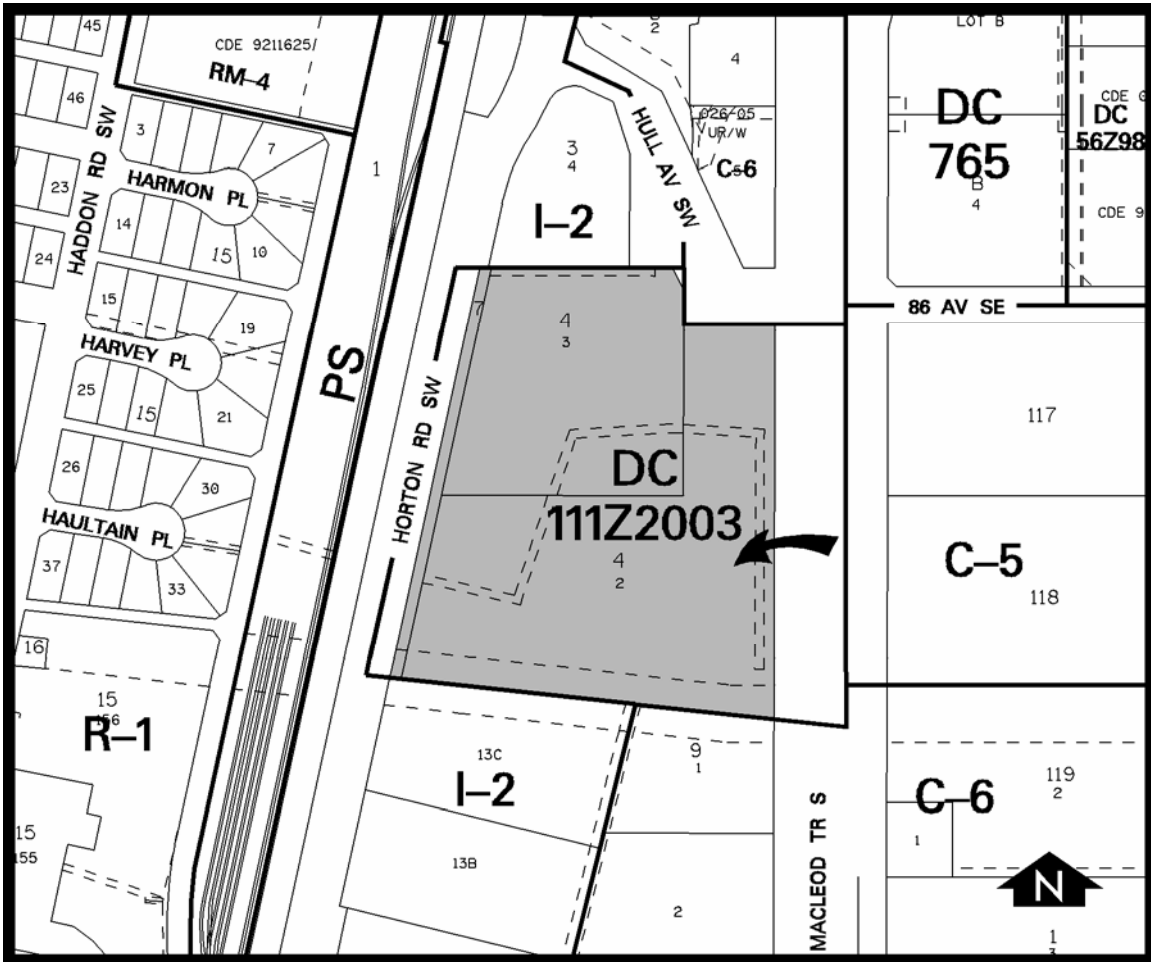


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 6
CPC DATE:	2005 November 17
DP NO:	DP2003-3863

HAYSBORO
(Ward 12- Alderman McIver)



PROPOSAL: Mixed use development

APPLICANT: Abugov Kaspar	OWNER: Heritage Station Inc.
MUNICIPAL ADDRESS: 8835 MacLeod Trail SW, 8710 Horton Road SW, and a portion of 523 Hull Avenue SW	LEGAL DESCRIPTION: Plan 871LK, Block 4, Lot 2; Plan 7510210, Block 4, Lot 3; Plan 2904HQ, portion of Block 7 (Map 21S)
EXISTING LAND USE DISTRICT(S): DC111Z2003	
AREA OF SITE: 4.05 ha ± (10.0 ac ±)	
CURRENT DEVELOPMENT: Sales office, vacant	

ADJACENT DEVELOPMENT:

NORTH: Automotive sales, Hull Avenue SW, Horton Road SW, warehouse and office

SOUTH: Private Club and offices

EAST: Macleod Trail S, Retail food, restaurant, CO-OP Shopping Centre and offices; and

WEST: Horton Road SW, LRT line, and CP rail line

SITE CHARACTERISTICS:

The site has three distinct areas: upper and lower flat areas separated by an intervening escarpment. The upper flat lies immediately adjacent to and is at the same elevation as Macleod Trail SW. The terrain then drops about 12m down the escarpment to a larger flat that is at the Horton Road level. The escarpment runs north-south through the site, dividing the property into roughly one-third at the upper level and two-thirds below.

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DIRECT CONTROL GUIDELINE(S) Floor Area Ratio	4.0 maximum	2.95	0
HEIGHT	Maximum 50m measured from either	Buildings 1 and 4= 48.5m	0

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
	Macleod Trail or Horton Road; maximum 80m for buildings with a maximum diagonal floor plate of 41.5m	Buildings 2 and 3 = 78m	0
YARDS (BUILDING SETBACK)	Commercial = 0 m Residential = 6.0m	2.0m 5.0m on NW corners of Buildings 1 and 4	0 1.0m for a portion of the buildings
PARKING Residential Visitor Commercial	Total Site = 1659 stalls 0.9/unit = 1092 stalls 0.15/ unit = 182 stalls 1/93m ² NFA = 385 stalls	1863 stalls	0
LANDSCAPING	5213.5m ²	10118m ²	0
EXTERIOR FINISH MATERIALS Walls: Tyndal stone, split face coloured concrete block, brick, stucco, concrete panels, painted metal railings with glass backing, and aluminium windows.			

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	Several design details
ENVIRONMENTAL MANAGEMENT	Not Applicable
URBAN DESIGN REVIEW COMMITTEE	Not Applicable
SPECIAL REFEREE(S) (Name Here)	Not Applicable
COMMUNITY ASSOCIATION Haysboro	See Appendix II

PLANNING EVALUATION

Introduction

The subject site is located on the west side of Macleod Trail SW, south of Hull Avenue SW and east of Horton Road SW. The south branch of the LRT is just west of Horton Road SW and the Heritage LRT station is directly northwest of the site, within walking distance. The proposal is for a mixed use development consisting of apartments along Horton Road SW; commercial space facing Macleod Trail SW; and a multi-level parkade built into the hillside to serve both uses.

Land Use District

In 2003, the site was redesignated to DC Direct Control District with C-4 General Commercial District development guidelines to facilitate this proposed development. Although not tied to plans, the DC Direct Control District was tied to an elevation view from the west. In addition, the DC guidelines require a special development agreement for any off-site road or intersection improvements.

Legislation & Policy

The proposal is in keeping with policies from several policy documents that relate to the Heritage Horton Road vicinity. A major goal of the **Calgary Plan** is to increase mobility options for Calgarians, reduce their reliance on the automobile and increase transit use. Providing housing at higher densities close to LRT stations is key to meeting this goal. In addition, the **Employment Centre Strategy** identifies the Heritage C-Train station area as a secondary employment centre. **The Light Rail Transit South Corridor Study** identifies the subject site for mixed commercial and residential uses with a north-south pedestrian corridor connecting to the site to the north and the LRT station. The **Transit Oriented Development Guidelines** would apply to this site and support the increased density and pedestrian connections in proximity to LRT station areas.

Site Context

The general area is characterized by older industrial uses along Horton Road and low intensity commercial development along Macleod Trail. Adjacent uses are a mix of low-density office and retail uses, industrial uses and vacant land. The site is visually prominent owing to its location on a rise of land adjacent to both Macleod Trail and the LRT. The grade differential across the site, while lending itself to organizing the development around two uses each oriented to a different frontage, at the same time presents a challenge to achieving a unified, integrated development.

Site Layout & Building Design

The proposal has two major components: residential facing Horton Road; and commercial facing Macleod Trail. Between these two components is a five-level parking structure that is built into the hillside and acts as a means of bridging the height difference either side of the escarpment. Plans are to be found in Appendix I.

The residential portion of the development consists of four high-rise towers. Buildings 1 and 4, located at the north and south ends of the site, are each 21 storeys and contain 369 and 348 units respectively. They are sited east-west and step down to 17 storeys closer to Horton Road. Buildings 2 and 3, in the centre of the site, are 27 storey point towers each with 248 units. The total number of units provided is 1213.

Linking Buildings 2 and 3 are two levels of common amenity areas containing meeting rooms, media rooms, fitness facility, guest quarters and the main entrance. All four buildings are joined by the parkade as well as interior corridors to the amenity areas. Each building has its own entrance off one of two driveways and vehicle courts situated between Buildings 1 and 2 and Buildings 3 and 4. The buildings are oriented with their narrow façade facing Horton Road in order to minimize shadowing and visual impacts on the neighbouring low density residential west of the LRT lines.

Approximately 24300m² of commercial space is provided on the east side of the site adjacent to Macleod Trail SW. Twelve commercial retail units and a food store form a u-shape around surface parking. From the sidewalk and bus stop on Macleod Trail three pedestrian routes convey pedestrians through the parking area and past the stores. A lobby and elevator provide internal connections for residents to get to the commercial premises. A second lobby and elevator provides a connection from the shops area down five storeys to an at grade landscaped walkway to the sidewalk on Horton Road and from there to the LRT.

Construction is to be phased over eight phases beginning with Building 4 and its associated parking; moving through Buildings 2,3 and 1; then three phases of the commercial component; finishing with the food store as the last phase.

Landscaping

Landscaping and other features are distributed throughout the project in a number of ways. The major concentration of landscaping is at the main entrance to the residential buildings where there is a large landscaped area and entry plaza. Both vehicle courts are softened with nearby plantings. Similarly, trees screen the service lane south of Building 1. The pedestrian walkway at the north end of the site is also buffered with landscaping.

Landscaped roof decks are provided on the 17th floors of Buildings 1 and 4 as well as on the roofs of the retail buildings closest to the residential buildings. Trellises are used to create a pedestrian pathway through the parking lot and to screen roof top mechanical units from above. Trees are to be planted long the east property line to screen the parking area adjacent to Macleod Trail.

Site Access & Traffic

The subject site can be accessed in a variety of ways. An all turns driveway from Hull Avenue gives access to the commercial area. Two, new, right-in right-out only access points are provided from Macleod Trail. A third access from Macleod Trail at the south end of the site gives access primarily to a gated service lane that runs through to Horton Road. There are also two additional all turns access points from Horton Road that serve visitor parking, drop-off, loading, garbage collection and parkade entry for the residential component of the development.

The proximity to the LRT station dictates the importance of maintaining an appropriate network of pedestrian connections from and through the subject site to the station area. Sidewalks are provided on Macleod Trail, Horton Road and Hull Avenue. As noted three pedestrian routes connect the relocated bus stop on Macleod Trail to a second pedestrian route that runs north-south through the site. In turn, this pedestrian route can be extended farther south in the future as per the policies of the South LRT Corridor Study. At its north terminus, this pedestrian route leads to the elevator connecting to the at-grade walkway west to Horton Road and to the sidewalk along Hull Avenue. From there both sidewalks connect to a future +15 connection to the LRT station. While the connection to the Heritage station is not yet constructed, the developer has given an undertaking to pay for the construction and design work is currently underway.

Given the scale of the proposal and the already congested condition of the Heritage Drive/ Horton Road intersection, traffic is a significant concern. A Traffic Impact Study was completed which resulted in a number of improvements that are to be made at the developer's expense. Hull Avenue is to be regraded, widened to include additional turning lanes and the signals upgraded. Pedestrian improvements, such as sidewalks and LRT connection, are provided to encourage use of the nearby LRT by residents and patrons of the development.

Parking

Parking requirements for a project of this size are substantial. In total 1863 parking spaces are provided, exceeding the Land Use Bylaw requirement by 204 spaces. A parking study was not required. Most of the parking is within a five-level parkade that the other buildings on the site are built over and around. Visitor and commercial parking are located either as surface parking or in the top two levels of the parking structure. Beyond ensuring adequate total provision of parking, the proposal provides adequate parking for each phase of construction.

Site Servicing for Utilities

Water service is available from both Macleod Trail and Horton Road. Sanitary and storm sewers are both located in Horton Road. Enmax has power lines on both Horton Road and Macleod Trail. There is an Atco gas high pressure line that runs along the south edge of the site.

Environmental Site Assessment

A Phase 1 Environmental Site Assessment was submitted with the application and was found to be satisfactory. A Geotechnical Slope Stability Report was required, reviewed and accepted. Recycling facilities are provided adjacent to the garbage rooms.

Community Association Comments

Much of the discussion with the Haysboro Community Association overlapped with discussions about the land use amendment for this site. Several meetings were held with members of the community association and members of the community at large. Concerns expressed by the community included: a lack of infrastructure in terms of both roads and LRT capacity to accommodate the proposed development; height and the potential loss of privacy for residents in both Haysboro and Acadia; tenure; and the disruption that a lengthy period of construction would have on the community.

Infrastructure concerns were addressed through the Traffic Impact Study and the improvements proposed for Hull Avenue. Improvements to the LRT infrastructure are less in the developer's control. However the connection to the LRT is being designed to facilitate upgrading to a four car platform at Heritage. The height is consistent with the DC guidelines and nearby residential is quite some distance away across either Macleod Trail or the LRT tracks. Tenure and construction disruption are not matters that a development permit can address.

Adjacent Neighbour Comments

No comments received.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development conforms with several policy documents relating to this area.
2. The proposed development is compatible with the adjacent development and land uses.
3. The proposed development capitalizes on the proximity to the LRT with high density residential while responding to the established commercial activity on Macleod Trail SW in an integrated and unified development.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements

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

Engineering:

1. The environmental information submitted with the application will be reviewed to the satisfaction of the City of Calgary (Environmental Management). Additional environmental assessment may be required following the review.
2. Submit two (2) revised set(s) of plans to the File Manager to address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Property lines dimensioned from the lip of gutter and/or the back of sidewalk.
- b. Corner cut dimensioned from the existing property lines (Contact C. Gee at 268-5714 for details).
- c. All adjacent boulevards graded at 2% up from the top of curb to the existing or ultimate property line. This will allow for installation of future sidewalk. Any deviation resulting from excessive cuts or fills must be approved by Calgary Roads.
- d. Removal of encroachments (bridge structure) from City right-of-way
Driveways flared and dimensioned as per Calgary Roads Standard Specifications (curb returns, not permitted). Driveway flares must not encroach onto the boulevard of adjacent properties.
- e. All driveway crossing flares are to the back of sidewalk for commercial driveways.
- f. Proposed landscaping within the City boulevard is to be grass. Any proposed trees to be located within City rights-of-way will require a line assignment. Contact Utility Line Assignments for further information.
- g. Existing and proposed grades (particularly over utility rights-of-way and between property lines, curbs and sidewalks) driveway grades, and edge conditions of neighbouring properties.
- h. Location of "No Parking-Fire Lane" signs along internal roadway.

Calgary Waterworks

- a. An adequate water meter room adjacent to an exterior wall where the services enter building.
- b. The following buildings do not indicate water meter rooms; building 1, building 4, parkade and food store.

Utility Line Assignments

- a. Removal of encroachments (trees) from within the by-lawed setback area on Horton Rd. SW.

Solid Waste Services

- a. Undersized garbage storage location(s)
 - b. Insufficient garbage collection vehicle access.
 - c. Garbage room for building 4 is undersized.
 - d. Garbage details required for commercial components.
 - e. Relocate doors to garbage room for building 1 for required access.
 - f. Contact Solid Waste Services Technical Assistant at 230-6646.
3. Submit five (5) sets of Development Site Servicing Plans (formerly known as Mechanical Circulation Plans) and a copy of the Approval Letter to the Building Grades Supervisor, Engineering Services, and obtain approval from Calgary Waterworks.
 4. The applicant is to consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title.
Residual land is available for consolidation adjacent to Hull Avenue SW.
 5. Request quotation and remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Approved driveway crossings
 - b. Driveway crossing closures
 - c. Sidewalks adjacent to Horton Road and Hull Avenue.
 - d. Wheelchair ramps
 - e. Streetlighting
 - f. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel
6. Submit a separate application to the Utility Line Assignments for the landscaping in the High Pressure gas right of way.

Parks:

7. Revise landscape plans to provide cross section planting details for all planters containing trees above parkades and/or residential units (i.e. roof top gardens). Indicate a minimum of 1m depth of top soil, rigid insulation and irrigation to ensure long term survival of plant material.

Planning:

8. Submit eight complete sets of amended plans, collated and folded, incorporating the following:
 - concrete block labeled as “split face coloured concrete block”;
 - window details to confirm the frame around the windows on Buildings 1-4 as shown on the elevations dated November 7, 2005; and
 - the addition of a sidewalk from Macleod Trail to the front of CRU#3 reflecting desire lines between the bus stop and CRU#3.
9. Amend landscaping plans to:
 - agree with the site plan;
 - remove trees on the south side of the site from the Atco gas easement; and
 - replace approximately 50 % of the trees proposed along the north boundary with deciduous trees in keeping with CPTED principles.
10. Revise the outdoor area immediately east of Building 4 and the lobby, elevator and staircase of the pedestrian connection from Level 5 to Level 1 to provide more glazing, natural surveillance and security.
11. Submit a materials board.

Transportation:

12. The developer shall enter into a special development agreement for the costs of any offsite improvements necessitated by the development, as determined in the sole discretion of the approving authority, by the approval of the traffic study, including, but not limited to costs of constructing a +15 bridge that travels to the west at +15 height across Horton Road and the CPR and LRT tracks to a location that allows a then gradual ramp drop to the Regional Pathway on the West Side of the LRT trackway, as per requirements of LOC2002-0126. The developer shall contact David Mercer at 268-2453 with the City of Calgary Law Department to commence the special development agreement process.
13. The applicant is to enter into a public access agreement with the City of Calgary to allow the public to access the transit shelter on Macleod Trail SW.
14. The applicant is to enter into a public access agreement with the City of Calgary to allow the public pedestrian through access on pedestrian walkways across the site north-south and east-west for access. This includes public access to elevators to take the public to/from level 5 to/from level 1. Areas covered under the public access agreement (for pedestrians) shall be surveyed and shown clearly on the plans.
15. The applicant shall provide a cheque or letter of credit in the amount of \$40000.00 for the costs related to traffic signal changes at the intersection of Macleod Trail and Hull Avenue related to this development.
16. Show proposed location and detail of the new architecturally compatible transit shelter on Macleod Trail SW. Provide a cheque or letter of credit in the amount of \$10520.78 for the costs of the shelter.

17. Provide operating protocol for all parkade overhead doors.
18. Provide operating protocol for access gate along the south "service access"
19. Provide pedestrian connections from the residential buildings to the sidewalk required along Horton Road SW. Provide appropriate wheel chair ramps and pavement markings for cross-walks to provide barrier free access.
20. Clearly sign commercial, visitor and residential stalls on the plans. Indicate specifically on the plans which stalls fall into each category.
21. All internal roadways less than 8.5 metres wide shall be signed "No Parking Anytime/Fire Lane". Indicate signs on the plans.
22. Provide wheelchair ramps on the northwest and southwest corners of the intersection of Macleod Trail and Hull Avenue SW.
23. Signs advising motorists of the available parkade visitor and commercial parking must be prominently displayed in front of each building.
24. The applicant shall indicate on the drawing the location of the existing driveway curb cuts that are not in use and that it will be closed and rehabilitated at the expense of the developer.

Permanent Conditions

Engineering:

1. Prior to issuance of a development completion permit, the applicant shall submit a report completed by a qualified professional which assesses the conditions at the excavation limits. The assessment will confirm that the site is suitable for the intended development. The report will be reviewed to the satisfaction of the City of Calgary (Environmental Management).
2. 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 (Environmental Development Review);
 - b) The applicant shall submit a current Phase 2 environmental site assessment report to Alberta Environment, the Calgary Health Region and The City of Calgary; and
 - c) If required, the applicant shall submit a Phase 3 environmental site assessment report to Alberta Environment, the Calgary Health Region and The City of Calgary.

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

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

If no contamination is discovered during construction of the development, the applicant shall, prior to the issuance of the Development Completion Permit, submit to the Development Officer a letter in a form satisfactory to the Development Officer, certifying that no contaminants were discovered during construction of the development.

3. Applicant shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
 - Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.)
 - Relocation of works (survey monuments and underground/overhead utilities, etc.)
 - Upgrading of works (road widening and watermain upgrading, etc.)
 - Construction of new works (lane paving, sidewalks, curbs, etc.)
 - Reconstruction of City facilities damaged during construction
4. Public work to be City standard and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, streetlighting, 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.
5. 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 applicant shall pay the difference, upon receipt of notice, to The City.
6. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purposes 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 applicant's expense, upon completion of foundation work.
7. 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.

Planning:

8. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority.
9. No changes to the approved plans shall take place unless authorized by the Development Authority.
10. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit.
11. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system.
12. Except for the vehicular access, sidewalks, trees and shrubs shown on the approved plans released with this permit, all City boulevard areas shall be grassed.
13. Garbage containers shall be managed in a way that ensures the containers are placed outside the buildings for a minimum of time prior to and subsequent to pick up.
14. If service meters are to be provided on the outside of the buildings in a location that is visible from an adjacent public street, the service meters shall be located inside an architecturally compatible screening enclosure.
15. Parking and landscaping areas shall be separated by a 150 mm (6 inch) continuous concrete curb.
16. Each parking stall adjacent to a landscaped area shall have a properly anchored concrete wheel stop.
17. Each visitor parking stall shall be clearly marked with a sign that says "Visitor Parking Only". Parking spaces shown on the plans for visitor parking shall be set aside for visitor parking only. Visitor parking stalls shall at no time be used for parking of the vehicles of the residents of the building.
18. A small scale sign shall be posted in a visible location at the main entries to the buildings indicating where visitor parking is available.
19. The underground parkade shall be sufficiently illuminated to help provide for an optimal level of safety and surveillance. NOTE: It is suggested that the ceiling area be painted white in accordance with standard CPTED (Crime Prevention Through Environmental Design) practices.
20. A lighting system to meet the average minimum lighting illumination value of 6 LUX shall be provided.

21. This approval recognizes eight phases on the approved plans. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase.
22. If construction of the subsequent phase has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be hydro-seeded or otherwise upgraded, in a manner consistent with general community standards. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion.
23. All roof top equipment shall be painted and/or screened to the satisfaction of the Development Authority.
24. Any fascia or canopy signage shall be designed in a manner that is visually compatible with the architecture of the building.
25. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans and shall not require a development permit.
26. Temporary freestanding signs are allowed only on the designated areas indicated on the approved plans.
27. The signs shall not employ any flashing or intermittent lights.
28. All electrical servicing shall be provided from underground.
29. Whenever a tenant panel on a multi-tenant sign is removed, the sign owner shall replace it with a blank panel until such time as a new tenant panel is provided.
30. There shall be no exposed anchor bolts.

Transportation:

31. There is a 4.267 metre road right-of-way requirement on Horton Road SW.
32. The maximum grade of a parking stall shall not exceed 4% in any direction.
33. As part of the proposed interchange at Macleod Trail and Heritage Drive SW, the median at Macleod Trail and Hull Avenue SW will be permanently closed restricting turning movements from Hull Avenue to right-in/right-out only.
34. No obstructions in the visibility triangle are permitted to exceed 750 mm in height.
35. At any time in the future, if the neighbouring parcel to the south redevelops, a mutual access agreement will be required for the shared access conditions of the neighbour accessing Macleod Trail through the 10 metre wide driveway to the east of the proposed food store.

36. The applicant shall be responsible for the full costs of:
 - a) traffic signal changes required at the intersection of Macleod Trail and Hull Avenue SW;
 - b) physical construction with respect to the re-grading of the entire length of and widening of Hull Avenue and related physical improvements at the intersection of Macleod Trail and Hull Avenue SW;
 - c) sidewalks along Macleod Trail and Horton Road, along the property frontage; and
 - d) construction of a +15 bridge connection from the site over Horton Road, over the CPR tracks and over the LRT tracks to the Heritage LRT station.
37. Access to Hull Avenue is approved as a temporary access only. It may be restricted or closed permanently in the future as Hull Avenue is likely to become a ramp for the future Heritage Drive/Macleod Trail SW interchange.
38. Access to the site shall be designed to the satisfaction of the Director of Transportation Planning.

Advisory Comments

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

Engineering:

Calgary Roads

1. Property line is 5.5m from lip of gutter on Horton Road SW.
2. Property line is 15.9m from lip of gutter, 10.4m from back of sidewalk on Macleod Trail SW.
3. Property line VARIES from lip of gutter on Hull Avenue SW.
4. Future lip of gutter is 4.27m and future back of sidewalk is 0.3m from the ultimate property line on Horton Road SW.
5. A bylawed setback of 4.268m is required adjacent to Horton Road SW as per the Land Use Bylaw.
6. Right turns only will be permitted to Macleod Trail SW.
7. Development must be compatible with future ultimate road grades established by Calgary Roads. Developer to contact Calgary Roads for further information.

8. Driveway Applications are required. Locations and dimensions of driveways must be approved by Transportation Planning. New driveways including driveway modifications or relocation must be constructed to City standards at the owner's expense. Obstructions such as storm catch basins, hydrants, power poles, etc. must be relocated to City standards at owner's expense. Wheelchair ramps are required where proposed driveway grades do not match intersecting sidewalk.
9. Driveway closures are required. Existing driveways that are not required for this development must be closed (removed) to City standards at the owner's expense.
10. Calgary Roads is to determine if the existing sidewalks, driveway crossings, streetlighting, curb and gutter, etc. are to City standards. Replacement and/or rehabilitation is to be at the owner's expense.
11. Back of property lines, the maximum allowable slope shall be 3H:1V. Slopes that exceed 3H:1V will require retaining walls on private property at the owner's expense. Slopes created on or adjacent to a development site, as a result of grade differences between buildings and property lines, leveling of parking areas, redistribution of excess fill, landscaping berms, etc., must be walled or landscaped to ensure erosion control and a minimum slope stability factor of safety of 1.5. Sloping, excavation or filling that will affect adjacent property, including City-owned lands and rights-of-way requires permission of the adjacent owner.
12. Boulevard grade differences between existing/ultimate curbs and existing/ultimate property lines are not to exceed 2%.
13. A 1.4m wide separate sidewalk is required along Horton Road SW.
14. A 1.2 m wide monolithic sidewalk is required along Hull Avenue SW.

Waterworks

15. Water connection available from Horton Road and Macleod Trail SW
16. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kpa install pressure reducing device after meter.
17. Review with Fire Prevention Bureau for on-site hydrant coverage.
18. Applicant must apply for water and sewer connections as per City Standards.
19. If further subdivision including strata subdivision occurs in the future, each lot must have separate service connection to a public mains.
20. Each apartment building will require a dual water service connected to a public main.

Wastewater & Drainage

21. Sanitary sewer connection available from Horton Road.

22. Storm sewer connection available from Horton Road.
23. Submit a Stormwater Management Report (2 copies) for sites over two (2) hectares for approval from the Development Approvals Team Leader, Wastewater & Drainage, prior to submitting a Development Site Servicing Plan, as per the current Stormwater Management and Design Manual.
24. Show all existing and proposed sewers on development site servicing plans at the Building Permit stage.
25. Sanitary service test facility is required.
26. Show all existing and proposed sewers on development site servicing plans at the Building Permit stage.
27. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
28. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
29. Allowable stormwater run-off co-efficient shall be 30%.
30. Ponding required for 1:100 year storm event.
31. Direct all roof drainage to on-site storm.
32. Each building shall be separately serviced from an on-site main.
33. Slab of building elevation to be min. 0.3 metres above top of pond.
34. All building openings, ramps, etc, adjacent to trap lows are to be min. 0.3 metres higher than the maximum water elevation at the 1:100 yr. depth or depth of spill, whichever is greater.
35. Contain storm runoff on site.
36. Controlled stormwater discharge required.
37. All on-site sewers are to be designed to City of Calgary specifications.
38. Adequate easement protection will be required for all utilities. No trees, shrubs, permanent structures or unauthorized change of grades are permitted within the utility right-of-way.
39. Full pipe design flows (typically 1:5 year) must be treated through the oil/grit separator. Bypass flows are not permitted.

An average removal rate of 85% TSS for particle sizes 75um and greater is required on an annual basis.

The following minimum information must be submitted to the Development Approvals Team:

- a) The manufacturer must submit a performance table showing average annual removal rates for all years of data. Each year is required to meet the 85% removal rate.
- b) Calculations/information showing how removal rates were achieved or modelled.
- c) A minimum of 39 years of Calgary Airport meteorological rainfall data must be used.
- d) Table 7.2 (column 1) on page 7-9 of the City of Calgary's "Stormwater Management and Design Manual" must be used for particle size distribution and settling velocity.
- e) By way of a letter, the consultant must verify that The City of Calgary's criteria have been met.

Note: This is an interim criteria that must be adhered to pending further investigation and performance monitoring.

Utility Line Assignments

40. Adequate easement protection will be required for all utilities. No trees, shrubs, permanent structures or unauthorized change of grades are permitted within the utility right-of-way.
41. The applicant must apply for a line assignment from Utility Line Assignments for tree planting in the City road right-of-way (boulevard). This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and five (5) landscape plans showing all of the following information:
 - property lines
 - curb/sidewalks
 - species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
 - existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
 - dimensions from property line to all of the above features.

Include the Development Permit Number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to Mr. Sid Hoover, Supervisor, Utility Line Assignments, 6th Floor – 800 Macleod Trail S.E., Calgary, Alberta, T2P 2M5.

42. Utility Line Assignment recommends that all overhead power lines adjacent to this site be relocated underground.

Planning:

43. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.

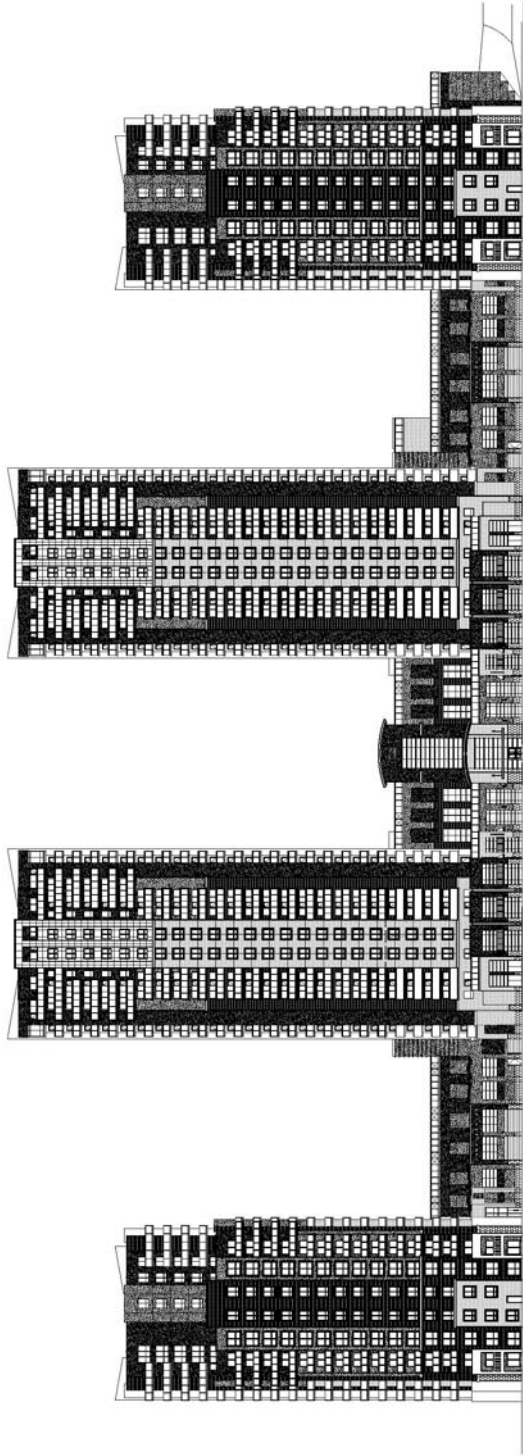
44. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter.
45. In addition to your Development Permit, you should be aware that a Building Permit is also required. Now that your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information.
46. The garbage enclosures 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.
47. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size.
48. The lighting system for the parking lot shall be located in such a manner that it does not adversely affect the nearby residential development.
49. The entire site shall be maintained at all times in a manner that does not have an undue adverse impact on adjacent properties. Should problems, such as excessive windborne dust, be a problem, remedial measures shall be taken immediately, to the satisfaction of the Development Authority.
50. The sign shall not be located within 30 metres of any freestanding identification sign or third-party advertising sign, facing the same oncoming traffic.
51. No copy shall be placed on the sign related to or associated with the parking lot unless there is a valid Development Permit for that use.

Transportation:

52. Pedestrian routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs. Sidewalks are to be constructed with curb cuts where there is a change in elevation.
53. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes area to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.
54. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), pedestrian oriented lighting is to be provided along pedestrian routes.
55. It is recommended that the applicant reorient the main entrance of the proposed building to the street where transit service is provided.
56. Plus-15 system should provide connection to retail level of site, and be accessible to the public.

57. Any access granted to MacLeod Trail may be limited or eliminated in the future. Hull Avenue is likely to become a ramp for the future Heritage Drive/MacLeod Trail interchange. Designs have not been finalized although potential widening on MacLeod Trail could limit or eliminate accesses.

Lorraine Grant
2005-11-06



MACLEOD TRAIL • HORTON ROAD MIXED USE DEVELOPMENT

CALGARY ALBERTA



ABUGOV • KASPAR



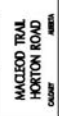


COPYRIGHT NOTICE
This drawing is the property of JASI Engineering Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JASI Engineering Inc.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/17/05
2	ISSUED FOR PERMIT	11/17/05
3	ISSUED FOR PERMIT	11/17/05
4	ISSUED FOR PERMIT	11/17/05
5	ISSUED FOR PERMIT	11/17/05
6	ISSUED FOR PERMIT	11/17/05
7	ISSUED FOR PERMIT	11/17/05
8	ISSUED FOR PERMIT	11/17/05
9	ISSUED FOR PERMIT	11/17/05
10	ISSUED FOR PERMIT	11/17/05
11	ISSUED FOR PERMIT	11/17/05
12	ISSUED FOR PERMIT	11/17/05
13	ISSUED FOR PERMIT	11/17/05
14	ISSUED FOR PERMIT	11/17/05
15	ISSUED FOR PERMIT	11/17/05
16	ISSUED FOR PERMIT	11/17/05
17	ISSUED FOR PERMIT	11/17/05
18	ISSUED FOR PERMIT	11/17/05
19	ISSUED FOR PERMIT	11/17/05
20	ISSUED FOR PERMIT	11/17/05



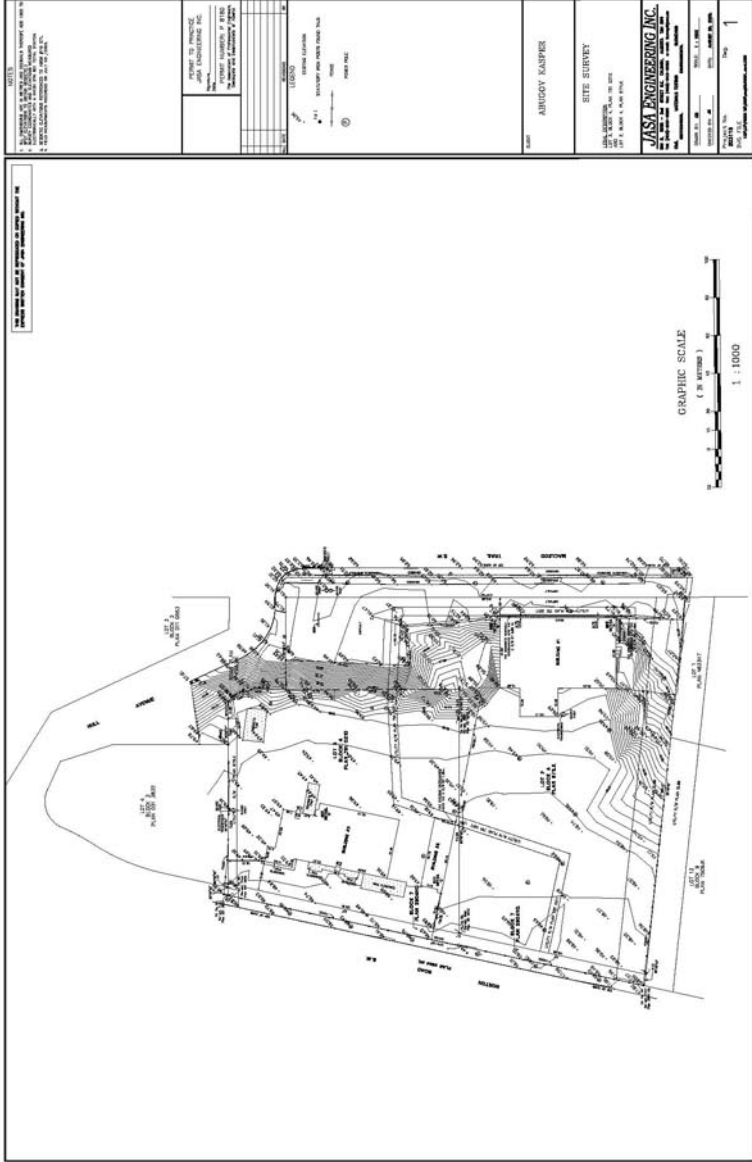
ARUGOV - KASPAR
10000 101ST AVE. S.W.
SUITE 100
VANCOUVER, B.C. V5V 3E9
TEL: (604) 273-1111
WWW.AK-ENGINEERING.COM



MACLEOD TRAIL
HORTON ROAD
VANCOUVER, B.C. V5V 3E9
TEL: (604) 273-1111
WWW.AK-ENGINEERING.COM

ARUGOV - KASPAR
10000 101ST AVE. S.W.
SUITE 100
VANCOUVER, B.C. V5V 3E9
TEL: (604) 273-1111
WWW.AK-ENGINEERING.COM

ARUGOV - KASPAR
10000 101ST AVE. S.W.
SUITE 100
VANCOUVER, B.C. V5V 3E9
TEL: (604) 273-1111
WWW.AK-ENGINEERING.COM



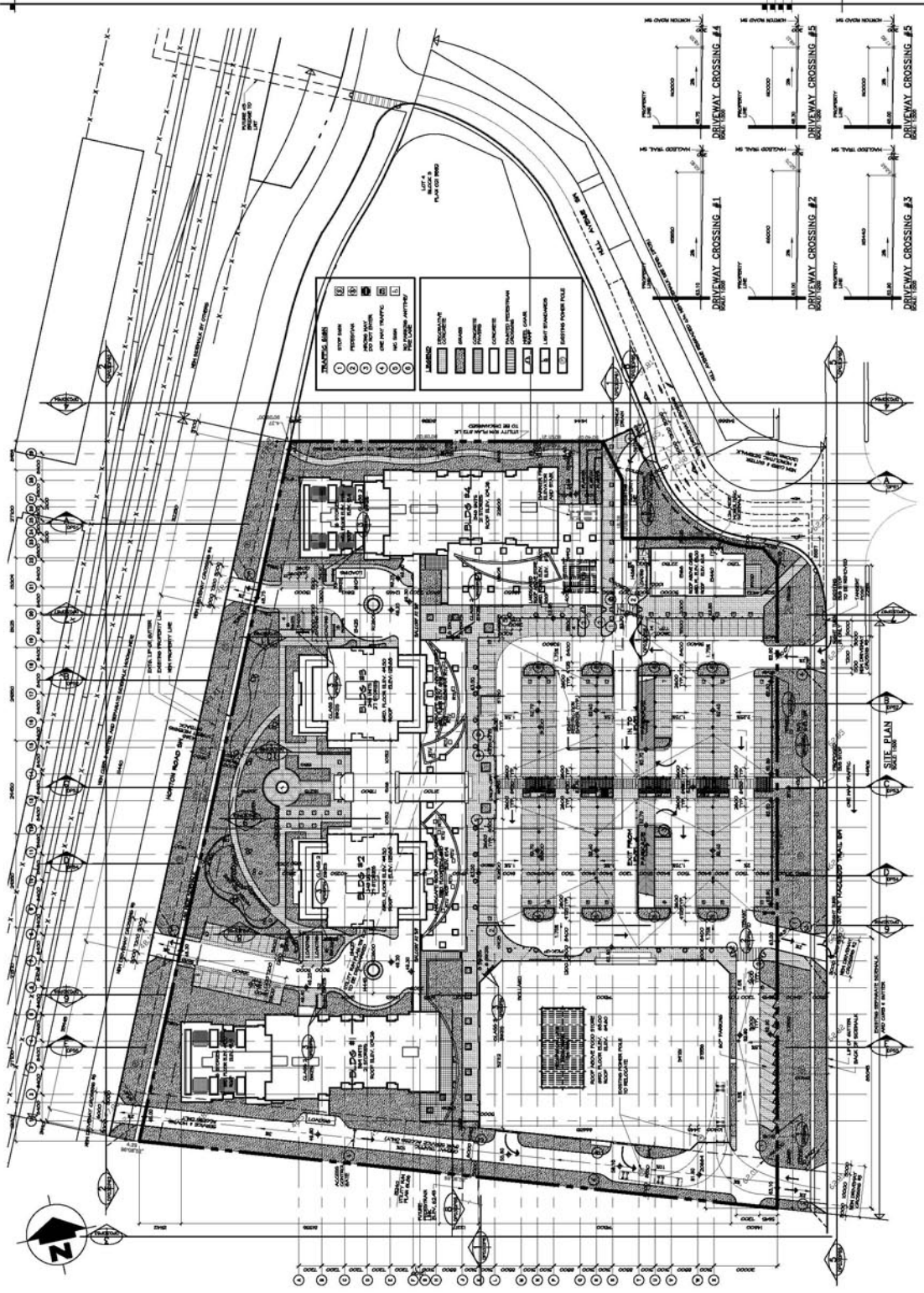


CONFORMANCE NOTICE
THIS PLAN IS SUBJECT TO THE CITY OF VANCOUVER'S ZONING BYLAW AND THE VARIOUS LOCAL ACTS AND REGULATIONS THAT APPLY TO THE PROJECT. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE DESIGN OF THE PROJECT OR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN AGREES TO HOLD THE CITY ENGINEER'S OFFICE HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	2003.08.28	ARUGOV, KASPAR
2	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
3	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
4	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
5	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
6	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
7	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
8	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
9	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
10	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
11	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
12	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
13	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
14	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
15	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
16	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
17	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
18	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
19	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
20	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
21	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
22	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
23	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
24	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
25	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
26	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
27	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
28	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
29	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
30	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
31	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
32	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
33	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
34	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
35	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
36	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
37	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
38	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
39	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
40	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
41	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
42	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
43	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
44	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
45	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
46	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
47	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
48	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
49	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR
50	REVISED FOR PERMIT	2003.09.02	ARUGOV, KASPAR

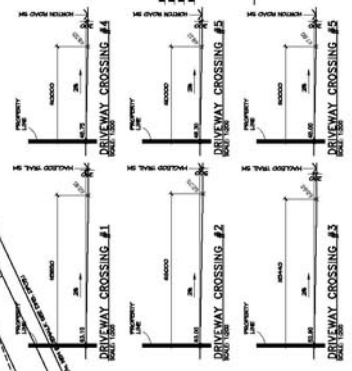
ARUGOV - KASPAR
MABLED TRAIL
HORTON ROAD
ASHTON
SITE PLAN

DP03



SYMBOLS

1	ASPHALT DRIVEWAY
2	ASPHALT DRIVEWAY
3	ASPHALT DRIVEWAY
4	ASPHALT DRIVEWAY
5	ASPHALT DRIVEWAY
6	ASPHALT DRIVEWAY
7	ASPHALT DRIVEWAY
8	ASPHALT DRIVEWAY
9	ASPHALT DRIVEWAY
10	ASPHALT DRIVEWAY
11	ASPHALT DRIVEWAY
12	ASPHALT DRIVEWAY
13	ASPHALT DRIVEWAY
14	ASPHALT DRIVEWAY
15	ASPHALT DRIVEWAY
16	ASPHALT DRIVEWAY
17	ASPHALT DRIVEWAY
18	ASPHALT DRIVEWAY
19	ASPHALT DRIVEWAY
20	ASPHALT DRIVEWAY
21	ASPHALT DRIVEWAY
22	ASPHALT DRIVEWAY
23	ASPHALT DRIVEWAY
24	ASPHALT DRIVEWAY
25	ASPHALT DRIVEWAY
26	ASPHALT DRIVEWAY
27	ASPHALT DRIVEWAY
28	ASPHALT DRIVEWAY
29	ASPHALT DRIVEWAY
30	ASPHALT DRIVEWAY
31	ASPHALT DRIVEWAY
32	ASPHALT DRIVEWAY
33	ASPHALT DRIVEWAY
34	ASPHALT DRIVEWAY
35	ASPHALT DRIVEWAY
36	ASPHALT DRIVEWAY
37	ASPHALT DRIVEWAY
38	ASPHALT DRIVEWAY
39	ASPHALT DRIVEWAY
40	ASPHALT DRIVEWAY
41	ASPHALT DRIVEWAY
42	ASPHALT DRIVEWAY
43	ASPHALT DRIVEWAY
44	ASPHALT DRIVEWAY
45	ASPHALT DRIVEWAY
46	ASPHALT DRIVEWAY
47	ASPHALT DRIVEWAY
48	ASPHALT DRIVEWAY
49	ASPHALT DRIVEWAY
50	ASPHALT DRIVEWAY



SITE PLAN

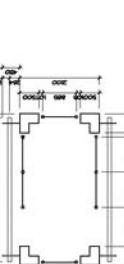
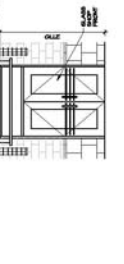
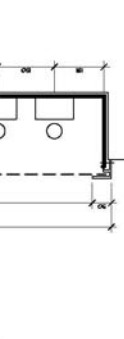
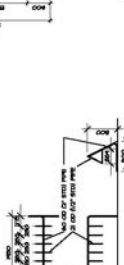
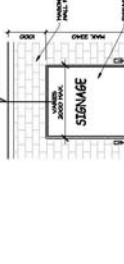
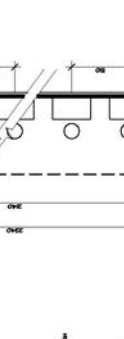
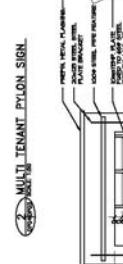
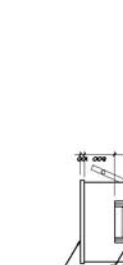
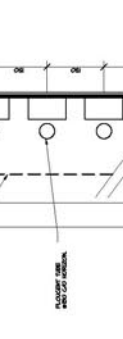
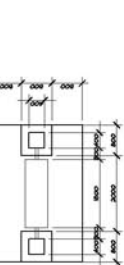
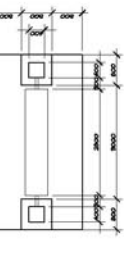
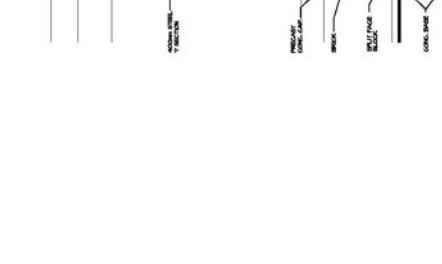
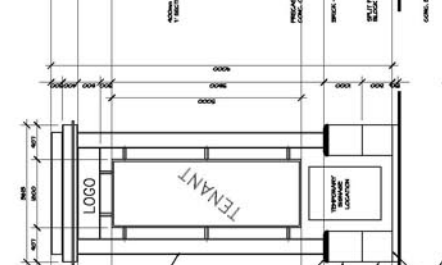
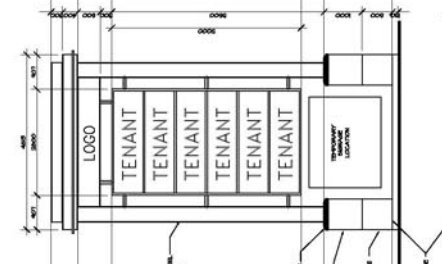
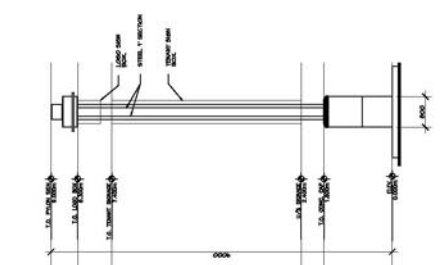
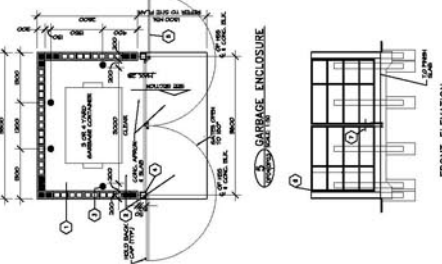
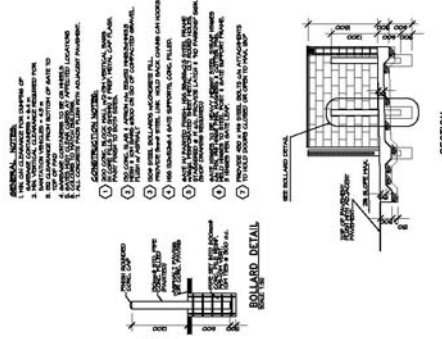


CONTRACT NOTICE
 THE PROJECT IS THE PROPERTY OF WESTCORP. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM WESTCORP. ANY VIOLATION OF THIS NOTICE IS SUBJECT TO LEGAL ACTION.

NO. 1	DATE	DESCRIPTION
1	11/17/05	ISSUED FOR PERMITTING
2	01/10/06	ISSUED FOR PERMITTING
3	02/02/06	ISSUED FOR PERMITTING
4	02/02/06	ISSUED FOR PERMITTING
5	02/02/06	ISSUED FOR PERMITTING
6	02/02/06	ISSUED FOR PERMITTING
7	02/02/06	ISSUED FOR PERMITTING
8	02/02/06	ISSUED FOR PERMITTING
9	02/02/06	ISSUED FOR PERMITTING
10	02/02/06	ISSUED FOR PERMITTING
11	02/02/06	ISSUED FOR PERMITTING
12	02/02/06	ISSUED FOR PERMITTING
13	02/02/06	ISSUED FOR PERMITTING
14	02/02/06	ISSUED FOR PERMITTING
15	02/02/06	ISSUED FOR PERMITTING
16	02/02/06	ISSUED FOR PERMITTING
17	02/02/06	ISSUED FOR PERMITTING
18	02/02/06	ISSUED FOR PERMITTING
19	02/02/06	ISSUED FOR PERMITTING
20	02/02/06	ISSUED FOR PERMITTING
21	02/02/06	ISSUED FOR PERMITTING
22	02/02/06	ISSUED FOR PERMITTING
23	02/02/06	ISSUED FOR PERMITTING
24	02/02/06	ISSUED FOR PERMITTING
25	02/02/06	ISSUED FOR PERMITTING
26	02/02/06	ISSUED FOR PERMITTING
27	02/02/06	ISSUED FOR PERMITTING
28	02/02/06	ISSUED FOR PERMITTING
29	02/02/06	ISSUED FOR PERMITTING
30	02/02/06	ISSUED FOR PERMITTING
31	02/02/06	ISSUED FOR PERMITTING
32	02/02/06	ISSUED FOR PERMITTING
33	02/02/06	ISSUED FOR PERMITTING
34	02/02/06	ISSUED FOR PERMITTING
35	02/02/06	ISSUED FOR PERMITTING
36	02/02/06	ISSUED FOR PERMITTING
37	02/02/06	ISSUED FOR PERMITTING
38	02/02/06	ISSUED FOR PERMITTING
39	02/02/06	ISSUED FOR PERMITTING
40	02/02/06	ISSUED FOR PERMITTING
41	02/02/06	ISSUED FOR PERMITTING
42	02/02/06	ISSUED FOR PERMITTING
43	02/02/06	ISSUED FOR PERMITTING
44	02/02/06	ISSUED FOR PERMITTING
45	02/02/06	ISSUED FOR PERMITTING
46	02/02/06	ISSUED FOR PERMITTING
47	02/02/06	ISSUED FOR PERMITTING
48	02/02/06	ISSUED FOR PERMITTING
49	02/02/06	ISSUED FOR PERMITTING
50	02/02/06	ISSUED FOR PERMITTING

ARUGOV - KASPAR
 ARCHITECTS
 1100 WEST 10TH AVENUE, SUITE 100
 CALGARY, ALBERTA T2P 1K1
 TEL: 403.243.8888
 FAX: 403.243.8889
 WWW.ARUGOV-KASPAR.COM

DP04
 SITE DETAILS





CONTRACT NOTICE

1	PHASE 1	1000	1000
2	PHASE 2	1000	1000
3	PHASE 3	1000	1000
4	PHASE 4	1000	1000
5	PHASE 5	1000	1000
6	PHASE 6	1000	1000
7	PHASE 7	1000	1000
8	PHASE 8	1000	1000
9	PHASE 9	1000	1000
10	PHASE 10	1000	1000
11	PHASE 11	1000	1000
12	PHASE 12	1000	1000
13	PHASE 13	1000	1000
14	PHASE 14	1000	1000
15	PHASE 15	1000	1000
16	PHASE 16	1000	1000
17	PHASE 17	1000	1000
18	PHASE 18	1000	1000
19	PHASE 19	1000	1000
20	PHASE 20	1000	1000
21	PHASE 21	1000	1000
22	PHASE 22	1000	1000
23	PHASE 23	1000	1000
24	PHASE 24	1000	1000
25	PHASE 25	1000	1000
26	PHASE 26	1000	1000
27	PHASE 27	1000	1000
28	PHASE 28	1000	1000
29	PHASE 29	1000	1000
30	PHASE 30	1000	1000
31	PHASE 31	1000	1000
32	PHASE 32	1000	1000
33	PHASE 33	1000	1000
34	PHASE 34	1000	1000
35	PHASE 35	1000	1000
36	PHASE 36	1000	1000
37	PHASE 37	1000	1000
38	PHASE 38	1000	1000
39	PHASE 39	1000	1000
40	PHASE 40	1000	1000
41	PHASE 41	1000	1000
42	PHASE 42	1000	1000
43	PHASE 43	1000	1000
44	PHASE 44	1000	1000
45	PHASE 45	1000	1000
46	PHASE 46	1000	1000
47	PHASE 47	1000	1000
48	PHASE 48	1000	1000
49	PHASE 49	1000	1000
50	PHASE 50	1000	1000
51	PHASE 51	1000	1000
52	PHASE 52	1000	1000
53	PHASE 53	1000	1000
54	PHASE 54	1000	1000
55	PHASE 55	1000	1000
56	PHASE 56	1000	1000
57	PHASE 57	1000	1000
58	PHASE 58	1000	1000
59	PHASE 59	1000	1000
60	PHASE 60	1000	1000
61	PHASE 61	1000	1000
62	PHASE 62	1000	1000
63	PHASE 63	1000	1000
64	PHASE 64	1000	1000
65	PHASE 65	1000	1000
66	PHASE 66	1000	1000
67	PHASE 67	1000	1000
68	PHASE 68	1000	1000
69	PHASE 69	1000	1000
70	PHASE 70	1000	1000
71	PHASE 71	1000	1000
72	PHASE 72	1000	1000
73	PHASE 73	1000	1000
74	PHASE 74	1000	1000
75	PHASE 75	1000	1000
76	PHASE 76	1000	1000
77	PHASE 77	1000	1000
78	PHASE 78	1000	1000
79	PHASE 79	1000	1000
80	PHASE 80	1000	1000
81	PHASE 81	1000	1000
82	PHASE 82	1000	1000
83	PHASE 83	1000	1000
84	PHASE 84	1000	1000
85	PHASE 85	1000	1000
86	PHASE 86	1000	1000
87	PHASE 87	1000	1000
88	PHASE 88	1000	1000
89	PHASE 89	1000	1000
90	PHASE 90	1000	1000
91	PHASE 91	1000	1000
92	PHASE 92	1000	1000
93	PHASE 93	1000	1000
94	PHASE 94	1000	1000
95	PHASE 95	1000	1000
96	PHASE 96	1000	1000
97	PHASE 97	1000	1000
98	PHASE 98	1000	1000
99	PHASE 99	1000	1000
100	PHASE 100	1000	1000

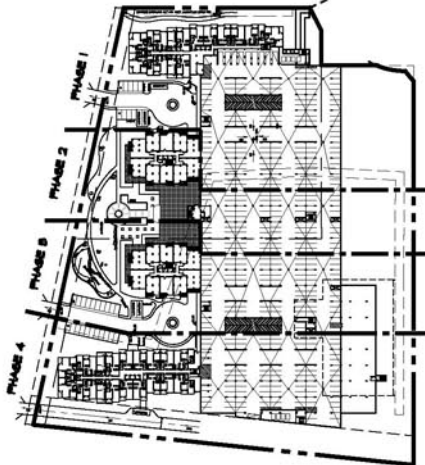


ARUGOV - KASPAR
1000 WESTERN AVENUE
SUITE 1000
CALGARY, ALBERTA T2P 1K1

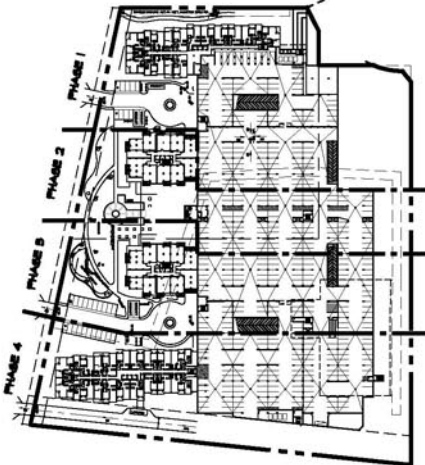
MACLEOD TRAIL
HORTON ROAD
CALGARY, ALBERTA T2P 1K1

LEVEL 1, 2, 3 & 4
PARKING PLAN

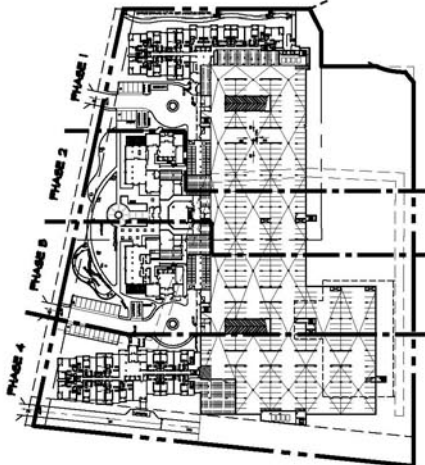
DP05.1



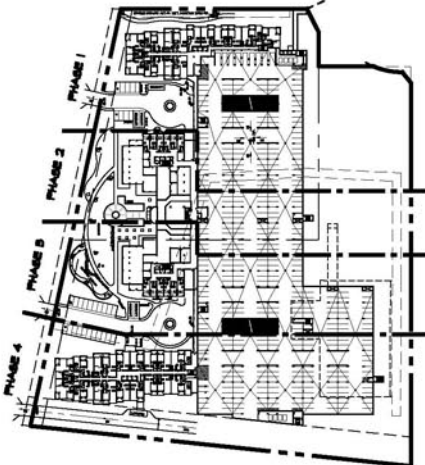
LEVEL 1 PHASING PLAN



LEVEL 2 PHASING PLAN



LEVEL 3 PHASING PLAN



LEVEL 4 PHASING PLAN





CONTRACT NOTICE
THIS PLAN IS THE PROPERTY OF WESTCOAST CONSULTING ENGINEERS LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WESTCOAST CONSULTING ENGINEERS LTD.

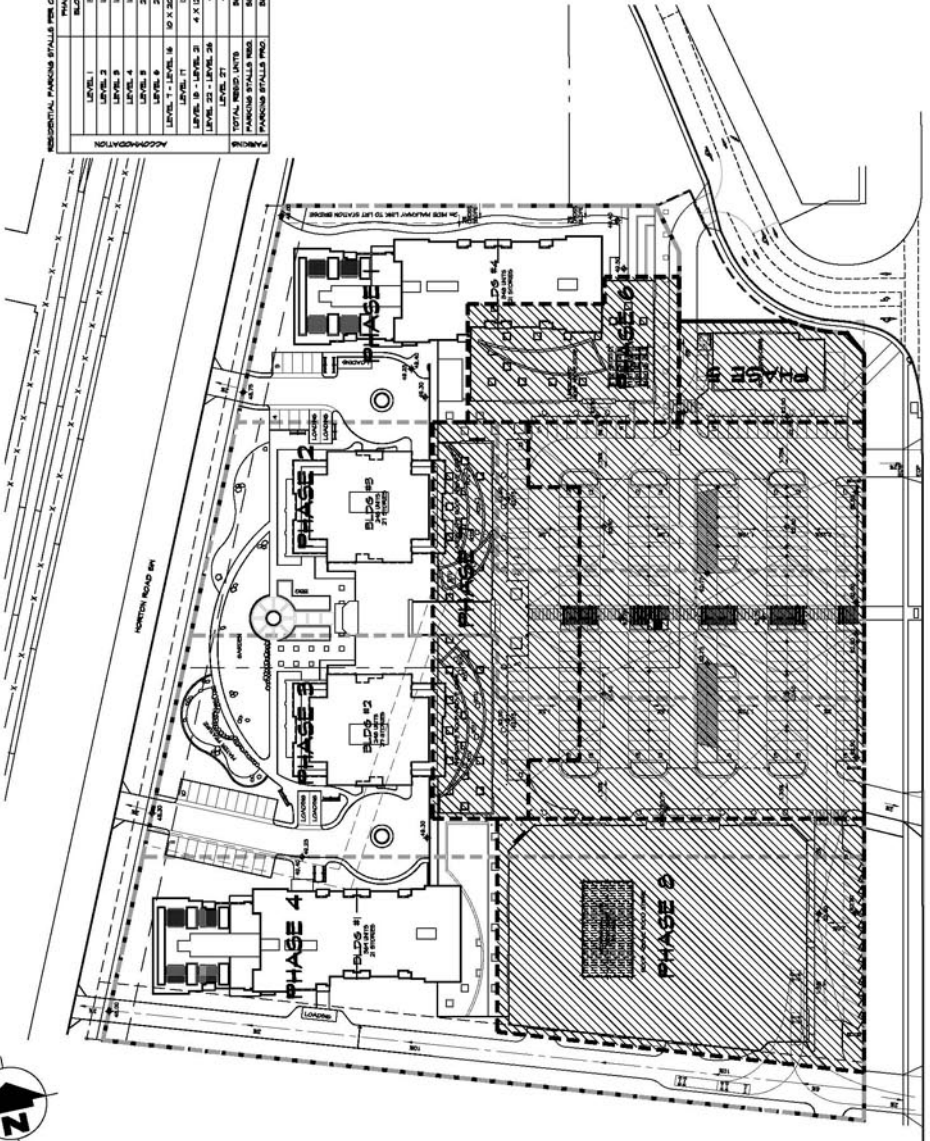
AK
ARUGOV - KASPAR
ARCHITECTS
1000 WEST 4TH AVENUE, SUITE 1000
VANCOUVER, BC V6C 3K8
TEL: (604) 681-1111
WWW.AKARCHITECTS.COM

MACLEOD TRAIL
HOKTON ROAD
AREA 1
OVERALL PHASING PLAN
DP05

ACCOMMODATION	RESIDENTIAL PARKING SPALLS PER CONSTRUCTION PHASE			
	PHASE 4	PHASE 3	PHASE 2	PHASE 1
LEVEL 1	39	-	-	14
LEVEL 2	39	-	-	14
LEVEL 3	39	-	-	14
LEVEL 4	39	-	-	14
LEVEL 5	39	-	-	14
LEVEL 6	39	-	-	14
LEVEL 7	39	-	-	14
LEVEL 8	39	-	-	14
LEVEL 9	39	-	-	14
LEVEL 10	39	-	-	14
LEVEL 11	39	-	-	14
LEVEL 12	39	-	-	14
LEVEL 13	39	-	-	14
LEVEL 14	39	-	-	14
LEVEL 15	39	-	-	14
LEVEL 16	39	-	-	14
LEVEL 17	39	-	-	14
LEVEL 18	39	-	-	14
LEVEL 19	39	-	-	14
LEVEL 20	39	-	-	14
LEVEL 21	39	-	-	14
LEVEL 22	39	-	-	14
LEVEL 23	39	-	-	14
LEVEL 24	39	-	-	14
LEVEL 25	39	-	-	14
LEVEL 26	39	-	-	14
LEVEL 27	39	-	-	14
LEVEL 28	39	-	-	14
LEVEL 29	39	-	-	14
LEVEL 30	39	-	-	14
LEVEL 31	39	-	-	14
LEVEL 32	39	-	-	14
LEVEL 33	39	-	-	14
LEVEL 34	39	-	-	14
LEVEL 35	39	-	-	14
LEVEL 36	39	-	-	14
LEVEL 37	39	-	-	14
LEVEL 38	39	-	-	14
LEVEL 39	39	-	-	14
LEVEL 40	39	-	-	14
LEVEL 41	39	-	-	14
LEVEL 42	39	-	-	14
LEVEL 43	39	-	-	14
LEVEL 44	39	-	-	14
LEVEL 45	39	-	-	14
LEVEL 46	39	-	-	14
LEVEL 47	39	-	-	14
LEVEL 48	39	-	-	14
LEVEL 49	39	-	-	14
LEVEL 50	39	-	-	14
LEVEL 51	39	-	-	14
LEVEL 52	39	-	-	14
LEVEL 53	39	-	-	14
LEVEL 54	39	-	-	14
LEVEL 55	39	-	-	14
LEVEL 56	39	-	-	14
LEVEL 57	39	-	-	14
LEVEL 58	39	-	-	14
LEVEL 59	39	-	-	14
LEVEL 60	39	-	-	14
LEVEL 61	39	-	-	14
LEVEL 62	39	-	-	14
LEVEL 63	39	-	-	14
LEVEL 64	39	-	-	14
LEVEL 65	39	-	-	14
LEVEL 66	39	-	-	14
LEVEL 67	39	-	-	14
LEVEL 68	39	-	-	14
LEVEL 69	39	-	-	14
LEVEL 70	39	-	-	14
LEVEL 71	39	-	-	14
LEVEL 72	39	-	-	14
LEVEL 73	39	-	-	14
LEVEL 74	39	-	-	14
LEVEL 75	39	-	-	14
LEVEL 76	39	-	-	14
LEVEL 77	39	-	-	14
LEVEL 78	39	-	-	14
LEVEL 79	39	-	-	14
LEVEL 80	39	-	-	14
LEVEL 81	39	-	-	14
LEVEL 82	39	-	-	14
LEVEL 83	39	-	-	14
LEVEL 84	39	-	-	14
LEVEL 85	39	-	-	14
LEVEL 86	39	-	-	14
LEVEL 87	39	-	-	14
LEVEL 88	39	-	-	14
LEVEL 89	39	-	-	14
LEVEL 90	39	-	-	14
LEVEL 91	39	-	-	14
LEVEL 92	39	-	-	14
LEVEL 93	39	-	-	14
LEVEL 94	39	-	-	14
LEVEL 95	39	-	-	14
LEVEL 96	39	-	-	14
LEVEL 97	39	-	-	14
LEVEL 98	39	-	-	14
LEVEL 99	39	-	-	14
LEVEL 100	39	-	-	14
TOTAL RESID. UNITS	3945	2480	2480	945
PARKING SPALLS REQ.	3945 (100%)	2480 (100%)	2480 (100%)	945 (100%)
PARKING SPALLS PRO.	3945 (100%)	2480 (100%)	2480 (100%)	945 (100%)

COMMERCIAL 1 VISITOR PARKING SPALLS	
FOOD STORE	400
CAR IN	400
CAR OUT	400
TOTAL	1200
VISITORS	100
PARKING SPALLS REQ.	1300
PARKING SPALLS PRO.	1300

NOTE:
PHASES 1, 2 & 3 INCLUDES PARKING SPALLS FOR COMMERCIAL 1, COMMERCIAL 2 AND RESIDENTIAL TOWNHOMES.
PHASES 4, 5, 6, 7 & 8 INCLUDES COMMERCIAL UNITS.



OVERALL PHASING PLAN



CONTRACT NOTICE

THIS DOCUMENT IS THE PROPERTY OF WESTCOAST ARCHITECTS INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WESTCOAST ARCHITECTS INC.

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005

SCALE: 11/17/2005

DATE: 11/17/2005

PROJECT: 11/17/2005

SHEET: 11/17/2005



ARUGOV - KASPAR

ARCHITECTS

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

11/17/2005

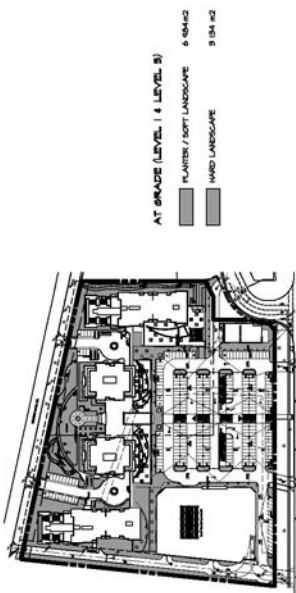
11/17/2005

MACLEOD TRAIL
HORTON ROAD

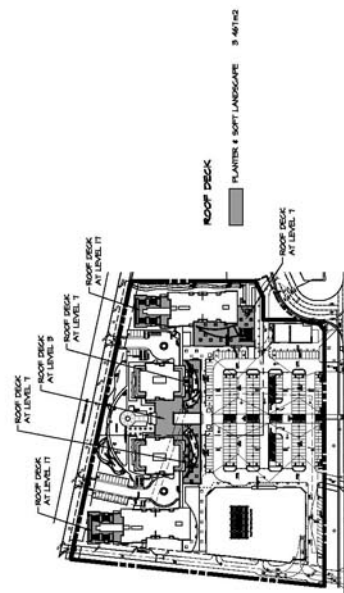
ASBESTY

AREA CALCULATIONS

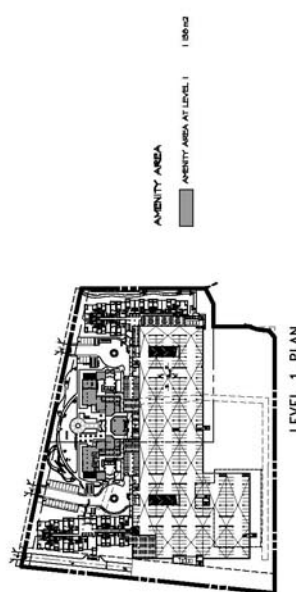
DP06



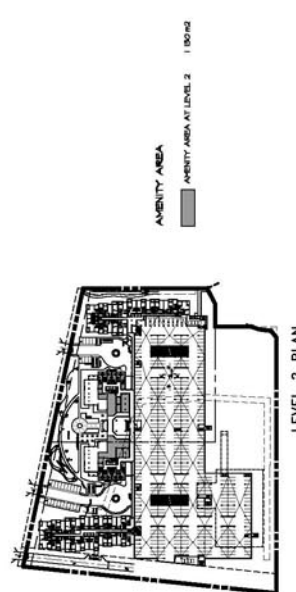
LEVEL 1 & 5 PLAN
SCALE: 1/3200



ROOF PLAN
SCALE: 1/3200



LEVEL 1 PLAN
SCALE: 1/3200



LEVEL 2 PLAN
SCALE: 1/3200



CONTRACT NOTICE

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDER	10/11/05
2	ISSUED FOR TENDER	10/11/05
3	ISSUED FOR TENDER	10/11/05
4	ISSUED FOR TENDER	10/11/05
5	ISSUED FOR TENDER	10/11/05
6	ISSUED FOR TENDER	10/11/05
7	ISSUED FOR TENDER	10/11/05
8	ISSUED FOR TENDER	10/11/05
9	ISSUED FOR TENDER	10/11/05
10	ISSUED FOR TENDER	10/11/05
11	ISSUED FOR TENDER	10/11/05
12	ISSUED FOR TENDER	10/11/05
13	ISSUED FOR TENDER	10/11/05
14	ISSUED FOR TENDER	10/11/05
15	ISSUED FOR TENDER	10/11/05
16	ISSUED FOR TENDER	10/11/05
17	ISSUED FOR TENDER	10/11/05
18	ISSUED FOR TENDER	10/11/05
19	ISSUED FOR TENDER	10/11/05
20	ISSUED FOR TENDER	10/11/05
21	ISSUED FOR TENDER	10/11/05
22	ISSUED FOR TENDER	10/11/05
23	ISSUED FOR TENDER	10/11/05
24	ISSUED FOR TENDER	10/11/05
25	ISSUED FOR TENDER	10/11/05
26	ISSUED FOR TENDER	10/11/05
27	ISSUED FOR TENDER	10/11/05
28	ISSUED FOR TENDER	10/11/05
29	ISSUED FOR TENDER	10/11/05
30	ISSUED FOR TENDER	10/11/05
31	ISSUED FOR TENDER	10/11/05
32	ISSUED FOR TENDER	10/11/05
33	ISSUED FOR TENDER	10/11/05
34	ISSUED FOR TENDER	10/11/05
35	ISSUED FOR TENDER	10/11/05
36	ISSUED FOR TENDER	10/11/05
37	ISSUED FOR TENDER	10/11/05
38	ISSUED FOR TENDER	10/11/05
39	ISSUED FOR TENDER	10/11/05
40	ISSUED FOR TENDER	10/11/05
41	ISSUED FOR TENDER	10/11/05
42	ISSUED FOR TENDER	10/11/05
43	ISSUED FOR TENDER	10/11/05
44	ISSUED FOR TENDER	10/11/05
45	ISSUED FOR TENDER	10/11/05
46	ISSUED FOR TENDER	10/11/05
47	ISSUED FOR TENDER	10/11/05
48	ISSUED FOR TENDER	10/11/05
49	ISSUED FOR TENDER	10/11/05
50	ISSUED FOR TENDER	10/11/05
51	ISSUED FOR TENDER	10/11/05
52	ISSUED FOR TENDER	10/11/05
53	ISSUED FOR TENDER	10/11/05
54	ISSUED FOR TENDER	10/11/05
55	ISSUED FOR TENDER	10/11/05
56	ISSUED FOR TENDER	10/11/05
57	ISSUED FOR TENDER	10/11/05
58	ISSUED FOR TENDER	10/11/05
59	ISSUED FOR TENDER	10/11/05
60	ISSUED FOR TENDER	10/11/05
61	ISSUED FOR TENDER	10/11/05
62	ISSUED FOR TENDER	10/11/05
63	ISSUED FOR TENDER	10/11/05
64	ISSUED FOR TENDER	10/11/05
65	ISSUED FOR TENDER	10/11/05
66	ISSUED FOR TENDER	10/11/05
67	ISSUED FOR TENDER	10/11/05
68	ISSUED FOR TENDER	10/11/05
69	ISSUED FOR TENDER	10/11/05
70	ISSUED FOR TENDER	10/11/05
71	ISSUED FOR TENDER	10/11/05
72	ISSUED FOR TENDER	10/11/05
73	ISSUED FOR TENDER	10/11/05
74	ISSUED FOR TENDER	10/11/05
75	ISSUED FOR TENDER	10/11/05
76	ISSUED FOR TENDER	10/11/05
77	ISSUED FOR TENDER	10/11/05
78	ISSUED FOR TENDER	10/11/05
79	ISSUED FOR TENDER	10/11/05
80	ISSUED FOR TENDER	10/11/05
81	ISSUED FOR TENDER	10/11/05
82	ISSUED FOR TENDER	10/11/05
83	ISSUED FOR TENDER	10/11/05
84	ISSUED FOR TENDER	10/11/05
85	ISSUED FOR TENDER	10/11/05
86	ISSUED FOR TENDER	10/11/05
87	ISSUED FOR TENDER	10/11/05
88	ISSUED FOR TENDER	10/11/05
89	ISSUED FOR TENDER	10/11/05
90	ISSUED FOR TENDER	10/11/05
91	ISSUED FOR TENDER	10/11/05
92	ISSUED FOR TENDER	10/11/05
93	ISSUED FOR TENDER	10/11/05
94	ISSUED FOR TENDER	10/11/05
95	ISSUED FOR TENDER	10/11/05
96	ISSUED FOR TENDER	10/11/05
97	ISSUED FOR TENDER	10/11/05
98	ISSUED FOR TENDER	10/11/05
99	ISSUED FOR TENDER	10/11/05
100	ISSUED FOR TENDER	10/11/05

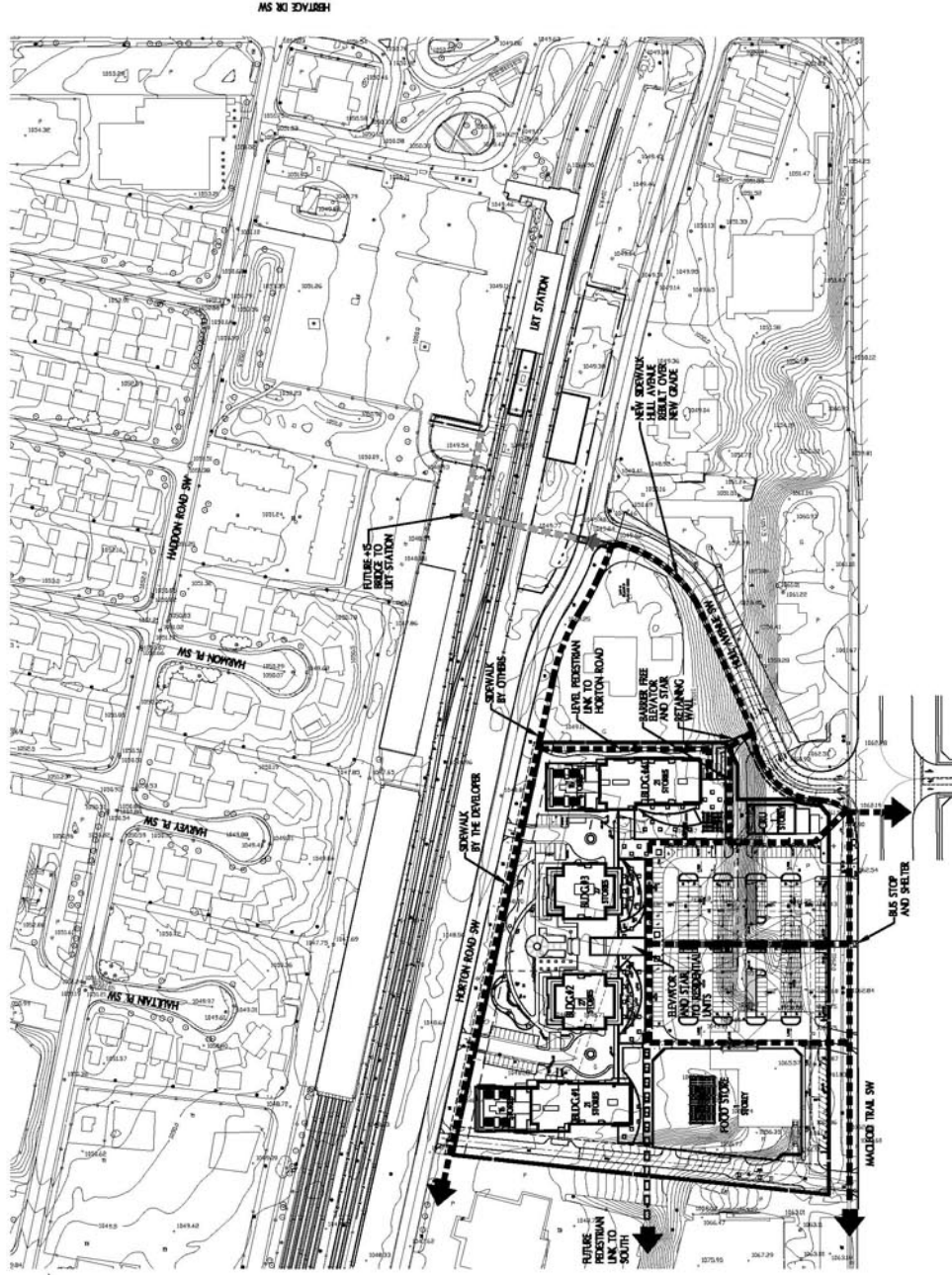


ARUDOV - KASPAR

MACLEOD TRAIL
HORTON ROAD

REBENTON CONTEXT PLAN

DP07



LEGEND

REBENTON CONTEXT PLAN

PROPOSED PEDESTRIAN FLOW

EXISTING PEDESTRIAN FLOW

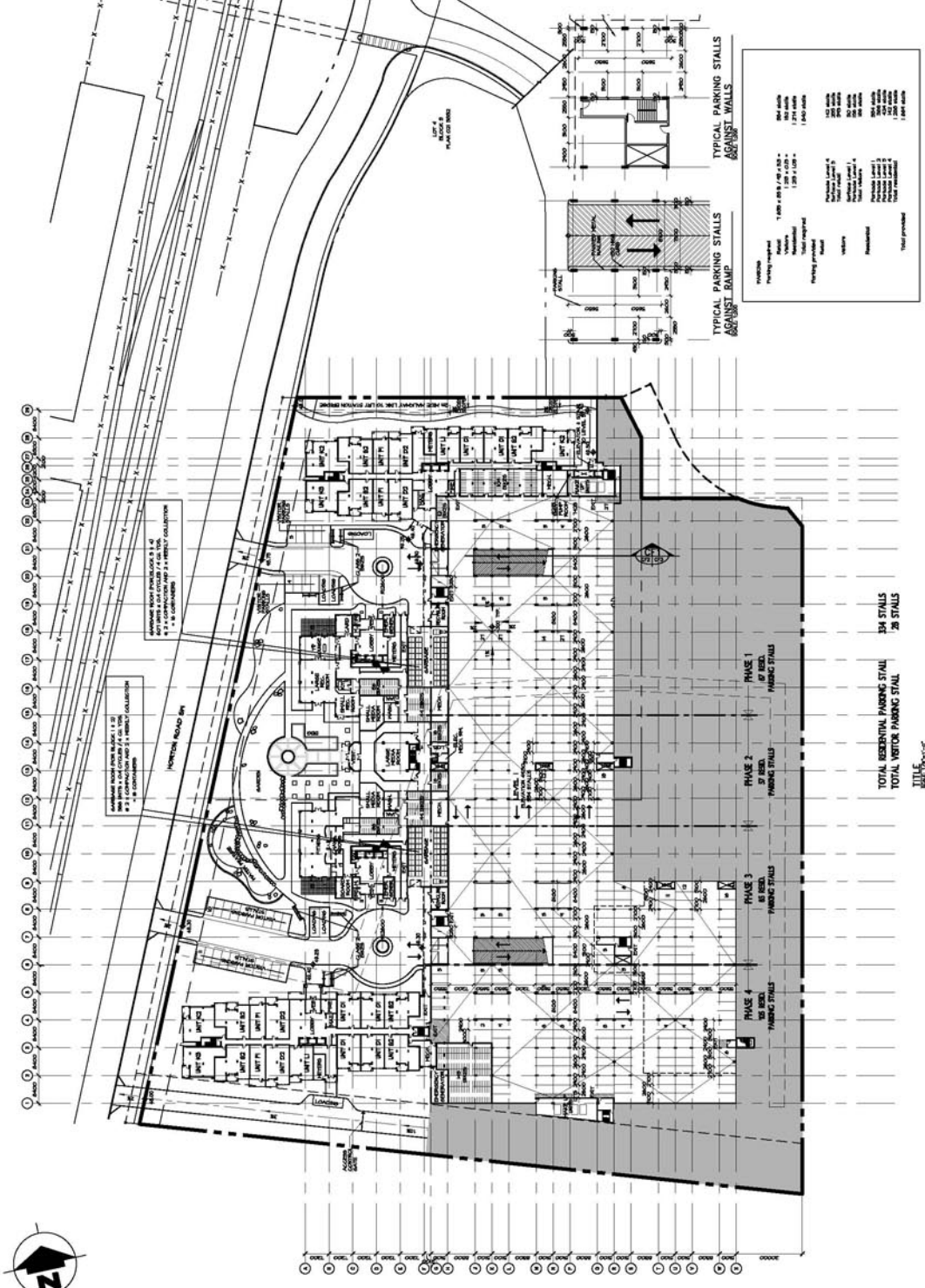


CONTRACT NOTICE
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1. TOTAL AREA	10,000 SQ. METERS
2. TOTAL VOLUME	10,000 CU. METERS
3. TOTAL LENGTH	10,000 METERS
4. TOTAL WIDTH	10,000 METERS
5. TOTAL HEIGHT	10,000 METERS
6. TOTAL WEIGHT	10,000 TONS
7. TOTAL COST	10,000,000 CAD
8. TOTAL TIME	10,000 HOURS
9. TOTAL RISK	10,000 PERCENT
10. TOTAL BENEFIT	10,000 PERCENT

AK
ARUGOV - KASPAR
 ARCHITECTS
 1000 BAYVIEW AVE. SUITE 1000
 SCARBOROUGH, ONTARIO M1B 2Y3
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.AKARCHITECTS.COM

**MACLEOD TRAIL
 HORTON ROAD**
 CASSETT
 LEVEL 1
DP11





CONTRACT DOCUMENTS
 CONTRACT NO. 2005-117
 CONTRACT DATE 10/20/05
 CONTRACT VALUE \$10,000,000

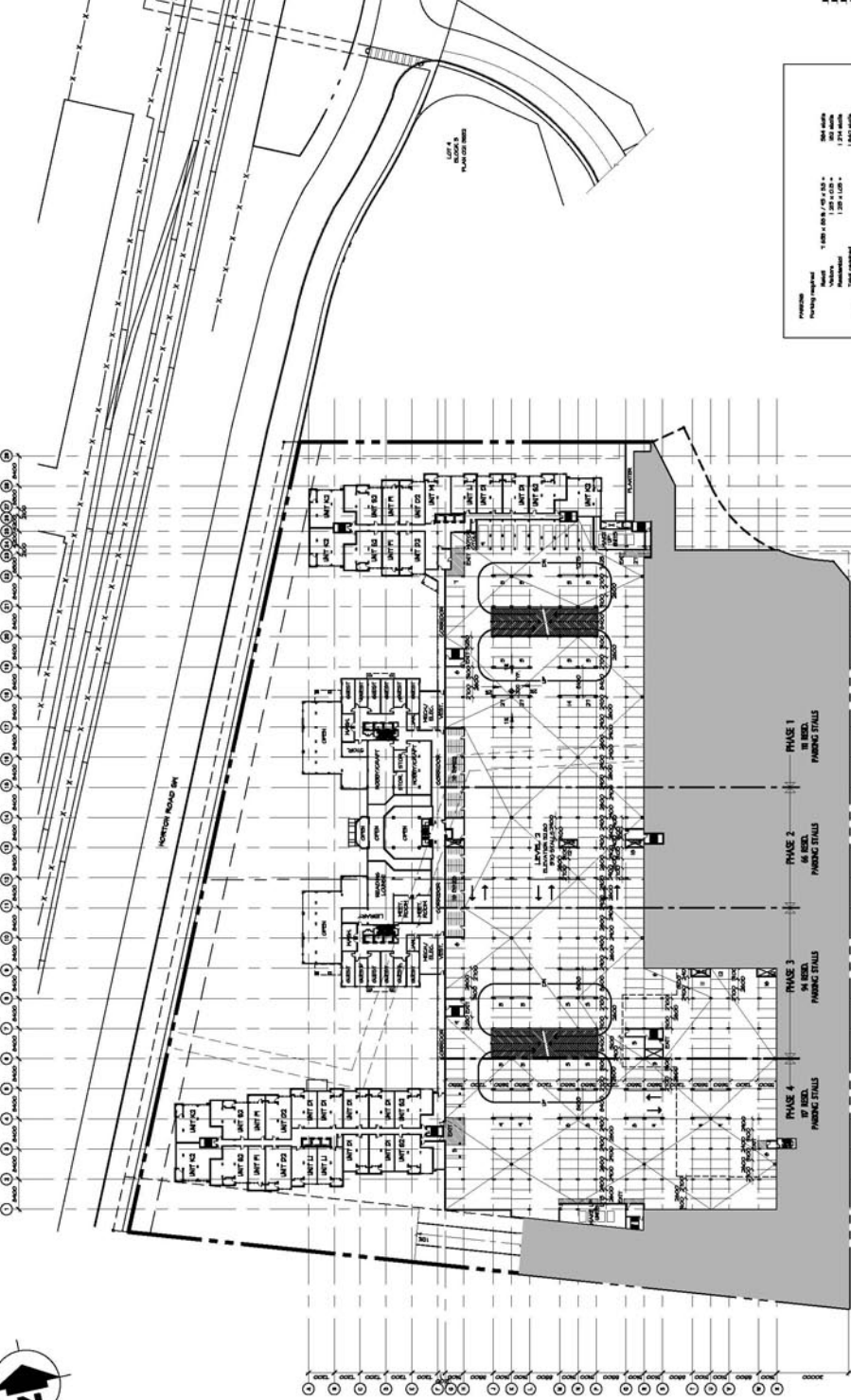
1. TOTAL AREA	1,150,000
2. TOTAL FLOOR AREA	1,150,000
3. TOTAL VOLUME	1,150,000
4. TOTAL EXTERIOR WALL AREA	1,150,000
5. TOTAL EXTERIOR ROOF AREA	1,150,000
6. TOTAL EXTERIOR FLOOR AREA	1,150,000
7. TOTAL EXTERIOR CURB CUT AREA	1,150,000
8. TOTAL EXTERIOR SIDEWALK AREA	1,150,000
9. TOTAL EXTERIOR DRIVEWAY AREA	1,150,000
10. TOTAL EXTERIOR PARKING AREA	1,150,000
11. TOTAL EXTERIOR LANDSCAPE AREA	1,150,000
12. TOTAL EXTERIOR SITEWORK AREA	1,150,000
13. TOTAL EXTERIOR UTILITY AREA	1,150,000
14. TOTAL EXTERIOR SECURITY AREA	1,150,000
15. TOTAL EXTERIOR SIGNALING AREA	1,150,000
16. TOTAL EXTERIOR LIGHTING AREA	1,150,000
17. TOTAL EXTERIOR FURNISHING AREA	1,150,000
18. TOTAL EXTERIOR SIGNAGE AREA	1,150,000
19. TOTAL EXTERIOR AVENUE AREA	1,150,000
20. TOTAL EXTERIOR HIGHWAY AREA	1,150,000
21. TOTAL EXTERIOR AIRPORT AREA	1,150,000
22. TOTAL EXTERIOR MARINA AREA	1,150,000
23. TOTAL EXTERIOR INDUSTRIAL AREA	1,150,000
24. TOTAL EXTERIOR RESIDENTIAL AREA	1,150,000
25. TOTAL EXTERIOR COMMERCIAL AREA	1,150,000
26. TOTAL EXTERIOR GOVERNMENT AREA	1,150,000
27. TOTAL EXTERIOR EDUCATIONAL AREA	1,150,000
28. TOTAL EXTERIOR HEALTHCARE AREA	1,150,000
29. TOTAL EXTERIOR RECREATION AREA	1,150,000
30. TOTAL EXTERIOR CULTURAL AREA	1,150,000
31. TOTAL EXTERIOR OTHER AREA	1,150,000



ARUGOV - KASPAR
 ARCHITECTS
 4400 16th Avenue SW
 Suite 100
 West Vancouver, BC V8P 1M6
 TEL: 604.681.8888
 FAX: 604.681.8889
 WWW: www.arugov-kaspar.com

LEVEL 2

DP12



PROVISION			
PARKING REGIONS	1,150,000 sq ft	1,150,000 sq ft	1,150,000 sq ft
Walkways	1,150,000 sq ft	1,150,000 sq ft	1,150,000 sq ft
Landscaping	1,150,000 sq ft	1,150,000 sq ft	1,150,000 sq ft
PARKING PROVIDED			
Phase 1	38	38	38
Phase 2	46	46	46
Phase 3	34	34	34
Phase 4	30	30	30
Total	148	148	148
Total provided			
Phase 1	38	38	38
Phase 2	46	46	46
Phase 3	34	34	34
Phase 4	30	30	30
Total	148	148	148

PHASE 1
38 STALLS

PHASE 2
46 STALLS

PHASE 3
34 STALLS

PHASE 4
30 STALLS

TOTAL RESIDENTIAL PARKING STALLS 148 STALLS

LEVEL 2 FLOOR PLAN



CONTRACT NOTICE
 THIS DOCUMENT IS THE PROPERTY OF WESTCOAST ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WESTCOAST ARCHITECTS INC.

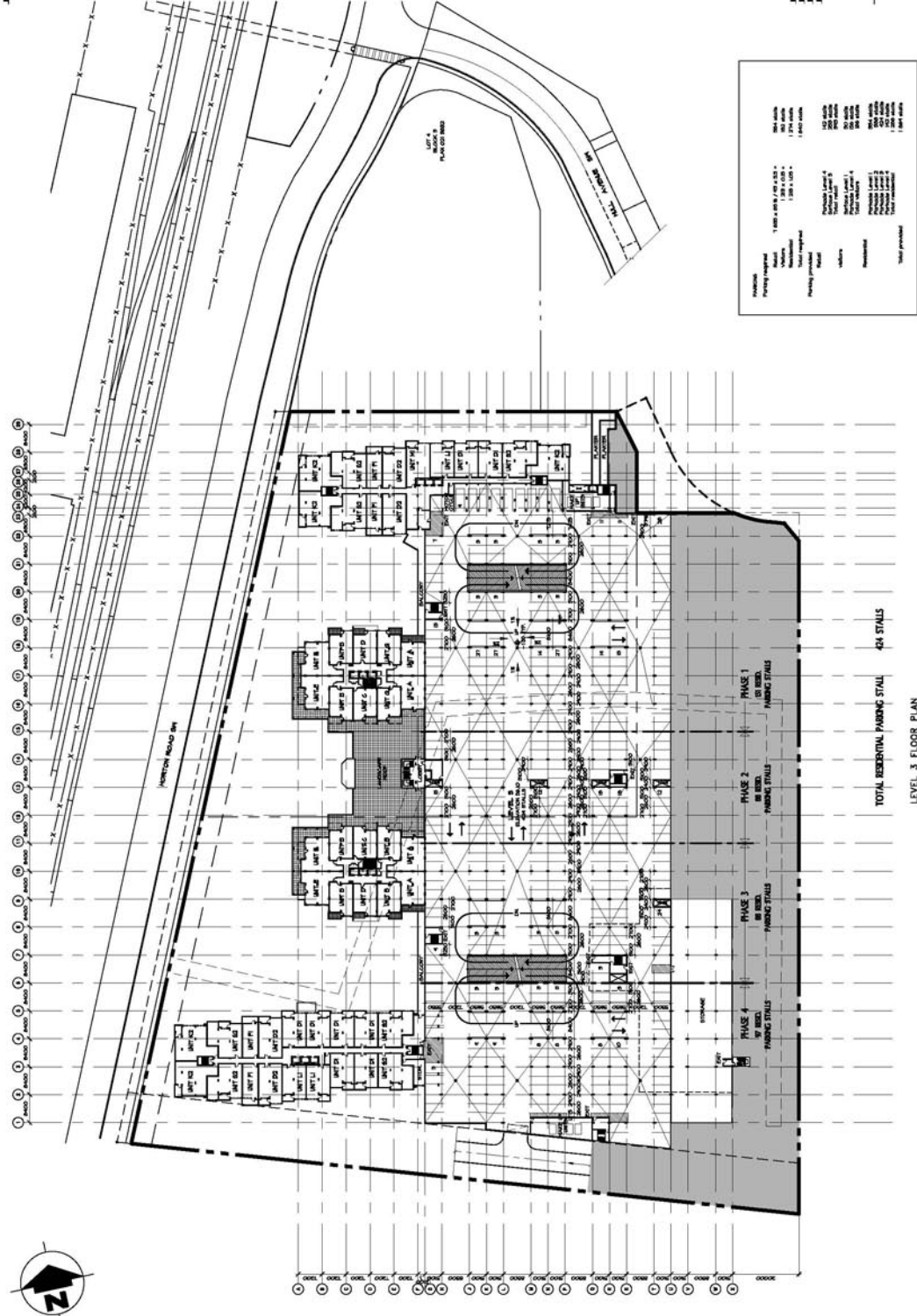
1. SHEET NO.	2. SHEET TITLE
3. SHEET DATE	4. SHEET SCALE
5. SHEET NUMBER	6. SHEET TOTAL
7. SHEET DESCRIPTION	8. SHEET REVISIONS
9. SHEET REVISIONS	10. SHEET REVISIONS
11. SHEET REVISIONS	12. SHEET REVISIONS
13. SHEET REVISIONS	14. SHEET REVISIONS
15. SHEET REVISIONS	16. SHEET REVISIONS
17. SHEET REVISIONS	18. SHEET REVISIONS
19. SHEET REVISIONS	20. SHEET REVISIONS
21. SHEET REVISIONS	22. SHEET REVISIONS
23. SHEET REVISIONS	24. SHEET REVISIONS
25. SHEET REVISIONS	26. SHEET REVISIONS
27. SHEET REVISIONS	28. SHEET REVISIONS
29. SHEET REVISIONS	30. SHEET REVISIONS
31. SHEET REVISIONS	32. SHEET REVISIONS
33. SHEET REVISIONS	34. SHEET REVISIONS
35. SHEET REVISIONS	36. SHEET REVISIONS
37. SHEET REVISIONS	38. SHEET REVISIONS
39. SHEET REVISIONS	40. SHEET REVISIONS
41. SHEET REVISIONS	42. SHEET REVISIONS
43. SHEET REVISIONS	44. SHEET REVISIONS
45. SHEET REVISIONS	46. SHEET REVISIONS
47. SHEET REVISIONS	48. SHEET REVISIONS
49. SHEET REVISIONS	50. SHEET REVISIONS
51. SHEET REVISIONS	52. SHEET REVISIONS
53. SHEET REVISIONS	54. SHEET REVISIONS
55. SHEET REVISIONS	56. SHEET REVISIONS
57. SHEET REVISIONS	58. SHEET REVISIONS
59. SHEET REVISIONS	60. SHEET REVISIONS
61. SHEET REVISIONS	62. SHEET REVISIONS
63. SHEET REVISIONS	64. SHEET REVISIONS
65. SHEET REVISIONS	66. SHEET REVISIONS
67. SHEET REVISIONS	68. SHEET REVISIONS
69. SHEET REVISIONS	70. SHEET REVISIONS
71. SHEET REVISIONS	72. SHEET REVISIONS
73. SHEET REVISIONS	74. SHEET REVISIONS
75. SHEET REVISIONS	76. SHEET REVISIONS
77. SHEET REVISIONS	78. SHEET REVISIONS
79. SHEET REVISIONS	80. SHEET REVISIONS
81. SHEET REVISIONS	82. SHEET REVISIONS
83. SHEET REVISIONS	84. SHEET REVISIONS
85. SHEET REVISIONS	86. SHEET REVISIONS
87. SHEET REVISIONS	88. SHEET REVISIONS
89. SHEET REVISIONS	90. SHEET REVISIONS
91. SHEET REVISIONS	92. SHEET REVISIONS
93. SHEET REVISIONS	94. SHEET REVISIONS
95. SHEET REVISIONS	96. SHEET REVISIONS
97. SHEET REVISIONS	98. SHEET REVISIONS
99. SHEET REVISIONS	100. SHEET REVISIONS

AK
ARUGOV - KASPAR
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 3G9
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.AKARCHITECTS.COM

**MACLEOD TRAIL
 HORTON ROAD
 AREA**

**LEVEL 3
 GARAGE**

DP13



PARKING

PHASE 1	1,000
PHASE 2	1,000
PHASE 3	1,000
PHASE 4	1,000
TOTAL	4,000

RESIDENTIAL

PHASE 1	1,000
PHASE 2	1,000
PHASE 3	1,000
PHASE 4	1,000
TOTAL	4,000

TOTAL RESIDENTIAL PARKING STALL 424 STALLS

LEVEL 3 FLOOR PLAN



CONTRACTOR'S NOTICE
THIS PLAN IS THE PROPERTY OF WESTCOAST ENGINEERING LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WESTCOAST ENGINEERING LTD.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	10/10/03
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



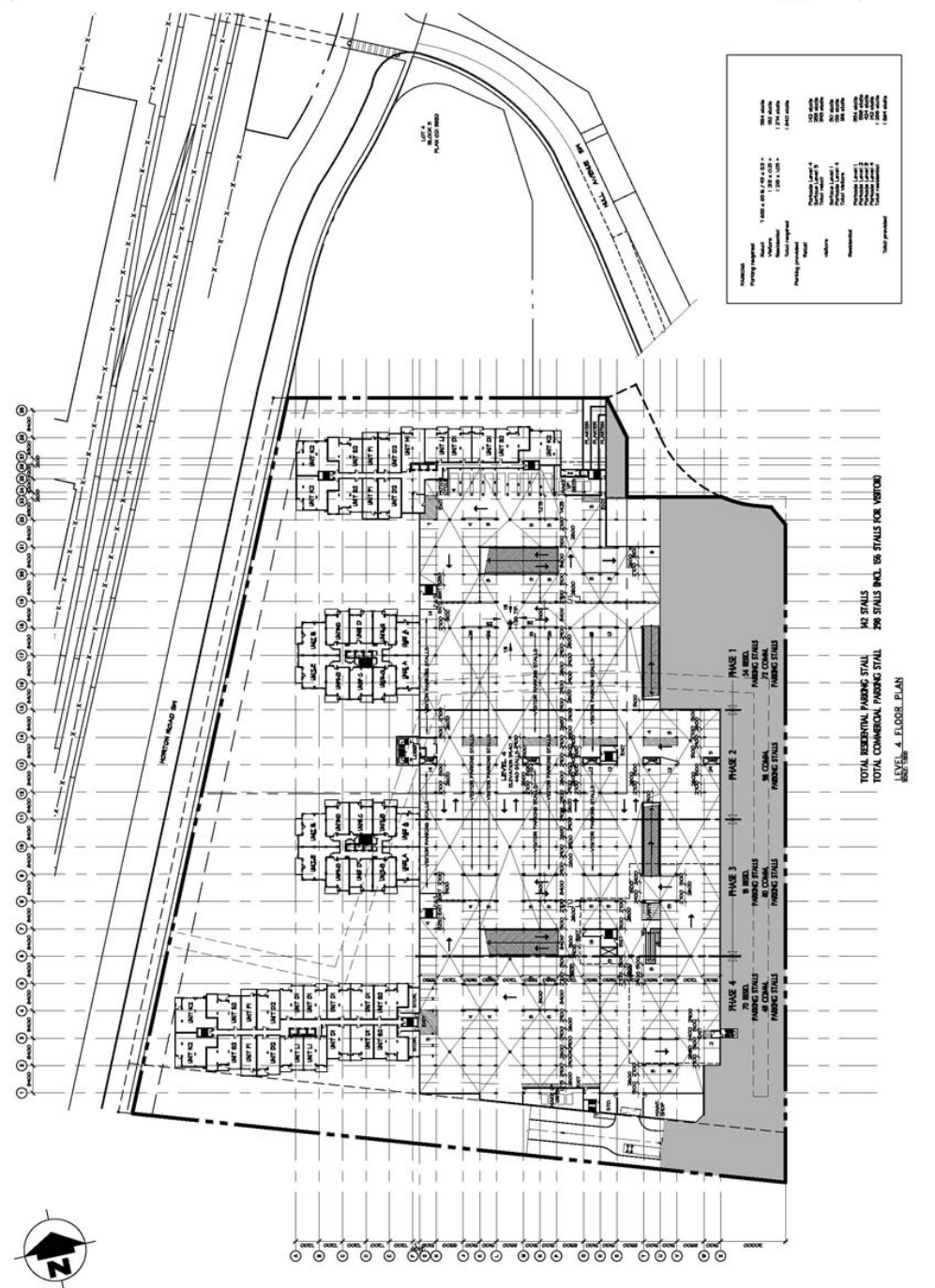
ABIGOV KASPAR
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 2G6
TEL: 604-271-1111
WWW.ABIGOV.COM



MAGLEOD TRAIL
HORTON ROAD
COURT

LEVEL 4

DP14



PHASE	STALLS	TYPE	AREA (SQ. METERS)
PHASE 1	100	RESIDENTIAL	1000
PHASE 2	100	RESIDENTIAL	1000
PHASE 3	100	RESIDENTIAL	1000
PHASE 4	100	RESIDENTIAL	1000
TOTAL	400	RESIDENTIAL	4000

TOTAL RESIDENTIAL PARKING STALL 400 STALLS
 TOTAL COMMERCIAL PARKING STALL 200 STALLS INCL. 95 STALLS FOR VISITOR
 LEVEL 4 FLOOR PLAN





CONTRACTOR NOTICE
 THIS DRAWING IS THE PROPERTY OF WESTCOAST ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WESTCOAST ARCHITECTS INC.

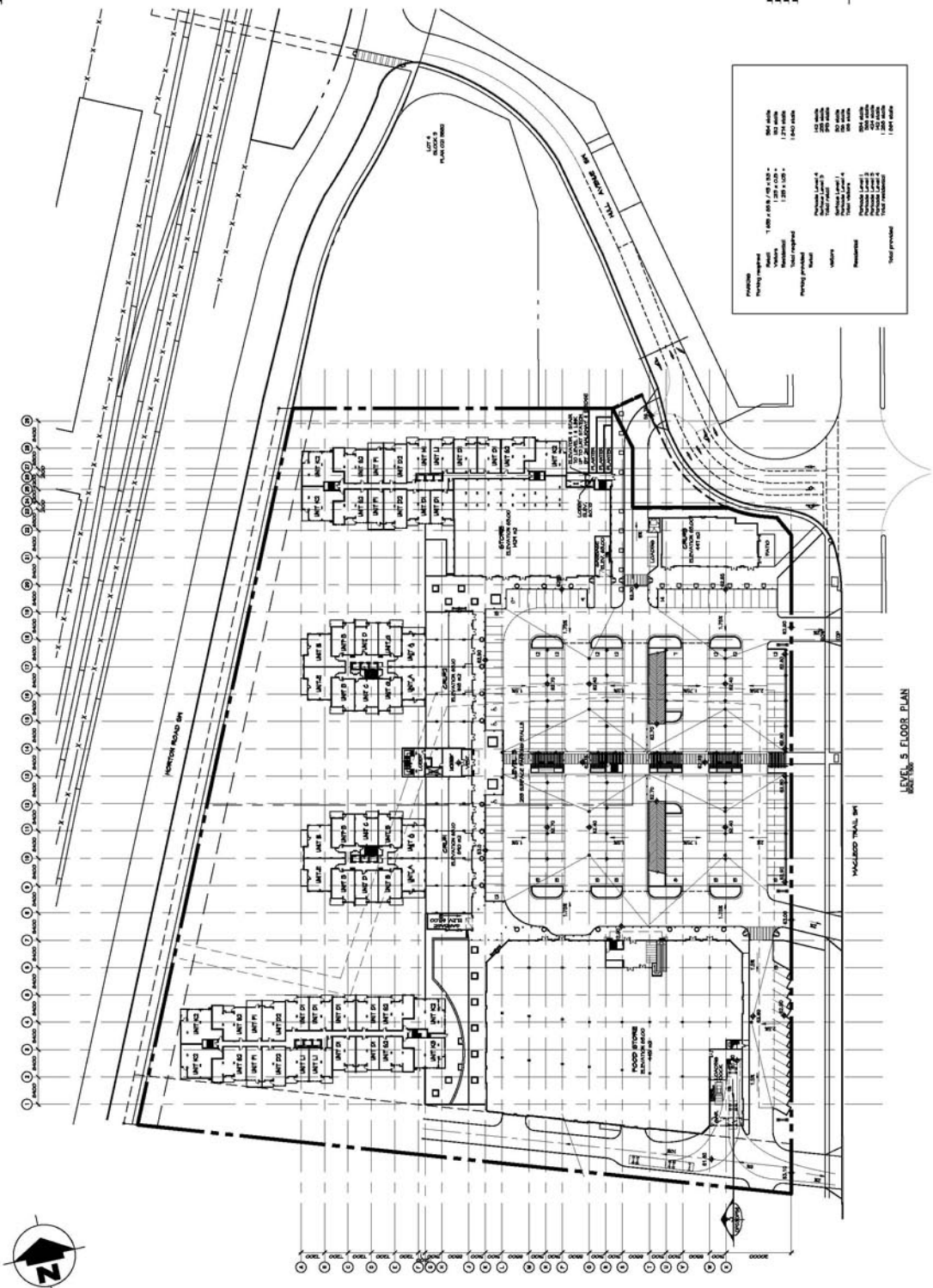
1. DATE OF ISSUE	05/11/05
2. PROJECT NO.	0505
3. SHEET NO.	0505-13
4. SHEET TITLE	LEVEL 5 FLOOR PLAN
5. DRAWING SCALE	AS SHOWN
6. PROJECT LOCATION	1100 - 1108 FINE LINE RD. MARKHAM, ONTARIO
7. PROJECT OWNER	MARKHAM CENTRE
8. PROJECT NO.	0505
9. SHEET NO.	0505-13
10. SHEET TITLE	LEVEL 5 FLOOR PLAN

WESTCOAST ARCHITECTS INC.
 1100 - 1108 FINE LINE RD. MARKHAM, ONTARIO
 PHONE: (905) 477-1100 FAX: (905) 477-1101
 WWW.WESTCOASTARCHITECTS.COM

AK ARBUCCO - KASPAR
 ARCHITECTS
 1100 - 1108 FINE LINE RD. MARKHAM, ONTARIO
 PHONE: (905) 477-1100 FAX: (905) 477-1101
 WWW.AKAKASPAR.COM

MARKHAM CENTRE
 1100 - 1108 FINE LINE RD. MARKHAM, ONTARIO
 PHONE: (905) 477-1100 FAX: (905) 477-1101
 WWW.MARKHAMCENTRE.COM

LEVEL 5
DP15



PROVISIONS

Painting completed	100% of 1100 sq. ft. of wall
Windows	100% of 1100 sq. ft. of window
Roofing completed	100% of 1100 sq. ft. of roof
Roofing materials	100% of 1100 sq. ft. of roof
Roofing labor	100% of 1100 sq. ft. of roof
Roofing equipment	100% of 1100 sq. ft. of roof
Roofing permits	100% of 1100 sq. ft. of roof
Roofing insurance	100% of 1100 sq. ft. of roof
Roofing safety	100% of 1100 sq. ft. of roof
Roofing materials	100% of 1100 sq. ft. of roof
Roofing labor	100% of 1100 sq. ft. of roof
Roofing equipment	100% of 1100 sq. ft. of roof
Roofing permits	100% of 1100 sq. ft. of roof
Roofing insurance	100% of 1100 sq. ft. of roof
Roofing safety	100% of 1100 sq. ft. of roof

LEVEL 5 FLOOR PLAN



CONFIDENTIAL NOTICE
This document contains confidential information and is intended only for the use of the individual or entity named herein. If you have received this document by mistake, please notify the sender immediately by telephone or email. This document is not to be distributed, copied, or used for any purpose other than that for which it was prepared.

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11/17/05	AK	AK
2	ISSUED FOR PERMIT	11/17/05	AK	AK
3	ISSUED FOR PERMIT	11/17/05	AK	AK
4	ISSUED FOR PERMIT	11/17/05	AK	AK
5	ISSUED FOR PERMIT	11/17/05	AK	AK
6	ISSUED FOR PERMIT	11/17/05	AK	AK
7	ISSUED FOR PERMIT	11/17/05	AK	AK
8	ISSUED FOR PERMIT	11/17/05	AK	AK
9	ISSUED FOR PERMIT	11/17/05	AK	AK
10	ISSUED FOR PERMIT	11/17/05	AK	AK
11	ISSUED FOR PERMIT	11/17/05	AK	AK
12	ISSUED FOR PERMIT	11/17/05	AK	AK
13	ISSUED FOR PERMIT	11/17/05	AK	AK
14	ISSUED FOR PERMIT	11/17/05	AK	AK
15	ISSUED FOR PERMIT	11/17/05	AK	AK
16	ISSUED FOR PERMIT	11/17/05	AK	AK
17	ISSUED FOR PERMIT	11/17/05	AK	AK
18	ISSUED FOR PERMIT	11/17/05	AK	AK
19	ISSUED FOR PERMIT	11/17/05	AK	AK
20	ISSUED FOR PERMIT	11/17/05	AK	AK
21	ISSUED FOR PERMIT	11/17/05	AK	AK
22	ISSUED FOR PERMIT	11/17/05	AK	AK
23	ISSUED FOR PERMIT	11/17/05	AK	AK
24	ISSUED FOR PERMIT	11/17/05	AK	AK
25	ISSUED FOR PERMIT	11/17/05	AK	AK
26	ISSUED FOR PERMIT	11/17/05	AK	AK
27	ISSUED FOR PERMIT	11/17/05	AK	AK
28	ISSUED FOR PERMIT	11/17/05	AK	AK
29	ISSUED FOR PERMIT	11/17/05	AK	AK
30	ISSUED FOR PERMIT	11/17/05	AK	AK
31	ISSUED FOR PERMIT	11/17/05	AK	AK
32	ISSUED FOR PERMIT	11/17/05	AK	AK
33	ISSUED FOR PERMIT	11/17/05	AK	AK
34	ISSUED FOR PERMIT	11/17/05	AK	AK
35	ISSUED FOR PERMIT	11/17/05	AK	AK
36	ISSUED FOR PERMIT	11/17/05	AK	AK
37	ISSUED FOR PERMIT	11/17/05	AK	AK
38	ISSUED FOR PERMIT	11/17/05	AK	AK
39	ISSUED FOR PERMIT	11/17/05	AK	AK
40	ISSUED FOR PERMIT	11/17/05	AK	AK
41	ISSUED FOR PERMIT	11/17/05	AK	AK
42	ISSUED FOR PERMIT	11/17/05	AK	AK
43	ISSUED FOR PERMIT	11/17/05	AK	AK
44	ISSUED FOR PERMIT	11/17/05	AK	AK
45	ISSUED FOR PERMIT	11/17/05	AK	AK
46	ISSUED FOR PERMIT	11/17/05	AK	AK
47	ISSUED FOR PERMIT	11/17/05	AK	AK
48	ISSUED FOR PERMIT	11/17/05	AK	AK
49	ISSUED FOR PERMIT	11/17/05	AK	AK
50	ISSUED FOR PERMIT	11/17/05	AK	AK



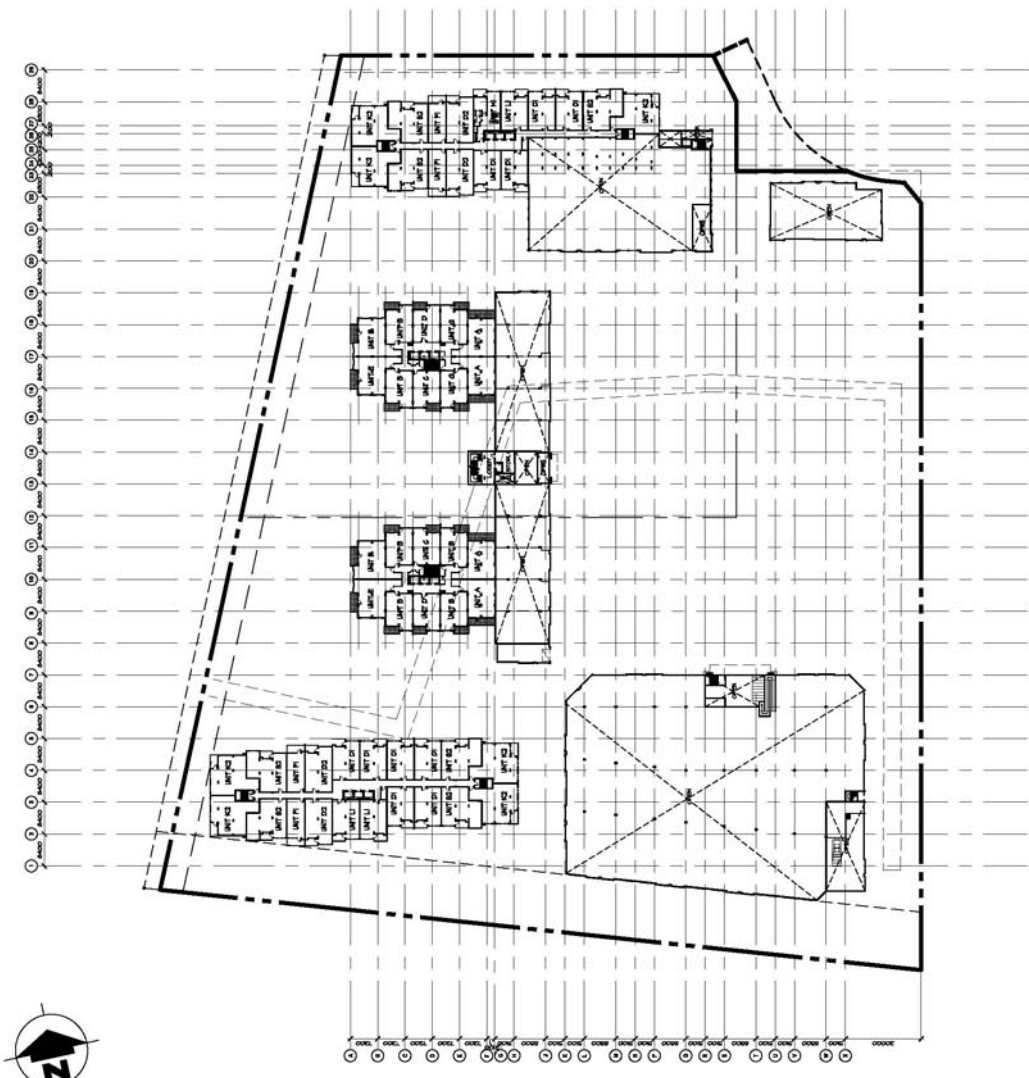
ARUGOV • KASPAR
ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.AKARCHITECTS.COM



MACLEOD TRAIL
HORTON ROAD
ARBITER
COUNTY

LEVEL 6

DP16



LEVEL 6 FLOOR PLAN



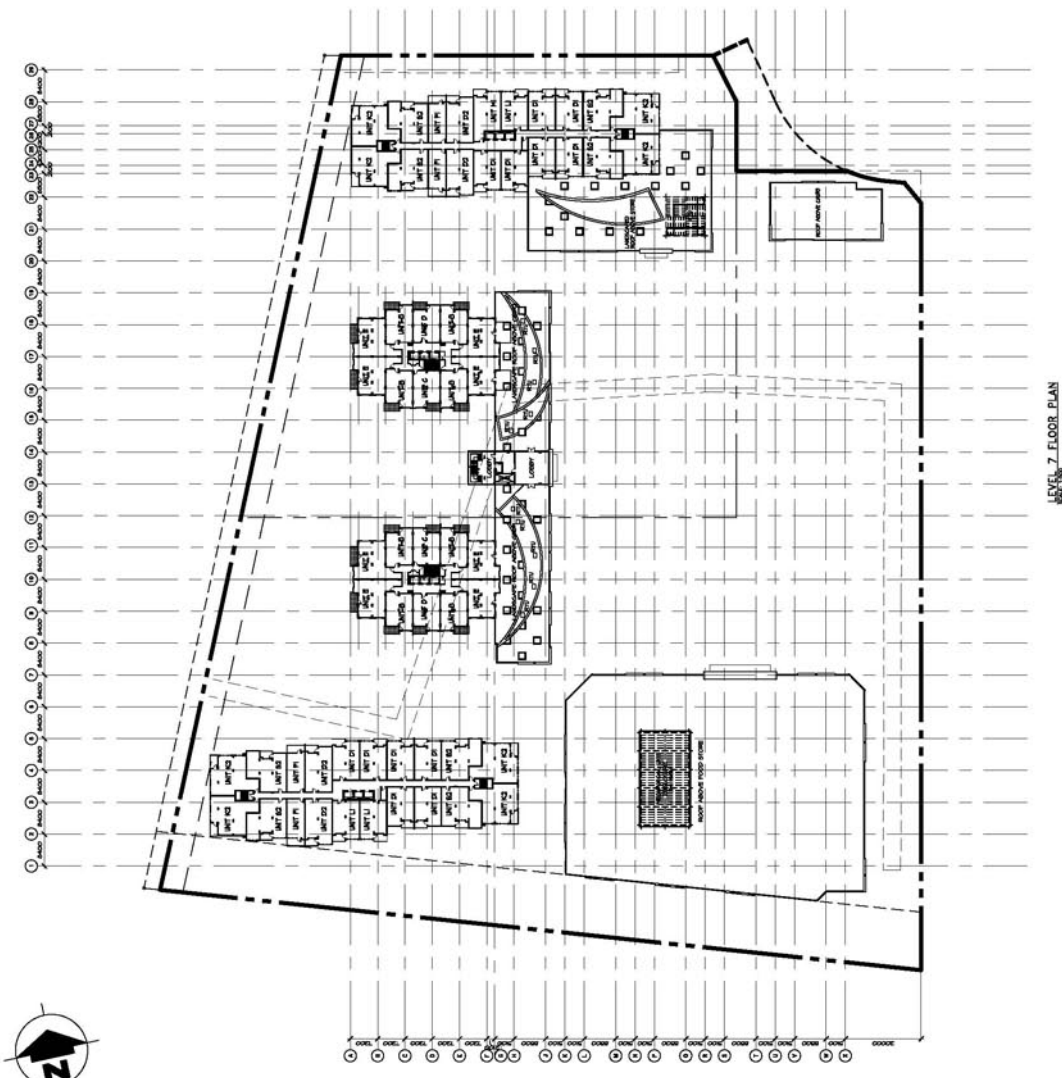
COPYRIGHT NOTICE
This drawing is the property of Westcorp and is not to be reproduced or used in any way without the written consent of Westcorp.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/17/05
2	ISSUED FOR PERMITS	11/17/05
3	ISSUED FOR PERMITS	11/17/05
4	ISSUED FOR PERMITS	11/17/05
5	ISSUED FOR PERMITS	11/17/05
6	ISSUED FOR PERMITS	11/17/05
7	ISSUED FOR PERMITS	11/17/05
8	ISSUED FOR PERMITS	11/17/05
9	ISSUED FOR PERMITS	11/17/05
10	ISSUED FOR PERMITS	11/17/05
11	ISSUED FOR PERMITS	11/17/05
12	ISSUED FOR PERMITS	11/17/05
13	ISSUED FOR PERMITS	11/17/05
14	ISSUED FOR PERMITS	11/17/05
15	ISSUED FOR PERMITS	11/17/05
16	ISSUED FOR PERMITS	11/17/05
17	ISSUED FOR PERMITS	11/17/05
18	ISSUED FOR PERMITS	11/17/05
19	ISSUED FOR PERMITS	11/17/05
20	ISSUED FOR PERMITS	11/17/05
21	ISSUED FOR PERMITS	11/17/05
22	ISSUED FOR PERMITS	11/17/05
23	ISSUED FOR PERMITS	11/17/05
24	ISSUED FOR PERMITS	11/17/05
25	ISSUED FOR PERMITS	11/17/05
26	ISSUED FOR PERMITS	11/17/05
27	ISSUED FOR PERMITS	11/17/05
28	ISSUED FOR PERMITS	11/17/05
29	ISSUED FOR PERMITS	11/17/05
30	ISSUED FOR PERMITS	11/17/05
31	ISSUED FOR PERMITS	11/17/05
32	ISSUED FOR PERMITS	11/17/05
33	ISSUED FOR PERMITS	11/17/05
34	ISSUED FOR PERMITS	11/17/05
35	ISSUED FOR PERMITS	11/17/05
36	ISSUED FOR PERMITS	11/17/05
37	ISSUED FOR PERMITS	11/17/05
38	ISSUED FOR PERMITS	11/17/05
39	ISSUED FOR PERMITS	11/17/05
40	ISSUED FOR PERMITS	11/17/05
41	ISSUED FOR PERMITS	11/17/05
42	ISSUED FOR PERMITS	11/17/05
43	ISSUED FOR PERMITS	11/17/05
44	ISSUED FOR PERMITS	11/17/05
45	ISSUED FOR PERMITS	11/17/05
46	ISSUED FOR PERMITS	11/17/05
47	ISSUED FOR PERMITS	11/17/05
48	ISSUED FOR PERMITS	11/17/05
49	ISSUED FOR PERMITS	11/17/05
50	ISSUED FOR PERMITS	11/17/05
51	ISSUED FOR PERMITS	11/17/05
52	ISSUED FOR PERMITS	11/17/05
53	ISSUED FOR PERMITS	11/17/05
54	ISSUED FOR PERMITS	11/17/05
55	ISSUED FOR PERMITS	11/17/05
56	ISSUED FOR PERMITS	11/17/05
57	ISSUED FOR PERMITS	11/17/05
58	ISSUED FOR PERMITS	11/17/05
59	ISSUED FOR PERMITS	11/17/05
60	ISSUED FOR PERMITS	11/17/05
61	ISSUED FOR PERMITS	11/17/05
62	ISSUED FOR PERMITS	11/17/05
63	ISSUED FOR PERMITS	11/17/05
64	ISSUED FOR PERMITS	11/17/05
65	ISSUED FOR PERMITS	11/17/05
66	ISSUED FOR PERMITS	11/17/05
67	ISSUED FOR PERMITS	11/17/05
68	ISSUED FOR PERMITS	11/17/05
69	ISSUED FOR PERMITS	11/17/05
70	ISSUED FOR PERMITS	11/17/05
71	ISSUED FOR PERMITS	11/17/05
72	ISSUED FOR PERMITS	11/17/05
73	ISSUED FOR PERMITS	11/17/05
74	ISSUED FOR PERMITS	11/17/05
75	ISSUED FOR PERMITS	11/17/05
76	ISSUED FOR PERMITS	11/17/05
77	ISSUED FOR PERMITS	11/17/05
78	ISSUED FOR PERMITS	11/17/05
79	ISSUED FOR PERMITS	11/17/05
80	ISSUED FOR PERMITS	11/17/05
81	ISSUED FOR PERMITS	11/17/05
82	ISSUED FOR PERMITS	11/17/05
83	ISSUED FOR PERMITS	11/17/05
84	ISSUED FOR PERMITS	11/17/05
85	ISSUED FOR PERMITS	11/17/05
86	ISSUED FOR PERMITS	11/17/05
87	ISSUED FOR PERMITS	11/17/05
88	ISSUED FOR PERMITS	11/17/05
89	ISSUED FOR PERMITS	11/17/05
90	ISSUED FOR PERMITS	11/17/05
91	ISSUED FOR PERMITS	11/17/05
92	ISSUED FOR PERMITS	11/17/05
93	ISSUED FOR PERMITS	11/17/05
94	ISSUED FOR PERMITS	11/17/05
95	ISSUED FOR PERMITS	11/17/05
96	ISSUED FOR PERMITS	11/17/05
97	ISSUED FOR PERMITS	11/17/05
98	ISSUED FOR PERMITS	11/17/05
99	ISSUED FOR PERMITS	11/17/05
100	ISSUED FOR PERMITS	11/17/05

AK
ARUGOV • KASPAR
ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 200
CALGARY, ALBERTA T2P 0K1
TEL: (403) 243-1111
WWW.AKARCHITECTS.COM

**MACLEOD TRAIL
HORTON ROAD
CALGARY
ALBERTA**

LEVEL 7
DP17



LEVEL 7 FLOOR PLAN



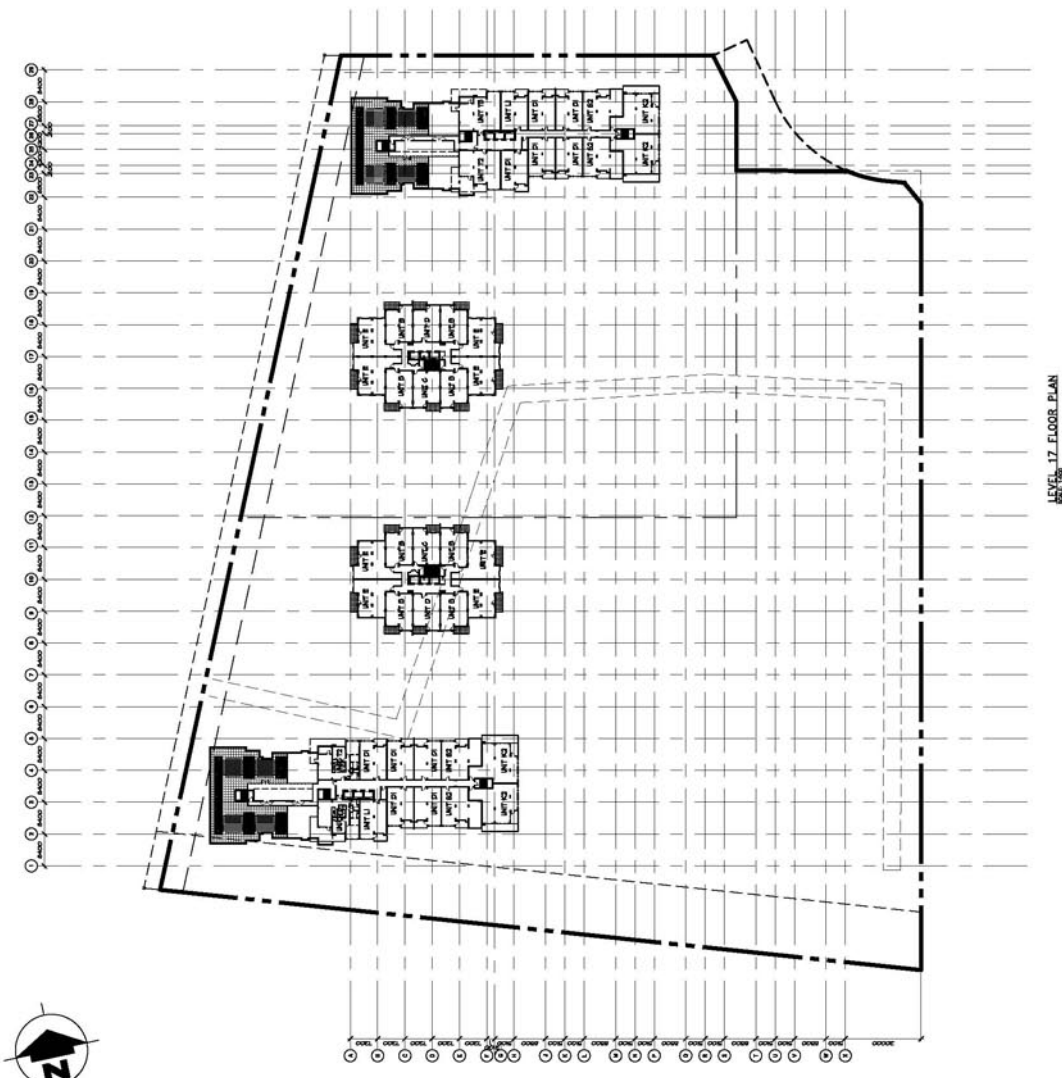
CONFIDENTIAL NOTICE
This document contains confidential information. It is intended only for the use of the person or organization named in this document. If you have received this document in error, please notify the sender immediately.

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11/17/05	AK	AK
2	ISSUED FOR PERMIT	11/17/05	AK	AK
3	ISSUED FOR PERMIT	11/17/05	AK	AK
4	ISSUED FOR PERMIT	11/17/05	AK	AK
5	ISSUED FOR PERMIT	11/17/05	AK	AK
6	ISSUED FOR PERMIT	11/17/05	AK	AK
7	ISSUED FOR PERMIT	11/17/05	AK	AK
8	ISSUED FOR PERMIT	11/17/05	AK	AK
9	ISSUED FOR PERMIT	11/17/05	AK	AK
10	ISSUED FOR PERMIT	11/17/05	AK	AK
11	ISSUED FOR PERMIT	11/17/05	AK	AK
12	ISSUED FOR PERMIT	11/17/05	AK	AK
13	ISSUED FOR PERMIT	11/17/05	AK	AK
14	ISSUED FOR PERMIT	11/17/05	AK	AK
15	ISSUED FOR PERMIT	11/17/05	AK	AK
16	ISSUED FOR PERMIT	11/17/05	AK	AK
17	ISSUED FOR PERMIT	11/17/05	AK	AK
18	ISSUED FOR PERMIT	11/17/05	AK	AK
19	ISSUED FOR PERMIT	11/17/05	AK	AK
20	ISSUED FOR PERMIT	11/17/05	AK	AK
21	ISSUED FOR PERMIT	11/17/05	AK	AK
22	ISSUED FOR PERMIT	11/17/05	AK	AK
23	ISSUED FOR PERMIT	11/17/05	AK	AK
24	ISSUED FOR PERMIT	11/17/05	AK	AK
25	ISSUED FOR PERMIT	11/17/05	AK	AK
26	ISSUED FOR PERMIT	11/17/05	AK	AK
27	ISSUED FOR PERMIT	11/17/05	AK	AK
28	ISSUED FOR PERMIT	11/17/05	AK	AK
29	ISSUED FOR PERMIT	11/17/05	AK	AK
30	ISSUED FOR PERMIT	11/17/05	AK	AK
31	ISSUED FOR PERMIT	11/17/05	AK	AK
32	ISSUED FOR PERMIT	11/17/05	AK	AK
33	ISSUED FOR PERMIT	11/17/05	AK	AK
34	ISSUED FOR PERMIT	11/17/05	AK	AK
35	ISSUED FOR PERMIT	11/17/05	AK	AK
36	ISSUED FOR PERMIT	11/17/05	AK	AK
37	ISSUED FOR PERMIT	11/17/05	AK	AK
38	ISSUED FOR PERMIT	11/17/05	AK	AK
39	ISSUED FOR PERMIT	11/17/05	AK	AK
40	ISSUED FOR PERMIT	11/17/05	AK	AK
41	ISSUED FOR PERMIT	11/17/05	AK	AK
42	ISSUED FOR PERMIT	11/17/05	AK	AK
43	ISSUED FOR PERMIT	11/17/05	AK	AK
44	ISSUED FOR PERMIT	11/17/05	AK	AK
45	ISSUED FOR PERMIT	11/17/05	AK	AK
46	ISSUED FOR PERMIT	11/17/05	AK	AK
47	ISSUED FOR PERMIT	11/17/05	AK	AK
48	ISSUED FOR PERMIT	11/17/05	AK	AK
49	ISSUED FOR PERMIT	11/17/05	AK	AK
50	ISSUED FOR PERMIT	11/17/05	AK	AK
51	ISSUED FOR PERMIT	11/17/05	AK	AK
52	ISSUED FOR PERMIT	11/17/05	AK	AK
53	ISSUED FOR PERMIT	11/17/05	AK	AK
54	ISSUED FOR PERMIT	11/17/05	AK	AK
55	ISSUED FOR PERMIT	11/17/05	AK	AK
56	ISSUED FOR PERMIT	11/17/05	AK	AK
57	ISSUED FOR PERMIT	11/17/05	AK	AK
58	ISSUED FOR PERMIT	11/17/05	AK	AK
59	ISSUED FOR PERMIT	11/17/05	AK	AK
60	ISSUED FOR PERMIT	11/17/05	AK	AK
61	ISSUED FOR PERMIT	11/17/05	AK	AK
62	ISSUED FOR PERMIT	11/17/05	AK	AK
63	ISSUED FOR PERMIT	11/17/05	AK	AK
64	ISSUED FOR PERMIT	11/17/05	AK	AK
65	ISSUED FOR PERMIT	11/17/05	AK	AK
66	ISSUED FOR PERMIT	11/17/05	AK	AK
67	ISSUED FOR PERMIT	11/17/05	AK	AK
68	ISSUED FOR PERMIT	11/17/05	AK	AK
69	ISSUED FOR PERMIT	11/17/05	AK	AK
70	ISSUED FOR PERMIT	11/17/05	AK	AK
71	ISSUED FOR PERMIT	11/17/05	AK	AK
72	ISSUED FOR PERMIT	11/17/05	AK	AK
73	ISSUED FOR PERMIT	11/17/05	AK	AK
74	ISSUED FOR PERMIT	11/17/05	AK	AK
75	ISSUED FOR PERMIT	11/17/05	AK	AK
76	ISSUED FOR PERMIT	11/17/05	AK	AK
77	ISSUED FOR PERMIT	11/17/05	AK	AK
78	ISSUED FOR PERMIT	11/17/05	AK	AK
79	ISSUED FOR PERMIT	11/17/05	AK	AK
80	ISSUED FOR PERMIT	11/17/05	AK	AK
81	ISSUED FOR PERMIT	11/17/05	AK	AK
82	ISSUED FOR PERMIT	11/17/05	AK	AK
83	ISSUED FOR PERMIT	11/17/05	AK	AK
84	ISSUED FOR PERMIT	11/17/05	AK	AK
85	ISSUED FOR PERMIT	11/17/05	AK	AK
86	ISSUED FOR PERMIT	11/17/05	AK	AK
87	ISSUED FOR PERMIT	11/17/05	AK	AK
88	ISSUED FOR PERMIT	11/17/05	AK	AK
89	ISSUED FOR PERMIT	11/17/05	AK	AK
90	ISSUED FOR PERMIT	11/17/05	AK	AK
91	ISSUED FOR PERMIT	11/17/05	AK	AK
92	ISSUED FOR PERMIT	11/17/05	AK	AK
93	ISSUED FOR PERMIT	11/17/05	AK	AK
94	ISSUED FOR PERMIT	11/17/05	AK	AK
95	ISSUED FOR PERMIT	11/17/05	AK	AK
96	ISSUED FOR PERMIT	11/17/05	AK	AK
97	ISSUED FOR PERMIT	11/17/05	AK	AK
98	ISSUED FOR PERMIT	11/17/05	AK	AK
99	ISSUED FOR PERMIT	11/17/05	AK	AK
100	ISSUED FOR PERMIT	11/17/05	AK	AK

AK
ARUGOV - KASPAR
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.AKARCHITECTS.COM

**MACLEOD TRAIL
 HORTON ROAD
 DENVER, CO**

LEVEL 17
DP18



LEVEL 17 FLOOR PLAN