that the site is located within 400 metres of a transit route (or 600 metres of an LRT station). It is recommended that the applicant limit the number of parking stalls provided to the number required by The City of Calgary Land Use Bylaw; and
55. Provide showers, lockers and change rooms to encourage employee commuting by active modes.

Dwayne Drobot  
2007 November

## APPLICANT'S SUBMISSION

On behalf of the Calgary Board of Education, Bentall Real Estate Services, who are the development managers for CBE, and JRM Realty Advisors, Real Estate Advisors to the CBE, we are pleased to submit a Development Permit Application for a new office building and renovations to the Dr. Carl Safran Centre.

### Primary Project Objectives

1. Consolidate the resources of the CBE's administration in one location
2. Align with the broader urban design objectives of the Beltline ARP
3. Conserve Calgary's heritage / sandstone school building conservation
4. Respect cost and create value
5. Respect our environment and meet LEED certification

### Land Use and Subdivision

This Development Permit Application follows an approved Land Use Amendment, LOC 2006-0055, which was approved at Calgary Planning Commission on April 19, 2007. The new By Law is DC52Z2007. A Subdivision Application SB2006-0487 was approved on this site on June 28, 2007. The block has been subdivided the site into 3 parcels. This application comprises the central and easterly portions of the subdivided land.

### Site Description

The site is located in the Beltline between 12 and 13 Avenues at 8 Street SW.

### Heritage

The design for the project incorporates the original 1908 sandstone school and the 1911 sandstone addition, however, the 1940 gymnasium addition will be demolished. The entire exterior of the sandstone building and various interior elements will be conserved. The uses inside the building will be changed from that of a school to offices. A heritage classroom will be conserved to accommodate field trips of CBE students.

### Image

The image for the new building is that of a contemporary office environment complementing the heritage school reflecting the CBE's objective to create "a modern education administration centre . . . in a prominent building that showcases the importance of public education while demonstrating compatibility with the community and the plans of The City of Calgary". Calgary Planning Commission, at the land use approval hearing, requested that the new elements of the project be "compatible, discernable and subservient" to the original building.

### Materials

The palate of materials includes split-faced Tyndall stone, honed granite, prefinished metal cladding and clear and back-painted glass.

### Massing

The primary components of the building are arranged around a south-facing public courtyard. The lower two levels of the project are primarily glass creating a transparent base through which the old school can be seen. The link between the tower and the new multi-purpose wing allows visibility and pedestrian permeability from the courtyard to 12 Avenue as well as the opportunity to showcase CBE activities and initiatives.



Retail frontage is provided along 8 Street and 12 Avenues. The multi-purpose facility north of the old school has been pulled away from the school to allow visibility of its north wall from the interior. A south-facing restaurant space in the tower will animate the extensive public-use green space. The articulated office tower has a curved façade addressing views to and from the downtown. The penthouse has been articulated to resolve the top of the building in a distinctive profile at the skyline.

### Landscaping

The open space south of the tower has been designed to provide for a variety of uses and experiences through a mix of tree planting, grassed lawns and hard surface paving. The courtyard between the old and new buildings offers an articulated hard surface space surrounded by planting beds and is programmable for public events as well as offering casual seating. The original landscaping in front of the old school will be referenced in a modern expression.

### Transportation issues

All parking will be provided under the tower block, but is accessed from 12 Avenue at the west end of the site. Loading facilities for the development will be at grade within the building and accessed from 12 Avenue.

# CBE EDUCATION CENTRE

## DEVELOPMENT PERMIT APPLICATION - PTD & PTR

OCTOBER 15, 2007

### DRAWING LIST

- DP-01 VICINITY PLAN, SITE STATISTICS
- DP-02 SURVEY SITE PLAN
- DP-C-01 SITE SERVICING PLAN
- DP-C-02 SITE GRADING PLAN
- DP-C-03 STORM DRAINAGE PLAN
- DP-C-04 SEDIMENT AND EROSION CONTROL PLAN
- L-01 LANDSCAPE SITE PLAN
- L-02 LANDSCAPE DETAILS 1
- L-03 LANDSCAPE DETAILS 2
- DP-L-02 TREE INVENTORY PLAN
- DP-03 SITE PLAN / FLOOR PLAN - LEVEL 1
- DP-04 FLOOR PLAN - LEVEL 2
- DP-05 FLOOR PLAN - LEVEL 3
- DP-06 FLOOR PLAN - LEVEL 4 - TYPICAL FLOOR
- DP-07 PENTHOUSE PLAN
- DP-08 ROOF PLAN
- DP-09 FAIRFACADE PLAN - LEVEL 1
- DP-10 FAIRFACADE PLAN - LEVEL 2
- DP-11 FAIRFACADE PLAN - LEVEL 3
- DP-12 FAIRFACADE PLAN - LEVEL 4 - NORTH & EAST
- DP-13 BUILDING ELEVATIONS - SOUTH & WEST
- DP-14 SITE SECTION 01
- DP-15 SITE SECTION 02
- DP-16 LOADING DOCK DETAILS
- DP-17 DETAILS
- DP-18 HISTORIC RENOVATION - EXTERIOR FABRIC
- DP-19 HISTORIC RENOVATION - INTERIOR FABRIC



JOB NUMBER: 07054



**KELLAM BERG**  
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**EBA**  
Elliott, Smith, Anderson Engineering Ltd.



**rjc**  
Real Jones Construction  
Consulting Engineers



**diffe**  
Design & Construction Services

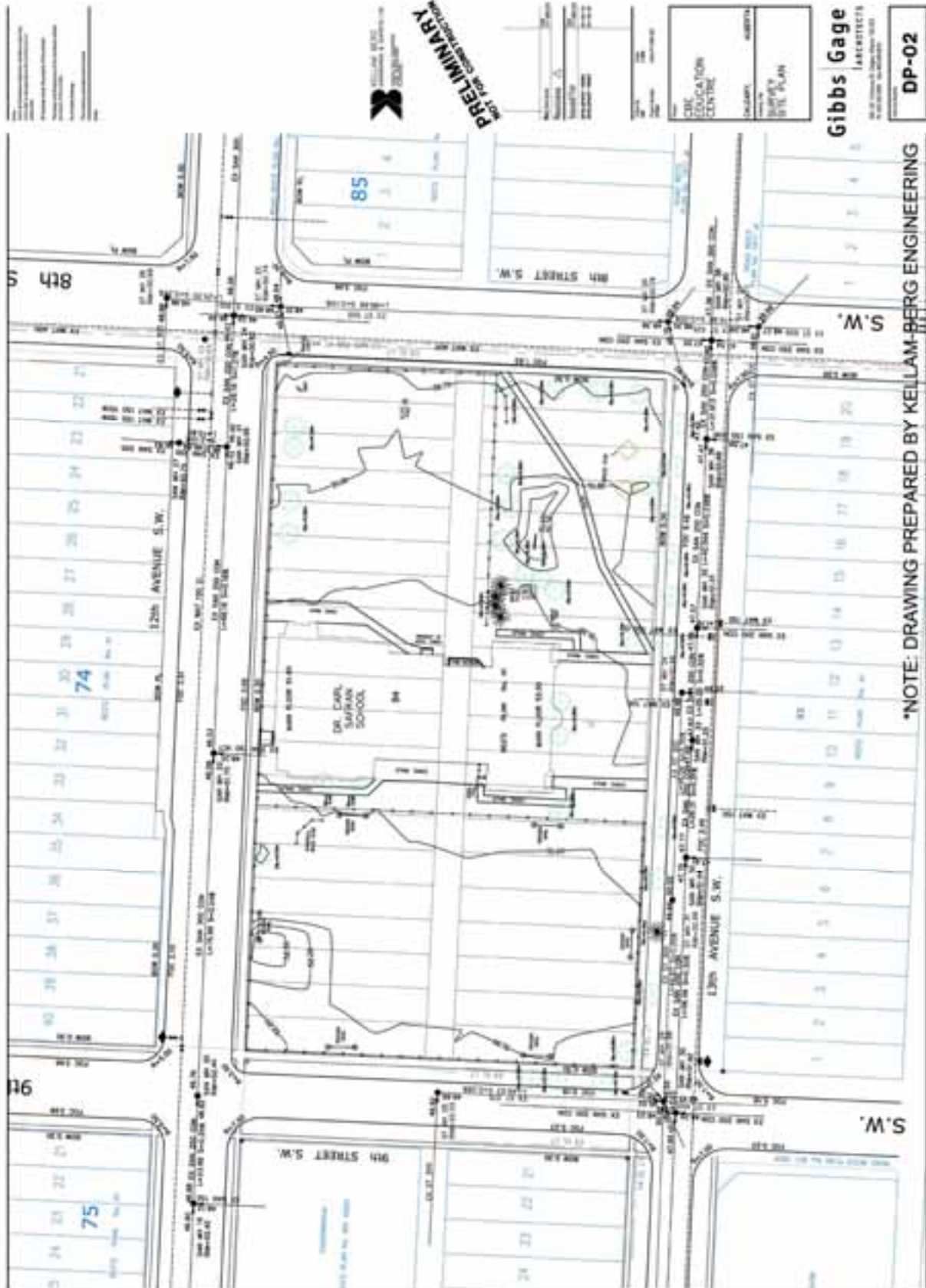


**Bentall**  
Real Estate Services



**Gibbs Gage**  
ARCHITECTS  
200 WATERLOO ST. TORONTO, ONTARIO

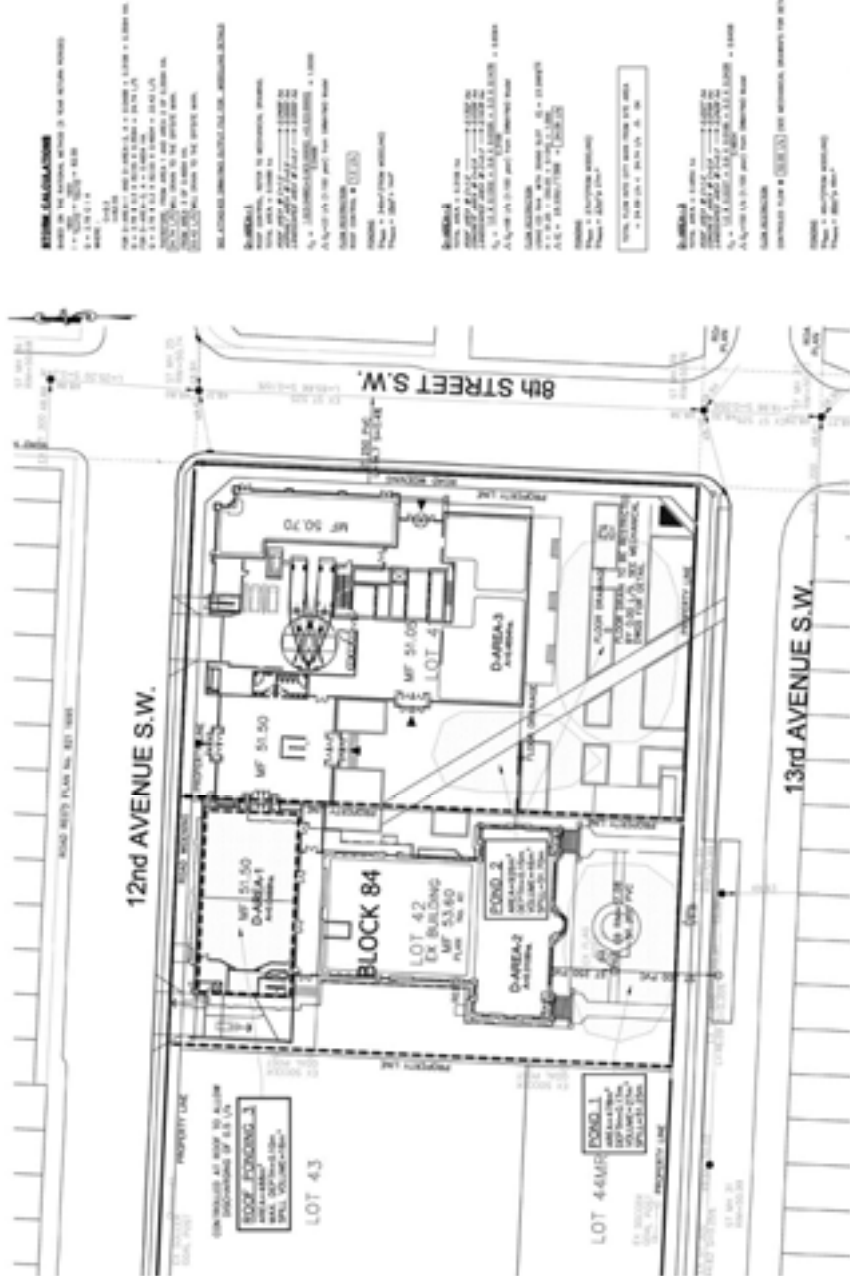








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 Date: [Blank]

**GIBBS GAGE ARCHITECTS**  
 CALGARY, ALBERTA  
 PROJECT: CBE EDUCATION CENTRE  
 DRAWING: STORM DRAINAGE PLAN

**Gibbs Gage**  
 ARCHITECTS  
 100, 101 & 102 Avenue SW, Calgary, Alberta T2P 1G1  
 TEL: 403.275.1111 FAX: 403.275.1112  
 WWW: GIBBSGAGE.COM

4-HOTEL DRAWING PREPARED BY KELLAM BERG ENGINEERING

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Revised: 27/11/07  
 Revised For: 27/11/07

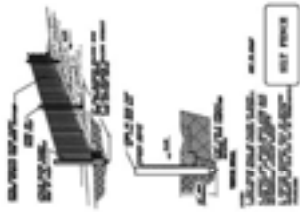
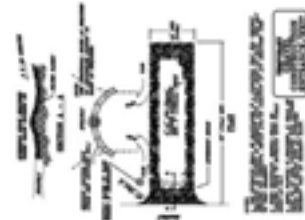
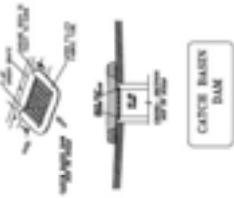
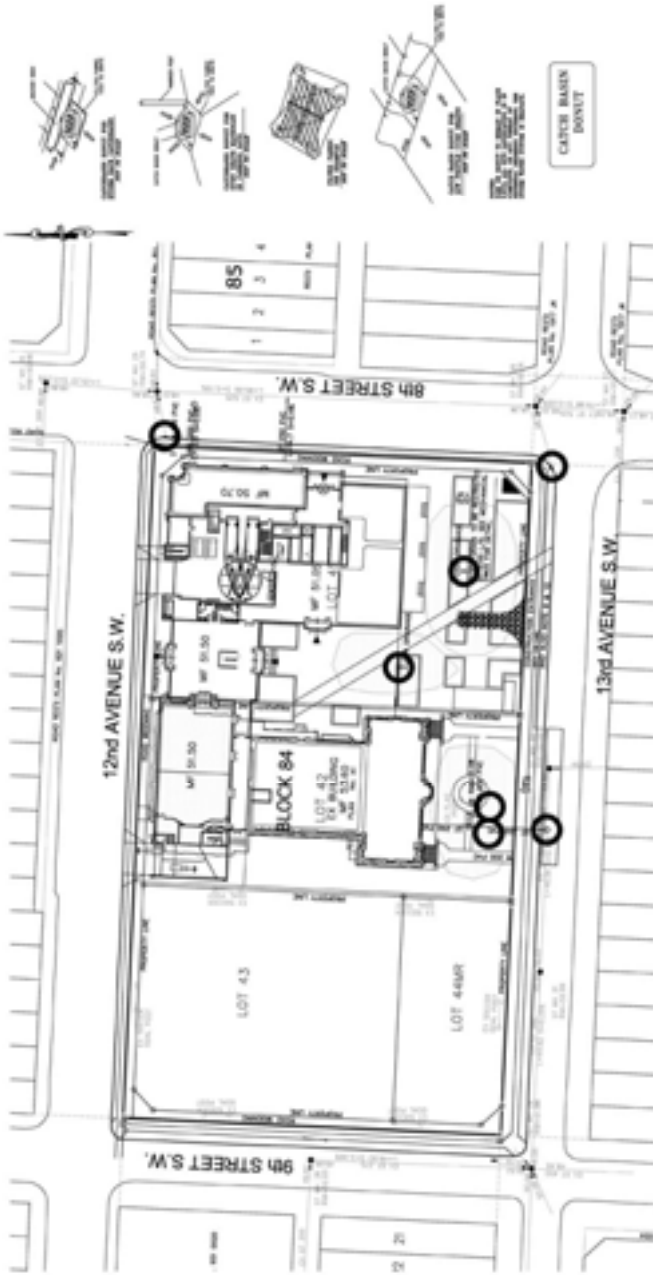
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**CBE EDUCATION CENTRE**  
 CALGARY, ALBERTA  
 SEDIMENT AND EROSION CONTROL PLAN

**Gibbs Gage**  
 ARCHITECTS

2007-11-27 2:00 PM 2007-11-27 2:00 PM

**DP-C-04**



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HOTEL DRAWING PREPARED BY KELLAM BERG ENGINEERING



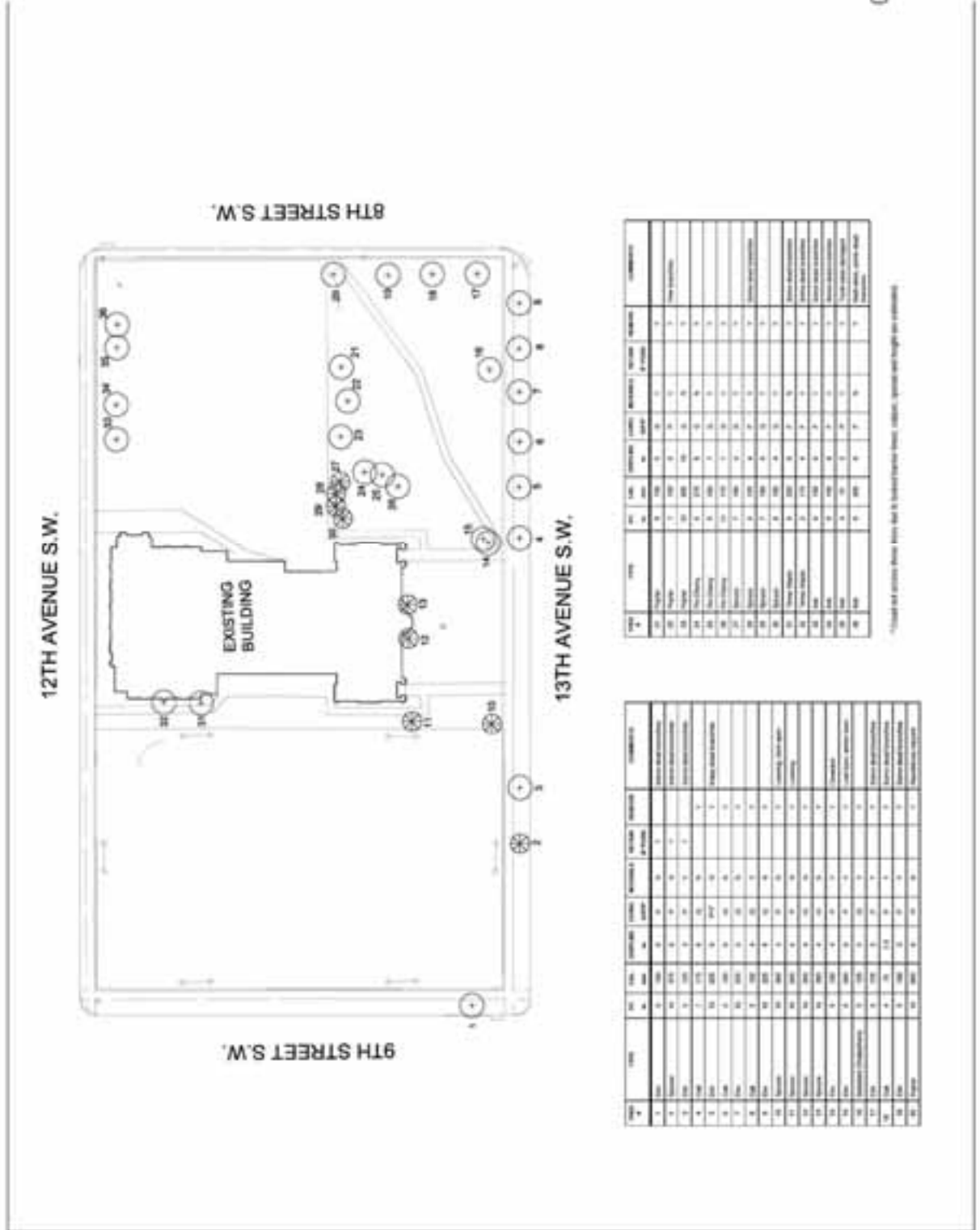
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**PRELIMINARY**  
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Client	DR CARL SAPPAN
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City	SEASIDE, CA
County	CLATSOP
Scale	AS SHOWN
Date	11/01/07

Author	DR CARL SAPPAN
Check	DR CARL SAPPAN
Project No.	DP2007-2722
Sheet No.	DP-L-02

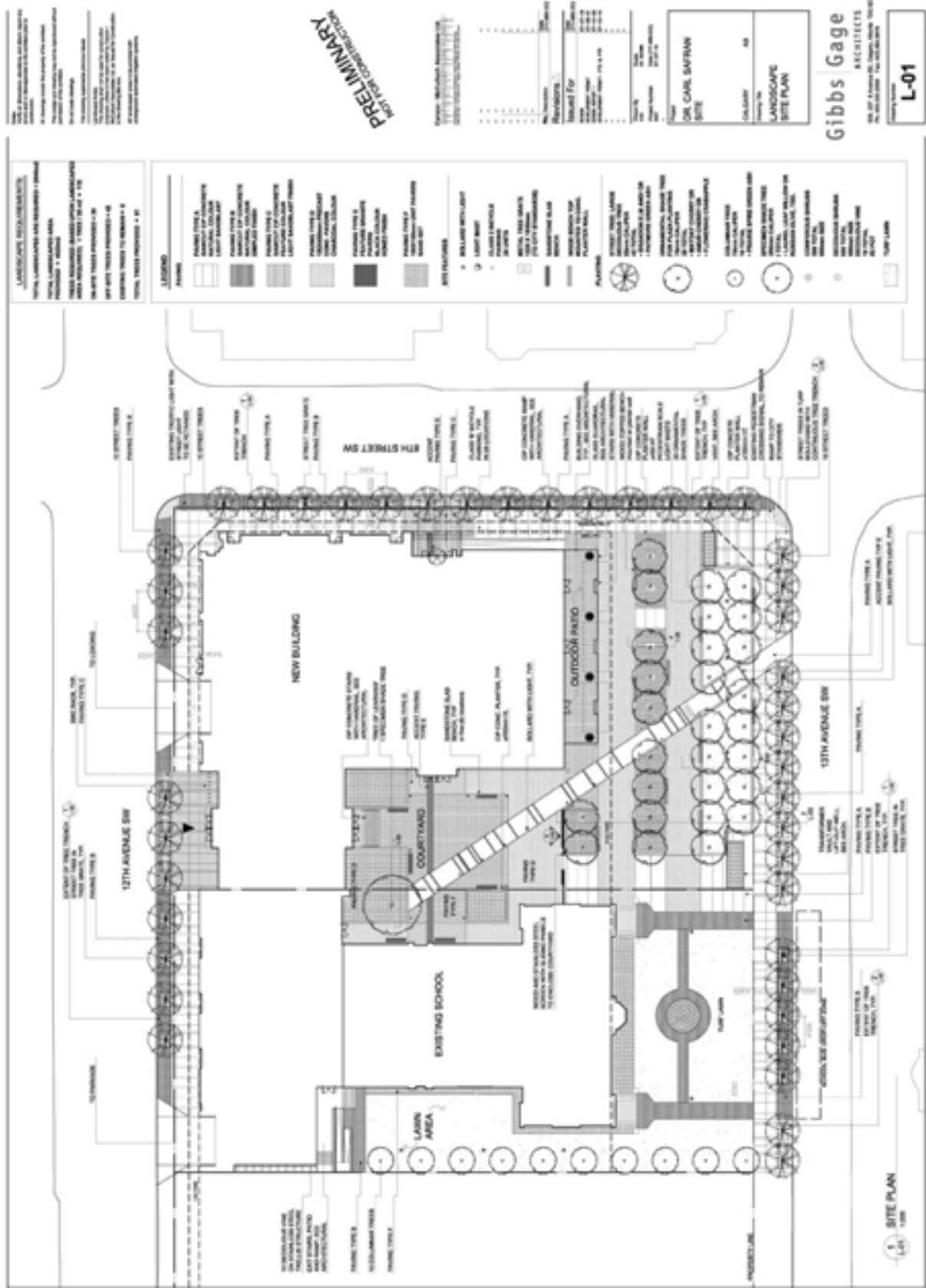
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 ARCHITECTS  
 2000 12TH AVENUE S.W. SEASIDE, OR 97138  
 PH: 503-738-2222 FAX: 503-738-2223  
**DP-L-02**



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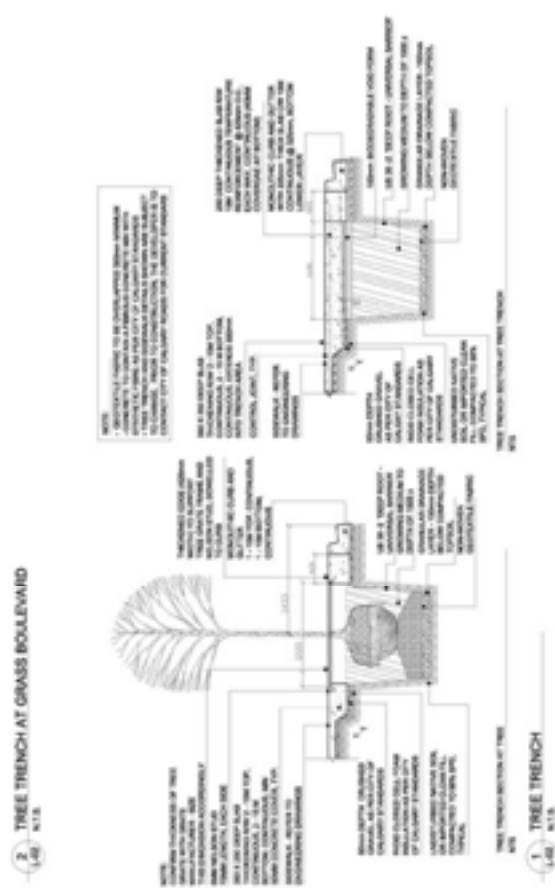
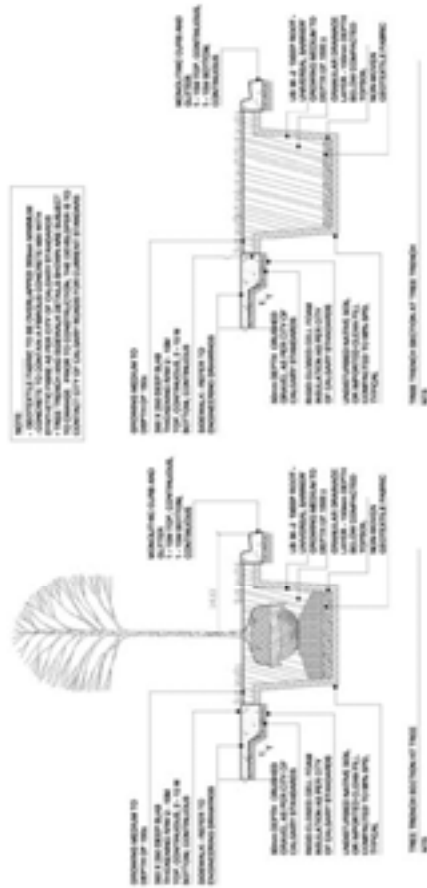
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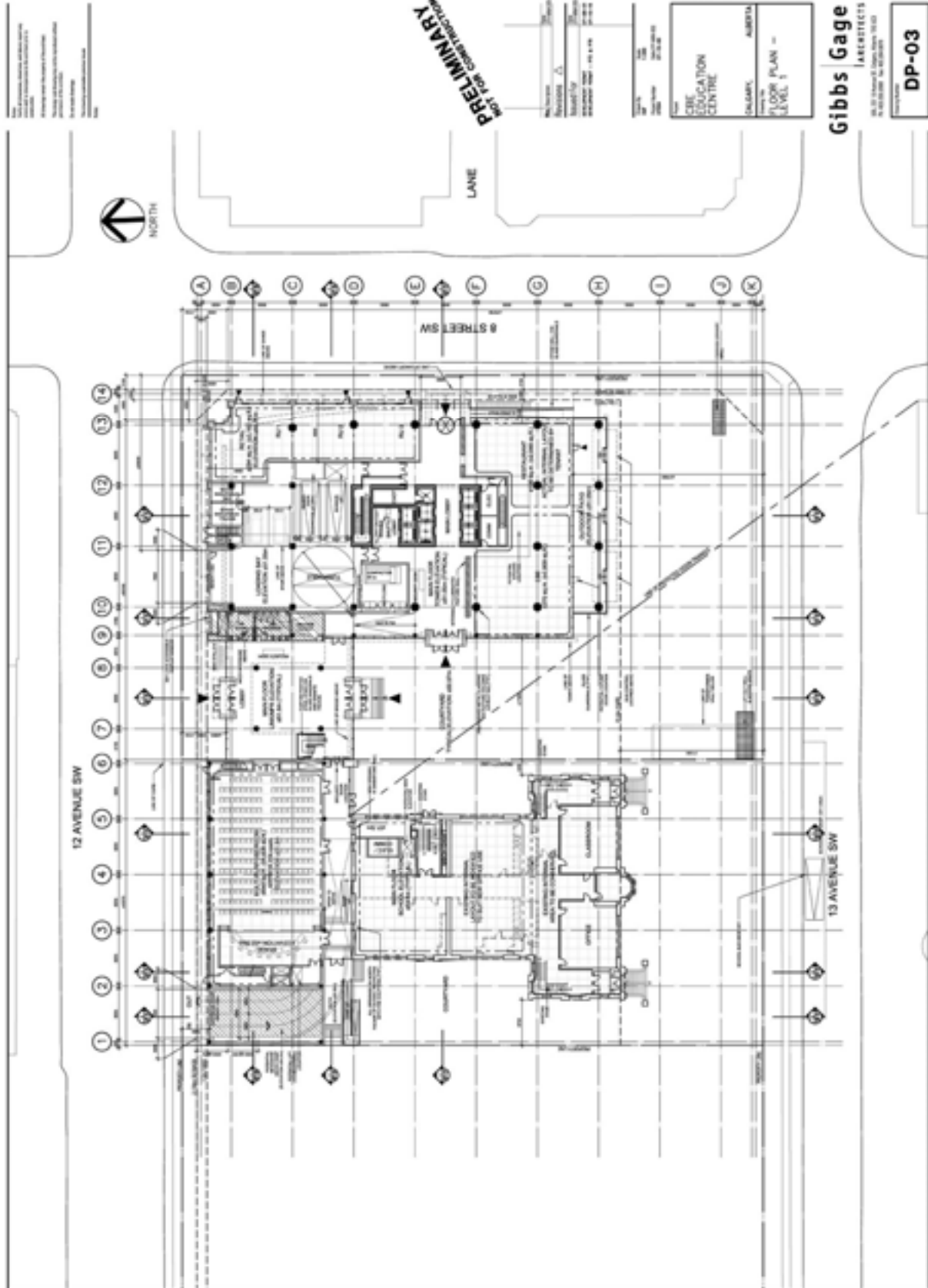
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Client	DR CARL BAYRAN
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Checked By	J. GIBBS
Approved By	J. GIBBS
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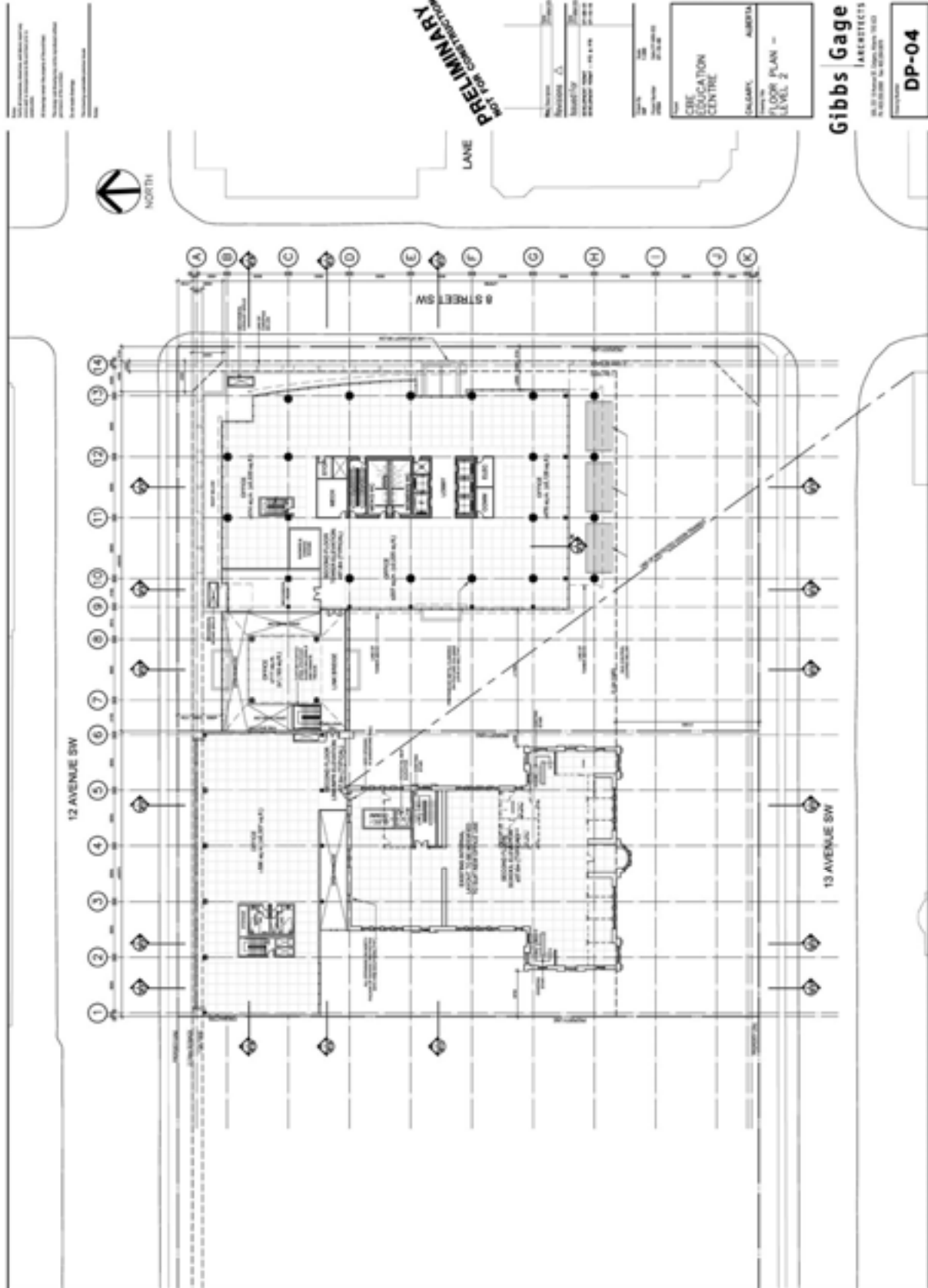
**Gibbs Gage**  
 ARCHITECTS  
 100 ST. ANDREW ST. TORONTO, ONTARIO M5S 1A5  
 TEL: 416-924-2800 FAX: 416-924-2801

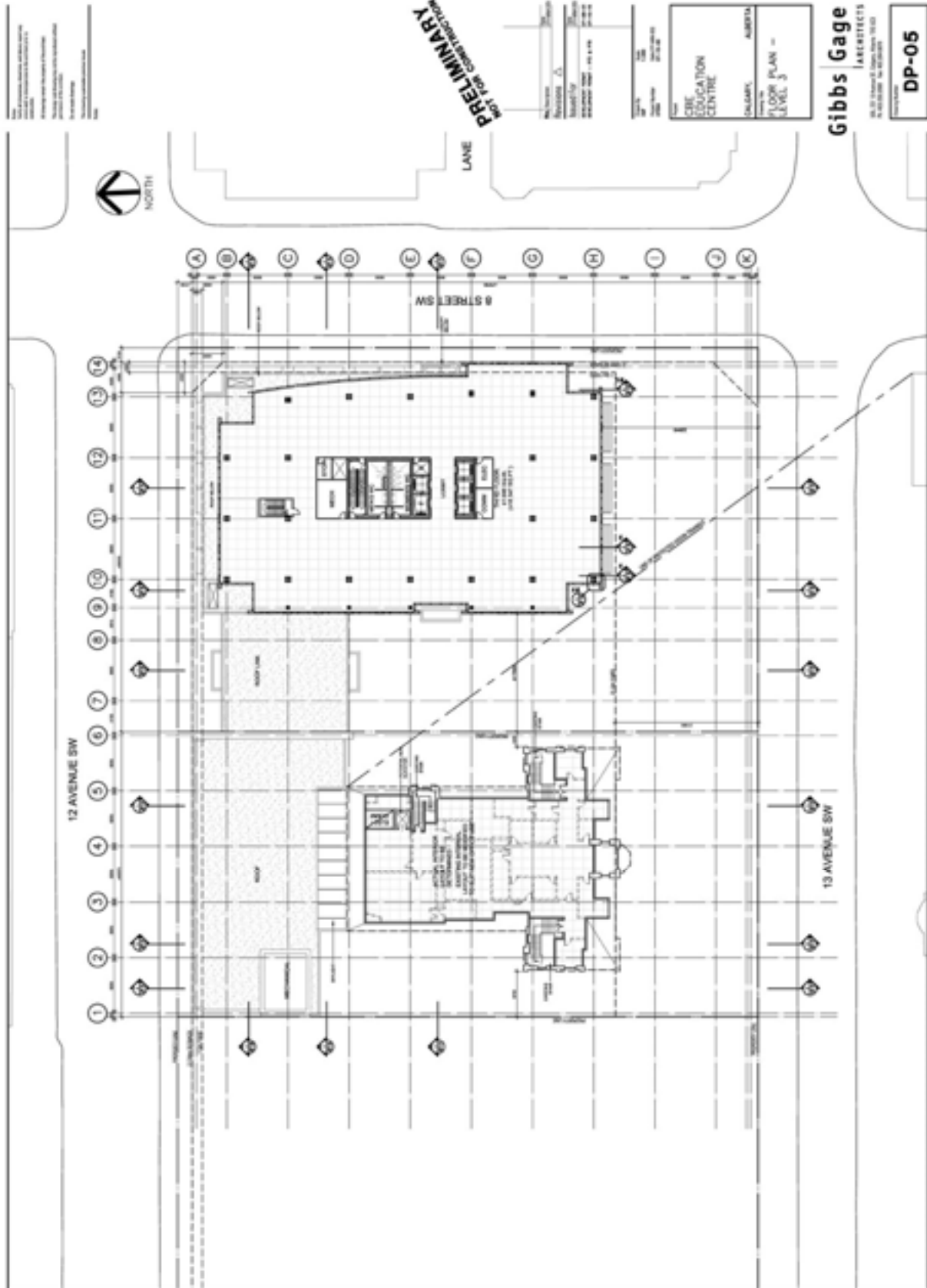
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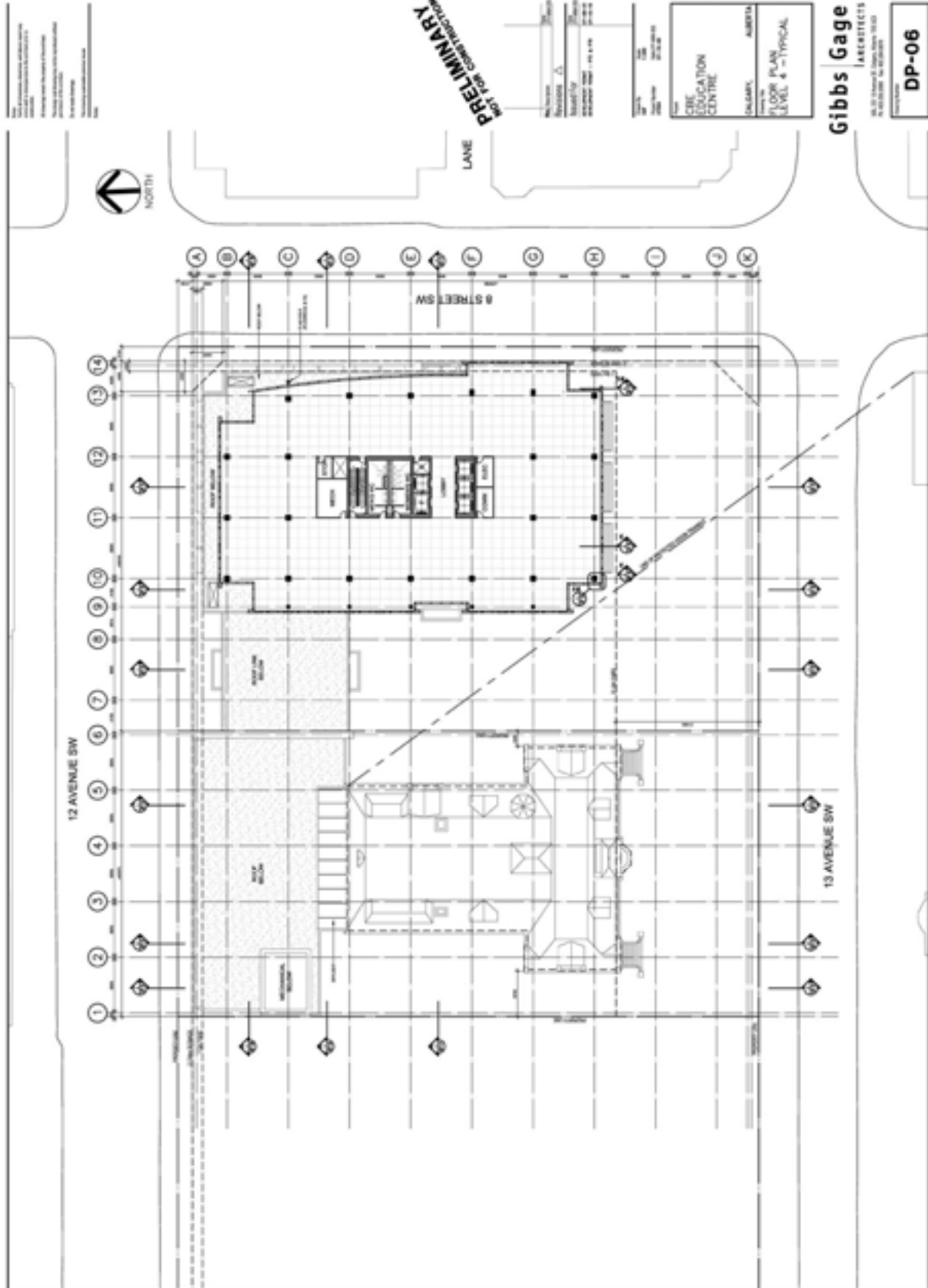






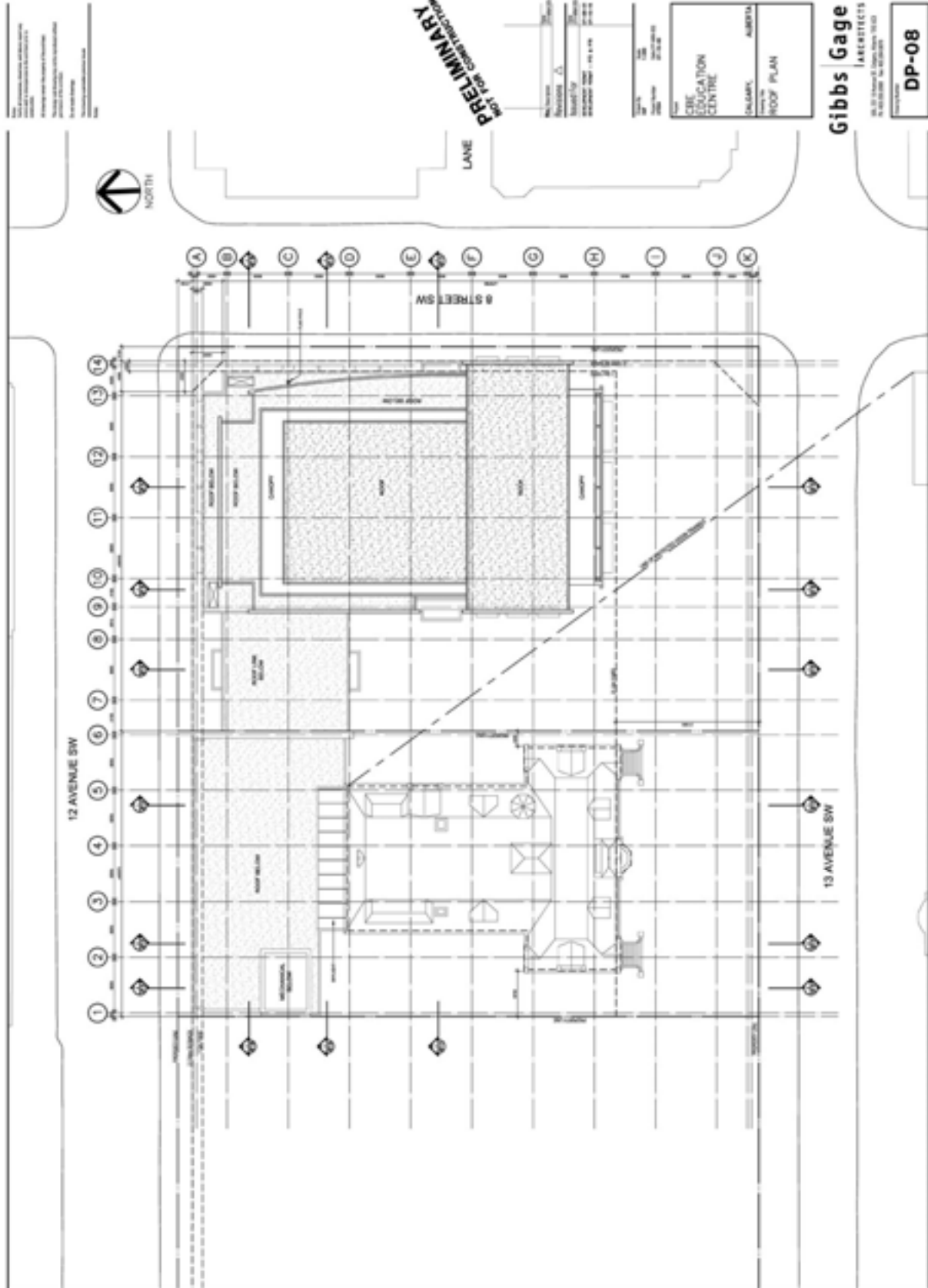






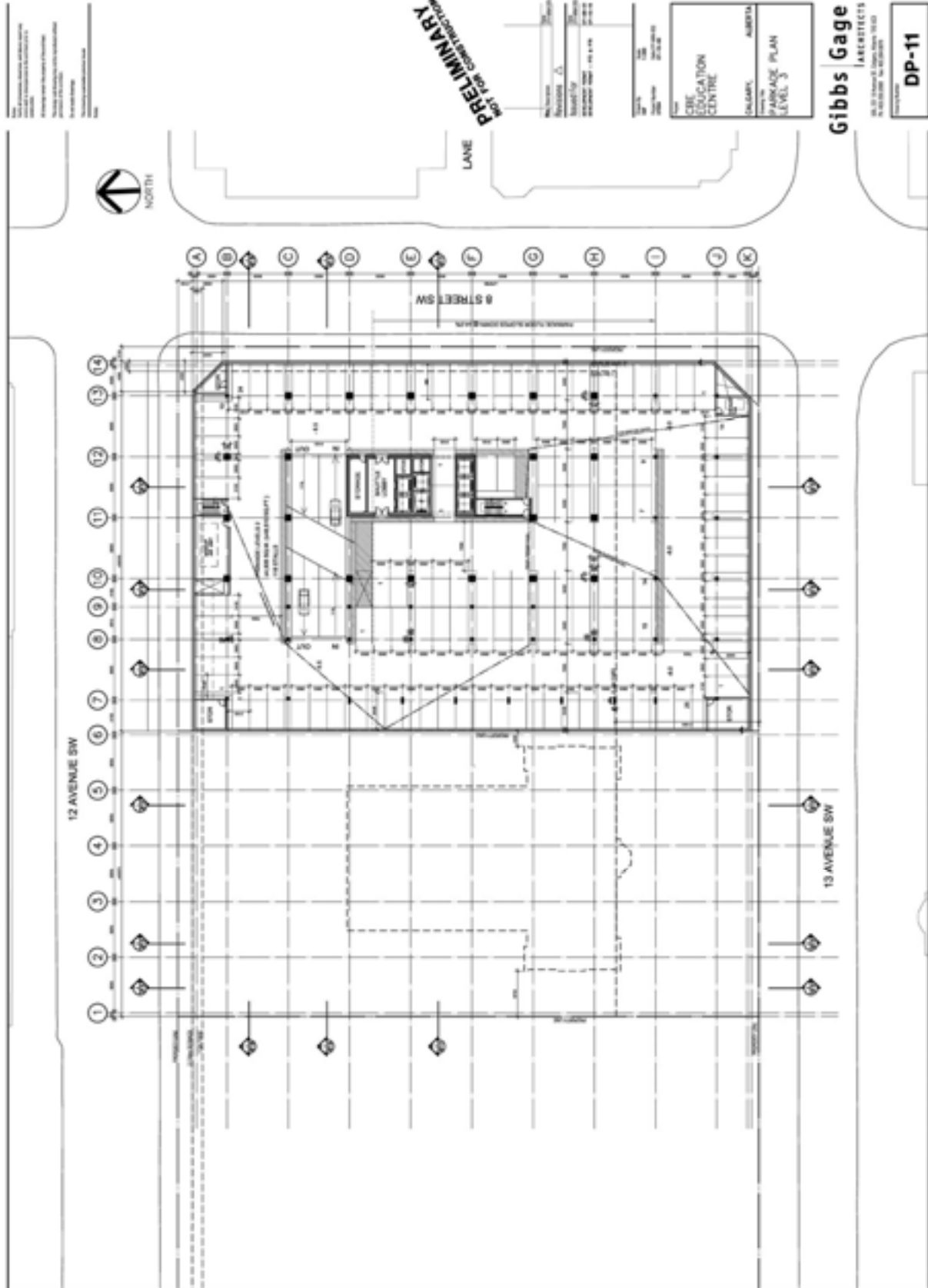


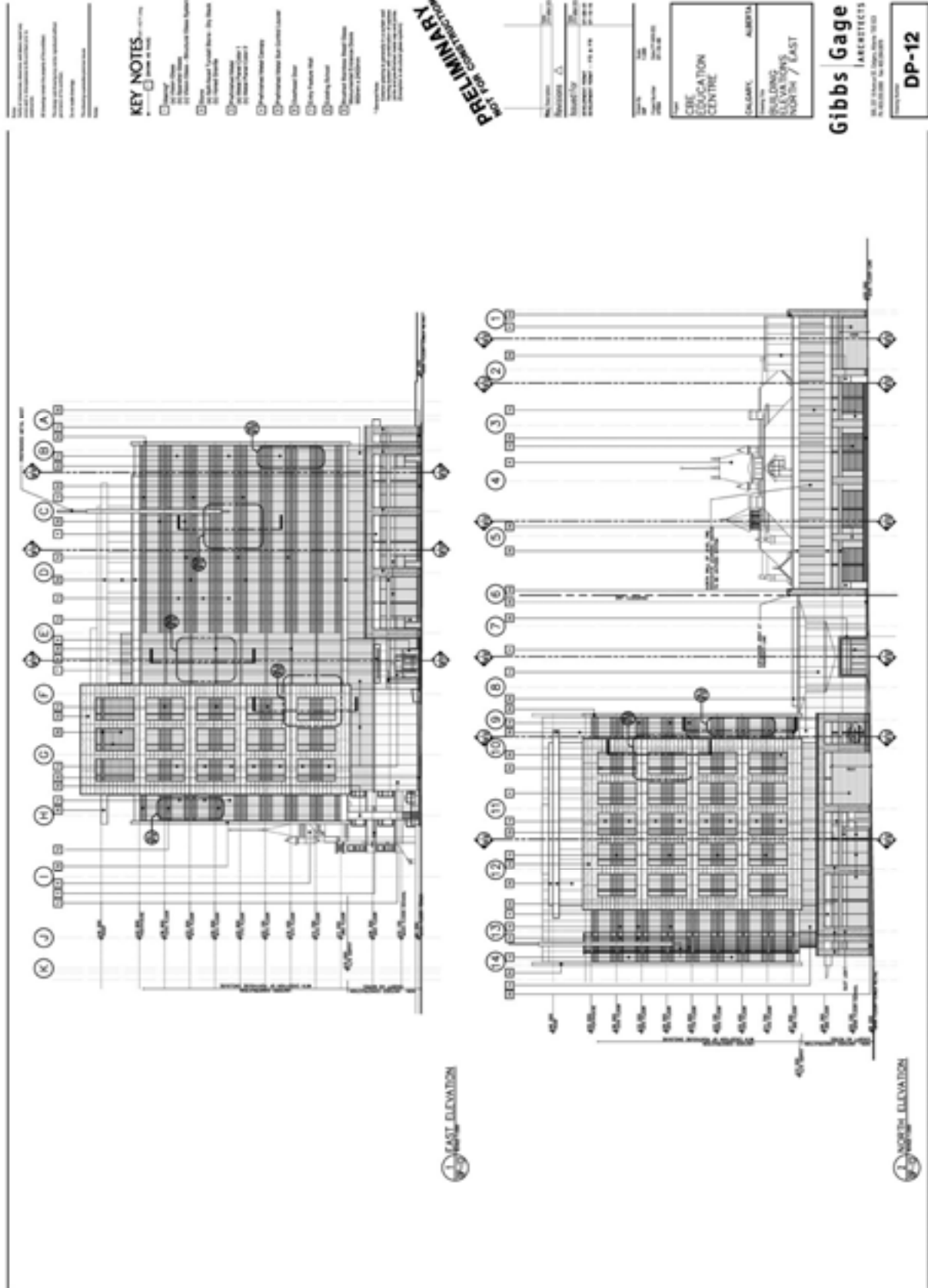


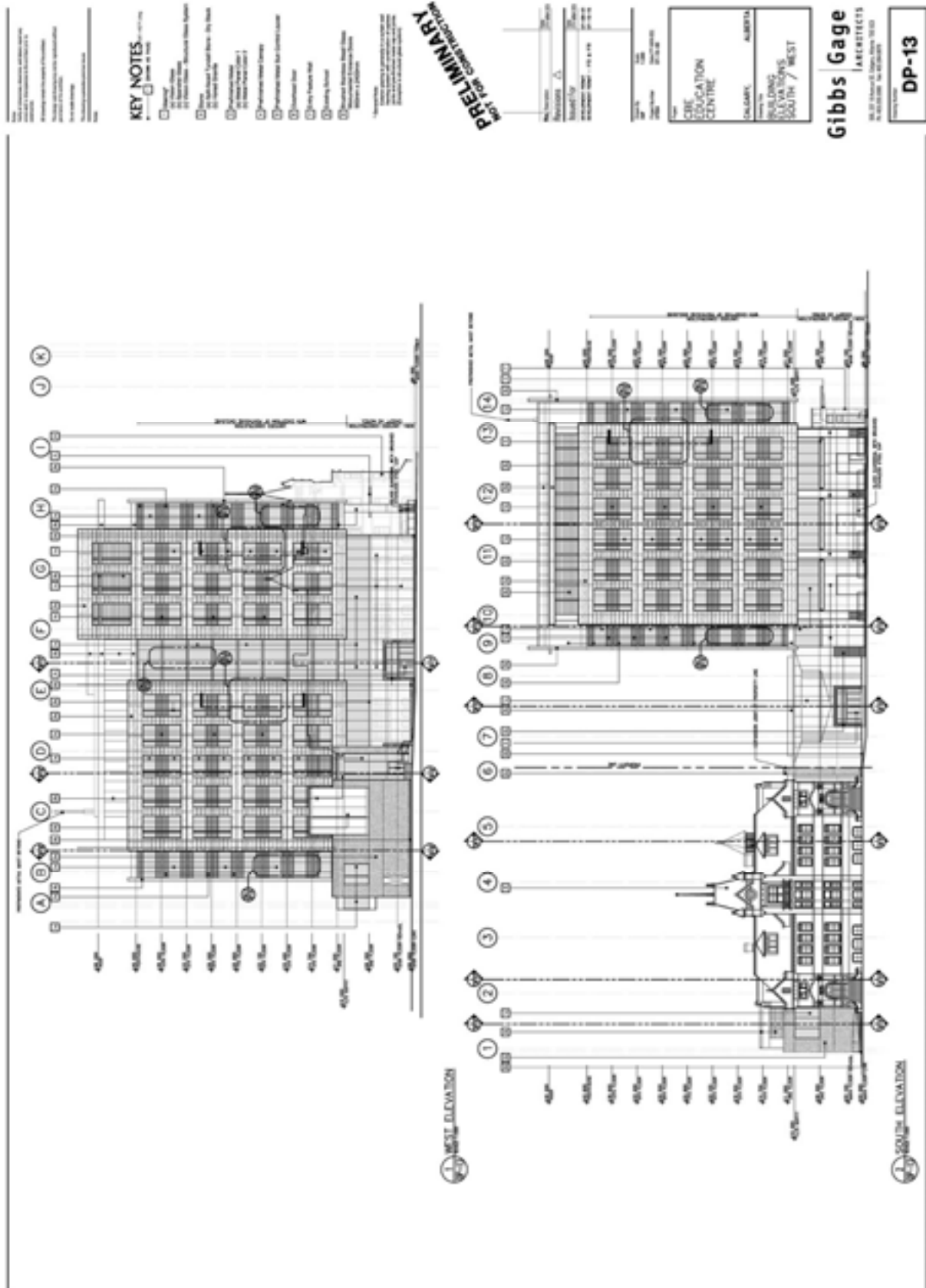












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 4. All dimensions are to be taken from the centre line unless otherwise stated.  
 5. All dimensions are to be taken from the top surface unless otherwise stated.  
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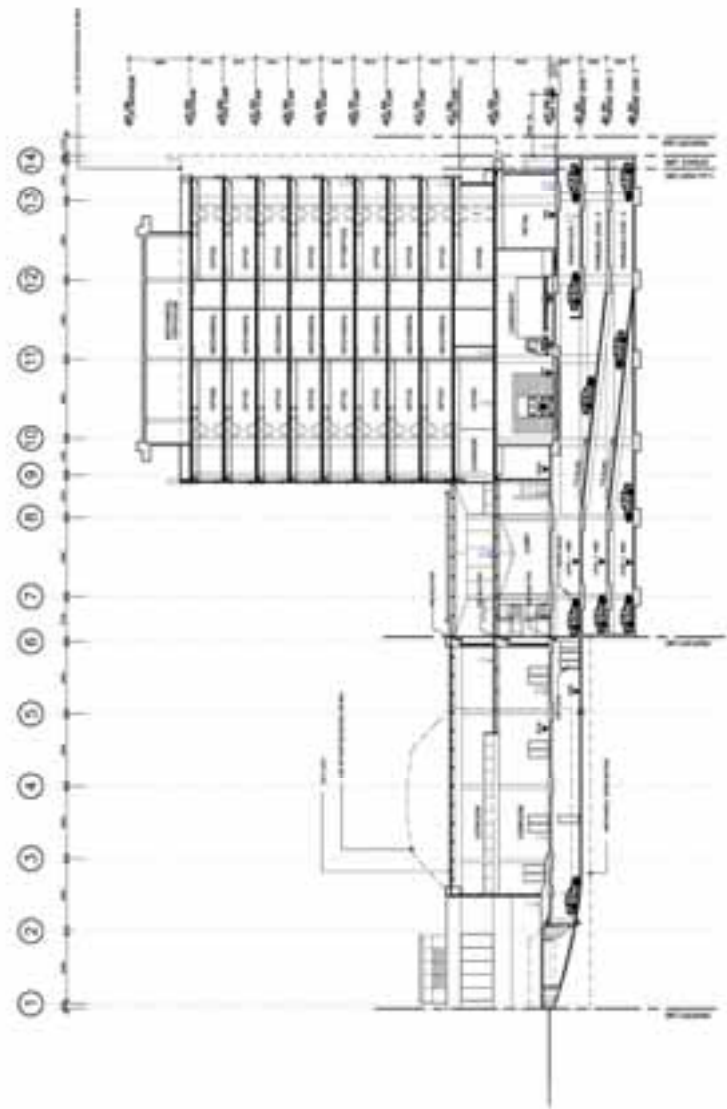
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 Scale: 1:100

**CBC EDUCATION CENTRE**  
 SHEET NO. 23  
 SITE SECTION 1

**Gibbs Gage**  
 ARCHITECTS  
 100 St. James Street, Suite 1000  
 St. James, N.S. B3A 1A1

**DP-14**





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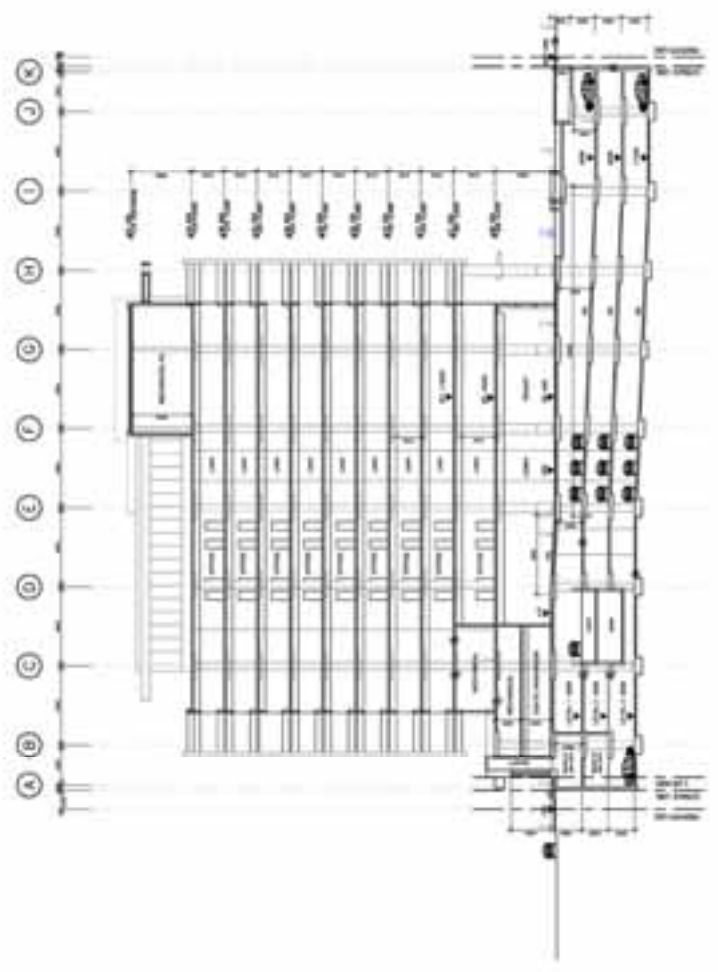
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**CBC EDUCATION CENTRE**  
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**Gibbs Gage**  
 ARCHITECTS  
 200 St. James Street, Suite 1500  
 St. James, Ontario M5R 1A5

**DP-15**



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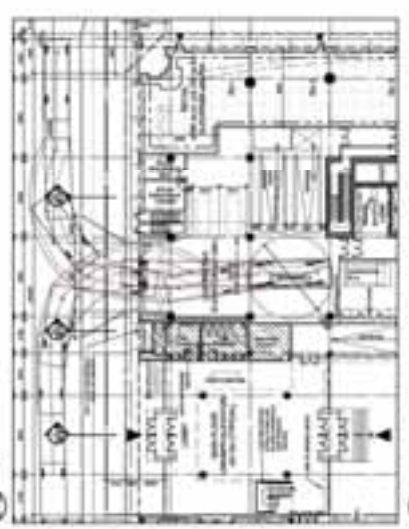
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BY	GIBBS GAGE

**Gibbs Gage**  
 ARCHITECTS  
 10/10/07  
 10/10/07

**DP-16**



LOADING BAY 2



LOADING BAY 2 - RECYCLING AND GARBAGE COLLECTION



LOADING BAY 1



LOADING BAY 3 AND 4





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 5. All dimensions are to the finished surface unless otherwise stated.  
 6. All dimensions are to the centerline of the member unless otherwise stated.  
 7. All dimensions are to the finished surface unless otherwise stated.

Communication Schedule



**PRELIMINARY**  
NOT FOR CONSTRUCTION

Project No.	2722
Revision No.	0
Sheet No.	19
Scale	1:100
Drawn by	...
Checked by	...
Approved by	...

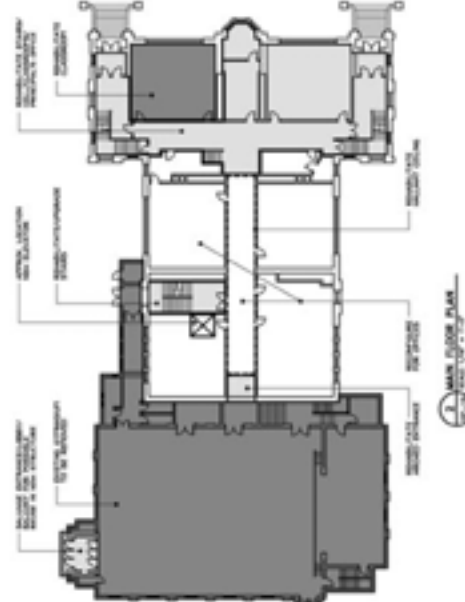
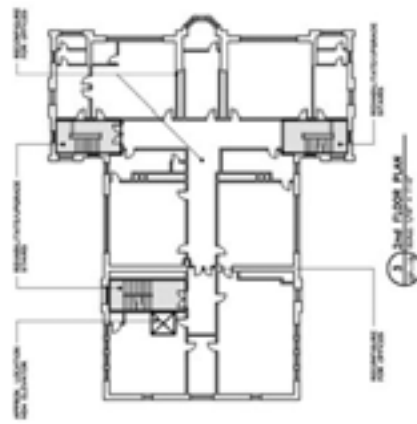
Date: 27/11/07  
 Drawn by: ...  
 Checked by: ...  
 Approved by: ...

**CBC EDUCATION CENTRE**  
 CALABUT, ALBERTA  
 HISTORIC PRESERVATION  
 INTERIOR FABRIC

**Gibbs Gage**  
ARCHITECTS

100 St. James Street West, Suite 100  
 Toronto, Ontario M5H 2B4  
 Tel: 416-593-8888 Fax: 416-593-8889

**DP-19**





Box 97, Suite 100, 1039 17<sup>th</sup> Avenue SW  
Calgary, Alberta  
T2T 2B2  
(403) 670-5499 ext. 3

September 15, 2007

DP2007-2722 930 13 AVE SW CBE Centre

Dear Dwayne,

Following extensive consultation with the applicant, Beltline Planning Group would like to express its support for this application.

First, BPG would like to commend the applicant for involving the community and responding to its concerns throughout the process. The community is happy it will be getting a quality project that will be an asset to the neighbourhood.

BPG believes the project is well thought out in terms of its programming, how it responds to the historic Calgary Collegiate Building, open space and the surrounding community. The project meets the intent and policies of the Blueprint for the Beltline and the Beltline Area Redevelopment Plan. The building has active and articulated interfaces with the public realm and attractive, understated architecture that is an appropriate backdrop to the historic sandstone school building. We commend the applicant for achieving a building that is compatible with the school, yet distinguishable as a contemporary building.

Beltline Planning Group, however, still has some concerns with a number of aspects of the proposal:

First, the landscaping in front of the administrative building along 13<sup>th</sup> Avenue is an issue. The community expressed its desire to maintain, as much as possible, the pathway that follows a 'desire-line diagonally across this corner. The existing path is well established and is heavily utilized by residents. The landscaping plan in the proposal creates too many obstacles to direct movement across the site at this location. Raised planters force meandering routes that could potentially prevent people from walking through this area. BPG feels that the landscaping should be placed in a way that provides a direct route through here.

Second, the blank wall on the NW corner of the site near 12<sup>th</sup> Avenue and the future park to the west is problematic. BPG understands that this blank wall is due to building code issues, and the presence of the ramp to the underground parking. This blank wall must be resolved as it is highly visible to pedestrians and vehicular traffic on 12<sup>th</sup> Avenue. It is the first visible portion of the building for many people, and as such, should be highly attractive. Perhaps it is an opportunity to explore using the monumental entranceway of the existing gymnasium for this location.

Third, because the open space to the west is to become a public park, entrances from the CBE project are essential. BPG discussed with the applicant the possibility of creating an entranceway from the link between the conference centre and the school building onto the park. This would allow users of the Education Centre direct access onto the park, which would enliven it substantially. The design architects thought this could be a feasible option.

Finally, the materials of the project are yet undetermined. With a design such as this, BPG feels that the success of the building will be dependant on materials. The applicant indicated they were exploring different material options all of varying quality and cost. BPG strongly feels that high quality materials, particularly on the body of the tower are vital. We hope the material palette is worked out as soon as possible.

Beltline Planning Group looks forward to this project coming to fruition. Thank you for your consideration.

Sincerely,

Josh White  
Community Planner  
Beltline Planning Group

**ITEM NO. : 4**  
**(4:30 pm)**

**Dwayne Drobot**

**COMMUNITY:**

BELTLINE

**FILE NUMBER:**

DP2007-2722

**MUNICIPAL ADDRESS:**

930 – 13 Avenue SW

**APPLICANT:**

Calgary Board of Education, Gibbs Gage  
Architectures

**DESCRIPTION:**

New Office Tower

**Comments Provided by the Panel:**

- The Panel was concerned with the lack of project data in the form of a Project Data Sheet and was unable to get a clear understanding density, parking, etc.;
- The Panel was concerned that the detailing being proposed on the southeast corner would not readily permit the introduction of a restaurant to that corner, including the frameless glazing which does not readily accommodate patio doors and the large expanse of hard landscape to the south which appears as a pedestrian passage rather than a dedicated patio area;
- The Panel encourages the development of a stronger connection between the historical landscape in front of the historical building and contemporary landscape on the balance of the site, and encouraged increased soft landscaping;
- The Panel felt that the paving varieties were a bit extreme and suggested that a simpler, more elegant solution to the paving strategy would be a more fitting approach;
- The Panel encourages the Applicant to increase the sustainability features in the project; and
- The Panel felt that the proposed location of the bicycle rack against the transparent glass wall of the future restaurant was awkward.



**Amendment LOC2006-0055**  
**Bylaw 52Z2007**  
**Council Approval: June 27, 2007**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use
  - (a) Permitted Uses:
    - Power Generation Facility, Small-scale
    - Signs – Class 1
    - Parks and playgrounds
    - Public and separate schools
    - Utilities

**Amendment # LOC2006-0055  
Bylaw #52Z2007**

**SCHEDULE B**

CONTINUED

(b) Discretionary Uses

Accessory food services  
Athletic and recreational facilities  
Child care facilities  
Commercial schools  
Drinking establishment  
Educational Establishment (NP)  
Essential public services  
Excavation, stripping and grading  
Financial institutions  
Grocery stores  
Hotel  
Laboratories  
Mechanical reproduction and copying facilities  
Medical clinics  
Offices (CU)  
Outdoor cafes (NP)  
Parking structures  
Personal service businesses  
Private schools  
Public and quasi-public buildings  
Restaurants - licensed  
Restaurant – food service only  
Retail stores (CU)  
School purposes (NP) (CU)  
Take-out food service  
Universities, colleges and provincial training centres

## Amendment # LOC2006-0055 Bylaw #52Z2007

### SCHEDULE B

#### CONTINUED

#### 2. Development Guidelines

##### (a) Gross Floor Area

A maximum of 2.86 FAR, in addition to the sandstone building existing on site as of the date of passage of this bylaw, and excluding the area of any mechanical rooms in the calculation of Gross Floor Area.

##### (b) Yards

- (i) A minimum of 1.5 metres adjacent to 8 Street SW and 12 Avenue SW; and
- (ii) A minimum of 21 metres adjacent to 13 Avenue SW.

##### (c) Parking

In addition to the requirements of Section 18 of Bylaw 2P80, all parking shall be located within an underground parking structure.

##### (d) Building Design

- (i) All uses located within new development must be located at or above grade, must include entrances at grade directly fronting the public street, and be street oriented;
- (ii) Development on the site shall respect the site lines of the eastern façade of the sandstone building existing as of the date of passage of this Bylaw. This site triangle shall be measured from the property adjacent to the southwest corner of the intersection of 8 Street and 13 Avenue SW to the northeast corner of the sandstone building, then south in a line parallel to the eastern property line to 13 Avenue SW. No above grade building or structure shall be permitted within this site triangle.
- (iii) A maximum of one primary office entrance/lobby at grade for new development on site shall be allowed with a maximum width of 7.5 metres;
- (iv) The exterior finish of buildings shall be sufficiently durable so as not to require reapplication or extensive maintenance during the life of the building;

## Amendment # LOC2006-0055 Bylaw #52Z2007

### SCHEDULE B

#### CONTINUED

- (v) All mechanical equipment and associated structures, including those on any roof structure, shall be architecturally integrated into the building design;
  - (vi) Any below grade structure within 6 metres of the 13 Avenue SW property line shall be constructed a minimum of 1.5 metres below the final grade of the site to facilitate tree planting; and
  - (vii) Architectural detailing that provides for flexibility of window/door openings, allowing active uses to animate any abutting open space where the public has access shall be provided to the satisfaction of the Approving Authority.
  - (viii) Any new development on the site shall adhere to the "Standards and Guidelines for the Conservation of Historic Places in Canada" (as published by Parks Canada) which specifically references the need for new development to be "compatible discernable and subordinate" to the existing heritage building; and
  - (ix) Any rehabilitation work on the sandstone school building shall adhere to the "Standards and Guidelines for the Conservation of Historic Place in Canada" (as published by Parks Canada).
- (e) Landscaping
- (i) All areas of a site not covered with buildings shall be landscaped in accordance to Section 33(9) of Bylaw 2P80;
  - (ii) A minimum of 2940 square metres of functional open space shall be provided. This requirement shall be applied to the full area subject to this Bylaw, and confirmed with the initial development permit for the site.
  - (iii) For the purpose of this Bylaw, "functional open space" means a landscaped area for passive and active recreation; and
- (f) Building Height
- No maximum height.
- (g) Outside Storage

**Amendment # LOC2006-0055  
Bylaw #52Z2007**

**SCHEDULE B**

CONTINUED

No outside storage shall be allowed.

(h) Lighting

All on-site lighting shall be located, oriented and shielded so as not to adversely affect adjacent residential properties.

(i) Outdoor Cafe

The use of outdoor speaker system(s) is prohibited.

(j) Drinking Establishment

A maximum net floor area of 75 square metres.

(k) Recycling Facilities

(i) Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority; and

(ii) All activities related to garbage and loading shall occur on site and be contained within a building.

(l) Vehicular Access

Vehicular access to the site is prohibited to/from 13 Avenue SW.