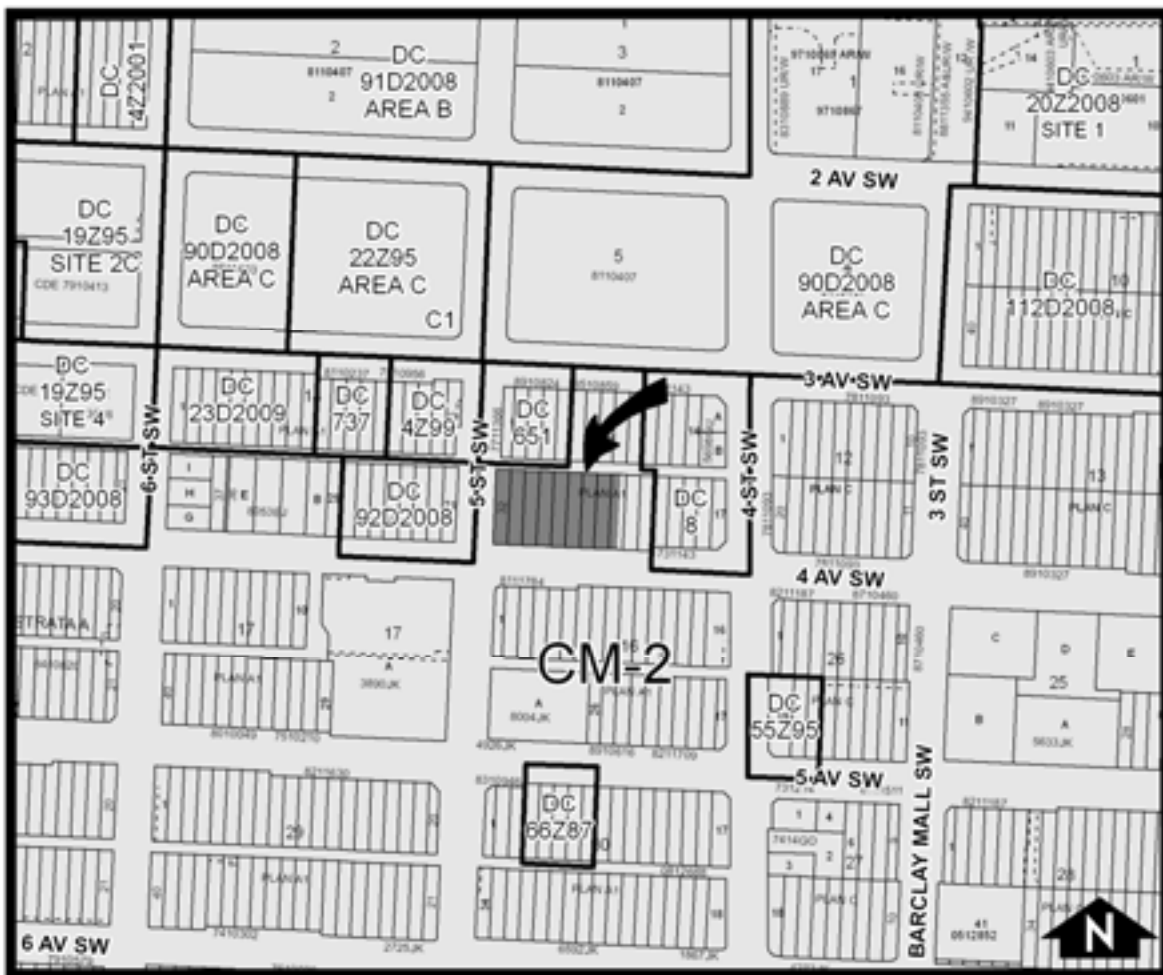


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 04	
	CPC DATE:	2009 May 14
	DP NO:	DP2007-2672

Downtown Commercial Core
(Ward 8 - Alderman Mar)



PROPOSAL:
New: Mixed-Use Development: Hotel (125 units), Residential (120 units), Office, Retail Stores

APPLICANT: IBI/HB Architects	OWNER: La Caille Fourth Avenue Inc.
MUNICIPAL ADDRESS: 526, 528, & 530 – 4 Avenue SW; and 310 – 5 Street SW	LEGAL DESCRIPTION: Plan A1, Block 15, Part Lot 24, 25-32 (Map 16C)
EXISTING LAND USE DISTRICT(S): CM-2 Downtown Commercial Business District	
AREA OF SITE: 0.26 ha ± (0.64 ac ±)	
CURRENT DEVELOPMENT: Retail Stores and Surface Parking Lot	

ADJACENT DEVELOPMENT:

NORTH: Offices

SOUTH: Offices

EAST: Restaurant Licensed

WEST: Regency Suites Hotel

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	20.0 F.A.R with density bonus	12.2 F.A.R	None
HEIGHT	No height restriction	173.12m 45 storeys	None
YARDS (BUILDING SETBACK)	None	5 ST SW = 3.6-5.18m 4 AV SW = 2.3-4.1m	None
PARKING	Retail: 1 stall per 140m ² = 1 stalls req. Office: 1 stall per	Retail: 1 Office: 72 (50% of which will be cash-	None

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
	140m ² = 72 stalls req. Hotel: 1 stall per 3 rooms = 42 stalls req. Residential: 1.05 per unit = 126 stalls req. Visitor: 0.15 stalls per res. unit = 18 stalls req. Total stalls required = 259	in-lieu payment) Hotel: 42 Residential: 168 Visitor: 18 Total provided = 301	
BICYCLE PARKING	Class 1 stalls req. = 119 Class 2 stalls req. = 47	Class 1 provided = 117 Class 2 provided = 47	Class 1 = 2 stall relaxation Class 2 = none
LANDSCAPING	All areas not covered by building.	Hard landscaping provided throughout site	None

EXTERIOR FINISH MATERIALS

The external finishing materials of the building are a combination of black stone cladding, blue gray stone cladding, pre-finished aluminium curtain wall, pre-finished metal panels, pre-finished metal structure, mechanical and architectural louvers, pre-finished aluminium handrails, spider glazing system, curtain wall glazing system, double glass window wall system in a black frame, painted architectural concrete, black brick, and fitted glass & aluminium Juliette balconies.

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	No environmental concerns have been identified at this point of site development and no Environmental Site Assessment (ESA) was required.
URBAN DESIGN REVIEW COMMITTEE	The proposal was reviewed by the Urban Design Review Panel, comments within sections as below and attached as Appendix III.
COMMUNITY ASSOCIATION	The Calgary Downtown Association has expressed an overall support for the proposed development commending the applicant for the design and mixture of uses within the proposal. The CDA

SUMMARY OF CIRCULATION REFEREES	
<p>Calgary Downtown Association (CDA)</p>	<p>did express concerns relating to building lighting, location for public art, single access point, and environmental impact of the development.</p> <p>Full comments have been included in Appendix II and as below.</p>
<p>COMMUNITY ASSOCIATION Eau Claire Community Association (ECCA)</p>	<p>The ECCA have expressed full support for the proposal and believes the mixed commercial, residential and hotel use is appropriate for this site. The ECCA recommended an appropriate drop-off lane for the development to ensure proper and safe access to the site.</p> <p>Full comments are attached as Appendix II.</p>

PLANNING EVALUATION

Introduction

The subject application proposes a 47 storey tower consisting of three main massing components, reflecting the different user groups. This includes restaurant within the first and +15 levels, hotel, offices, and residential uses. The base of the building is designed with a transparent mixed-use lobby inter-connected to the +15 level. A porte cochere is proposed which extends from 4 Avenue through to the lane to provide the vehicular access to the site. From 4 Avenue the one-way entrance serves the hotel entry for valet parking drop off and pick-up before proceeding to the underground parking entry ramp or the lane exit.

Site Context

The proposed development is located on the corner site at 4 Avenue SW and 5 Street SW within Calgary's Downtown core. Adjacent to the north and south of the site are high-rise office buildings, a two storey restaurant to the east, and to the west a high rise hotel development.

The subject site is situated within the Downtown core area of the *Centre City Plan*. The vision for the Downtown as stated within Section 4.1 Downtown of the *Plan* includes creating a livable and safe downtown through implementing quality public realm and architecture policies and ensuring the Downtown connects to the surrounding residential/mixed-use neighbourhoods. Furthermore the expectations for the Downtown are reinforced by supporting residential development and associated amenities that will generate day and night activity.

Land Use District

The subject site is situated within the CM-2 Downtown Business District of Part 10 of By-Law 1P2007. The purpose of the CM-2 Downtown Business District is to provide for a predominately commercial development pattern as well as allowing for a wide range of institutional and residential uses. The CM-2 District also provides a comprehensive density bonus system which allows high density development within the Downtown core as well as for the provision of at-grade and +15 level amenities.

The overall density achieved through the subject proposal is 12.2 FAR. The following table illustrates how areas have been apportioned to the various bonus categories.

BONUS	AREA	F.A.R.
A1. <i>At grade open space</i>	149.0 m ²	7.0
A2. <i>+15 system</i>	535.6 m ²	
A3. <i>Pedestrian circulation</i>	144.3 m ²	
B5. <i>Outdoor built-over space</i>	655.6 m ²	0.3
B7. <i>Enhanced +15 Walkway</i>	193.2 m ²	0.1
B8. <i>+15 Bridge</i>	2658 m ²	1.1
B10. <i>Lane Link</i>	302.5 m ²	0.1
B11. <i>Street Enhancement</i>	1504.75 m ²	0.6
C2. <i>Off-Site Improvements</i>	7,812m ²	3.0
TOTAL F.A.R.	(maximum allowed)	12.2

Site Characteristics

The subject site does not contain any significant topographic or vegetation features. However the subject site is located approximately three blocks from the Bow River and Bow River Pathway system which is a significant open space feature of the City of Calgary.

Legislation & Policy

Development on the subject site is regulated under the objectives and policies of the *Centre City Plan*. The *Centre City Plan* is the pre-eminent document for planning and action within the Centre City. The *Centre City Plan* outlines a number of policies which directly relate to the overall vision for the downtown including the skyline, sunlight preservation, and design of the public realm, built form, and architecture. The *Centre City Plan* also includes specific Downtown Design Guidelines which guide the design of all buildings within the Downtown.

Site Layout & Building Design

Policies of the *Centre City Plan* serve to strengthen the importance of the public realm within Calgary's Centre City. Good design of the public realm is the essence of creating a livable, thriving and caring Centre City. Public realm consists of three domains: public, semi-public, and private. One essential component of the public realm is the built form of the buildings and structures that frame a given block face or streetscape. Section 7.7.3 Built Form of the *Centre City Plan* states that "built form legibility relates to a mix of uses, range of building types, building massing, consideration of the role and design of a building's base, body and top, as well as the creative use of materials, textures and colours." All of these elements and components of a building's design contribute significantly to the quality of the public realm.

As mentioned earlier the application proposes the construction of a 47 storey mixed-use development consisting of restaurant use on the main and +15 levels, hotel, office, and residential uses above the +15 level. The hotel component is reflected in the 14 storey massing on the east side of the site, finished in black materials (granite and brick) stating a very noticeable presence along this elevation. A double height hotel lobby is proposed at the southeast corner of the building. A grand staircase and elevators located within the hotel lobby area allow for all users as well as the general public to gain direct access to the +15 level.

The office lobby of the building is located on the 5 Street SW frontage, providing the office users a distinct entrance into the building. The proposed coffee shop at the corner of 5 Street SW and 4 Avenue SW will seek to achieve activation and interest at this corner. The building massing is pulled back at the corner creating a public outdoor plaza with outdoor seating for the coffee shop on the main floor. The residential component will be situated within floors 27-46 of the building accessed via a residential lobby centrally located along the 4 Avenue SW frontage.

The proposed building becomes less heavy in nature as the design employ's a number of setbacks which break up the massing and serves to lighten the mass of the upper portion of the building. At the east end of the site the tower is setback from the property line at floors 5, 15, 26, 27, & 47. Roof top outdoor gardens are proposed on floors 5 & 47. The top of the building will be finished in glass and spandrel glass, further lightening the upper floors of the building. The building top is finished in white translucent panels and silver metallic spines enhancing the vertical character of the building. At night the building top will be lit up along with the stone volumes of the office and hotel components of the building.

A porte cochere is proposed running along the eastern boundary of the building extending from 4 Avenue SW through to the laneway providing vehicular access to the site. From 4 Avenue SW the one-way entrance passes by the hotel entry for valet parking drop off and pick-up before proceeding to the underground parking entry ramp or exiting into the laneway.

The application was circulated to the Urban Design Review Panel (see complete comments in APPENDIX III). 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
<p>The Panel is concerned with the incomplete plans presented and suggests the applicant bring back the project before the Panel with the following changes:</p> <ul style="list-style-type: none"> • Current drawings, including renderings showing the intended scheme • +15 details • Data sheet • Detailed and refined landscape plans • More pedestrian oriented street development including amenities such as bike racks, benches, etc. • Layby shows no sidewalk adjacent to it 	<p>Amended and details provided</p>

<ul style="list-style-type: none"> • Shadow study • Night view lighting 	
The Panel requests a list of sustainability strategies that will be used on the project and recommends investigation of additional sustainable options;	Provided however not at the time of UDRP review
The Panel recommends a more highly integrated solution between pedestrian and vehicular traffic;	North-south driveway added and layby removed.
The Panel is concerned with the lack of bicycle parking stalls and suggests the applicant add class two stalls within proximity to the entry doors;	Additional Class 2 stalls provided
The Panel is concerned with the placement and quantity of the street trees and requests a rationale for the placement of the trees as shown on the drawings;	Street tree planting has been amended
The Panel is concerned with the hardiness of the chosen plant materials;	Species are Chinook hardy
The Panel is concerned with the disconnect to the landscape plans and the renderings as showing different and suggests the applicant shows them to be closer in design and to show more landscape street trees on the site;	Rendering have been amended to reflect the proposed DP level of drawings
The Panel feels the office/corner entrance lacks clarity and convenient movement due to the abundance and spacing of the columns; and	The entranceway has been amended and relocated to enhance it's prominence
The Panel feels the project lack pedestrian scale at street level as canopies and signage are well above a pedestrian view.	Canopies and banner signage added to enhance the pedestrian realm

The subject proposal achieves the goals and objectives of the *Centre City Plan* serving as a exemplarity project which provides a mix of uses, range of building type, appropriate building massing, and consideration of the role and design of a building's base, body and top, as well as the creative use of materials, textures, and colors.

Environmental Site Assessment

A Environmental Site Assessment (ESA) was not required.

Landscaping

The proposed development includes landscaping to both 4 Avenue and 5 Street frontages. The site landscaping includes cast-in-place concrete and banding, inlaid red sandstone bricks for the sidewalk and laneway paving. Nine street trees planted within standard tree grates, benches, and plant pots are proposed around the south, east, and west elevations of the building. Twenty five class 2 bicycle stalls will be dispersed around the site, between the street trees along 5 Street SW and up against the building along the 4 Avenue frontage. A Bronze inlay logo is proposed to be set in the paving which flanks the main hotel entrance doorway off of the north-south driveway.

Site Access & Traffic

Site access will occur exclusively along the north-south access driveway. The driveway will be a right-in access off of 4 Avenue SW, exiting onto the laneway which will provide east west exiting from the site to either 4 or 5 Street SW.

Parking

The proposed building sits atop a All parking for the proposed development will occur within the underground parkade which will be accessed off of the north-south access driveway.

Site Servicing for Utilities

All servicing is available to this development.

Environmental Sustainability

In the absence of a City Council mandate to ensure LEED certification, Administration has encouraged the applicant to provide a summary of sustainable design strategies for this proposal. The applicant has indicated a commitment to sustainable design practices as shown in the LEED checklist attached in APPENDIX IV.

Community Association Comments

The subject application was circulated to both the Eau Claire community Association and the Calgary Downtown Association. Both Community Associations expressed support for the subject development. The full comments are contained in Appendices II.

Adjacent Neighbour Comments

No comments were received from the neighbouring residents or properties as of the date of this report.

CONCLUSION:

The proposal is supported for the following reasons:

1. The subject proposal achieves the goals and objectives of the *Centre City Plan* serving as an exemplary project which provides a mix of uses, range of building type, appropriate building massing, and consideration of the role and design of a building's base, body and top, as well as the creative use of materials, textures, and colors.

2. The proposal supports the livability of the Downtown by increasing the amount of residential development and associated amenities which will generate day and night activities as envisioned with the objectives of the *Centre City Plan*.
3. The proposed development exemplifies an appropriate mixture of uses within a building form which will contribute positively to the Calgary skyline.

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 resolved to the satisfaction of the Approving Authority.

Planning:

1. Submit a total of 6 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, 4 set(s) 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.
2. Payment for cash-in-lieu of parking equivalent is required for 72 stalls at the Downtown rate current at the time of payment. Certified cheques shall be submitted to the File Manager along with the development permit number and a calculation using the current cash-in-lieu rate and number of required stalls.
3. A Development Agreement shall be entered into and executed in conformity with all reports, plans and materials submitted and approved by the Approving Authority including inter alia:
 - a. provision of public spaces, and related public access easements, maintenance obligations and operating responsibilities including:
 - i. outdoor at-grade spaces on-site whether open to the sky, arcaded or cantilevered above;
 - ii. public access on a 24-hour basis to the public spaces;
 - b. details of the process and timing required to ensure the upgrade/retrofitting of the +15 Bridge from Altius to Shell Centre is completed on or before Occupancy of the Development.
 - c. provision of the necessary legal and other safeguards of the City's interest

should the +15 bridge upgrade/retrofit not occur (ie. Cash-in-lieu payment, etc.).

- d. details with respect to contributions to off-site improvement funds in accordance with Bonus standard C2 of Part 10 Bylaw 1P2007.
4. Submit a letter from Enmax Corporation indicating that the identified Enmax issues have been addressed. Please contact Project Administrator at 514-3937 to resolve the issue(s).

Urban Development:

5. Submit amended plans to the File Manager to specifically address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. The developer is to indicate a minimum vertical clearance of 3.5 meters between the roof of the parkade structure level 2 and the finished sidewalk above.
 - b. Indicate that the roof structure is designed to support live load of 5 tons.
 - c. Dimension the 3.0 meter X 3.0 meter corner cut
Revise tree trench details on landscaping plans. Cross sections should show tree alignment of 1.433 meters to lip of gutter with a 425mm concrete pad between the tree grate and back of curb for tree trenches, not 100mm as shown. Rectangular 1.22 meter X 1.83 meter cast iron grates are to be used for all tree trenches. Developer should be advised that the City is currently in the process of developing a standard for tree trenches, and details shown on the development application may be no longer applicable when the developer will be ready to construct the tree trenches and the sidewalk. Add the following note to the tree trench detail: "Tree trench and the sidewalk details shown are subject to change. Prior to construction, the developer is to contact Roads for current standards."
 - d. Remove the encroachments bike racks from within the City right-of-way
 - e. Indicate the 4.54m new lip of gutter and 0.0m back of sidewalk dimensioned from the ultimate property line (bylaw setback line) on 5 ST SW.
 - f. Indicate the 3.76m new lip of gutter and 0.0m back of sidewalk dimensioned from the ultimate property line (bylaw setback line) on 4 AV SW. Please note that the new lip of gutter may be subject to change at time of construction under a study currently undertaken by Transportation for the Centre City Plan.
 - g. Dimension the 2.134m bylaw setback from the existing property lines on 4 AV & 5 ST SW as per the *Highway Development and Protection Act*.
 - h. Provide the design details (heat tracing, etc. (for the canopy to avoid the possibility of ice formation on perimeter edges that may fall onto pedestrians.
 - i. Indicate that the canopy is removable.
 - k. Show location of exiting property line, bylaw setback line, canopy and +15 on drawing A3.02
 - l. Show location of support columns in the lane (entire +15 structure cantilevered from building).
6. Waste and Recycling Services
 - a. Minimum 5m vertical clearance is required under the +15 structure.
 - b. Revise the kitchen and office Waste & Recycle area doors to 3 meter x 2.1 meter clear overhead doors

7. Provide documentation confirming that all of the affected utility companies have been contacted, and have no objections regarding the construction of the +15 structure in the lane.
8. The developer shall consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title.
9. The developer shall remit payment for the Centre City Utility Levy, in the amount of \$260,829.00 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 per meter of site frontage (on the avenues only) of the proposed development (65.700m)
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. Sidewalks
- c. Concrete lane paving
- d. a survey by City forces for Roads to establish the ultimate lip of gutter grades adjacent to the development site
- e. Rehabilitation of existing driveway crossing, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Roads personnel.

Note: Execute a perpetual maintenance agreement for proposed stone bands on City boulevard and bylawed setback area. Applicant to provide sample of surface material for Roads to approve prior to construction.

11. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Street lighting upgrading adjacent to site
12. The developer shall execute and register a Public Access Easement Agreement for the 2.134m bylaw setbacks on 4 AV & 5 ST SW and the 3.0m x 3.0m corner cut areas to the satisfaction of the Manager of Urban Development
 13. Provide a letter to confirm the owner will remove the canopies from within the bylaw setback

at the owner's expense within 30 days' notice from the City of Calgary requesting removal.

14. Submit three (3) sets of Development Site Servicing Plan to the Building Grades Supervisor, Engineering Services, for approval from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. The scope and details of the plans are found in both the *Stormwater Management and Design Manual (December 2000)* and the *Design Guidelines for Development Permits and Development Site Servicing Plans (February 2008)*.

Transportation:

15. Provide bicycle parking in accordance with the City of Calgary's Bicycle Parking Handbook:
http://www.calgary.ca/DocGallery/Bu/trans_planning/cycling/bike_parking_2008_order.pdf.
 - Provide 119 Class 1 (secure) bicycle parking stalls, as required by the Land Use Bylaw. Only 111 Class 1 stalls are shown on the drawings.
 - Provide a door to all Class 1 (secure) bicycle parking storage rooms.
 - Provide a 0.6 metre separation distance from any physical barriers for bicycle stalls, including other bicycle parking stalls.
 - Ensure that bicycle parking stalls do not interfere with a pedestrian walkway. The stalls on 5 Street SW are positioned perpendicular to the building face and thus appear to interfere with pedestrian movement along the 5 Street SW sidewalk. Positioning these bicycle parking stalls parallel to the building face will solve this problem.
 - Provide further details on the design of the Class 2 (short-stay) bicycle parking. A bicycle parking stall must be "designed to allow a bicycle frame and both wheels to be secured" and must be "designed to support the bicycle frame and both wheels". Examples of appropriate Class 2 bicycle parking are inverted U stalls.
 - Ensure the bicycle parking stalls on the Site Plan (A1.02) and the Level 1 Plan (A2.09) are in the same location.
16. Indicate that only 2 loading stalls are provided. The side-by-side design of the loading stalls only allows 2 loading vehicles to simultaneously occupy the 4 loading stalls due to restrictions in turning maneuvers.
17. Provide a 0.6 metre clearance from all fixed objects to all vehicle sweep paths.
18. Submit amended plans addressing the following parking requirements as per the Land Use Bylaw 1P2007, Part 10, Section 18:
 - All parking stalls must have a minimum width of 2.6 metres.
 - Relocate all structural columns to be 0.30 metres away from any drive aisle, where structural columns encroach into a motor vehicle parking stall.
 - The minimum drive aisle width for a parking area shall be 7.2 m.
 - Handicapped parking stalls shall be a minimum width of 4 m.
 - Parking stall dimensions shall be clear of all obstructions, other than wheel stops and parkade columns.
 - The maximum grade of a parking stall shall not exceed 4 percent in any direction.
 - Ensure that all parking stalls which abut a physical barrier are a minimum width of 3.1 m.

19. Provide a protocol for the parkade access and usage.
20. Driveway flares shall not encroach into neighbouring sites unless written permission by the adjacent owner is obtained.
21. Provide the correct scale for all drawings including A2.01, A2.02, A2.03, A2.04.
22. Indicate a visibility triangle of 7.5 metres by 7.5 metres, measured from the face of curb, at the intersection of 5 Street SW and 4 Avenue SW. Obstructions within this area cannot exceed 0.75 metres in height.

Parks:

23. As per the City of Calgary Tree Protection By-law, all public trees within 6.0m of the development site shall be indicated on the site plan. Indicate the boulevard tree and provide the following information:
 - a. Tree species
 - b. Diameter of tree trunk (dbh)
 - c. Location of the centre point of the tree trunk
 - d. Scaled outline of the tree canopy dripline
 - e. Indicate whether the tree is to remain or to be removed

The City of Calgary requires written request for public tree removal. Please contact Urban Forestry at 311 to make necessary arrangements and for a list of indemnified contractors.

Permanent Conditions

Planning:

24. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
25. No changes to the approved plans shall take place unless authorized by the Development Authority.
26. A Development Completion Permit shall be issued for the development the building occupied. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.
27. 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.
28. Loading and delivery shall take place in the designated loading stall as shown on the

approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.

Urban Development:

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

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

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

30. 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.

31. 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.
32. 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.
33. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, (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.
34. 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.

Michael Stevenson
2009/April

LA CAILLE ON 4TH
506-528-530 4TH AVENUE SW
310 5TH STREET SW
CALGARY, ALBERTA



LA CAILLE ON 4TH

DP

ISSUE FOR CALGARY FUNDING COMMISSION April 28, 2009

NO.	DESCRIPTION	AMOUNT
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IBI
Group Inc. Suite 800
1000 10th Avenue SW
Calgary, Alberta T2C 1E7
Tel: 403.275.1800
Fax: 403.275.1801

DATE	10/15/08
PROJECT	LA CABLE CAR
CLIENT	LA CABLE CAR
DESIGNER	LA CABLE CAR
SCALE	AS SHOWN
DRAWN BY	LA CABLE CAR
CHECKED BY	LA CABLE CAR
APPROVED BY	LA CABLE CAR
DATE	10/15/08



LA CABLE CAR
 225 CALLE DEL CABLE
 94102 SAN ANTONIO, TX
 210.491.1111
 WWW.LACABLECAR.COM

DATE	10/15/08
PROJECT	LA CABLE CAR
CLIENT	LA CABLE CAR
DESIGNER	LA CABLE CAR
SCALE	AS SHOWN
DRAWN BY	LA CABLE CAR
CHECKED BY	LA CABLE CAR
APPROVED BY	LA CABLE CAR
DATE	10/15/08



1 LA Cable View to North



2 LA Cable View to East



3 LA Cable View to South



Scale	1" = 20'
North Arrow	
Legend	
Proposed	
Existing	
Survey	
Other	



LA DALLE DESIGN
ARCHITECTS
1000 14TH AVENUE
DENVER, CO 80202
TEL: 303.733.1100
WWW.LADALLEDESIGN.COM

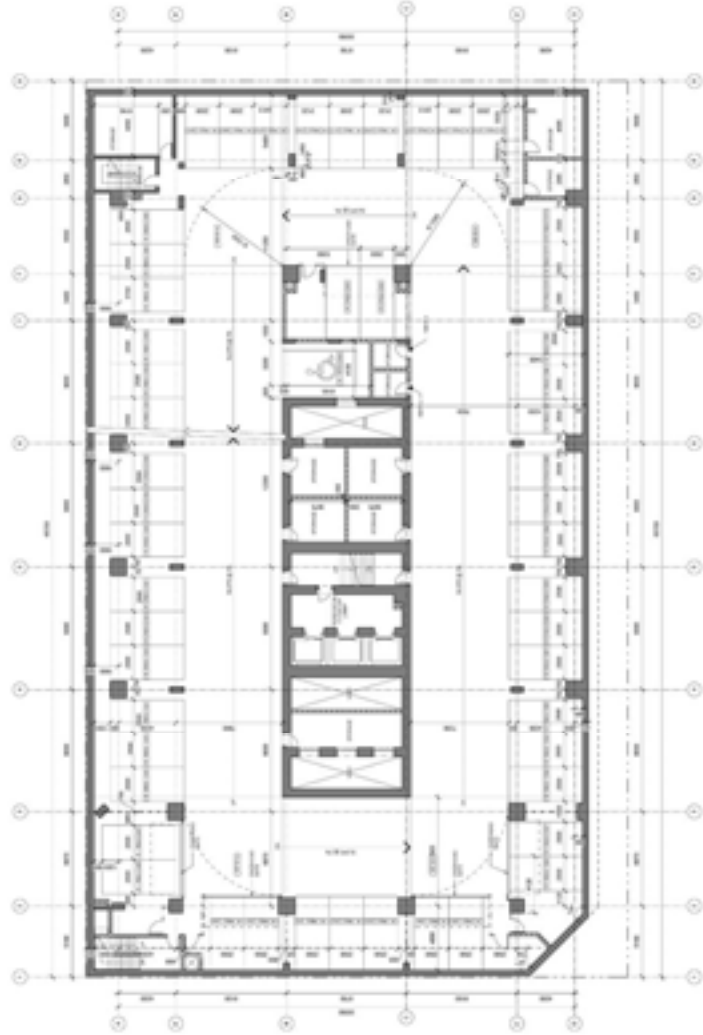
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Client	
Scale	
Date	
Author	
Reviewer	
Sheet No.	A1.05
Sheet Total	

PROJECT NO.	DP2007-2672
CLIENT	LA CHAULE DNE VNS
DATE	2009-05-14
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CHECKED BY	...
SCALE	...
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PROJECT RISK	...
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PROJECT OPPORTUNITY	...
PROJECT THREAT	...
PROJECT MITIGATION	...
PROJECT MONITORING	...
PROJECT REPORTING	...
PROJECT COMMUNICATION	...
PROJECT COLLABORATION	...
PROJECT INNOVATION	...
PROJECT SUSTAINABILITY	...
PROJECT RESILIENCE	...
PROJECT ADAPTABILITY	...
PROJECT FLEXIBILITY	...
PROJECT AGILITY	...
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PROJECT EVOLVABILITY	...
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PROJECT GROWTH	...
PROJECT INFLUENCE	...
PROJECT LEADERSHIP	...



LA CHAULE DNE VNS
2009-05-14
APPENDIX I
PLAN

DATE	2009-05-14
SCALE	...
PROJECT NO.	DP2007-2672
PROJECT NAME	...
PROJECT ADDRESS	...
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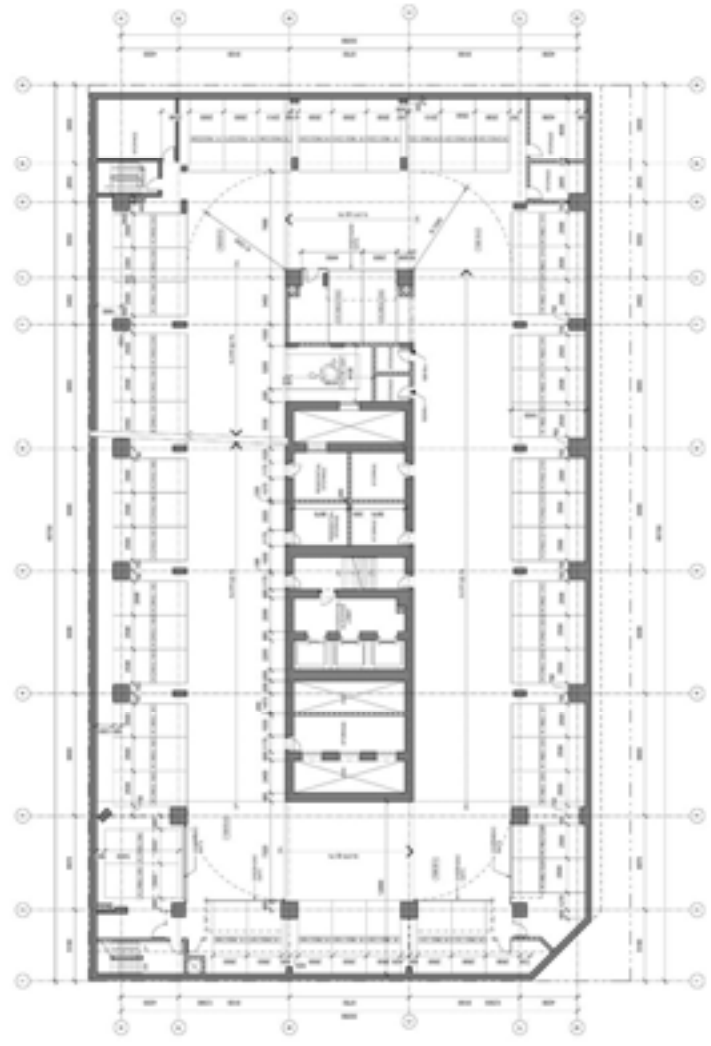


PROJECT NO.	DP2007-2672
PROJECT NAME	LA CHALLE ON VUE
CLIENT	LA CHALLE ON VUE
DATE	2009-05-14
DRAWN BY	...
CHECKED BY	...
SCALE	...
DATE	...



LA CHALLE ON VUE
2250 LA CHALLE ON VUE
DALLAS, TEXAS 75201
ARCHITECTS
PLUM

NO.	DATE	DESCRIPTION
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LA CHALLE ON VUE ARCHITECTS

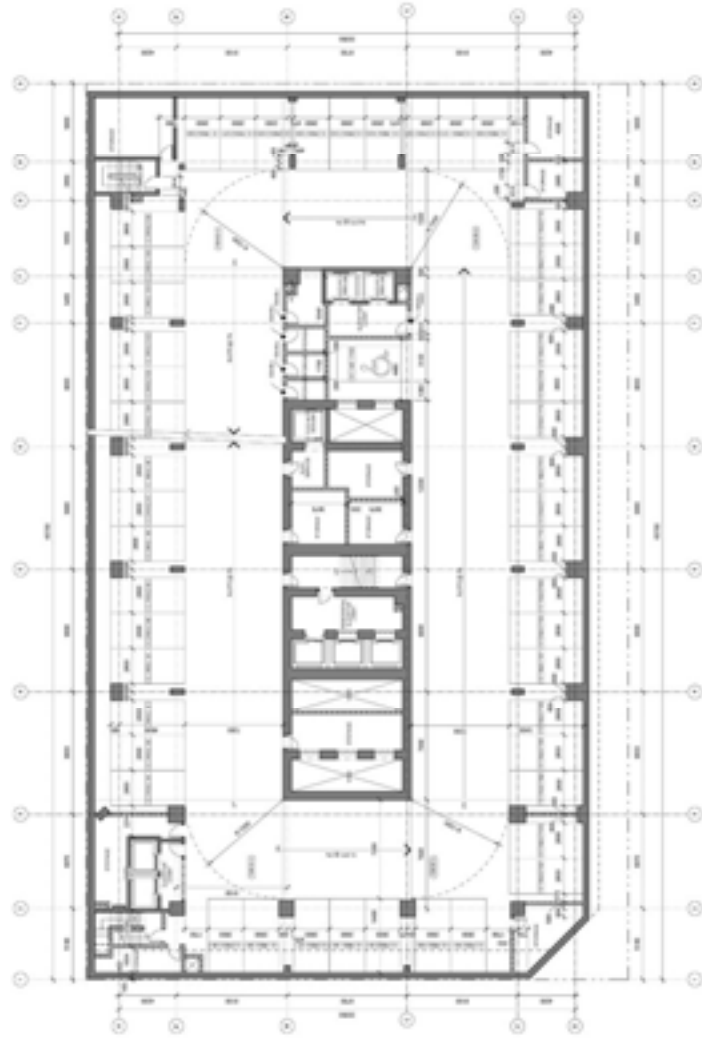
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PROJECT NAME	LA CHALLE ON VIK
CLIENT	LA CHALLE ON VIK
DATE	2009-05-14
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
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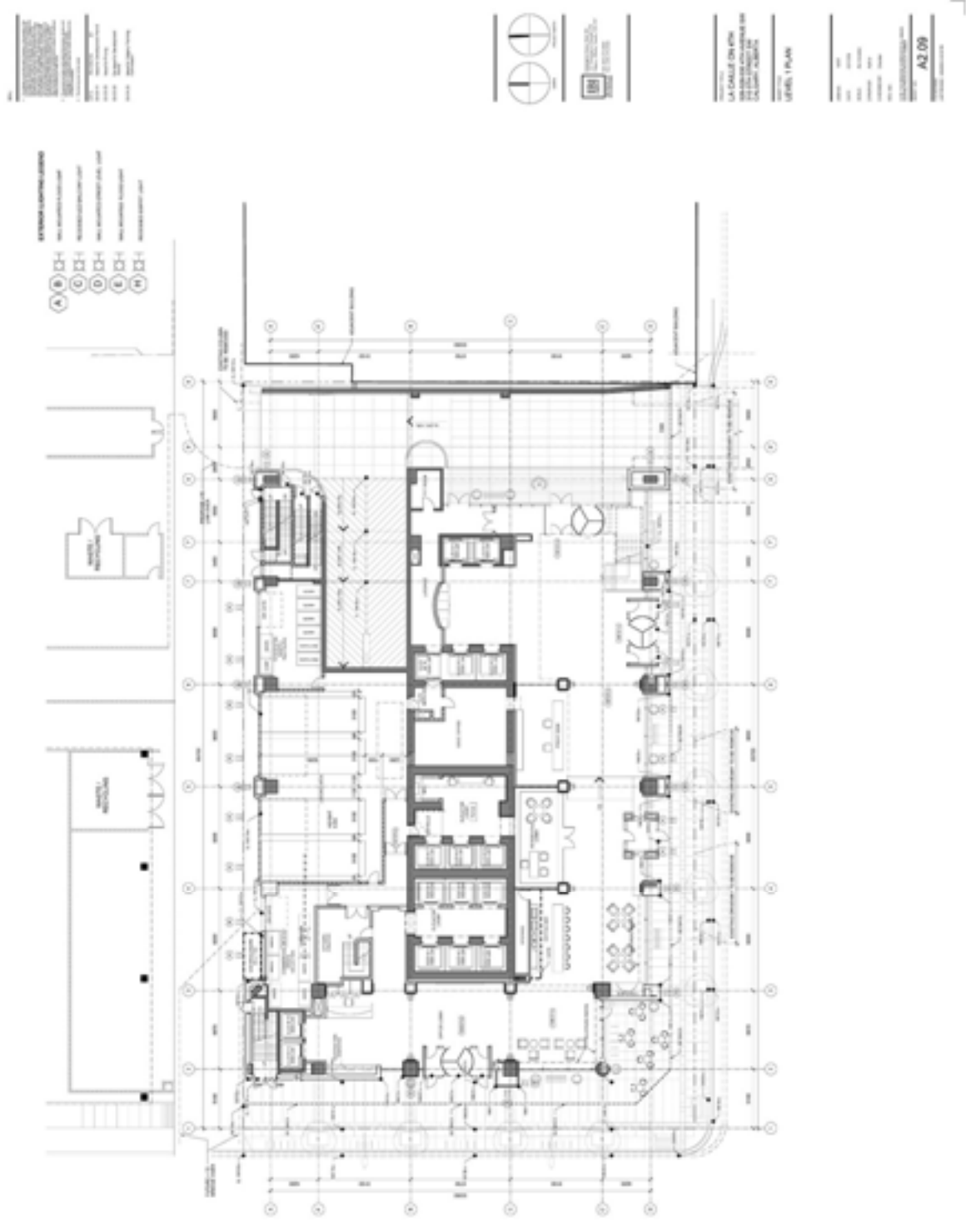
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2250 LAUREL AVENUE
VANCOUVER, BC
V6M 4K6

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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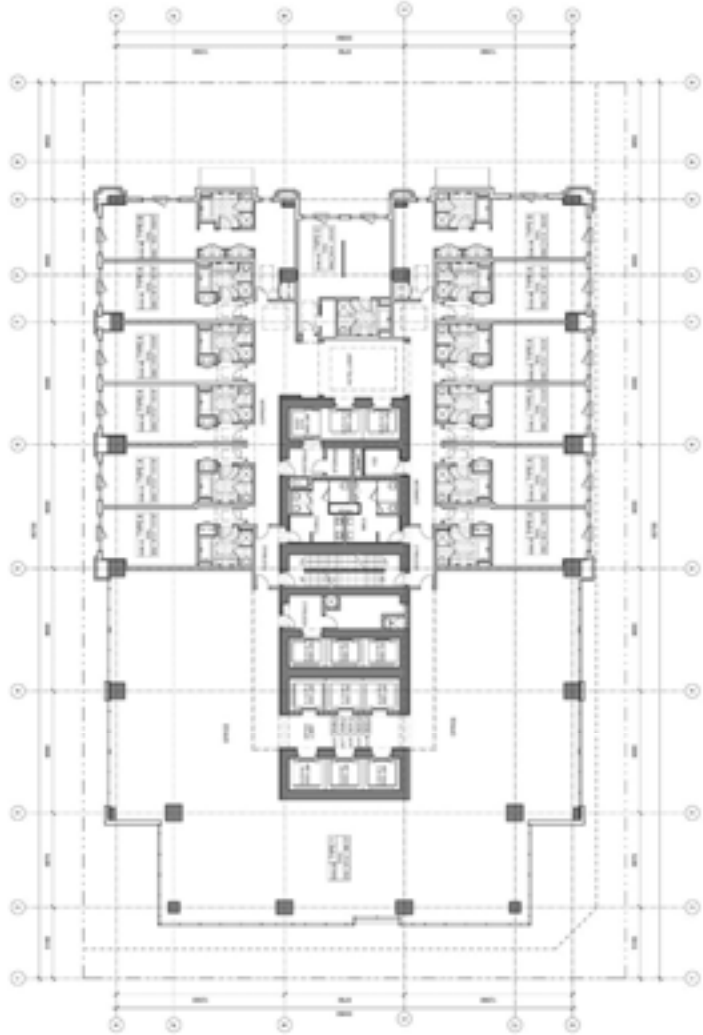


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CLIENT	LA CHAULE DUBOIS
DATE	2009-05-14
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STATE	...
COUNTRY	...

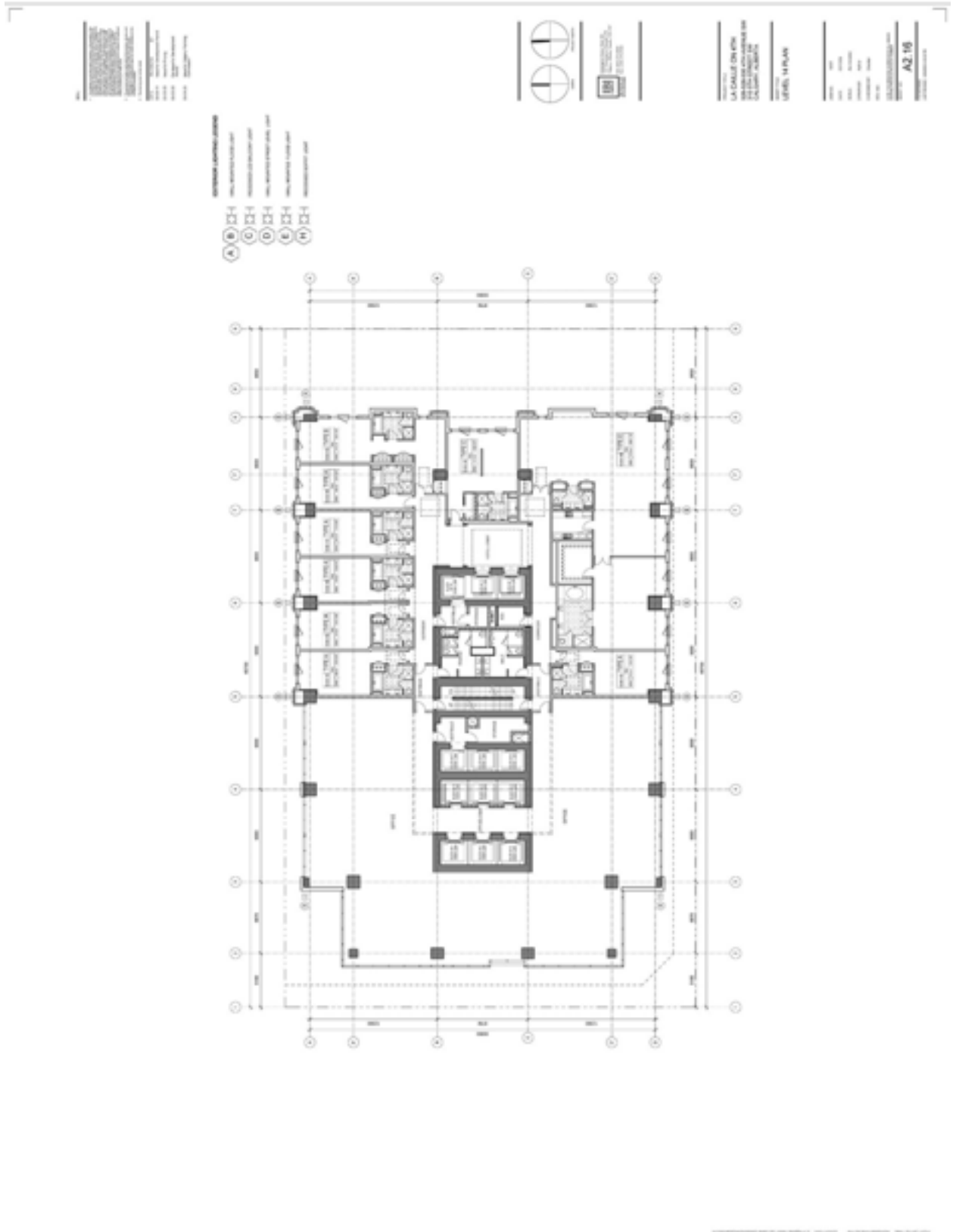


LA CHAULE DUBOIS
22, RUE DE LA PAIX
75001 PARIS
FRANCE
TEL: +33 (0)1 42 68 11 11
WWW.LACHAULEDUBOIS.COM

NO.	1
DATE	2009-05-14
SCALE	...
PROJECT NAME	...
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CITY	...
STATE	...
COUNTRY	...



LA CHAULE DUBOIS - 22, RUE DE LA PAIX - 75001 PARIS - FRANCE



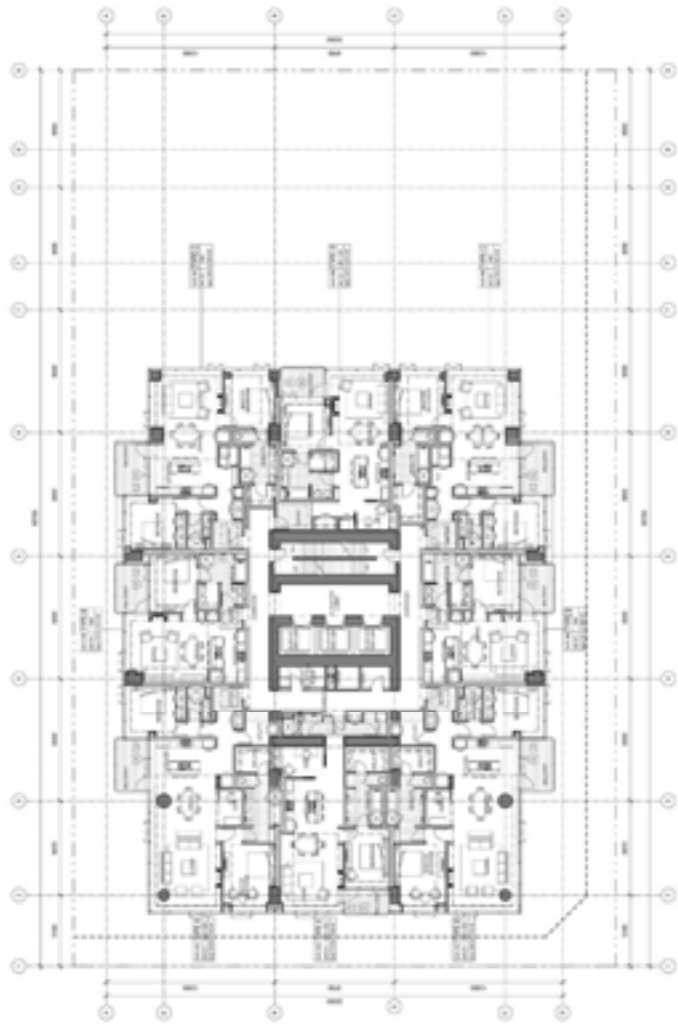
GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.



PROJECT NO: LA CHARLE DNE 070
DATE: 22/05/2009
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100 (PLAN)

DATE: 22/05/2009
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100 (PLAN)
A2.22

- GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE OF PRACTICE.
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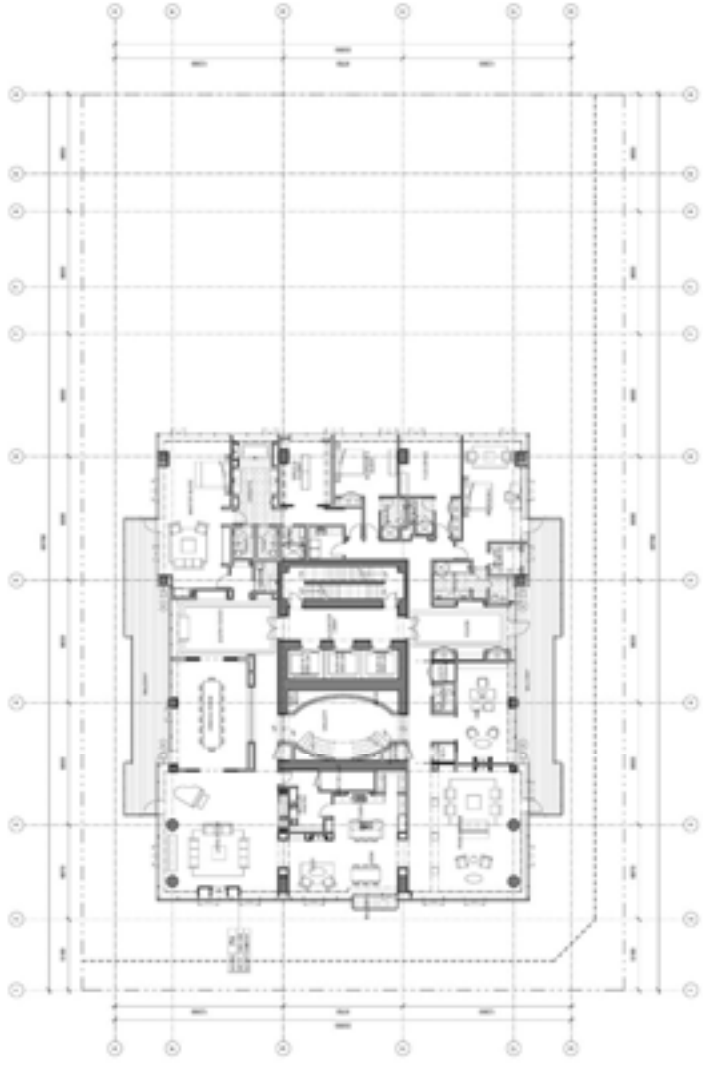
LA CHAULE DNE VIKI
22, RUE DE LA CLAY
CLAYTON, VIC 3168
TEL: 03 9594 1111
WWW.LACHAULE.COM.AU

- EXTERNAL/INTERNAL LEVELS**
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LA CHAULE DNE VIKI
22, RUE DE LA CLAY
CLAYTON, VIC 3168
TEL: 03 9594 1111
WWW.LACHAULE.COM.AU

PROJECT NO: 10000000000000000000
DATE: 10/10/2007
SCALE: A2 20

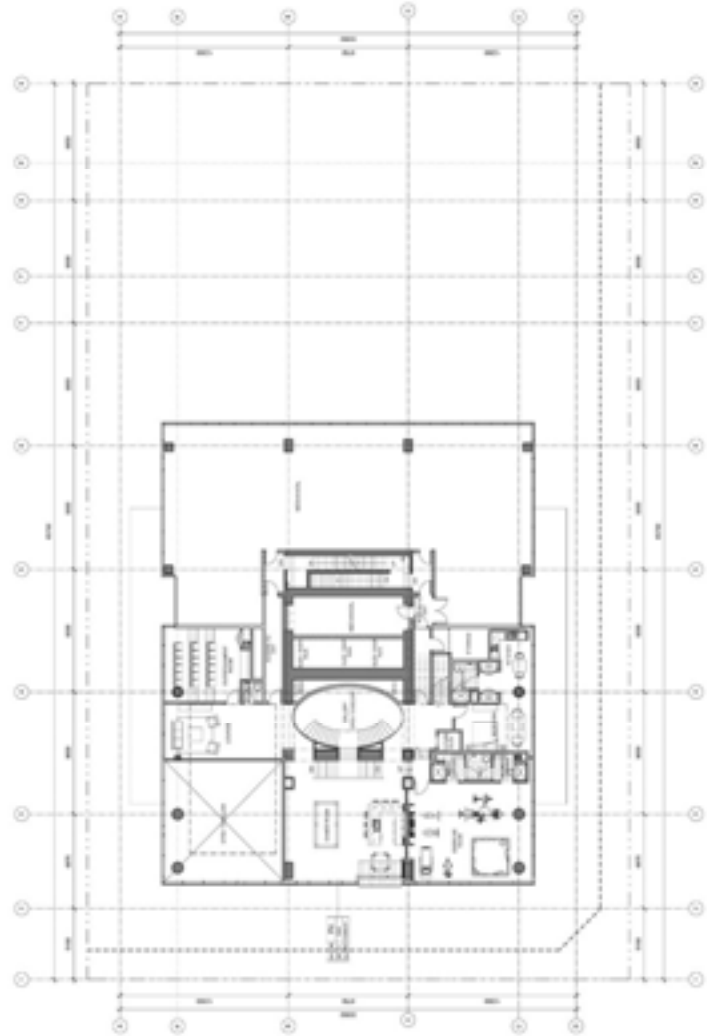


PROJET DE LOI
N^o 10
DU 15 MARS 2009
EN VUE DE LA
REVISION DE LA
LOI SUR L'ACCES
AUX DOCUMENTS
PERSONNELS
ET A LA PROTECTION
DE LA VIE PRIVÉE



PROJET DE LOI
N^o 10
DU 15 MARS 2009
EN VUE DE LA
REVISION DE LA
LOI SUR L'ACCES
AUX DOCUMENTS
PERSONNELS
ET A LA PROTECTION
DE LA VIE PRIVÉE

- SYMBÔLES UTILISÉS**
- : POUTRE
 - : COLONNE
 - : MUR
 - : VITRAGE
 - : PORTES
 - : ESCALIERS

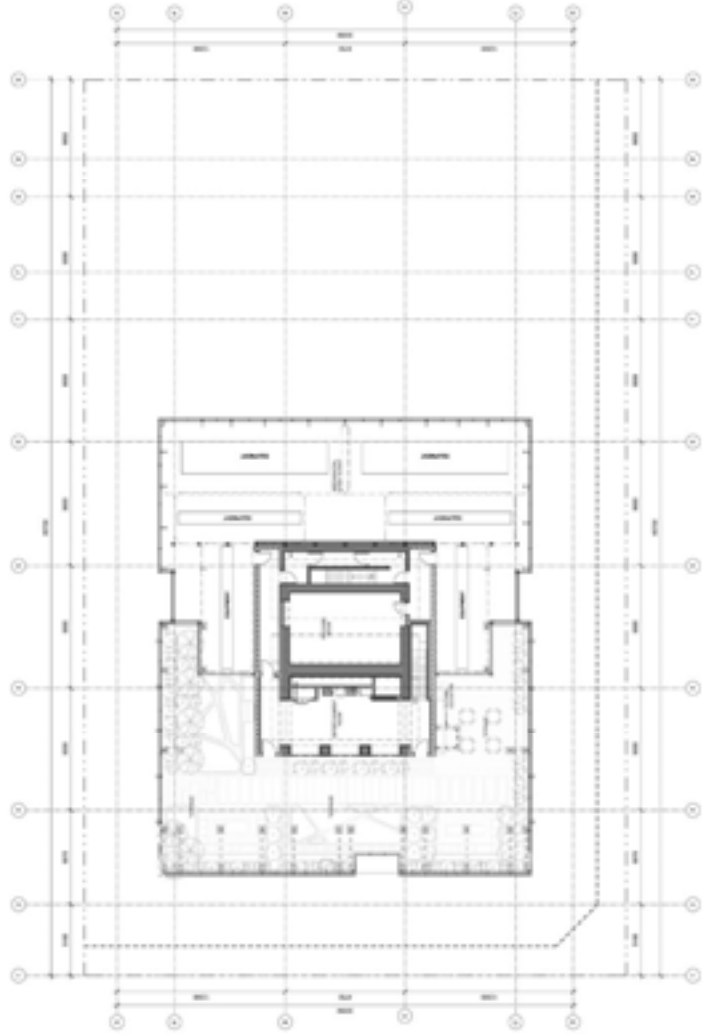


LA CHARLIE DREYER
3120 W. 11TH AVENUE
DENVER, CO 80202
TEL: 303.733.4400
WWW.LACHARLIEDREYER.COM



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WWW.LACHARLIEDREYER.COM



1. The applicant has submitted a copy of the proposed floor plan for the subject site. The floor plan shows the proposed layout of the building and the location of the proposed lift shaft. The floor plan also shows the proposed location of the lift shaft and the proposed location of the lift shaft.



LA CHAÎNE EN VIN
 1155, RUE DE LA CHAÎNE EN VIN
 QUÉBEC, QUÉBEC
 H3K 2E7
 TEL: 514 393-1111
 FAX: 514 393-1112

A2 29
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 A2 29

- SYMBOLE LÉGENDAIRE**
- ① - Ligne de référence
 - ② - Ligne de référence
 - ③ - Ligne de référence
 - ④ - Ligne de référence
 - ⑤ - Ligne de référence
 - ⑥ - Ligne de référence

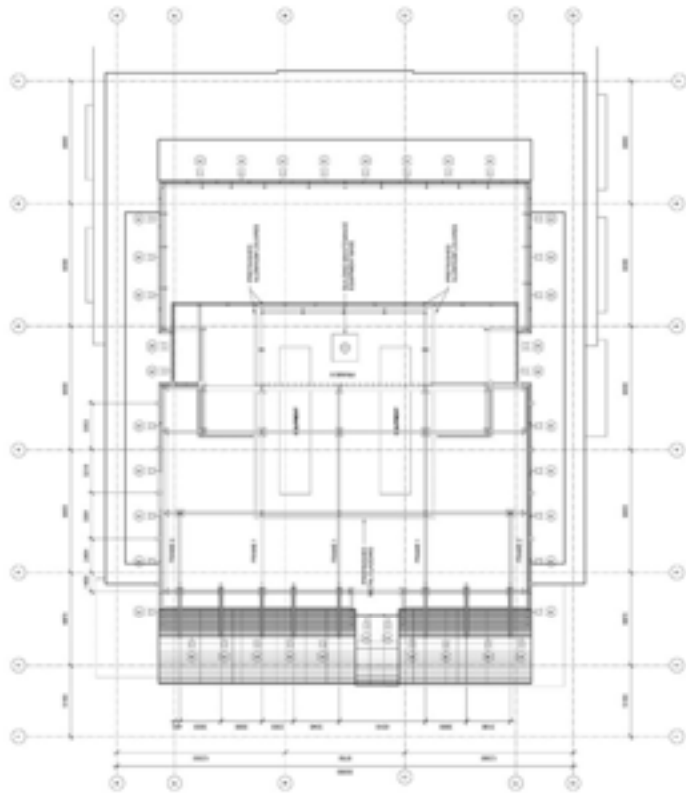


TABLE 1
SUMMARY OF DEVELOPMENT CONDITIONS

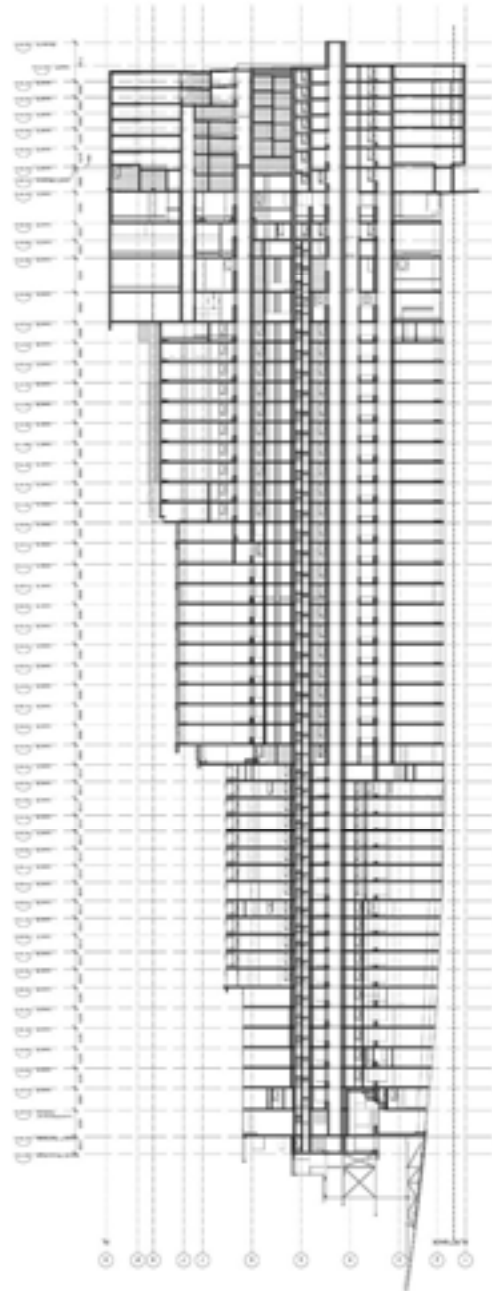
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Project Number	DP2007-2672
Project Location	1250 VINE STREET, WEST MELBOURNE
Project Status	APPROVED
Project Date	2009
Project Area	1250 VINE STREET, WEST MELBOURNE
Project Type	RESIDENTIAL
Project Description	RESIDENTIAL DEVELOPMENT
Project Details	RESIDENTIAL DEVELOPMENT
Project Contact	LA CHALLE ON VINE
Project Address	1250 VINE STREET, WEST MELBOURNE
Project Phone	03 9581 1234
Project Email	info@lachalleonvine.com.au
Project Website	www.lachalleonvine.com.au



LA CHALLE ON VINE
1250 VINE STREET, WEST MELBOURNE
RESIDENTIAL DEVELOPMENT

TABLE 2
SUMMARY OF DEVELOPMENT CONDITIONS

Project Name	LA CHALLE ON VINE
Project Number	DP2007-2672
Project Location	1250 VINE STREET, WEST MELBOURNE
Project Status	APPROVED
Project Date	2009
Project Area	1250 VINE STREET, WEST MELBOURNE
Project Type	RESIDENTIAL
Project Description	RESIDENTIAL DEVELOPMENT
Project Details	RESIDENTIAL DEVELOPMENT
Project Contact	LA CHALLE ON VINE
Project Address	1250 VINE STREET, WEST MELBOURNE
Project Phone	03 9581 1234
Project Email	info@lachalleonvine.com.au
Project Website	www.lachalleonvine.com.au



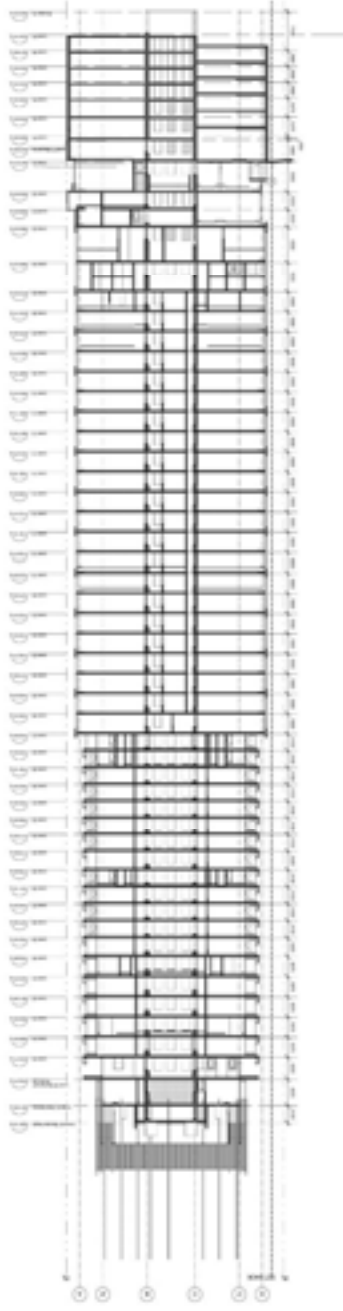
LA CHALLE ON VINE
1250 VINE STREET, WEST MELBOURNE
RESIDENTIAL DEVELOPMENT

1. The proposed development is a residential development consisting of a total of 100 units, comprising of 50 units of 1-bedroom units and 50 units of 2-bedroom units. The units are arranged in a rectangular block with a central courtyard. The development is situated on a site of approximately 1.5 hectares.



LA CHALETTE DEVELOPMENT
 100 UNITS OF 1-BEDROOM AND 2-BEDROOM UNITS
 100 UNITS OF 1-BEDROOM AND 2-BEDROOM UNITS

A3.02
 1:1000

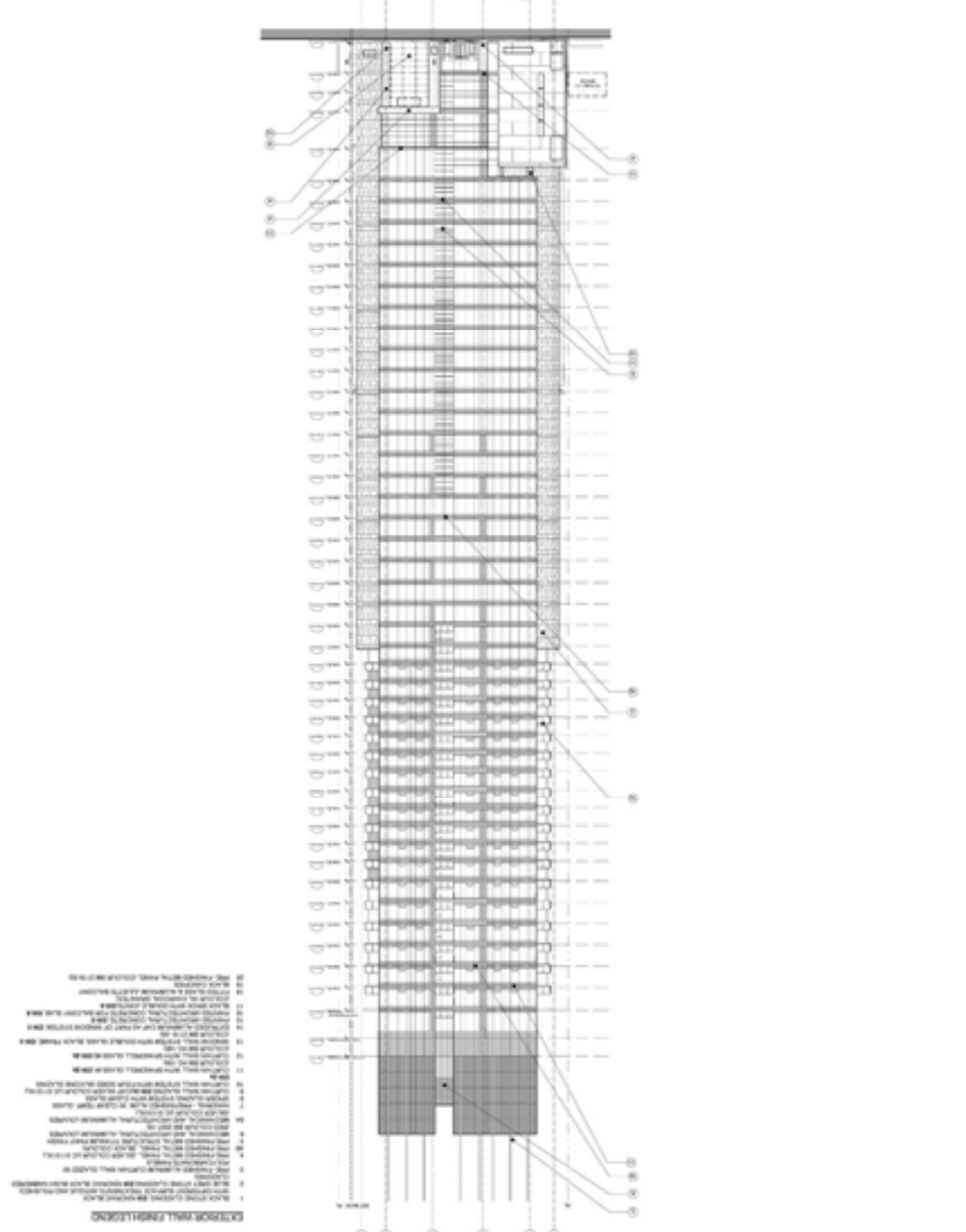


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50	50.00	50.00	50.00



LA CHAFFIN ENGINEERS
 2000 S. GATEWAY AVENUE
 LOS ANGELES, CALIF. 90057
 (213) 691-1100
 WEST PLAZA

WEST PLAZA	
NO. 1	100
NO. 2	100
NO. 3	100
NO. 4	100
NO. 5	100
NO. 6	100
NO. 7	100
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NO. 50	100



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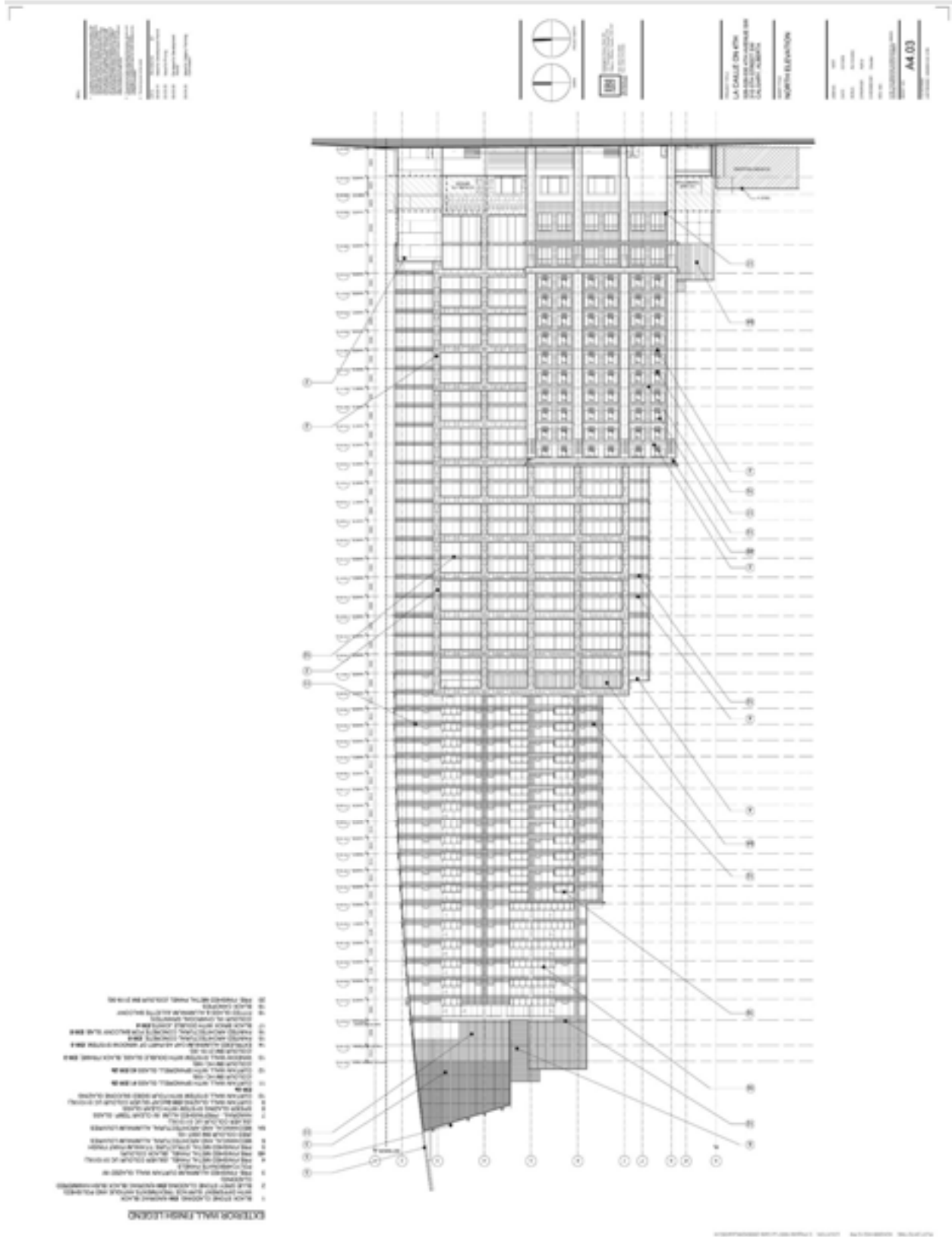
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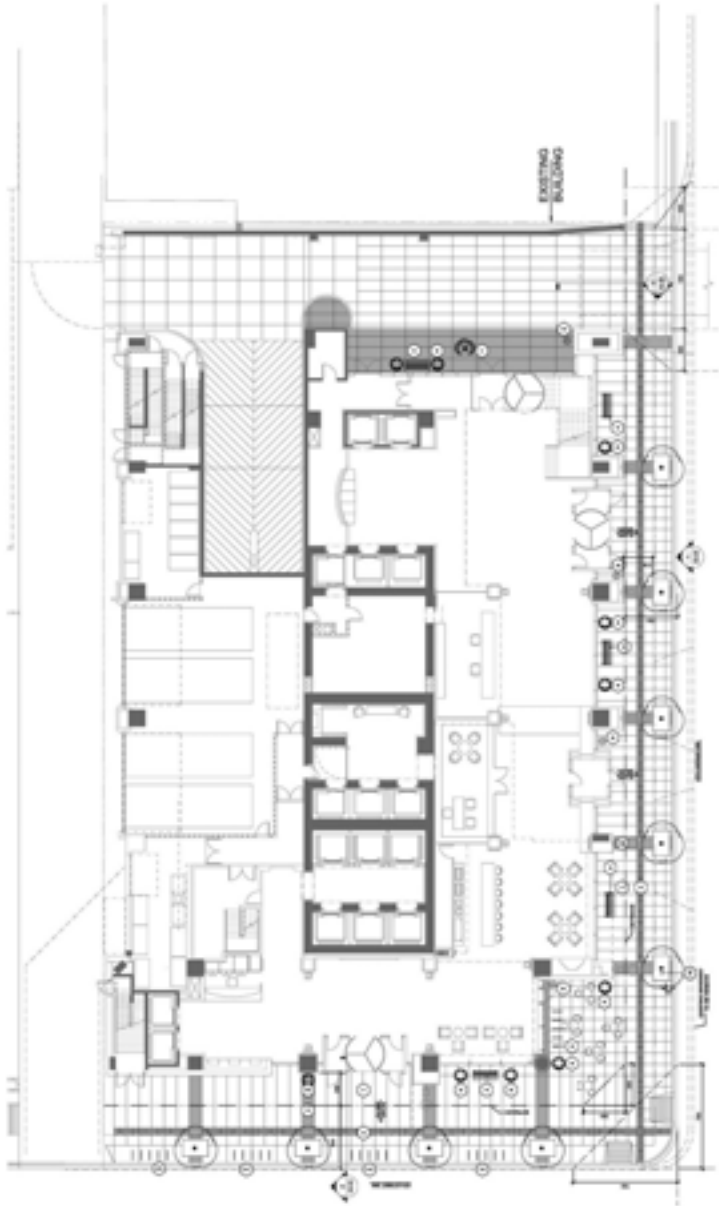
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1	Asphalt
2	Grass
3	Gravel
4	Concrete
5	Brick
6	Stone
7	Wood Deck
8	Water
9	Light
10	Planting
11	Tree
12	Shrub
13	Flower Bed
14	Path
15	Stair
16	Wall
17	Window
18	Door
19	Roof
20	Foundation
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24	Foundation
25	Foundation
26	Foundation
27	Foundation
28	Foundation
29	Foundation
30	Foundation



LA CABLE ON SITE
 1000 S. GARDEN ST. #100
 LOS ANGELES, CA 90007
 (213) 475-1234

LANDSCAPE ARCHITECT
 J. J. JENSEN & ASSOCIATES
 1000 S. GARDEN ST. #100
 LOS ANGELES, CA 90007
 (213) 475-1234

DATE: 05/14/09
 DRAWN BY: JJJ
 CHECKED BY: JJJ
 PROJECT NO.: 09-001

SCALE: AS SHOWN

PLANT LIST
 ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
 ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.

NO.	DESCRIPTION	QTY.	UNIT
1	1" x 4" x 8" ASPHALT	100	SQ. YD.
2	1" x 4" x 8" GRASS	100	SQ. YD.
3	1" x 4" x 8" GRAVEL	100	SQ. YD.
4	1" x 4" x 8" CONCRETE	100	SQ. YD.
5	1" x 4" x 8" BRICK	100	SQ. YD.
6	1" x 4" x 8" STONE	100	SQ. YD.
7	1" x 4" x 8" WOOD DECK	100	SQ. YD.
8	1" x 4" x 8" WATER	100	SQ. YD.
9	1" x 4" x 8" LIGHT	100	SQ. YD.
10	1" x 4" x 8" PLANTING	100	SQ. YD.
11	1" x 4" x 8" TREE	100	SQ. YD.
12	1" x 4" x 8" SHRUB	100	SQ. YD.
13	1" x 4" x 8" FLOWER BED	100	SQ. YD.
14	1" x 4" x 8" PATH	100	SQ. YD.
15	1" x 4" x 8" STAIR	100	SQ. YD.
16	1" x 4" x 8" WALL	100	SQ. YD.
17	1" x 4" x 8" WINDOW	100	SQ. YD.
18	1" x 4" x 8" DOOR	100	SQ. YD.
19	1" x 4" x 8" ROOF	100	SQ. YD.
20	1" x 4" x 8" FOUNDATION	100	SQ. YD.
21	1" x 4" x 8" FOUNDATION	100	SQ. YD.
22	1" x 4" x 8" FOUNDATION	100	SQ. YD.
23	1" x 4" x 8" FOUNDATION	100	SQ. YD.
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25	1" x 4" x 8" FOUNDATION	100	SQ. YD.
26	1" x 4" x 8" FOUNDATION	100	SQ. YD.
27	1" x 4" x 8" FOUNDATION	100	SQ. YD.
28	1" x 4" x 8" FOUNDATION	100	SQ. YD.
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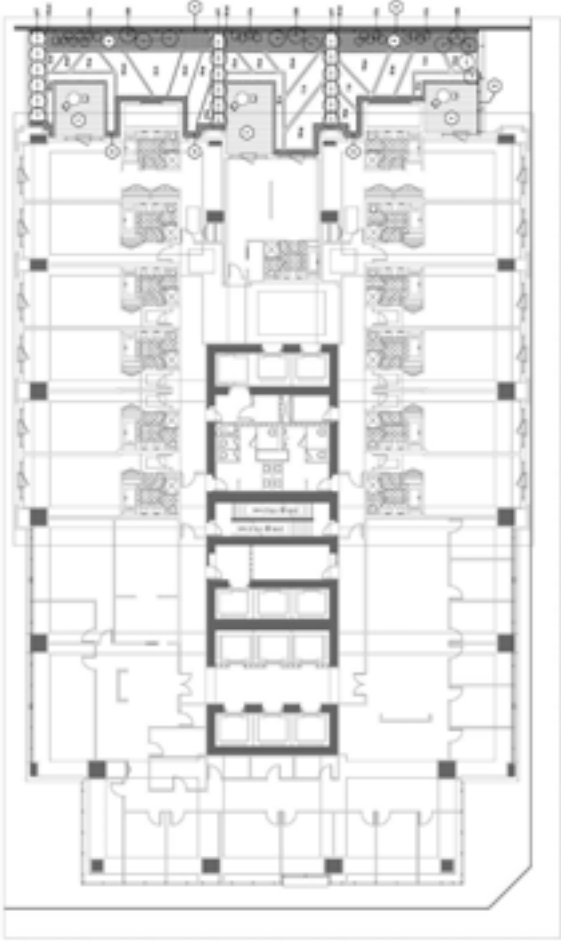
LA CABLE ON SITE
 1000 S. GARDEN ST. #100
 LOS ANGELES, CA 90007
 (213) 475-1234

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
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APPROVED FOR CONSTRUCTION
 CONTRACT NO. DP2007-2672
 DRAWING NO. DP-2007-2672-01
 SHEET NO. 45 OF 48
 DATE: 15/05/2009

APPROVED FOR CONSTRUCTION
 CONTRACT NO. DP2007-2672
 DRAWING NO. DP-2007-2672-01
 SHEET NO. 45 OF 48
 DATE: 15/05/2009



PLANE LIST

NO.	DESCRIPTION	DATE	BY	CHECKED
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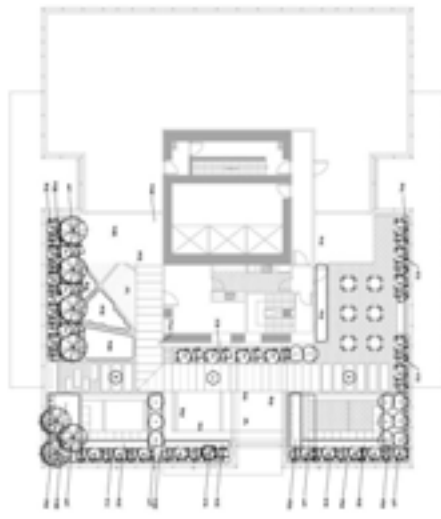
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1	Grass
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3	Concrete
4	Asphalt
5	Brick
6	Stone
7	Wood
8	Paint
9	Plaster
10	Insulation
11	Roofing
12	Foundation
13	Structural Steel
14	Reinforcing Steel
15	Window
16	Door
17	Stair
18	Elevator
19	Handrail
20	Lighting
21	Signage
22	Plant
23	Water
24	Sewer
25	Gas
26	Electrical
27	Telecom
28	Fire
29	Security
30	Accessibility
31	Energy
32	Acoustic
33	Thermal
34	Humidity
35	Air Quality
36	Lighting
37	Sound
38	Vibration
39	Electromagnetic Interference
40	Radio Frequency Interference
41	Biological
42	Chemical
43	Physical
44	Human
45	Environmental
46	Social
47	Economic
48	Political
49	Cultural
50	Historical
51	Archaeological
52	Anthropological
53	Linguistic
54	Historical Linguistics
55	Applied Linguistics
56	Second Language Acquisition
57	Language Acquisition
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59	Language Change
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61	Language Revival
62	Language Shift
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147	Language Change
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SCALE: 1:100
 1:500
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DATE: 2009
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: AS 03



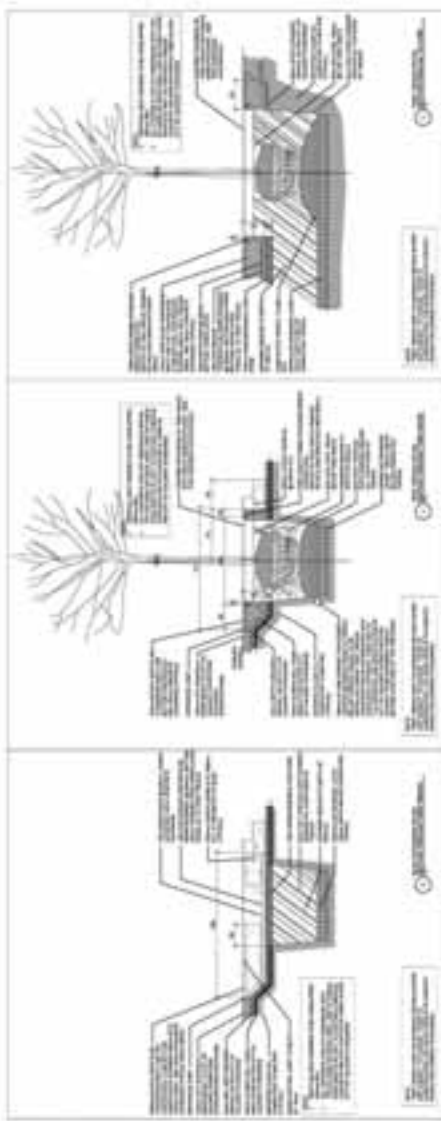
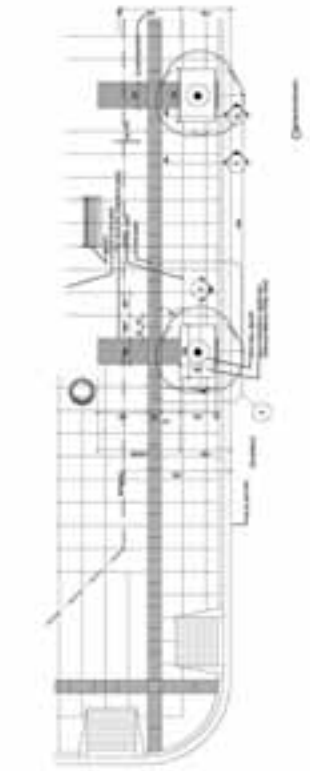
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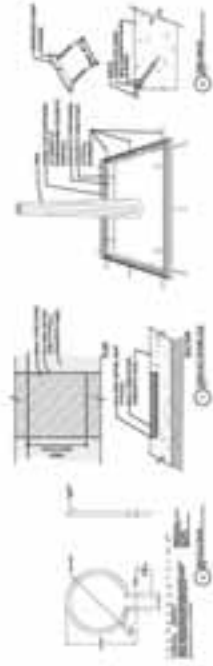
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NO.	DESCRIPTION	DATE
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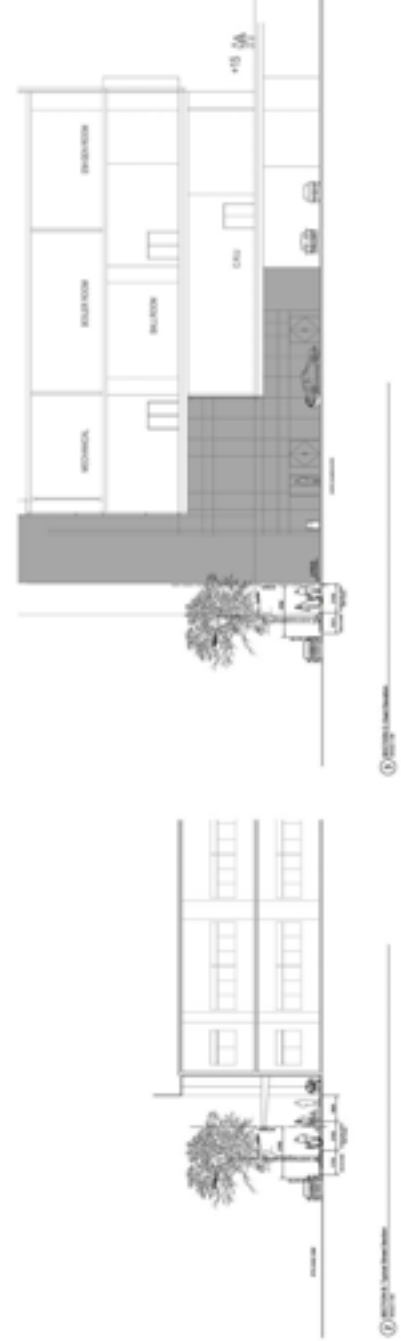
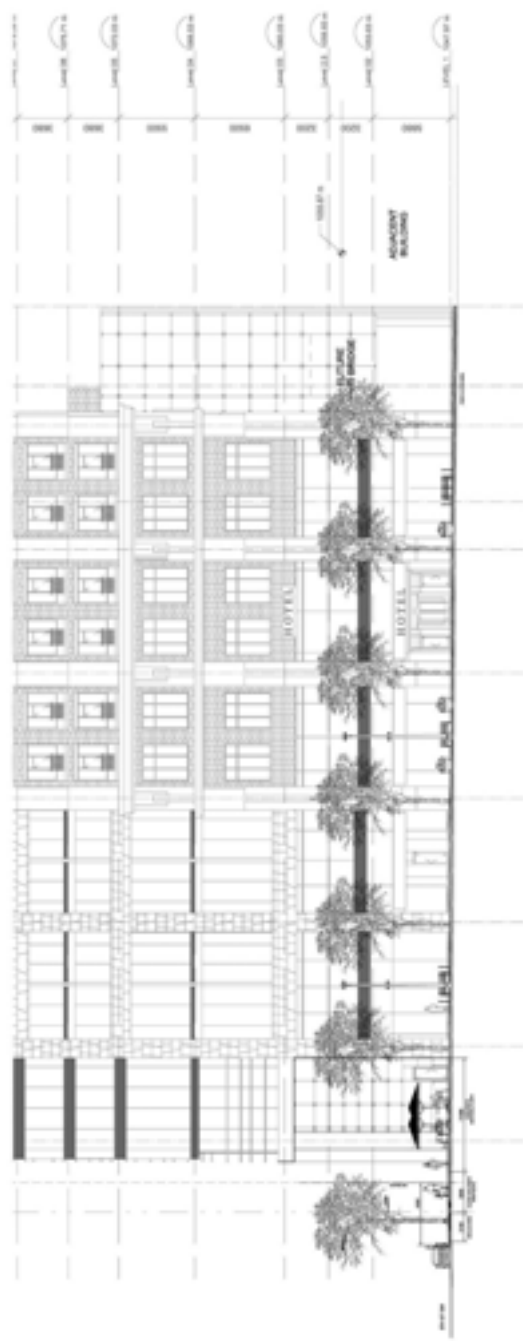
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1	PROJECT NAME	LA CALLE ON 4TH
2	PROJECT NUMBER	DP2007-2672
3	DATE	05/14/09
4	SCALE	AS SHOWN
5	DESIGNER	LA CALLE ARCHITECTS
6	CLIENT	LA CALLE ARCHITECTS
7	PROJECT LOCATION	LA CALLE ON 4TH
8	PROJECT PHASE	ARCHITECTURAL
9	PROJECT STATUS	IN PROGRESS
10	PROJECT DESCRIPTION	RENOVATION AND ADDITION
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14	PROJECT STATE	LA CALLE
15	PROJECT ZIP	LA CALLE
16	PROJECT COUNTY	LA CALLE
17	PROJECT COUNTRY	LA CALLE
18	PROJECT REGION	LA CALLE
19	PROJECT TIMEZONE	LA CALLE
20	PROJECT CURRENCY	LA CALLE
21	PROJECT LANGUAGE	LA CALLE
22	PROJECT UNIT OF MEASURE	LA CALLE
23	PROJECT LEGAL DESCRIPTION	LA CALLE
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47	PROJECT OBJECTIVES	LA CALLE
48	PROJECT STRATEGIES	LA CALLE
49	PROJECT TACTICS	LA CALLE
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49	PROJECT TACTICS	LA CALLE
50	PROJECT ACTIONS	LA CALLE



① 1/2" = 1'-0"

② 1/4" = 1'-0"

PROJET
 Nom du projet :
 Description du projet :
 Localisation :
 Date de l'étude :
 Version :
 Auteur :
 Revisé par :
 Approuvé par :



LA TABLE DES MATIÈRES
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PAR LE BUREAU
 Summary

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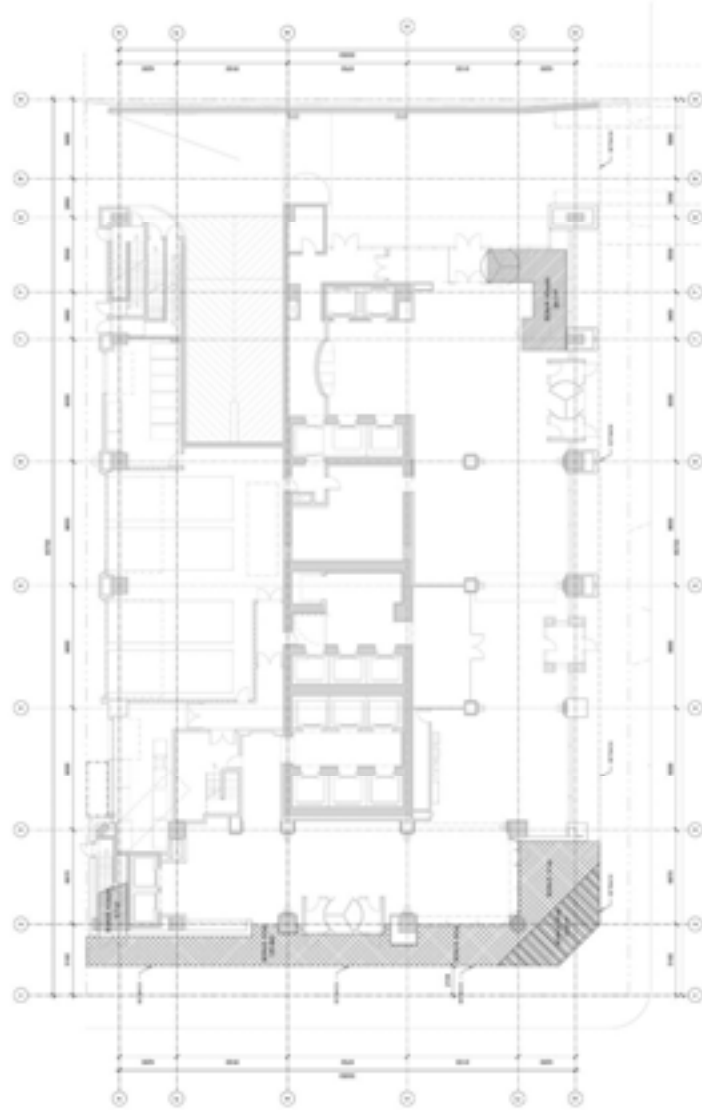
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NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	15/05/2009
2
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4



LA CHALETTE DEVELOPMENT
120-122 CHATELAIN STREET
DUNEDIN 9100
PHONE 03 478 4561

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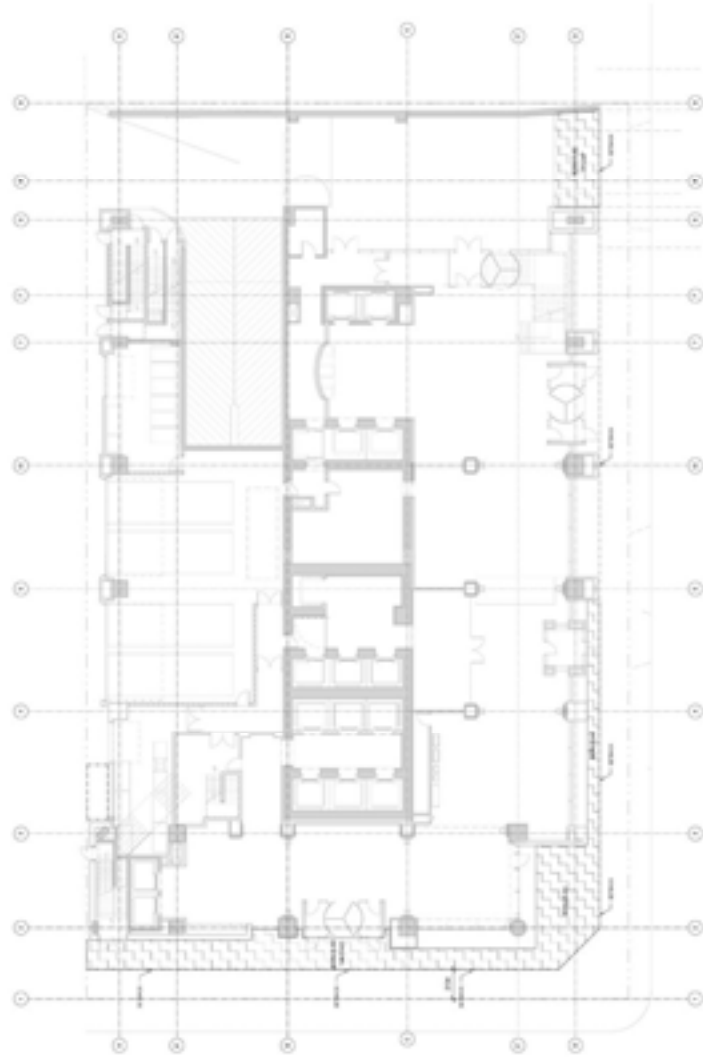


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LA CHAÎNE ONYX
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MONTREAL, QUEBEC H3T 1Y6
TEL: 514 392-1111
WWW.LACHAINEONYX.COM

NO	DESCRIPTION	DATE
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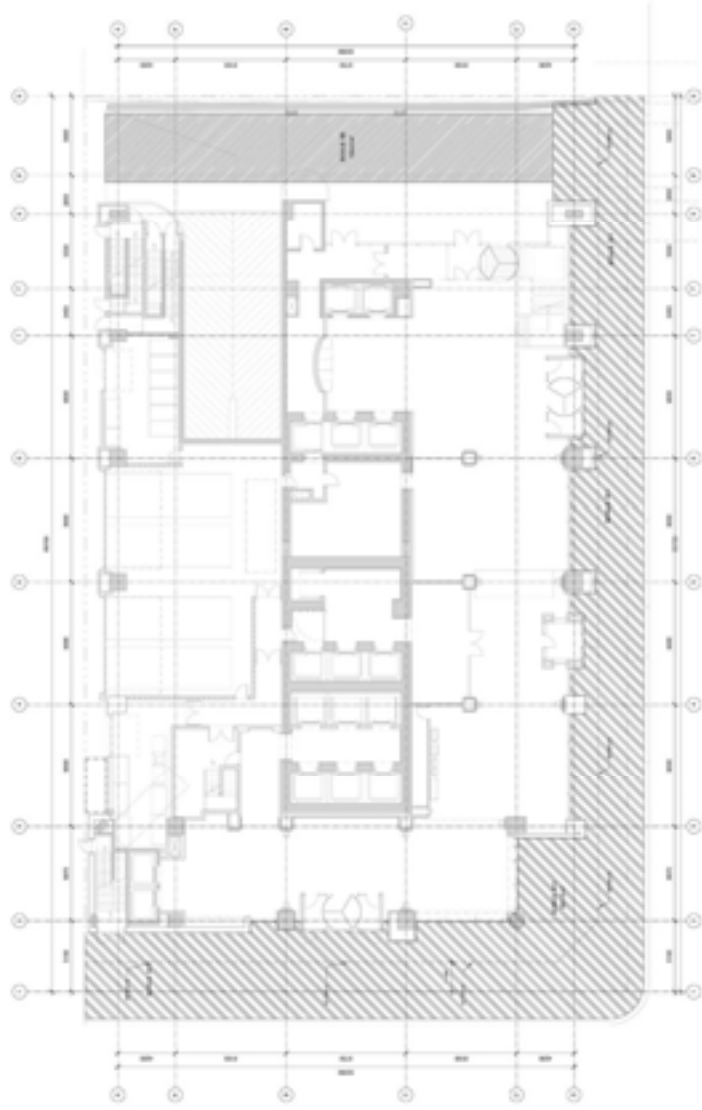
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LA CHAULE DNEVNI
PROJEKT
ARCHITECTURA
BONIFACE DNEVNI

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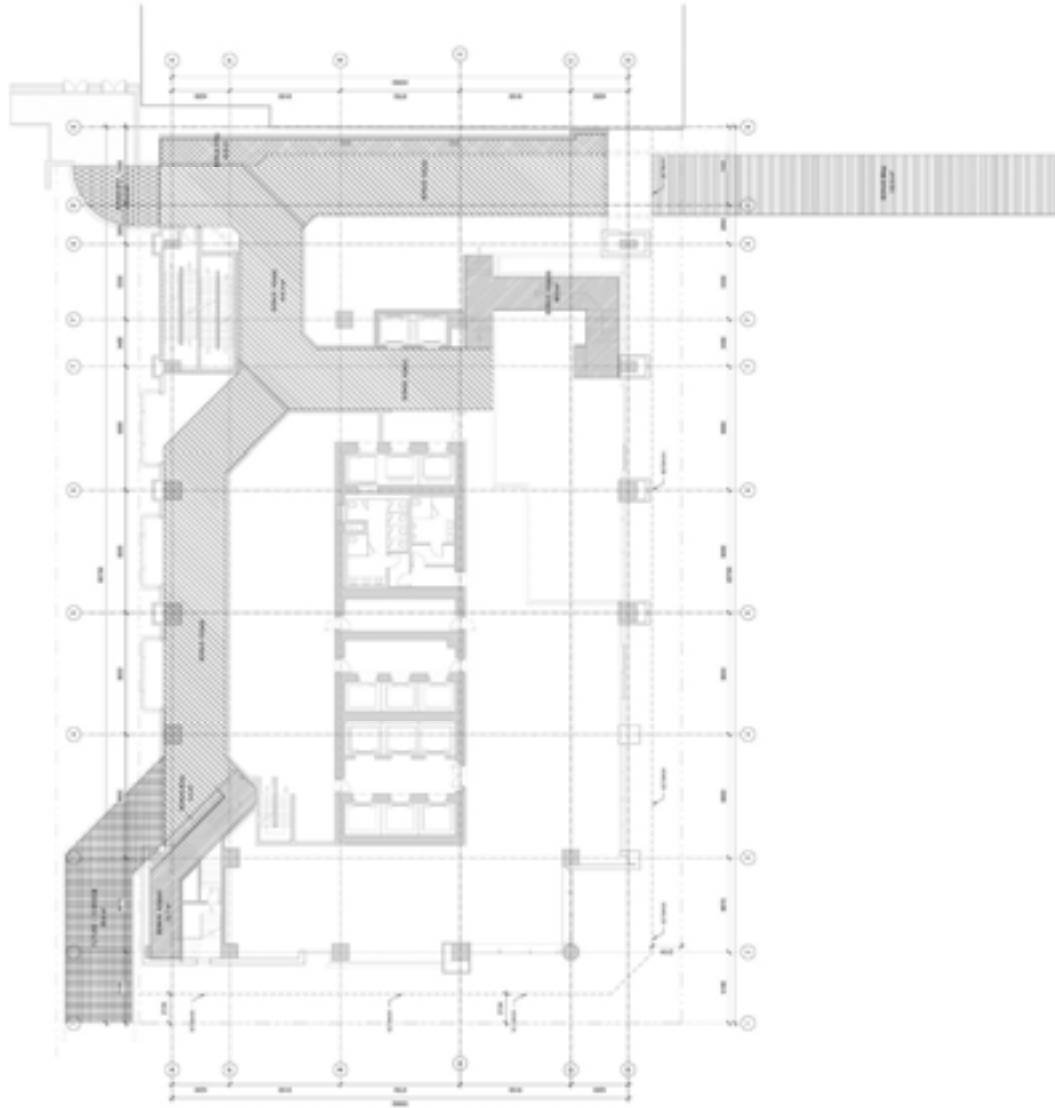


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3	ISSUED FOR AS-BUILT	15/05/2009
4	ISSUED FOR FINAL	15/05/2009



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3	ISSUED FOR AS-BUILT	15/05/2009
4	ISSUED FOR FINAL	15/05/2009



APPENDIX I - FLOOR PLAN

LA DUNDE CONSULTANTS
1000 WEST 10TH AVENUE
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VANCOUVER, BC V6H 3K9
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APPENDIX I
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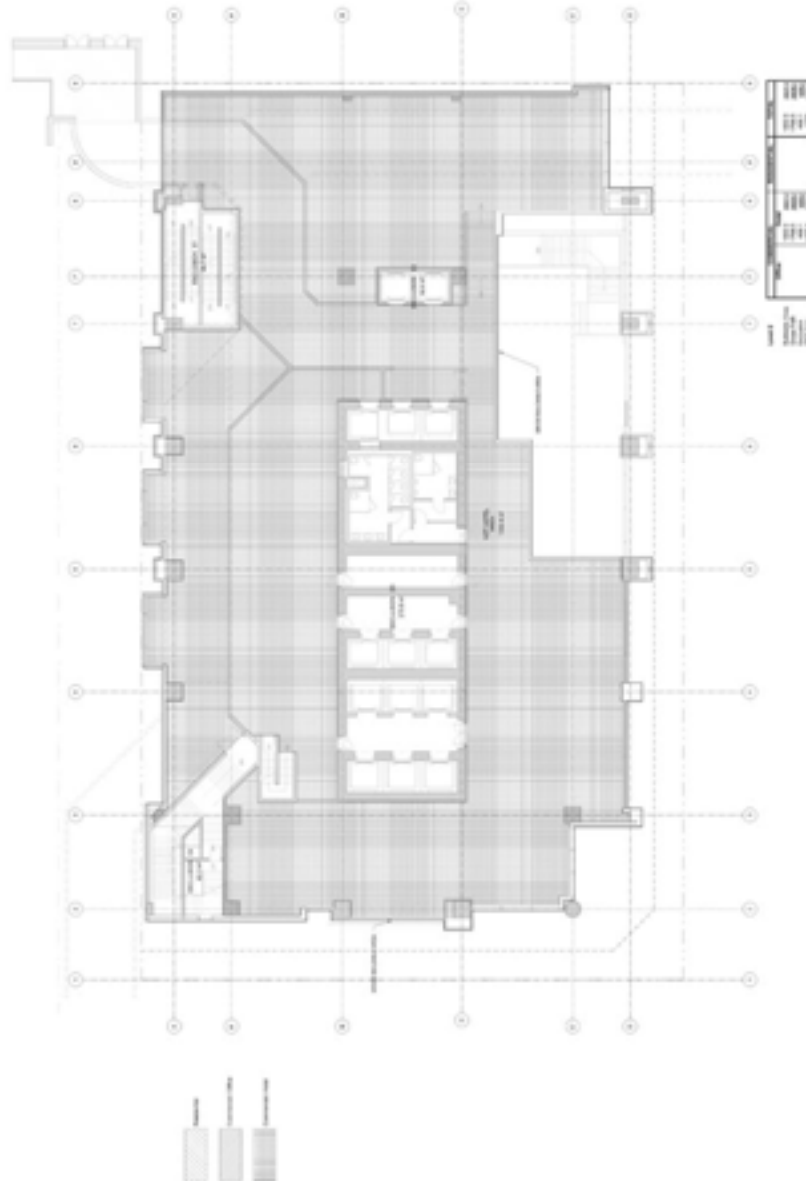


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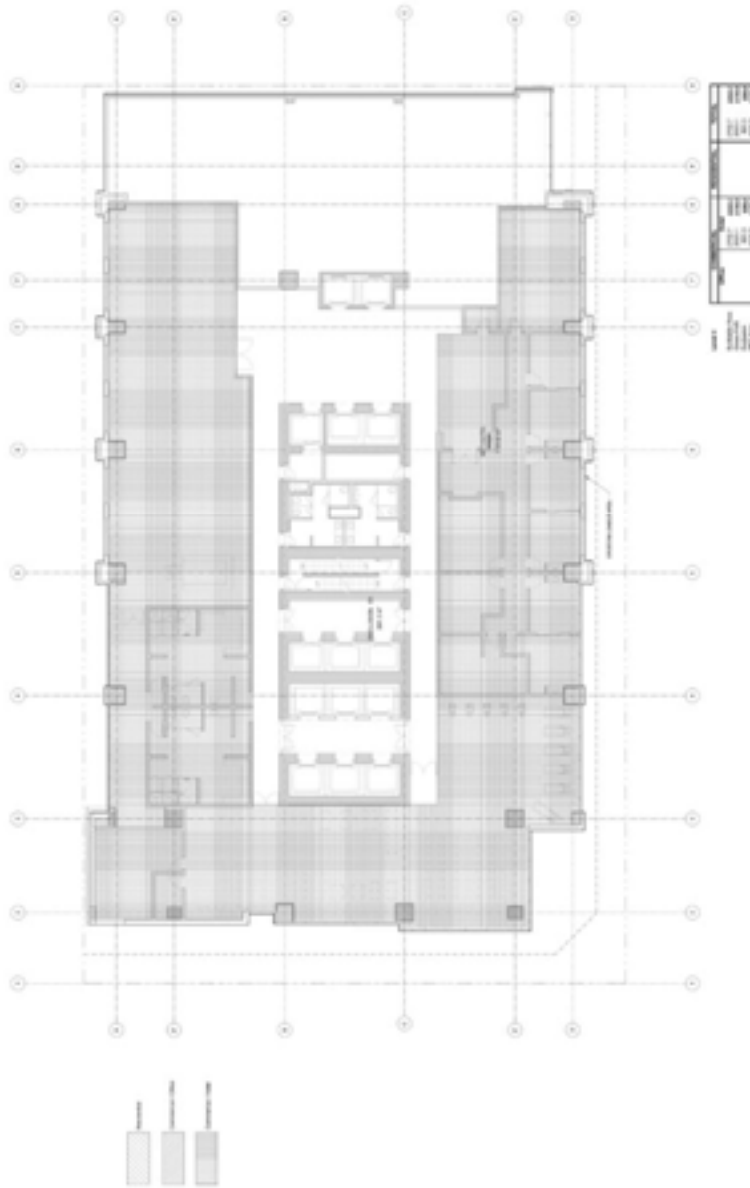


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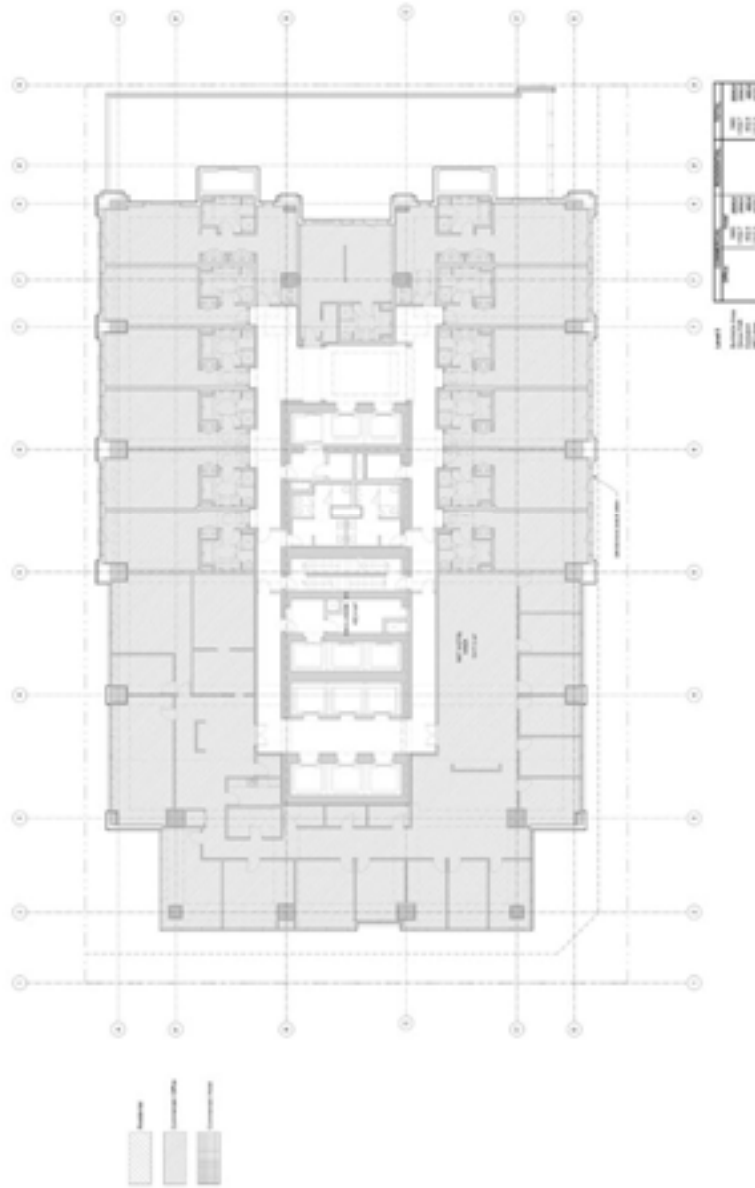


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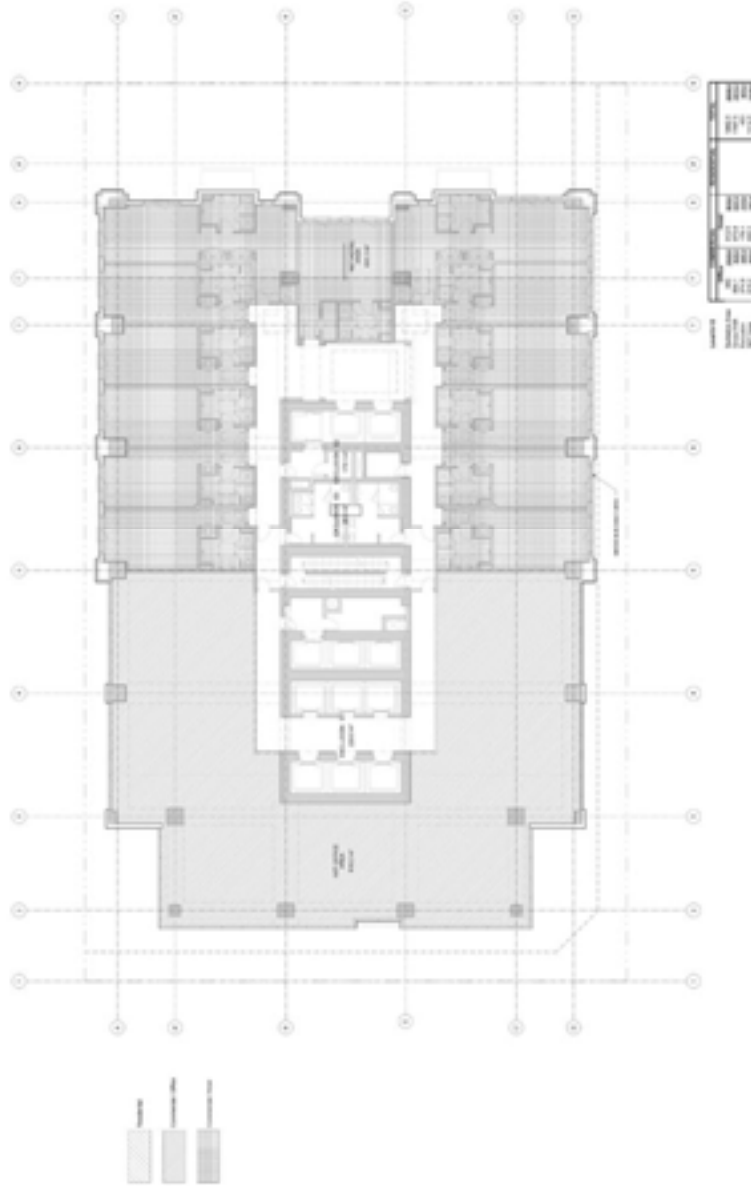


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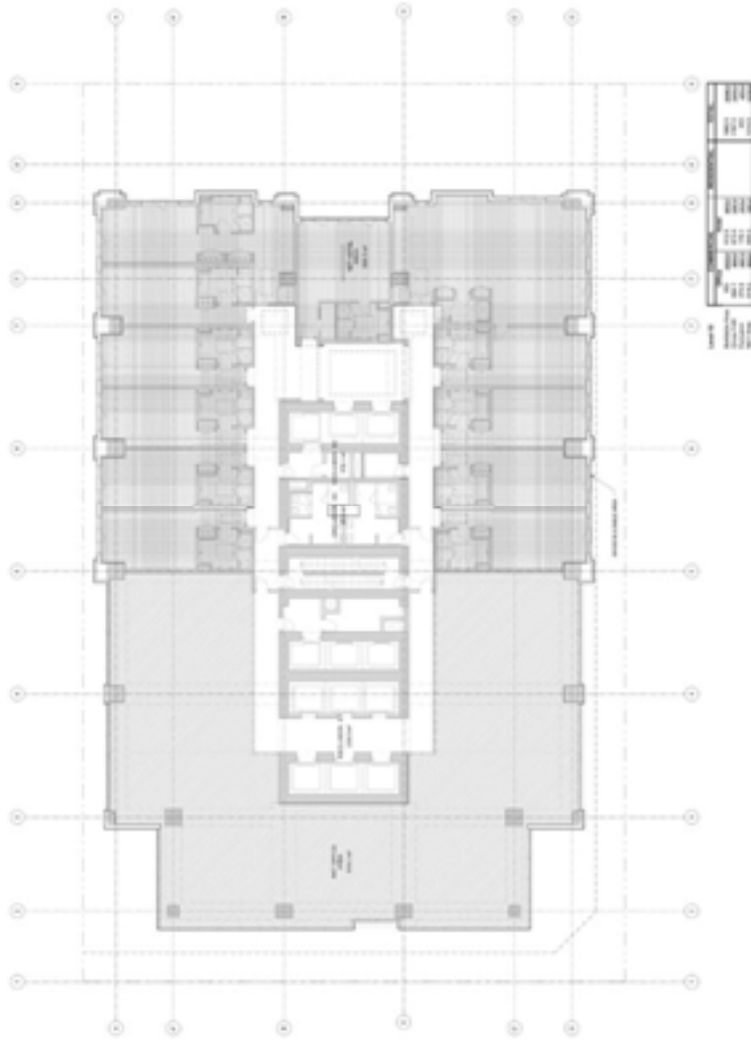


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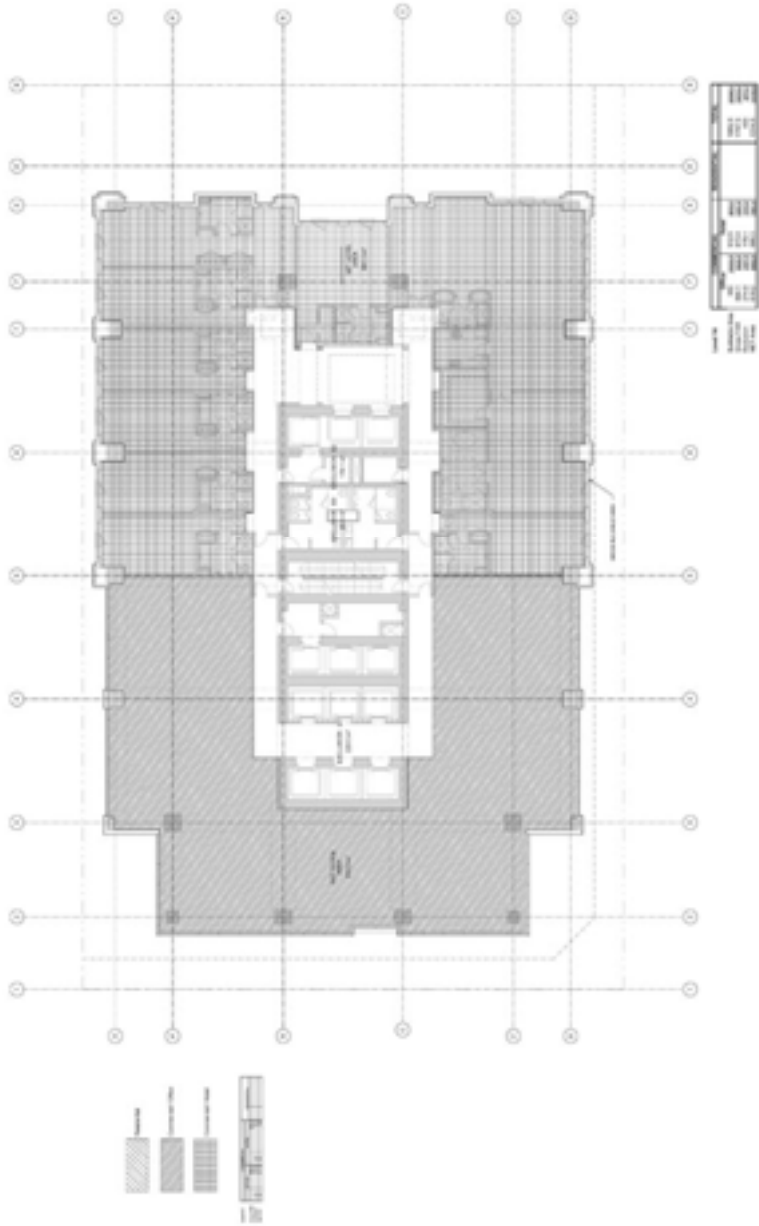
LA DUNN & BROTHERS ARCHITECTS

PROJECT NO.	DP2007-2672
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DATE	...
SCALE	...
BY	...
CHECKED	...
DATE	...



PROJECT NO. DP2007-2672
PROJECT NAME ...
DATE ...
SCALE ...
BY ...
CHECKED ...
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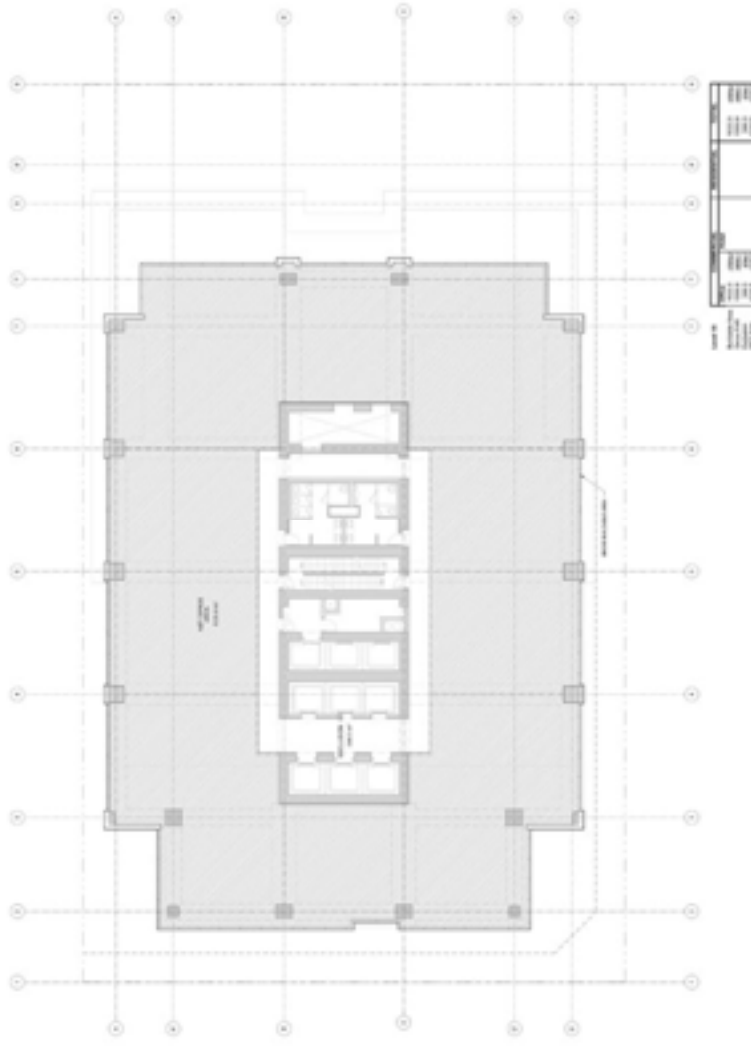


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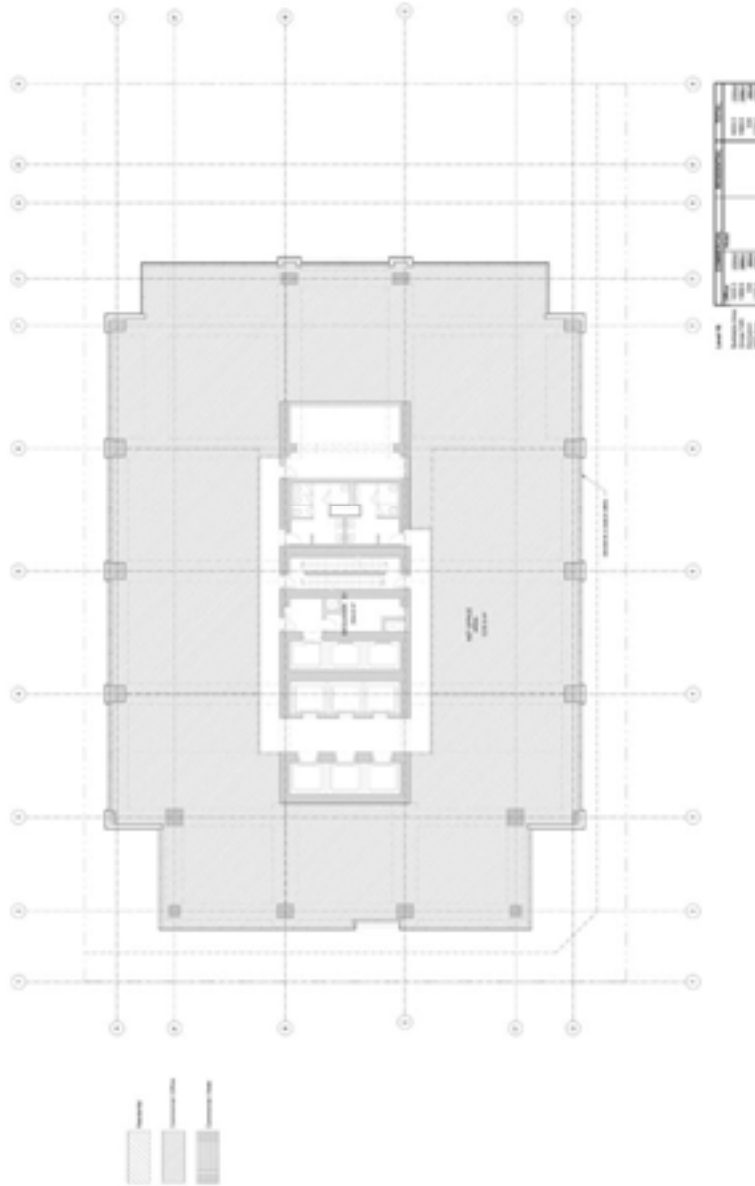


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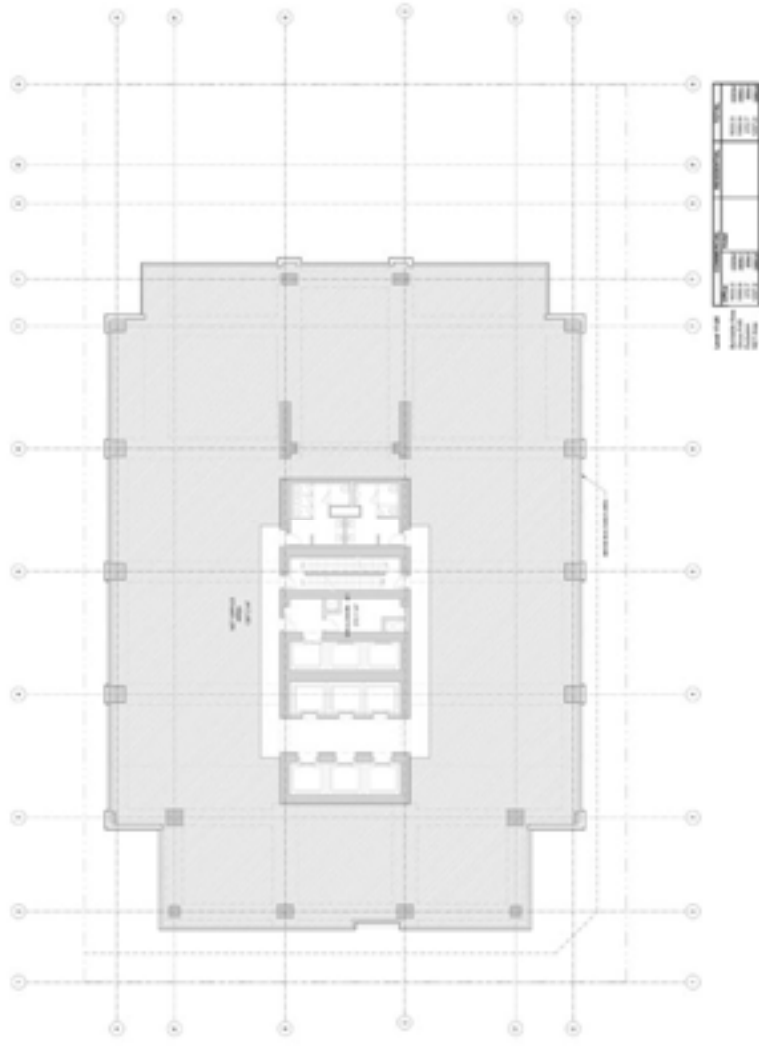


LA DASHLEIGH CONSULTANTS
1000 West 10th Street
Suite 1000
Vancouver, BC V6H 2G6
Tel: 604-681-1111
Fax: 604-681-1112
www.ladashleigh.com



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1000 West 10th Street
Suite 1000
Vancouver, BC V6H 2G6
Tel: 604-681-1111
Fax: 604-681-1112
www.ladashleigh.com

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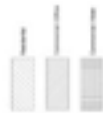
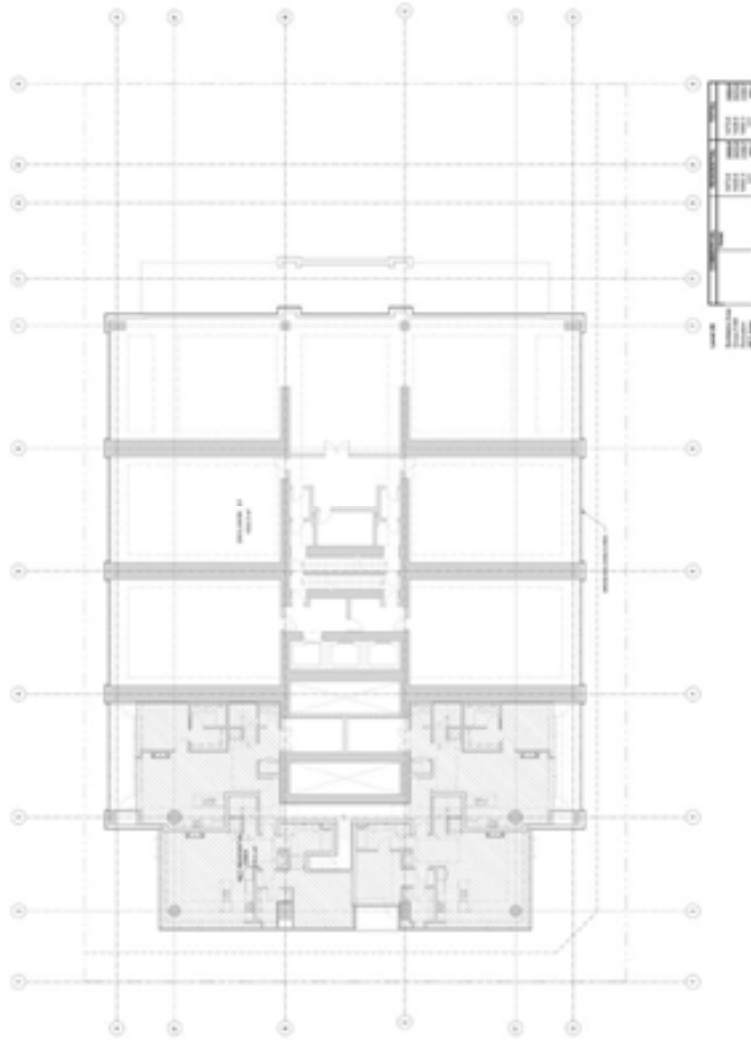


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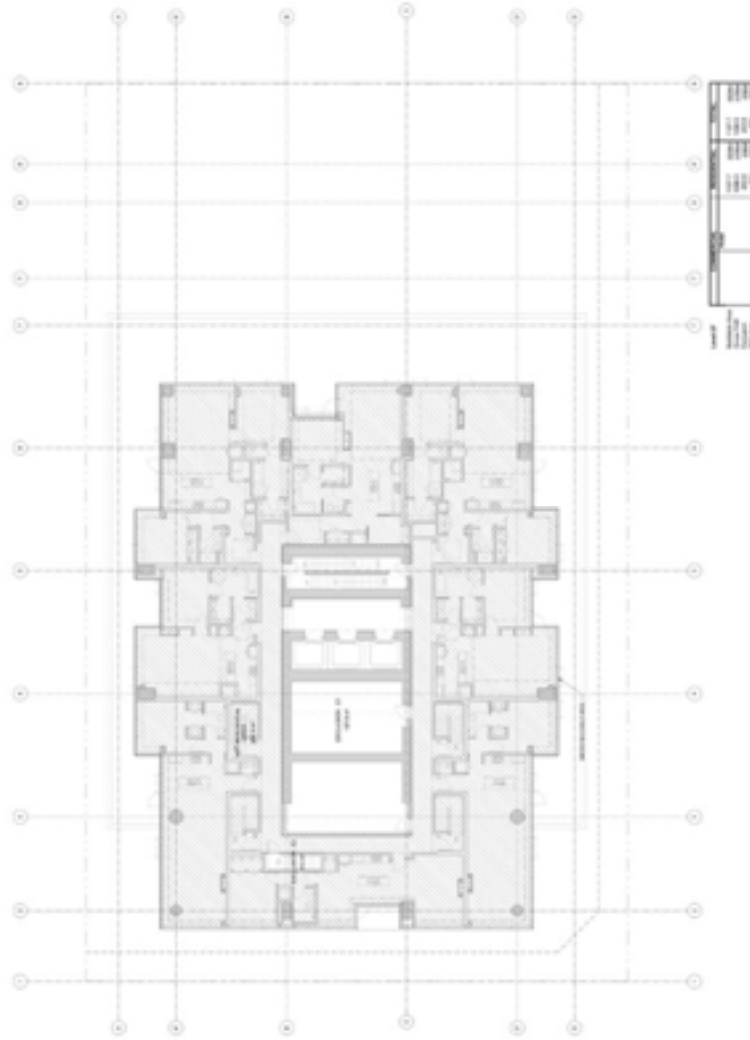
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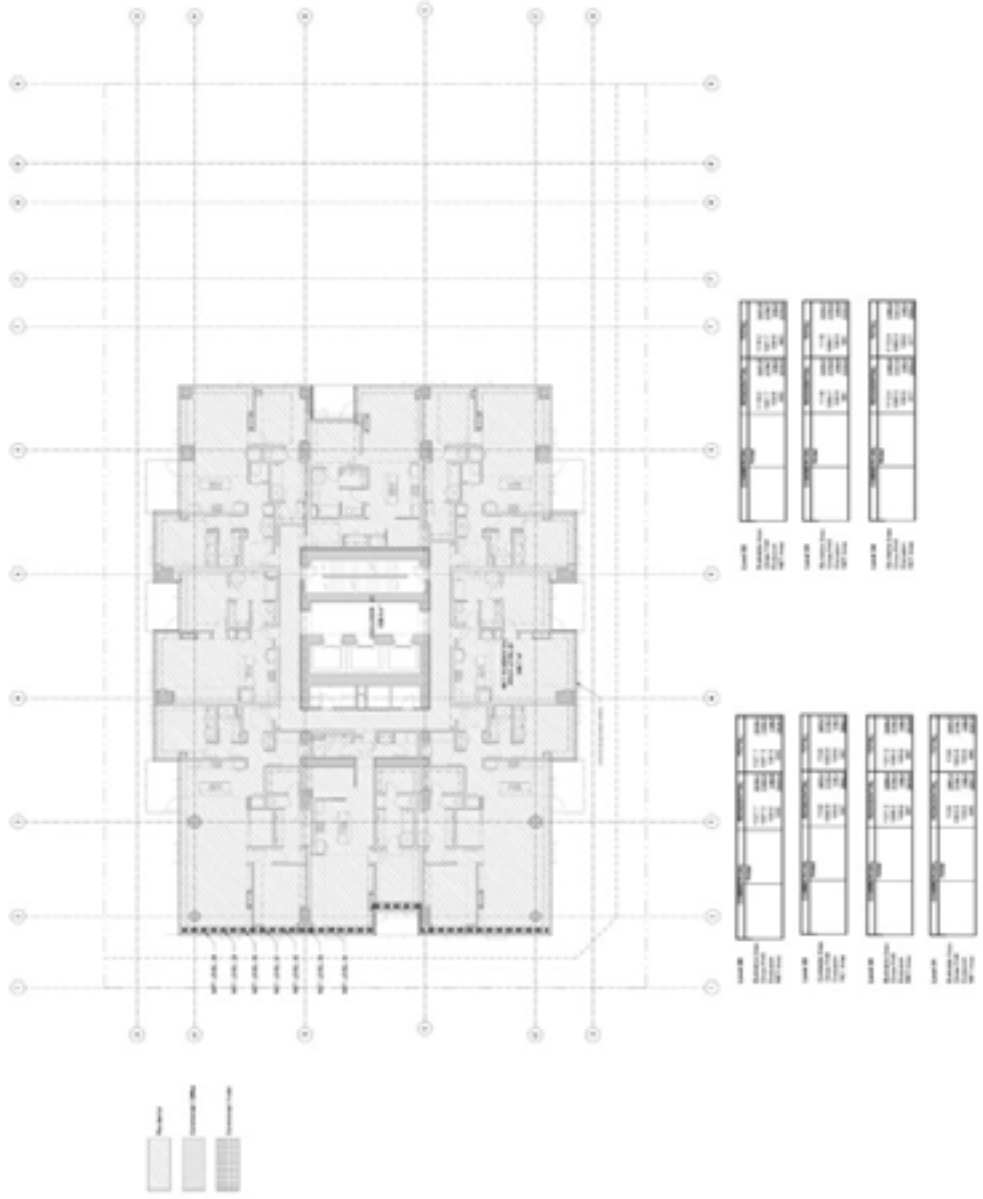
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FOR INFORMATION ONLY
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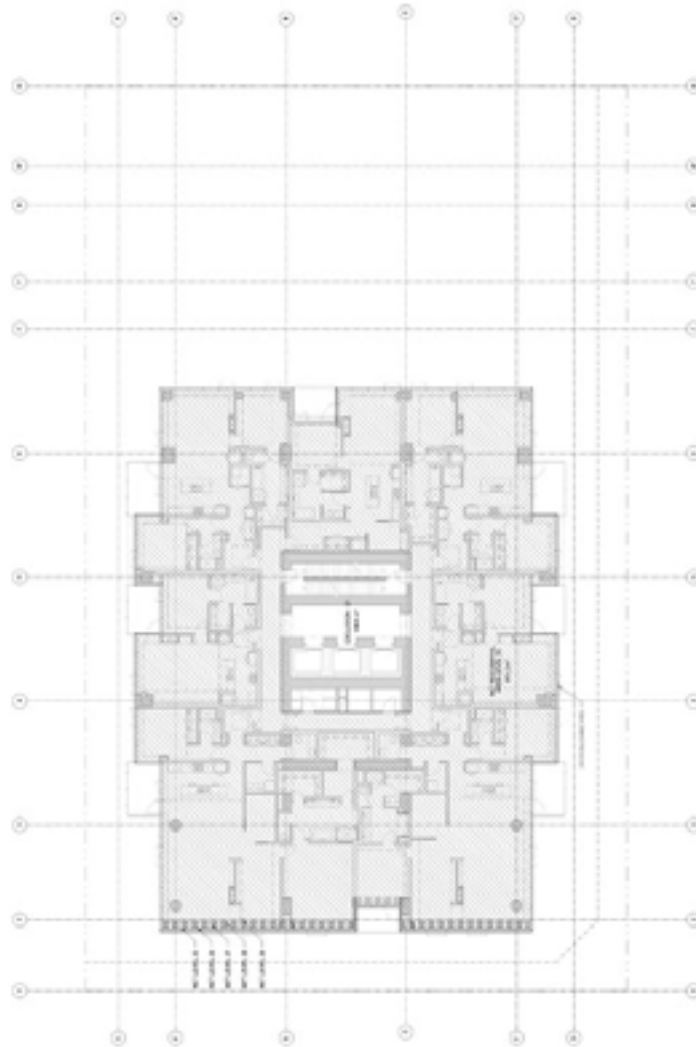


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 ARCHITECT: LA GALLE ARCHITECTS
 ENGINEER: GOLDER ASSOCIATES
 DATE: 2007-05-14
 SHEET: A7.20



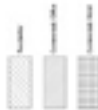
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 ARCHITECT: LA GALLE ARCHITECTS
 ENGINEER: GOLDER ASSOCIATES
 DATE: 2007-05-14
 SHEET: A7.20

PROJECT: LA GALLE (MUSEUM)
 ARCHITECT: LA GALLE ARCHITECTS
 ENGINEER: GOLDER ASSOCIATES
 DATE: 2007-05-14
 SHEET: A7.20



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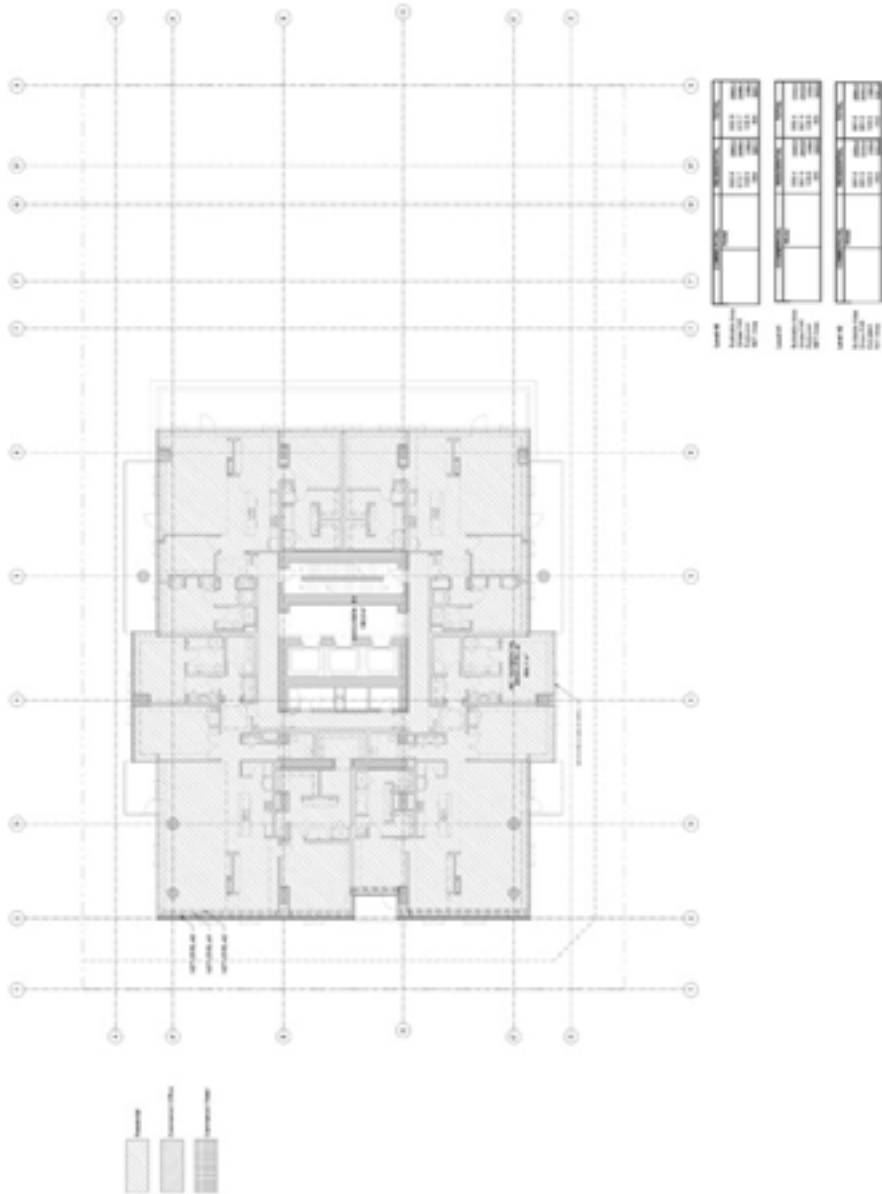


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 CHECKED BY: [Illegible]
 APPROVED BY: [Illegible]



M. CHAI & ASSOCIATES
 ARCHITECTS
 100-1000 [Illegible]

SHEET: A7.21
 DATE: [Illegible]

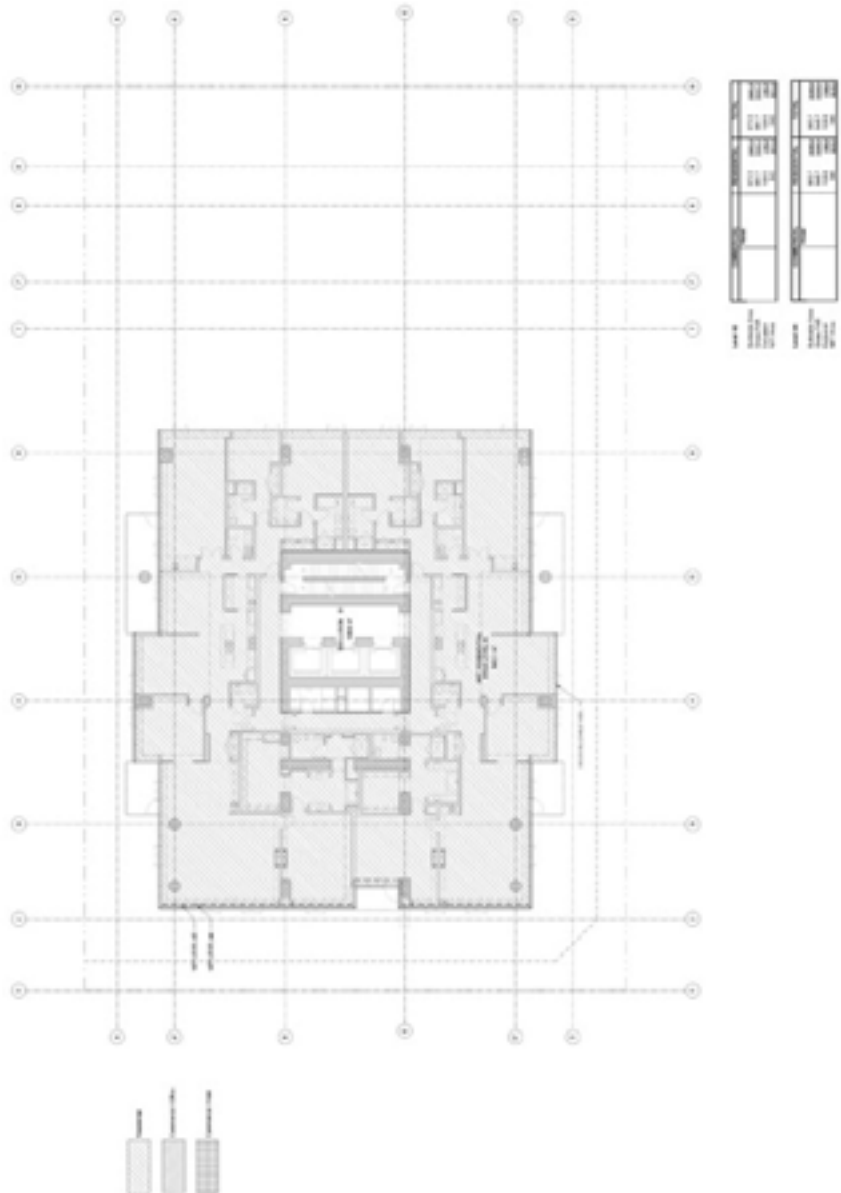


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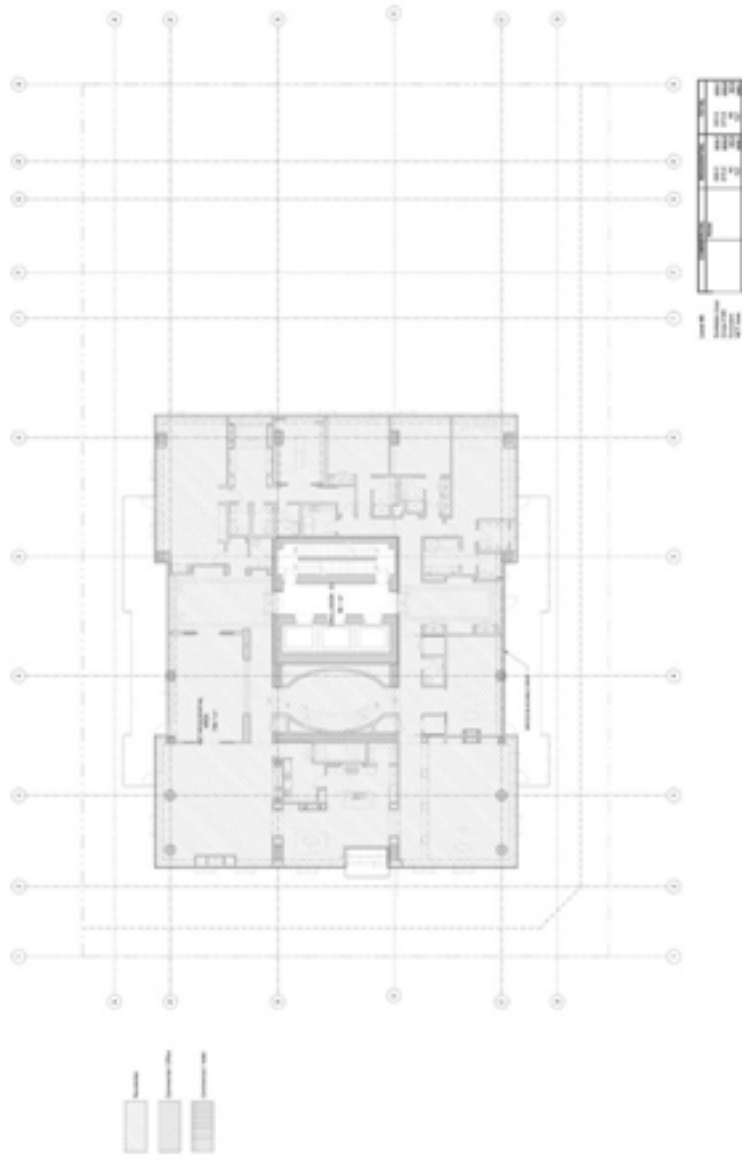


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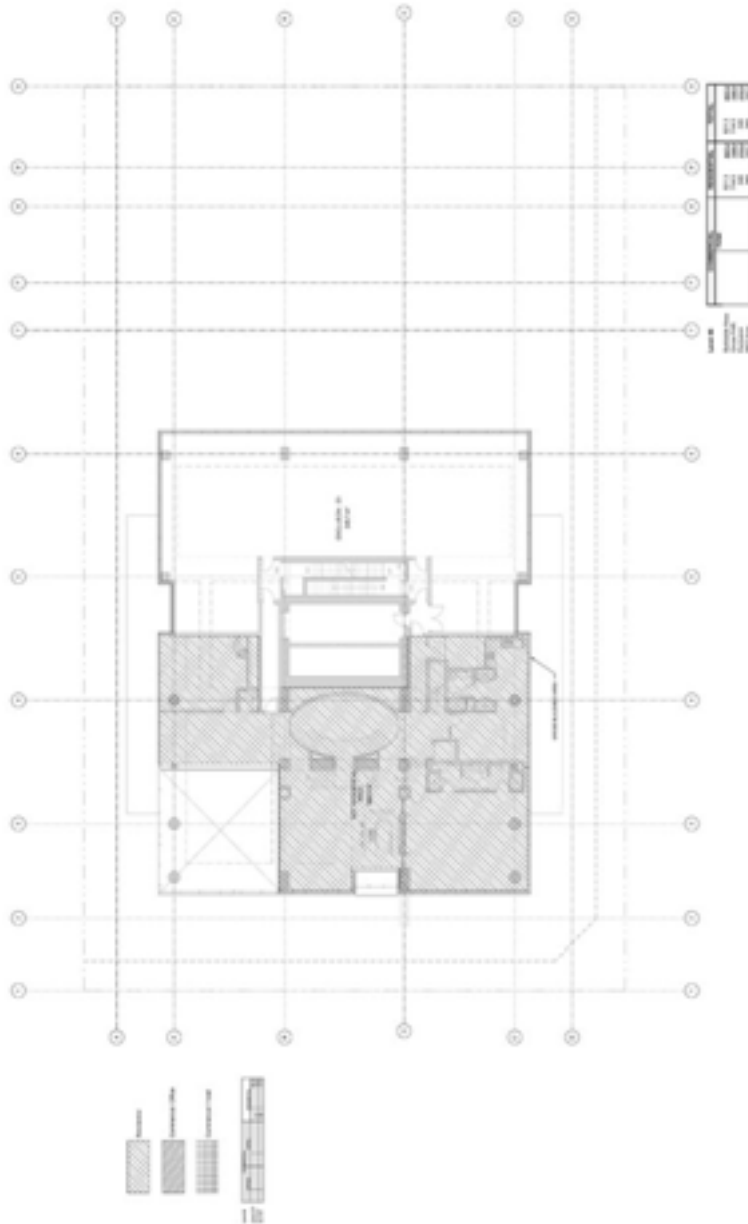


1. 2009 May 14
 2. DP2007-2672
 3. APPENDIX I
 4. Page 72



1. 2009 May 14
 2. DP2007-2672
 3. APPENDIX I
 4. Page 72

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 2. DP2007-2672
 3. APPENDIX I
 4. Page 72





EAU CLAIRE COMMUNITY ASSOCIATION

101 – 3rd Street SW Calgary, AB T2P 4G6

Re: DP2007 – 2672

November 20, 2007

Development Circulation Controller,

The Eau Claire Community Association met on November 20, 2007 with Zeidler Partnership Architects to review the current design for LaCaille on Fourth Avenue. Additional details on shadowing, vehicle and pedestrian entrances, bonusing and building materials were provided. The current design concept is innovative and architecturally appealing. ECCA is fully supportive of the proposed design for this site and believes the mixed commercial, residential and hotel use is appropriate.

Our only comment is that we would strongly urge City Planning to approve of the drop off lane for the site off 4th Avenue. It is incomprehensible to ECCA that the City would promote these developments without proper, and safe, access to the entrance of the building for residents and other users. Stopping vehicles on 4th Avenue to access the front entrance of the building, while blocking a lane of traffic, would seem to be what should be avoided. The proposed drop off lane will provide for a safe means for accessing the entrance and in our view enhances the development.

Yours truly,

A handwritten signature in black ink, appearing to read 'Roger Brundrit', is written over a horizontal line.

Roger Brundrit
President – Eau Claire Community Association



cc Dwayne Drobot
cc Alderman Ward 8 – John Mar
cc Alderman Ward 7 - Druh Farrell
Tomasz Sztuk – Zeidler Partnership Architects



October 12, 2007

The City of Calgary
Development Circulation Controller
Development and Building Approvals #8073
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Attn: Dwayne Drobot

Dear Dwayne:

Re: DP 2007-2672; 528 – 4 Avenue S.W.

The Calgary Downtown Association's (CDA) Urban Development Committee has reviewed the proposal and attended a presentation by Zeidler Carruthers for the above-mentioned project.

Below is a summary of our discussion. I trust it will assist you and the developer in understanding the elements the CDA supports and where our concerns lie.

1. This building is a magnificent structure which will compliment the downtown skyline. We do believe further thought needs to be put into the integration of the building to the street. At street level, the building does not appear welcoming to the public.
2. The proposed Public Art, located inside the building, may be better positioned outside where it can be seen by the public. The cultural amenity space on the +15 level is well received but we would be interested in what will be going into this large (6200 square foot) space. Would it be accessible after business hours and on weekends?
3. We are pleased to know that an exterior building lighting plan is currently being designed and we look forward to seeing the proposal.
4. We are pleased that there is no shadow effect on either Barclay Parade or the river pathway system. It is our understanding that a wind effect study is underway and trust that there will be zero tolerance for wind effect at street level.



- 2 -

5. We are concerned about the proposed single access point for parking and the potential congestion at the exit point to the street. We do support the proposal for valet parking.
6. During the construction of the building, we oppose any street or sidewalk closures, except for specific construction activities such as cement pours, which should be scheduled only on weekends. The City of Calgary must become stricter on developers utilizing only the development parcel for storage, staging and construction.
7. The proposed +15 design is visually very interesting. However, we are concerned about it further darkening an already uninviting street entrance.
8. We are very disappointed that environmental impact is not addressed. There appear to be no LEED (or similar) components or considerations in the project.
9. We are in total support of the mixed use presented. The only area for improvement would be more retail. This may be an area for consideration when re-thinking the integration with the street.

Overall, this is a very commendable project. With more attention put towards the street presence, environmental impact, along with strict restrictions on traffic/pedestrian flow during construction, this project would be iconic in nature.

I trust our comments will be useful and we look forward to an update on the project as details are finalized. Feel free to contact me at 215-1565 should you wish to discuss the project further.

Yours truly,



Maggie Schofield
Executive Director

Cc: CDA UDC
Tomasz Sztuk, Zeidler Carruthers
Peter Livaditis, The La Caille Group



ITEM NO. : 1
(1:30 pm)**Dwayne Drobot****COMMUNITY:**

DOWNTOWN COMMERCIAL CORE

FILE NUMBER:

DP2007-2672

MUNICIPAL ADDRESS:

528 – 4 Avenue SW

APPLICANT:

Zeidler Partnership Architects

DESCRIPTION:

126 Hotel Suites, including Restaurant-licensed and Drinking Establishment at ground and at 29th Storey, Retails Spaces, Personal Service Business, 13th Floor Office with at-grade Commercial and 124 Unit Apartment Building

The Grande By LaCalle

Comments Provided by the Panel:

- Tomasz Sztuk has left the room due to pecuniary reasons.
- The Panel is concerned with the incomplete plans presented and suggests the applicant bring back the project before the Panel with the following changes:
 - Current drawings, including renderings showing the intended scheme
 - +15 details
 - Data sheet
 - Detailed and refined landscape plans
 - More pedestrian oriented street development including amenities such as bike racks, benches, etc.
 - Layby shows no sidewalk adjacent to it
 - Shadow study
 - Night view lighting
- The Panel requests a list of sustainability strategies that will be used on the project and recommends investigation of additional sustainable options;
- The Panel recommends a more highly integrated solution between pedestrian and vehicular traffic;
- The Panel is concerned with the lack of bicycle parking stalls and suggests the applicant add class two stalls within proximity to the entry doors;
- The Panel is concerned with the placement and quantity of the street trees and requests a rationale for the placement of the trees as shown on the drawings;
- The Panel is concerned with the hardiness of the chosen plant materials;

- The Panel is concerned with the disconnect to the landscape plans and the renderings as showing different and suggests the applicant shows them to be closer in design and to show more landscape street trees on the site;
- The Panel feels the office/corner entrance lacks clarity and convenient movement due to the abundance and spacing of the columns; and
- The Panel feels the project lack pedestrian scale at street level as canopies and signage are well above a pedestrian view.



LEED Canada-NC 1.0 Project Checklist

La Caille on 4th

Calgary, AB

Yes ? No

4 2 8 Sustainable Sites 14 Points

| Yes | ? | No | Points | Description | Requirement |
|-----|---|----|--------|--|-------------|
| Y | | | | Prereq 1 Erosion & Sedimentation Control | Required |
| 1 | | | | Credit 1 Site Selection | 1 |
| 1 | | | | Credit 2 Development Density | 1 |
| | | 1 | | Credit 3 Redevelopment of Contaminated Site | 1 |
| 1 | | | | Credit 4.1 Alternative Transportation, Public Transportation Access | 1 |
| | | 1 | | Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms | 1 |
| | | 1 | | Credit 4.3 Alternative Transportation, Alternative Fuel Vehicles | 1 |
| | | 1 | | Credit 4.4 Alternative Transportation, Parking Capacity | 1 |
| | | 1 | | Credit 5.1 Reduced Site Disturbance, Protect or Restore Open Space | 1 |
| | | 1 | | Credit 5.2 Reduced Site Disturbance, Development Footprint | 1 |
| | | 1 | | Credit 6.1 Stormwater Management, Rate and Quantity | 1 |
| | | 1 | | Credit 6.2 Stormwater Management, Treatment | 1 |
| 1 | | | | Credit 7.1 Heat Island Effect, Non-Roof | 1 |
| | 1 | | | Credit 7.2 Heat Island Effect, Roof | 1 |
| | 1 | | | Credit 8 Light Pollution Reduction | 1 |

Yes ? No

1 1 3 Water Efficiency 5 Points

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

Yes ? No

1 16 Energy & Atmosphere 17 Points

| Yes | ? | No | Points | Description | Requirement |
|-----|---|----|--------|--|-------------|
| Y | | | | Prereq 1 Fundamental Building Systems Commissioning | Required |
| Y | | | | Prereq 2 Minimum Energy Performance | Required |
| Y | | | | Prereq 3 CFC Reduction in HVAC&R Equipment | Required |
| | | 10 | | Credit 1 Optimize Energy Performance | 1 to 10 |
| | | 1 | | Credit 2.1 Renewable Energy, 5% | 1 |
| | | 1 | | Credit 2.2 Renewable Energy, 10% | 1 |
| | | 1 | | Credit 2.3 Renewable Energy, 20% | 1 |
| | | 1 | | Credit 3 Best Practice Commissioning | 1 |
| 1 | | | | Credit 4 Ozone Protection | 1 |
| | | 1 | | Credit 5 Measurement & Verification | 1 |
| | | 1 | | Credit 6 Green Power | 1 |

Yes ? No

| | | | |
|---|----|----------------------------------|-----------|
| 3 | 11 | Materials & Resources | 14 Points |
|---|----|----------------------------------|-----------|

| Y | | | | | | | | | |
|---|--|--|--|---|------------|---|--|--|----------|
| | | | | | Prereq 1 | Storage & Collection of Recyclables | | | Required |
| | | | | 1 | Credit 1.1 | Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof | | | 1 |
| | | | | 1 | Credit 1.2 | Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof | | | 1 |
| | | | | 1 | Credit 1.3 | Building Reuse: Maintain 50% of Interior Non-Structural Elements | | | 1 |
| 1 | | | | | Credit 2.1 | Construction Waste Management: Divert 50% from Landfill | | | 1 |
| | | | | 1 | Credit 2.2 | Construction Waste Management: Divert 75% from Landfill | | | 1 |
| | | | | 1 | Credit 3.1 | Resource Reuse: 5% | | | 1 |
| | | | | 1 | Credit 3.2 | Resource Reuse: 10% | | | 1 |
| 1 | | | | | Credit 4.1 | Recycled Content: 7.5% (post-consumer + ½ post-industrial) | | | 1 |
| | | | | 1 | Credit 4.2 | Recycled Content: 15% (post-consumer + ½ post-industrial) | | | 1 |
| 1 | | | | | Credit 5.1 | Regional Materials: 10% Extracted and Manufactured Regionally | | | 1 |
| | | | | 1 | Credit 5.2 | Regional Materials: 20% Extracted and Manufactured Regionally | | | 1 |
| | | | | 1 | Credit 6 | Rapidly Renewable Materials | | | 1 |
| | | | | 1 | Credit 7 | Certified Wood | | | 1 |
| | | | | 1 | Credit 8 | Durable Building | | | 1 |

Yes ? No

| | | | | |
|---|---|---|-------------------------------------|-----------|
| 6 | 4 | 5 | Indoor Environmental Quality | 15 Points |
|---|---|---|-------------------------------------|-----------|

| Y | | | | | | | | | |
|---|--|--|--|---|------------|--|--|--|----------|
| | | | | | Prereq 1 | Minimum IAQ Performance | | | Required |
| Y | | | | | Prereq 2 | Environmental Tobacco Smoke (ETS) Control | | | Required |
| 1 | | | | | Credit 1 | Carbon Dioxide (CO₂) Monitoring | | | 1 |
| 1 | | | | | Credit 2 | Ventilation Effectiveness | | | 1 |
| 1 | | | | | Credit 3.1 | Construction IAQ Management Plan: During Construction | | | 1 |
| | | | | 1 | Credit 3.2 | Construction IAQ Management Plan: Testing Before Occupancy | | | 1 |
| | | | | 1 | Credit 4.1 | Low-Emitting Materials: Adhesives & Sealants | | | 1 |
| | | | | 1 | Credit 4.2 | Low-Emitting Materials: Paints and Coating | | | 1 |
| | | | | 1 | Credit 4.3 | Low-Emitting Materials: Carpet | | | 1 |
| | | | | 1 | Credit 4.4 | Low-Emitting Materials: Composite Wood and Laminate Adhesives | | | 1 |
| 1 | | | | | Credit 5 | Indoor Chemical & Pollutant Source Control | | | 1 |
| | | | | 1 | Credit 6.1 | Controllability of Systems: Perimeter Spaces | | | 1 |
| | | | | 1 | Credit 6.2 | Controllability of Systems: Non-Perimeter Spaces | | | 1 |
| 1 | | | | | Credit 7.1 | Thermal Comfort: Compliance | | | 1 |
| | | | | 1 | Credit 7.2 | Thermal Comfort: Monitoring | | | 1 |
| 1 | | | | | Credit 8.1 | Daylight & Views: Daylight 75% of Spaces | | | 1 |
| | | | | 1 | Credit 8.2 | Daylight & Views: Views 90% of Spaces | | | 1 |

Yes ? No

| | | | | |
|--|---|---|--|----------|
| | 1 | 4 | Innovation & Design Process | 6 Points |
|--|---|---|--|----------|

| | | | | | | | | | |
|--|--|--|--|---|------------|--------------------------------------|--|--|---|
| | | | | 1 | Credit 1.1 | Innovation in Design | | | 1 |
| | | | | 1 | Credit 1.2 | Innovation in Design | | | 1 |
| | | | | 1 | Credit 1.3 | Innovation in Design | | | 1 |
| | | | | 1 | Credit 1.4 | Innovation in Design | | | 1 |
| | | | | 1 | Credit 2 | LEED® Accredited Professional | | | 1 |

Yes ? No

| | | | | |
|----|---|----|---|-----------|
| 15 | 8 | 47 | Project Totals (pre-certification estimates) | 70 Points |
|----|---|----|---|-----------|

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points