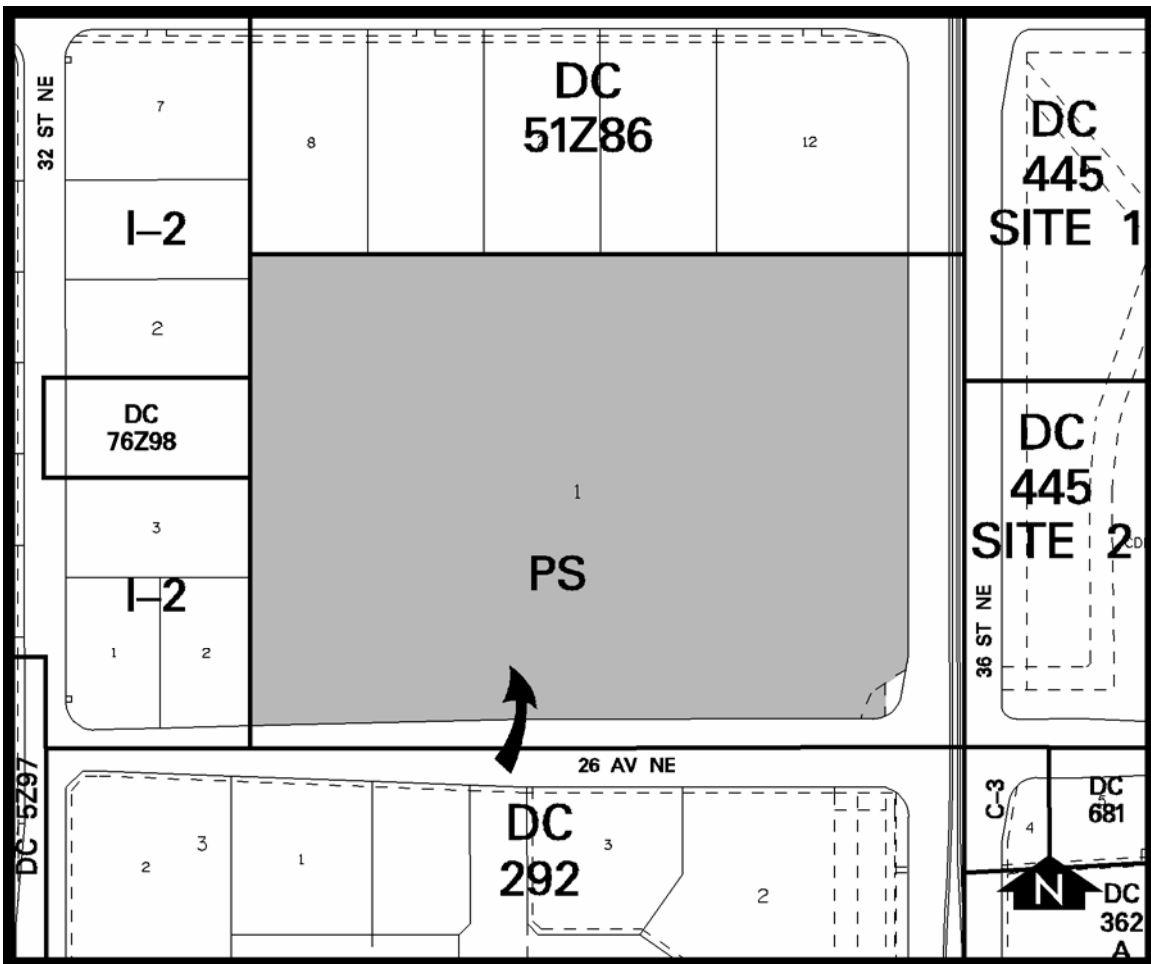


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 7
	CPC DATE: 2005 November 17
	DP NO: DP2005-1447

SUNRIDGE
(Ward 5 - Alderman Jones)



PROPOSAL: Addition to Peter Lougheed Centre

APPLICANT: Marshall Tittlemore Architects	OWNER: Her Majesty The Queen In Right of Alberta As Represented By The Minister of Public Works Supply and Services
MUNICIPAL ADDRESS: 3500 – 26 Avenue NE	LEGAL DESCRIPTION: Plan 8111485, Block 1 (Map 28E)
EXISTING LAND USE DISTRICT(S): PS Public Service District	
AREA OF SITE: 8.72 ha ± (21.56 ac ±)	
CURRENT DEVELOPMENT: Peter Lougheed Centre	

ADJACENT DEVELOPMENT:

NORTH: London Towne Square Shopping Centre

SOUTH: Sunridge Mall & Sunridge Professional Building

EAST: 36 Street N.E., Rundle Community

WEST: Commercial / Light Industrial

SITE CHARACTERISTICS:

The site is flat.

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
HEIGHT	Not specified	32.6 metres	-----
YARDS (BUILDING SETBACK)	6m or equal to height	14.6 – 28.0 metres	18.0 – 4.6 metres
PARKING	1/bed (558 stalls)	1541 stalls	-----
LANDSCAPING	All required yards and city boulevards	In yards provided and boulevard	-----
EXTERIOR FINISH MATERIALS			
Walls: Brick, stone veneer, composite panels, glass			
Windows: Clear glass, translucent glass, fritted glass			

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	In response to CPTED recommendations, an on-site smoking area for those housed in the psychiatric unit has been provided.
ENVIRONMENTAL MANAGEMENT	Not applicable
URBAN DESIGN REVIEW COMMITTEE	Not applicable
COMMUNITY ASSOCIATION (Rundle)	No concerns
Nav Canada	No concerns
Transport Canada	No concerns

PLANNING EVALUATION

Introduction

The proposed development is a seven story, 32.6 metre high addition to the Peter Lougheed Centre. The addition is on the east side of the hospital site, adjacent 36 Street N.E..

The proposed development will address the ongoing health care needs of the Calgary vicinity with the addition of; emergency, laboratory, transplant and transplant research facilities, dialysis, intensive care, acute care, cardiac care, and mental health units. The additional will add 77 beds, bringing the total number of beds at the Peter Lougheed Centre to 558.

Land Use District

The land use for the site is PS Public Service District, hospitals are a discretionary use in this district. The proposed expansion is wholly within the boundary of the existing hospital development area and PS Public Service District.

Legislation & Policy

The subject site is identified as Industrial/Commercial in the Airport Phase I Design Brief (1977). The site was first approved as a hospital in 1982.

The Peter Lougheed Centre is located within the Calgary International Airport Vicinity Protection Area. The proposal falls within the 25-30 Noise Exposure Forecast Area, Hospitals are conditionally allowed within this Noise Exposure Forecast Area providing the building conforms to the exterior acoustic insulation requirements of the Alberta Building Code.

Site Context

The proposed addition is on the east side of the existing hospital site adjacent to 36 Street NE. As noted in the Development Summary above, the proposal does not meet the minimum front yard setback along 36 Street NE. The Land Use Bylaw requires a minimum setback equal to the height of the building, in this case 32.6 metres. The proposed front yard along 36 Street N.E. varies from a minimum of 14.6 metres at one point in front of the one storey ambulance garage, to a 28 metre setback at the seven storey building component. The proposal therefore has a maximum deficiency of 18 metres between the ambulance garage and 36 Street N.E. and a minimum deficiency of 4.6 metres along the majority of the building face. These setbacks are not out of context in this location. Development to the immediate north of the site, a one storey shopping centre, has a building setback of 22 metres from 36 Street NE. To the south, across 26 Avenue NE, is the five storey Sunridge Professional Building. This building has a height of approximately 23 metres to the top of the mechanical penthouse and is setback from 36 Street NE by approximately 18 metres. Both of these properties have Direct Control land use regulations which call for a minimum front yard setback of 6 metres, while the Land Use Bylaw setback requirement for the subject site is the height of the proposed building.

Site Layout & Building Design

The proposal is to build a seven storey addition to the Peter Lougheed Centre, (Appendix I). The first six floors will accommodate different hospital functions while the seventh will house a mechanical floor. The building will be topped with a mechanical room and helipad. The addition will be oriented north/south parallel to 36 Street NE. The area where the addition is to be constructed is presently occupied by parking, the hospital helipad and a landscaped area. The ground floor is to consist of a one storey ambulance garage on the east side of the building, and parking at grade under the south wing of the addition. Parking will also be located between the north wing of the proposal and the existing building. An internal roadway will loop around the proposed addition providing ambulance access to the hospital as well as providing a patient drop off area. Between the internal roadway and the property line is a landscaped area approximately 10 metres in depth.

The ground floor level of the addition will be finished in Rundle Stone with large areas of glazing distinguishing it from the other levels of the building. The second through sixth floors will incorporate the same colour brick as that found on the balance of the building, serving to "tie" the existing and new buildings together. All elevations will also consist of composite panels, translucent, transparent, and spandrel glass, and operable windows. The seventh floor will house mechanical equipment and will be finished in metal cladding. A helipad will be located on the north side of the roof of the proposed addition. While the building is under construction, the helipad will be relocated from its present ground level location adjacent 36 Street NE, to the southwest corner of the site. This area is presently occupied by a landscaped area and parking, the temporary helipad will eliminate approximately 25 parking stalls. Upon completion of the addition the helipad will be located atop the building and the temporary helipad area returned to its original condition.

The proposed temporary and permanent helipad locations have been circulated to both Transport Canada and Nav Canada, these agencies had no objections.

Landscaping

The front yard along 36 Street will be bermed with grouped plantings among the berms. Where possible, trees will be relocated from construction areas to elsewhere on the site. Planting beds are to be located against the east side of the building. Pedestrian crossings and the parking areas on the north and south sides of the addition will consist of unit pavers.

Site Access & Traffic

A traffic study was submitted and approved by Transportation Planning. The study recommended signalization of the west access/26 Avenue intersection to accommodate the increase in site generated traffic and to improve the safety of egress movement from the site during peak periods. Transportation Planning has therefore required as a condition of approval that the applicant pay for the signalization of the west access/26 Avenue NE intersection.

Parking

Upon completion of development the site will provide a total of 1541 parking stalls. The existing parking structure located in the northwest corner of the site accommodates 810 parking stalls, 305 stalls are available at various at grade locations throughout the site, and a 426 stall addition to the parking structure was approved in August of this year. In addition, a development permit for a temporary, three year, surface parking lot for hospital staff was approved on the southwest corner of 32 Street and 23 Avenue NE. The purpose of the lot is to provide parking while the construction of the addition to the existing parking structure is underway. The temporary surface lot will accommodate 350 vehicles. A shuttle bus will transport staff to and from the hospital.

The traffic study submitted indicated that if it is found that off-site parking continues to be an issue, an additional 100 stalls are planned to be added primarily as an expansion to the west surface parking lot. This possibility has been addressed through a Permanent Condition on the Development Permit. Transportation Planning has required that the applicant submit a parking review one calendar year after the issuance of a Development Completion Permit. If through the review Transportation Planning finds that the off-site parking continues to be a problem, then the expansion of the existing west parking lot by an additional 100 stalls will be required.

In response to Transportation Planning's requests that the Calgary Health Region explore a Traffic Demand Management Program, the Calgary Health Region has appointed a traffic demand management coordinator to develop strategies to achieve reductions in motor vehicle use. These strategies will be implemented in the development and management of the site.

Site Servicing for Utilities

The site can be serviced to City standards. Changes and upgrades necessary to service the expanded facilities will be the responsibility of the developer.

Environmental Site Assessment

No environmental issues were identified. Any contamination found during construction is to be reported to Environmental Development Review and addressed at that time.

Community Association Comments

The Rundle Community Association was circulated the application and had no objections to the proposal.

CONCLUSION:

The proposal is supported for the following reasons:

1. Except as noted, the proposed development complies with the PS Public Service District requirements of Bylaw 2P80.
2. Development is compatible and complementary to existing development on the site and the surrounding area; and
3. There are no technical barriers to the proposed development of the site.

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. 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 the back of sidewalk.
- (b) 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.
- (c) A detailed driveway cross-section complete with ramp grades and elevations at face of curb, back of sidewalk, property line and driveway ramp on private property.

Solid Waste Services

- (a) No garbage information provided.
 - (b) Contact Solid Waste Services Technical Assistant at 230-6646.
2. The applicant is to submit a letter indicating the on-site sewers will not be changed in any way OR submit five (5) sets of Development Site Servicing Plans to the Building Grades Supervisor, Land Information and Mapping, and obtain approval from Calgary Waterworks and Wastewater & Drainage. (See Advisory Comments for details.)

3. 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.
4. Request quotation and remit payment to address the requirements of the Business Units as listed below:
5. Calgary Roads (CERTIFIED CHEQUE)
 - (a) Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel

Planning:

6. Submit six (6) complete sets of folded amended plans addressing all outstanding prior to release requirements.

Transportation:

7. The property owner is to provide a letter of credit for \$180,000.00 to the City of Calgary for the initial cost estimate to construct the traffic signals at 26th Avenue & the West PLC Access. Also, a letter from the property owner will be required, under Corporate Seal, indicating that they will be responsible for any costs in excess of the amount of the letter of credit for installing this signal, associated intersection work, and possible future relocation of the intersection.

Permanent Conditions

Engineering:

1. 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.
2. 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.
3. All reports are to be prepared by a qualified professional and shall be to the satisfaction of The City of Calgary (Environmental Management).

4. The owner shall control all stormwater on site in accordance with the approved Development Site Servicing Plans, all to the satisfaction of the Manager of Urban Development. Development and Building Approvals will include the Development Site Servicing Plan as part of the approved plans for the above-noted Development Permit.
 - (a) If the developer fails to maintain, operate, or alters the stormwater management system on the site, then the development will be in contravention of the Development Permit and the Approving Authority may proceed as set out in the Land Use Bylaw.
 - (b) The maintenance and operation of the stormwater system is to be to the satisfaction of the Manager of Urban Development.
 - (c) At the time of storm sewer extension, the developer will be required to tie into the permanent system. A storm release rate will be specified at that time, and a new submission detailing permanent stormwater detention design will be required for review and acceptance of Wastewater and Drainage and amendment to any Development Permit that may be required.
5. All rooftop drainage is to be controlled with eaves trough and downspouts that drain to the front/back of the building.
6. The applicant is to submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, Registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan. Certification is to be completed within the 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.
7. Prior to the issuance of the Development Completion Permit the applicant is to submit a certificate that is signed and sealed by a Professional Engineer, confirming that the development has been constructed in compliance with The City of Calgary's Drainage Bylaw.
8. The development is to be built and operated in functional compliance with the Stormwater Management measures outlined in this application.

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 an underground sprinkler irrigation system.
13. Parking and landscaping areas shall be separated by a 150 mm (6 inch) continuous concrete curb.
14. All roof top equipment shall be painted and/or screened to the satisfaction of the Development Authority.

Transportation:

15. The applicant shall submit a parking review, one calendar year after the issuance of the Development Completion Permit. If through this study Transportation Planning finds that the off-site parking continues to be a problem, then an expansion of the existing West surface lot by an additional 100 stalls will be required.

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 8.1m from lip of gutter, 0.3m from back of sidewalk on 26 Avenue NE.
2. Property line is 7.5m from lip of gutter, 0.3m from back of sidewalk on 36 Street NE.

Waterworks

3. Water connection exists to site.
4. Show details of proposed changes to servicing and metering on Development Site Servicing Plan prior to release of Development Permit.
5. Service connection(s) from existing on-site watermain.
6. No construction permitted over existing water lines.

Wastewater & Drainage

7. Sanitary connection exists to site.
8. Storm sewer connection exists to site.
9. Show all existing and proposed sewers on the Development Site Servicing Plans prior to release of Development Permit.
10. Sanitary service test facility is required.

11. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
12. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
13. Maintain existing allowable stormwater runoff coefficient.
14. Ponding required for 1:100 year storm event.
15. Direct all roof drainage to on-site storm.
16. Slab of building elevation to be min. 0.3 metres above top of pond.
17. Contain storm runoff on site.
18. Controlled stormwater discharge required.
19. All on-site sewers are to be designed to City of Calgary specifications.
20. 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.
21. All stormwater drainage is to be controlled on site with downspouts, roof leads, and site grading to direct stormwater away from adjacent properties. The lot must have positive grading away from the foundation of the dwelling structure.
22. Prior to the reuse of existing sewer(s), contact Mike MacIsaac, Wastewater & Drainage Operations Manager, at 268-1233, to arrange for an inspection by city personnel. If existing services are found to be unsuitable for reuse, new services shall be installed at the developer's expense.
23. If water service is replaced, then a new sanitary service is required.
24. Floor drain is NOT permitted where a plumbing arrangement is such that it may introduce groundwater to a sanitary sewer system.

Planning:

25. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
26. The development must commence before November 17, 2007 or this permit will no longer be valid.
27. 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.

28. The proposal falls within the 25-30 Noise Exposure Forecast Area, Hospitals are conditionally allowed within this Noise Exposure Forecast Area providing the building conforms to the exterior acoustic insulation requirements of the Alberta Building Code.
29. 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.

Transportation:

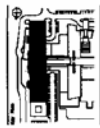
30. To increase cyclist safety and comfort, ensure Class 2 bike parking is well-lit, covered by a roof or awning to protect against rain and snow, and visible from the street, building entrance(s) and building window(s).
31. Provide access to showers, lockers and changing rooms for commuters that walk, cycle, rollerblade or use another form of active transportation.
32. Transit, carpooling and active travel choices should be encouraged and promoted to employees and visitors.
33. Parking management should include preferred parking for registered carpools signed for peer enforcement.
34. For the proposed development, the developer/owner should appoint a traffic demand management coordinator to develop strategies for a transportation demand management program that will achieve reductions in motor vehicle use. These strategies should be implemented in the development and management of the site.

Craig Davies
2005/November

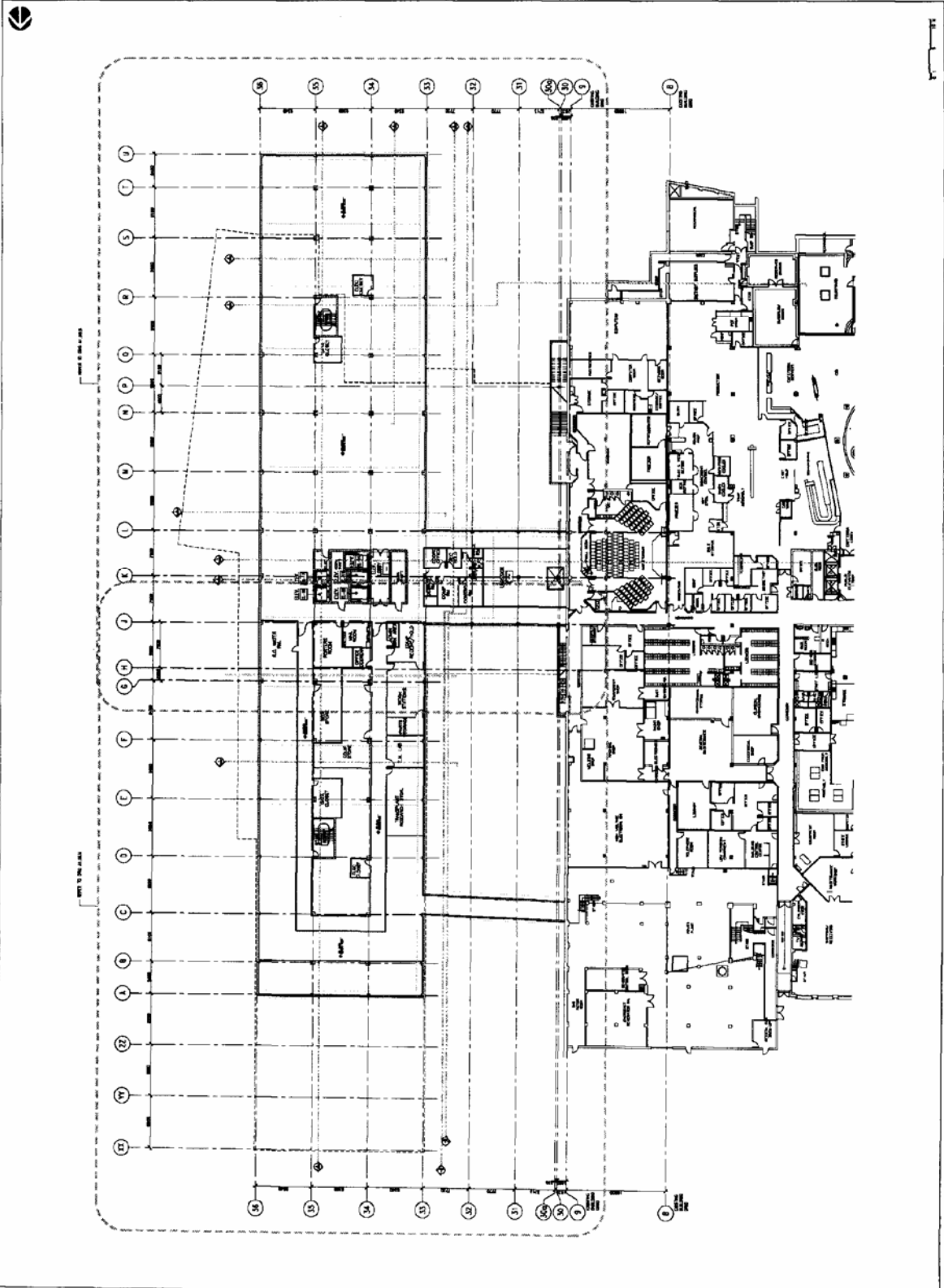


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 1000 Sun Ave. W.
 Calgary, Alberta
 T2P 1K6

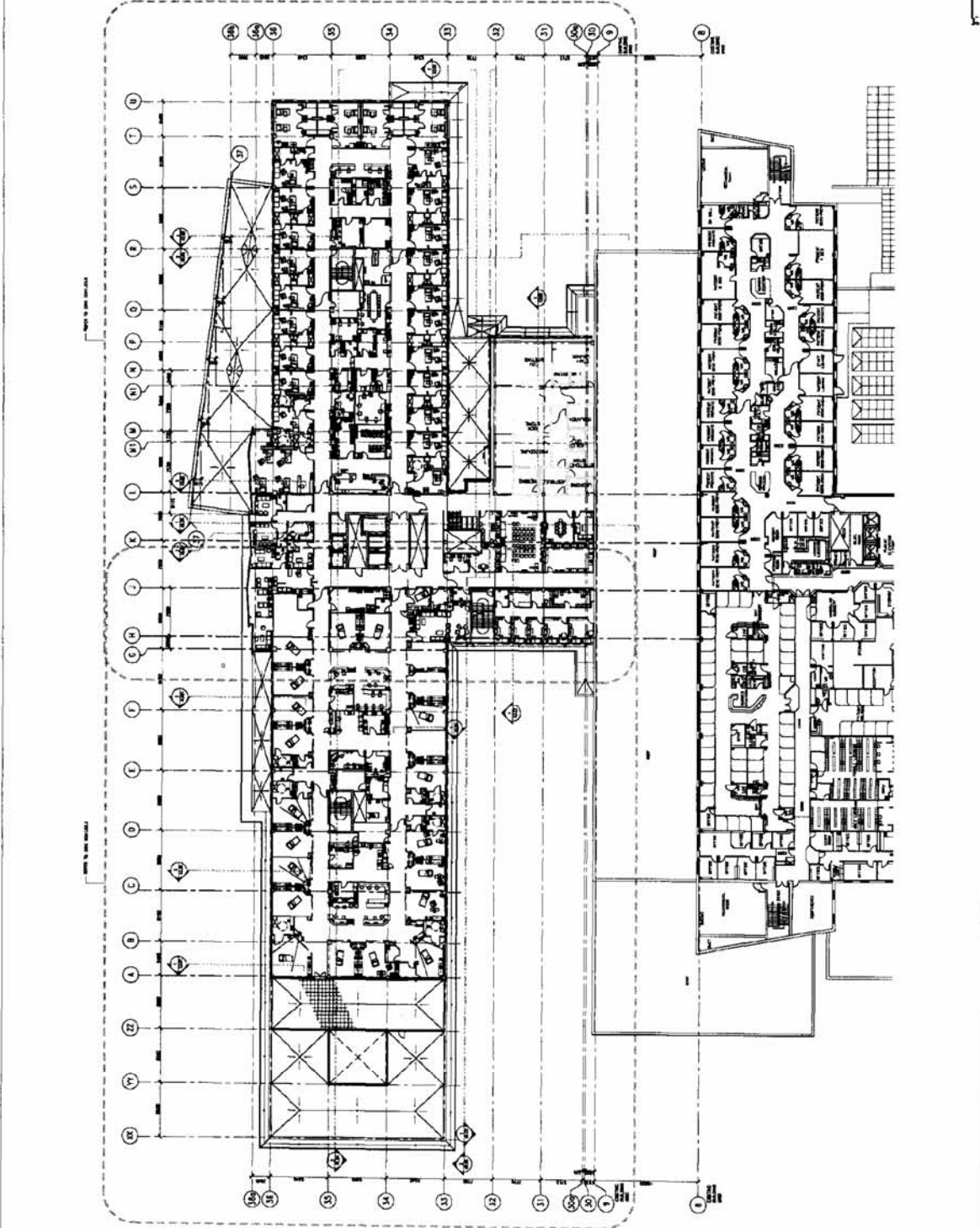
Architect: **ARCHITECTURE CORPORATION**
 1000 Sun Ave. W.
 Calgary, Alberta
 T2P 1K6



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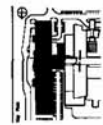
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category health region
 Project: Langford Centre
 3000 Hwy 101, Langford, BC
 Category: Health Region
 Project: Langford Centre

DATE: 05/11/05
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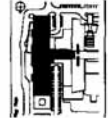
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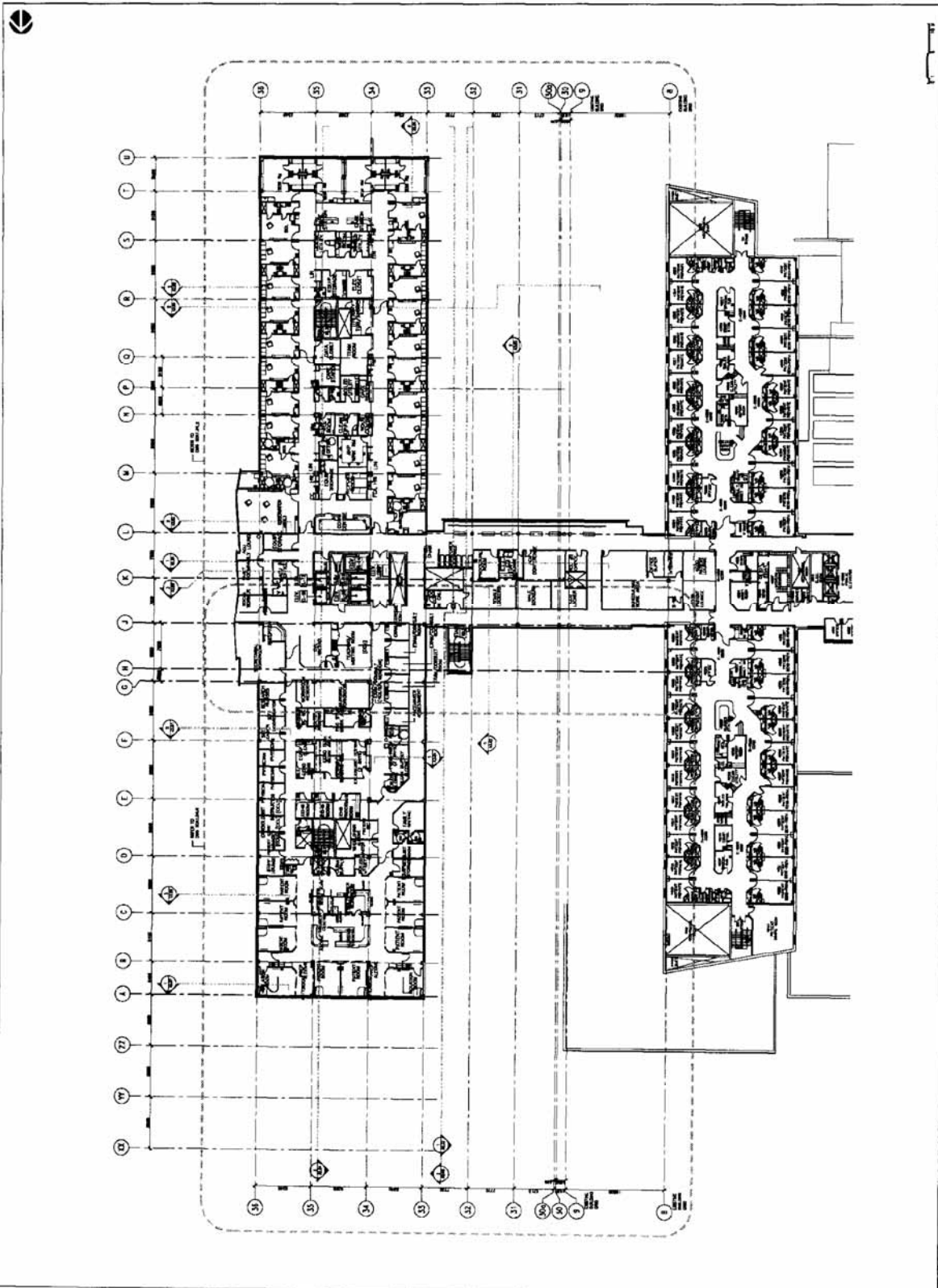
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 Client: Calgary Health Region
 Architect: [Faded text]

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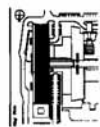


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 Client: Calgary Health Region
 Architect: [Faded text]
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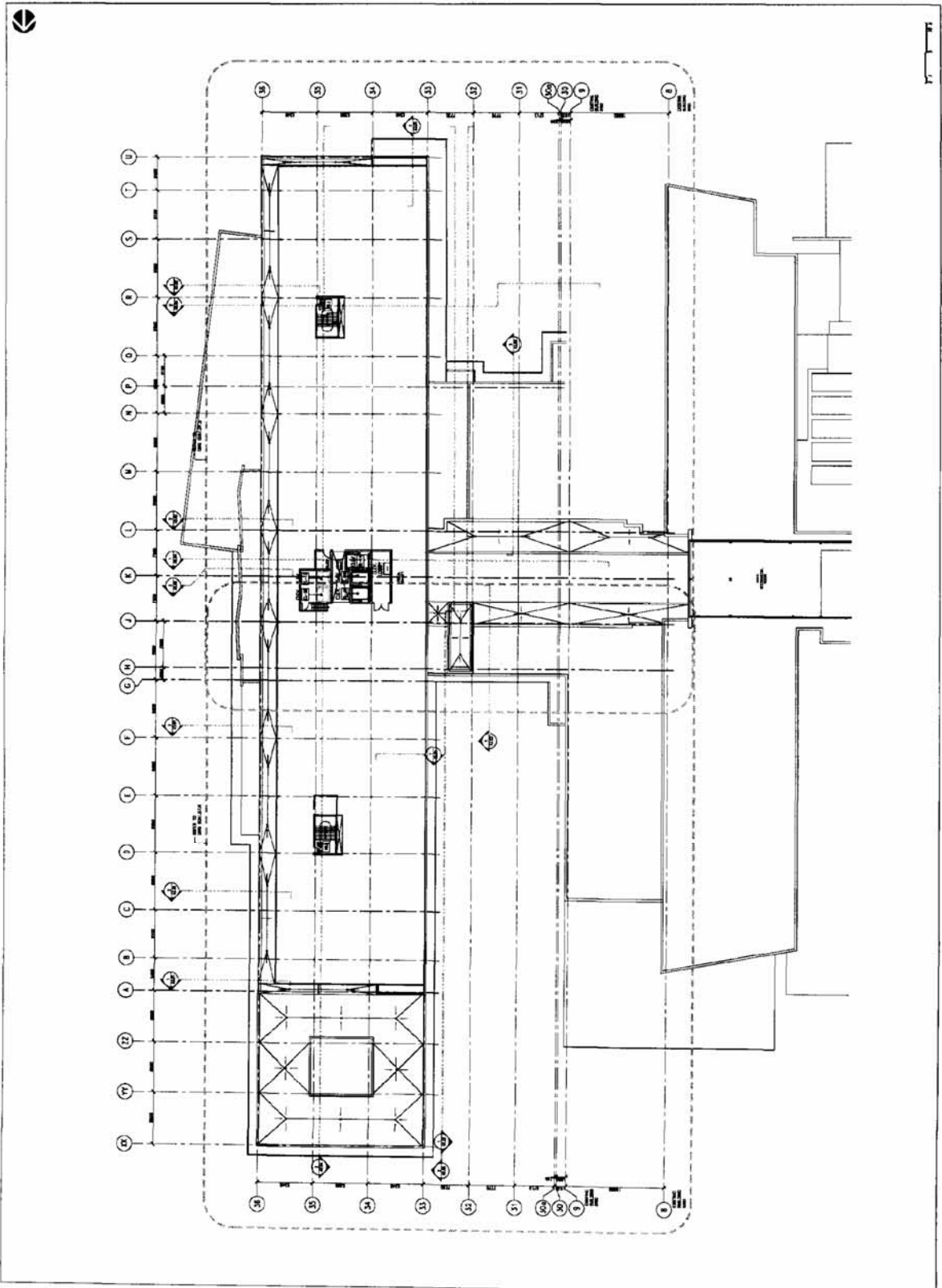
Project: **Public Longitudinal Centre**
 1000 West 10th St. W.
 Calgary, Alberta T2P 1B4
 Client: **Calgary Health Region**

Architect: **DLR Architects Ltd.**
 1000 West 10th St. W.
 Calgary, Alberta T2P 1B4
 Project No.: **DP2005-1447**
 Drawing No.: **DDA1.07**



NO.	REVISION	DATE
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48	REVISED PER COMMENTS	2005-11-17
49	REVISED PER COMMENTS	2005-11-17
50	REVISED PER COMMENTS	2005-11-17

DATE: **DDA1.07**



Approved: **DLR Architects Ltd.** - 1000 West 10th St. W. Calgary, Alberta T2P 1B4
 Project No.: **DP2005-1447** - Drawing No.: **DDA1.07**



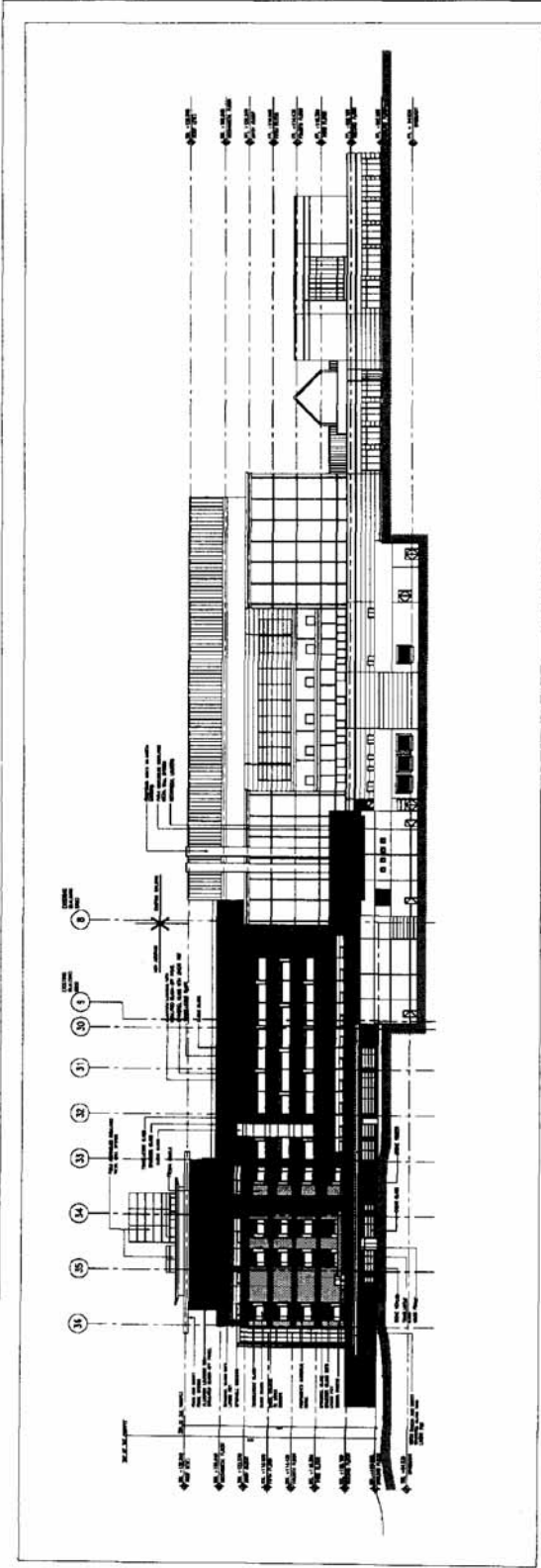
Public Health Agency of Canada
 Agence de santé publique du Canada



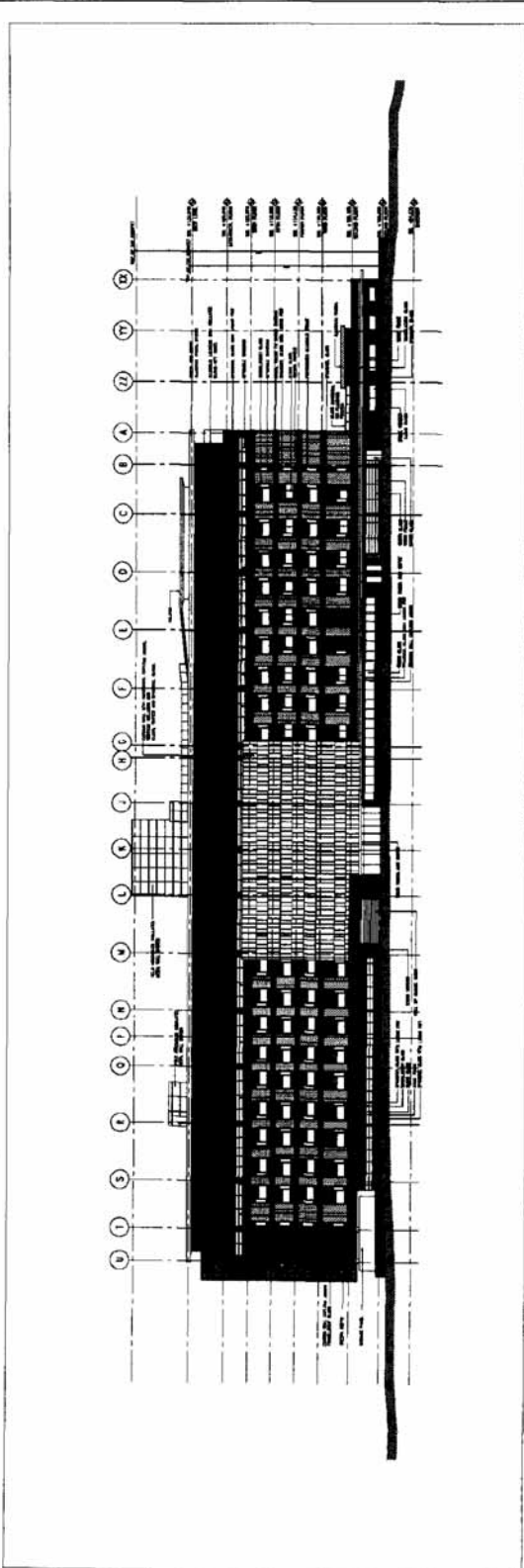
Architectural drawing with technical specifications and notes in French and English.

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DDA2.01



1 NORTH ELEVATION

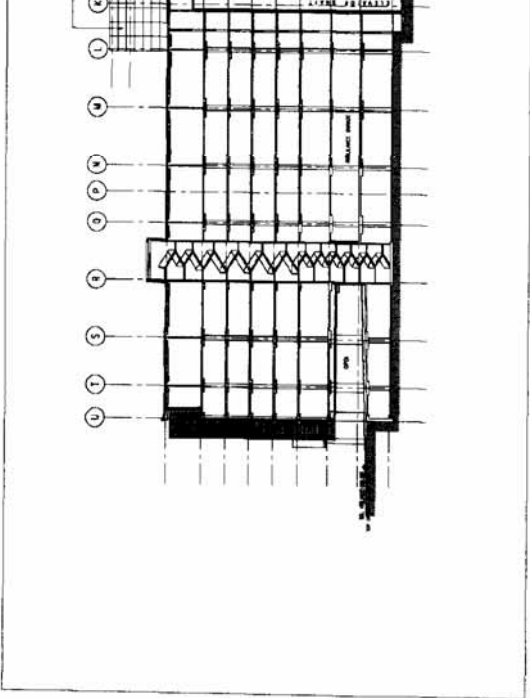
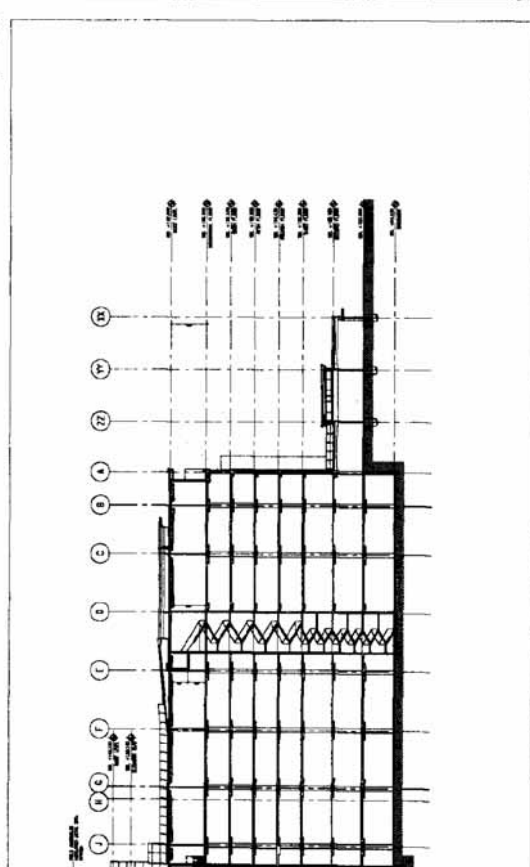
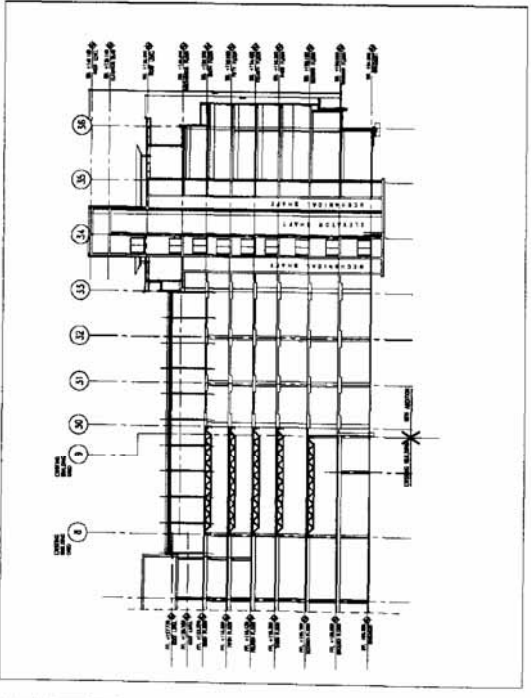
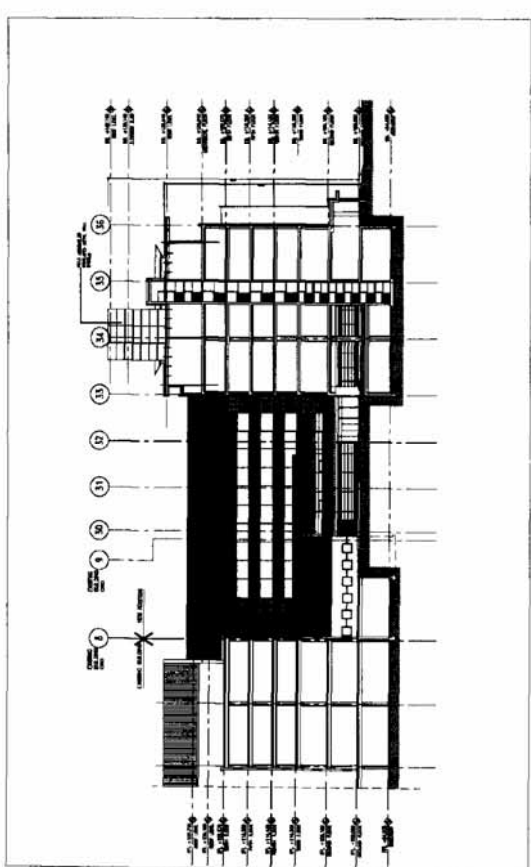


2 EAST ELEVATION

Architectural drawing showing elevations of the building. Includes technical details and notes.



Project: Eclogy Health Centre
 Client: Eclogy Health Region
 Location: Eclogy Health Region
 Date: 2005-11-17
 Drawing No: DDA2.01
 Scale: 1:50
 Author: [Name]
 Checker: [Name]
 Approver: [Name]

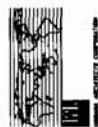


DDA2.01

Small text at the bottom of the page, likely a revision or drawing information note.



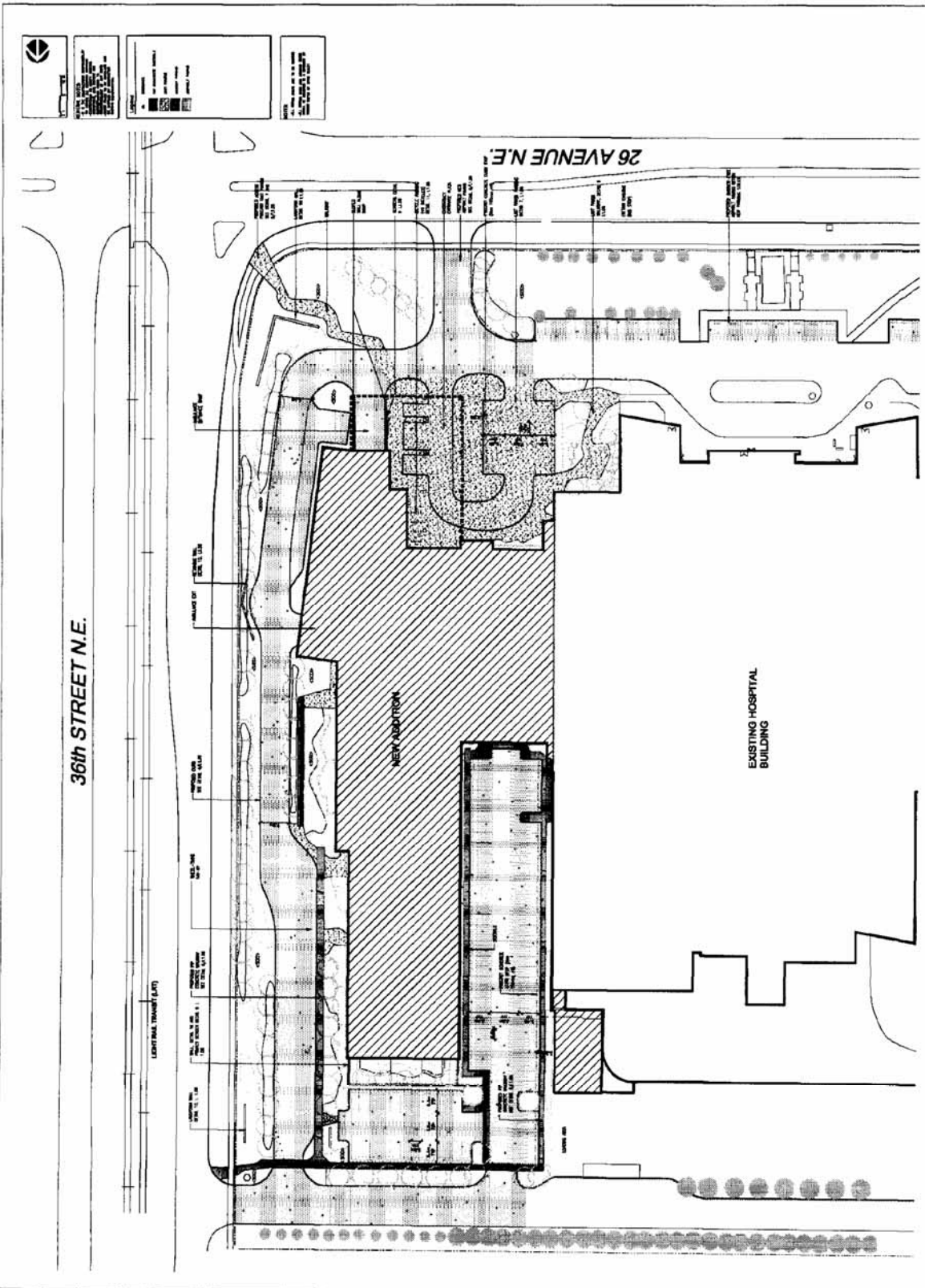
Calgary Health Region
Public Health Centre
2005-11-17
Calgary, Alberta



Project: Public Health Centre
Location: 26 Avenue N.E., Calgary, Alberta
Scale: 1:500
Date: 2005-11-17
Author: [Name]
Reviewer: [Name]

Table with multiple columns and rows, likely a legend or schedule of materials. Includes entries for 'New Addition', 'Existing Hospital Building', and various landscape elements like 'Grass', 'Paved Area', and 'Plantings'.

L1.03



Legend and notes for the site plan. Includes a north arrow, a scale bar, and a list of symbols used in the drawing. Notes specify that the plan is for the 'NEW ADDITION' and 'EXISTING HOSPITAL BUILDING'.

Architect: [Name] - Calgary, Alberta
Project: Public Health Centre
Location: 26 Avenue N.E., Calgary, Alberta
Scale: 1:500
Date: 2005-11-17

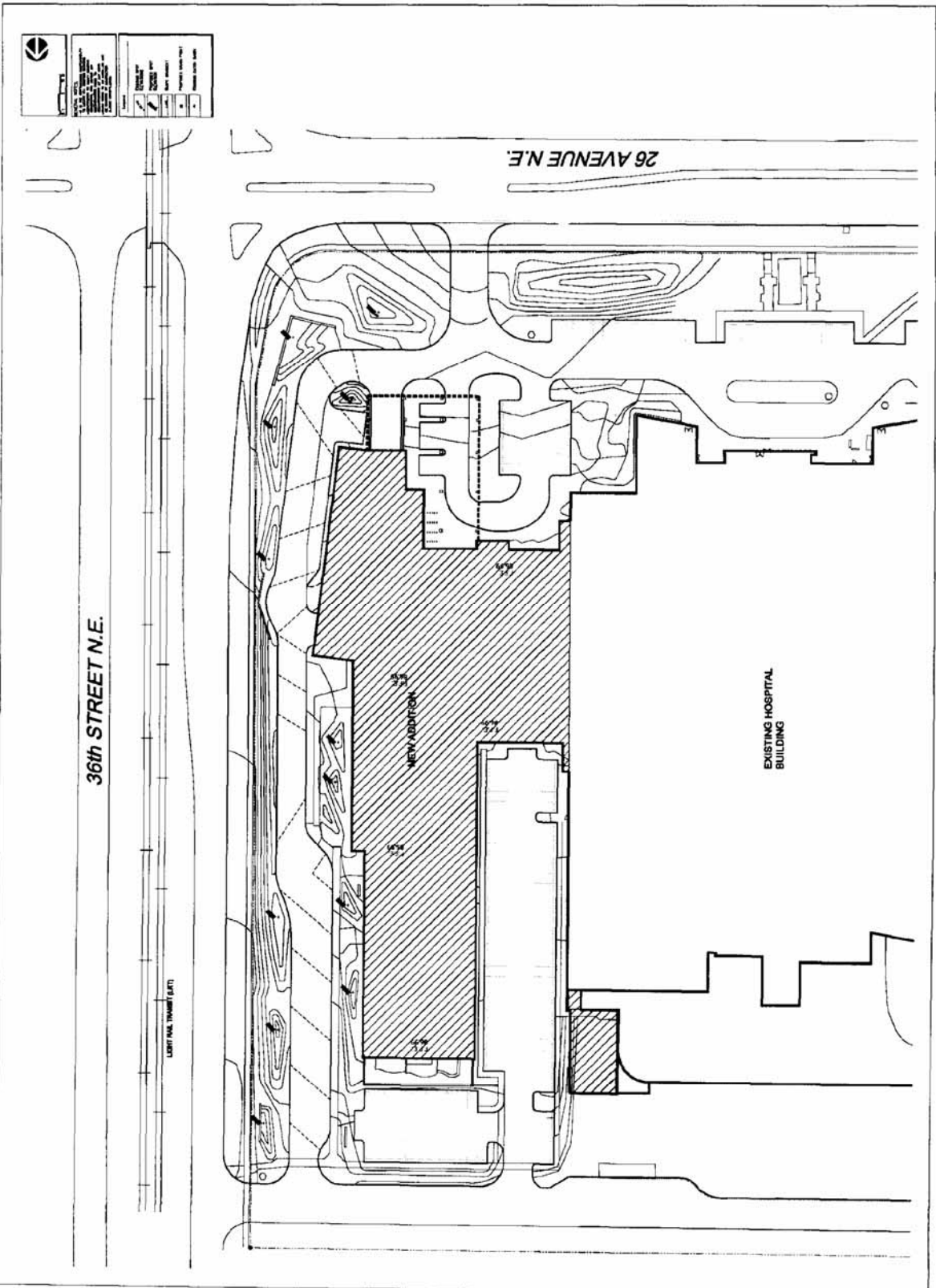


Calgary Health Region
 Project: Longwood Centre
 Client: Calgary Health Region
 Location: Calgary, Alberta

Architect: [Faded text]
 Date: [Faded text]
 Scale: [Faded text]

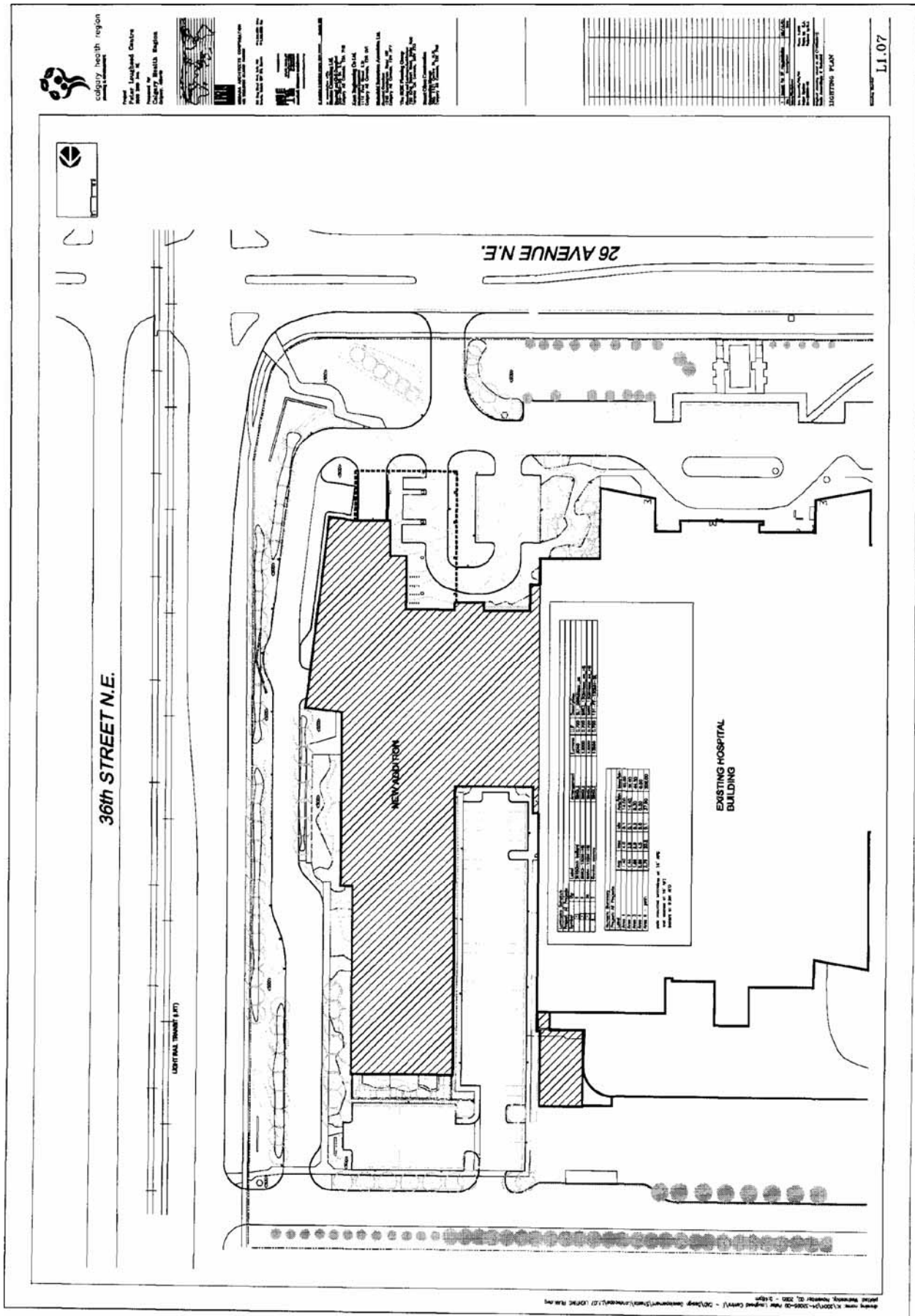
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50	Issue for Review	11/17/05

Architect: [Faded text]
 Date: [Faded text]
 Scale: [Faded text]



Architect: [illegible] 10000 100th Street, Edmonton, Alberta T5C 1G6
 Project: Hospital Centre
 Client: Health Services
 Design: [illegible]
 Date: [illegible]
 Scale: [illegible]
 Drawing: [illegible]



East Elevation

Peter Lougheed Centre

Scale: 1:400

November 3rd, 2005

Urban Architects Corporation
Michael Swaminathan Architects





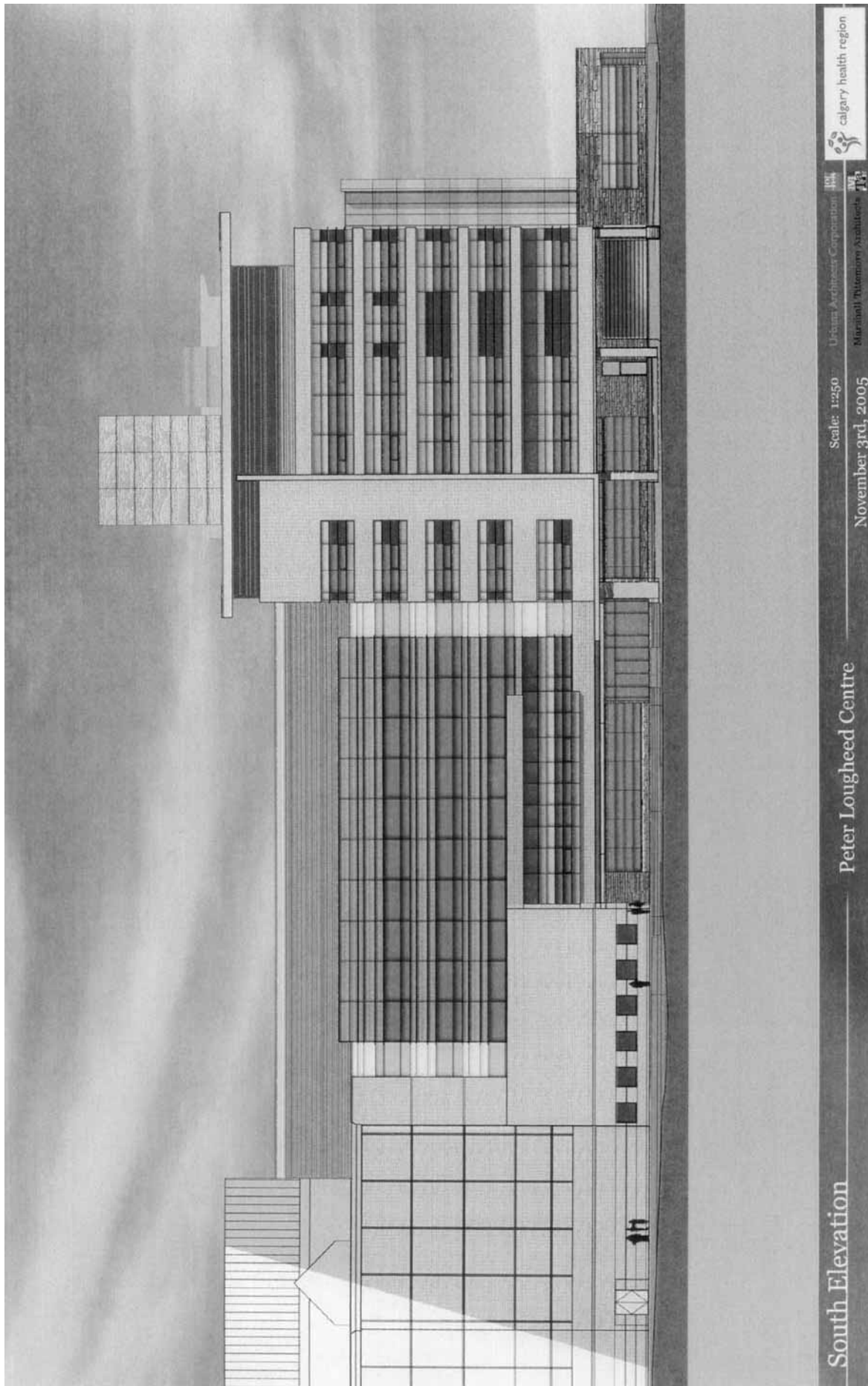
North Elevation

Peter Loughheed Centre

Scale: 1:250
November 3rd, 2005

Urban Architects Corporation
Marshall Pittman Architects

calgary health region



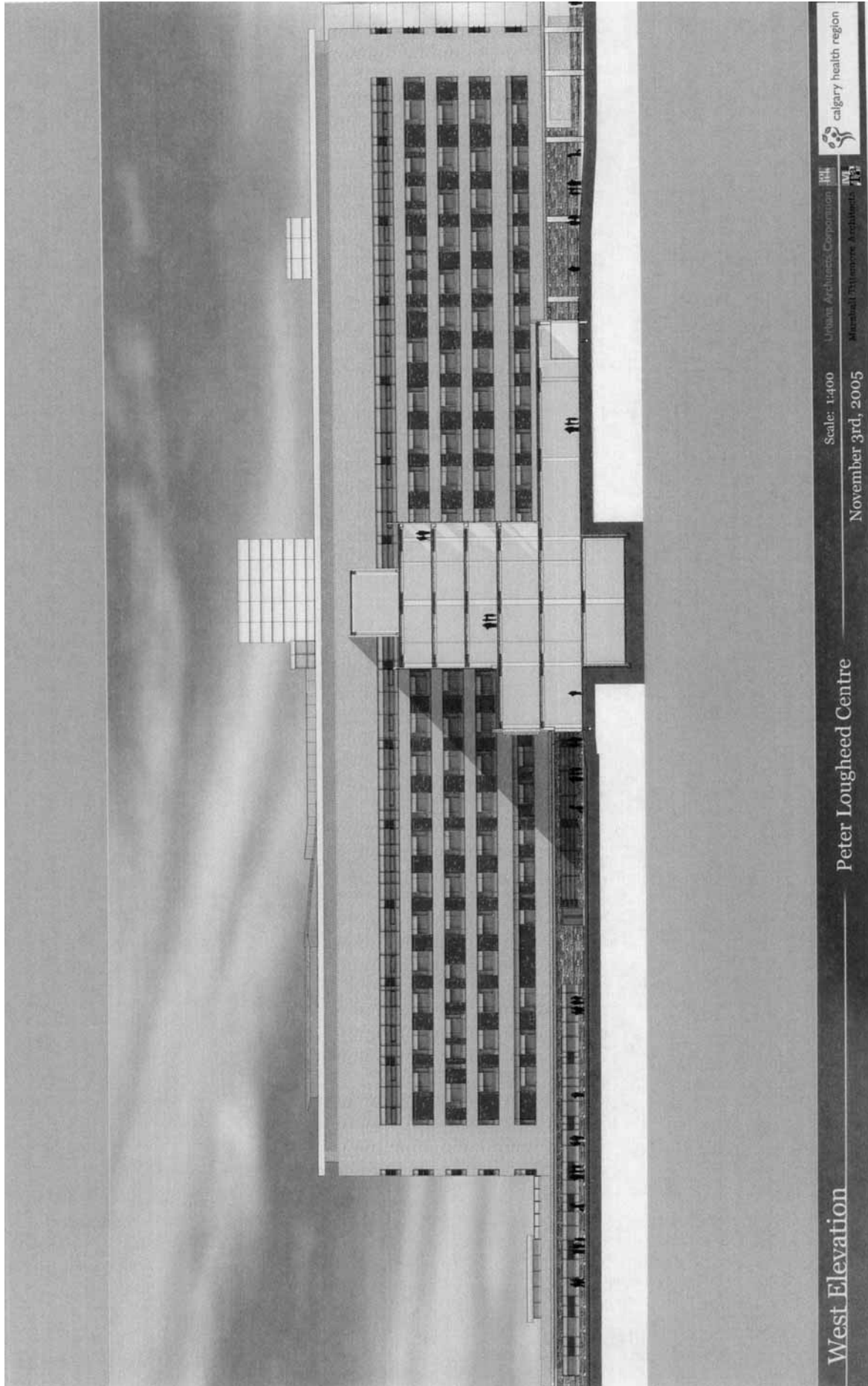
South Elevation

Peter Loughheed Centre

Scale: 1:250
November 3rd, 2005

Urban Architects Corporation
Maxwell Museum Architects

calgary health region



West Elevation

Peter Lougheed Centre

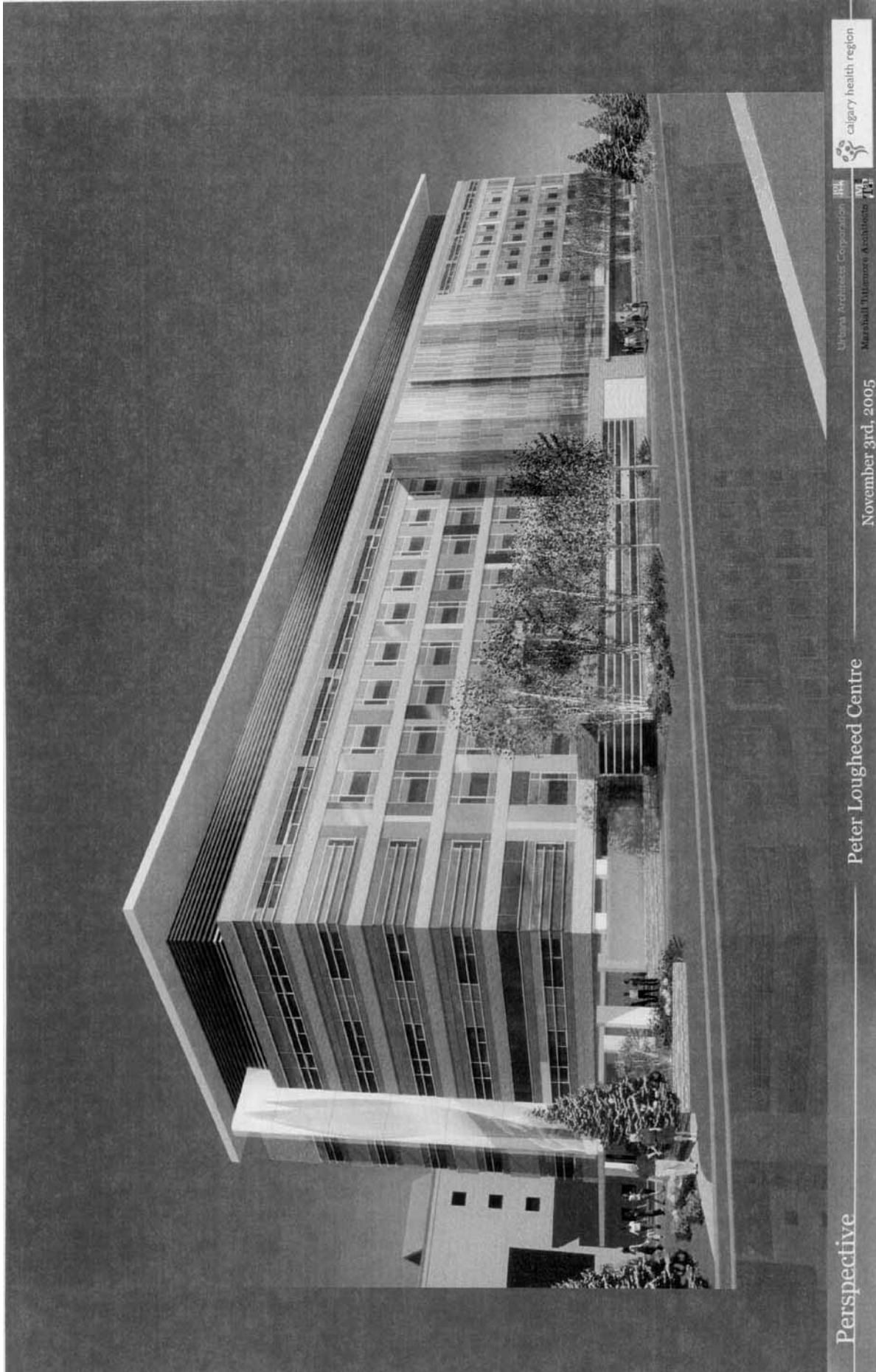
Scale: 1:400

November 3rd, 2005

Urban Architects Corporation

Architectural Firm

calgary health region



Perspective

Peter Lougheed Centre

November 3rd, 2005

Urban Architects Corporation
Marshall Dillman Architects

calgary health region

