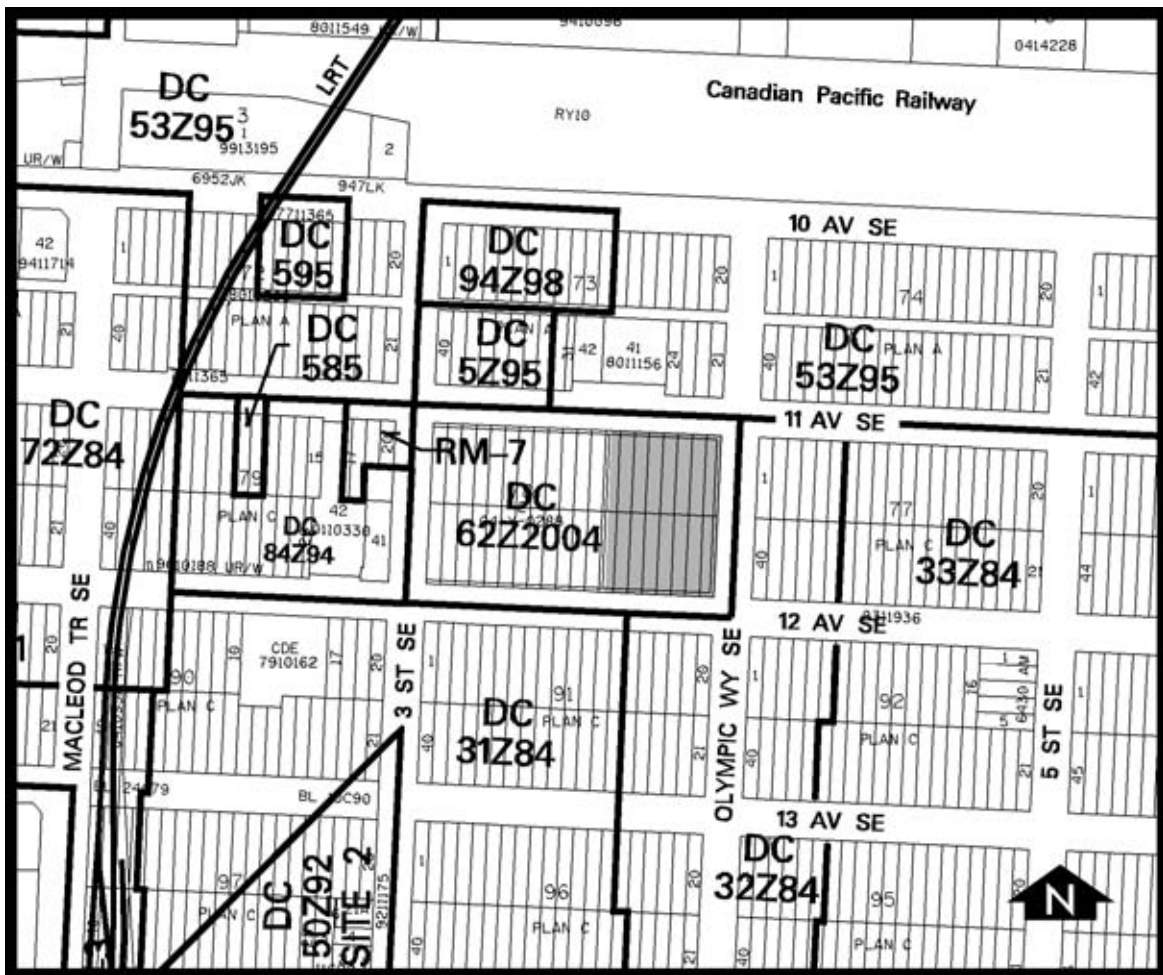


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 15
	CPC DATE: 2005 March 24
	DP NO: DP2004-3284

BELTLINE
(Ward 8 - Alderman King)



PROPOSAL:
Apartment Building (181 Units)

APPLICANT: BKDI Architects	OWNER: Victoria Park Holdings Inc.
MUNICIPAL ADDRESS: 411 11 Avenue SE	LEGAL DESCRIPTION: Plan C, Block 78, Lots 1 to 40
LAND USE DESIGNATION:	DC Direct Control District (Bylaw 62Z2004)
SITE CHARACTERISTICS:	Flat
AREA OF SITE:	1.30 ha ± (3.22 ac ±)
CURRENT DEVELOPMENT:	Victoria School Building, Victoria Bungalow School (Sales Centre)

ADJACENT USES:

NORTH: 11 Avenue SE, Commercial, Office, Warehouse, Surface Parking;

SOUTH: 12 Avenue SE, Multi-dwelling Residential, Single-detached Residential (potential heritage site), Surface Parking;

EAST: Olympic Way SE, Commercial, Single- detached Residential (potential heritage site); and

WEST: 3 Street SE, Retail, Office (heritage site), Multi-dwelling Residential.

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
Direct Control Guideline(s)	DC 62Z2004 (tied to plans), see Appendix III		
Density	850 dwelling units 5 FAR (base density)	181 dwelling units 2.18 FAR (over entire site)	none
Required front yard	3.0m required facing Olympic Way	between 1.1m and 1.8m front yard proposed along Olympic way	between -1.9m (-63%) and -1.2m (-40%)
	6.0m for development above podium	proposed north setback for development above podium is 5.05m	-0.95m (-16%)

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
Landscaping	All horizontal surfaces greater than 5.6 m ² that are overlooked by res. units must be landscaped (2,192.42 m ² req'd)	Proposed landscaped areas greater than 5.6m ² are 2,131.68m ²	-60.68m ² (-3%)
Parking	Residential: 0.75 stalls / unit (136 stalls) Commercial: 1 stall / 46m ² NFA (34 stalls) Parking at grade may be allowed to a max. of 10% of required stalls or 10 stalls whichever is lesser	239 stalls 48 stalls 26 interim surface stalls are proposed	none none +16 stalls (+160%)
Podium Height	A minimum of 3 and a maximum of 5 storeys	2 storeys	-1 storey (-33%)
FINISHING MATERIALS Red brick and sandstone cladding, green tinted glazing, pre-finished metal.			

CIRCULATION REPLIES	
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)	See Conditions of Approval below
COUNCIL GUIDELINES	Bylaw 62Z2004 (Appendix III)
BELTLINE COMMUNITY ASSOCIATION	Appendix IV
VICTORIA CROSSING BRZ	Appendix V

PLANNING EVALUATION:

Introduction

This application is for a 34 storey apartment building in the Beltline, including 4 levels of underground parking, commercial uses at the first and second storey, and 181 residential units. The proposal forms the first phase of a comprehensive redevelopment of the former Victoria School site on the basis of a land use concept approved by Council in 2004.

Site Context and Layout

The site is located in the Victoria Park East area of the Beltline Community, comprising the entire city block between 11 and 12 Avenue SE and 3 Street SE and Olympic Way. It is currently occupied by the sandstone Victoria School from 1912, an addition from 1962, the wood frame and stucco bungalow school from 1919, and associated open space. Both historic school buildings were designated as Municipal Historic Resources in 2004. The Bungalow School currently serves as sales centre for the proposed development.

Adjacent uses include a mix of commercial, offices, residential, retail and surface parking. The north side of 11 Avenue adjacent to the site features a number of historic warehouses which have been renovated for office uses. The area south of 12 Avenue is part of the master planned area of the future Stampede expansion and is currently characterized by underused or vacant sites, providing temporary surface parking during events on the Stampede Grounds.

Land Use

Development on the site is guided by Direct Control District 62Z2004 for the comprehensive redevelopment of the Victoria School site. This land use district is tied to a conceptual site plan and principles of building design, which were presented to Council during consideration of the bylaw. The current application for Phase 1 generally conforms with those plans and renderings.

The applicant provided a shadow study demonstrating that the proposal complies with the requirements of the bylaw for sunlight provision on Olympic Way.

Although considerable efforts were made at the time of redesignation to create guidelines that would be able to fully accommodate the envisioned proposal, the now more detailed planning stage and advanced design requires minor relaxations of the bylaw standards, as discussed below in this report. These relaxations are considered appropriate and not in conflict with the intent of the bylaw.

Planning policies for the Beltline are currently under review. A draft Beltline Area Redevelopment Plan (ARP), implementing the broader vision of the Blueprint for the Beltline, has been circulated to a stakeholder committee and is expected to go forward to Planning Commission in the first half of 2005. The approved land use district of bylaw 62Z2004 and the current development application are consistent with the proposed policy direction.

As a result of significant interest for redevelopment at increased densities in East Victoria Park and the associated infrastructure requirements, which are beyond currently existing capacities, major landholders in the area including The City commissioned a study in 2004 to determine infrastructure needs, cost estimates and a formula for the equitable distribution of costs throughout the study area. Once formally accepted and reviewed by the Administration, the study will be brought to Council for approval. Detailed cost estimates as they relate to the site of this application are not anticipated to be finalized during the envisioned timelines for the current Phase 1 proposal. This requires an amendment to the Special Development Agreement, which the applicant entered into at the land use stage, to allow for an infrastructure contribution based on preliminary numbers prior to release of the development permit for Phase 1. Any eventual under or overpayment would then be balanced during a Phase 2 development permit application.

Parking and Site Access

The site has vehicular access through a driveway/lane from 12 Avenue SE and 11 Avenue SE, which will be located between the proposed development and the sandstone school. The driveway provides for vehicle access to the at-grade loading facilities and to the underground parkade. The southern portion of this accessway will be relocated to its ultimate location further to the east after construction of the Phase 2 tower is finalized.

A total of 288 parking stalls are located on the 4 underground levels, including 27 visitor and 22 commercial stalls. In addition, 26 commercial stalls are located at grade within an interim parking area, to be relocated underground during a Phase 2 development. Both the residential and commercial parking provision is above the minimum required bylaw standards.

Bicycle storage facilities at-grade outside and within the building are provided to the satisfaction of Transportation Planning.

Building Design

The proposal consists of a 32 storey residential tower on top of a 2 storey commercial podium. Along 11 Avenue and Olympic Way, commercial space at grade with several entrances would provide for active uses and a visual interest at the pedestrian level. This impression is supported by the proposed steel canopies above retail entrances. The slightly recessed entryways to the residential lobby on 11 Avenue and to the second floor commercial space on Olympic Way are well defined.

Design elements and choice of exterior materials for the podium are oriented towards the traditional built form in the "Warehouse District", and include red brick, limestone and manufactured stone in light beige and grey, and blue-grey metal canopies.

The well articulated tower footprint of 749 square metres is set back from the perimeter of the podium on all sides. At the base of the tower on the third floor, 2 visitor suites and common indoor amenity space are located adjacent to the outdoor park on the roof of the podium. Exterior materials of the tower are contemporary (pre-finished metal, aluminium curtain wall with green tinted glass) and intended to visually set the higher portions of the building into the background of the more pedestrian oriented building massing of the podium. The mechanical penthouse is fully enclosed within the uniquely shaped roof structure.

Overall, the approximately 120 metres high building will accommodate 178 residential units in a mix of 1 to 2 bedrooms + den configurations, ranging from 77 to 165 square metres in size.

A CPTED (Crime Prevention Through Environmental Design) review by the Calgary Police Service did not reveal any major safety concerns. All areas of concern mentioned in the report can be addressed by the applicant through common design measures.

Landscaping

In consideration of the downtown location of the site and in accordance with the concept site

plan approved at the land use stage, permanent at grade landscaping is mostly provided in the form of upgraded pedestrian sidewalk spaces within the right-of-way (ROW). A considerable number of trees are proposed to be planted in trenches along the relocated curbs. Sidewalk materials are proposed as coloured pavers framed by concrete banding.

The application respects the 2.134 metre setbacks from the ROW as required by bylaw, except for the underground parking levels 2 and below in the corner cut areas as agreed by CPAG. Along Olympic Way, an additional building setback at grade of approximately 1.8 metres from the setback line allows for a wider pedestrian sidewalk. The sidewalk width varies between 4.6 metres, where parallel parking is located, and 6.6 metres. Along 11 Avenue SE the proposed sidewalk width is around 5.5 metres. These dimensions are considered appropriate and, in conjunction with the other pedestrian oriented design features already mentioned, are expected to create an excellent environment at grade. The area of sidewalk improvements with tree planting includes the frontage of a future phase 2 development along Olympic Way and 12 Avenue SE.

The phase 2 site will accommodate a 26 stall surface parking area for commercial tenants as an interim use. The applicant expects this use to add activity from legitimate users to the site, which would increase safety from a crime prevention perspective. In addition, windows from the main floor lobby and the second floor commercial space are providing an opportunity for visual surveillance. The interim parking area will be enclosed by landscaping including grassed areas and trees. On top of the underground parkade immediately south of the phase 1 façade, a 1.5 metre high berm is proposed as a safety measure to protect the parkade roof during construction. The berm will remain until phase 2 development commences.

Extensive on-site landscaping is proposed for the outdoor park on top of the two storey podium. The park design includes small trees, shrubs, perennial beds, grass and paved walkways, and is expected to provide an amenity for residents as well as a visual relief visible from surrounding (future) developments. All residential units have balconies or decks as a private outdoor amenity space.

Community Response

The Beltline Planning Group was instrumental in the support for the approval of the overall site concept at the land use stage. They are also in general support of this phase 1 application (Appendix IV), but are concerned that the north-south lane servicing the proposal lacks pedestrian friendly features. CPAG supports the applicant's rationale that the main function of this lane is service oriented, and that the pedestrian oriented north-south connection on this block will be created to the west of the Sandstone School, in accordance with the approved land use concept.

The application is also strongly supported by the Victoria Crossing Business Revitalization Zone (Appendix V).

Recommended Bylaw Relaxations

The following relaxations are required to facilitate the proposed development:

1. Front Yards

The required front yard along Olympic Way (3 metres from ROW setback line) is not fully provided. The reason for this requirement of the land use district, carried over from the Victoria Park East ARP, is to allow for a generous pedestrian area for people moving in and out of the Stampede Grounds. Discussions with the applicant led to the conclusion that the proposed sidewalk width and design are an appropriate solution where every day needs in the area as well as event characteristics are balanced. A relaxation is therefore recommended.

2. Landscaping

A minor relaxation (-3%) is required and recommended.

3. Parking

The applicant is asking for a greater number of surface stalls (26 instead of 10) to bring active uses for safety reasons to the future phase 2 site south of the proposed building. Because this is an interim use that will be moved underground once phase 2 proceeds, a relaxation is supported.

4. Podium Height

Although the proposed 2 storeys within the podium are less than the required minimum of 3 storeys, the podium height will be equivalent to a 3 storey building. A relaxation is recommended because the intent of the bylaw is met.

Conclusion

The application proposes the first phase of a redevelopment of the former Victoria School site that is generally consistent with the conceptual drawings approved by Council in 2004 in connection with bylaw 62Z2004. It is also consistent with the objectives and policies of the Draft Beltline ARP. The proposed development will provide for an excellent, pedestrian scale environment with active uses at grade. 181 residential dwelling units and the associated activities of 300± residents are expected to contribute to the revitalization of this underused part of the Beltline Community. Both the Beltline Planning Group and the Victoria Crossing BRZ strongly support this application. Based on the merits of the proposal, CPAG recommends approval of the application.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

A. Prior to Release Conditions:

Planning:

1. A payment for the Phase 1 infrastructure upgrade contribution in accordance with the Special Development Agreement registered on title is required.
2. Provide a Utility Right-of-Way and public access and maintenance agreement for the corner cut and bylaw setback areas, to the satisfaction of the City Solicitor.
3. Provide a confirmation letter from Enmax that all of their concerns have been addressed.
4. Submit **seven folded sets** of amended drawings addressing all PTR concerns and requirements.

Engineering:

5. 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. Provide layby design details.

Solid Waste Services

- a. Insufficient number of containers.
- b. Undersized garbage storage location(s)
- c. Garbage storage/collection area exceeds 2% slope
- d. Contact Solid Waste Services Technical Assistant at 230-6646.

6. 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. Wheelchair ramps
- e. Curb and gutter
- f. Streetlighting
- g. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel

7. Site is within the Elbow River 1:100 year overland flow zone. First floor elevation shall be 0.3 m minimum above highest adjacent street center line grade for all buildings (recommended for R1 & R2 and mandatory for the rest). In addition (for all developments except R1 & R2) all major electrical and mechanical equipment shall also be raised to a minimum 0.3 m above highest adjacent street grade within the Elbow River 1:100 year overland flow zone.

Buildings shall be designed so as to prevent structural damage by floodwaters. According to City records the highest adjacent street center line grade for the site is 1044.25m.

Transportation:

8. The applicant shall contact Canace Bain, Traffic Signals Engineer at 268-1578 to arrange for a cost estimate for the required signals work. Prior to release of the development permit application, the property owner shall provide an irrevocable letter of credit to the City of Calgary for the initial signals cost estimate. Also, a letter from the property owner will be required, under Corporate Seal, indicating that they will be responsible for any costs of installing this signal in excess of the amount of the letter of credit.
9. Driveway cross sections with grades, elevations and transitions shall be indicated on the development plans, to current City standards. (Driveways to 11 and 12 Avenues SE.)
10. The applicant shall remove all reference to the installation of new parking parking meters and on-street parallel parking stalls. Only the total length of the lay-bys shall be dimensioned. As the minimum length of an on-street parallel parking stall is 6.7 metres, the minimum "usable" lay-by length shall be 20.1 metres if 3 on-street parallel parking stalls are desired.
11. The dead-end section of the proposed interim parking area requires a vehicle turn-around and the plan shall be revised to indicate the same. One end stall shall be painted with hashed lines and posted "No Parking Anytime".
 - The proposed turn around area lacks sufficient depth and width for an effective turn around.
12. The applicant shall supply information on the protocol for accessing the parkade for both visitors/customers and tenants.
 - The applicant shall provide storage for one car at the entrances to the surface parking lot and the parkade. (Vehicles swiping a card or obtaining a ticket will not be permitted to block the service road.)
 - The applicant shall supply information how customers exit the parkade and surface parking area, once a ticket has been obtained upon entry.
13. Signs advising motorists of the available visitor/customer parking must be prominently displayed in front of the building and a visitor/customer parking sign placed in front of each visitor parking stall. The signs shall be indicated on the plans.
14. Wheel stops shall not exceed 100 millimetres in height above the parking stall surface and shall be placed perpendicular to the parking stall depth, 600 millimetres from the front of the parking stall. Dimensions shall be indicated on the plans.

- Indicate wheel stop height for the surface parking lot.
 - Parking stalls 17 P4 and 20 P3 require wheel stops.
15. The applicant shall remove the painted walkways from the handicapped parking stall envelopes on parkade levels P1 – P4.
 16. Sufficient space will be provided between the front of parked cars and storage room doors. For adequate clearance to access the storage areas, the minimum parking stall depth shall be increased by 0.7 metres (6.1 metres total) and a wheel stop will be installed 1.3 metres from the front of the parking stall. The plan shall be revised to indicate the same.
 - Stall #7 #19 P4, Stall #10 #22 P3, Stall #10 P2 and Stall #10 P1.
 17. One access only shall be permitted to the north side of 12 Avenue from 3 Street to Olympic way SE. The applicant shall indicate that the parkade entrance for the sandstone and bungalow will be accessed internally. (See permanent conditions.)

B. Permanent Conditions:

Planning:

1. 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.
2. Parking areas shall be for the sole use of residents and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking.
3. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property.
4. 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.
5. A Development Completion Permit shall be applied for, and approval obtained, on completion of the development. 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.
6. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system.

Engineering:

7. If during construction of the development, the applicant, the owner of the development, or any of their agents or contractors becomes aware of any

contamination:

- a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary, and
- b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary, and
- c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

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

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

8. 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.
9. Prior to the issuance of the DCP, the applicant shall submit a report, prepared by a qualified professional, that summarizes the data and results collected after implementation of the plan. The report shall be to the satisfaction of The City of Calgary (Environmental Management). Additional environmental information may be required following the review. For more information contact Rey Calosing of Environmental Review at 268-2079.

Transportation:

10. No direct vehicular access is permitted to or from Olympic Way SE.
11. One access only shall be permitted to the south side of 11 Avenue from 3 Street to Olympic way SE.
12. One access only shall be permitted to the north side of 12 Avenue from 3 Street to Olympic way SE.
13. Access to 11 and 12 Avenues SE is restricted to left-turns in and left-turns out only.
14. No permanent structures shall be constructed within the bylaw property line setbacks. The bylaw property line setbacks along 11 Avenue, 12 Avenue and

Olympic Way SE is 2.134 metres.

15. Only one stall of the tandem stalls shall be counted towards the bylaw parking requirement.

Parks:

16. All tree planting in the City boulevard is subject to line assignment approval from Engineering Services.

C. 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.

Planning:

1. The applicant should be aware that in the case of a subdivision for the phase 1 development the service access lane either must be fully on site or a mutual access agreement is required on title.
2. The development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
3. 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.
4. The garbage enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosure is not actively in use for delivery or removal of refuse.
5. 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.
6. 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.
7. The lighting system for the parking lot shall be located in such a manner that it does not adversely affect the nearby residential development.
8. In addition to your Development Permit, you should be aware that a Building Permit is also required. Once the Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5363 for further information.

Engineering:

Calgary Roads

9. Property line is 3.4m from lip of gutter, 0.3m from back of sidewalk on 12 AV SE.
10. Property line is 3.4m from lip of gutter, 0.3m from back of sidewalk on 11 AV SE.
11. Property line is 3.4m from lip of gutter, 0.3m from back of sidewalk on 3 ST SE.
12. Property line is 3.4m from lip of gutter, 0.3m from back of sidewalk on Olympic WY SE.
13. A bylawed setback of 2.134m is required adjacent to 11 AV SE as per the Land Use Bylaw.
14. A bylawed setback of 2.134m is required adjacent to 12 AV SE as per the Land Use Bylaw.
15. A bylawed setback of 2.134m is required adjacent to Olympic WY SE as per the Land Use Bylaw.
16. A corner cut of 4.5m x 4.5m is required adjacent to all four block corners in addition to the bylawed setback. Contact Brian Dore of Calgary Roads at 268-5062 for information.
17. A corner radii of 12.75m is required adjacent to Olympic WAY SE at 11 AV SE and 12 AV SE. Contact Brian Dore of Calgary Roads at 268-5062 for information.
18. A corner radii of 10.75m is required adjacent to 3 ST SE at 11 AV SE and 12 AV SE. Contact Brian Dore of Calgary Roads at 268-5062 for information.
19. 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.
20. The owner is to be advised that the City does not grant approval for the placement of underground irrigation sprinkler systems on City owned lands or boulevards that are adjacent to development site and are installed at the owner's risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by City workers or its authorized contractors.

Waterworks

21. Water connection available from 11 AV SE or Olympic WY SE.

22. 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.
23. 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.
24. A dual service is required to service this site.
25. The size of service installed needs to be compatible with the size of the main (i.e. if they want a 250 service, then they need to upgrade the main to a 250 mm). If services are required to be larger than the main in which it connects, it is obvious that the public main is undersized for the site requirements. In this case, upgrades will be required at the developer's cost.
26. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Waterworks Specifications. The watermains are 90 years and older and although there has been minimum breaks during their life span, any disturbance during construction such as a new service connection or other alterations can cause breaks. Lead joints of old cast iron mains are very sensitive to ground movements.

Wastewater & Drainage

27. Sanitary sewer connection available from 11 AV SE.
28. Storm sewer connection available from 11 AV SE.
29. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage.
30. Sanitary service test facility is required.
31. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
32. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
33. Direct all roof drainage to on-site storm.
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. Storm Redevelopment Fees will be required.
36. Contain storm runoff on site.

37. All on-site sewers are to be designed to City of Calgary specifications.
38. 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.

Utility Line Assignments

39. 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 and access to the same must be available at all times.
40. No encroachments are permitted above or below grade in City rights-of-way.
41. Enmax should be contacted prior to submission of building permit drawings to ensure that the applicant's electrical vault, transformer and underground line locations will be compatible with the building design, future sidewalk design and future sidewalk grades, and that reconstruction of sidewalks adjacent to the site will not be delayed due to re-design of the streetlighting/traffic signal system (cables, poles and bases). Six months' notice in advance of sidewalk/curb construction is required.
42. Atco Gas, Telus, Cable TV and pipeline companies should be contacted by the applicant prior to submission of the Building Permit application to confirm their requirements.
43. 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.

44. Existing utilities on power poles will require relocation to the satisfaction of utility owner(s).

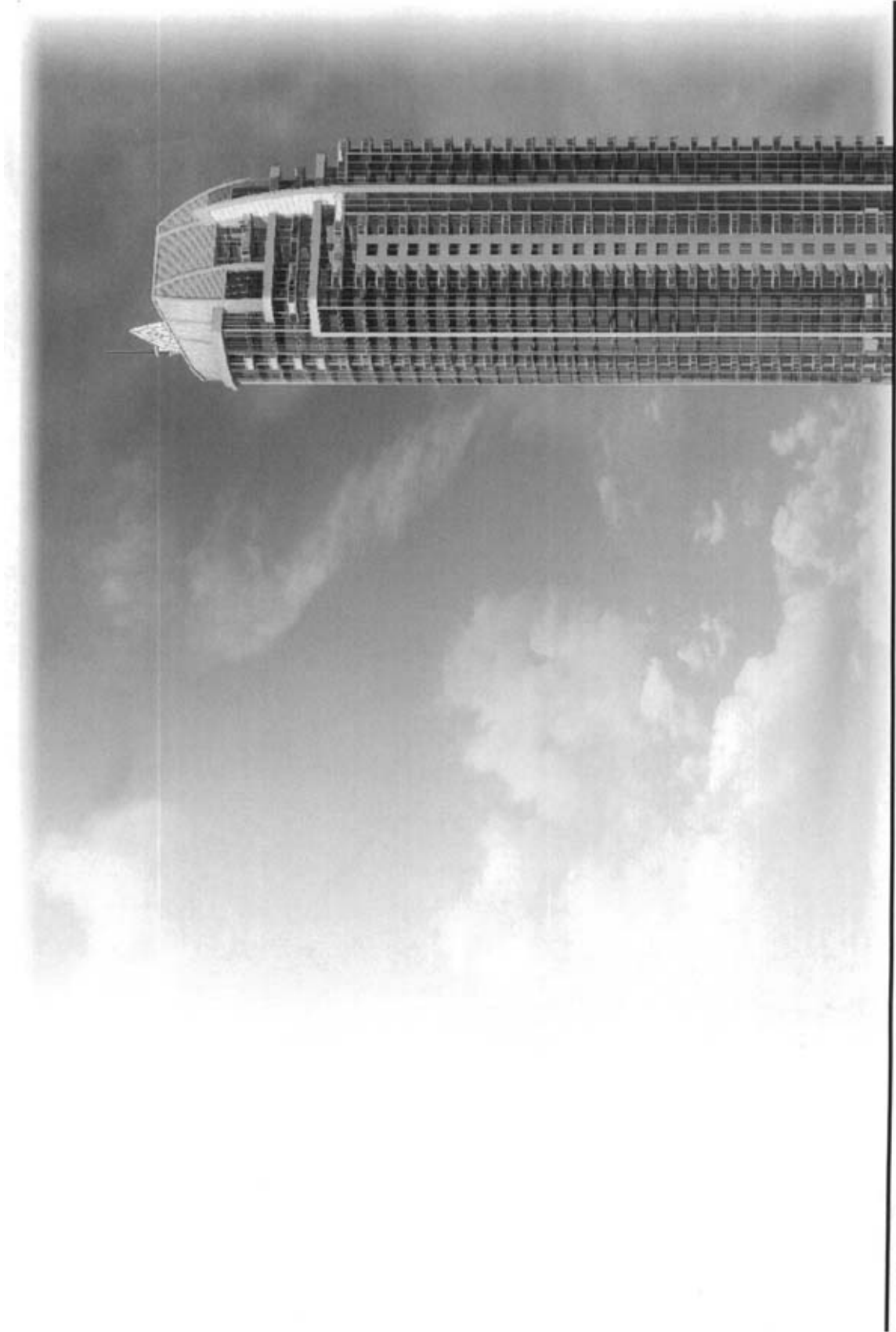
Environmental Management

45. Environmental site information indicates that this building(s) may contain hazardous materials including, but not limited to, asbestos construction material (ACM), lead based paint (LBP), UREA formaldehyde foam insulation (UFFI), mercury containing switches, and/or polychlorinated biphenyls (PCB) within fluorescent light fixtures. A current assessment of the building may be required prior to renovation or demolition of the building(s). Handling and disposal of any hazardous building material must be done in accordance with applicable legislation/guidelines.

Transportation:

46. In the current study not yet published there is a possibility that future LRT could run on 11 AV and 12 AV in the respective one way configurations in the centre of the road structure. This could have the effect of limiting the access to the driveway entries to left in left out only.
47. The applicant shall make arrangements in advance to use City ROW for the purpose of construction. Contact Traffic Assessment at 268-5711 to arrange for a hoarding permit.
48. The applicant shall make arrangements in advance for the removal and reinstallation of parking metres and street signs. Contact Merle Jensen, Special Projects Technician at 268-1490 to co-ordinate.
49. Traffic Signals shall be contacted 3 months prior to any work being done that affects the traffic signal. Contact Canace Bain (268-1578) to coordinate signals work.

MT/cac/jmg
2005-03-16



Nov. 03, 2004
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VICTORIA SCHOOL CONDOMINIUMS
Category: Apartments

4



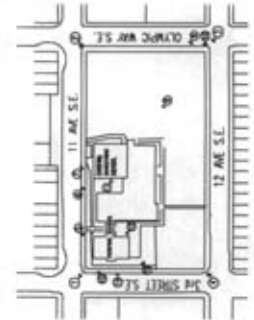
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12



KEY MAP



3



7



11



15



2



6



10



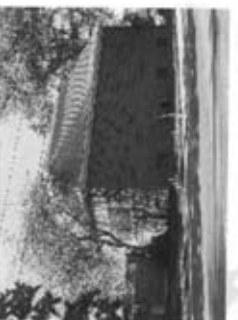
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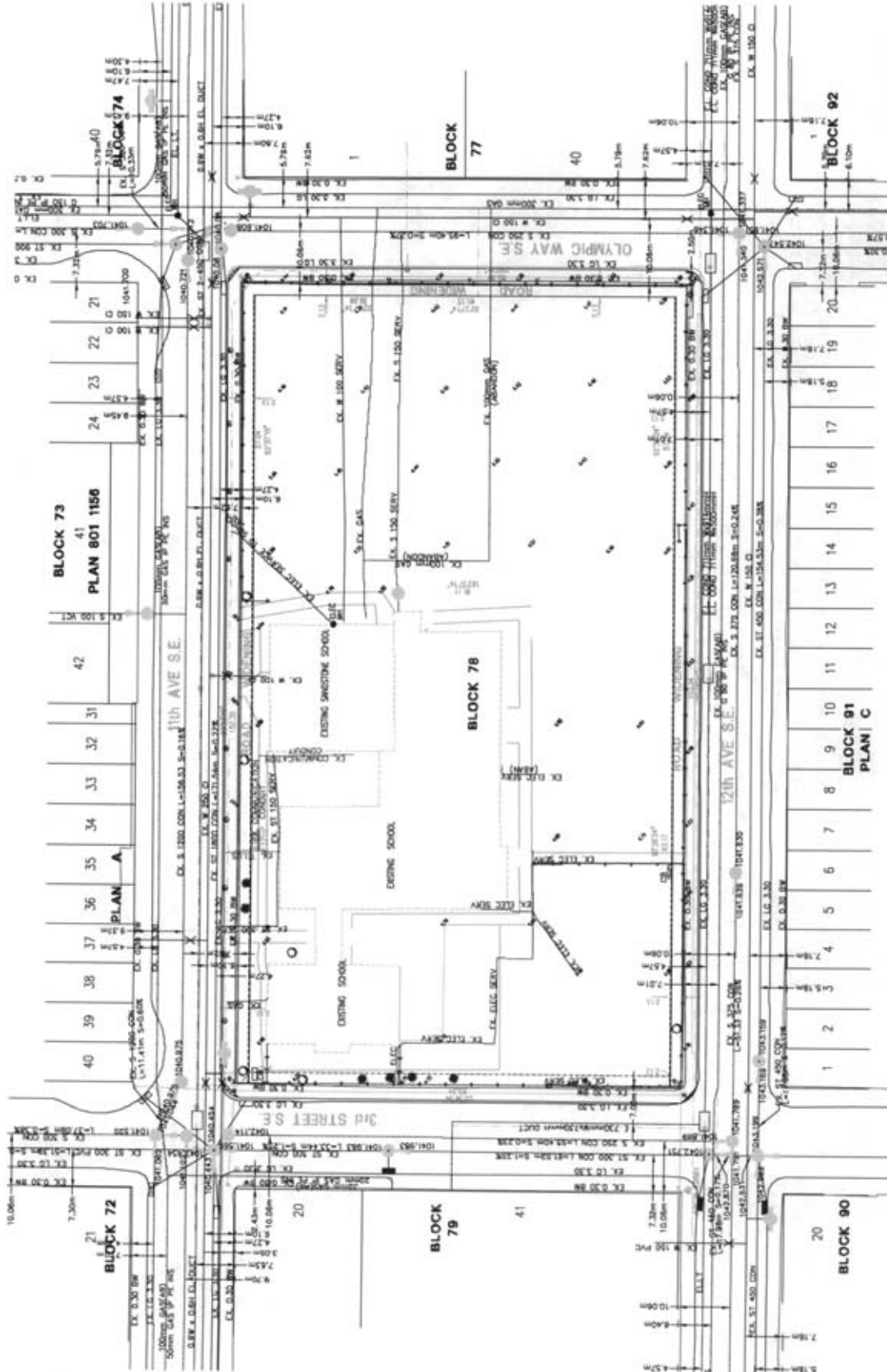
DP-01
Nov. 5, 2004

SCALE:

AS SHOWN ON THIS PLAN, THE DISTANCE BETWEEN THE CORNERS OF THE LOTS IS APPROXIMATELY AS SHOWN.

SITE PHOTOGRAPHS

VICTORIA SCHOOL CONDOMINIUMS
Calgary, Alberta

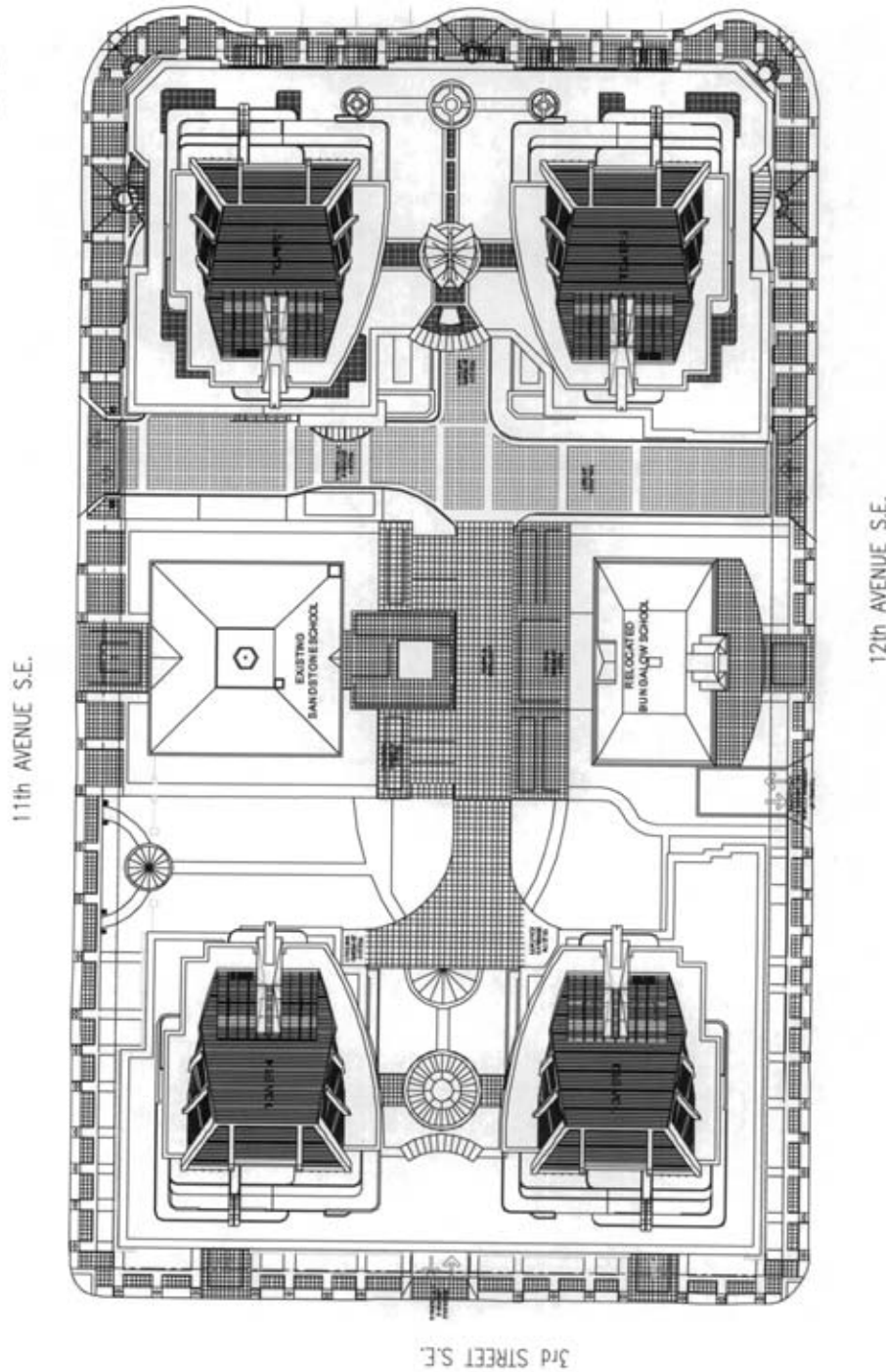


Reissued: MAR 04 2005
 DP-02 REV. 1 E
 Rev. 3, 2004

SCALE: 1:250

EXISTING SURVEY AND SERVICES

VICTORIA SCHOOL CONDOMINIUMS
 Calgary, Alberta

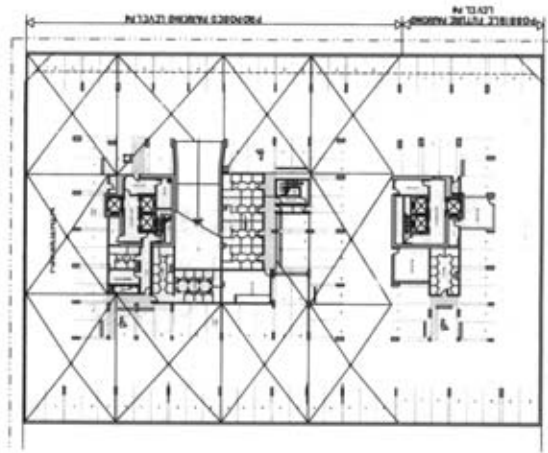
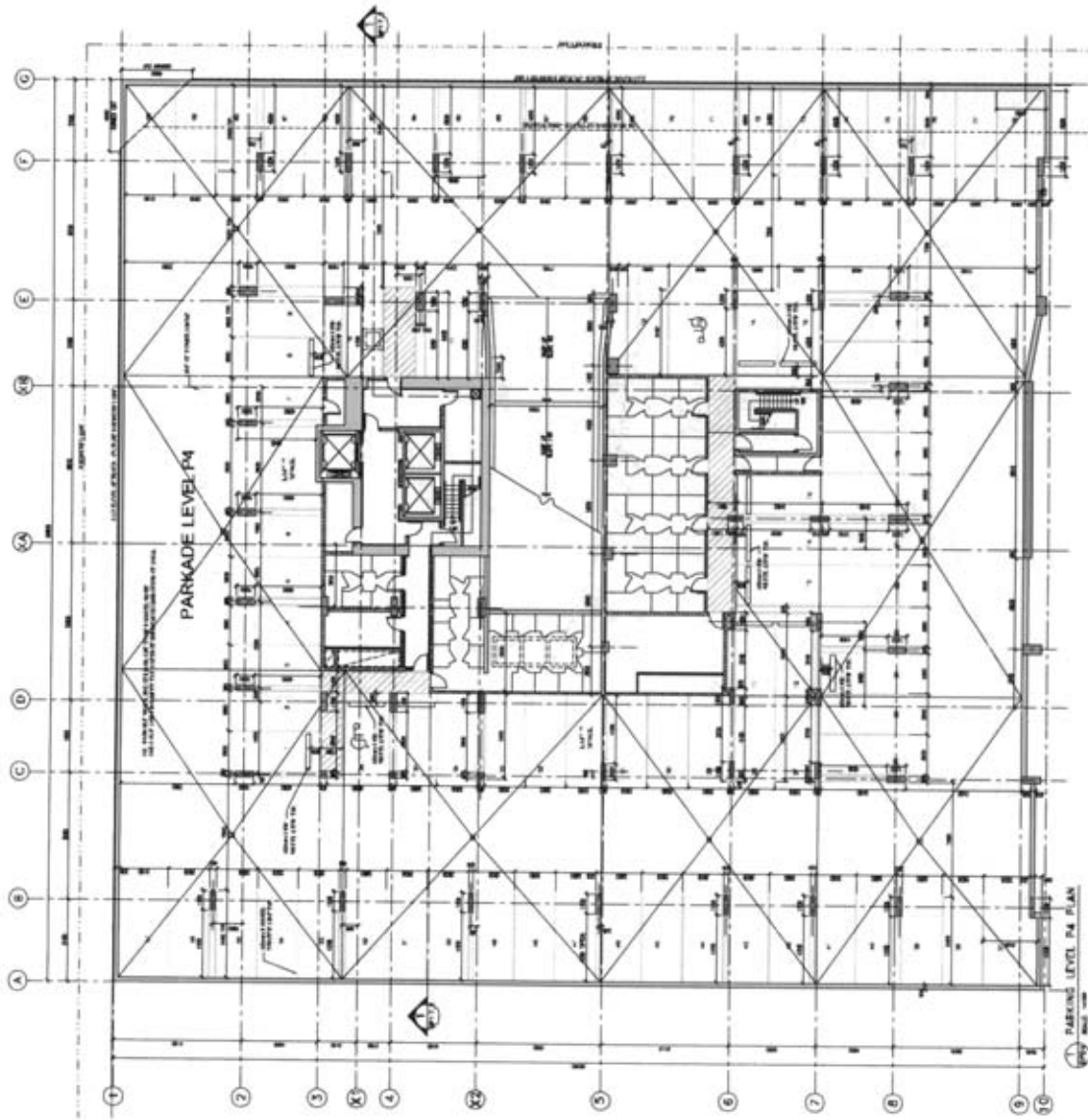


Reissued: MAR 04, 2005
 DP-03.01 REV. E
 SCALE: 1:200
 JUN. 21, 2005

ULTIMATE CONCEPTUAL SITE PLAN

VICTORIA SCHOOL CONDOMINIUMS
 Calgary, Alberta

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE



DATE: MAR 04, 2005
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

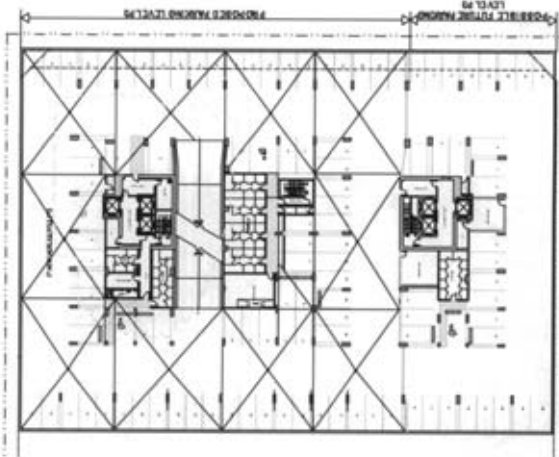
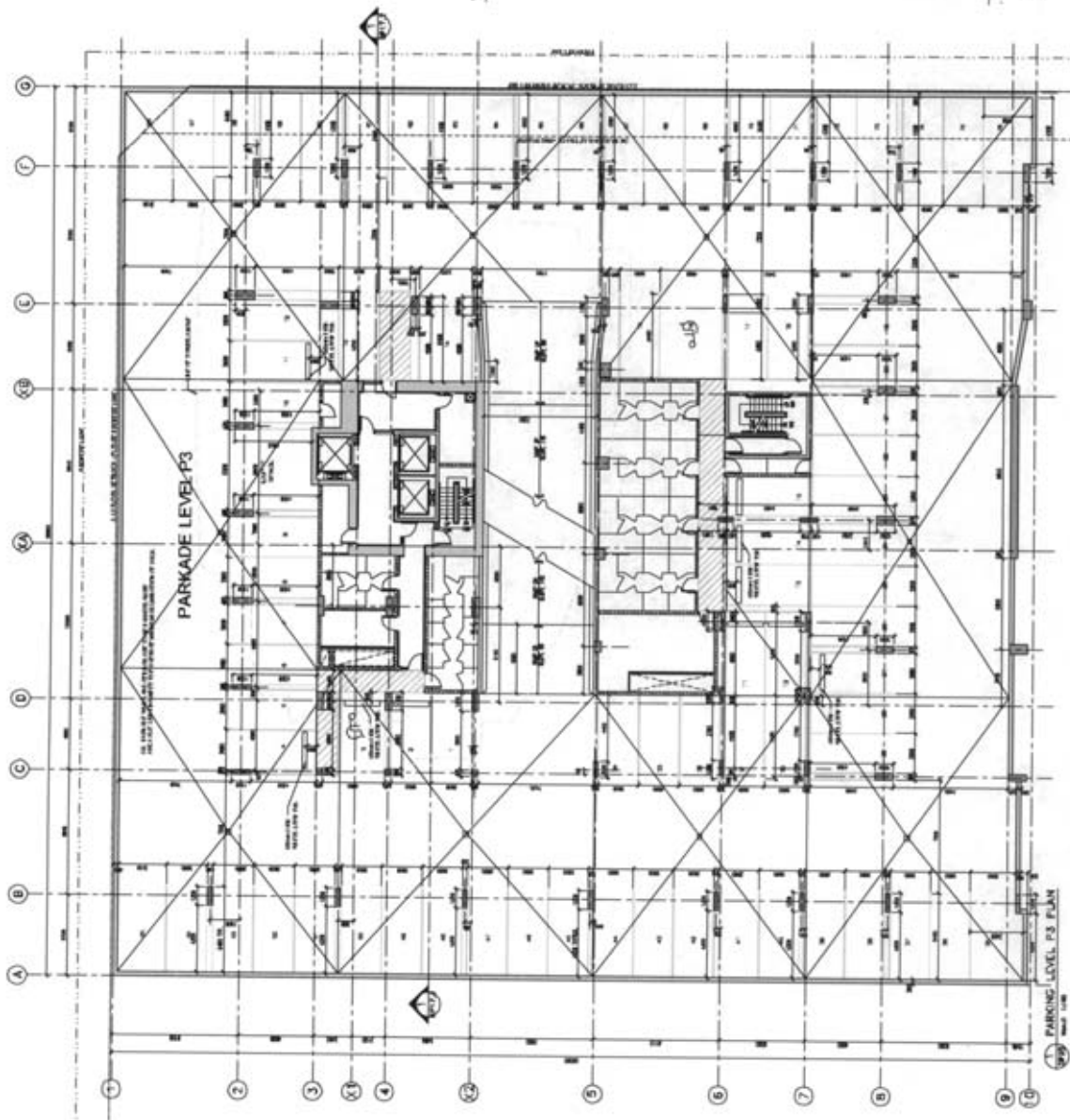
Reissued: MAR 04, 2005
 DP-04 Rev. E
 Nov. 03, 2004



SCALE: AS NOTED
 PROJECT NO.: 04-001-0000
 SHEET NO.: 04-001-0000-05

PARKING LEVEL P4

VICTORIA SCHOOL CONDOMINIUMS
 City of Victoria



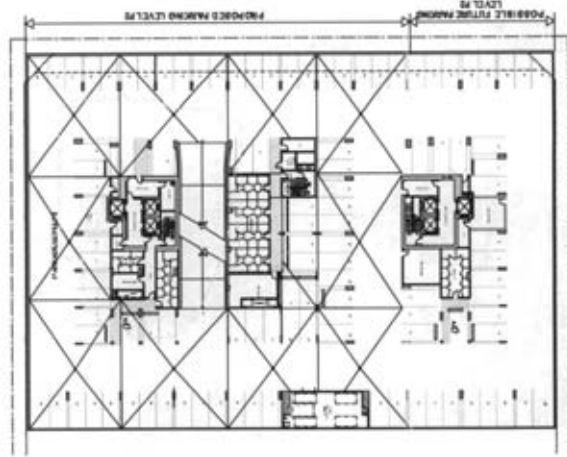
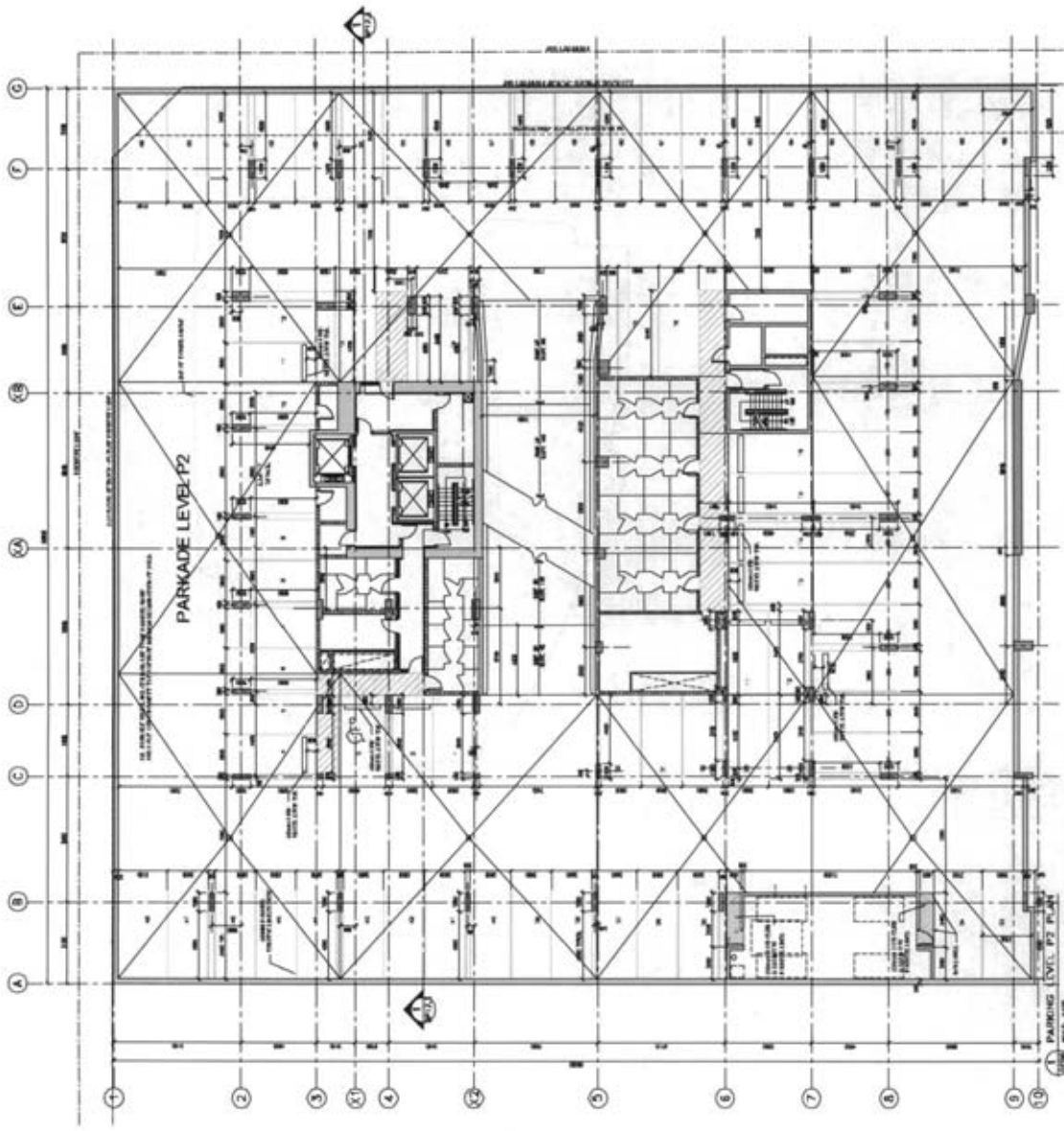
Reissued: MAR 04, 2005
DP-05 Rev. E
SCALE: AS NOTED
Nov. 03, 2004



BRIDGE & CIVIL ENGINEERING
ARCHITECTURE
1100-101 15th Avenue S.W. Calgary, Alberta T2C 1L9
403-243-8888

PARKING LEVEL P3

VICTORIA SCHOOL CONDOMINIUMS
Calgary, Alberta

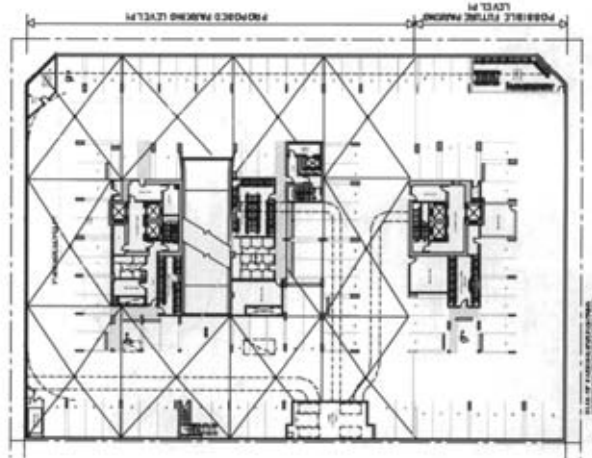
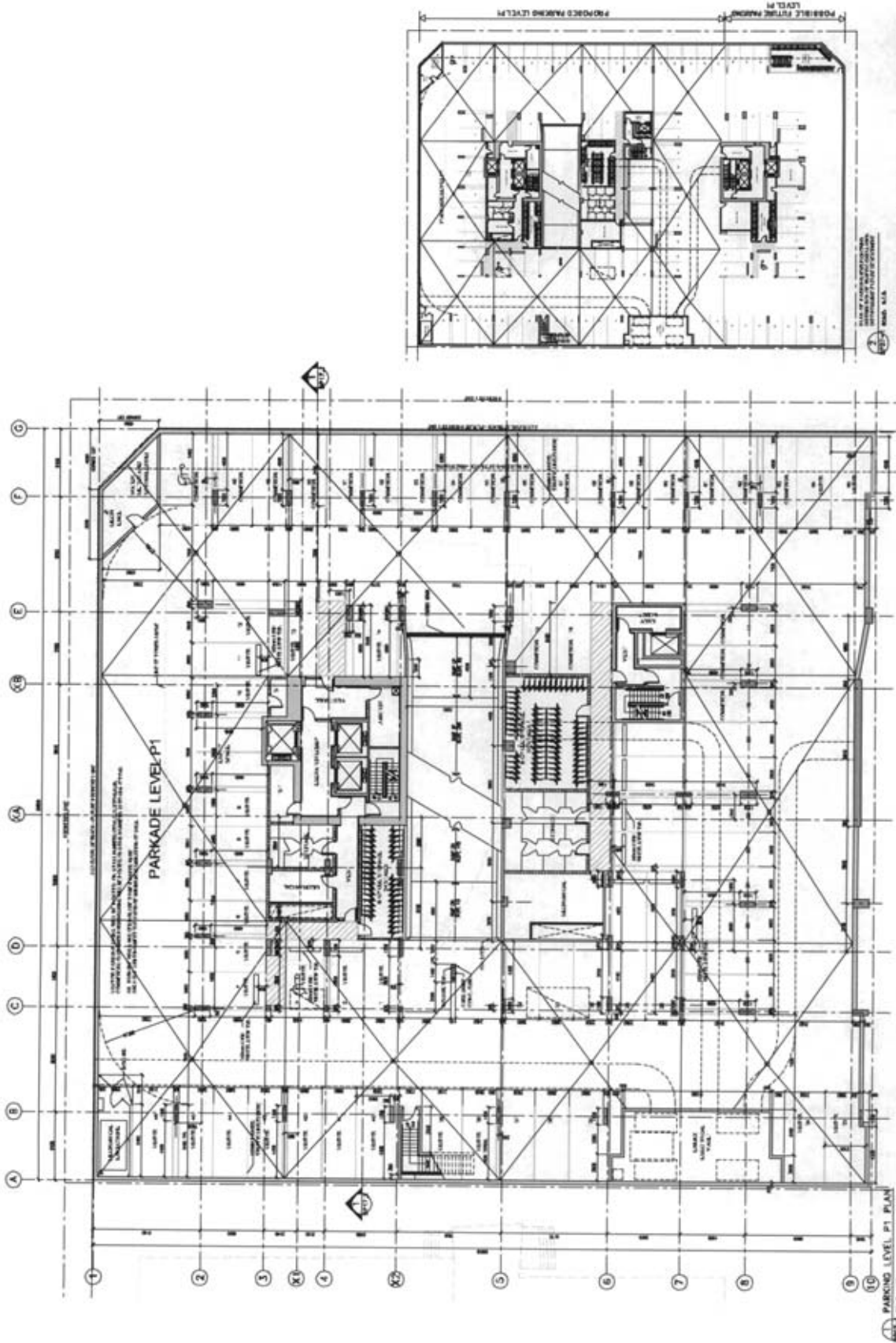


Reissued: FEB 28, 2005
DP-06 Rev.D
SCALE: AS NOTED
Nov. 03, 2004



PARKING LEVEL P2

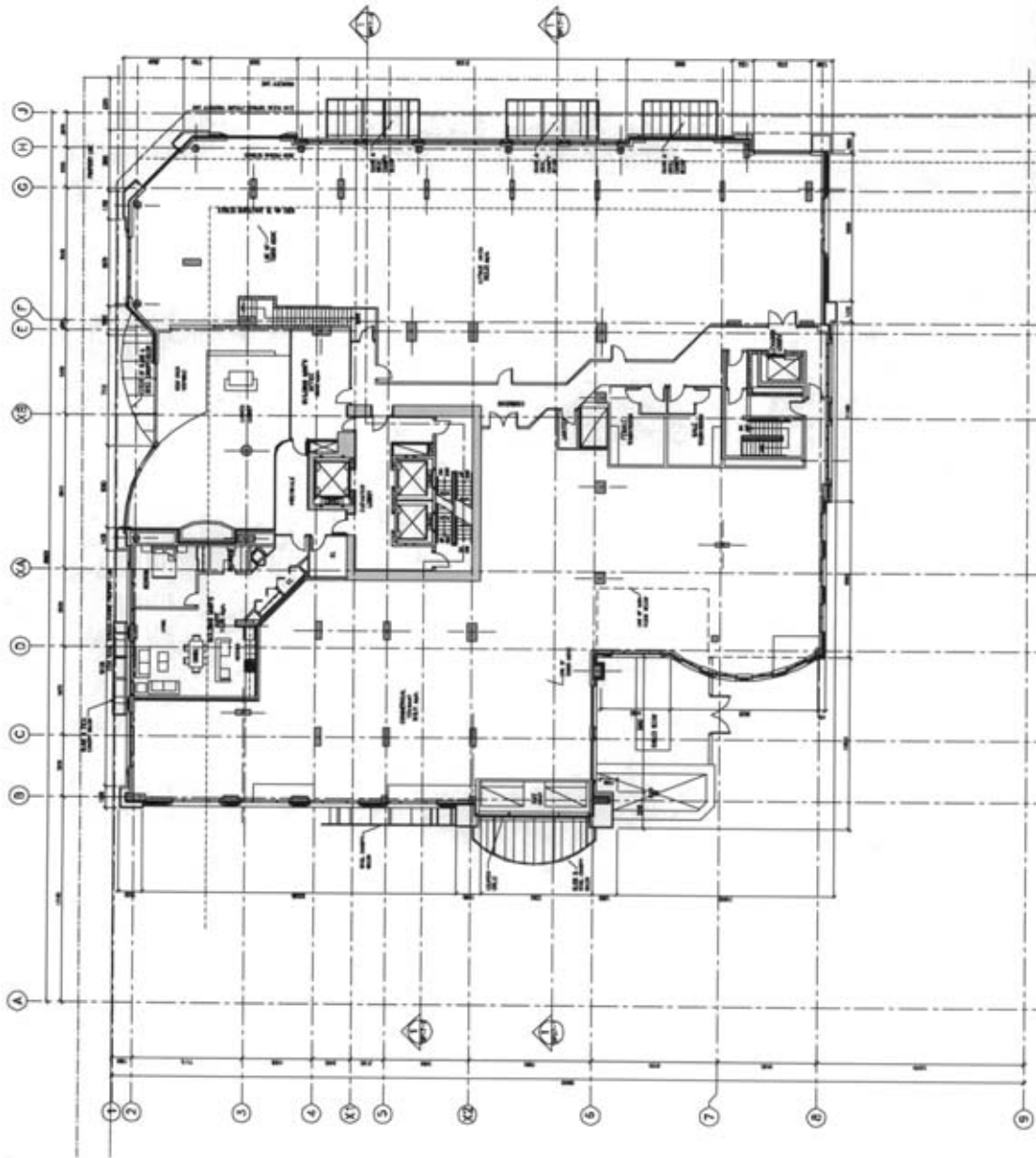
VICTORIA SCHOOL CONDOMINIUMS
Calgary, Alberta



BKDI
 Reissued: MAR. 04, 2005
 DP-07-1 Rev. E
 SCALE: AS NOTED
 Nov. 3, 2004
 10/04/05-10/04/05 DP-07-1 Rev. E
 10/04/05-10/04/05 DP-07-1 Rev. E

PARKING LEVEL P1

VICTORIA SCHOOL CONDOMINIUMS
Calgary, Alberta



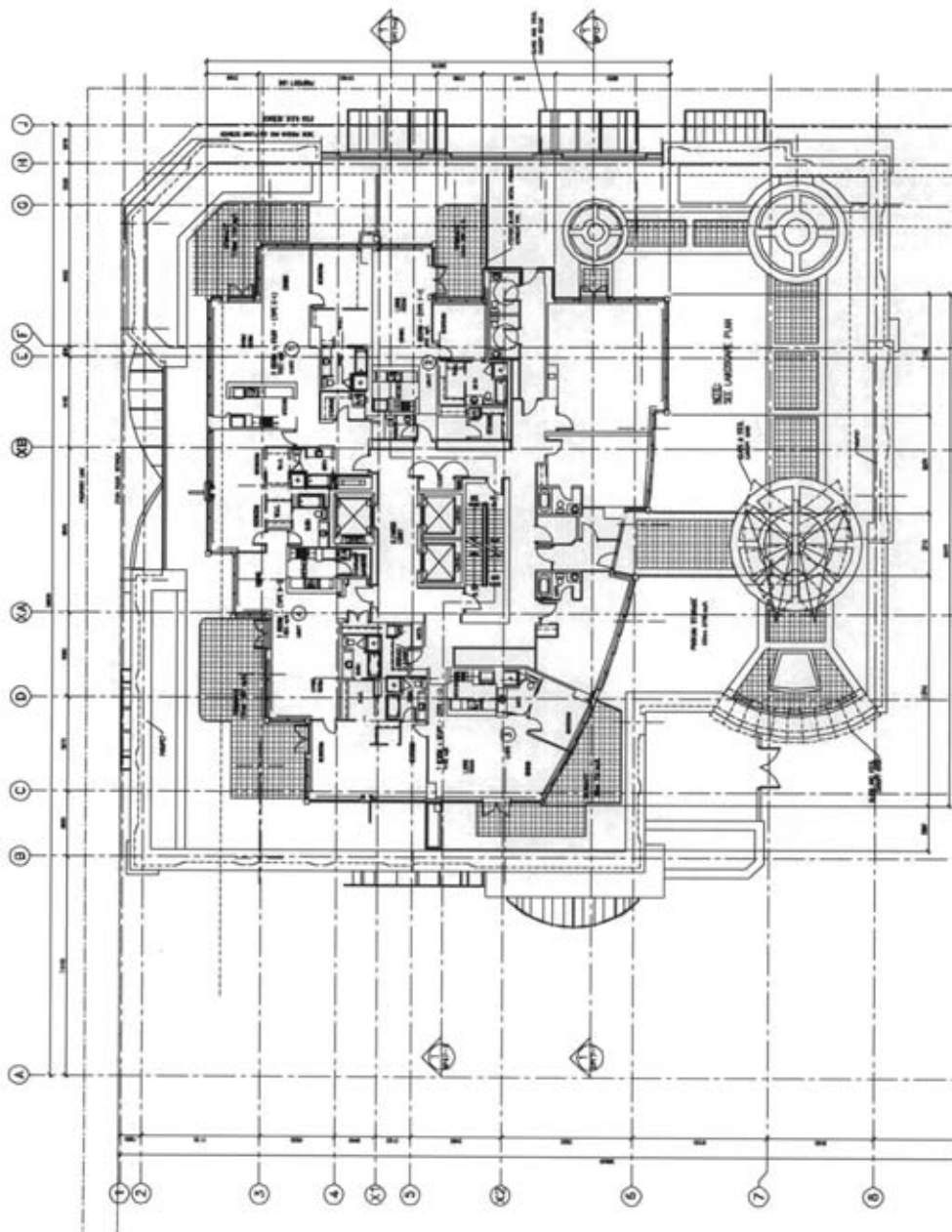
Reissund: MAR 04, 2005
 DP-09 REV. E
 Nov. 03, 2004

SCALE: 1:100

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SECOND FLOOR PLAN

VICTORIA SCHOOL CONDOMINIUMS
 Calgary, Alberta



Reissued: MAR 04, 2005

DP-10 REV. E

SCALE: 1:100

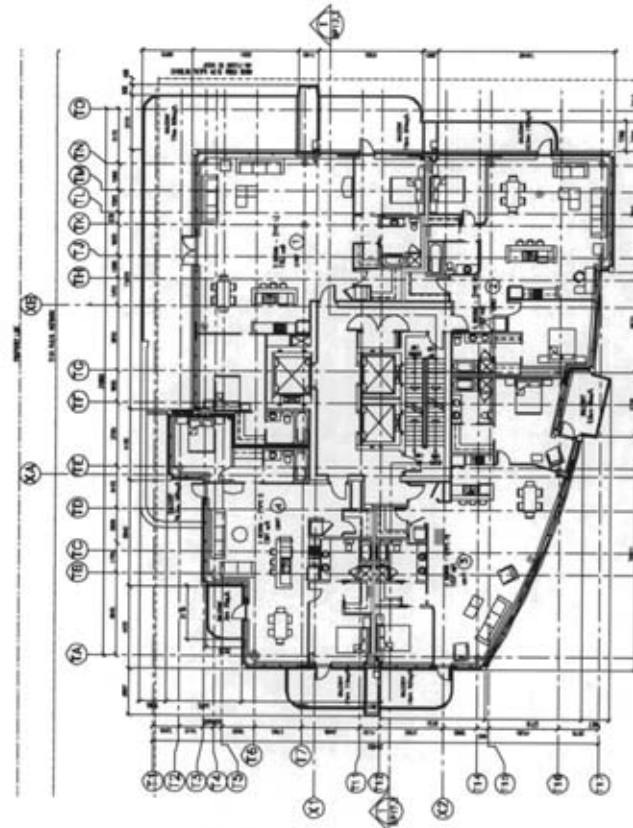
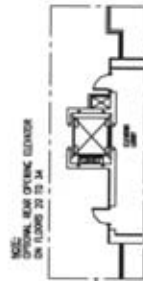
Nov. 3, 2004



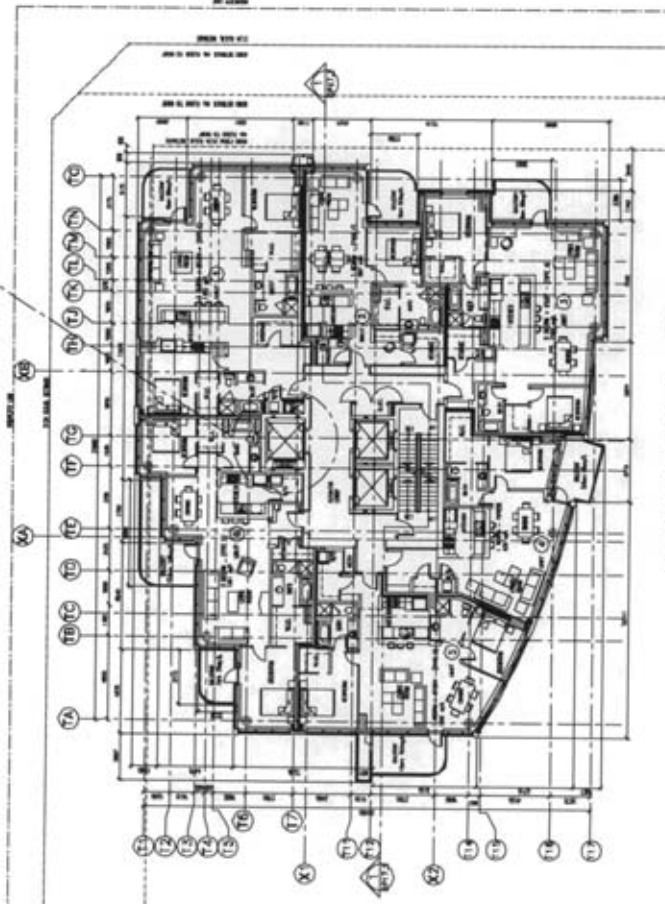
THIRD FLOOR PLAN

VICTORIA SCHOOL CONDOMINIUMS
City of Victoria, BC

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30th FLOOR PLAN



TYPICAL FLOOR PLAN 4th - 29th



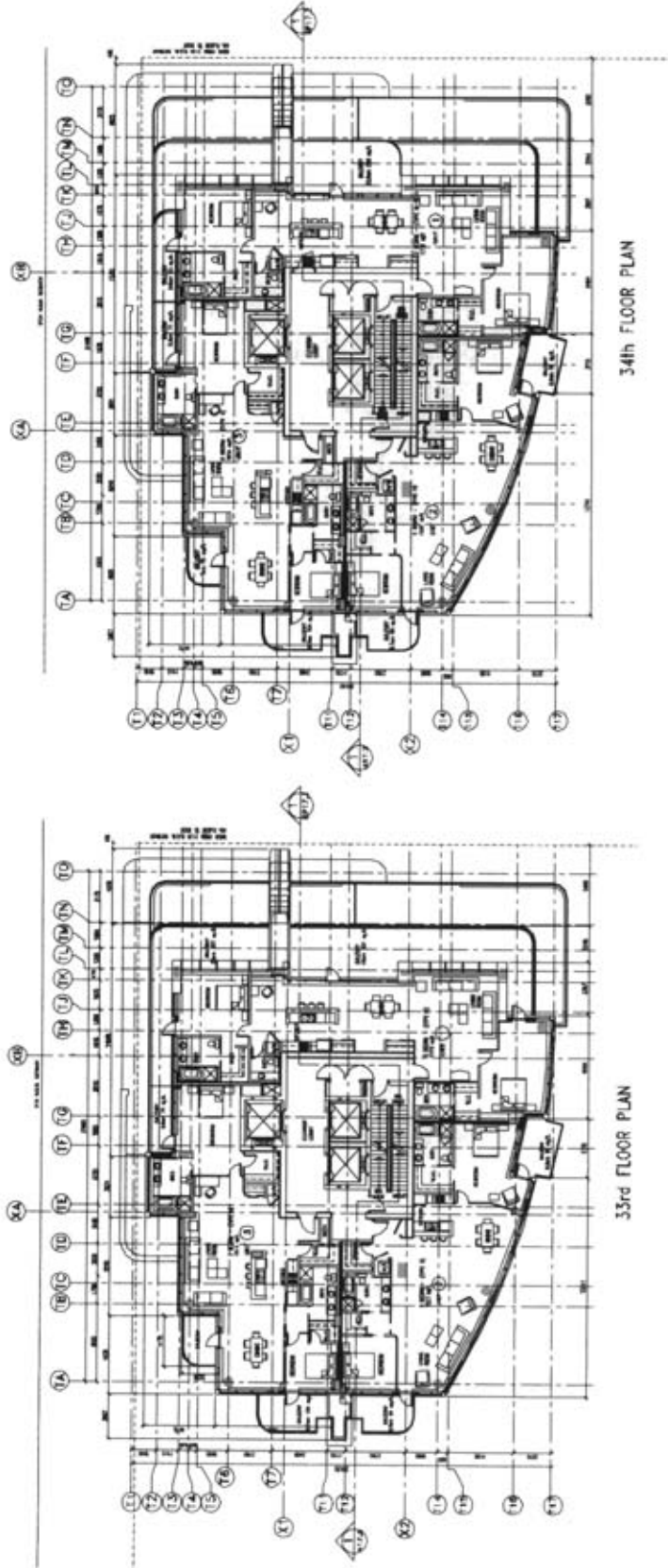
DP-11
Nov. 3, 2004

SCALE: 1:100

BY: [Signature] FOR: [Signature]
DATE: 11/03/04

TYPICAL (4 to 29) and 30th FLOOR PLANS

VICTORIA SCHOOL CONDOMINIUMS
Calgary, Alberta



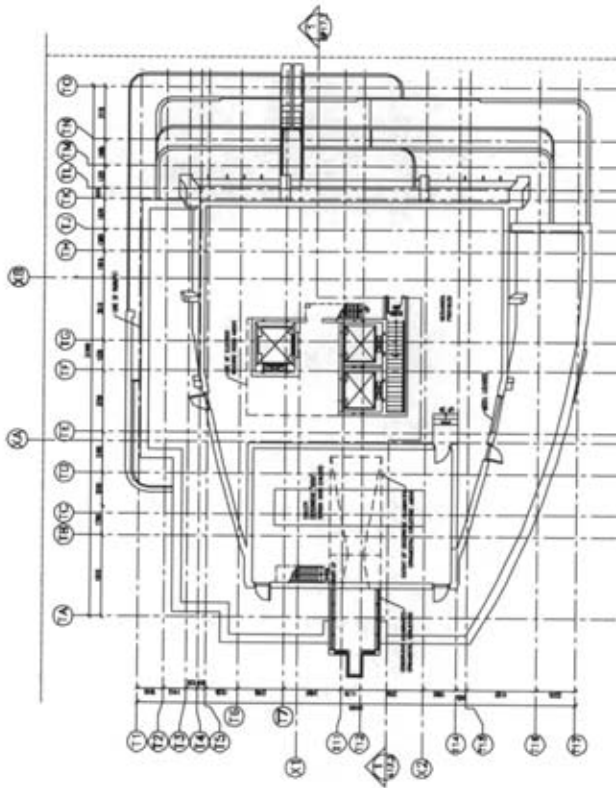
DP-13
No. 3, 2004

SCALE: 1:100

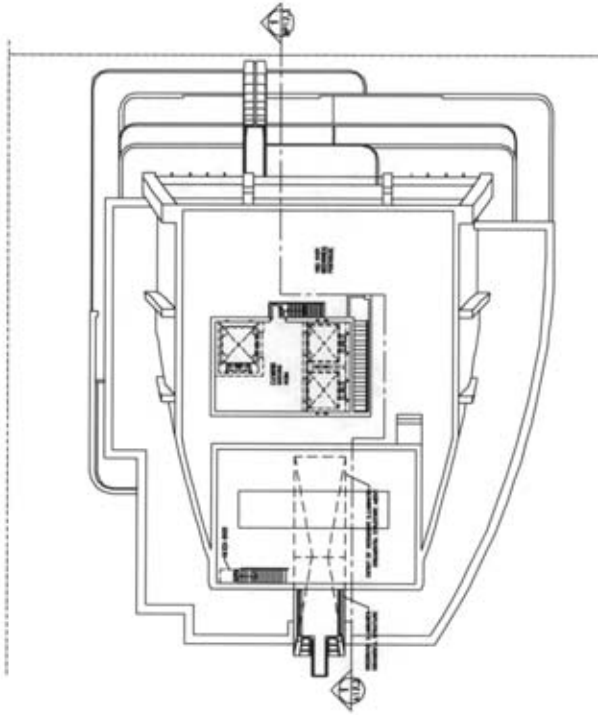
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33rd AND 34th FLOOR PLANS

VICTORIA SCHOOL CONDOMINIUMS
CALGARY, ALBERTA



MECHANICAL PENTHOUSE PLAN



ELEVATOR MACHINE ROOM PLAN

VICTORIA SCHOOL CONDOMINIUMS
Calgary, Alberta

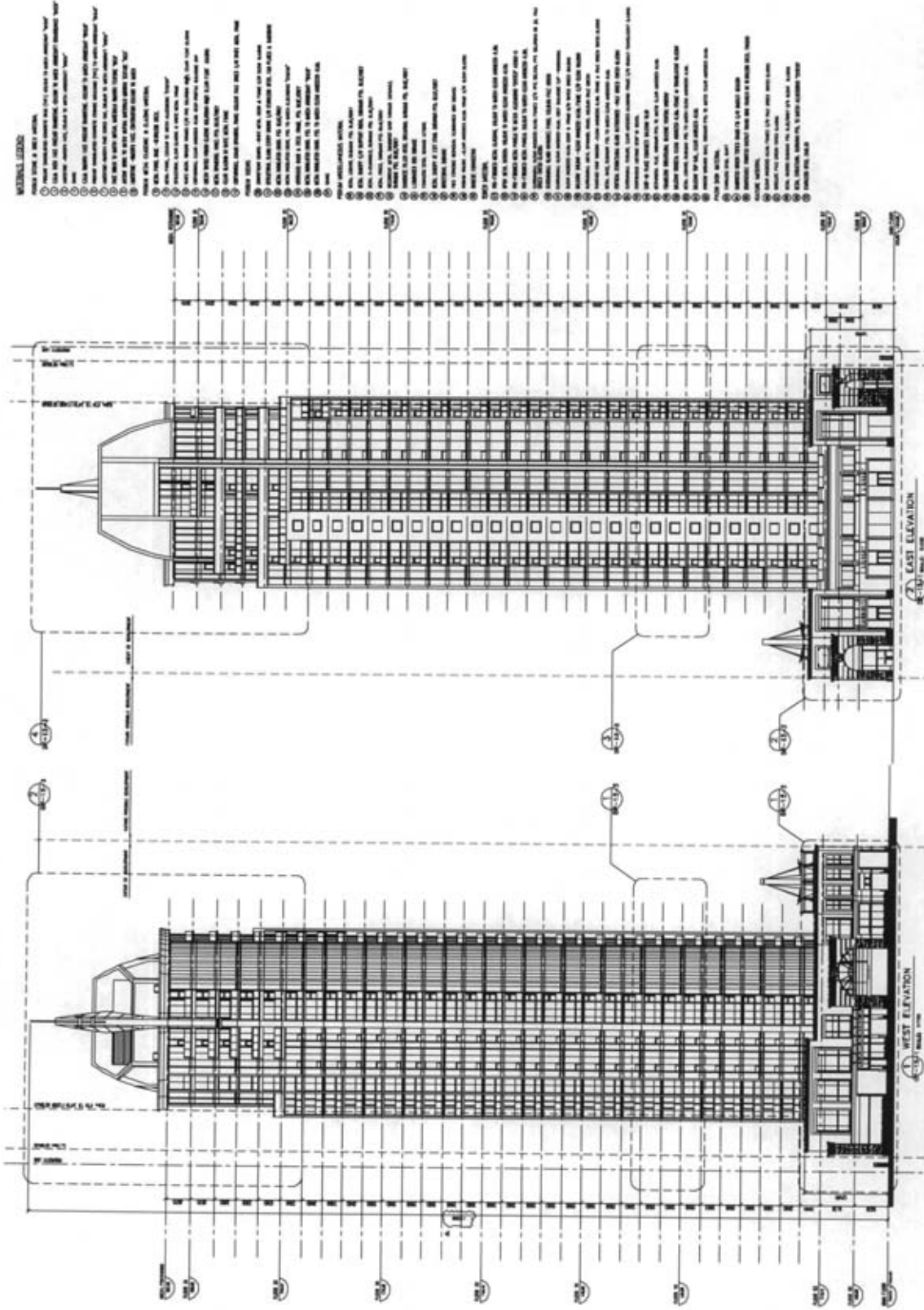
MECH. FLOOR & ELEVATOR MACH. ROOM PLANS

SCALE: 1:100

DP-14
Nov. 3, 2004



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Reissued: JAN 26, 2005
 DP-15-1 Rev. C
 (Rev. 01, 2004)

SCALE: 1:200

DATE: 01/26/05

PROJECT: VICTORIA SCHOOL CONDOMINIUMS

LOCATION: CALGARY, ALBERTA

CLIENT: VICTORIA SCHOOL CONDOMINIUMS

ARCHITECT: BKDI

1500 10TH AVENUE S.W. CALGARY, ALBERTA T2P 1K1

TEL: (403) 243-1111

FAX: (403) 243-1112

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DATE: 01/26/05

PROJECT: VICTORIA SCHOOL CONDOMINIUMS

LOCATION: CALGARY, ALBERTA

CLIENT: VICTORIA SCHOOL CONDOMINIUMS

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1500 10TH AVENUE S.W. CALGARY, ALBERTA T2P 1K1

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DATE: 01/26/05

PROJECT: VICTORIA SCHOOL CONDOMINIUMS

LOCATION: CALGARY, ALBERTA

CLIENT: VICTORIA SCHOOL CONDOMINIUMS

ARCHITECT: BKDI

1500 10TH AVENUE S.W. CALGARY, ALBERTA T2P 1K1

TEL: (403) 243-1111

FAX: (403) 243-1112

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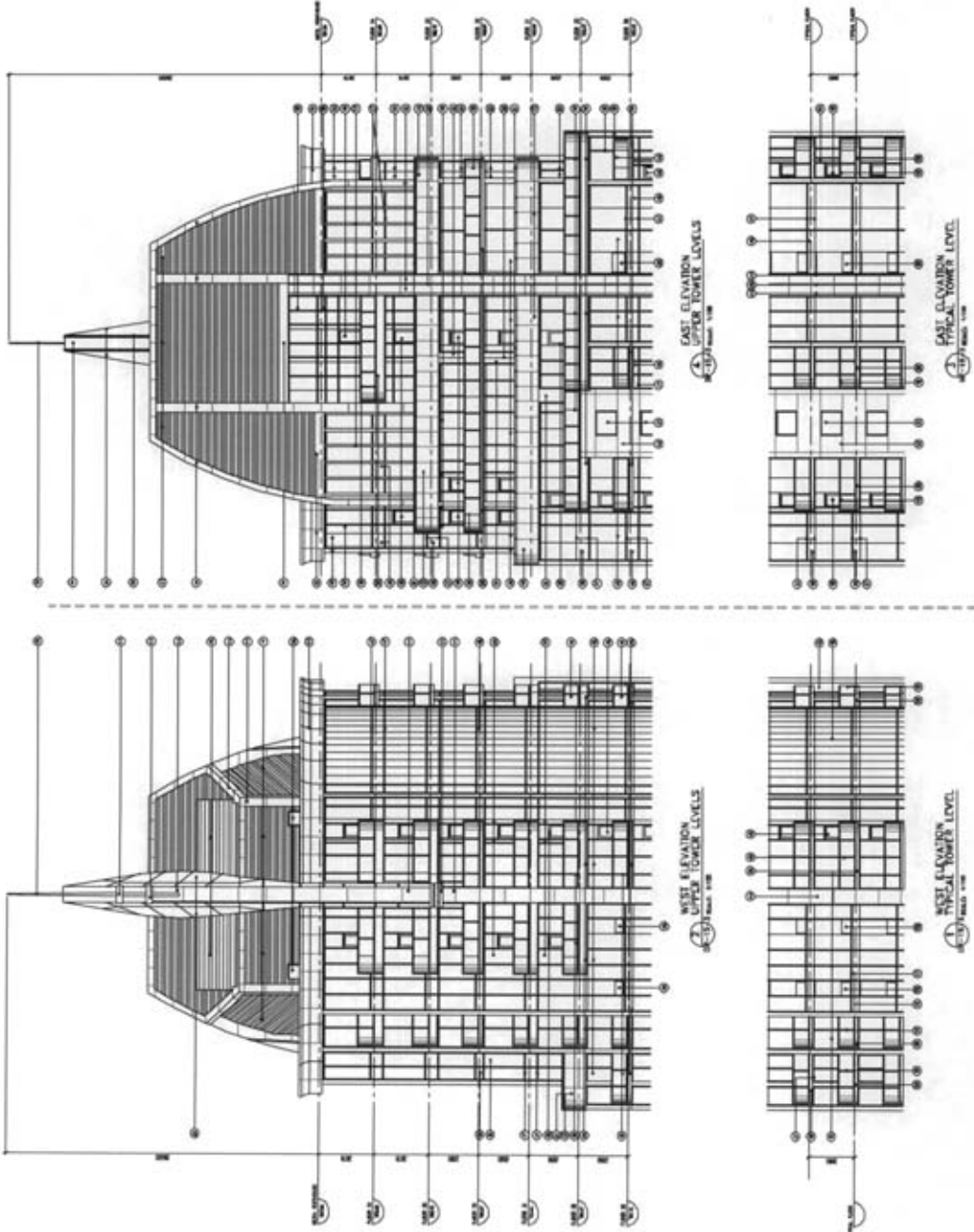
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ELEVATIONS

VICTORIA SCHOOL CONDOMINIUMS
 Calgary, Alberta

- MATERIALS LEGEND**
- 1. CONCRETE: EXPOSED AGGREGATE CONCRETE
 - 2. CONCRETE: POLISHED CONCRETE
 - 3. GLASS: CLEAR GLASS
 - 4. GLASS: TINTED GLASS
 - 5. METAL: ALUMINUM ANODIZED
 - 6. METAL: STAINLESS STEEL
 - 7. METAL: BRASS
 - 8. METAL: COPPER
 - 9. METAL: GALVANNEAL STEEL
 - 10. METAL: GALVANIZED STEEL
 - 11. METAL: GALVANIZED STEEL WITH POLYURETHANE PAINT
 - 12. METAL: GALVANIZED STEEL WITH POLYURETHANE PAINT AND POLYURETHANE GLASS COATING
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DP-153
REV. 03, 2004

SCALE: 1:100

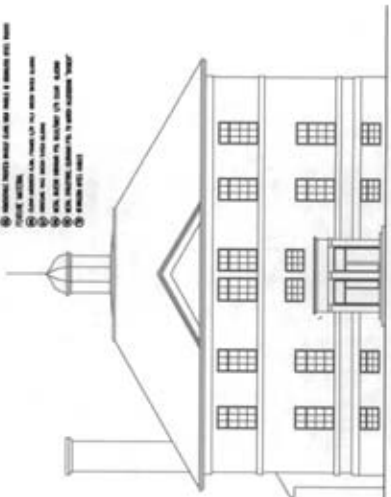
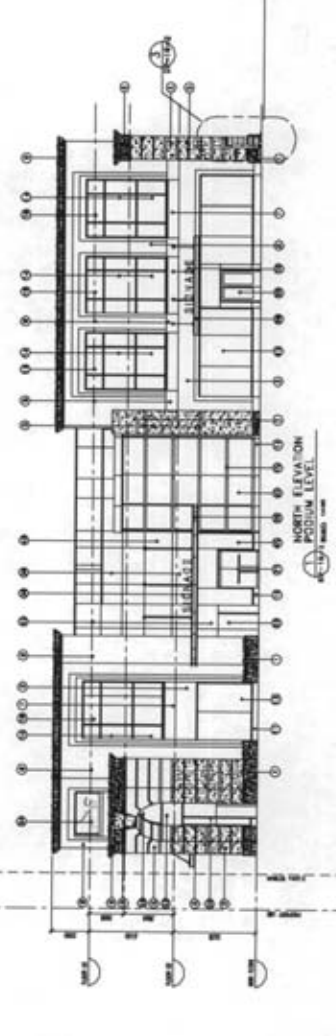
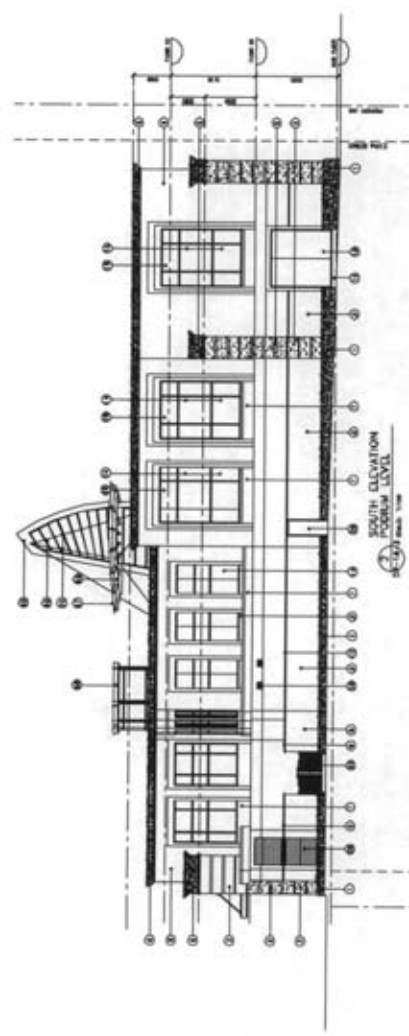
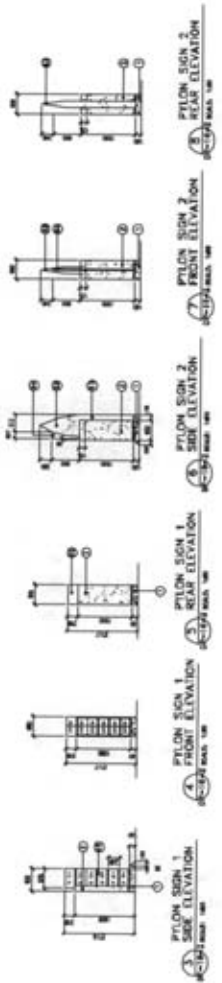
TOWER ELEVATIONS

VICTORIA SCHOOL CONDOMINIUMS
Calgary, Alberta

FOR THE RECORD: 10/10/04
FOR THE RECORD: 10/10/04

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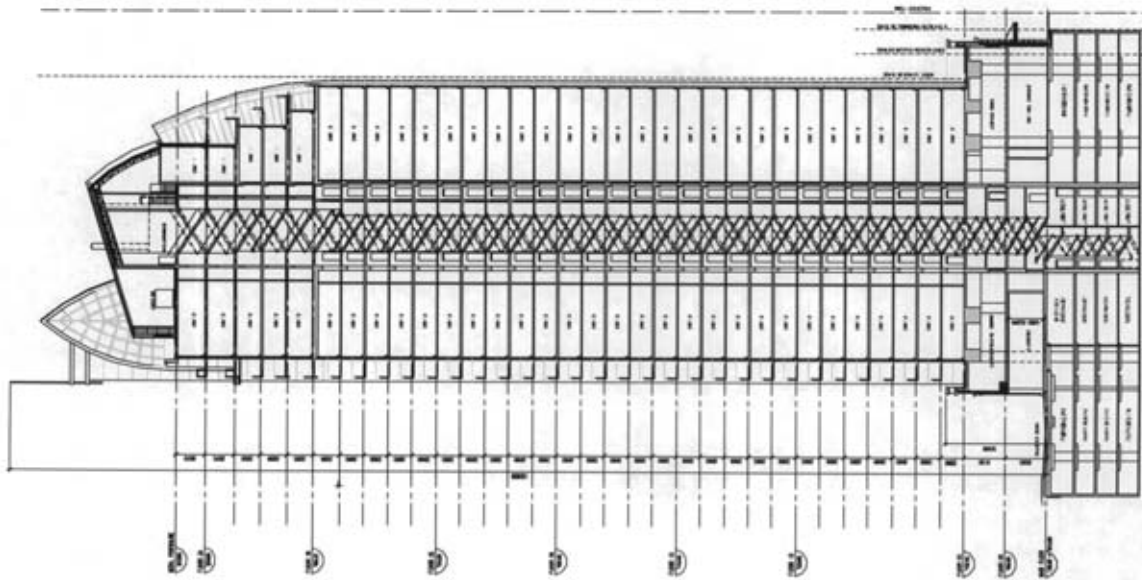
Reissued: JAN 21, 2005
 DP-15-2 REV. B
 Nov. 03, 2004
 SCALE: 1:100
 8800 16th St. N. Calgary, Alberta T2C 0A8
 403-243-8888
 www.bkdi.com

VICTORIA SCHOOL CONDOMINIUMS
 Calgary, Alberta

PODIUM ELEVATIONS



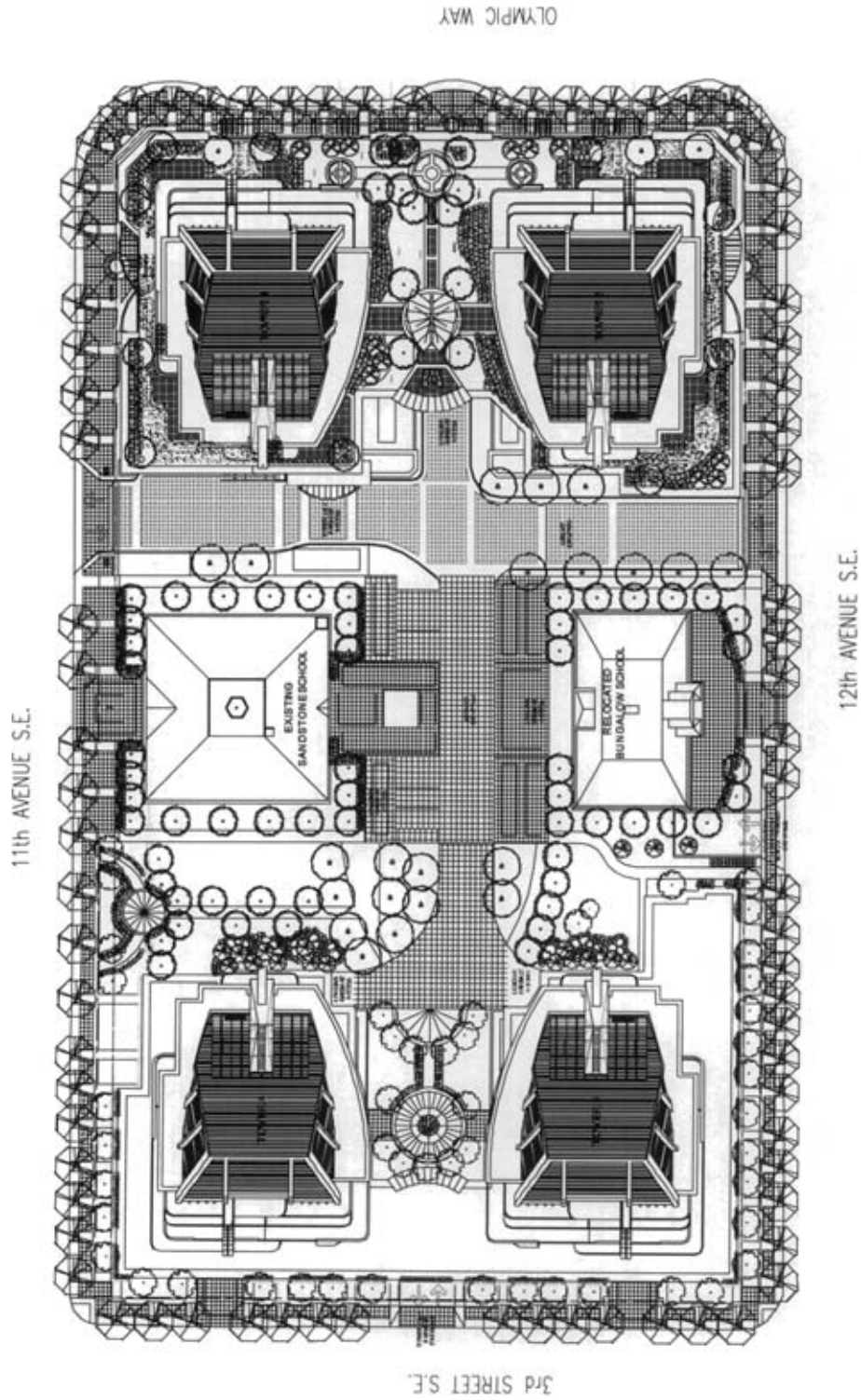
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DP-17-2 Rev. E
NOV. 3, 2004
SCALE: 1:200
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SECTION THROUGH TOWER

SECTION THROUGH TOWER
LOOKING NORTH
Scale 1:200

VICTORIA SCHOOL CONDOMINIUMS
Calgary, Alberta



Reissued: MAR 04, 2005
 DP-L0.00 REV. E
 SCALE: 1:200
 JAN. 21, 2003

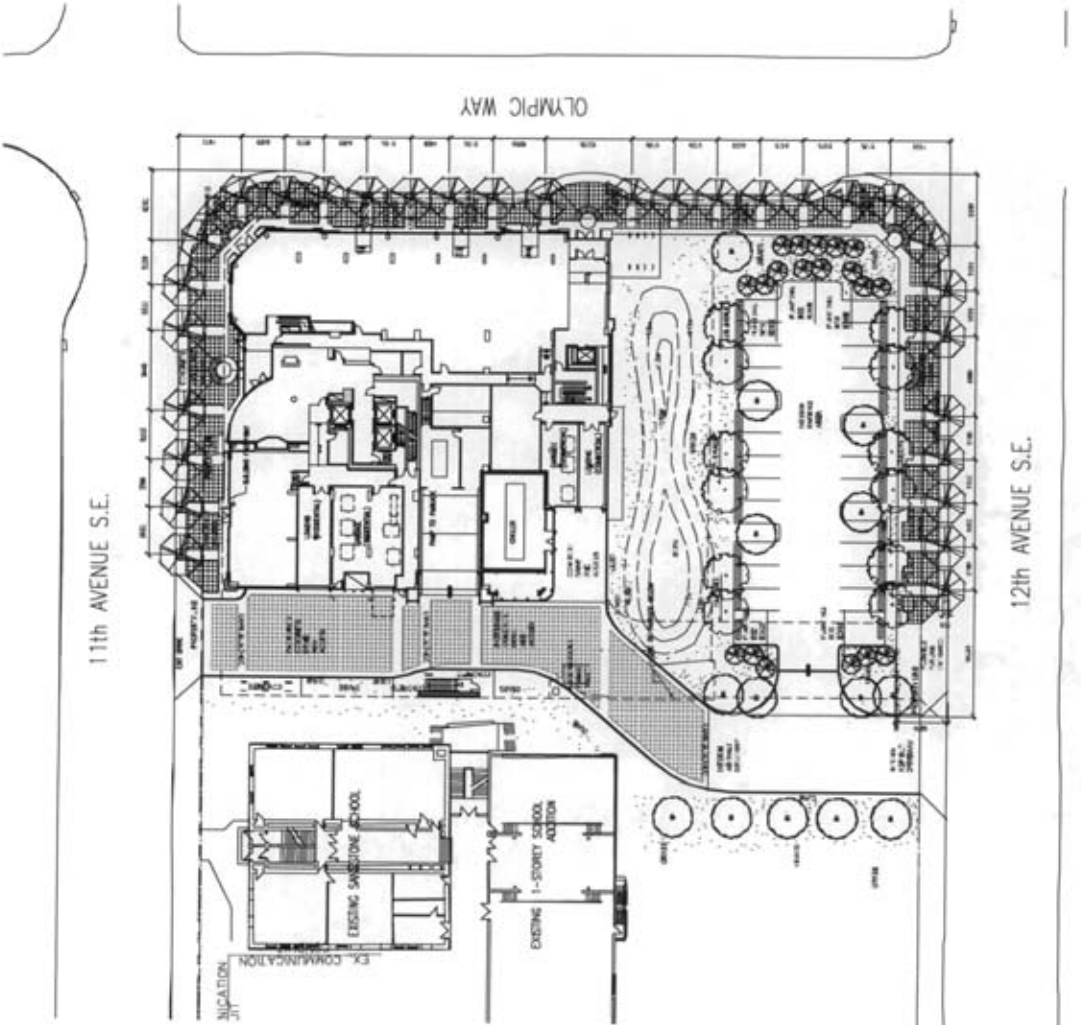
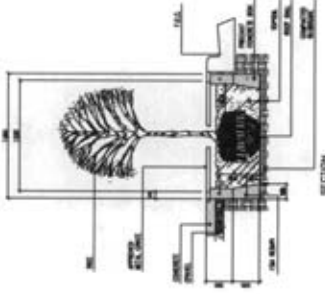
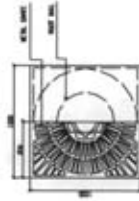
ULTIMATE CONCEPTUAL LANDSCAPE PLAN

VICTORIA SCHOOL CONDOMINIUMS
 Calgary, Alberta

CDP	CONTRACT	DATE	DESCRIPTION	BY
1	CONTRACT	10/20/04	CONTRACT	...
2	CONTRACT	10/20/04	CONTRACT	...
3	CONTRACT	10/20/04	CONTRACT	...
4	CONTRACT	10/20/04	CONTRACT	...
5	CONTRACT	10/20/04	CONTRACT	...

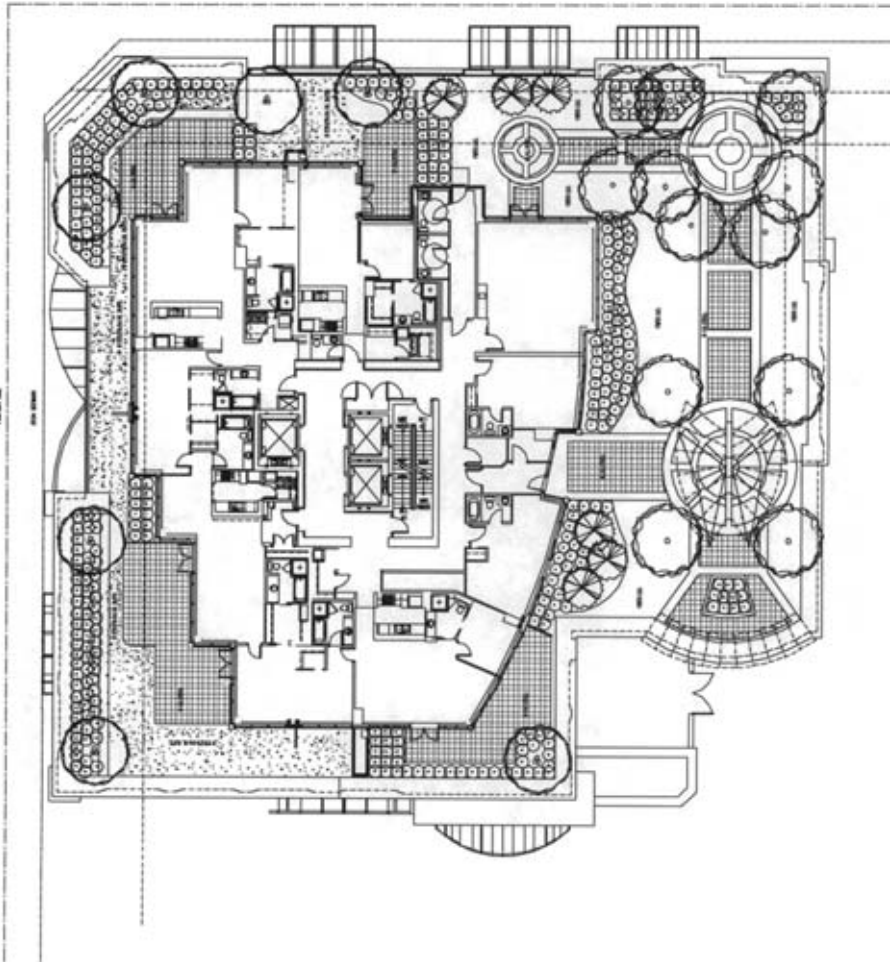
GENERAL NOTES

- 1. All work shall conform to the standards of the British Columbia Building Code.
- 2. All work shall conform to the standards of the City of Vancouver Building Code.
- 3. Contractor shall be responsible for all other work not shown.
- 4. Contractor shall verify all utility and service lines before excavation.
- 5. All work shall be done in accordance with the City of Vancouver Building Code.
- 6. Contractor shall provide all necessary permits and approvals.
- 7. Contractor shall provide all necessary safety measures and signage.
- 8. Contractor shall provide all necessary site access and egress.
- 9. Contractor shall provide all necessary site security.
- 10. Contractor shall provide all necessary site cleanup.
- 11. Contractor shall provide all necessary site restoration.
- 12. Contractor shall provide all necessary site maintenance.
- 13. Contractor shall provide all necessary site monitoring.
- 14. Contractor shall provide all necessary site reporting.
- 15. Contractor shall provide all necessary site documentation.



Reissued: MAR 04, 2005
 DP-L1 REV. E
 Nov. 3, 2004
 SCALE: 1:200
BKDI

VICTORIA SCHOOL CONDOMINIUMS
 Calgary, Alberta
 LANDSCAPE PLAN



NO.	CONTRACT	DATE	REVISIONS	BY
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GENERAL NOTES

- 1. All dimensions are in millimeters unless otherwise specified.
- 2. All dimensions are to the centerline of the element unless otherwise specified.
- 3. All dimensions are to the face of the element unless otherwise specified.
- 4. All dimensions are to the centerline of the element unless otherwise specified.
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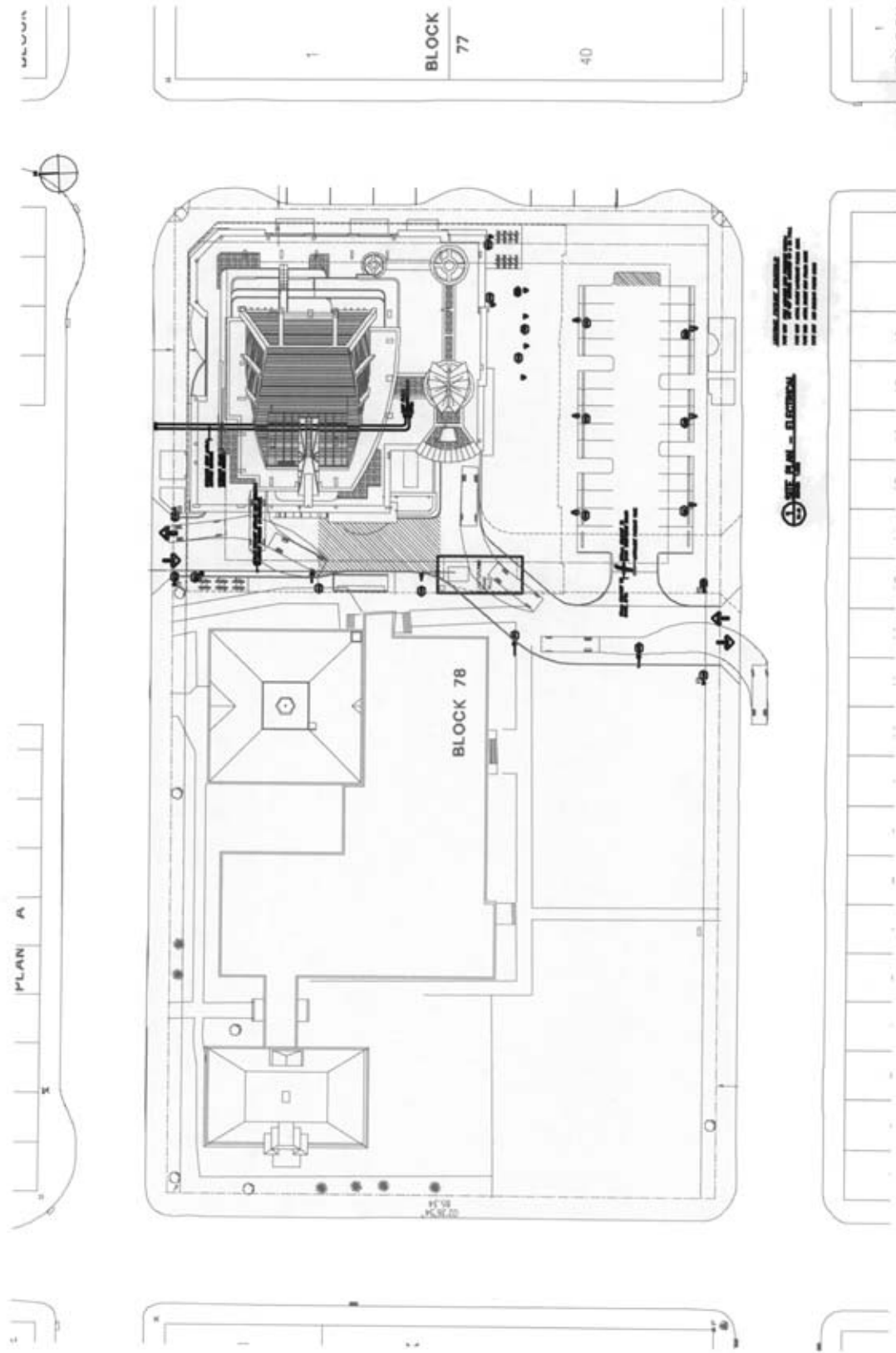


Reissued: MAR 04, 2005
 DP-L2 REVE
 Nov 3, 2004

SCALE: 1:100

THIRD FLOOR LANDSCAPE PLAN

VICTORIA SCHOOL CONDOMINIUMS
 Calgary, Alberta



EDP1.0
Jan 20, 2004

SCALE: 1:200

SITE PLAN - ELECTRICAL

VICTORIA SCHOOL CONDOMINIUMS
CORPORATION

BKDI
 CONSULTANTS
 800-610-0011, Ave. S.E.
 Calgary, T2P 1G7
 Tel: 403.273.2525
 Fax: 403.262.2055
 Web: www.bkdi.com

SEAL FOR PLAN
 JAMES CHAMBERS
 1918

URBANSYSTEMS
 1000 17th Ave. S.E.
 Calgary, Alberta T2C 1S7
 Tel: 403.243.1111
 Fax: 403.243.1112
 Web: www.urbansystems.ca

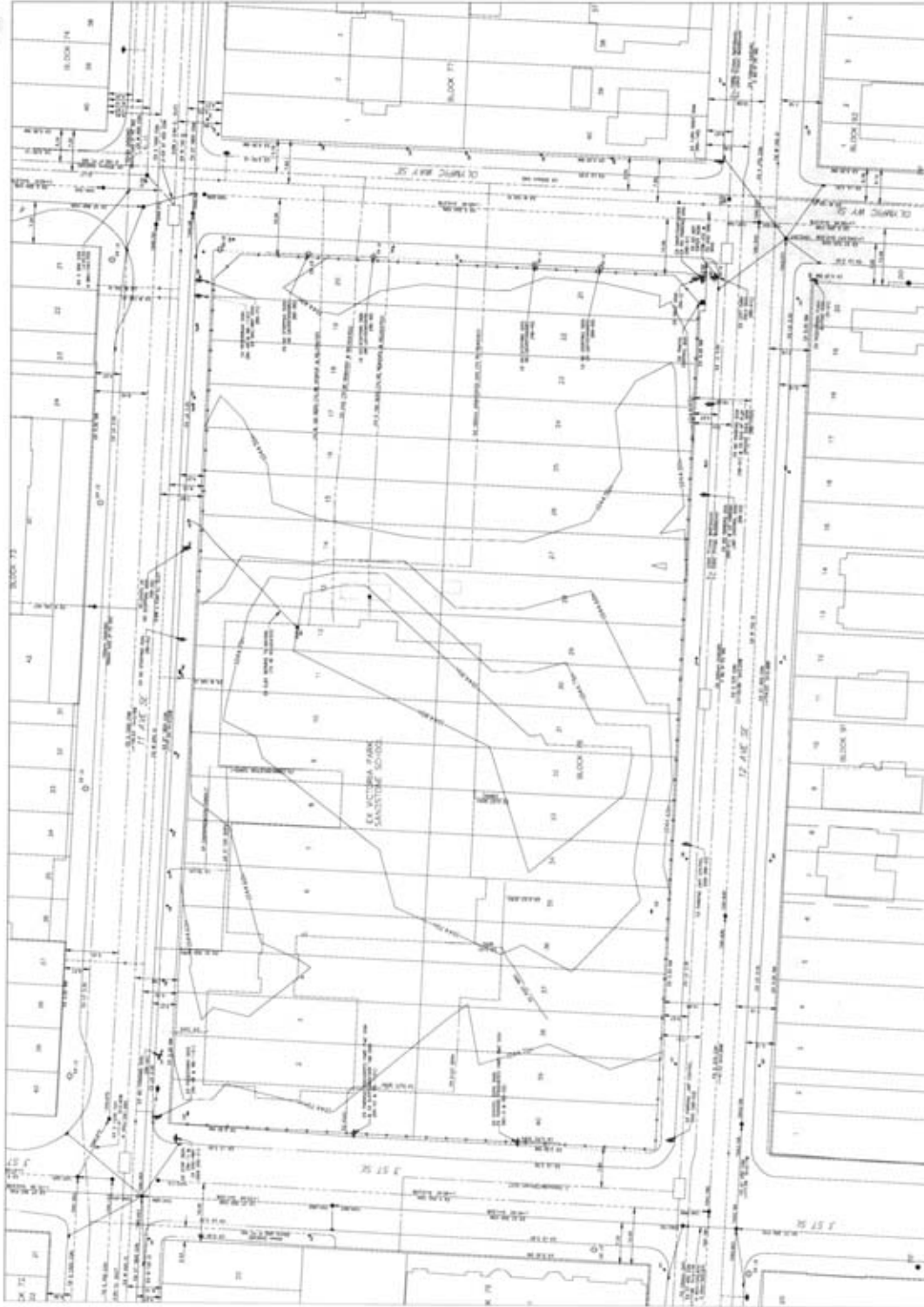
TORODE Residential Inc.
 411, 11 Ave. S.E.
 Calgary, Alberta T2C 1S7
 Tel: 403.243.1111
 Fax: 403.243.1112
 Web: www.torode.com

VICTORIA SCHOOLS
 CONDOMINIUMS
 411, 11 Ave. S.E.
 CALGARY, ALBERTA

EXISTING SITE PLAN

DATE	1998
BY	JK
SCALE	AS SHOWN
PROJECT NO.	DP2004-3284
DATE	FEBRUARY 11, 2005
BY	JK

C1



PROJECT: 1000 17th Ave. S.E. - VICTORIA PARK SAUNDERS' SCHOOL
 DRAWING NO.: 1000 17th Ave. S.E. - VICTORIA PARK SAUNDERS' SCHOOL - EXISTING SITE PLAN
 DATE: 1998



BKDI
 300 640-8th Ave. S.W.
 Calgary Alberta
 Canada T2P 1G7
 TEL: 403.262.2055
 FAX: 403.262.2055
 Web: www.bkdi.com

DESIGNED FOR PERMIT
ENGINEERS ARCHITECTS

URBANSYSTEMS
 100 5th Avenue S.E. Suite 100
 Calgary Alberta
 T2P 1H4
 Tel: 403.262.2055

PROJECT NO: 04-2300
 SHEET NO: 02
 DATE: 2004.03.24
 SCALE: 1:100

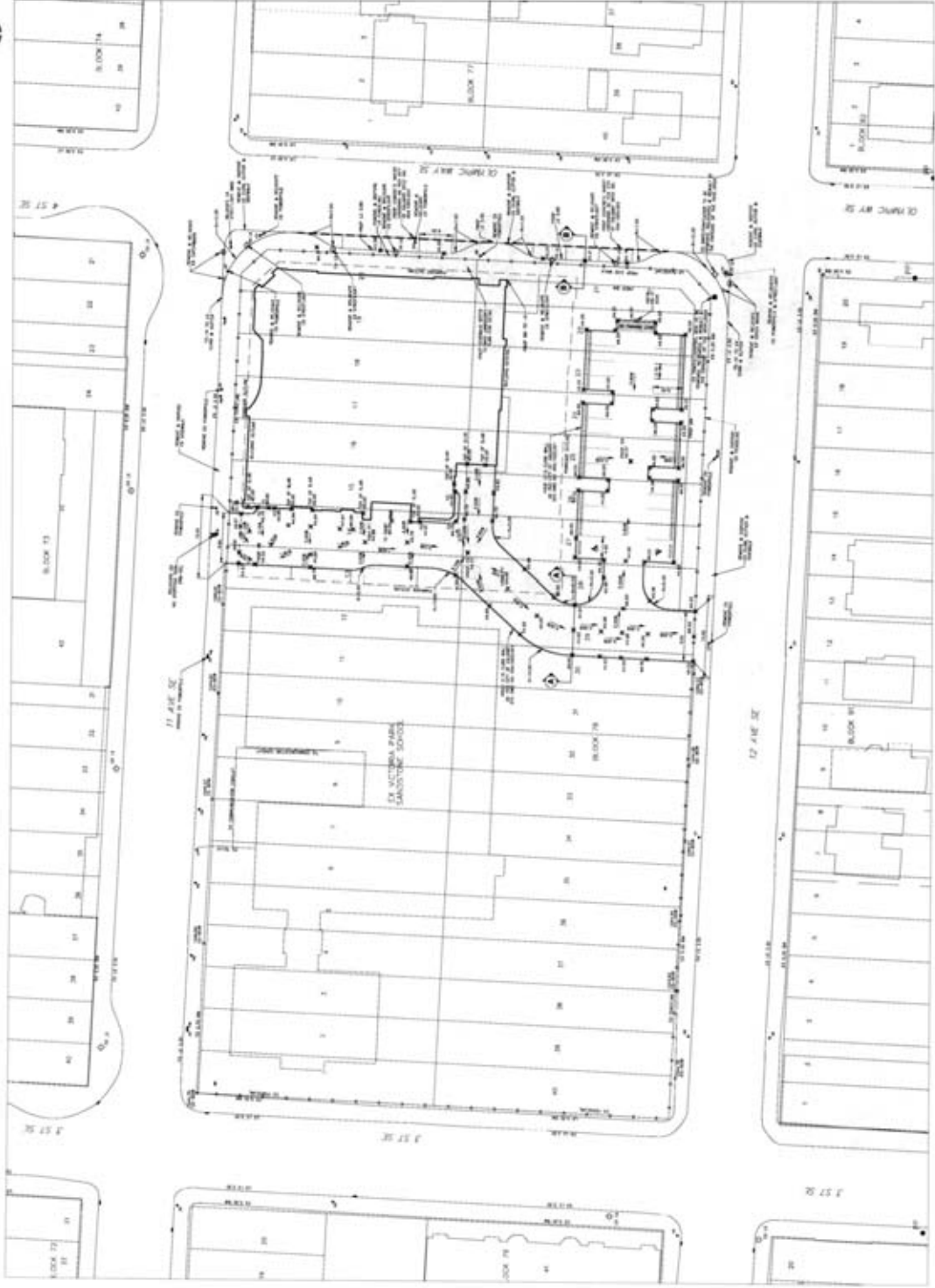
PREPARED BY: J. BURTON
 CHECKED BY: J. BURTON
 DATE: 2004.03.24

TOURDE Residential Ltd.

PROJECT NO: VICTORIA SCHOOL CONDOMINIUM
 411, 11 AVE. S.E.
 CALGARY, ALBERTA

DATE: 2004.03.24
 SHEET NO: 02
 SITE SHADING PLAN

DATE: 2004.03.24
 SHEET NO: 02



SCALE: 1:100
 DATE: 2004.03.24
 SHEET NO: 02
C2

BKDI
 CONSULTANTS
 300 640-81th Ave. S.W.
 Calgary Alberta
 Canada T2P 1G7
 Tel: 403.202.2050
 Fax: 403.202.2055
 Web: www.bkdi.com

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 LARGE PRINTING
 1/16" = 1'-0"

URBANSYSTEMS
 1000 14th Avenue S.W.
 Calgary, Alberta
 T2P 1C1
 Tel: 403.243.8888
 Fax: 403.243.8889
 Web: www.urbansystems.ca

FOR THE
 TORRIDE RESIDENTIAL CO.
 411, 11 AVE. S.E.
 CALGARY, ALBERTA
 T2G 1R1
 Tel: 403.243.8888
 Fax: 403.243.8889
 Web: www.torrideresidential.com

TORRIDE Residential *co.*

VICTORIA SCHOOL
 CONDOMINIUM

411, 11 AVE. S.E.
 CALGARY, ALBERTA

SITE SERVICES PLAN

DATE	1/18/05
BY	AK
CHECKED BY	AK
APPROVED BY	AK
PROJECT NO.	DP2004-3284
DATE	1/18/05

C3



Project: 11th Ave SE Condominium
 Drawing: C3
 Date: 1/18/05

BKDI
 300 640-8th Ave. S.W.
 Calgary, Alberta T2C 1G7
 Tel: 403.233.2525
 Fax: 403.262.2055
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**DESIGN FOR PARTIAL
 BASED DESIGN**

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TORQUE Residential inc
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 Web: www.torque.ca

**VICTORIA SCHOOL
 CONDOMINIUMS**
 411, 17 AVE SE
 CALGARY, ALBERTA

**STORM WATER
 MANAGEMENT PLAN**

C4



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SEALER FOR PLAN
 JAMES R. GIBSON
 2005 FEB 20 10 12 AM



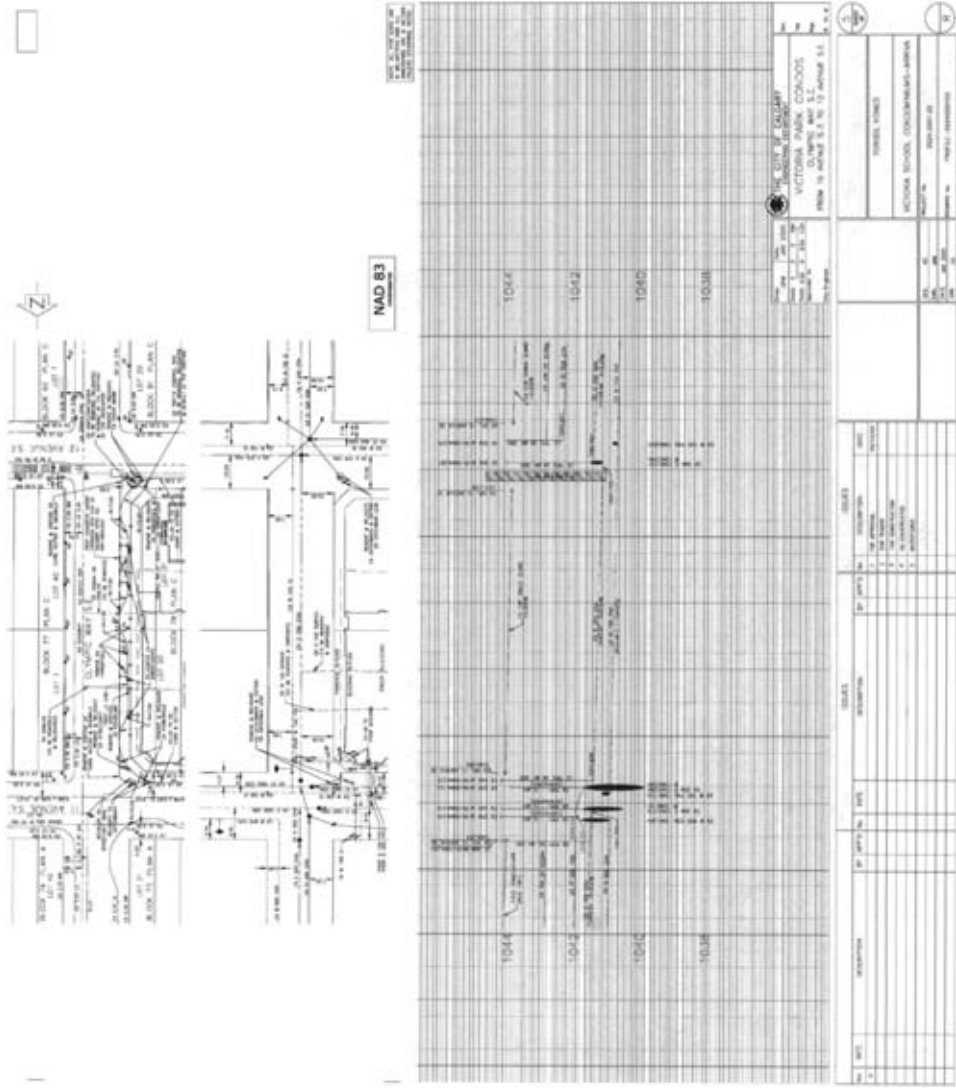
TORRIDE Residential Inc. logo

DATE:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
SCALE:	
PROJECT NO.:	
DISTRICT:	
CITY:	
REGION:	
COUNTRY:	

PROJECT NO. VICTORIA SCHOOL CONDOMINIUM
 411, 11 AVE S.E. CALGARY, ALBERTA
 PLANNERS: PLANNERSFILE OLYMPIA WAT F.L.E.

DATE:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
SCALE:	
PROJECT NO.:	
DISTRICT:	
CITY:	
REGION:	
COUNTRY:	

C5



Approved for use by the City of Calgary for the purpose of this plan. The City of Calgary does not accept any liability for the use of this plan for any other purpose.

BKDI
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URBAN SYSTEMS
 1000 14th Ave. S.W.
 Calgary, Alberta
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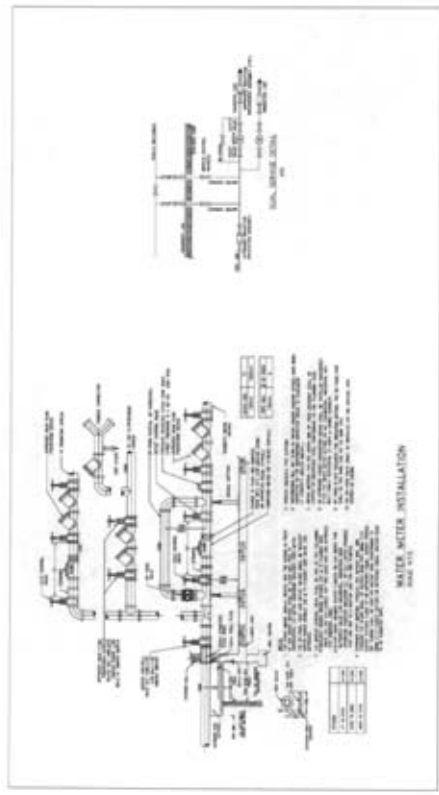
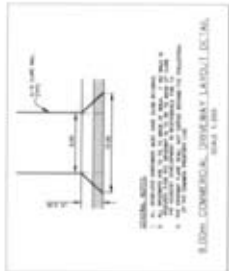
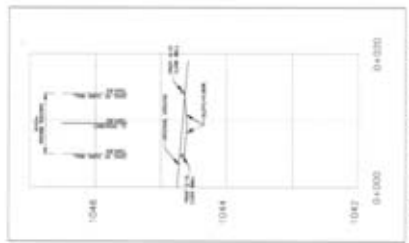
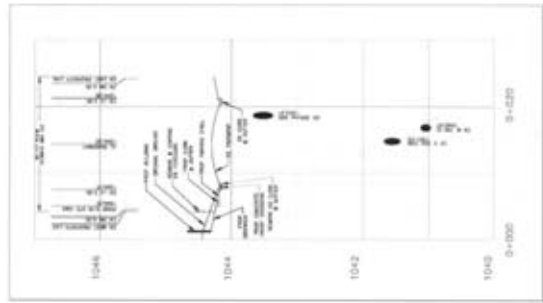
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C6

BKDI
 300 640-8th Ave. S.W.
 Calgary Alberta
 Canada T2P 1G7
 403 242-5555
 403 242-5055
 Web: www.bkdi.com

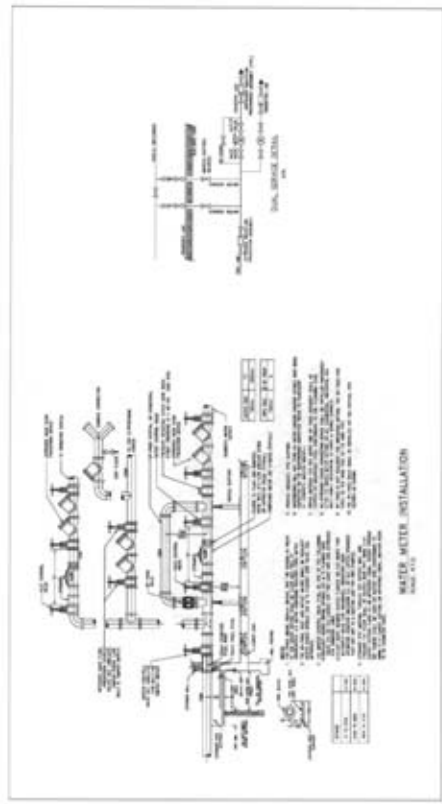
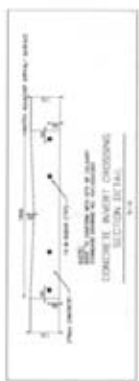
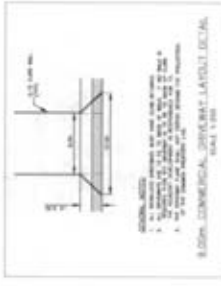
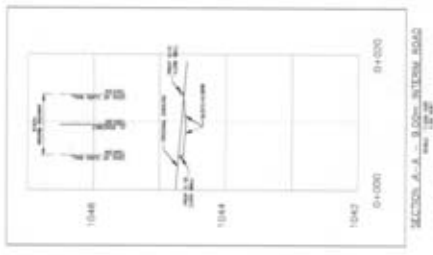
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 BASED FOR PARTIAL

URBAN SYSTEMS
 1000 17th Ave S.W.
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 403 242-5555
 www.urbansystems.ca

TORRODE *Hydrosistem* 
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 403 242-5555
 www.torrode.com

VICTORIA SCHOOL CONDOMINIUMS
 411, 11 Ave S.E.
 CALGARY, ALBERTA
 T2G 1R2

DETAIL SHEET
 SHEET NO. 1100
 SHEET OF 100
 PROJECT NO. 2004-3284
 DATE: FEBRUARY 11, 2005



C6

APPLICANT'S SUBMISSION

Memorandum

Date: March 16, 2005

To: **Matthias Tita, File Manager**
The City of Calgary
Planning & Transportation Policy

cc: Peter Burgener

Reference: **Applicant's Submission**
Victoria School Condominiums
our project no. 202-131

From: Ira Paul

Matthias :

We are pleased to present our Development Permit Applicant's Submission for Phase One of the Victoria School Condominiums Project. The project as presented evolved by working closely with The City of Calgary Planning & Transportation Policy Department, The Victoria Crossing BRZ and the Beltline Group.

The first Phase is a component of a comprehensively planned Midtown community, featuring 4 elegant Residential Towers ranging from 34 storeys to 42 storeys in height, in combination with a 2 Storey Brick , Stone and Glass Podium base. This contains Retail and Commercial uses in Phase One and Two, and Street-level Townhouse units in the latter Phases of development. The project features the adaptive re-use of the historic Sandstone School Building as an office building, and the historic Bungalow School will evolve as a future Restaurant. Parking to support all uses will be provided in a series of multi-level Parkades, each to be developed with successive phases of construction.

Phase One of the development is composed of a 34-storey Residential Tower, a two-level Podium Building containing Ground Level Retail and Second Level Commercial uses, and a four-level Parkade. The Residential Tower is a pale-green glass curtain wall, featuring floor-to-ceiling glass with 9 foot ceilings, maximizing the terrific range of City , River and Mountain views available from this location. The Third level features a Park in the Sky, with several feet of soil allowing for mature trees and plantings; this also functions as a component of the storm retention system for the project, and will allow for gardens with wonderful views and a sense of seclusion and intimacy within the urban fabric. Amenity spaces for the Residents are provided at this level of the Project.

Page 2

Re : Applicant's Submission

In working carefully with the neighborhood groups, a pedestrian linkage from 11th Avenue to 12th Avenue was integrated into the planning for the Project. It will be provided in the latter phases of development, immediately West of the Sandstone School, to create a pedestrian friendly environment.

The Pedestrian Plaza proposed for the Phase One portion of the Project provides a wide pedestrian-oriented area along Olympic Way, 11th Avenue SE and 12th Avenue SE, featuring decorative paving materials, mature Trees with Tree Grates, and areas conducive to a sidewalk café ambience. Careful attention has been dedicated to themed lighting for the Building, creating a cohesive theme and scale that works well with the existing Warehouse District buildings, and the proposed expansion to 12th Avenue SE of The Stampede.

The Project is envisioned to be a landmark structure for the City of Calgary, and will serve as a significant high-quality catalyst for the future development of this unique Mid-Town neighborhood. It will become a benchmark establishing the appropriate quality necessary for the evolution of Calgary's newest urban environment.

Regards,

BKDI ARCHITECTS

Ira Paul

Amendment # LOC2003-0122
Bylaw # 62Z2004

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Uses of:

Amendment # LOC2003-0122
Bylaw # 62Z2004

SCHEDULE B

CONTINUED

Athletic and recreational facilities
Commercial Schools
Community association buildings
Drinking establishments
Financial institutions
Liquor stores
Live-work units (N.P.)
Medical clinics
Outdoor cafes (N.P.)
Private clubs and organizations
Private schools
Public and separate schools
Restaurants-licensed
Restaurants-food service only
Retail food stores
Take-out food services.

For the purpose of this Bylaw, "Live-work units" means the use of a dwelling unit by the resident for work purposes which may include but is not limited to offices, personal service businesses, retailing of goods produced on site, craft production or other similar small scale production activities, excluding any automotive related uses.

NOTE: N.P. – Notice Posting is mandatory for these uses in accordance with Section 10(4) of Land Use Bylaw 2P80.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

Amendment # LOC2003-0122
Bylaw # 62Z2004

SCHEDULE B

CONTINUED

(a) Density

A maximum of 850 dwelling units and 5000 square metres gross floor area of commercial space, up to a maximum of 9 F.A.R., comprised of:

- (i) a base of 5 F.A.R.;
- (ii) an additional 3 F.A.R. where municipal heritage designation for the existing sandstone and cottage school buildings on site is provided, to the satisfaction of the Heritage Planner; and
- (iii) an additional 1 F.A.R. where street oriented retail space, townhouses with direct access at-grade, enhanced pedestrian areas, and/or enhanced open space are provided, to the satisfaction of the Approving Authority.

(b) Design, Character and Appearance

- (i) The development form shall incorporate grade level commercial, townhouse, stacked townhouse or common amenity space in a podium development of a minimum of 3 storeys and a maximum of 5 storeys;
- (ii) To minimize the impacts of tall buildings, development above the podium shall be in the form of point towers with a maximum floor plate of 750 square metres gross floor area;
- (iii) Site development at the podium level shall provide high quality of design and exterior materials which are compatible with the character of the "Warehouse District", to the satisfaction of the Approving Authority;
- (iv) All structures shall have finishes which normally will not require reapplication during the life of the building and are an integral part of the cladding of the development; and
- (v) The building form and design should allow sunlight to fall on the east curb of Olympic Way SE between the hours of 10:00 a.m. and 2:00 p.m. (M.S.T.) from April 08 to September 07.

Amendment # LOC2003-0122
Bylaw # 62Z2004

SCHEDULE B

CONTINUED

(c) Building Setbacks

- (i) A minimum of 3 metres along Olympic Way SE;
- (ii) None may be required at grade for commercial, retail and office development fronting 11 and 12 Avenue SE;
- (iii) A maximum of 3 metres for residential development at grade facing a street or avenue; and
- (iv) A minimum of 6 metres for development above the podium.

(d) Building Height

A maximum of 42 storeys.

(e) Dwelling Units

- (i) No dwelling unit, other than a superintendent's or caretaker's apartment, shall be located below a commercial use;
- (ii) No window of a living room or bedroom shall be located closer than a horizontal distance of 7.5 metres from a side or rear property line or 15 metres from the facing windows of any other building on the same or adjoining site;
- (iii) Amenity space may be provided to the satisfaction of the Approving Authority; and
- (iv) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

Amendment # LOC2003-0122
Bylaw # 62Z2004

SCHEDULE B

CONTINUED

(f) Commercial

- (i) Commercial uses may only be allowed fronting 11 Avenue SE, 12 Avenue SE or Olympic Way SE;
- (ii) Commercial uses shall be limited to the podium development and the heritage buildings; and
- (iii) Commercial uses shall have separate entry from that of the residential component of the building.

(g) Landscaped Area

The following areas, except for accessways from public thoroughfares, shall be landscaped:

- (i) all yards where they are not used for vehicle circulation;
- (ii) all on-site horizontal surfaces greater than 5.6 square metres in area that are overlooked by residential units and not required for parking or access; and
- (iii) all adjoining City boulevards.

(h) Sidewalk Reconstruction

Sidewalks within the public right-of-way and setback areas adjacent to the site shall be reconstructed conforming with Council's policy for public improvements in the Downtown.

(i) Garbage Storage

Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space. Neither garbage, nor any installations for its collection, storage, compaction or disposal, shall be visible from outside the building. The space for storage and collection of garbage shall be readily accessible for pick-up.

(j) Right of Way Setbacks

See Section 17 of Bylaw 2P80.

Amendment # LOC2003-0122
Bylaw # 62Z2004

SCHEDULE B

CONTINUED

(k) Parking and Loading Regulations

Section 18 of Bylaw 2P80 shall apply except a minimum of 0.75 parking stalls per dwelling unit shall be provided on the site.

(l) Floodway Floodplain Special Regulations

See Section 19.1 of Bylaw 2P80.

(m) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure that the site layout and principles of building design generally conform with the concept site plan and renderings available to City Council during its consideration of this Bylaw.

Sent: Thursday, January 13, 2005 1:58 PM

Subject: dp 2004-3284

matthias,

we have reviewed the subject application. we acknowledge the tardiness of our response however, we offer the following comments to the extent that they are useful:

regarding the concept, we are pleased to see a proposal of this nature which incorporates so many tenets of the *blueprint for the beltline*. redevelopment of under-utilized land, density, multi-use, adaptive re-use & sidewalk improvements are among the many features of the proposal that we are enthusiastic to support.

with respect to the specific application for phase one however, we are concerned that the proposal is inadequately considered in terms of the north-south lane which cuts through the block for vehicular access of parking, loading & garbage. we note that the proposed paving and landscaping does little to facilitate pedestrian movement. accordingly, we ask that the applicant reconsider the design of the lane to incorporate more pedestrian-friendly features.

thank you for your consideration of our comments. please respond with any questions or comments you may have.

sincerely,

cameron gillies BA, BEDs, MArch, LEED accredited professional
beltline planning group
w. www.beltline.ca



December 17, 2004

VIA EMAIL

The City of Calgary
Development & Building Approvals #8108
P.O. Box 2100 Station M
Calgary AB T2P 2M5

ATTN: Matthias Tita

RE: DP2004-3284; 411 11 Avenue SE – Victoria School Condominiums

Thank you for providing Victoria Crossing with an opportunity to comment on the above development permit application for a mixed use – commercial/residential building located on the Victoria School site.

This is a particularly exciting project for the Victoria Crossing area and one that will make a significant contribution to our revitalization efforts, bringing several hundred new residents along with new commercial and retail opportunities to the community.

Of particular interest to the Victoria Crossing BRZ is the creation of a high quality pedestrian environment, which is certainly accomplished through the streetscape features and extensive landscaping provided in this plan. The patterned concrete, corner and mid-block bulbing, extensive tree plantings and lighting will contribute to a very pleasant pedestrian experience. This environment will not only benefit and be pleasing to the residents and businesses along Olympic Way and the developments currently found along 11th Avenue, but also the many visitors who will enter Stampede Park along this corridor. The applicant is encouraged to consider the design framework outlined in the Victoria Crossing Streetscape Design Guidelines in order to achieve continuity with recent street improvements in the Warehouse District along 11th Avenue (from Olympic Way to Macleod Trail). Given the ceremonial nature of Olympic Way and the fact that it serves as the major gateway into Stampede Park, the streetscape environment established here should be of a grand scale that sets a precedent and ultimately gets carried south of 12th Avenue, directly into Stampede Park itself.

With this in mind, a two tiered arm / pendant style of light fixture is recommended for street lighting along Olympic Way. This street is recognized as a landmark / character area in the proposed Beltline Plan and must receive more attention in detail to the quality of lighting provided for both street level and pedestrian level lighting. A two tiered system, similar to that found on First Street SW, that illuminates both the roadway and the sidewalk would create a very pleasing evening experience for retailers along Olympic Way and through to Stampede Park. Whatever type of light standard is selected, they should be placed a sufficient distance back of the curb to accommodate paving between the curb and the light base and allow sufficient space for car bumpers and door swings.

It is encouraging to see that the street trees will be planted in trenches as opposed to individual tree boxes and that an irrigation system for watering will be provided in all landscaped areas.. This is essential in order to achieve a sufficient canopy and ensure the longevity of the trees planted. It is also critical that the existing electrical lines be buried underground, and in speaking directly with the

Victoria Crossing BRZ
310, 1202 Centre Street SE, Calgary, AB T2G 5A5
Phone. 403.265.2888 Email. info@vcrossing.com
Web site. www.vcrossing.com

...page 2

● Page 2
DP2004-3284; 411 11TH Avenue SE – Victoria School Condominiums

December 17, 2004

applicant it is understood that this will occur. Overhead electrical lines and wooden power poles certainly would be contrary to the high quality street environment that this project intends to provide.

We are pleased to see the provision of an interim paved driveway and parking lot to the south of the building and that this area is also to be extensively landscaped. The plans indicate that 22 parking stalls are provided to accommodate retail and office needs of this project, however clarity is requested as to the location of these stalls, if they are accommodated in the interim lot or elsewhere on the site. If it is within the interim area, then these stalls will have to be accommodated elsewhere on the site as the project proceeds through subsequent phases of development. The provision of a lay by and street parking directly in front of the main floor retail along Olympic Way is a critical feature to ensure the viability of the retail along this street.

Victoria Crossing is very pleased to support this project and is willing to work further with the applicant and the City of Calgary on any detailed requirements pertaining to the streetscape environment and/or the business and commercial opportunities afforded by this project.

If there are any questions with respect to these comments please contact me at 403.265.2888. Thank you.

Sincerely,



Eileen A. Stan
Executive Director

cc: Alderman Madeleine King
Lucas Rojek, Beltline Planning Group
Ira Paul, BKDI Architects
Rick Theriault, Torode Residential