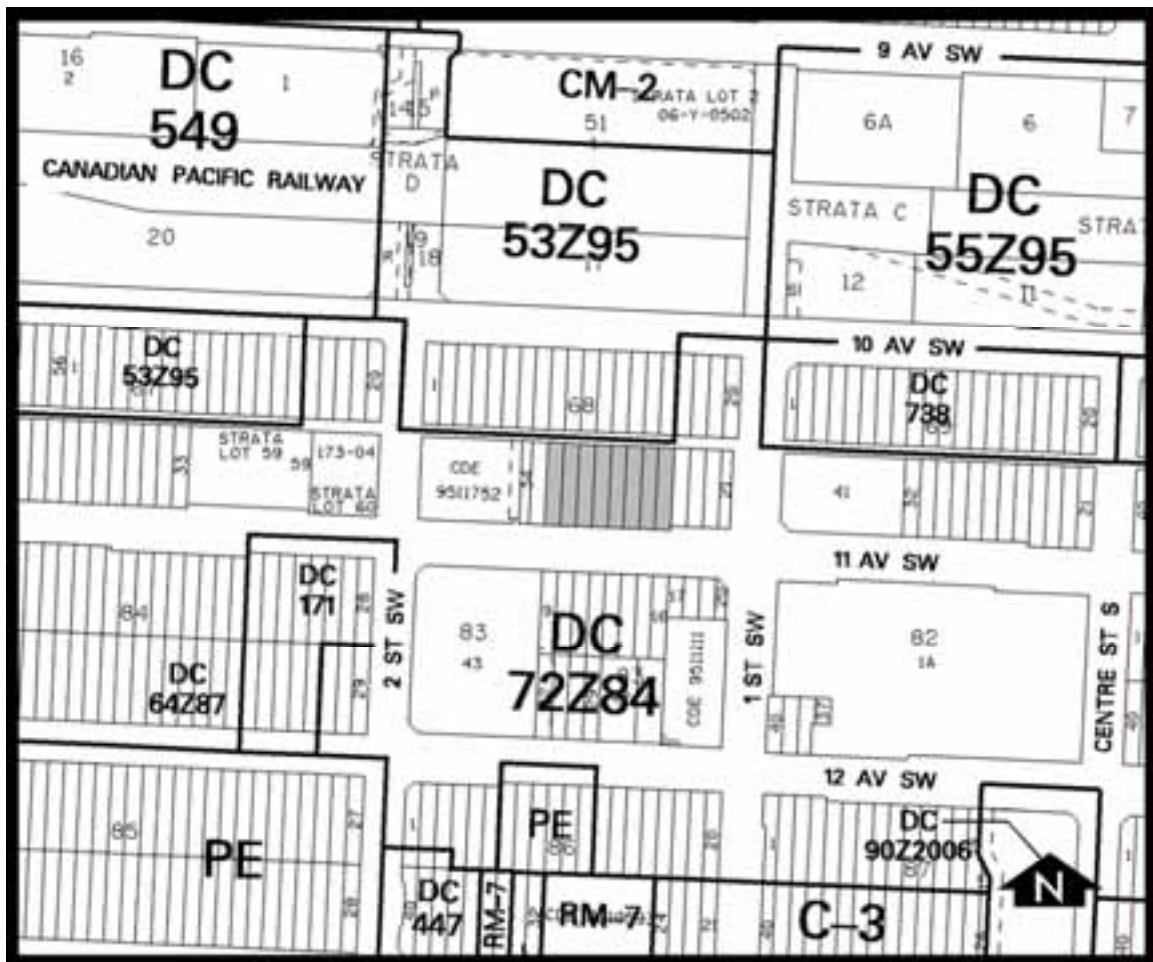


# REPORT TO THE CALGARY PLANNING COMMISSION

<b>DEVELOPMENT PERMIT</b>	<b>ITEM NO: 04</b>	
	CPC DATE:	2007 May 03 2007 March 08
	DP NO:	DP2006-3051

BELTLINE  
(Ward 8 - Alderman King)



## SUPPLEMENTARY REPORT

On March 8, Calgary Planning Commission referred this item back to administration and directed them to work with the applicant to address the building design as it relates to building articulation on all four facades; materials, glazing and colour choices as they relate to the Secondary Warehouse policies of the ARP; and the inadequate side yard conditions which had significant gaps between the adjacent buildings. Administration was directed to return to The Calgary Planning Commission on 2007 April 19.

Subsequently, meetings were held with the applicant to address these issues. On April 19 the applicant requested Calgary Planning Commission refferer the item to the May 3 agenda in order to provide additional time to finalize the design revisions. The amended plans are contained in Supplementary APPENDIX I.

### Planning Analysis

In response to CPC's motion, the applicant has undertaken a significant redesign of the project. Considerable effort has been made to ensure that the design achieves an articulated four sided building. The massing of the central glass element has been reduced and offset to create an asymmetrical architectural element which allows for greater diversity in the podium design. To that end two distinct podium masses, with varying heights, glazing configurations and material colours have been created along 11 Avenue as a reference to the warehouse buildings within the area. The rear façade has been articulated as an inverse expression of the front façade with a 9.1 meter wide section of the building inset approximately two meters. Both the east and west side elevations have been reclad in new glazing and finishing materials. Understanding that the building will be highly visible from above, an architectural roof top element has been added which adds to the visual interest of the building and has been designed in a manner which does not compromise the green roof elements originally proposed.

As the Beltline ARP specifically references the use of compatible materials within the Secondary Warehouse District, the materials and colour pallet of the building has been completely modified. The white pre-cast concrete which clad the podium and side and rear yard elevations has been replaced by buff and brown granite panelling on all four facades of the podium. Along the 11 Avenue façade the two podium elements have been further differentiated by the use of two different shades of granite. The glazing and spandrel panelling which was dark blue and highly reflective has been replaced by a lightly tinted green glazing which allows for a greater level of transparency. The effect of these glazing and podium modifications is a visually subordinate tower body which recedes from the articulated and defined podium, creating a building that reflects the warehouse building form and character.

At grade the east side yard remains gated as the existing Enmax vault prohibits the extension of the building podium along 11 Avenue. However, the 4.35m side yard has been modified by the inclusion of a single storey extension of the corner retail unit which is setback approximately 7.5m from the 11 Avenue building façade. This inset expansion of the podium creates an opportunity for a court yard/patio space which will be framed on north and west sides by a clear glazed retail/restaurant edge. The wrought iron fence will be used to control access outside of business hours. The west side yard remains secured by a decorative wrought iron fence. The ability to extend the building to the property line is hampered by the foundation of the adjacent heritage building which encroaches into the subject property. However, beginning at the third storey, the podium is cantilevered over the side yard reducing the setback from 2.26m to 0.76m. The intent is to visually connect the podium with the adjacent building and emulate the continuous street frontage desired by Calgary Planning Commission.

## Conclusion

In response to the CPC motion, the applicant has revised the design of the project. These changes provide for a contextually sensitive building design that respects the policies and intent of the Secondary Warehouse District of the Beltline ARP, provides a four sided articulated building and positively contributes to the quality of the pedestrian realm. As such, administration is in support of the changes proposed.

## **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. The developer shall provide to the File Manager, a clearance letter from Enmax Corporation indicating that all of its outstanding concerns have been satisfied. Please contact Kathy O'Neill at Enmax directly at 514-2034;
2. Green roofs are indicated for non-terraced portions of the roofs. Information as to the extent and type of green roof system is requested;
3. There is a conflict between the site plan and the landscape plan regarding the number of bike racks shown at the building entry. Please amend the site plan to match the number of bike racks indicated on the landscape plan;
4. As per the UDRP comment there is concerned with the planters on the east side of the building are insufficient for tree survival due to the proximity of the adjacent building. Revise the landscape plan by increasing the amount of green space and provide proper irrigation to support a healthy condition for the plant material;
5. Provide details of the building design elements utilized to minimize/prevent the formation of ice along for any portion of the building cantilevered over the by-law setback area;
6. Submit a total of 7 complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address all prior to release conditions 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;

### **Transportation:**

7. **Provide 32 Class I bicycle parking stalls, and 23 Class II bicycle parking stalls.**

Your calculations on Sheet A100 show you require  $19 + 6 = 25$  Class I bicycle parking stalls but that you will provide 44 Class I bicycle parking stalls.

However, the site plan drawing shows a cluster of 36 bike racks, for a total of 72 Class I bicycle parking stalls in the enclosure to the east of the building, and 4 bike racks in front of the revolving door on the south side of the building providing 8 Class II bicycle parking stalls.

Revise the drawings and the calculations to satisfy The City's requirement for 32 Class I (which means 16 racks in the enclosure) and 23 Class II bicycle parking stalls outside the building (which means 12 racks; outside the revolving door is an acceptable location);

#### **Urban Development:**

8. Applicant to submit copies of the environmental investigation report(s) for the site, as indicated in their completed Site Contamination Statement dated 2006-08-28. Once submitted, the report(s) will be reviewed to the satisfaction of The City of Calgary (Environmental Management). Additional environmental information may be required following the review;
9. The developer shall submit one set of amended plans to the File Manager to specifically address the requirements of the Business Unit(s) as listed below:

##### Calgary Waterworks

- a. An adequate water meter room adjacent to an exterior wall where the services (100mm and larger) enter building;
10. The developer shall remit payment for the Centre City Utility Levy to Urban Development in accordance with Bylaw 9M2007. This off-site levy is for 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 \$1,823 per meter of site frontage (on the avenues only) of the proposed development;
  11. The developer shall submit one set of amended plans to the File Manager to specifically address the requirements of the Business Unit(s) as listed below:

##### Calgary Roads

- a. Provide canopy details. Canopies that project over the bylawed setback area or City boulevard must be removable and will be subject to a 30-day notice of removal agreement.
- b. Should the "highly reflective white concrete" pavers remain in front of the building, provide design details/specifications. A perpetual maintenance agreement may apply.
- c. New proposed monolithic sidewalk to be constructed at the ultimate curb alignment. This will result in a boulevard that will become too narrow to accommodate boulevard trees unless the developer wishes to dedicate the bylawed setback area or provide a public access easement. Show new curb alignment on site plan.
- d. Tree trench detail on sheet A500 is not acceptable. Contact Colin Gee of Roads @268-3801 for further information.

- e. Adjust location of "card reader" for underground parking so that it is not inside the swinging access gates.
- f. Portion of parkade ramp that has a 20% grade to be heated.
- g. Reference numbers for building cross sections are incorrect.
- h. Excessive cross-fall on City boulevard and bylawed setback area. All adjacent boulevards to be graded at 2% from the top of proposed curb to the ultimate property line.
- i. Provide sun shade details.

*Colin Gee (Calgary Roads) will contact applicant directly to resolve outstanding issues;*

12. The developer shall remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Sidewalks.
  - b. Curb and gutter.
  - c. Concrete lane paving.
  - d. Streetlight upgrading.
  - e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel.
13. The developer shall provide a letter to confirm the owner will remove or relocate the canopies, wrought iron fence, etc. from City rights-of-way, future bylaw setback and/or corner cut at the owner's expense within 30 days' notice from The City of Calgary requesting removal due to road widening, sidewalk construction, utility installation, etc.; and

**Parks:**

14. Proposed boulevard trees are to be planted in continuous trenches. Trees are to be Oak, Elm or Ash and are to be a minimum of 1.0 m from back of curb. Provide a detail of the continuous trench. See advisory comments for line assignment information.

**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. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system;
- 5. Each parking stall shall have a properly anchored concrete wheelstop;

6. All roof top equipment shall be painted and/or screened to the satisfaction of the Development Authority;
7. Any fascia or canopy signage shall be designed in a manner that is visually compatible with the architecture of the building;
8. 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;
9. Parking areas shall be for the sole use of tenants 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:**

10. If during construction of the development, the applicant, the owner, the developer 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 Regional Health Authority and The City of Calgary (Environmental Management), and
  - b. The developer shall submit a current Phase 1 environmental site assessment report to Alberta Environment, the Calgary Regional Health Authority and The City of Calgary, and
  - c. If required, the applicant shall submit a Phase 3 environmental site assessment report to Alberta Environment, the Calgary Regional Health Authority and The City of Calgary.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of Alberta Environment, the Calgary Regional Health Authority and The City of Calgary.

Prior to issuance of a Development Completion Permit, a letter from a qualified professional who prepared a Phase 3 environmental site assessment report is to be issued to The City of Calgary in which the qualified professional certifies that the remediation/risk management plan has been carried out to the satisfaction of the Alberta Environment and the Calgary Regional Health Authority will also be required.

If no contamination is discovered during construction of the development, the developer shall, prior to the issuance of the Development Completion Permit, submit to the Development Officer, certifying that no contaminants were discovered during construction of the development;

11. 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:
  - a. Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.).
  - b. Relocation of works (survey monuments and underground/overhead utilities, etc.).
  - c. Upgrading of works (road widening and watermain upgrading, etc.).
  - d. Construction of new works (lane, paving, sidewalks, curbs, etc.).
  - e. 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;

12. 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;
13. All existing foundations structures located adjacent to the site within the City rights-of-way or setback areas must be removed at the developer's expense;
14. 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:**

15. A 2.134 metre bylawed setback exists on 11 Avenue SW. No permanent building or construction (including the parkade) shall take place within this setback; and
16. No direct vehicular access will be permitted to/from 11 Avenue SW.

#### **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. 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;

3. 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;
4. In addition to your Development Permit, you should be aware that a Building Permit is also required. Once 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:**

5. The developer is advised that the property line is 3.4 m from lip of gutter, 0.3 m from back of sidewalk on 11 Avenue SW;
6. 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 11 Avenue SW;
7. The developer is advised that a bylaw setback of 2.134m is required adjacent to 11 Avenue SW as per the Land Use Bylaw;
8. 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;
9. 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;
10. 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;
11. Concrete lane paving is requested adjacent to the proposed site;
12. The developer is advised that boulevard grade differences between existing or ultimate curbs and existing or ultimate property lines are not to exceed 2%;
13. Water connection is available from 11 Avenue SW (250mm CI, 1910). Maintain 3.0m separation from catch basins, power poles and trees to water lines;
14. 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;
15. Show all proposed and existing shallow utilities on the Development Site Servicing Plan;
16. The developer is advised that the water service connection is to be constructed under an Indemnification Agreement;



17. 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;
18. No construction permitted over existing water lines;
19. 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;
20. Sanitary sewer connection is available from 11 Avenue SW;
21. Storm sewer connection is available from 11 Avenue SW;
22. Show all existing and proposed sewers on the development site servicing plans at the Building Permit stage;
23. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96;
24. All open run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;
25. The allowable stormwater run-off coefficient shall be 30%;
26. Ponding is required for 1:100 year storm events;
27. Direct all roof drainage to on-site storm;
28. All building openings, ramps, etc., adjacent to trap lows are to be min, 0.3 meters higher than the maximum water elevation at the 1:100 year depth or depth of spill, whichever is greater;
29. Storm Redevelopment Fees will be required;
30. Contain storm run-off on site;
31. Controlled stormwater discharge required;
32. All on-site sewers are to be designed to City of Calgary specifications;
33. 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 letterhead, requesting approval to plant trees in the boulevard and five (5) landscape 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.).
- 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;

- 34. Construct garbage collection facilities in accordance with the current Waste & Recycling Design Guidelines;

**Transportation:**

- 35. Transit, carpooling and active travel choices should be encouraged and promoted;
- 36. Pedestrian access across driving aisles is to be clearly differentiated from the driving aisle through the use of signage, surface marking, and/or a change in surface materials or colours;
- 37. Pedestrian routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs. Sidewalks are to be constructed with curb cuts where there is a change in elevation;
- 38. 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;
- 39. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), pedestrian oriented lighting is to be provided along pedestrian routes;
- 40. The applicant is advised that the site is located within 400 metres of a transit route and 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;
- 41. To mitigate the need for offsite transportation improvements, Transportation recommends the developer integrate TDM program infrastructure (e.g. bicycle parking, shower/locker facilities, carpool parking and pathway/sidewalk connections) into the development plans;

The developer/owner/manager shall appoint a traffic demand management (TDM) coordinator to develop strategies for a TDM program that will achieve reductions in motor vehicle use. These strategies should be implemented in the development and management of the site;

The developer and future site managers shall provide a written commitment to promote and monitor the TDM program to reduce peak hour site-generated vehicle traffic and report on the TDM program to the Director of Transportation Planning annually; and

**Parks:**

- 42. Proposed boulevard trees require a Line Assignment (contact Utility Line Assignments at 268-5794).

