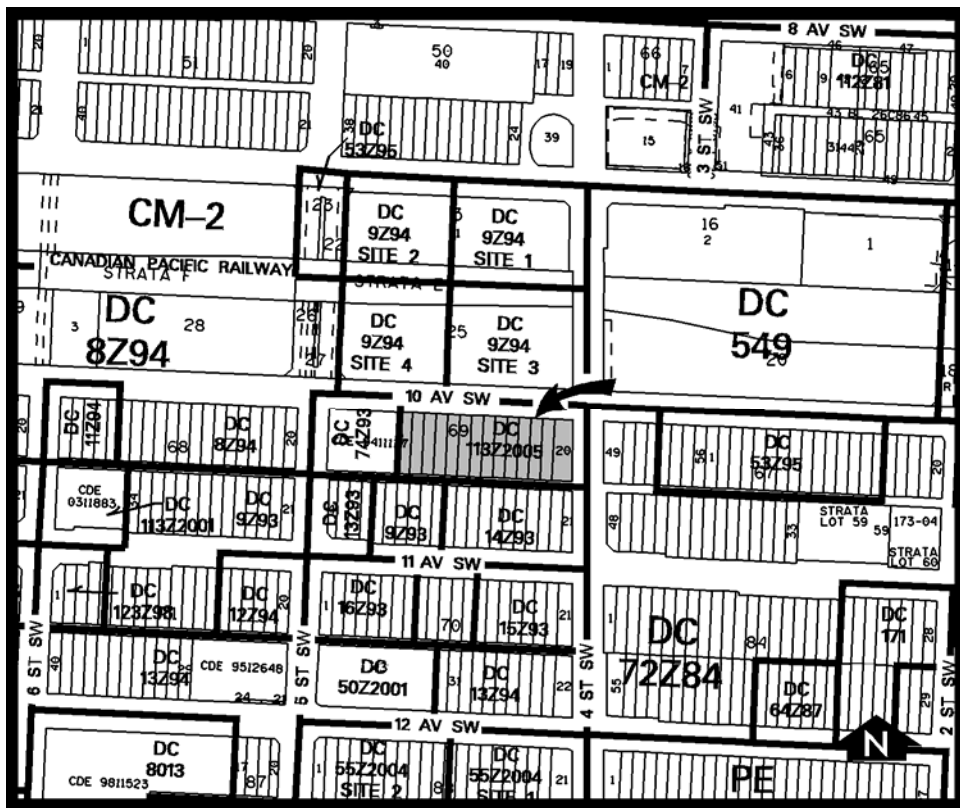


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 3	
	CPC DATE:	2006 July 27
	DP NO:	DP2005-3925

BELTLINE
(Ward 8 - Alderman King)



<p>PROPOSAL:</p> <p>Apartment Building (638 units), live-work units, and commercial uses at grade</p>
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<p>APPLICANT: Poon McKenzie Architects Ltd.</p>	<p>OWNER: Resiance Corporation</p>
<p>MUNICIPAL ADDRESS: 517 – 10 Avenue SW 521R – 10 Avenue SW</p>	<p>LEGAL DESCRIPTION: Plan 196EA, Block 69, Lots 6 to 20 (Map 16C)</p>
<p>EXISTING LAND USE DISTRICT(S): DC Direct Control District (113Z2005)</p>	
<p>AREA OF SITE: 0.44 ha ± (1.09 ac ±)</p>	
<p>CURRENT DEVELOPMENT: One and two storey commercial buildings with retail/restaurant uses</p>	

<p>ADJACENT DEVELOPMENT:</p>	
NORTH:	Vacant Land (Surface Parking Lot)
SOUTH:	12 Storey Office Building
EAST:	4 Street SW, Single Storey Commercial
WEST:	Five storey Residential apartment Building (Hudson Lofts)

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	A maximum of 12.0 FAR	11.96 FAR	None
HEIGHT	Podium 16 metres East Tower 32 Storeys West Tower 29 Storeys	Podium 12.2 metres East Tower 30 Storeys West Tower 26 Storeys	None
PARKING	0.9 stalls/unit residential (575 stalls) 0.15 stalls/unit visitor (96 stalls) 1 stall/100 m net floor area for commercial uses (23 stalls)	694 Stalls Required 742 Stalls provided	None
LANDSCAPING	40% of the site (can be located at the top of the podium)	54.5% of the site – 33.7% on podium, 20.8% at grade	None

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
EXTERIOR FINISH MATERIALS			
Podium: Concrete, Spandrel panels, Transparent glass, and EIFS accents			
Tower: Concrete, Spandrel panels, green tinted glass,			
Roof: White PVC Roofing Membrane at tower top, Green Roof at top of Podium			

PLANNING EVALUATION

Introduction

This Development Permit is for a 638 unit apartment building in the Beltline. The project includes two towers on a three storey podium containing commercial uses and live-work units, underground parking, and the proposed bonusing provided as part of the approved Direct Control Bylaw.

Site Context

The site is located at the Southwest corner of 10 Avenue and 4 Street SW. The area is characterized by a mix of high density office development, underutilized commercial areas, surface parking lots, and converted warehouse buildings.

While the site is surrounded on three sides by existing or proposed commercial development, the Hudson lofts are adjacent to the site's western boundary. The Hudson Lofts are a historic warehouse structure converted to a mix of residential and commercial uses. Since a number of units are oriented east and directly facing the site, the development of both an appropriate interface and a separation between buildings was important. The project provides a 9.0 metre separation from the west tower to the side property line. This, combined with the 20 metre wide adjacent parkade for the Hudson Lofts is greater than the 24 metre separation distance between buildings called for in the Beltline Area Redevelopment Plan. As well, the west elevation has been treated with landscaping at the third storey to break up the massing along the podium wall.

Land Use District

The Direct Control District accommodating this project was approved by City Council in December of 2006 (Bylaw 113Z2005). Contained within those guidelines were provisions for yards, building design, landscaping, and bonusing.

To achieve the FAR of 12, the applicant has provided the following to achieve the bonus approved by Council.

Required under DC Guideline	Provided
A green roof provided on the top of the podium of the building.	Provided on the drawings. See Landscaping section of this report for more details
A Geothermal Heating System provided at initial construction of the building;	Provided and shown on the drawings. See Appendix for details on operations on the geothermal heating
Artwork that is visible to the public placed at	Applicant has provided \$125,000 contribution

various locations on the building;	towards public art, to be located at the corner of 10 Avenue and 4 Street SW. The applicant has engaged Alberta College of Art and Design for a program (see Appendix VI for Art project details)
Elements of LEED construction that, in combination with site location and approved city policies, will allow the building to achieve the equivalent of a LEED silver rating;	LEED Silver check sheet provided as Appendix V. The project provides the required points to achieve a LEED Silver rating.
A minimum of 30 live-work units;	73 units are provided complete with separate meeting rooms and office storage locations
Enhanced public realm upgrades including but not limited to hard landscaped paving of the entire rear lane between 4 and 5 Street SW, hard landscaped paving of the public boulevards including sidewalks along 10 Avenue SW and 4 Street SW, and a minimum of 12 street trees;	30 Street Trees provided on the drawings. Concrete and Asphalt Paving provided on the drawings for the entire rear lane. Enhanced landscaping provided along 10 Avenue SW and 4 Street SW and shown on drawings. See Landscaping section of this report for more details
Commercial uses at grade with a minimum of three individual storefront entries along 10 Avenue and/or 4 Street SW;	Four entries provided on the drawings, with provision made for multiple entries based on future tenancy.

The bonusing provisions under the Direct Control Bylaw were approved by City Council prior to approval of the Beltline Area Redevelopment Plan, and vary from the bonusing list contained in the ARP.

Legislation & Policy

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

- Developments abutting a public lane shall provide active uses along the lane elevation, where feasible and appropriate. Uses and built forms, other than just loading and vehicle access, that create activity and natural surveillance in rear lanes are encouraged.
- Promotion of live-work units in a variety of configurations
- Vibrant pedestrian streets that provide activity throughout the daytime and evening hours
- Encouragement of innovation and experimentation in how different uses can be combined within new buildings.
- Street front elevations shall be highly permeable and transparent by providing doorway entrances to the street and allowing for pedestrian views directly into the business along the majority of the façade.

As well, the policy identifies key design initiatives for development such as:

- Front setbacks should incorporate trees or other urban planting treatments with hard-surface treatments and may accommodate a variety of commercial activities, including restaurant patios, display areas, and entrance plazas.

- Building edges that are oriented toward a public right of way should be lined with uses that create activity and provide natural surveillance
- All parking areas shall be concealed from view from public spaces and ideally are located underground.
- The base of a building should be designed to create a human scaled street wall and establish a strong visual rhythm
- In order to reduce the massing impacts of high density buildings, a floor plate regulation of 930 metres applies in this area above the 25 metre height of a buildings.
- Building bases are encouraged to use masonry or other durable materials and other architectural details that establish a strong visual rhythm with human scaled elements.
- All rooftops, including podium and tower tops are encouraged to incorporate landscape amenities or green roofs in order to achieve aesthetic and environmental benefits.
- The minimum horizontal separation between any two tall buildings shall be 24 metres for buildings taller than 36 metres
- Particular attention should be given to the lighting of public and private areas at-grade to provide effective and attractive at-grade light. Special effects, including flood lighting of the tower portion and tower top portion may be included if it does not negatively impact surrounding properties.

While the application for this project was received six months before approval of the Beltline Area Redevelopment Plan, the project was designed to be in compliance with the policies of the ARP.

Site Layout & Building Design

The project is a 638 unit apartment building, consisting of two towers on a three storey podium of commercial and live-work units. When the Land Use was presented to Calgary Planning Commission in October 2005, the project was intended to be a 588 unit apartment building with a floor of above grade parking on the podium. In response to changing market conditions and in accordance with the flexibility provided through the Land Use amendment, the project has been revised increasing the number of units within the residential towers, placing an additional floor of live-work units on the podium level where the parking was located, moving that parking underground, and revising the plans to provide a better interface with the public realm.

On the main floor of the project, commercial bays have been designed to accommodate individual storefront entrances along 10 Avenue and 4 Street SW. Each residential tower has a separate entrance along 10 Avenue SW. At the corner of 10 Avenue and 4 Street SW, a small hard landscaped plaza has been provided along with the location for a public art sculpture. The sculpture is intended to hang from the second and third storeys above the plaza space. The building in this area frames the plaza and provides an interesting gathering point at this location.

Commercial entries are wrapped around the building and face the rear lane. A covered arcade is provided at the main floor adjacent to the rear lane. This allows for a “mews” effect when coupled with the enhanced concrete/asphalt paving of the rear lane. Storefront entries are

provided at the rear of the building to animate the rear lane and provide more than just service entries at this location. Permanent Conditions have been provided to ensure the rear mews is safely and adequately lit without causing spillover light.

Along the second and third storeys of the podium, live-work units are provided on each floor. These floors have conference centres located internally for use by the live-work units for meetings. Additional storage facilities are also provided within the central area of these floors.

Above the podium are two towers of residential apartments. Liveable floor space is contained within floors 4-26 of the west tower, and floors 4 - 30 of the east tower. The top floor of each tower contains mechanical equipment. A separation distance of 28 metres has been provided between the towers as per the Direct Control Bylaw. As well, a separation distance of 29 metres has been provided between the east tower and the five storey portion of the Hudson Lofts.

The floor plate of both towers is 851 square metres. While consideration was given to reducing the floor plate for this project (as directed by Calgary Planning Commission at time of Land Use Approval), the Beltline ARP allows for a maximum floor plate of 930 metres at this location. The applicant has confirmed that the current floor plate size is optimized to meet building needs.

The application was circulated to the Urban Design Review Panel; their full comments are contained in Appendix III. The following is a summary of their comments for this application.

Urban Design Review Panel Comment	Applicants Response
The Panel commends the tree planting strategy that has been used along 10 th Avenue and 4 th Street SW, in particular the creative use of decorative grates and unique tree species.	Noted
The Panel feels that the articulation of the parking levels above grade is not sufficient and encourages the applicant to consider the use of more texture, more lively colours, etc.	As the application has been revised moving the parking underground, most of this has been addressed. The elevation adjacent to the Hudson Lofts (West Elevation) has been broken up with the use of planting and landscaping
The Panel finds that at the angle of the corner cut at 10 th Avenue and 4 th Street, its uses and design appear to be unresolved. The plan and the 3D images do not match. The Panel encourages the use of a significant commercial frontage, preferably a restaurant, to be located at this prominent corner with highly articulated pedestrian scaled elements marking the entry.	The applicant has revised the drawings to resolve this corner partially through the Live-work units on the second and third floors, but also through the creation of a hard landscaped patio area with the public art location

Landscaping

Required landscaping for this development has been provided at the top of the podium. As per the Direct Control District, a Green Roof is located at the top of the podium development. (Defined in the bylaw as a system of plants, growing medium, and root/waterproof membranes that, as a whole, act to maximize the available environmental benefits on the roof of any type of building). The green roof is a combination of amenity space for residents and inaccessible planted areas that provide enhanced views to and from the residential units. Two planting strategies are incorporated. The first is a Montane meadow in areas of shallow soil depth, and the second, is raised planters which contain trees and shrubs. The raised planters are located on either end of the podium, with coniferous trees (White Spruce) located on the north to shelter winds and deciduous trees (Trembling Aspen) located on the south to provide shade in the summer and light penetration in the winter. The trees will also be visible from the street. All of the plant material for the green roof will be locally grown seed source identified material. The plant material has been selected for drought tolerance and aesthetic value and will include Rocky Mountain fescue, June grass, asters, fleabane, golden rod, gaillardia, Solomon's seal and other forbs as well as White Spruce, native juniper, snowberry and wild rose. The plant material will be pre-grown specifically for this project to ensure hardiness and supply. A dry stream is incorporated into the green roof amenity space alluding to a prairie stream. The stream functions as a maintenance walk and is intended to carry excess rainfall to the drains and ultimately to a rainwater harvesting cistern to be re-used for irrigation purposes. Other benefits of the green roof are as follows:

- reduces urban heat island effect
- reduces sound transmission
- rainwater run-off reduction
- aesthetic value / enhanced quality of life
- increased roof life

The applicant has provided upgrades to the streetscape and public realm along 10 Avenue and 4 Street SW. The street trees for the project have been clustered in groups of 3 contained in specially designed tree grates along 10 Avenue and 4 Street SW. Native Trembling Aspen has been chosen as the street tree for the site to continue the overall native contextually based planting scheme. A decorative paving at the corner of 10 Avenue SW and 4 Street SW has been designed to commemorate the coal gasification on the site.

Street paving of various concrete bandings has been provided along 10 Avenue and 4 Street SW. This paving pattern has been continued along the entire rear lane running between 4 and 5 Street SW adjacent to the site. A perpetual maintenance agreement has been executed for the project.

Site Access & Traffic

In response to the increase in units for the site, a revision to the Traffic Impact Study (TIS) was submitted and accepted for this Development. Transportation Development Services is satisfied that the traffic anticipated to be generated by the proposed Gateway Midtown development can be accommodated by the existing road network, in accordance with approved City policy. A change in signal timing at the intersection of 10 Avenue SW and 5 Street SW may be required

in order to provide adequate capacity for the westbound movement on 10 Avenue; post-development daily traffic volumes have been demonstrated to be within typical daily traffic volumes as defined in the Inner City Transportation System Management Study (ICTSMS). The daily traffic volume on the lane immediately south of the subject site is expected to increase significantly from the existing daily traffic volume. However, the post-development daily traffic volume has been identified as comparable to other lanes in the Beltline area, and peak hour capacity exists at the lane accesses to 4 Street SW and 5 Street SW.

Vehicular access to the site is provided off the rear lane for this project for all users. Loading spaces are provided for each residential tower off the rear lane.

Parking

The applicant has provided the required amount of parking for this project within the underground parkade. No relaxation has been requested. Visitor and commercial parking is contained within the first floor of the parkade, while the parking for residents has been gated off to provide additional security for the project.

There is metered parking on both sides of 10 Street SW, and an existing Calgary Parking Authority parkade at the Northwest corner of 10 Avenue and 4 Street SW

Bicycle storage facilities have been provided at grade and within the building.

Site Servicing for Utilities

The site can be serviced to city standards. Any required upgrading of utilities shall be completed at the developer's expense.

Environmental Site Assessment

This site was home to a coal gasification plant from 1908 – 1912, which included coal sheds, a 60,000 cubic foot gas holder, and two underground tar tanks. Polynuclear Aromatic Hydrocarbon (PAH) contamination was found in the course of Phase II and Phase III Environmental Site Assessments, as well as the Contamination Delineation and Subsurface Investigation work undertaken at the subject property between 1994 and January 2005.

These reports were submitted with the application and reviewed by Environmental Management. As the contamination in the soil will be removed through the excavation process, the site was deemed suitable for residential development. An environmental barrier will be installed during the course of construction of the parkade. An update to the Risk Management plan was provided and accepted by Environmental Management as part of this application.

Community Association Comments

The Beltline Planning Group provided a brief letter of support for this project (see Appendix IV). They commented on a location for a patio at the southeast corner of the commercial podium. The applicant has provided a large area for a patio at the northeast corner of the podium at the 10 Avenue and 4 Street SW. There is also space along 4 Street SW for seating if the commercial spaces become restaurant locations.

Adjacent Neighbour Comments

No Comments received. Prior to Land Use approval, open houses were held with the adjacent Hudson Lofts.

CONCLUSION:

The proposal is supported for the following reasons:

1. The project meets the development goals of the Beltline Area Redevelopment Plan;
2. The high density development is compatible with adjacent development along 10 Street SW;
and
3. The public realm, podium development, and environmental features of this project provide for a unique project.

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:

Peeter Tosine 268-5095

1. Address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Provide dimensions for banners, canopies and light fixtures (projection beyond ultimate property line on 10 Avenue, and vertical clearances to sidewalk). All of these features to be designed to minimize formation of icicles during the winter.
- b. The wide flat surface on the perimeter parapet located on the podium level is to be backsloped a minimum of 2% towards property. This is to ensure that melting snow, rainwater that cannot drip or form icicles along the outside edges that can potentially break off and fall onto pedestrians using the sidewalk below. Indicate the backslope on detail on sheet DP401 and ensure that all final architectural construction drawings have been revised accordingly.
- c. Provide details for tree trenches. Will tree grates be used?
- d. Where possible, dual parking meters spaced of 13.4 meters apart is recommended instead of single meters.
- e. Roads recommend removal of proposed "Concrete sphere bollards" at corner of intersections. Steel bollards (outside downtown area) are usually required where there is a curb extension (corner bulb) at the intersection. If the developer wishes to retain the concrete spheres, a License of Occupation Agreement with a 30 day notice of removal clause will be required. Provide details showing size of spheres and location relative to the curb. Please note that experience has shown that that

similar features of this type (concrete bollards or planters in the downtown) are regularly subjected to vandalism with spray paint. In this case, the owner will be responsible for removal of graffiti under the License of Occupation Agreement;

2. 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
 - d. Concrete lane paving
 - 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;
3. Contact Waste and Recycling Services Technical Assistant at 230-6646;
 4. Provide a letter to confirm the owner will REMOVE OR RELOCATE the banners, concrete spheres and L.E.D. sidewalk lighting from within the City rights-of-way, bylawed setback and/or corner cut AT OWNER'S EXPENSE within 30 days' notice from The City of Calgary requesting removal due to road widening, sidewalk construction, utility installation, etc.;
 5. Provide a letter of understanding to accept responsibility to ensure driveways will be constructed to plans approved by the Calgary Roads. The letter must be signed by the owner or authorized company representative;

The letter should state the following:

Company Letterhead or Owner's Name & Address

Development Permit Application # _____ Date _____

I understand that I am responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on plans that have been approved by the City of Calgary, Calgary Roads. I understand that the negative sloping of the driveway within the City boulevard is not acceptable to the City. Furthermore, I will be responsible for all costs to remove and reconstruct the entire driveway ramp if actual grades do not match the approved grades.

Signature of owner or authorized representative _____.

6. A sanitary sewer servicing study is required to identify potential impacts and/or "pinch points" within the public sanitary sewer system which will be resultant of the ultimate flows generated by the proposed development. Associated costs will be at the expense of the Developer. Alternative cost sharing arrangements may be made to the satisfaction of the Director of Water Resources. For further information, contact the Manager of Engineering at 268-1786;

7. The Applicant shall provide an update to the Environmental Diagnostics Inc.'s "Risk Management Plan - Gaslite Square - 517 10th Avenue SW - Calgary, Alberta - 2005 February 14" that is specific to DP2005-3925. All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary (Environmental Management). Any issues with the risk management plan shall be resolved prior to release of the Development Permit;

Parks: Curesha Moodley 268-1396

8. Provide a trench detail for the boulevard trees. The trench should be large enough to support 25 years of tree growth with the pedestrian surface structurally sufficient. The trench design is to be approved by Calgary Roads. An example of a good trench design is the one used at the Bridges;
9. Provide a detail of the custom grate. Custom grates are generally not supported, however will be considered upon approval from Calgary Roads with the expectation that extra grates will be provided for replacement;

Planning: Dwayne Drobot 268-6727

10. Submit a total of Nine (9) complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address all prior to release conditions of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments;
11. Submit details of how the parking supply will be restricted to a maximum of 100% of the required parking for phase 1, or an agreement to the satisfaction of the Approving Authority regarding the management of any surplus parking for public short-stay parking only;
12. Label the wheelchair accessible parking stalls with the properly stencilled logo; and

Transportation: Tom Hopkins 268-2661

13. Provide operating protocol for the proposed overhead parkade doors.

Permanent Conditions

Engineering:

1. The Applicant shall provide documentation that confirms that activities outlined in the risk management plan for the site have been completed. All documentation shall be prepared by a qualified professional and shall 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;
 - 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);

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:
 - 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;
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;
8. The applicant is to submit an "As Constricted 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 Serving Plan. Certification is to be completed within the timeline specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specification and Guidelines;

Planning:

9. 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;
10. No changes to the approved plans shall take place unless authorized by the Development Authority;
11. 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;
12. All areas of soft landscaping shall be provided with a method of irrigation;
13. This approval recognizes two (2) phases on the approved plans. A Development Completion Permit may be issued for each phase. The Podium, lane paving, and one tower shall be completed in the first phase of development, with the Green roof and second tower to be completed in the second phase;
14. 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;
15. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans and shall not require a development permit;
16. A lighting system shall be provided at the entrances along 10 Avenue and 4 Street SW to meet the average minimum lighting illumination value of 10 LUX;
17. A lighting system shall be provided along the rear lane (mews area) to meet the average minimum lighting illumination value of 22 LUX;
18. The canopy signs shall be internally supported without the use of guy wires or other

similar external bracing;

19. All enclosed parking areas shall have walls and ceilings painted a white or light colour and have a lighting system to meet the average minimum lighting illumination of 54 LUX;
20. Parking areas shall be for the sole use of residents, customers or staff and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core;
21. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property;

Transportation:

21. A 2.134 metre bylawed setback exists on both 10 Avenue and 4 Street SW. No permanent building or construction shall take place within these setbacks and bike parking shall also not be located within these bylawed setbacks; and
22. If parking for all phases is constructed at the same time, then any parking in excess of that required for phase 1 (podium) and phase 2 (tower 1), shall be operated as short-stay only (i.e. maximum 4 hours) until the completion of construction of phase 3 (tower 2).

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

Building Regulations

Raymond Yuen 268-5659

1. The underground parkade shall be served by at least two exits at all times (3.4.2.1(1));
2. The travel distance to the nearest exit in the parkade shall not exceed 45 m 3.4.2.5(1));
3. Building services that penetrate a fire separation shall be fire stopped to maintain the integrity of the separation (3.1.9.1(1)). Typical details of the fire stop system used shall be provided in the building permit application and approved before the issuance of the permit (2.3.1.1(1));

Engineering:

Calgary Roads

4. Property line is 3.4m from lip of gutter, 0.3m from back of sidewalk on 10 Avenue SW;
5. Property line is 3.4m from lip of gutter, 0.3m from back of sidewalk on 4 Street SW;
6. A bylawed setback of 2.134m is required adjacent to 10 Avenue SW as per the Land

Use Bylaw;

7. A corner cut of 4.5m x 4.5m is required adjacent to 10 Avenue SW & 4 Street SW in addition to the bylawed setback;
8. 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. 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 driveway crossings, existing sidewalks, streetlighting, curb and gutter, etc. are to City standards. Replacement and/or rehabilitation is to be at the owner's expense;
11. On all developments with under drive garages or parking lots that are lower than the back of walk or curb or lane grade, the owner is to confirm in writing that all approved driveways required for this development will be constructed to ramp grades as shown on the plans submitted and approved by Calgary Roads. Negative sloping of driveways within City road right-of-way is not acceptable. If actual constructed grades do not match approved grades, the owner is responsible for all costs to remove and reconstruct driveway ramp grades to the approved grades;
12. Concrete lane paving is required adjacent to development site;

Waterworks

13. Water connection available from 10 Avenue SW. Each TITLED PARCEL (including strata subdivision), must have separate service connections to the public mains (water and sanitary);
14. 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;
15. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plans for Building Permit approval;
16. A dual service is required to service this site;
17. Existing water service (100mm) is undersized according to Canadian Plumbing Code. To be killed by City Waterworks and a new service installed at owner's expense;
18. If the existing 150mm service is to re-used, contact the Calgary Waterworks Applications Technician at 268-5006 for service to be reviewed with respect to pipe size, water pressure and material;

19. If services are required to be larger than the main (150mm) in which it connects, upgrades will be required at the developer's cost;

Wastewater & Drainage

20. Sanitary sewer connection available from 10 AV SW;
21. Storm sewer connection available from 10 AV & the Lane;
22. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage;
23. Sanitary service test facility is required;
24. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96;
25. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;
26. Allowable stormwater run-off co-efficient shall be 30%;
27. Ponding required for 1:100 year storm event;
28. Direct all roof drainage to on-site storm;
29. 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;
30. Contain storm runoff on site;
31. Controlled stormwater discharge required;
32. All on-site sewers are to be designed to City of Calgary specifications;

Parks:

33. Parks is supportive of the Green Roof initiative but has concerns regarding the use of these native plants on the roof of a building. Suggest using more aggressive exotic species that would have a better chance of survival. Contact Russell Friesen (221-3684) to discuss;

Planning:

34. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority;
35. The development must commence before July 27, 2009 or this permit will no longer be

valid.

36. 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.
37. 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.
38. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the building, including those which are required through the building permit process.
39. 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.
40. 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.

Dwayne Drobot
2006 July 27

Applicant's Submission



RESIANCE CORPORATION

File: Resiance's Submission to CPC 2006-07-18.doc

July 18, 2006

Calgary Planning Commission
City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

**RE: DEVELOPMENT PERMIT APPLICATION # DP2005-3925
517 and 521 10TH AVENUE SW, CALGARY, ALBERTA**

We are the owner of the lands and the applicant in the aforesaid land use application. We are submitting this development permit application in full compliance with the recently adopted land use bylaw, DC 113Z2005. The development will consist of 2 towers of 26 and 30 floors over a 3 story podium that will contain retail space on the ground floor and live/work units on the second and third floors. There will be a total of 638 residential units and approximately 25,000 square feet of retail space. The bylaw identified several publicly desirable items that are incorporated into this application as listed below:

- Mixed Use Development through live/work units with on-site conference facilities,
- Geothermal System,
- Publicly Viewable Art,
- LEEDS Standard Green Roof, the largest of its kind in Calgary,
- LEEDS Silver Standard equivalency,

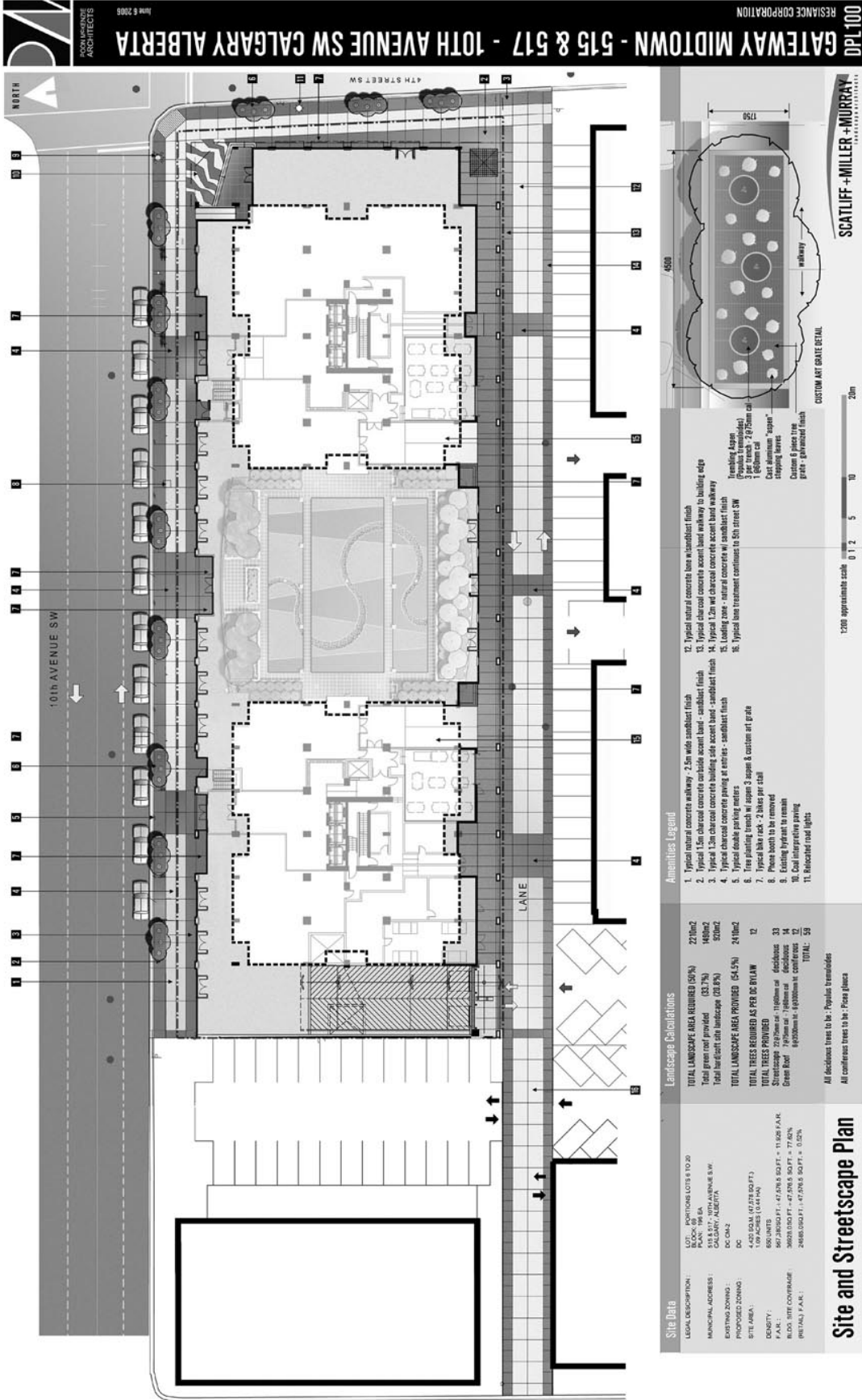
In addition to the aforesaid items specifically referenced in the land use, our design will further enhance the surrounding public realm through the following design elements:

- Circulation Transparency Between Public Areas and Retail Units
- Enhanced Hard Landscaping of the Public Sidewalks along 4th & 10th
- Rear Lane Orientation
- At Grade Public Open Space

We have worked very diligently with administration to arrive at the development that you see before you and ask for your consideration in approving this development application.

Sincerely,

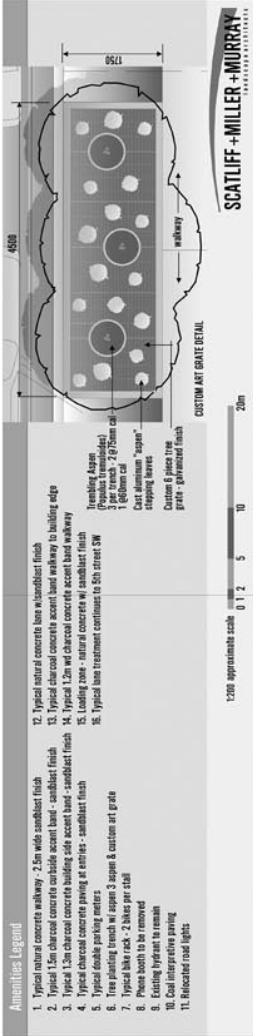
Wallace Chow P. Eng.
President
Resiance Corporation



SCATLIFF-MILLER-MURRAY ARCHITECTS
MAY 5 2006

GATEWAY MIDTOWN - 515 & 517 - 10TH AVENUE SW CALGARY ALBERTA
RESURGENCE CORPORATION
DPL100

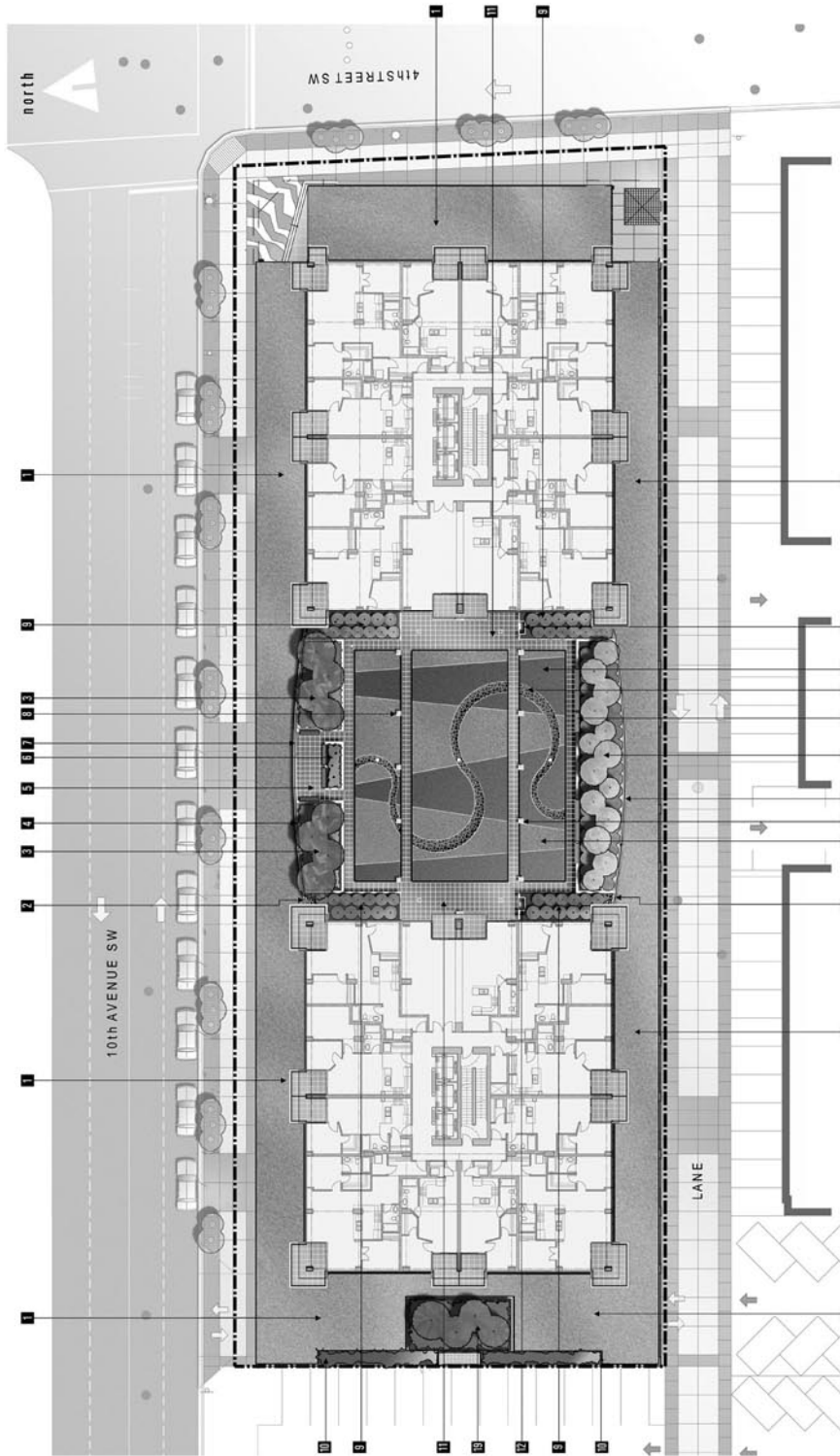
Site Data	Landscape Calculations	Amenities Legend
<p>LEGAL DESCRIPTION: LOTS 1, PORTIONS LOTS 8 TO 20 PLAN 198 EA MUNICIPAL ADDRESS: 515 & 517 - 10TH AVENUE SW EXISTING ZONING: CC CALZ PROPOSED ZONING: DC SITE AREA: 4,403 SQ.M (17,228 SQ.FT.) DENSITY: 600 UNITS F.A.R.: 362.8 (500 FT. - 47,576.5 SQ.FT. - 11,805 F.A.R.) B.O.S. SITE COVERAGE: 2488.5 (500 FT. - 47,576.5 SQ.FT. - 0.52% BUILT) F.A.R.: 12</p>	<p>TOTAL LANDSCAPE AREA REQUIRED (51%) Total area not provided 1440sq Total for built on landscape 2063sq TOTAL LANDSCAPE AREA PROVIDED (51.5%) 2116sq TOTAL TREES REQUIRED AS PER DC BYLAW 12 Streetscape 229 trees or 11 gplms or deciduous 33 Green Roof 190 trees or 1 gplms or deciduous 14 TOTAL 419 trees or 12 gplms or deciduous 47</p>	<p>1. Typical natural concrete walkway - 2.5m wide sandblast finish 2. Typical 1.5m charcoal concrete curbstone accent base - sandblast finish 3. Typical 1.5m charcoal concrete building side accent base - sandblast finish 4. Typical charcoal concrete paving at entire - sandblast finish 5. Typical double parking meters 6. Tree planting trench w/ copper 3 steps & custom art grate 7. Typical bike rack - 2 bikes per stall 8. Plant booth to be removed 9. Existing granite to remain 10. Custom lighting 11. Recycled road lights</p>



SCATLIFF-MILLER-MURRAY ARCHITECTS
MAY 5 2006

GATEWAY MIDTOWN - 515 & 517 - 10TH AVENUE SW CALGARY ALBERTA
RESURGENCE CORPORATION
DPL100

Site and Streetscape Plan



LEED Credit 7.2 Requirements

INTENT
Reduce heat islands (thermal) prevent differences between ground and air (ground heat) to minimize impact on microclimate and human and wildlife habitat.

REQUIREMENTS
Install a "green" (vegetated) roof for at least 50% of the roof area or use ENERGY STAR compliant (highly reflective) AND high emissivity roofing for a minimum of 75% of the roof surface.
Combinations of high albedo and vegetated roof can be used but they must collectively provide an effective area equal or greater than the 75% coverage that would be provided by a reflective roof alone but accounting for the relative weight contributions

Gateway Midtown Roof Calculations

Required for LEED 7.2 Credit	3430m ²
Total roof	1750m ²
Total green roof required (50%)	875m ²
Provided for LEED 7.2 Credit	1490m ²
Total roof area less towers & hard surfaces (3430m ² - 1940m ²)	1490m ²
Total green roof provided (1490m ²)	43.4%
Total reflective on towers (1716m ²)	48.9%
Total combination for LEED credit:	93.3%

Amenities Legend

1. Montrose Meadow (grassland w/ montane forbs)
2. Lockable maintenance gate
3. Raised planter w/ spruce planting for wind mitigation
4. 1070 M guardrail to match building guardrail
5. Overlook terrace w/ benches
6. Raised planter w/ native shrub planting
7. 1070 M glass handrail
8. LED pathway markers and seating blocks
9. Native shrub planter (Juniper/flingwood)
10. Facade planters below
11. Amenity area terrace (Hydropressed slabs)
12. Community barbecue
13. Low grow fescue lawn area
14. Dry Stream & informal path
15. Seating wall w/ benches
16. Aspen planter w/ juniper understorey
17. Grassland w/ purple & yellow forbs
18. Hydropressed slab stroll paths (500mm wide)
19. Spruce planter on lower level

Gateway Midtown Roof Calculations

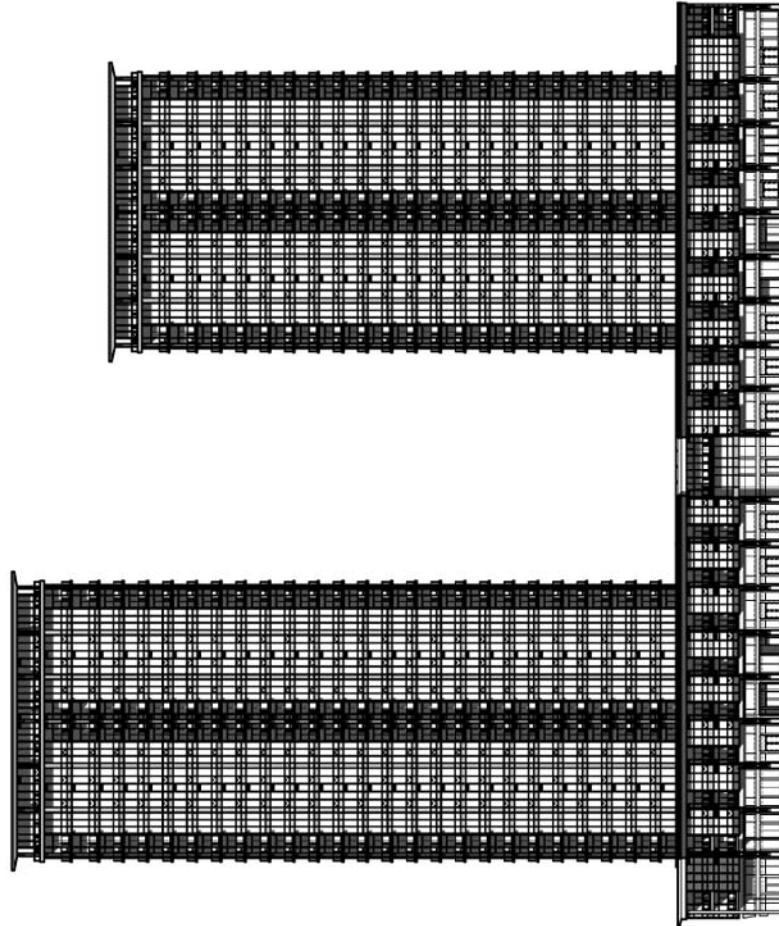
Required for LEED 7.2 Credit: 3430m²
 Total roof: 1750m²
 Total green roof required (50%): 875m²

Provided for LEED 7.2 Credit: 1490m²
 Total roof area less towers & hard surfaces (3430m² - 1940m²): 1490m²
 Total green roof provided (1490m²): 43.4%
 Total reflective on towers (1716m²): 48.9%
 Total combination for LEED credit: 93.3%

Podium Level Green Roof Plan

SCATLIF + MILLER + MURRAY
 ARCHITECTS

approximate scale 0 1/2 5 10 20m



REVISION JULY 17, 2006
 REVISION JULY 11, 2006
 REVISION JUNE 30, 2006
 REVISION JUNE 13, 2006



**DEVELOPMENT PERMIT
 APPLICATION**

NOVEMBER 30, 2005
 JOB NO. 2004-068

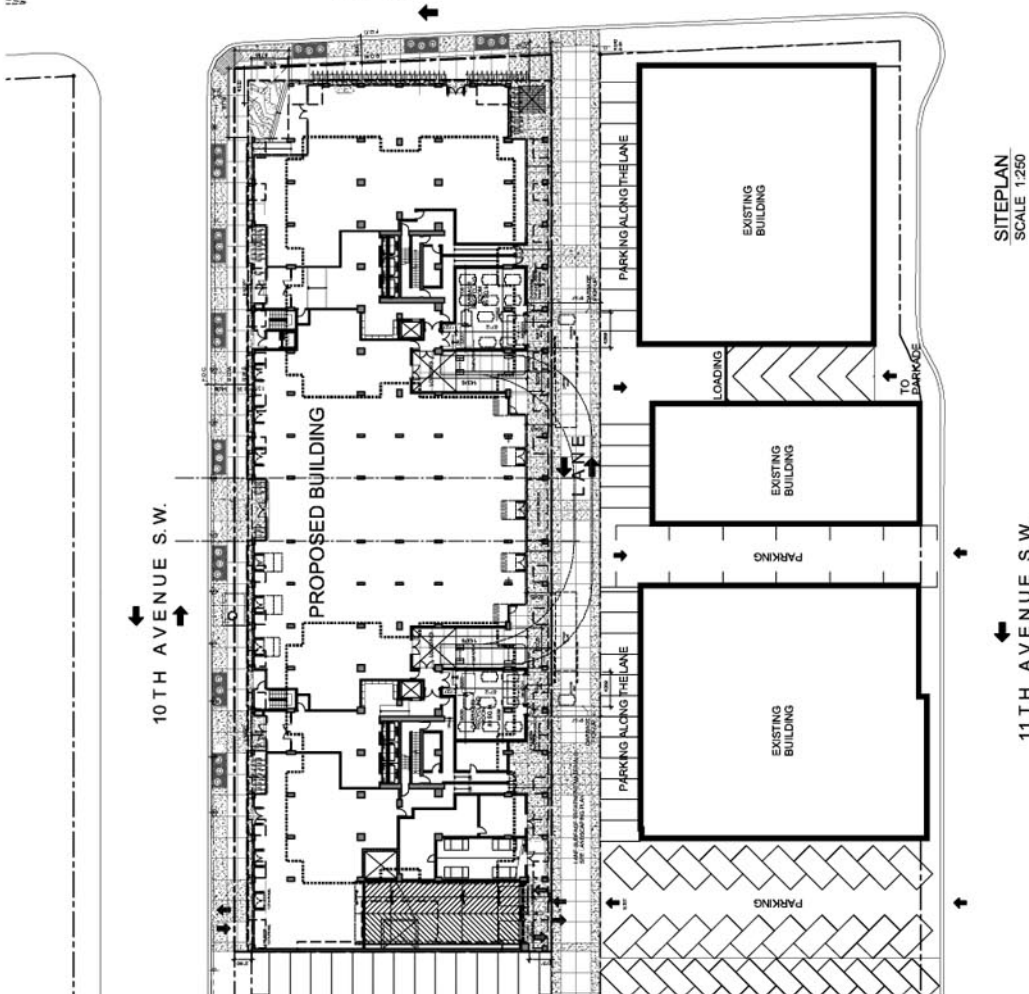
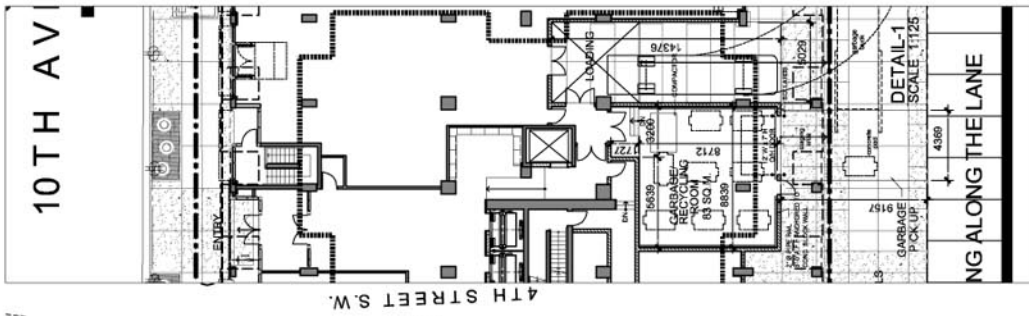
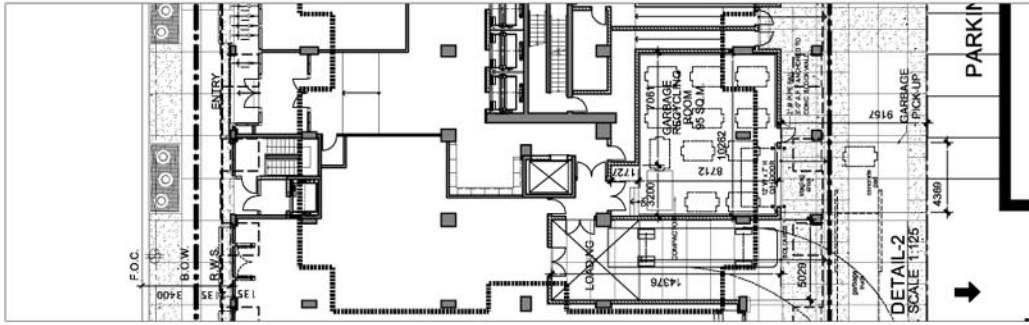
GATEWAY MIDTOWN

515 & 517 - 10th AVENUE S.W.
 CALGARY, ALBERTA

for RESIANCE CORPORATION

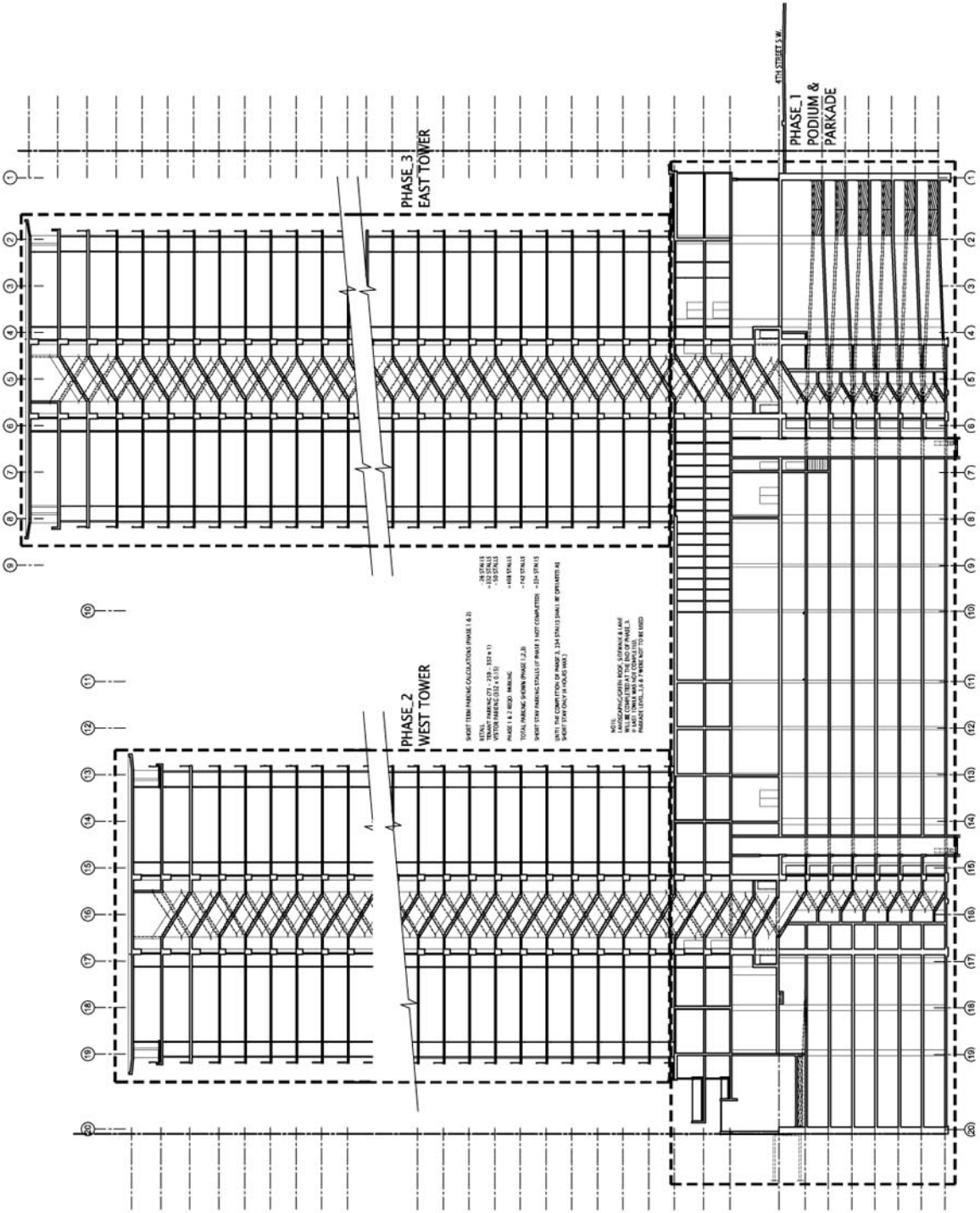


 <p>ARCHITECTS 1100 10TH AVENUE S.W. SUITE 1000 CALGARY, ALBERTA T2C 1P5 TEL: (403) 243-1100 FAX: (403) 243-1101 WWW.A102.COM</p>	 <p>GATEWAY MIDTOWN TOWERS</p>	<p>GATEWAY MIDTOWN 11 & 117 10th Ave SW CALGARY, ALBERTA REMODEL/CONVERSION</p>	<p>DATE: 2006.11.25</p>	<p>GARBAGE ROOM DETAIL</p>	<p>A102</p>
			<p>SCALE: 1:125</p>		



SITEPLAN
SCALE 1:250

 <p>DA ARCHITECTS ARCHITECTS 1100 - 15th Street SW Suite 1000 Calgary, Alberta T2C 1S9 Tel: (403) 243-1100 Fax: (403) 243-1101 www.daarchitects.com</p>	 <p>GATEWAY</p>	 <p>MIDTOWN TOWERS</p>	<p>GATEWAY MIDTOWN 115 & 117 - 10th Ave SW CALGARY, ALBERTA RENDERING CONSTRUCTION</p>	<p>DATE: 11.02.06</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: 2005-11-02</p> <p>NO. 2005-058</p> <p>DATE: 02</p>
				<p>PHASING PLAN</p>



A103