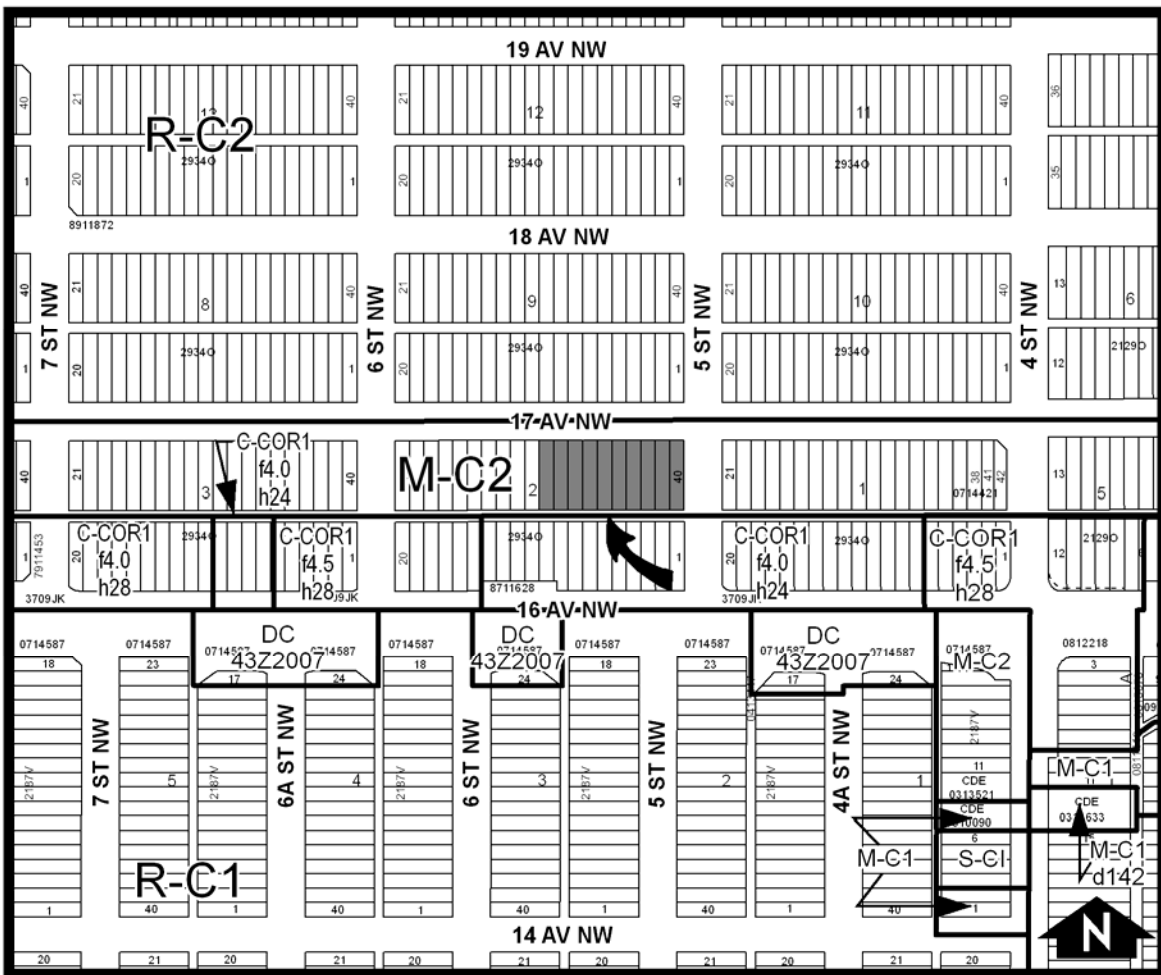


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 16	
	CPC DATE:	2009 April 16
	DP NO:	DP2008-2280

MOUNT PLEASANT
Ward 7- Alderman Druh Farrell



PROPOSAL: 5 storey multi-residential development

APPLICANT: Manu Chugh Architect	OWNER: G5 Ventures Inc.
MUNICIPAL ADDRESS: 607 17 Av NW	LEGAL DESCRIPTION: Plan 2934O, Block 2, Lots 31-40 (Map 28C)
EXISTING LAND USE DISTRICT(S): M-C2 Multi-Residential - Contextual Medium Profile	
AREA OF SITE: 0.28 ha □ (0.69 ac □)	
CURRENT DEVELOPMENT: Existing Low-Density Residential, surface parking lot	

ADJACENT DEVELOPMENT:

NORTH: Low Density Residential

SOUTH: Commercial, 16 Avenue Corridor

EAST: Low Density Residential

WEST: Low Density Residential

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	FAR 2.5,	FAR 2.5	0
HEIGHT	16m	16.05m on west elevation	0.05m
PARKING	53 stalls	68 stalls	0
LANDSCAPING	40%	40%	0
BUILDING SETBACK (front)	6.10m	3.0m	3.10m

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	No Comments
ENVIRONMENTAL MANAGEMENT	There were no conditions in the Detailed Team Review regarding Environmental Management
URBAN DESIGN REVIEW COMMITTEE	<p>Comments Provided by the Panel:</p> <ul style="list-style-type: none"> • The panel commends the applicant for the submission that responds to the planned increased densification and enhancement of the 16 Avenue corridor. • The panel encourages the applicant to retain existing trees and recommends adding additional street tree planting in the public boulevard along 17 Avenue. • The panel recommends that the applicant enhance the on grade landscaping along 5 Street NW in both the 17 Avenue corner and lane corner. • The panel has concerns about the treatment of the planter walls and recommends that they be studied further in terms of materials and textures.
COMMUNITY ASSOCIATION	Written comments were not received from the Mount Pleasant Community Association.

PLANNING EVALUATION

Introduction

This application is for a five storey apartment building on a M-C2 site fronting on 17 Avenue NW in the community of Mount Pleasant. The recently approved 16 Avenue North Urban Corridor Area Redevelopment Plan requires that the first ten development permit applications submitted after approval of the ARP be brought before the Calgary Planning Commission.

Site Context

The subject site has a frontage of 250 feet and currently contains a number of older homes and a surface parking lot. It is located directly behind the 16 Avenue commercial corridor and shares a rear lane with commercial properties that front onto 16 Avenue NW. The site is part of the area recently redesignated for medium density multi-residential development, extending both to the east and west along the south side of 17 Avenue NW. Across 17 Avenue to the north is the low density residential development of the community of Mount Pleasant, which is mostly designated R-C2.

Land Use District

The Subject parcel is designated M-C2 Multi-Residential - Contextual Medium Profile District. The purpose of the M-C2 district is to provide for Multi- Residential Development in a variety of forms. The M-C2 district allows for Multi-Residential Development where intensity is measured by floor area ratio to provide flexibility in building form and dwelling unit size and number. The M-C2 district is typically located at community nodes or transit and transportation corridors and nodes.

The proposed development meets all of the rules as outlined in the Multi-Residential District with relaxations.

Relaxations

The proposed building generally complies with the intent of the rules of the M-C2 District, however relaxations were required due to the requirement conflicts between the Land Use Bylaw 1P2007 and the 16 Avenue North Urban Corridor Area Redevelopment Plan.

In the Land Use Bylaw, the minimum building setback from a property line shared with a street for this parcel is the greater of the contextual multi-residential building setback or 3.0 metres. In this case the contextual multi-residential building setback is 6.10 metres. The proposed building is 3.0 metres from the property line shared with a street, however this complies with the requirements of the ARP.

As the proposed building does not meet the minimum Land Use Bylaw standards for building setbacks, there are portions of the proposed building that would project into the setback area. A Bylaw relaxation would be required for the balconies that project into the setback area.

A Bylaw relaxation is required for the height of the building. The elevation drawings indicate a small portion of the building exceeds the maximum height of 16 metres by 0.05 metres. This application complies with the horizontal cross section of the ARP, thus a relaxation for the Land Use Bylaw is required.

Site Characteristics

The subject property is flat and contains some mature vegetation.

Legislation & Policy

1. The 16 Avenue North Corridor Area Redevelopment Plan

The 16 Avenue North Urban Corridor Area Redevelopment Plan provides detailed guidelines for multi-residential development. The ARP designates this parcel as Medium Density Low Minimum Multi-Residential which prescribes both a minimum and maximum density (72 to 210 units per hectare) and a building form of 5 storeys. The proposed development has been designed within the provisions of the ARP.

2. The North Hill Area Redevelopment Plan

The North Hill ARP provides some general guidelines for medium density multi-dwelling development, some of which have been superseded by the more recent ARP for the 16 Avenue Corridor. It does not provide detailed guidelines for RM-5 (now M-C2) development because there was no land designated RM-5 land in the area at the time the ARP was written. However, the ARP does include guidelines for apartments in areas designated RM-4 and these guidelines are appropriate for all multi-residential development in general. The proposed development is consistent with the ARP.

Site Layout & Building Design

This application proposes a 5 storey residential building with an underground parkade. Vehicle access to the underground parkade will be via the rear lane. There is soft landscaping in all areas around the building with the exception of the concrete pedestrian entrance to the building and the ramp entrance to the underground parkade. Garbage enclosures are provided on the west side of the building, adjacent to the ramp to the underground parkade.

Of the 57 units, there are two townhouse style units that extend from the first floor to the second. Every unit has one balcony with frosted glass, however some units have two balconies per unit.

The proposed building consists of architectural elements that break up the vertical massing of the building. The two toned colour of the building façade and the architectural elements also provide some articulation for the vertical massing. The building materials on the exterior façade of the proposed building are a type of cladding called Dryvit E.I.F.S. EIFS is a smooth-surfaced insulated composite material commonly used on residential and commercial buildings.

At grade frontages on the main floor of the building provide for a vibrant pedestrian environment along 17 Avenue.

General shadow studies have been completed to indicate that the proposed development will not impede on the low density residential development on the north side of 17 Avenue. Improvements have been made to the design and finish of the planter walls along 17 Avenue and 5 Street as a result of comments from the Urban Design Review Panel.

Environmental Site Assessment

An Environmental Site Assessment was not required for this application.

Landscaping

A total of 40 percent of the site is to be landscaped at grade. Soft landscaping has been provided in the form of trees and shrubs. Additional boulevard trees are to be planted as well.

Site Access & Traffic

Vehicular access to the site will be provided via the rear lane.

Parking

Parking, including visitor parking is provided in the underground parkade. Access to the parkade is from the rear lane. 2 additional stalls are provided at grade at the rear of the building.

Site Servicing for Utilities

All services are available for the proposed development.

Community Association Comments

No written comments from the Mount Pleasant Community Association were received.

Adjacent Neighbour Comments

In response to the notice posting on the site, written comments were received from area residents. Concern was expressed that the proposed development would have adverse impacts, particularly due to lack of sunlight for properties to the north, due to the height of the proposed development and increase of on-street parking on 17 Avenue.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development has been designed in accordance with the requirements of the Land Use Bylaw, the 16 Avenue North Urban Corridor Area Redevelopment Plan and the North Hill Area Redevelopment Plan.
2. The proposed development will contribute to create a high quality pedestrian environment along 17 Avenue.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

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

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 seven complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address the prior to release conditions of all Departments as specified below. In order to expedite the review of the amended plans, four plan sets shall highlight all of the amendments. Please ensure that all plans affected by the revisions are amended accordingly. In the event that the prior to release conditions are not resolved, an \$886.00 recirculation fee may apply.

Urban Development:

2. Amend the plans to:

Waste and Recycling Services

- a. Plans are not scalable (See A1.1).
 - b. Label and dimension waste container access door (minimum 3 meter wide x 2.1 meters in height).
 - c. Indicate, label and dimension on the plans, the "Waste Staging" area.
 - d. Indicate and note on the plans, that the "Waste Staging" area is reinforced concrete able to support a minimum of 25,000kg and that it is flush with the lane. Lane patching may be required
 - e. Contact the Waste and Recycling Services, Technical Assistant at 230-6646 for further site specific details.
3. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

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

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

Roads

- a. Rehabilitation of existing driveway crossings, street light upgrading, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Transportation:

4. On amended plans, indicate the location of the existing driveways on 5 Street and on 17 Avenue NW, and that there will be closed and rehabilitated at the expense of the developer.

Parks:

5. Revise site plan to provide the following information concerning the public boulevard tree:
 - a. Tree species.
 - b. Tree height.
 - c. Tree calliper (dbh –diameter at breast height).
 - d. Scaled outline of the tree canopy dripline and size.
 - e. Indicate whether the tree is to remain or to be removed.

NOTE: If the boulevard tree is to be removed, contact Urban Forestry to make arrangements to request a letter of authorization to remove a public tree and to provide compensation as indicated in the advisory comments.

NOTE: If clearance pruning is required Urban Forestry must be notified and an indemnified contractor used.

6. New gas, water, sanitary services not indicated on plan. Ensure it outside of the tree canopy driplines and greater than 10 meters west of American Elm.

Permanent Conditions

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
2. No changes to the approved plans shall take place unless authorized by the Development Authority.
3. A Development Completion Permit shall be issued for the development **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.
4. The grades indicated on the Development Permit approved plans must match the grades on the development site servicing plan ("DSSP") for the development site. Prior to the issuance of the Development Completion Permit, the Consulting Engineer must confirm, under seal, that the development was constructed in accordance with the grades submitted on the Development Permit.
5. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
6. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
7. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
8. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
9. The garbage enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

Urban Development:

10. Single retaining walls greater than 1.0m in height or a series of terraced retaining walls whose combined height is greater than 3H:1V requires the approval of a Building Permit prior to construction.

Retaining wall that that meet this criteria have been noted. The developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

11. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, the Calgary Health Region and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, the City's Environmental Assessment & Liabilities division shall be immediately notified (311).
12. 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.
13. In accordance with the *Encroachment Policy* adopted by Council on June 24, 1996, and as amended on February 23, 1998, encroachments of retaining walls, planters, entry features, building projections, etc. 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.
14. The owner, and those under their control, shall ensure good erosion and sediment control (ESC) housekeeping practices and the timely implementation, inspection and maintenance of all controls and practices specified in the ESC report and/or drawing(s) in accordance with the current edition of the *Guidelines for Erosion and Sediment 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. Controls and practices shall be adjusted to meet changing site and winter conditions. Notify the Erosion Control Coordinator, Water Resources at 268-2655 of changes to the controls and practices specified in the report and/or drawing(s).
15. The grades indicated on the approved Development Permit (DP) plans must match the grades on the Development Site Servicing Plan (DSSP) for the subject site. **Prior to the issuance of the development completion permit (DCP)**, the developer's Consulting Engineer must confirm under seal that the development was constructed in accordance with the grades submitted on the development permit (DP).
16. Contain storm run-off on site.

Transportation:

No comments

Parks:

17. Any damage occurring to public lands, resulting from encroachment onto same during construction, will require restoration at the applicant's cost. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector (268-4760).
18. Geodetic grades on the development site shall not be altered for the life of the permit. Drainage from the development site into the adjacent park is not permitted.
19. Public trees located on the boulevard adjacent to the development site shall be retained and protected during all phases of construction by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence.
20. City Boulevard is to remain free of excavated material and storage of construction material is not permitted.

MANU CHUGH ARCHITECT LIMITED
 400-754-1111
 1000-1000-1000

QS VENTURE INC

NO.	DESCRIPTION	DATE
1	Issued for information	2008-11-11
2	Issued for construction	2009-04-16

MULTI RESIDENTIAL DEVELOPMENT
 159 TRAVE, NW, CALGARY, ALBERTA
 T2C 1V4

MAIN FLOOR PLAN

AS PREPARED BY
 MANU CHUGH ARCHITECT LIMITED

2008-MC-047

A1.1
 PLAN

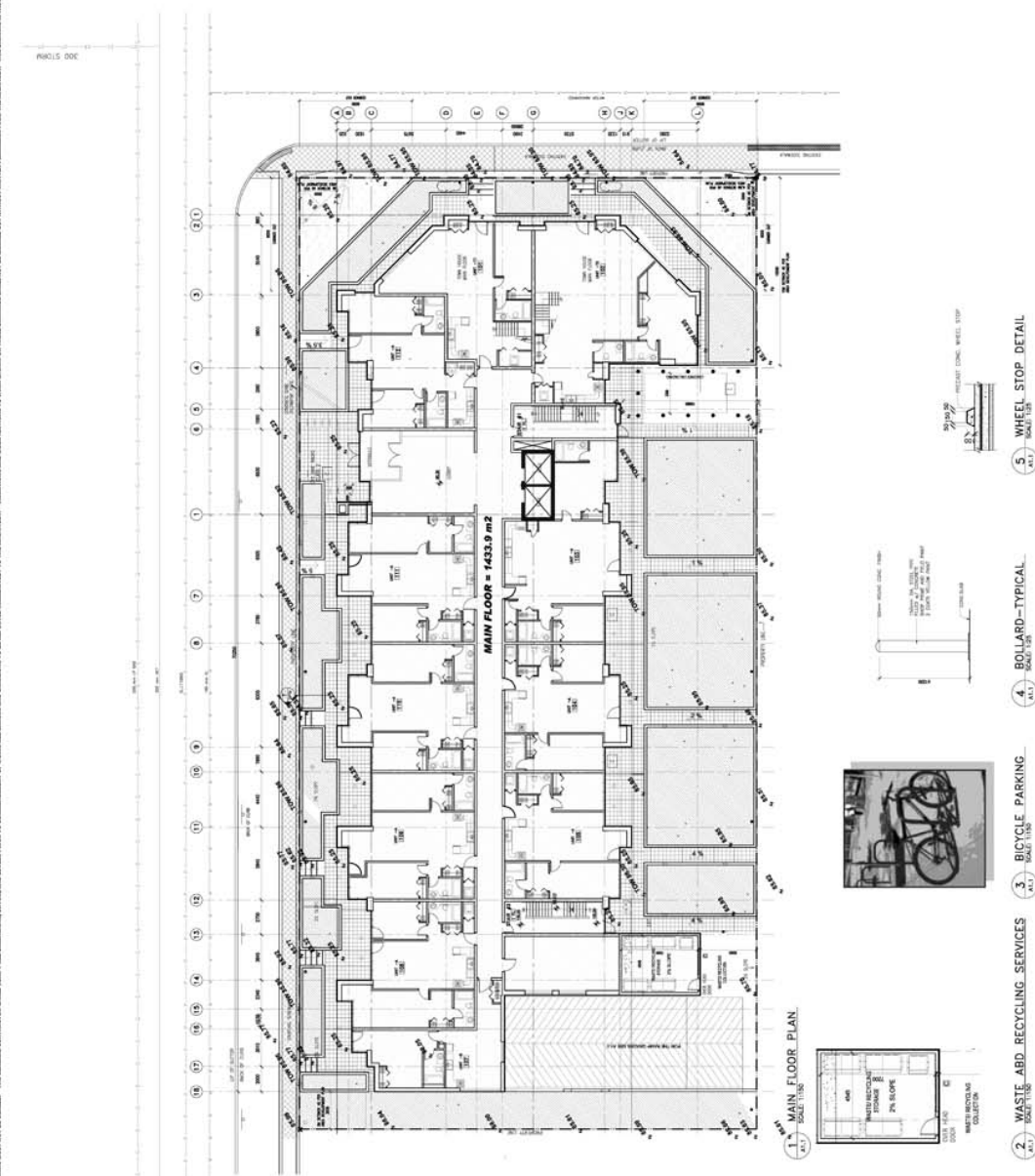
SITE INFORMATION
 LEGAL ADDRESS: LOT 21, MANITOVA BLOCK 2, 801 151 AVENUE N.W.
 MUNICIPAL ADDRESS: 801 151 AVENUE N.W.
 ZONING: M2C (M2C (M2C/RES))
 DENSITY PERMITTED: 70 UNITS PER HECTARE
 DENSITY PROVIDED: 210 UNITS PER HA
 PARKING PROVIDED: 47 UNITS
 P.A.R. PROVIDED: 2.5

LANDUSE
 ORDER AREA: 1433.90 SQM
 MAIN FLOOR: 1433.90 SQM
 SECOND FLOOR: 1433.90 SQM
 THIRD FLOOR: 1433.90 SQM
 FOURTH FLOOR: 1433.90 SQM
 TOTAL: 5735.60 SQM

FLOOR AREA
 ONE BEDROOM UNITS: 47 UNITS
 TWO BEDROOM UNITS WITH DEN: 42 UNITS
 TOWN-HOUSE UNITS: 42 UNITS
 TOTAL UNITS: 131 UNITS

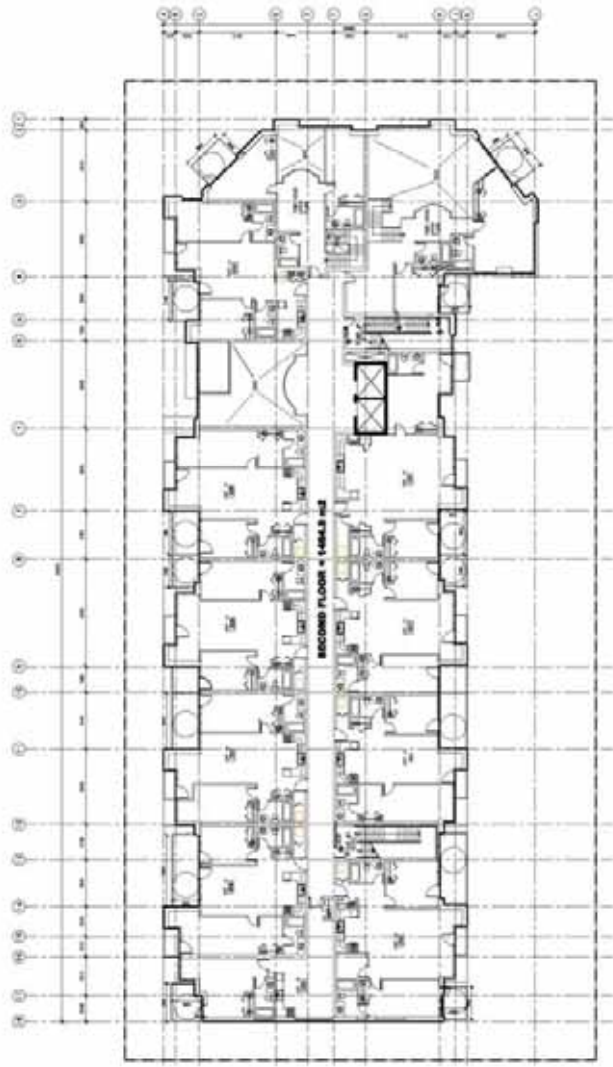
PARKING
 RESIDENTIAL: 47 B & 21 UNITS
 VISITORS: 47 B & 21 UNITS
 BARBER FREE: 47 B & 21 UNITS
 TOTAL PARKING REQD: 47 B & 21 UNITS

LANDSCAPE DATA
 REFER TO THE LANDSCAPE DRAWINGS
 EXISTING GRADE
 PROPOSED GRADE



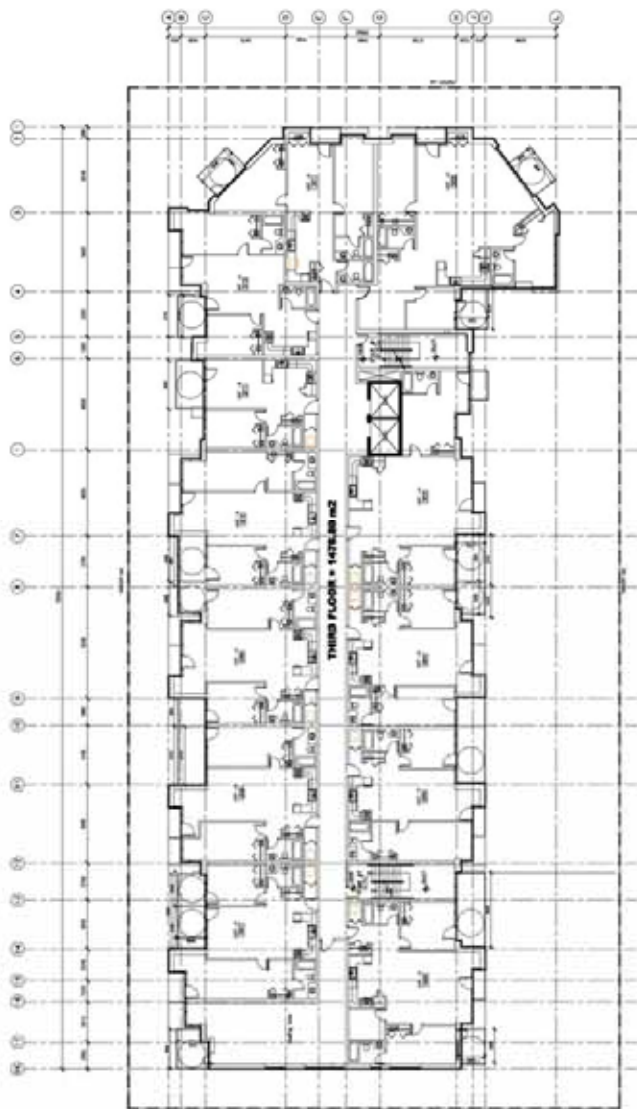
THIS DRAWING MUST BE USED IN ACCORDANCE WITH THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETTING AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND DIMENSIONS TO BE SHOWN ON THIS DRAWING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

 <p>SANG CHUN ARCHITECT LIMITED 200-100-10000 200-100-10000</p>	<table border="1"> <tr><td>DATE</td><td>2008-04-16</td></tr> <tr><td>PROJECT</td><td>2008-04-16</td></tr> <tr><td>SCALE</td><td>1/8" = 1'-0"</td></tr> <tr><td>DATE</td><td>2008-04-16</td></tr> <tr><td>PROJECT</td><td>2008-04-16</td></tr> <tr><td>SCALE</td><td>1/8" = 1'-0"</td></tr> <tr><td>DATE</td><td>2008-04-16</td></tr> <tr><td>PROJECT</td><td>2008-04-16</td></tr> <tr><td>SCALE</td><td>1/8" = 1'-0"</td></tr> </table>	DATE	2008-04-16	PROJECT	2008-04-16	SCALE	1/8" = 1'-0"	DATE	2008-04-16	PROJECT	2008-04-16	SCALE	1/8" = 1'-0"	DATE	2008-04-16	PROJECT	2008-04-16	SCALE	1/8" = 1'-0"	<table border="1"> <tr><td>DATE</td><td>2008-04-16</td></tr> <tr><td>PROJECT</td><td>2008-04-16</td></tr> <tr><td>SCALE</td><td>1/8" = 1'-0"</td></tr> <tr><td>DATE</td><td>2008-04-16</td></tr> <tr><td>PROJECT</td><td>2008-04-16</td></tr> <tr><td>SCALE</td><td>1/8" = 1'-0"</td></tr> <tr><td>DATE</td><td>2008-04-16</td></tr> <tr><td>PROJECT</td><td>2008-04-16</td></tr> <tr><td>SCALE</td><td>1/8" = 1'-0"</td></tr> </table>	DATE	2008-04-16	PROJECT	2008-04-16	SCALE	1/8" = 1'-0"	DATE	2008-04-16	PROJECT	2008-04-16	SCALE	1/8" = 1'-0"	DATE	2008-04-16	PROJECT	2008-04-16	SCALE	1/8" = 1'-0"	<p>SECOND FLOOR PLAN</p>		<p>2008-04-16</p>	<p>A1.2</p>
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<p>OS VENTURA INC</p>	<p>MULTI RESIDENTIAL DEVELOPMENT 200-100-10000</p>																																									



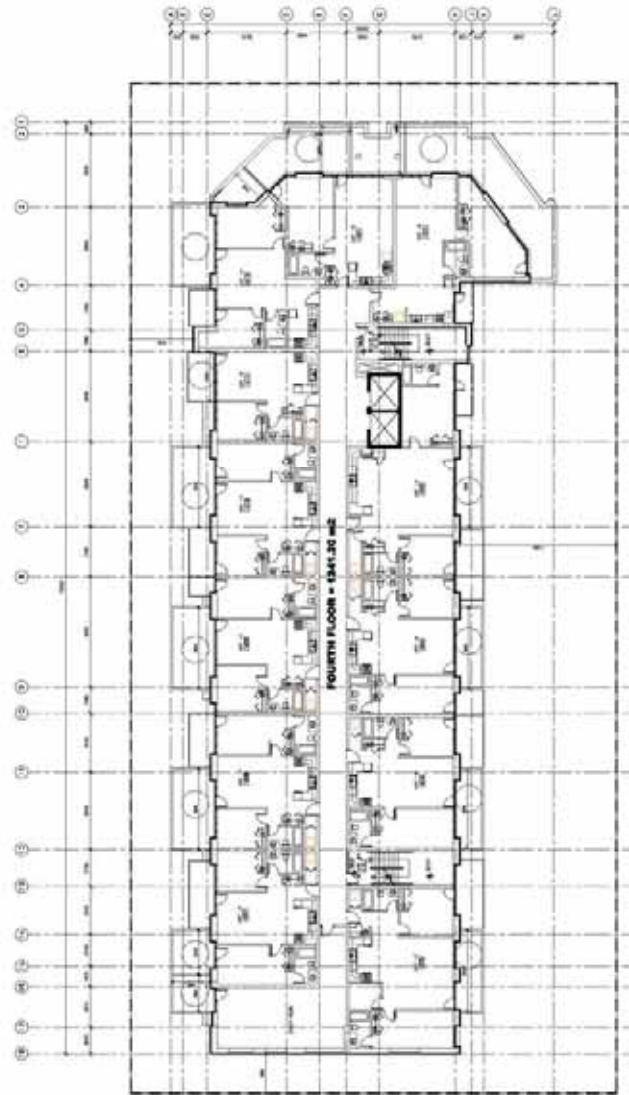
① SECOND FLOOR PLAN

 <p>ARCHITECTS</p>	<p>OS VENTURE INC</p>	<p>MANU CHUGH ARCHITECT LIMITED 100-1101 7 Ave SW, Calgary, Alberta T2P 0K6 403-243-8888</p>	<p>DATE: _____</p> <p>PROJECT: _____</p> <p>DESCRIPTION: _____</p> <p>SCALE: _____</p>	<p>DATE: _____</p> <p>PROJECT: _____</p> <p>DESCRIPTION: _____</p> <p>SCALE: _____</p>	<p>THIRDFLOOR PLAN</p>	<p>3008-BC-047</p>	<p>A1.3</p>
	<p>DEVELOPMENT</p> <p>819 TRAVE, NW, CALGARY, ALBERTA</p>	<p>THIRDFLOOR PLAN</p>	<p>3008-BC-047</p>	<p>A1.3</p>			



330. FLOOR PLAN.

 MAMU CHONG ARCHITECT LIMITED 401-403, 7/F, 110, QUEEN'S ROAD EAST, HONG KONG 02 VENTURE INC	<table border="1"> <tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	REVISION	DATE										<table border="1"> <tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	REVISION	DATE										MULTI RESIDENTIAL DEVELOPMENT 819 TUNG WA ESTATE, HONG KONG	 2008-MC-047	A1.4 <small>SECTION</small>
		NO.	REVISION	DATE																									
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FOURTH FLOOR PLAN																													



④ FOURTH FLOOR PLAN



MANU CHONG ARCHITECT LIMITED
 2008-MC-947
DA VENTURE INC.

DATE	2008-04-16
PROJECT	DA VENTURE INC.
CLIENT	DA VENTURE INC.
ARCHITECT	MANU CHONG ARCHITECT LIMITED
SCALE	AS SHOWN
PROJECT NO.	2008-MC-947
DRAWING NO.	5TH FLOOR PLAN

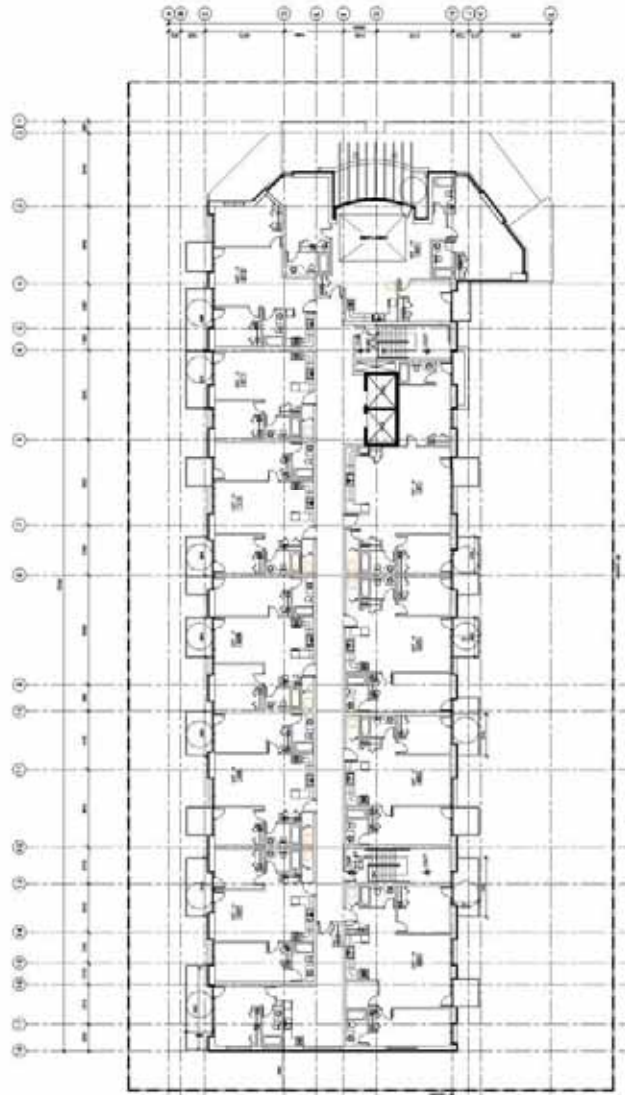
NO.	1
DATE	2008-04-16
BY	MANU CHONG
CHECKED BY	MANU CHONG
SCALE	AS SHOWN
PROJECT NO.	2008-MC-947
DRAWING NO.	5TH FLOOR PLAN

MULTI RESIDENTIAL DEVELOPMENT
 118 TRIN, NG SIAHAY, ALBERTA
FIFTH FLOOR PLAN

2008-MC-947

2008-MC-947

A1.5



⑤ FIFTH FLOOR PLAN

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OS VENTURE INC

MANU CHUGH ARCHITECT LIMITED
 818 TRAVE, NW, CALGARY, ALBERTA
 T2P 2G5
 TEL: 403.243.8888
 FAX: 403.243.8889
 WWW.MCARCHITECT.COM

NO.	DESCRIPTION	DATE	BY	CHECKED

NO.	DESCRIPTION	DATE	BY	CHECKED

MULTI RESIDENTIAL DEVELOPMENT
 818 TRAVE, NW, CALGARY, ALBERTA

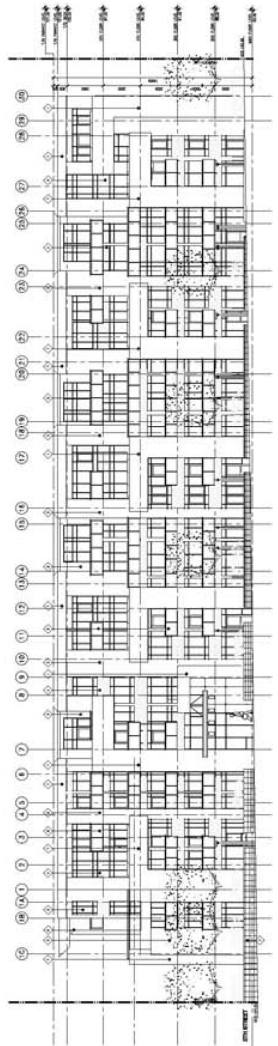
NORTH & SOUTH ELEVATIONS

2008-MC-07

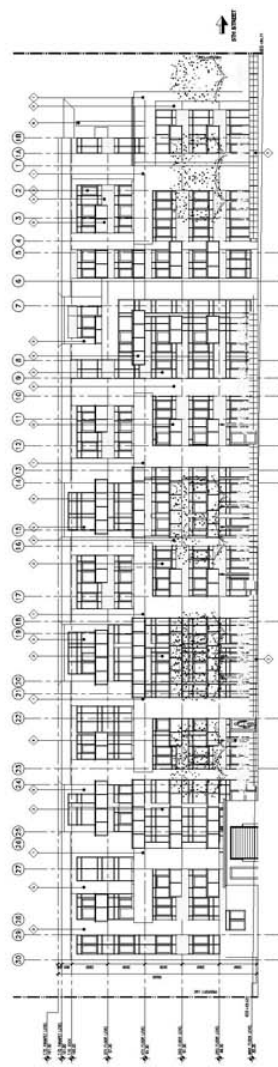
A2.0

MATERIAL LEGEND:

- EXT. WALL 1
- EXT. WALL 2
- WINDOW
- SCREEN
- EXT. COLUMN
- DECORATIVE CONCRETE PATTERN



NORTH ELEVATION



SOUTH ELEVATION

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MANU CHUGH ARCHITECT LIMITED
 1001-1002, 1000 - 10th Street, Suite 1000, Calgary, Alberta T2C 1A5
 Tel: (403) 243-8888 Fax: (403) 243-8889
 www.manuchugh.com

DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

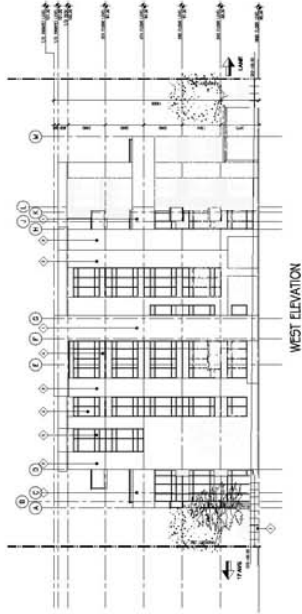
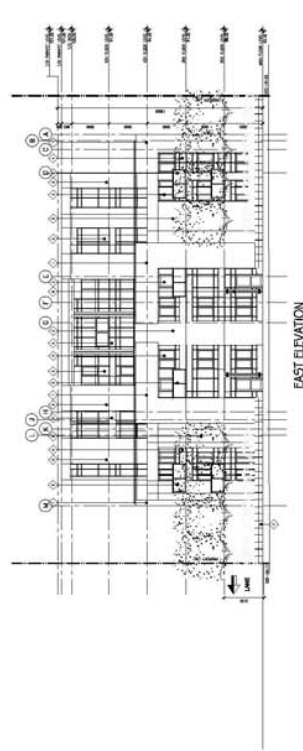
MULTI RESIDENTIAL DEVELOPMENT
 150 TRAVE, NW, CALGARY, ALBERTA

PROJECT NO: 2008-MC-047
 SHEET NO: A2.1

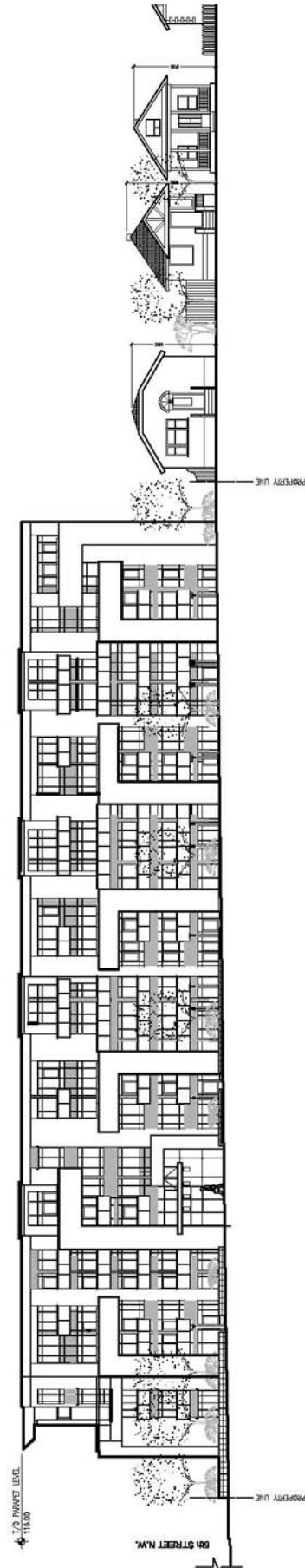
A2.1
 ELEVATIONS

MATERIAL LEGEND:

◇ EXT. WALL 1	CONCRETE BLOCK WITH WHITE GROUT
◇ EXT. WALL 2	CONCRETE BLOCK WITH BROWN GROUT
◇ WINDOW	FRAMING WALL WITH LIGHT BLUE FINISH
◇ WINDOW	FRAMING WALL WITH BROWN FINISH
◇ BALCONY/PRIVATE SCREEN	METAL SLAT PANELS WITH ALUMINUM FINISH
◇ EXT. COLUMN	CONCRETE
◇ DECORATIVE CONCRETE PATTERN	CONCRETE

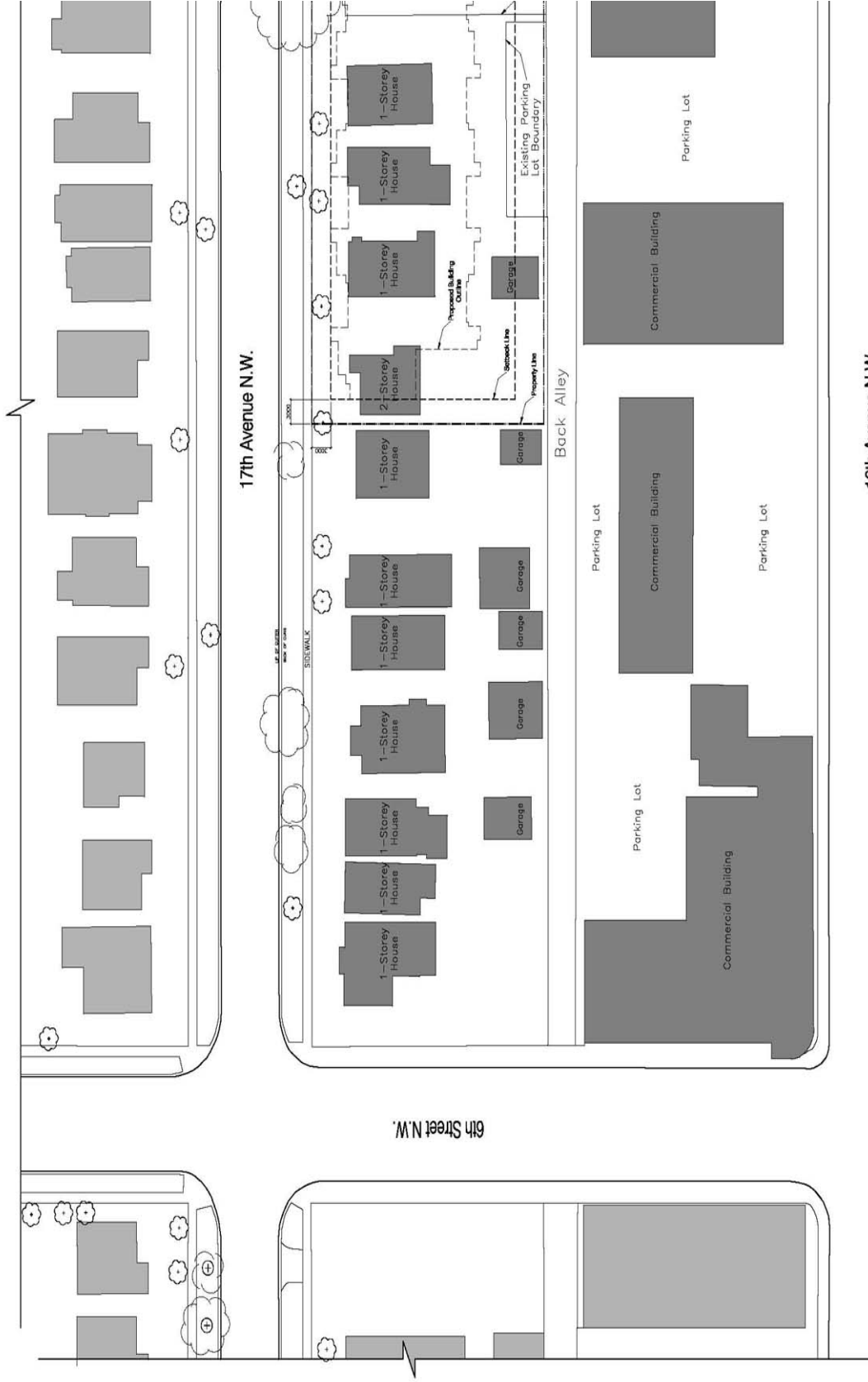


THIS DRAWING MUST NOT BE SCALED. THE ARCHITECT CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATING, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS OR THESE INDUSTRY SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISS



PROPOSED NORTH STREET ELEVATION

THIS DRAWING SHOWN ONLY AS ILLUSTRATION. THE ORIGINAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND FINISHES PRIOR TO COMMENCEMENT OF WORK. ALL WORK AND CONSTRUCTION TO BE PERFORMED SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER. VISITORS AND ADJACENTS TO THIS WORK SHALL BE ADVISED THAT THESE DIMENSIONS SHALL NOT BE GUARANTEED WITHOUT WRITTEN PERMISSION.



17th Avenue N.W.

6th Street N.W.

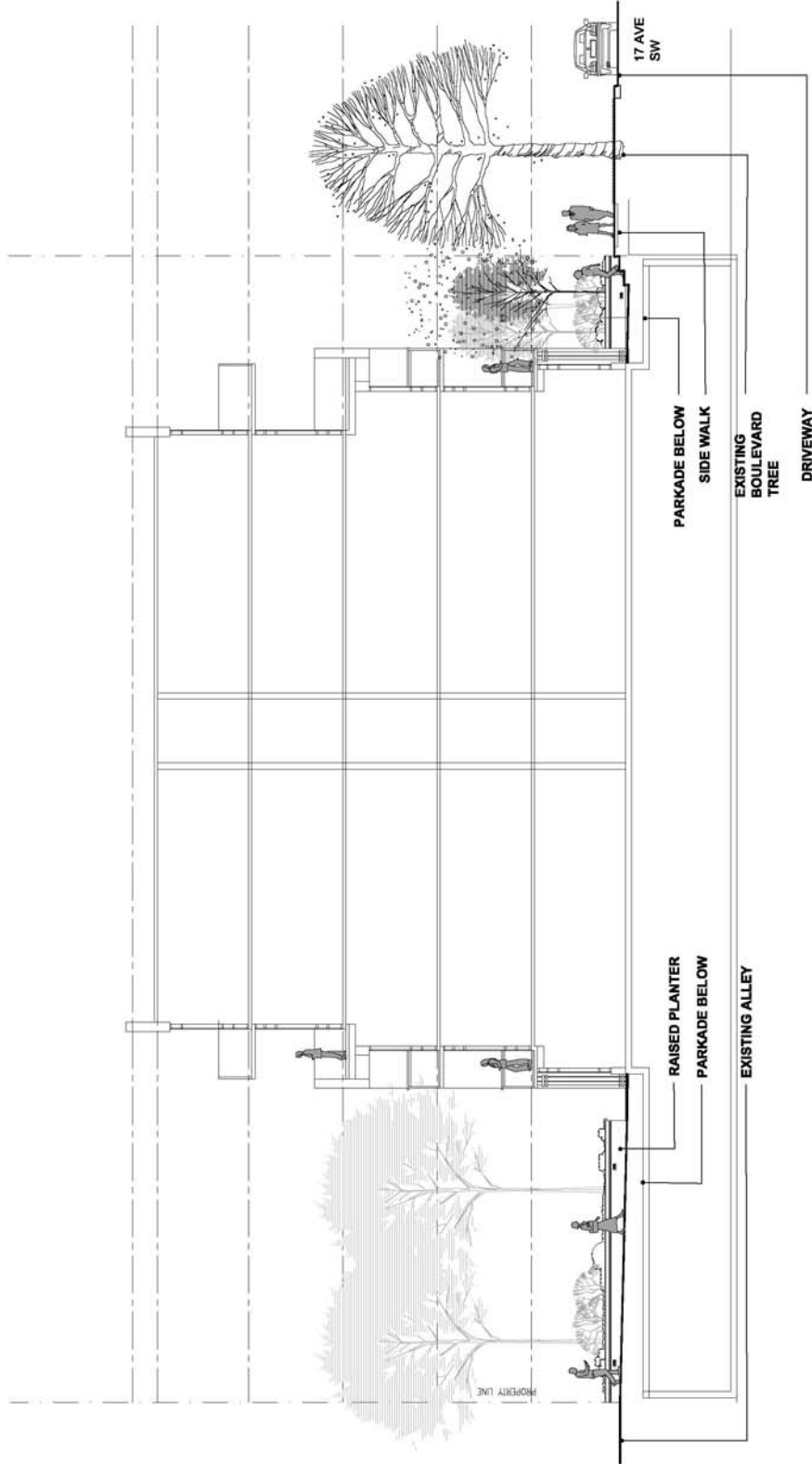
16th Avenue N.W.

Harris Harris
 111, 420 Av. de St. Jean
 Calgary, AB T2C 0K2
 Phone: 403.278.0004 Fax: 403.271.2208
 www.harris.ca

Project MULTI RESIDENTIAL DEVELOPMENT
 619-17 AVENUE NW CALGARY, ALBERTA

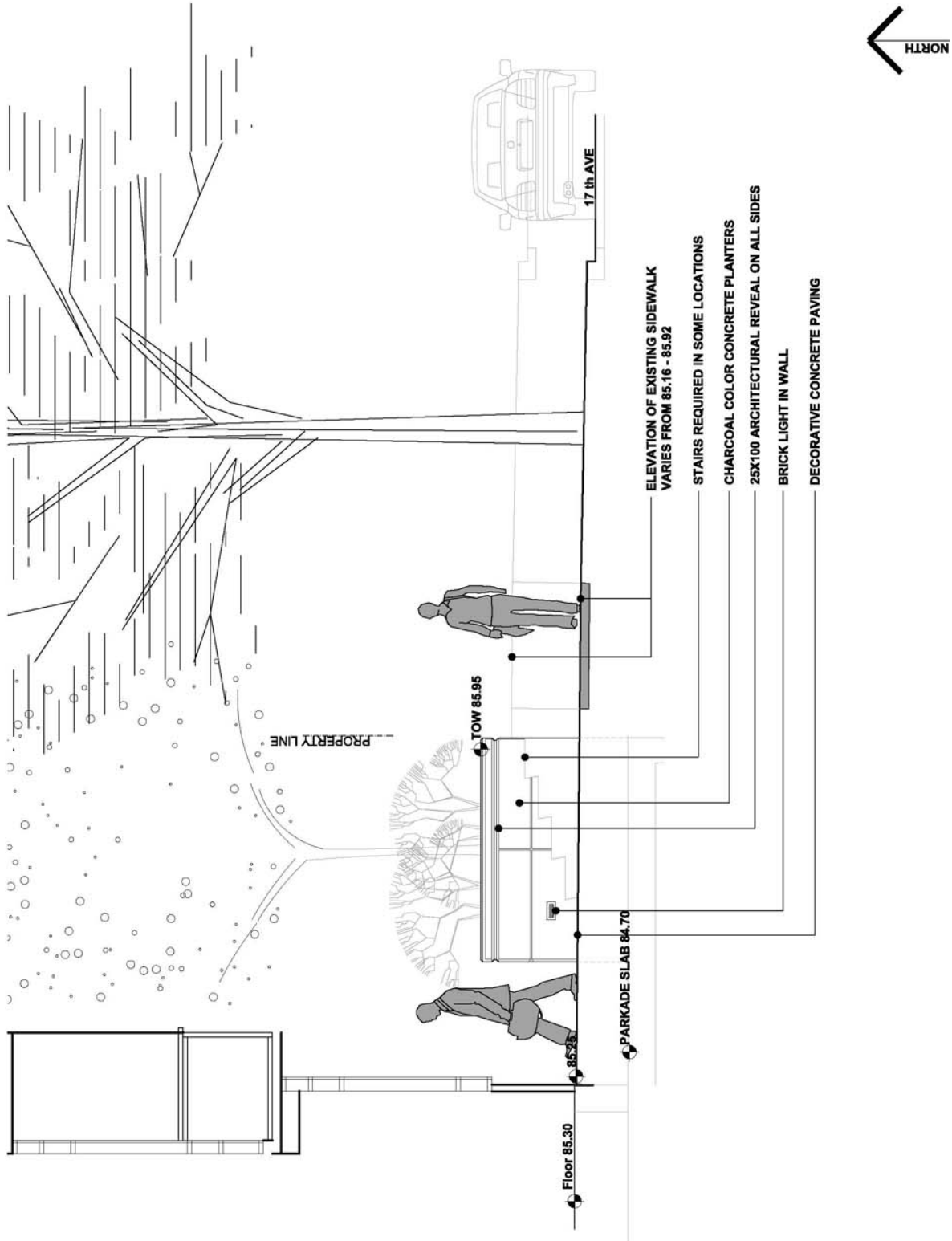
date 28.10.08
project number 08-475
drawn by SR
checked GH
drawing number D2
scale 1:125

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 88, 430 North St. SE
 Calgary, AB T2J 0B2
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 www.harrisbc.com

Project: MULTI RESIDENTIAL DEVELOPMENT
 619-17 AVENUE NW CALGARY, ALBERTA
 date: 28.10.08 project number: 08-475
 drawing title: SECTION AT RAISED PLANTER - TYPICAL
 checked: OH drawing number: D1
 scale: 1:40



DESIGNS PREPARED BY
Harris & Harris
 RR, 430 Acadia Dr. SE
 Calgary, Alberta T2C 1P2
 Tel: 403-278-1122
 Fax: 403-271-2208
 www.harrisandharris.ca

GENERAL NOTES

- This drawing has been prepared for Development Permit purposes only. It is not to be used for construction.
- All plant material to be installed in the City of Calgary must be approved by the City of Calgary.
- All plant material shall be installed in accordance with the City of Calgary Planting Standards.
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REV.	DESCRIPTION	DATE	BY	CHK
7	REVISION	02 04 09	SH	GH
6	REVISION	17 02 09	SH	GH
5	REVISION	17 02 09	SH	GH
4	AS PER DP COMMENTS	18 12 08	SH	GH
3	AS PER DP COMMENTS	01 12 08	SH	GH
2	AS PER DP COMMENTS	12 08 08	SH	GH
1	AS PER DP COMMENTS	24 10 08	SH	GH

REVISIONS
 DD:MM:YY BY:CHK
 SEAL

DRAWN
 SR

DATE
 APR. 02/09

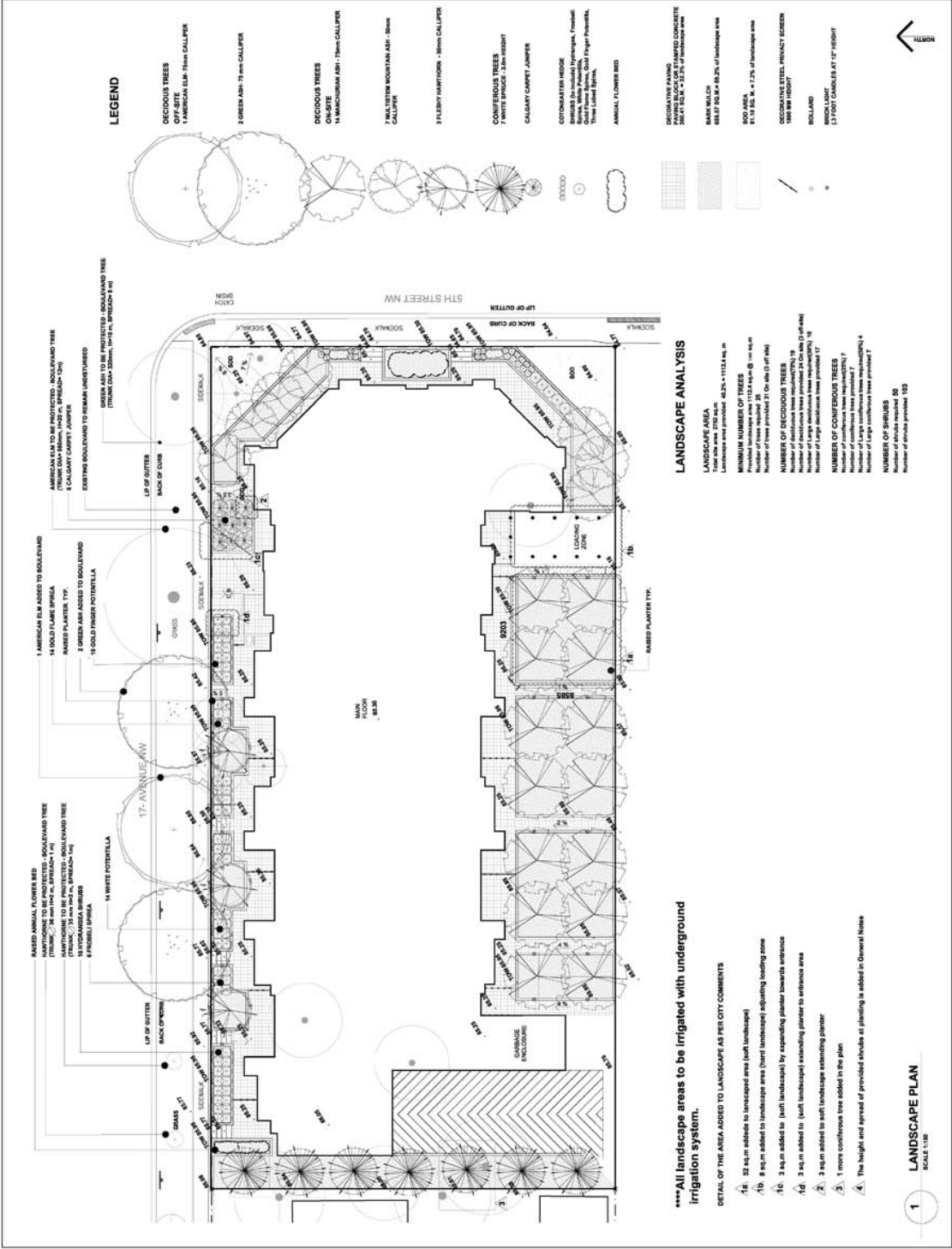
SCALE
 AS SHOWN

PROJECT NAME
 MULTI RESIDENTIAL DEVELOPMENT
 619 - 17 AVE NW, CALGARY, AB

SHEET TITLE
 LANDSCAPE PLAN

SHEET NO.
 L1

PROJECT NO.
 08-475



Harris & Harris
 RR, 430 Acadia Dr. SE
 Calgary, AB T2J 1B2
 Tel: 403-271-2208
 www.harrisandharris.ca

GENERAL NOTE:
 1. All plants are to be installed in accordance with the specifications and standards of the City of Calgary.
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 9. All plants are to be installed in accordance with the specifications and standards of the City of Calgary.
 10. All plants are to be installed in accordance with the specifications and standards of the City of Calgary.

REV.	DESCRIPTION	DATE	BY	CHK
1	FOR REVIEW	02 04 09	SR	GH
2	FOR REVIEW	16 03 09	SR	GH

REVISIONS: DD:MM/YY BY:CHK

SEAL

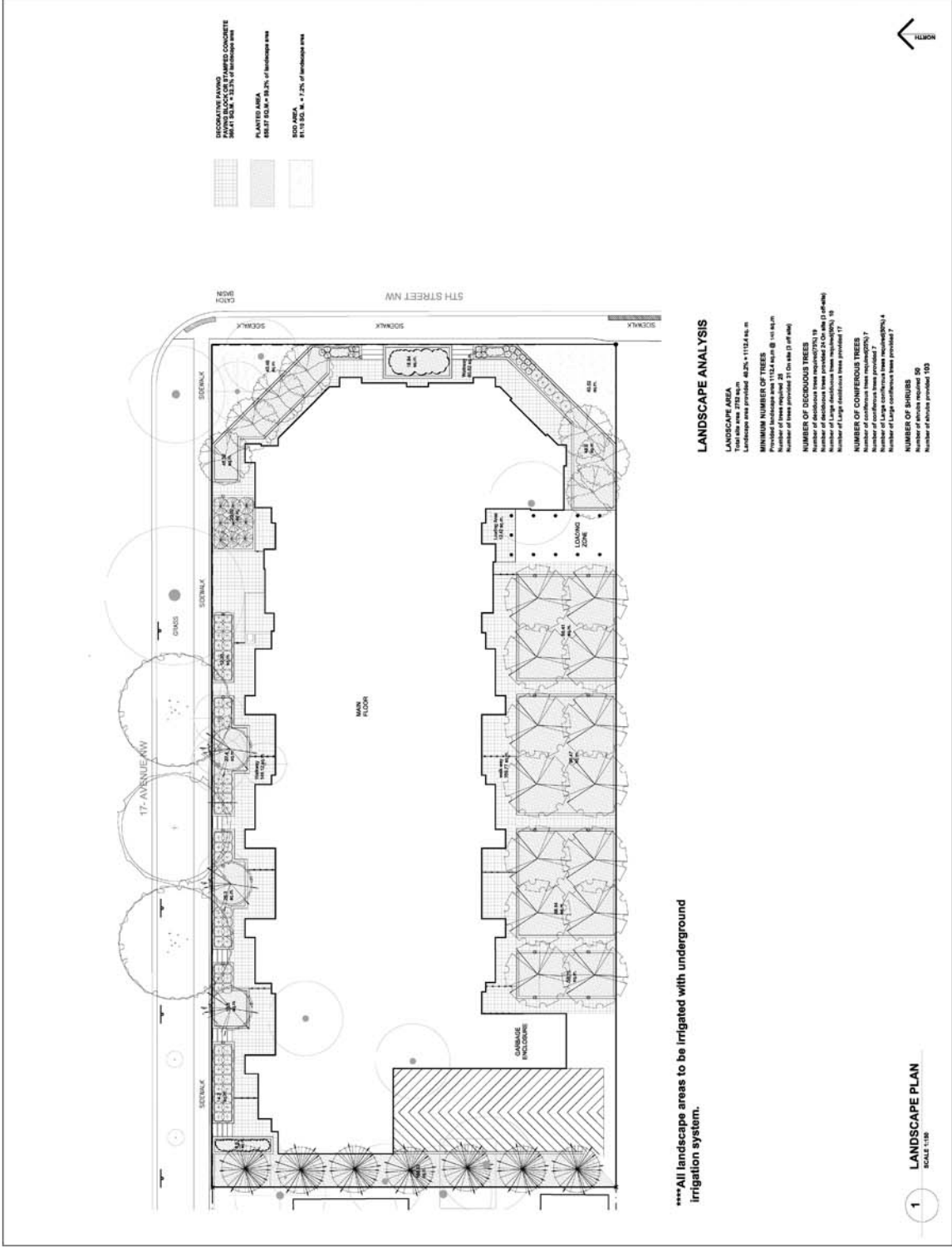
DRAWN: SR DATE: APR. 02/09

SCALE: AS SHOWN

PROJECT NAME: MULTI RESIDENTIAL DEVELOPMENT 619 - 17 AVE NW, CALGARY ALBERTA

SHEET TITLE: LANDSCAPE AREAS

SHEET NO. L2 PROJECT NO. 08-475



****All landscape areas to be irrigated with underground irrigation system.

1 LANDSCAPE PLAN SCALE 1:100



LEED-NC

LEED-NC Version 2.2 Registered Project Checklist
619 17 AVE N.W CALGARY

Yes ? No UNDER REVIEW AND CONSIDERATION

5 7 2 Sustainable Sites 14 Points

Yes	?	No			
			Prereq 1	Construction Activity Pollution Prevention	Required
	X		Credit 1	Site Selection	1
	X		Credit 2	Development Density & Community Connectivity	1
	X		Credit 3	Brownfield Redevelopment	1
X			Credit 4.1	Alternative Transportation , Public Transportation Access	1
X			Credit 4.2	Alternative Transportation , Bicycle Storage & Changing Rooms	1
	X		Credit 4.3	Alternative Transportation , Low-Emitting and Fuel-Efficient Vehicles	1
X			Credit 4.4	Alternative Transportation , Parking Capacity	1
		X	Credit 5.1	Site Development , Protect or Restore Habitat	1
		X	Credit 5.2	Site Development , Maximize Open Space	1
X			Credit 6.1	Stormwater Design , Quantity Control	1
	X		Credit 6.2	Stormwater Design , Quality Control	1
	X		Credit 7.1	Heat Island Effect , Non-Roof	1
X			Credit 7.2	Heat Island Effect , Roof	1
	X		Credit 8	Light Pollution Reduction	1

Yes ? No

2 3 Water Efficiency 5 Points

Yes	?	No			
	X		Credit 1.1	Water Efficient Landscaping , Reduce by 50%	1
	X		Credit 1.2	Water Efficient Landscaping , No Potable Use or No Irrigation	1
X			Credit 2	Innovative Wastewater Technologies	1
X			Credit 3.1	Water Use Reduction , 20% Reduction	1
	X		Credit 3.2	Water Use Reduction , 30% Reduction	1

Yes ? No

7 2 Energy & Atmosphere 17 Points

Yes	?	No			
Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	Fundamental Refrigerant Management	Required
X			Credit 1	Optimize Energy Performance	1 to 10
X			Credit 2	On-Site Renewable Energy	1 to 3
X			Credit 3	Enhanced Commissioning	1
	X		Credit 4	Enhanced Refrigerant Management	1
X			Credit 5	Measurement & Verification	1
	X		Credit 6	Green Power	1

continued...

