

PROPOSAL:
Offices, Retail Stores and Restaurants

APPLICANT: BKDI Architects	OWNER: Calgary City Centre Block Developments Ltd.
MUNICIPAL ADDRESS: 309, 323, 325, 327, 329, 331, 333, 335, 339 - 2 Avenue SW; 302, 326, 336 – 3 Avenue SW; 208, 210, 222 – 3 Street SW	LEGAL DESCRIPTION: Plan C, Block 10, Lots 1 - 40
EXISTING LAND USE DISTRICT(S): DC21Z95	
AREA OF SITE: 1.3 ha ± (1.9 ac ±)	
CURRENT DEVELOPMENT:	Restaurants, retail stores, entertainment establishments, surface parking

ADJACENT DEVELOPMENT:

NORTH: Retail, restaurant and surface parking lot (Eau Claire Market)

SOUTH: Hotel and offices (The Westin Hotel and Jamieson Place)

EAST: Offices (Livingston Place Towers)

WEST: Offices (Canterra Tower)

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	Not applicable
URBAN DESIGN REVIEW COMMITTEE	Committee comments attached as Appendix II
SPECIAL REFEREE(S) Calgary Downtown Association	Comments supportive of the application attached as Appendix III; the applicant presented conceptual plans for the re-development of the western half of the site as well as the proposed office tower on the eastern half of the subject property.
Eau Claire Community Association	Comments in support of the design of the office building; additional concerns regarding width of sidewalk along 3 Avenue SW as well as parking/loading off of same avenue attached as Appendix IV

PLANNING EVALUATION

Introduction

This application proposes the development of a 30-storey office tower with commercial podium on the eastern one-half of the block under the control of the applicant. Bounded by 3 Avenue SW to the south, 2 Avenue SW to the north, 3 Street SW (Barclay Mall) to the west and 2 Street SW to the east, the subject development is located in the southern most tier of the Eau Claire community.

Bounded by the Eau Claire Market site to the north, currently under re-development, office towers to the east, a hotel and re-developing office complex to the south, and an office tower to the west, the subject site is located within a precinct characterized primarily by commercial development.

The proposed 28 floors of office space sit atop a commercial podium consisting of lobby, retail and +15 spaces. Plus 15 connections will connect this building with developments to the east and south, consistent with The City of Calgary +15 Policy. Provisions have been made in this proposal for future + 15 connection to the west-half of the site to accommodate future redevelopment of that portion of the holdings.

Located on land that was relatively flat in topography, recent improvements to 2 Avenue SW relative to flood plain issues have produced a gradient of approximately one and one-half metres of height differential from north to south across the site, with the 3 Avenue SW interface being the lowest point on the site.

Land Use District

Approved by City Council in 1995, Direct Control District Bylaw 21Z95 recognized the block bounded by 2 and 3 Avenues and 2 and 3 Streets as parcels *"intended to be redeveloped for commercial, residential, or mixed commercial and residential purposes, at densities compatible with its location relative to the downtown core and residential neighborhood of Eau Claire"*. Identified as a Discretionary Use within this DC Bylaw, offices were afforded a Certainty of Land Use designation (C.U.). This designation is afforded applications which meet the requirements of Section 11 (2) (b) (ii) of Bylaw 2P80, still in effect for the community of Eau Claire. In summary, this section states that where an application is for a use listed as a Discretionary Use in the land use district and is followed by the letters "C.U.", the application shall not be refused on the grounds of the use if the use conforms to an approved ARP. In this case, this application conforms to these qualifiers.

Legislation & Policy

Development of this site is guided by 1) Bylaw 21Z95, 2) the Eau Claire Area Redevelopment Plan (ARP) and 3) the Centre City Plan. Prescriptive in structure, Bylaw 21Z95 implemented the major tenants of the Eau Claire ARP, specifically uses, density and height. Identified as *'commercial/residential'* within the land use classifications of the Eau Claire ARP, this area has been recognized as the logical expansion area of the downtown commercial core as evidenced by the office towers in the immediate vicinity. The subject parcels carry a maximum Floor Area Ratio (F.A.R.) of 8.0 and a maximum height of 30 storeys and 109 metres (359 feet).

In accordance with the DC Bylaw, regardless of density, all commercial development on the subject parcel must provide all Group A features of the CM-2 District to a maximum of 5.0 FAR. Density bonussing under the Group B category, and financial contribution to the Eau Claire Improvement Fund, affords applicants' the ability to pursue a maximum of 7.0 FAR for pure commercial development. Recognized as commercial/residential designation within the ARP, the DC Bylaw allows a maximum of 8.0 FAR for residential uses, less any commercial density.

Proposed as office, retail stores and restaurant, this application represents a floor area ratio of 6.30. Five (5) F.A.R. is achieved through the Group A - Mandatory Public Amenities for at-grade pedestrian circulation and street corner pedestrian space (NE corner of site) and +15 connections. Group B bonus densities, equal to 0.66 F.A.R., are provided through additional at-grade features and skylights on the + 15 bridges. An additional 1 F.A.R. is achieved through a financial contribution to the Eau Claire Improvement Fund netting 6.66 F.A.R. available to the proposal.

In accordance with the F.A.R. limitations of the Eau Claire A.R.P. and the existing DC Bylaw, this application leaves a residual F.A.R. of 1.7 available for development, excluding the existing restaurant on the southwest corner of the block.

Site Layout & Building Design

Designed to occupy the eastern half of the subject block, the building has been designed on north-south axis. Due to topographic constraints, and in consideration of at-grade opportunities along 2 Avenue SW, vehicular access to the project is from a mid-block location on 3 Avenue SW for the parkade and loading. This grade differential between 2 Avenue SW and 3 Avenue SW provides the basis for the projects main entrances located at the corner of 2 Avenue SW and 3 Street SW and along 2 Avenue SW.

The proposed City Centre office building extends along Second Street with a glazed double height lobby that extends the public pedestrian zone creating a large indoor/outdoor space stretching from Second to Third Avenue. The proposal to match the grade at 2 Avenue SW is the basis for the main floor elevation of the building resulting in a raised podium as the project transitions from 2 Avenue to 3 Avenue. The response has been to maintain the 2 Avenue SW grade essentially across the entire 3 Street frontage will steps near the corner of 3 Avenue SW and 3 Street SW corner. These steps will transition down to the grade of this intersection and provide access to the sidewalk system along both roadways. The raised podium continues to wrap around the south side of the building, providing a raised patio/outdoor space adjoining the proposed retail use.

Podium

Framed at either end with retail cafe uses, the building proposes to add pedestrian activity at street level. The podium level contains a large retail space at-grade along 2 Avenue SW with direct access to the avenue as well as the public open plaza at the northeast corner. Entrances to the main lobby of the office component, also at the podium level, are located adjacent to the plaza as well as along the raised podium along 3 Street SW. A restaurant/cafe space is located on the south end of the podium with access to the raised podium and the adjoining streets.

The back-of-house functions (mechanical, loading and parking) are accessed from 3 Avenue SW. The loading space is located along the western edge of the proposal and enclosed within the podium. The internal truck manoeuvring space is open to above, screened along the west elevation and from 2 Avenue SW by a metal/wood/stone construction screening wall.

+15 Level

This level proposes retail/restaurant space along 2 Avenue SW and 3 Avenue SW with internal CRU's connecting the +15 walkway system to the +15 bridges over 3 Street SW and 3 Avenue SW. Future connection opportunities to the west have been provided adjacent to the retail/restaurant space. Escalators and stairways connect this level to the main level lobby and retail CRU's.

Both +15 bridges have been fitted with skylights and access the receptor points provided within Livingston Place to the east and Jamieson Place (under construction) to the south.

Office Levels 3 through 30

Level 3 of the building is slightly smaller than the floor plate size of the podium/+15 levels. Levels 4 through 24 expand over the podium with levels 25 through 28 stepping back again to smaller floor-plate size. The typical floor plate for levels 4 through 24 is 2,700 square metres with the reduced size floor plates of 2,500 square metres and 2,200 square metres respectively for levels 25 – 26 and 27 – 28. Levels 29 and 30 reduce to 1,600 square metres with the mechanical penthouse occupying a 1,300 square metre floor plate.

Design

The tower is separated from the two storey podium by a cantilevered brow that defines the lobby below. A setback level further separates the tower from the base. The tower is expressed as a series of angled glass screens intended to breakdown the mass to three vertical elements that terrace upwards from the lower riverside developments towards the higher business core. The screens extend beyond the main mass to create a crown.

Materials chosen for the project include office glazing, glazed shadow box at floor level, capped aluminium horizontal mullions, capless structural silicone vertical mullions and glazed fins. Stone cladding, stone base and glass balustrade frame the podium level. The screening wall along the west edge of the proposal also incorporates a stone base with a red cedar screen framed by metal channelling and supports.

The +15 bridges utilize the same family of materials with the addition of sloping, vertical glazed fins and skylights to accentuate the structures. Public realm features include concrete pavers in square and herringbone patterns, street tree planting grills and coloured concrete.

Sustainable Design Features

In the absence of a Council mandate to require LEED certification, Administration has encouraged the applicant to provide a summary of sustainable design strategies for this proposal. The applicant has indicated a commitment to sustainable design practices in APPENDIX V. However, there has been no indication that LEED certification will be pursued with this project at this time.

Urban Design Review Panel Comment	Applicants Response
<p>The panel commends the applicant for a sensitive urban design that works at both the pedestrian scale and within the larger urban fabric, for example, the suggested design resolution at the roof line which incorporates fritted glass/lighting will make a positive contribution to the City skyline and the sophistication/articulation of the proposed curtain wall. The panel also recognizes the design merit of the ground plane resolution and the transparency of the lobby to the street(s).</p>	<p>Acknowledged by applicant</p>
<p>The panel feels the transitions between city sidewalk and the podium could be more sensitively resolved, i.e. Stepped planters to reduce the apparent height</p>	<p>Stairs have been added at the south end of a widened walkway; the walkway will be separated from the sidewalk by a decorative wall that will</p>

<p>and/or impact of the podium edge along 2 Street and 3 Avenue specifically.</p>	<p>also host Class 2 bicycle parking facilities</p>
<p>The panel supports the applicant's intention to fully study the lighting of the building at both the parapet and soffit at the top of the podium.</p>	<p>Under soffit lighting has been contemplated in the design of the top of podium but not yet articulated</p>
<p>The panel encourages the applicant to reduce the amount of retail/café at the SE corner of the podium and encourages more meaningful/direct access from 3 Avenue to the office tower lobby.</p>	<p>The size of the retail/café has been reduced to allow for access to the corner from the raised walkway as well as at-grade entrance to the southeast corner of the building</p>
<p>The panel feels that the raised screened loading area has not been adequately described in terms of its interface with the street and the surrounding area. These details need to be reconciled to the satisfaction of the Approving Authority prior to scheduling the item for CPC.</p> <p>The panel feels that the lack of a landscape plan makes it difficult to provide constructive comment.</p> <p>The panel recommends that bicycle parking be provided on City land, i.e. between tree plantings.</p>	<p>Proposed as an 'interim' solution pending re-development of the western half of the subject property, the screening wall introduces organic building materials (cedar) to materials found elsewhere within the project</p> <p>Expanded to include tree plantings and coloured/patterned concrete pavers for the entire frontages along 2 AV, 3 AV and 3 ST, the proposal includes a combination of tree-boxes and continuous tree-trench for landscaping</p> <p>The Draft City of Calgary Bicycle Parking Handbook promotes the distribution of Class 1 and 2 bicycle parking stalls on the same site as the development and located within 15 metres of the main entrances to the building. Contemplating bicycle parking located within the street allowance, the Handbook recommends the facilities be placed adjacent to the curb with in the right-of-way where street furniture, light poles and trees are located. The response in this application has been to incorporate the short-term bicycle parking (Class 2) along the decorative retaining wall fronting on 3 ST and 3 AV, near building entrances</p>

Landscaping

The landscape proposal for the project includes boulevard trees (deciduous-Green Ash) along 2 Avenue and 3 Avenue SW and along 3 Street SW. No treatment has been proposed to augment the Barclay Plaza landscape scheme at this time. The western-most driveway cut to service the existing parking lot and a bus zone preclude installation of some assets along the 2 Avenue SW at the western edge of the site. Similarly, existing as well as proposed driveway cuts along 3 Avenue SW precludes installation of boulevard trees along that roadway. These installations are facilitated through a combination of continuous tree trench and tree box configurations.

Shrubs and flowering plants are provided on-site, adjacent to the wall framing the terrace along 3 Street SW.

Site Access & Traffic

A Transportation Impact Analysis was required for this proposal and concluded that the existing roadway network has sufficient capacity to accept development. The two new points of access along 3 Avenue SW for loading and parkade access have been approved by Transportation Planning. Access to the loading facilities is essentially re-use of an existing driveway cut while the eastern-most existing driveway cut along 2 Avenue will be abandoned as part of this proposal.

Parking

A parking study was not required for this proposal. The existing DC Bylaw defers to Section 18 of Bylaw 2P80 (now Part 10 of Bylaw 1P2007) for commercial parking ratios. Under these ratios, the commercial parking equivalent for the office component of this project is 429 spaces (1 space per 140 square metres net) with retail, parked at the same ratio, 10 spaces. Restaurant uses are exempt from providing parking under this section of the Bylaw. Twenty-four surface stalls from prior approval will be retained for the existing restaurant (Old Spaghetti Factory) at the southwest corner of the site.

Following approval of a Development Permit for the subject site in 1985 (DP1985-1587), the City of Calgary entered into a third-party parking agreement with Olympia and York, developers, for an alternate parking arrangement on the subject site. This agreement is a caveat registered against title to the subject site and requires 158 parking stalls to be maintained on the subject site while there is use of a site that was then called Fourth Avenue Place SW. The chain of title for the subject site reveals that in each sale, the new buyer was required to assume this obligation and is the case today with the current owner of the property. While third-party agreements, covenants and restrictions typically do not have bearing on the Development Authority's decision, the City of Calgary is party to this ongoing obligation and is charged with enforcing it.

In light of this agreement, the total parking spaces provided for this proposal is 619 stalls, of which all will be provided in the new parkade. Additional spaces within the parkade account for the reduction of the 158 caveated surface parking stalls when those stalls are displaced by future re-development on the west half of the subject property.

Site Servicing for Utilities

The full complement of City and franchised utilities are available to the subject site. All flood-plain related issues have been addressed through the raising of 2 Avenue SW.

Environmental Site Assessment

An ESA was not required for this application. The applicant has been put on notice that if, in the construction of the project, any environmental concerns are discovered, investigations and reports may be required.

Community Association Comments

Comments returned from the Eau Claire Community Association voice support of the application (Appendix IV).

Adjacent Neighbour Comments

As of the date of this report, Administration has not received any verbal or written correspondence from adjoining property owners regarding the proposal.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposal conforms to the Eau Claire Area Redevelopment Plan and existing DC Bylaw 21Z95 for uses, density and building form/siting.
2. Situated within a precinct of the Eau Claire ARP that is intended to be redeveloped for commercial, residential, or mixed commercial and residential purposes, at densities compatible with its location relative to the downtown core and residential neighborhood of Eau Claire, the proposal appears compatible with existing as well as emerging development in the area.
3. Synchronise with the City Centre Plan, the proposed building is sensitively designed to create a positive interface between the building and the adjoining public spaces, and developments at the street level, as well as contributing positively to the interest of the Calgary skyline.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements

If this development permit is approved, the following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority.

Planning:

1. Submit a total of *SIX* complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address the prior to decision issues of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments.

2. Interior details of the +15 are required including but not limited to finishing materials, dimensions and a materials sample board.
3. All doorways within the +15 bridges are to be sliding doors; revise accordingly.
4. Remove louvers covering glazing at ends of +15 bridges.
5. Minimum unobstructed clearance from 2 Street SW and 3 Avenue SW to underside of +15 bridges is to be measured from crown of road; revise accordingly.
6. Submit contribution to the + 15 fund at the current rate at the time of payment. Please contact The City of Calgary +15 Coordinator for the current +15 fund rate prior to payment.
7. A Development Agreement shall be executed in conformity with all reports, plans and materials submitted to and approved by the Development Authority, including:
 - A +15 Development Agreement with The City to the satisfaction of the City Solicitor,
 - The delineation of +15 easement areas, schedules and maintenance obligations.
8. Submit contribution to the Eau Claire Investment Fund at the current rate at time of payment to the attention of The City of Calgary Land Use and Policy Planning Division.
9. Provide details of soffit lighting for the podium.
10. Provide details of Class 2 bicycle parking facilities along 2 Street SW and 3 Avenue SW.
11. Revise parkade plans to note that access to the parking stalls within the parkade in excess of the 439 required for this proposal shall be prohibited until such time as the 158 stalls under title caveat are called into service through re-development of the existing surface parking lot. Restricted access shall be in the form of a physical barrier such as gate, fence or immovable barrier within the parkade.

Urban Development:

12. Amend the plans to:

Roads

- a. Provide canopy details, complete with dimensions – projection from face of building, encroachment beyond existing and ultimate property lines, vertical clearances to sidewalks, etc. Also show outline of canopies on site plan.
 - b. Provide +15 signage details, complete with dimensions – projection from face of building, encroachment beyond existing and ultimate property lines, vertical clearances to sidewalks, etc. Also show outline of +15 signage on site plan.
13. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$665,500.00, to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 9M2007 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$3,970 per meter of site frontage (on avenues only) for the proposed development. This amount is for Lots 10 to 31 inclusive.

The City Centre Levy for Lots 1 to 9 and Lots 32 to 40 inclusive will be collected when the developer applies for a Development Permit for the remainder of the site.

14. Submit a Phase II Environmental Site Assessment report that details the existence, type, concentration and extent of on and off-site contamination. The report is to be prepared in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the Canadian Standards Association (2000) "Phase II Environmental Site Assessment - Z769-00," or its successor.

If the Phase II Environmental Site Assessment report indicates that there is a requirement for remediation or risk management, then the applicant shall submit a current Remedial Action Plan and/or Risk Management Plan. The report(s) shall document how the site will be remediated or risk managed to such an extent that the site will be suitable for the intended development.

All Phase I and II Environmental Site Assessments submitted to The City that have been commissioned **on or after 2005 November 1** must conform to The City of Calgary **Phase I and II Environmental Site Assessment Terms of Reference**. Please visit www.calgary.ca for the latest version. Any Phase I and Phase II Environmental Site Assessments that do not conform will require additional work to meet the standard.

All reports are to be prepared by a qualified professional and will be reviewed to the satisfaction of the Manager, Environmental Assessment and Liabilities.

15. Developer (Cadillac Fairview) is to reimburse Bentall Real Estate Services for their share of construction costs of the 2 Street SW completed road improvements. 2 Street SW has been raised and reconstructed to City standards in 2007 between 2 Avenue SW and 3 Avenue SW by the adjacent developer to the east, Bentall Real Estate Services.

The City of Calgary will determine the amount that Cadillac Fairview will be required to reimburse Bentall for their share of construction costs of the completed road improvements. Contact C. Gee, Roads at 268-3801 for amount.

16. Submit from a qualified consultant a comprehensive engineering design and drafting services, related approvals, tendering and review of bids for various underground and surface construction, contract administration and general engineering services during construction for offsite work related to the development.
17. Remit a security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure within the public right-of-way to address the requirements of the Business Unit as listed below:

Roads

- a. Construction of new driveway crossings on 3 Avenue SW
- b. Construction of new sidewalks adjacent to the site
- c. Construction of new wheelchair ramps
- d. Construction of new curb and gutter adjacent to the site
- e. Existing driveways not required for the new development must be removed and rehabilitated to be compatible with Barclay Mall standards
- f. 2 Avenue SW road raising to City standards between 2 Street and 3 Street SW

Note: Execute a Perpetual Maintenance Agreement for the non standard surface treatments (Granite Tiles & Granite Pavers) in the City right-of-way at the Indemnification Agreement stage to the satisfaction of Roads.

18. Remit payment (certified cheque, bank draft) for the proposed infrastructure within the public right-of-way to address the requirements of the Business Units as listed below:

Roads

- g. Street lighting upgrading adjacent to the site.

Transportation:

None

Parks:

None

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

NOTE: If the boulevard tree is to be removed, contact Urban Forestry to make arrangements to request a letter of authorization to remove a public tree and to provide compensation as indicated in the advisory comments.

Permanent Conditions

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
2. No changes to the approved plans shall take place unless authorized by the Development Authority.
3. A Development Completion Permit shall be issued before the use is commenced or the building occupied. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.
4. The properly executed Development Agreement referenced in Prior to Release condition No.6 shall remain in force and on title throughout the life of this development.
5. All trees and shrubs shown on the approved site plan to be retained shall be protected during all phases of construction. Any trees or shrubs which die must be replaced on a continuing basis with trees or shrubs of comparable species and size to the satisfaction of the Development Authority.
6. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.

7. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
8. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
9. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.
10. Use of parking stalls within the parkade in excess of the 439 required for this proposal shall be prohibited until such time as the 158 stalls under title caveat are called into service through re-development of the existing surface parking lot. Restricted access shall be in the form of a physical barrier such as gate, fence or immovable barrier within the parkade as approved by the Development Authority.

Urban Development:

11. Prior to the issuance of the Development Completion Permit, provide a copy of the Certificate of Title, demonstrating that either the subject parcels have been consolidated onto a single title or Condominium Plan has been registered.
12. 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.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of the Manager, Environmental Assessment and Liabilities.

13. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.
14. In accordance with the *Encroachment Policy* adopted by Council on 1996 June 24, and as amended on 1998 February 23, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense, prior to issuance of a Development Completion Permit.
15. 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 approved Development Site Servicing Plan (DSSP). Certification is to be completed within the timelines, to the specifications, and in a format as specified in Section 9 of the *Lot Grading Bylaw 32M2004*.

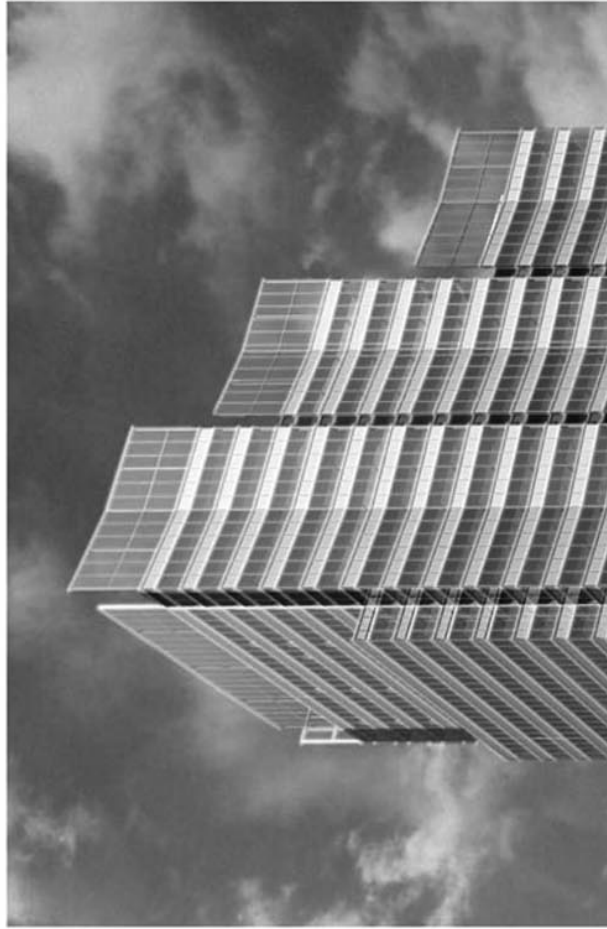
16. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Water Resources Specifications. The watermains are 90 years and older and although there has been 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.
17. The developer, and those under their control, shall develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of the *Guidelines for Erosion and Sediment Control*. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control. The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events.

Transportation:

None

Parks:

None



CALGARY CITY CENTRE

DEVELOPMENT PERMIT APPLICATION SET

2008 April 18

Zeitler BKDI
ARCHITECTS

300 MCNICOLL AVE. S.W.
CALGARY, ALBERTA, CANADA T2P 4G7
TEL: 403.228.2222 FAX: 403.242.7655

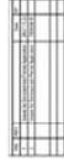


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City of Calgary



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NO.	DATE	DESCRIPTION

Calgary City Centre

KEY PLAN

Drawing List and Context Plan

Scale: 1" = 100'

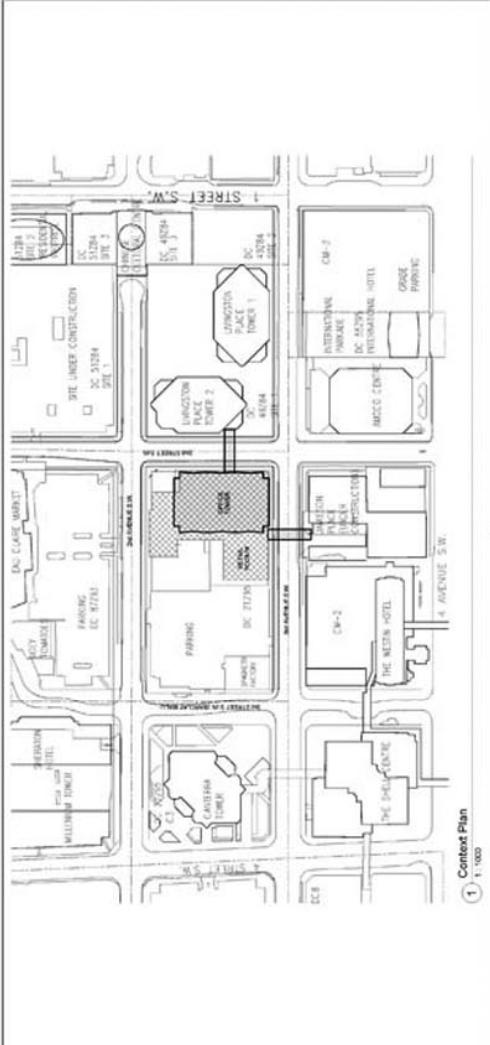
North Arrow

DATE: 08-21-08

BY: [Signature]

CHECKED: [Signature]

PROJECT: 08-01-081



DWG No.	Drawing Name	Scale
A001	Drawing List and Context Plan	1:1000
A002	Photo Survey	NTS
A003	Colour Perspectives	NTS
A004	Colour Perspectives	NTS
A005	Site Utility Plan	1:200
A006	Site Plan	1:200
A007	Landscape Plan	1:200
A101	Ground Floor & Mezzanine Plan	1/16" = 1'
A102	Level 2 Plan (Plus 15 Level)	1/16" = 1'
A105	Tower Plans Level 3 - 28	1/16" = 1'
A106	Tower Plans Level 29 - 34	1/16" = 1'
A107	Tower Plans Level 35 - Roof	1/16" = 1'
A121	Parking Level 1	1/16" = 1'
A122	Parking Level 2,3 and 4	1/16" = 1'
A123	Parking Level P5	1/16" = 1'
A124	Trucks Manoeuvring Diagrams	NTS
A400	North Elevation	1/16" = 1'
A401	South Elevation	1/16" = 1'
A402	East Elevation	1/16" = 1'
A403	West Elevation	1/16" = 1'
A404	Elevation 1 - Podium	1/8" = 1'
A405	Elevation 2 - Podium	1/8" = 1'
A406	Elevation 3 - Podium	1/8" = 1'
A410	Building Section	1" = 20'
A411	Building Sections	1/8" = 1'
A412	Detail Sections and Cladding	1/4" = 1'
A415	+15 Link Details	1/4" = 1'
A416	Shadow Study	NTS

Zeitler BKDI
ARCHITECTS

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Calbridge
PARTNERS

NO.	DATE	REVISION

Calgary City Centre

Calgary, Alberta

KEY PLAN



THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTS AND ENGINEERS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN OR FOR ANY CONSEQUENCES ARISING FROM ITS USE.

Photo Survey

005-1-001

Author: _____
 Date: _____
 Scale: 1:1000



Photo Survey 005-1-001

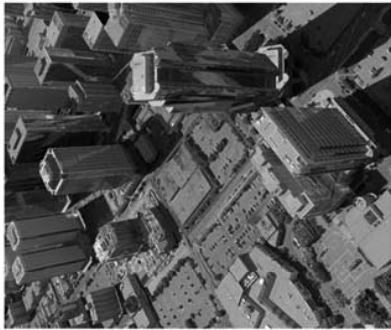


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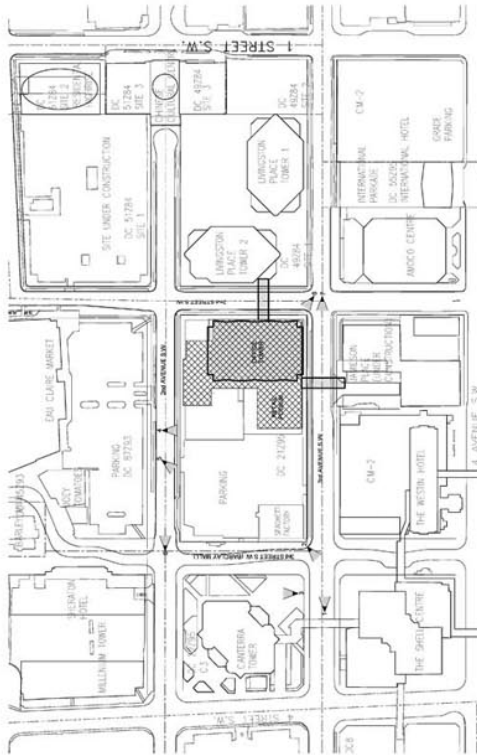


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Photo Survey 005-1-001



Photo Survey 005-1-001



Photo Survey 005-1-001

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NO.	DATE	DESCRIPTION	BY

Calgary City Centre

Calgary, Alberta

KEY PLAN



1:500
DATE: 08/21/08
DRAWN BY: [Name]
CHECKED BY: [Name]

Colour Perspectives



A003

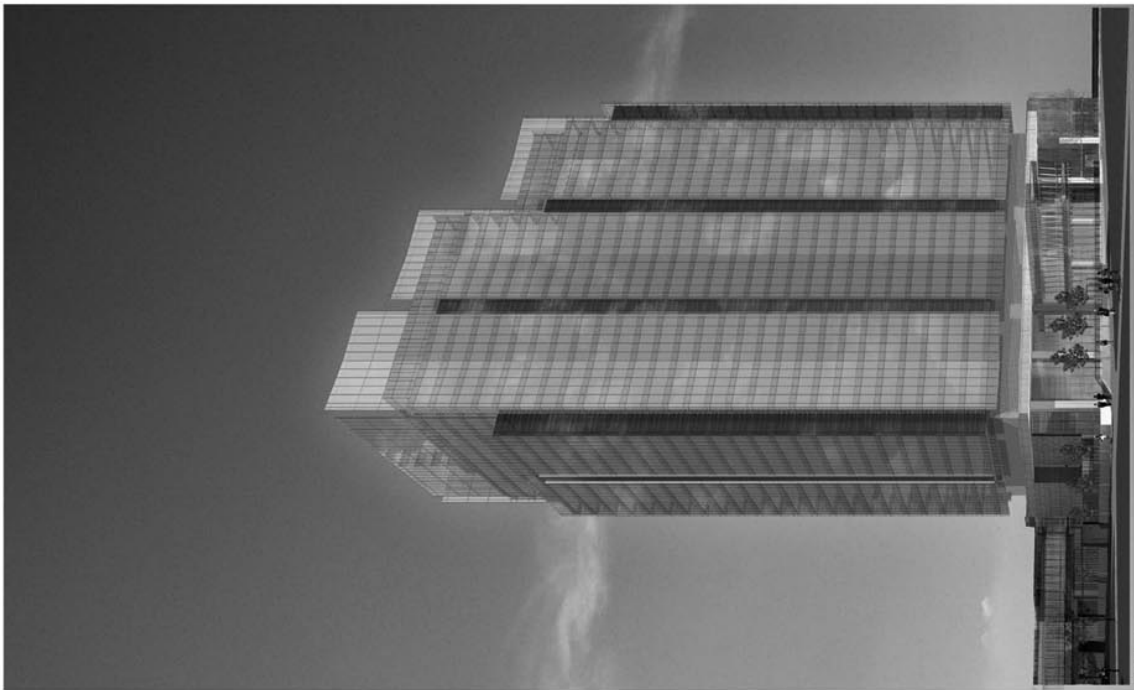
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Panorama - South East Corner View



Panorama - North East Corner View



Tower - South East View

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