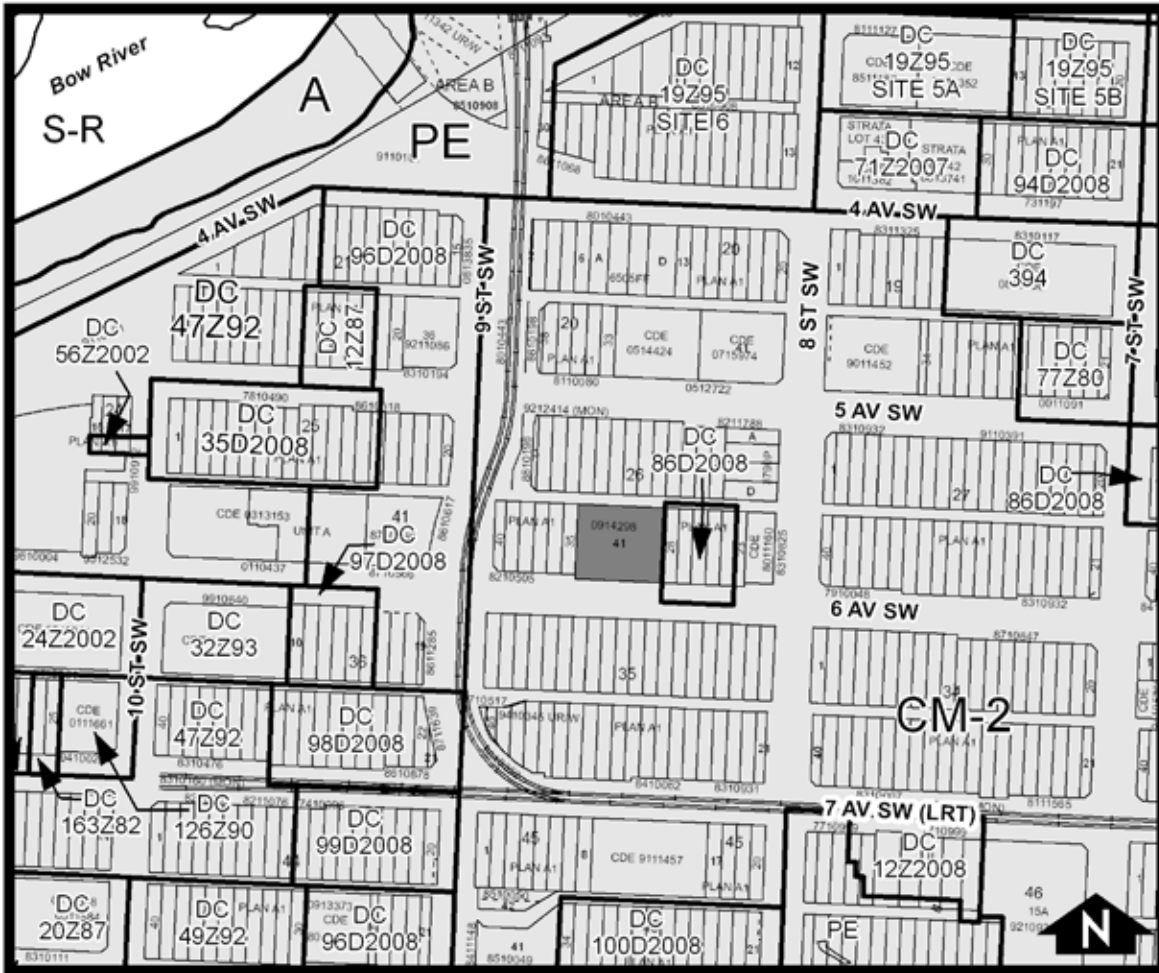


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 11	
	CPC DATE:	2010 October 14
	DP NO:	DP2010-1705

DOWNTOWN COMMERCIAL CORE
(Ward 8- Alderman Mar)



PROPOSAL: 232-unit 36-storey residential building, with commercial at-grade.

APPLICANT: S2 Architecture: Dave Symons 900 110 - 12 Avenue SW Calgary, AB	OWNER: La Caille Sixth Avenue Inc. 502 – 922 5 Avenue SW Calgary, AB
MUNICIPAL ADDRESS: 922 - 6 Avenue SW Calgary, AB T2P 0V5	LEGAL DESCRIPTION: Lot 41, Block 26, Plan 0914298 (Map 16C)
EXISTING LAND USE DISTRICT(S): CM-2 Downtown Commercial District	
AREA OF SITE: 0.18 ha ± (0.45 ac ±)	
CURRENT DEVELOPMENT: Vacant	

ADJACENT DEVELOPMENT:

NORTH: High-Density Residential

SOUTH: Mixed-Use Commercial Residential

EAST: High Density Residential

WEST: Commercial

EXTERIOR FINISH MATERIALS

Walls: Brick with spandrel glazing podium, stucco tower

Roof: Anodized Aluminium caps, stucco finish systems,

Windows: Blue spandrel glazing podium, tinted glazing

SUMMARY OF CIRCULATION REFEREES

ENVIRONMENTAL MANAGEMENT	An Environmental Site Assessment has been provided.
URBAN DESIGN REVIEW PANEL	See APPENDIX II
COMMUNITY ASSOCIATION	No Community Association.

PLANNING EVALUATION

Introduction

The subject application proposes the development of a 36-storey residential podium-tower development within the Downtown Community. Commercial uses are to be provided at grade, with parking to be provided on 3 storeys below grade and 3 storeys above grade, within the podium component.

Site Context

The subject site has been vacant for a number of years. The eastern and northern extent of the site is bordered by a 24-storey and 10-storey residential developments respectively, with a 10-storey commercial building bordering the western extent of the subject site.

Land Use District

The Land Use provisions of the CM-2 Downtown Business District apply to the subject lands. The purpose of this district is to provide for predominantly commercial development as well as allowing for a wide range of institutional and residential uses. Maximum density for this district is 20 F.A.R where the A, B and C bonusing provisions have been provided.

The density of the proposed development (in F.A.R) has been calculated at 15.23.

Site Characteristics

The site is flat with no significant geographic features.

Legislation & Policy

Centre-City Plan (2005)

The subject parcel resides within the West End Neighbourhood of the Centre-City. The applicable policies found in section 4.2.1 provide the following directions:

- Evolve the West End neighbourhood as a vibrant primarily residential neighbourhood by diversifying the opportunities for local amenities and its integration with surrounding neighbourhoods.

The intent to provide for high-density residential development in the subject application is found to be keeping with the objectives of the above policy. Opportunities have been provided for locally-scaled retail/commercial uses, at-grade while appropriately integrated within the immediate neighbourhood.

The Centre-City Plan encourages new residential developments in the Downtown by:

- encouraging mixed-use projects by implementing any Land Use Bylaw changes that better accommodate residential developments;
- considering the use of smaller or narrower floor plates and taller buildings to reduce shadowing impacts;

- providing incentives to encourage residential development in the Downtown such as:
 - an exemption of residential floor area from the Floor Area Ratio calculation;
 - Establishing a favourable Downtown property tax rate for residential floor area
 - Waiving any redevelopment levies for residential floor area; and
 - Considering incentives for local, neighbourhood scale amenities such as cafes and food stores that cater to day and night vitality.

The Density (in F.A.R) has been calculated at 15.23 for the subject site. As above, residential F.A.R is exempt from bonusing calculations in accordance with policies of the Centre City Plan, thus bonusing requirements are not applicable for the subject application.

Site Layout & Building Design

Building Massing

The proposed podium-tower development is comprised of a 4-storey podium that measures 14m in height along the street edge. The continuous retail frontages along 6 Avenue SW do provide for fine-grain pedestrian interface. This at-grade frontage serves to mitigate the impacts of the glazed screening for the parking uses located on the third to fifth storeys. Furthermore, a generous recessed area has been provided, giving way for a celebrated entrance for the residential component of the development while also functioning as a bike parking area and meeting place.

Impacts of the tower portion to the surrounding precinct are seen to be typical of that found within other districts. The arrangement of buildings within these city blocks provide for a wide range of building forms and shadow variations. The proposed tower's shadowing impact would not adversely impact any greenways, parks or public gathering areas. The figures as shown in APPENDIX I demonstrate that the massing of the existing buildings completely shadows the corresponding areas along 5 Avenue SW. Thus, the massing of the proposed development does not significantly increase shadowing impacts to public thoroughfares. A separation distance of 12.6m has been provided from the closest point of the tower portion to the commercial building to the west, and 19.0m of setback provided from the residential development to the east.

Floor Plans

The 36-storey residential development is proposed in the conventional podium-tower format fronting 6 Avenue SW. The 6-storey podium is comprised of retail uses at-grade with main entrance lobby to the residential units. The second storey is comprised of a residential storage area and mechanical rooms. The third to fifth storeys comprise of residential parking areas. The podium steps back by 6m from the base at the fifth storey, which is also intended to provide a transition to the tower portion of the development. Amenity areas and additional storage areas have been provided on the sixth and seventh storey. The residential levels between the eighth and thirty-fourth storeys are one and two-bedroom units ranging between 660 sq. ft and one 075 sq. ft. The thirty-fifth storey comprises of four penthouse units ranging between 1 200 sq. ft and 1 560 sq. ft. The mechanical penthouse is located on the thirty-sixth and thirty-seventh storeys, along with the elevator machine room, screened from plain view through a range of architectural features positively contributing to the skyline within the west-end downtown community.

The thirty-seventh and thirty-eighth storeys function simply as additional screening for the mechanical units located below these levels.

Building Design

The comprehensive design expression of the building is reminiscent to that found in the Art-Deco period. The building is geometric in design and symmetrical in form. The architectural form emphasizes the base, through the grand arch-feature, which reads and functions as the main pedestrian entrance into the building. The top of the tower is also emphasized with four main spires at each corner of the building, along with two smaller ones capping the architectural lines down each elevation, again symmetry being the underlying theme.

The materials at the base are comprised of wheat colour brick, and an arriscraft finish in a range of textures. The arch highlights the entrance, and is framed using precast concrete. Glazing is provided through clear glazing, framed in clear anodized aluminum mullions.

The upper floors of the podium are comprised of the same base materials; however the glazing is provided is bronze with spandrel glazing provided between the storeys. Each level of the podium has been differentiated through the use of a various combination of the same materials and glazing.

The tower portion continues the theme of symmetry through the top, where the tower does becomes slimmer from the twenty-third floor upwards. A step-back of 10m has been provided from the base of the podium from the base of the twenty-third storey. Materials for the tower portion include acrylic stucco finishing systems, which are to be of similar appearance to that provided at the base of the building. Variation in depth has been provided by recessed balconies through the middle portion of the tower along all four elevations. The residential units have been provided with tinted-blue glazing along with the spandrel panels between the storeys. The top of the tower has been differentiated with diamond -shaped features, capped with a series of spires, provided in symmetrical form along the top 2 storeys.

Urban Design Review Panel

Comments

- The Panel commends the Applicant on the general quality of the architectural design, and the attention to elements such as night time illumination and building detail.
- The Panel encourages the Applicant to pursue sustainable design features.
- The building grandeur and style suggests that appropriate material choices for large scale downtown high rise building are used. As such, the Panel feels acrylic stucco as a cladding material for a high-rise building is inappropriate within this context, and another material, appropriate to other materials in the building, should be selected.
- The Panel suggests studying enhancement of the plaza with respect to the scale of the entry archway, providing for multiple uses and improving the public realm (e.g. retail unit identification, main entry canopy, street furniture, street lighting, paving pattern, inside/outside connections, transparent glazing on side walls facing the plaza, consider extending the main canopy to property line and possibly beyond). The Panel supports the placement of bicycle parking (class 2 bicycle racks) within the tree line to enhance the design of the plaza.

- The Panel considers it a missed opportunity that the podium levels are developed as parking rather than for other uses that would provide “eyes on the street”.
- Additional drawings would have been helpful to allow the Panel to understand many aspects of the project, for example additional context information and larger cross sections.

Environmental Site Assessment

An Environmental Site Assessment was reviewed and the contents were deemed satisfactory.

Landscaping

A 2.134m by-lawed setback along 6 Avenue SW has been respected and enhanced with a series of street trees. The pedestrian realm has been enhanced with pre-cast patterned concrete.

In addition, landscaping has been provided on the external amenity area on the sixth level. A wide range of seasonal planting has been provided.

Site Access & Traffic

Site Access is provided from the lane on the north side of the subject site. Two separate access points are provided; one for the above grade parking component and the other for sub-grade parking. All back-of-house functions occur from the lane. Pedestrian access is provided along 6 Avenue SW where the main entrance is clearly legible.

Parking

Parking has been provided on 6 levels; 3 being sub-grade and 3 being above-grade. According to the Applicant, the potential impact to the structural integrity of the adjacent sites (details provided in APPENDIX III) limits the amount of parking able to be provided sub-grade. As a result, 226 stalls have been provided which meets the minimum requirement of 0.9 stalls per residential unit, along with 20 stalls for visitors. Bicycling parking has been provided on all 6 levels of parking, where additional class-1 bike storage has been provided on the first parkade level above-grade, to accommodate for convenient access for cycling commuters.

Site Servicing for Utilities

Servicing on the subject site is available.

Environmental Sustainability

While a LEED table has been provided, certification is not being pursued by the applicant. Nevertheless, specific sustainable components that can be achieved are indicated as per APPENDIX IV.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development provides for high-density residential development within the Downtown Community as encouraged by the Centre-City Plan.
2. The proposed development is found to provide for a compatible interface with adjacent commercial and residential development.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Calgary Planning Commission **APPROVE** the application for a 232-unit 36-storey residential building, with commercial at-grade 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 8 complete sets of amended plans (file folded and collated) to the Planning Generalist that comprehensively address all of the prior to release conditions of all Departments. In order to expedite the review of the amended plans; one plan set shall highlight all of the amendments. Please ensure that all plans affected by the revisions are amended accordingly. In the event that the prior to release conditions are not resolved, an \$800.00 recirculation fee may apply.

Urban Development:

2. Amend the plans to:

Roads

- a. Indicate that all surface treatments currently proposed in the City right-of-way are confirmed to be to "City standards".
-Indicate on the plans that all proposed pavers that are to be located within the City right-of-way are pavers that are to City standards.
-Remove all reference to "sand blasted" finished concrete and replace with "broom" finished concrete as per City standards.
 - b. Indicate a minimum clearance of 2.4m is from top of grade to underside of the newly proposed entrance canopy.
3. Provide a letter to confirm the owner will remove the proposed entrance canopy from within the City bylaw setback **at the owner's expense** within 30 days' notice from the City of Calgary requesting removal.

4. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100 per cent of the estimated cost of construction.

The developer is responsible arrange for the construction of the infrastructure either with their own forces or may elect to have the City construct the infrastructure on their behalf.

If the developer elects to construct the infrastructure with their own forces, the developer will need to enter into an Indemnification Agreement at the time of construction and the deposit will be used to secure the work.

Roads

- a. Construction of new sidewalks adjacent to 6 Avenue SW
 - b. Construction of new curb and gutter adjacent to 6 Avenue SW
 - c. Construction of new concrete lane paving
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel
5. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100 per cent of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- e. Street lighting upgrading adjacent to 6 Avenue SW
6. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of **\$215,718.00**, to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 28M2008 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$4,710 per meter of site frontage (on avenues only) for the proposed development (45.80m).
 7. Execute a Public Access Easement Agreement to the satisfaction of the Manager of Urban Development for the sidewalk (public walking space) located within the developing property (private lands).

Provide the following documentation to initiate work on the agreement:

- a. One (1) copy of the current Certificate of Title, and
- b. One (1) copy of a current corporate registry search.
- c. One (1) 8 ½" x 11" site plan indicating the Easement area (hatched)

Permanent Conditions

If this development permit is approved, the following conditions shall apply:

Planning:

8. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
9. No changes to the approved plans shall take place unless authorized by the Development Authority.
10. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5491 to request a site inspection for the Development Completion Permit.
11. Outdoor speakers are not allowed.
12. All roof top mechanical equipment shall be screened by the building parapet as shown on the approved plans released with this permit and shall not be visible from thoroughfares or sidewalks.
13. The grades indicated on the Development Permit approved plans must match the grades on the development site servicing plan ("DSSP") for the development site. Prior to the issuance of the Development Completion Permit, the Consulting Engineer must confirm, under seal, that the development was constructed in accordance with the grades submitted on the Development Permit.
14. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
15. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
16. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.

Urban Development:

17. 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.
18. In accordance with the *Encroachment Policy* adopted by Council on June 24, 1996, and as amended on February 23, 1998, encroachments of retaining walls, planters, entry features, building projections, etc. 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.

19. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of **crane operation**, shoring, tie-backs, piles, **sidewalks, lane paving**, lay-bys, utility work, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Urban Development, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

20. If **during construction** of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination, the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).

If **prior to or during construction** of the development the, developer, the owner of the titled parcel, or any of their agents become aware of contamination on City of Calgary lands or utility corridors, the City's Environmental Assessment & Liabilities division shall be immediately notified (311).

21. The owner, 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.

22. Contain storm run-off on site.

23. The grades indicated on the approved Development Permit (DP) plans must match the grades on the Development Site Servicing Plan (DSSP) for the subject site. **Prior to the issuance of the development completion permit (DCP)**, the developer's Consulting Engineer must confirm under seal that the development was constructed in accordance with the grades submitted on the development permit (DP).

Transportation:

24. Parking stalls shall not be sold or leased to the general for the purpose of long stay parking in the downtown core. Commercial pay parking is not permitted.

Parks:

25. Public trees located on the boulevard adjacent to the development site shall be retained and protected during all phases of construction by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence.



VOGUE
LA CALLE GROUP
2009/08

BELOW GRADE PARKADE FLOOR PLANS

NOT FOR CONSTRUCTION

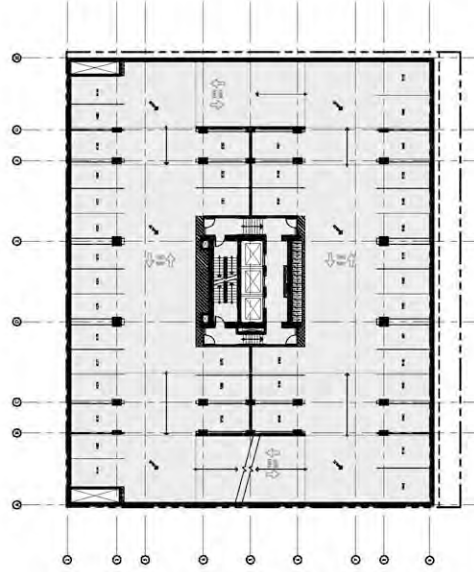
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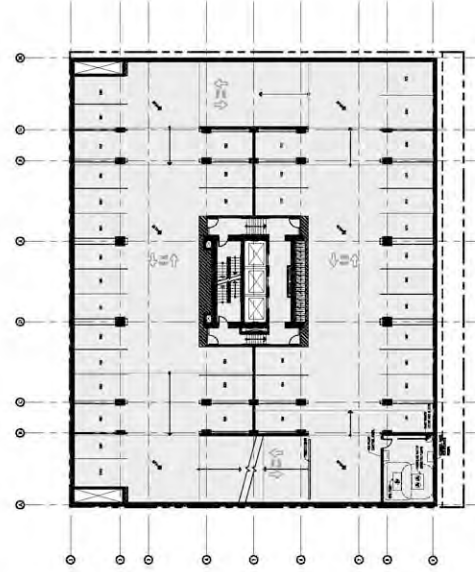
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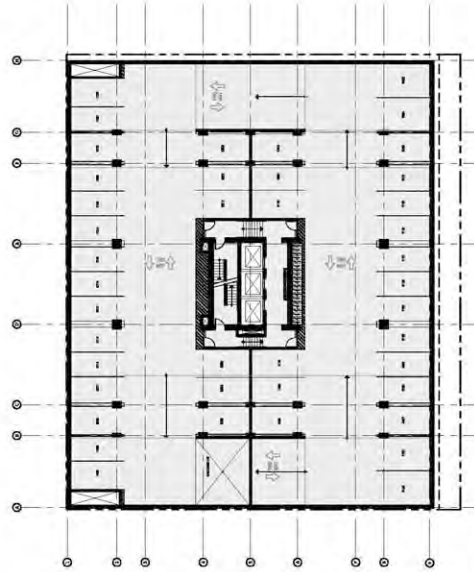
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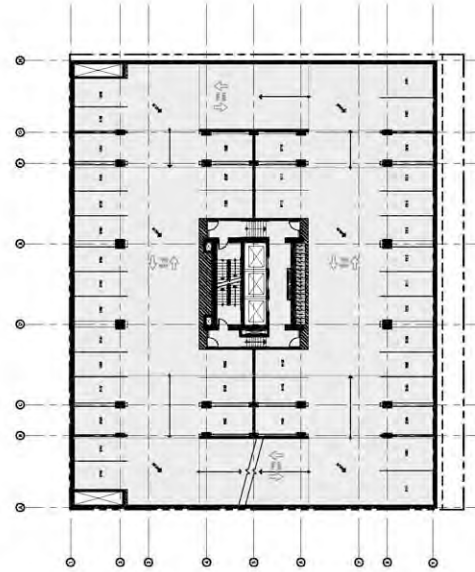
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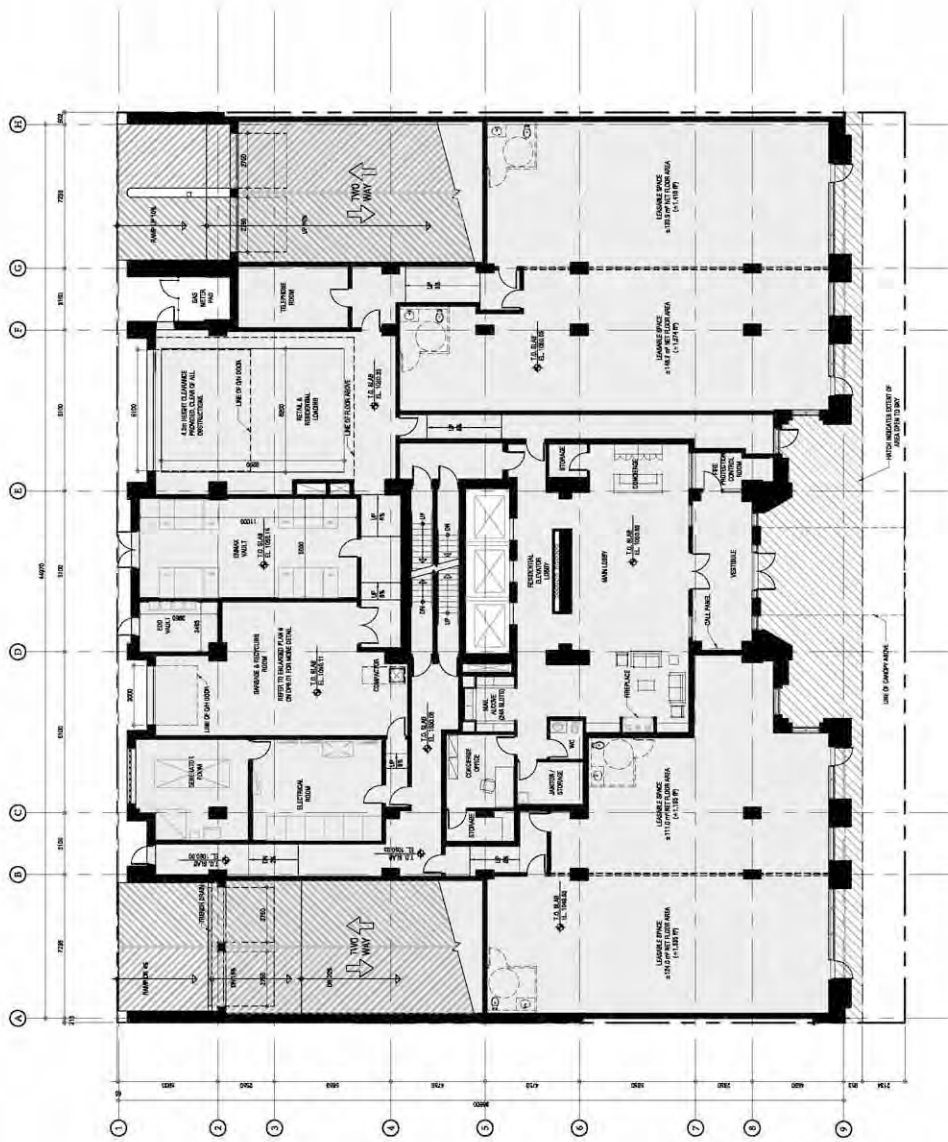


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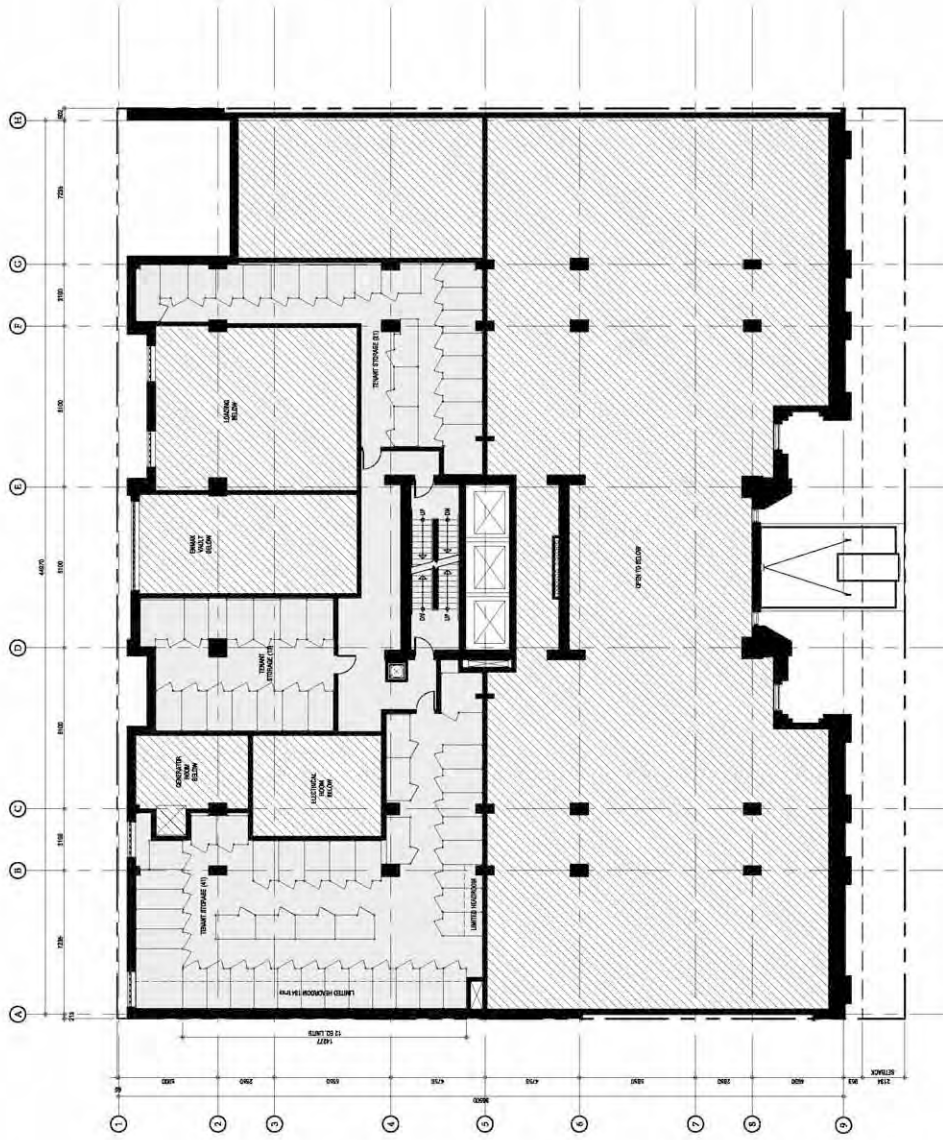
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	<p>LEVEL 1 FLOOR PLAN (GROUND)</p>		<p>SCALE: AS NOTED DATE: 08/14/2010 DRAWN BY: JAV CHECKED BY: JAV</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/14/2010</td> <td>ISSUED FOR PERMITS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1
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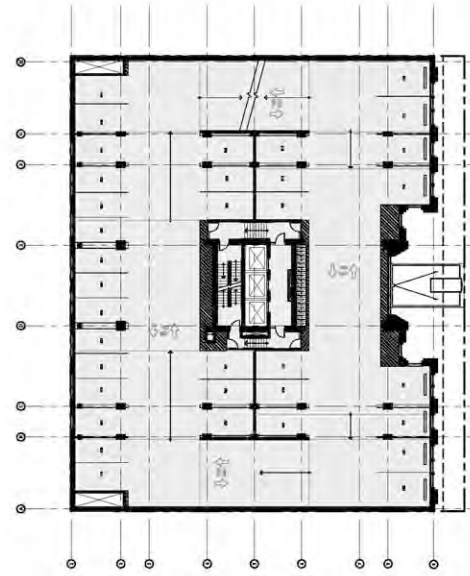


 S2 ARCHITECTURE 1255 S. GARDEN AVENUE, SUITE 200 LOS ANGELES, CA 90024 TEL: 310.442.5200 WWW.S2ARCHITECTURE.COM	VOGUE LA CALLE GROUP 200979
	LEVEL 2 FLOOR PLAN (STORAGE)
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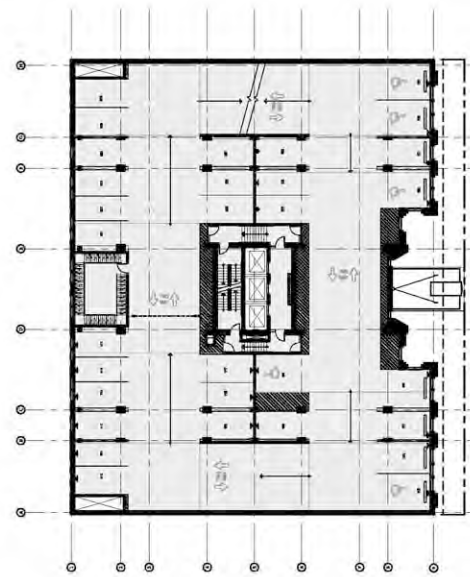


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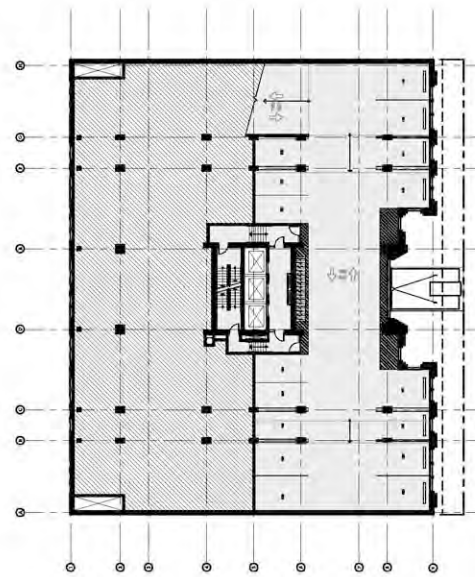
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	<p>ABOVE GRADE PARKADE FLOOR PLANS</p>		<table border="1"> <tr> <td>DESIGNED BY</td> <td>S2 ARCHITECTURE</td> <td>DATE</td> <td>08-14-2010</td> </tr> <tr> <td>CHECKED BY</td> <td>ARCHITECT</td> <td>DATE</td> <td>08-14-2010</td> </tr> <tr> <td>SCALE</td> <td>AS NOTED</td> <td>DATE</td> <td>08-14-2010</td> </tr> <tr> <td>PROJECT NO.</td> <td>200919</td> <td>DATE</td> <td>08-14-2010</td> </tr> </table>	DESIGNED BY	S2 ARCHITECTURE	DATE	08-14-2010	CHECKED BY	ARCHITECT	DATE	08-14-2010	SCALE	AS NOTED	DATE	08-14-2010	PROJECT NO.	200919
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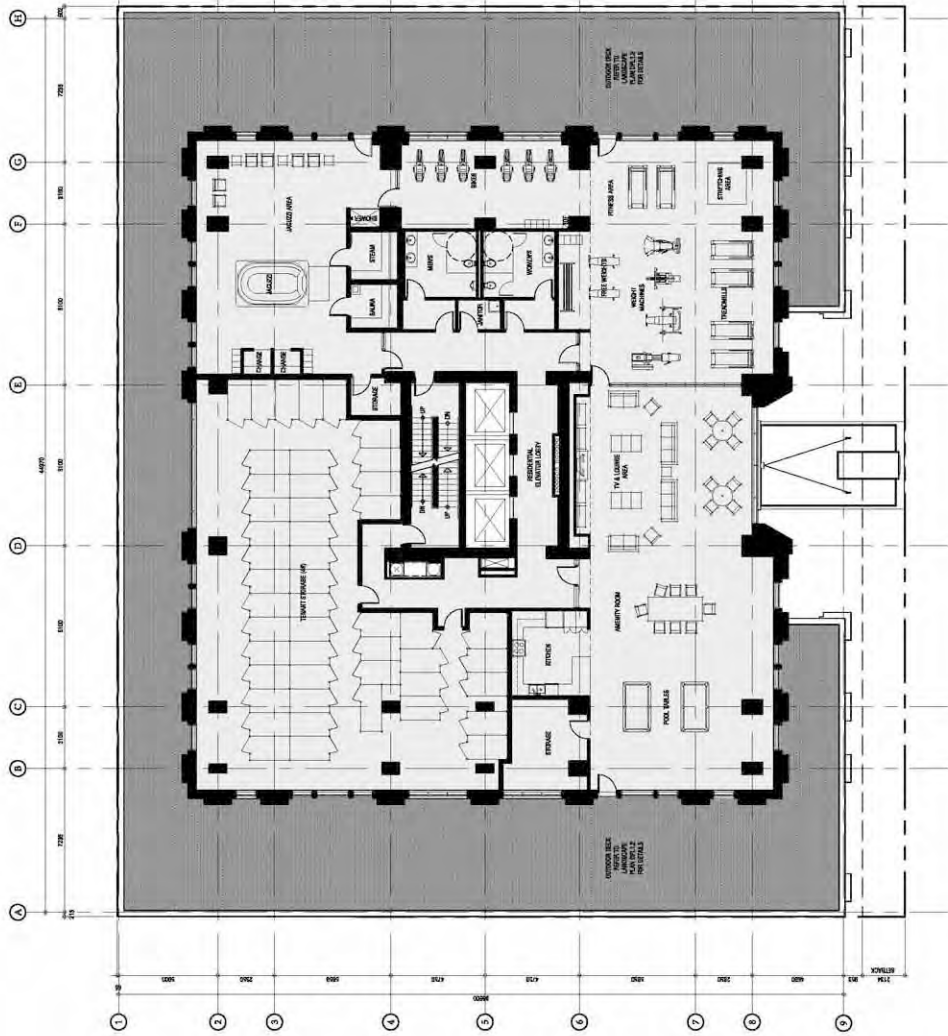
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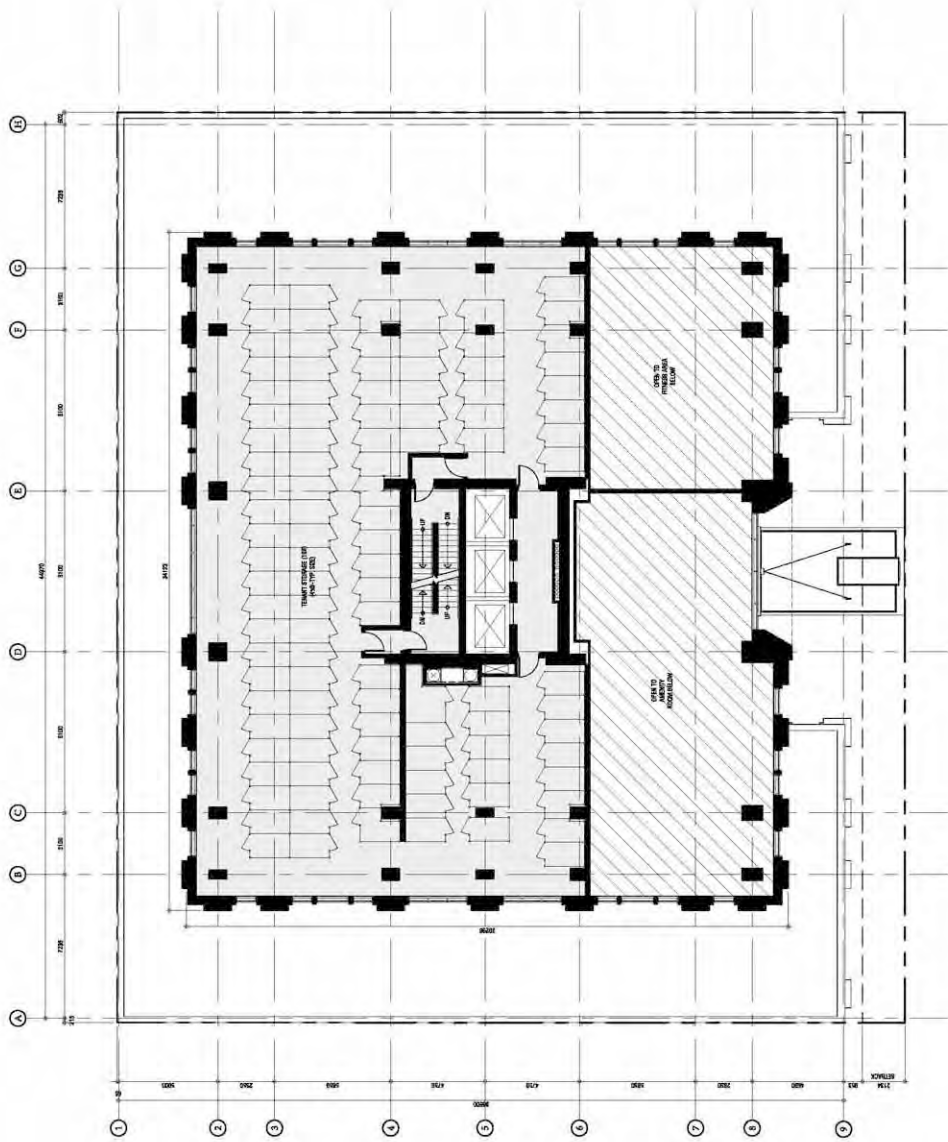
CPC 05

 <p>S2 Architecture 1000 W. Broadway, Suite 100 San Francisco, CA 94111 415.774.8888 www.s2architecture.com</p>	<p>LEVEL 6 FLOOR PLAN (AMENITY)</p> <p>VOGUE LA CALLE GROUP 2009A</p>	<p>NOT FOR CONSTRUCTION</p> <p>This drawing is prepared for the owner's use only. It is not to be used for any other purpose without the written consent of S2 Architecture. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. S2 Architecture is not responsible for any errors or omissions in this drawing. The owner is responsible for any changes or modifications to this drawing. The owner is responsible for any delays or cancellations of this project. The owner is responsible for any costs or expenses incurred by S2 Architecture in connection with this project. The owner is responsible for any damages or liabilities incurred by S2 Architecture in connection with this project. The owner is responsible for any claims or lawsuits filed against S2 Architecture in connection with this project. The owner is responsible for any costs or expenses incurred by S2 Architecture in connection with this project. The owner is responsible for any damages or liabilities incurred by S2 Architecture in connection with this project. The owner is responsible for any claims or lawsuits filed against S2 Architecture in connection with this project.</p>	<p>DATE: 08-14-2010</p> <p>DESIGNED BY: S2 ARCHITECTURE</p> <p>CHECKED BY: S2 ARCHITECTURE</p> <p>DATE: 08-14-2010</p>
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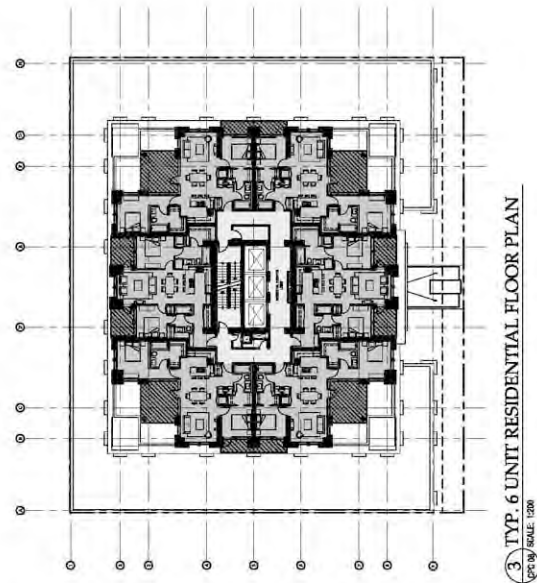
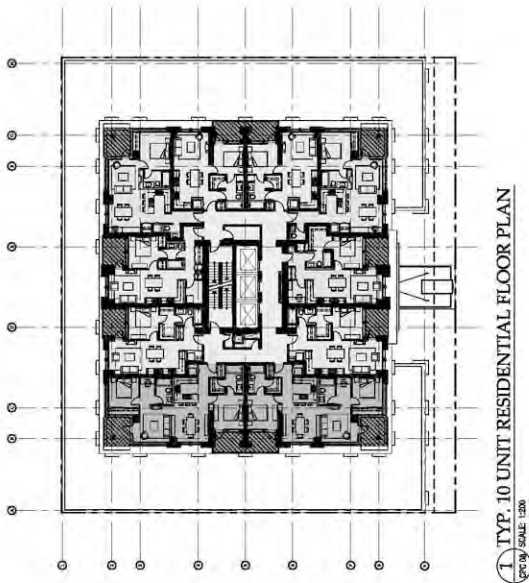
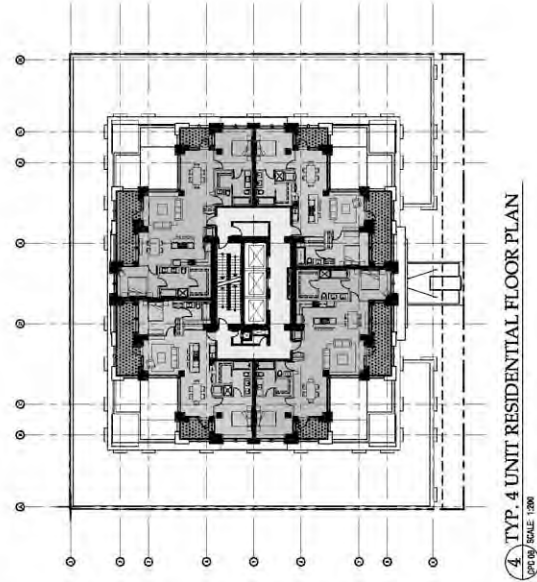
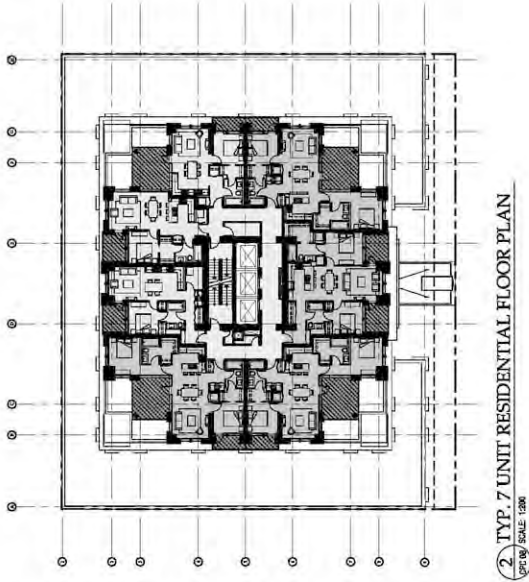
LEVEL 6 FLOOR PLAN (AMENITY)
CPC/ SCALE: 1/8" = 1'-0"

 <p>S2 ARCHITECTURE 2000 AVENUE OF THE STARS, SUITE 1000 WASHINGTON, DC 20008 TEL: 202.775.8888 WWW.S2ARCHITECTURE.COM</p>	<p>VOGUE LA CAILLE GROUP 200939</p>	<p>NOT FOR CONSTRUCTION</p> <p>This drawing is a preliminary architectural drawing. It is not intended for construction. It is provided for informational purposes only. It is not to be used for any other purpose without the written consent of S2 Architecture. The information contained herein is confidential and proprietary to S2 Architecture. It is to be kept confidential and not to be distributed to any third party without the written consent of S2 Architecture. The information contained herein is not to be used for any other purpose without the written consent of S2 Architecture.</p>									
	<p>LEVEL 7 FLOOR PLAN (STORAGE)</p>										
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>ISSUE FOR PERMITS</td> <td>08-14-2010</td> </tr> <tr> <td>02</td> <td>ISSUE FOR PERMITS</td> <td>08-14-2010</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	01	ISSUE FOR PERMITS	08-14-2010	02	ISSUE FOR PERMITS	08-14-2010	<p>SCALE</p> <p>AS NOTED GENERAL: 1/8" = 1'-0" DETAILS: 1/4" = 1'-0" EXCEPT AS NOTED</p>	<p>PROJECT NO.</p> <p>CPC 07</p>
NO.	DESCRIPTION	DATE									
01	ISSUE FOR PERMITS	08-14-2010									
02	ISSUE FOR PERMITS	08-14-2010									

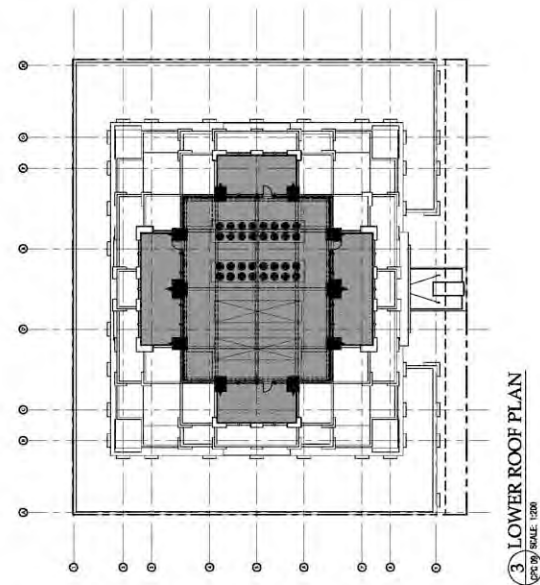
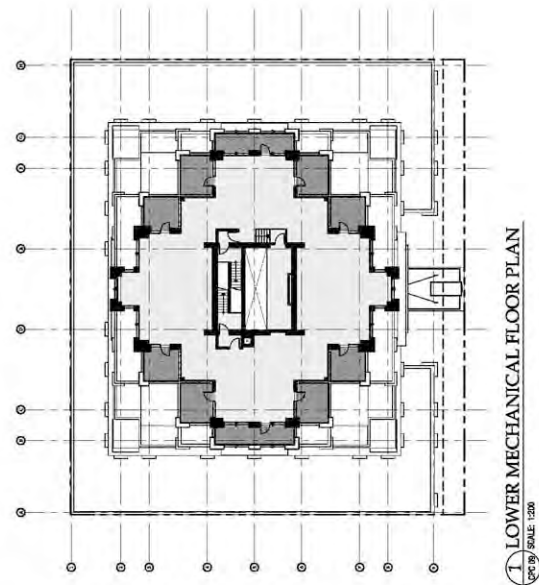
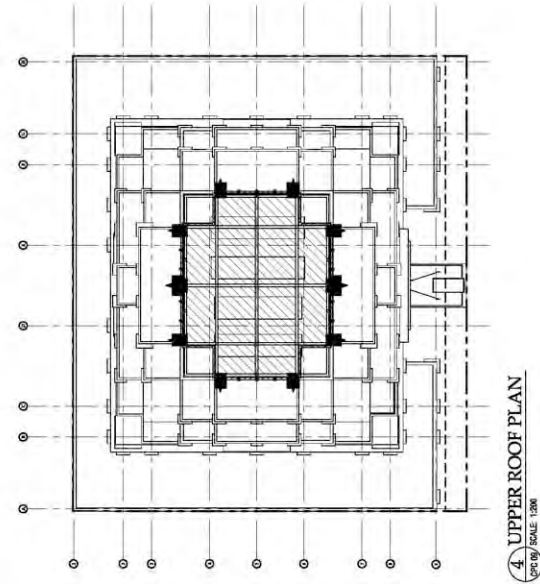
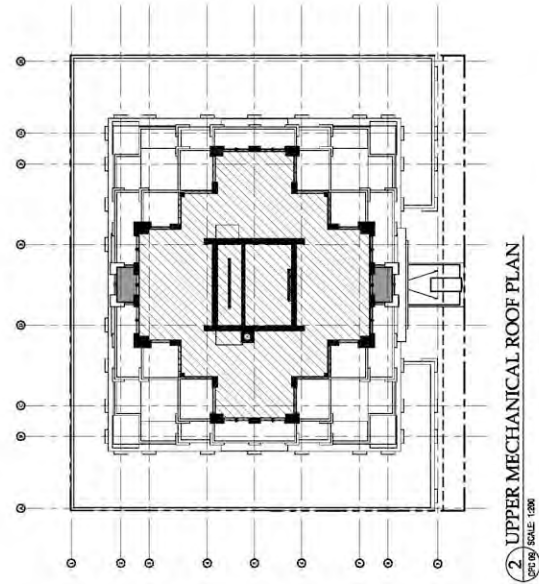



LEVEL 7 FLOOR PLAN (STORAGE)
 VPC/ SCALE: 1/8" = 1'-0"

 <p>S2 ARCHITECTURE 1000 W. 4TH AVENUE, SUITE 200 DENVER, CO 80202 TEL: 303.733.8888 WWW.S2ARCHITECTURE.COM</p>	<p>RESIDENTIAL FLOOR PLANS</p> <p>VOGUE</p> <p>LA CALLE GROUP</p> <p>2009W</p>	<p>NOT FOR CONSTRUCTION</p> <p>This drawing is intended for informational purposes only. It is not to be used for construction. The design is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any construction or other actions taken by anyone other than the architect.</p> <p>DATE: 08/14/2010 DESIGNER: J. J. COOPER CHECKER: J. J. COOPER</p>	<p>SCALE: AS NOTED DRAWN BY: JAC CHECKED BY: JTC</p> <p>NUMBER: CPC 08</p>
	<p>REVISIONS:</p> <p>1. CITY COMMENTS: 08/14/2010 2. CITY COMMENTS: 08/14/2010</p>		



 <p>2009/09</p> <p>VOGUE</p> <p>LA CALLE GROUP</p>	<p>MECHANICAL FLOOR PLANS & ROOF PLANS</p>	<p>NOT FOR CONSTRUCTION</p> <p>These drawings represent a preliminary design. They are not to be used for construction. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions. The drawings are provided for informational purposes only. The client is advised to consult with the relevant authorities for any specific requirements. The drawings are subject to change without notice. The client is responsible for any costs incurred in connection with the drawings. The drawings are provided on the condition that the client will indemnify and hold the architect harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, that may be asserted against the architect by any third party as a result of the use of these drawings. The client is advised to consult with the relevant authorities for any specific requirements. The drawings are subject to change without notice. The client is responsible for any costs incurred in connection with the drawings. The drawings are provided on the condition that the client will indemnify and hold the architect harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, that may be asserted against the architect by any third party as a result of the use of these drawings.</p>	<p>DATE: 2010-09-09</p> <p>SCALE: AS NOTED</p> <p>DESIGNED BY: JAV</p> <p>CHECKED BY: JAV</p> <p>DATE: 2010-09-09</p>
			<p>PROJECT: VOYAGE</p> <p>DATE: 2010-09-09</p> <p>SCALE: AS NOTED</p> <p>DESIGNED BY: JAV</p> <p>CHECKED BY: JAV</p> <p>DATE: 2010-09-09</p>





S2
ARCHITECTURE

1000 W. 10th Street, Suite 100
Portland, OR 97204
503.228.8888
www.s2arch.com

VOGUE
LA CALLE GROUP
BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

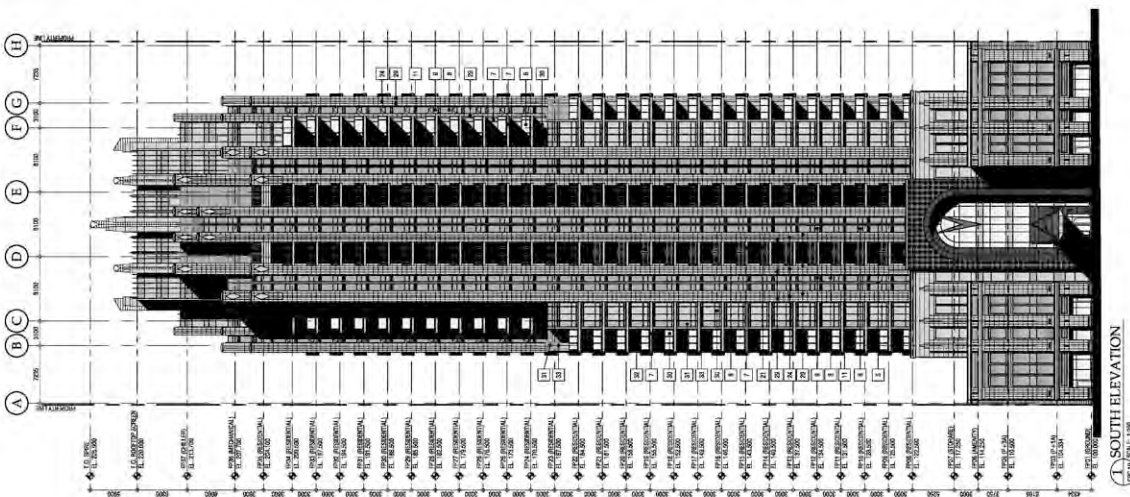
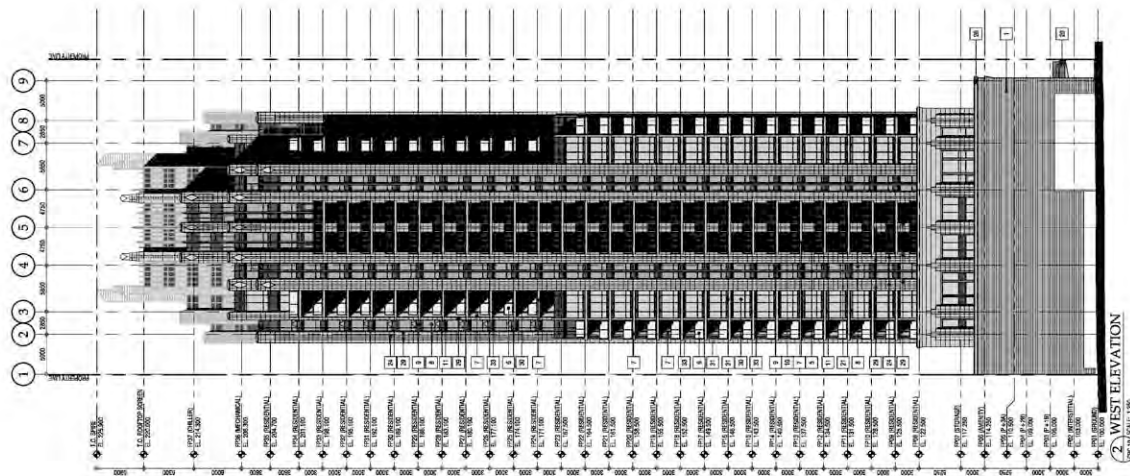
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REVISIONS:
 DATE: 05-02-2010
 BY: J. EDWARDS
 CHECKED BY: D. DILLI
 SCALE: AS NOTED
 DATE: 05-02-2010
 DRAWN BY: D. DILLI
 CHECKED BY: D. DILLI

DRAWING NO: **CPC 10**

ELEVATION MATERIALS LEGEND

1	FINISH - CLEAR METAL
2	WINDSHIELD - CLEAR, HEAVY, TINTED, ROUNDED
3	WINDSHIELD - CLEAR, HEAVY, TINTED, SMOOTH
4	WINDSHIELD - CLEAR, HEAVY, TINTED, SMOOTH
5	WINDSHIELD - CLEAR, HEAVY, TINTED, SMOOTH
6	ANODIZED ALUMINUM CLIP - CLEAR, CLEAR ANODIZED
7	BLACK ANODIZED, BRUSH CLEAR, CLEAR, CLAM
8	PAINTED FINISHES - FINISHES SHOWN IN SECTION TO MATCH CLEAR ANODIZED ALUMINUM
9	SPECIAL FINISHES - FINISHES SHOWN IN SECTION TO MATCH CLEAR ANODIZED ALUMINUM
10	SPECIAL FINISHES - FINISHES SHOWN IN SECTION TO MATCH CLEAR ANODIZED ALUMINUM
11	BLACK ANODIZED ALUMINUM CLIP - CLEAR, CLEAR ANODIZED
12	BLACK ANODIZED ALUMINUM CLIP - CLEAR, CLEAR ANODIZED
13	PRE-FINISHED DARK BRUSH ALUMINUM ANODIZED, CLEAR
14	PRE-FINISHED DARK BRUSH ALUMINUM ANODIZED, CLEAR
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99	PRE-FINISHED DARK BRUSH ALUMINUM ANODIZED, CLEAR
100	PRE-FINISHED DARK BRUSH ALUMINUM ANODIZED, CLEAR





VOGUE
LA CALLE GROUP
2010.09

BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

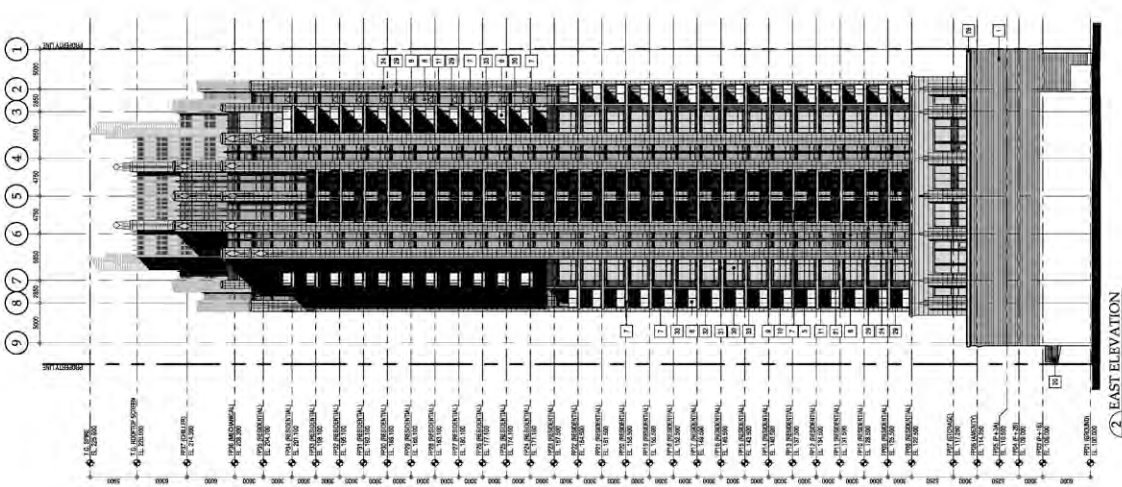
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DATE	2010.09.20
PROJECT	VOGUE
OWNER	LA CALLE GROUP
DESIGNED BY	S2 ARCHITECTURE
SCALE	AS NOTED
DRAWN BY	APR 2010
CHECKED BY	DTY

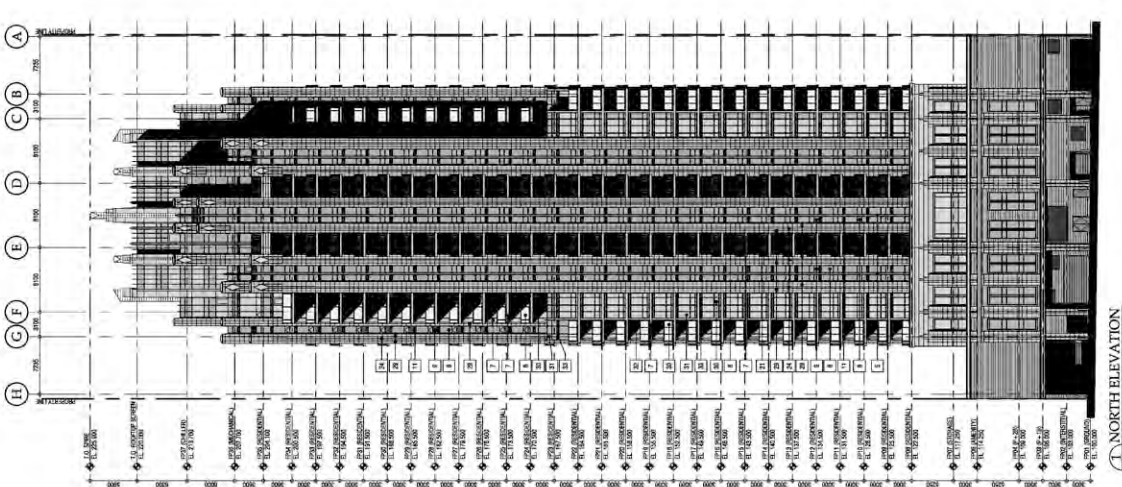
CPC 11

ELEVATION MATERIALS LEGEND


1	SMC - COLOR WHITE
2	INTERGLAZ - CLEAR WHITE, TINTED BROWN
3	INTERGLAZ - CLEAR W/SLIGHT TINTED, SMOOTH
4	INTERGLAZ - CLEAR WHITE, TINTED, SMOOTH
5	INTERGLAZ - CLEAR WHITE, TINTED, SMOOTH
6	ALUMINUM CLAD - CLEAR CLEAR ANODIZED
7	BLACK ANODIZED ALUMINUM WINDOW FRAME
8	PAINTED METAL - BLACK ANODIZED ALUMINUM WINDOW FRAME
9	PAINTED METAL - BLACK ANODIZED ALUMINUM WINDOW FRAME
10	PAINTED METAL - BLACK ANODIZED ALUMINUM WINDOW FRAME
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31	PAINTED METAL - BLACK ANODIZED ALUMINUM WINDOW FRAME
32	PAINTED METAL - BLACK ANODIZED ALUMINUM WINDOW FRAME
33	PAINTED METAL - BLACK ANODIZED ALUMINUM WINDOW FRAME
34	PAINTED METAL - BLACK ANODIZED ALUMINUM WINDOW FRAME



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



S2 ARCHITECTURE
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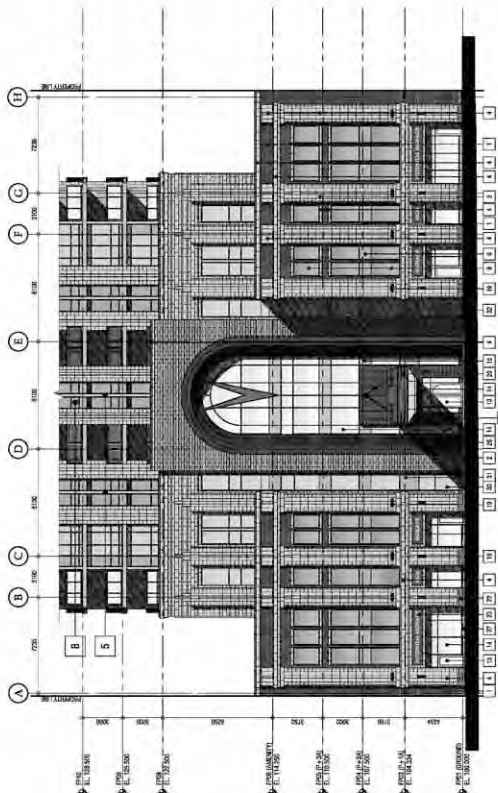
STREETSCAPE ELEVATIONS
VOGUE
LA CALLE GROUP
090079

NOT FOR CONSTRUCTION

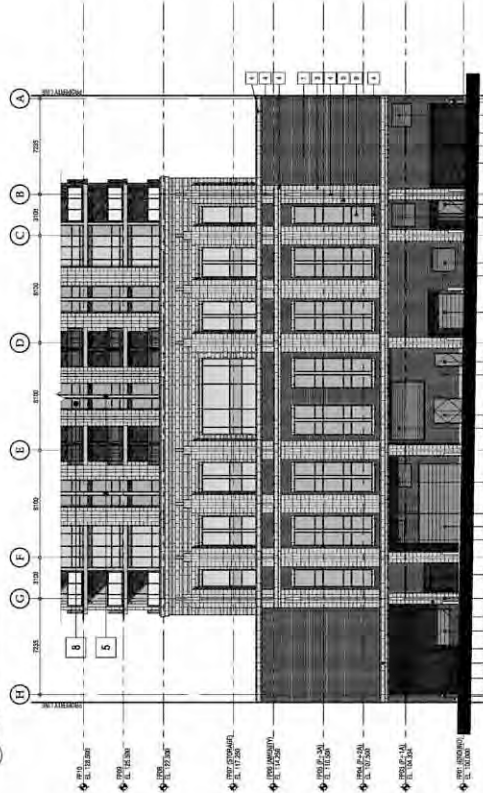
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DATE: 2/28/2010
SCALE: AS SHOWN
DRAWN BY: JG
CHECKED BY: JG


ELEVATION MATERIALS LEGEND	
1	BRICK - COURTESY BRICK
2	WINDOFT - COLOR: WHITE; LUTHERAL FINISH
3	WINDOFT - COLOR: WHITE; LUTHERAL FINISH
4	WINDOFT - COLOR: WHITE; LUTHERAL FINISH
5	WINDOFT - COLOR: WHITE; LUTHERAL FINISH
6	WINDOFT - COLOR: WHITE; LUTHERAL FINISH
7	WINDOFT - COLOR: WHITE; LUTHERAL FINISH
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99	WINDOFT - COLOR: WHITE; LUTHERAL FINISH
100	WINDOFT - COLOR: WHITE; LUTHERAL FINISH



1 SOUTH ELEVATION
SCALE 1/8\"/>



2 NORTH ELEVATION
SCALE 1/8\"/>

 <p>S2 ARCHITECTURE 2000 W. 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.8800 WWW.S2ARCHITECTURE.COM</p>	<p>2009 VOGUE LA CALLE GROUP</p>	<p>PERSPECTIVES</p>	<p>NOT FOR CONSTRUCTION</p> <p><small>This drawing is intended for informational purposes only and is not to be used for construction. It is not a contract document. The contractor shall be responsible for obtaining all necessary permits and for verifying the accuracy of all information shown on this drawing. The architect shall not be responsible for any errors or omissions on this drawing.</small></p>	<p>DATE: 04-10-2010</p> <p>ISSUE: 04-10-2010</p> <p>PROJECT: VOGUE</p>	<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: APRIL 2010</p> <p>CONTRACTER: LA CALLE GROUP</p>	<p>CPC 15</p>
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2 VOGUE PERSPECTIVE (NIGHT)
 CPC 15 SCALE INT.



1 VOGUE PERSPECTIVE (DAY)
 CPC 15 SCALE INT.

Urban Design Review Panel

Comments

- The Panel commends the Applicant on the general quality of the architectural design, and the attention to elements such as night time illumination and building detail.
- The Panel encourages the Applicant to pursue sustainable design features.
- The building grandeur and style suggests that appropriate material choices for large scale downtown high rise building are used. As such, the Panel feels acrylic stucco as a cladding material for a high-rise building is inappropriate within this context, and another material, appropriate to other materials in the building, should be selected.
- The Panel suggests studying enhancement of the plaza with respect to the scale of the entry archway, providing for multiple uses and improving the public realm (e.g. retail unit identification, main entry canopy, street furniture, street lighting, paving pattern, inside/outside connections, transparent glazing on side walls facing the plaza, consider extending the main canopy to property line and possibly beyond). The Panel supports the placement of bicycle parking (class 2 bicycle racks) within the tree line to enhance the design of the plaza.
- The Panel considers it a missed opportunity that the podium levels are developed as parking rather than for other uses that would provide “eyes on the street”.
- Additional drawings would have been helpful to allow the Panel to understand many aspects of the project, for example additional context information and larger cross sections.



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September 3, 2010
File: 7302

Center City Planning and Design
Land Use Planning and Policy
The City of Calgary
Floor 4, Municipal Building
800 Macleod trail S.E.
Calgary, Alberta, T2P 2M5

Attention: Mr. Joseph Yun

Via Email: Joseph.Yun@calgary.ca

Dear Sir,

Re: The Vogue for La Caille
Calgary, AB

Further to your letter dated August 25th, 2010 we would like to offer following comments.

As we stated in our July 8, 2010 letter, the existing building on west (Golder Building) is 12 storey with four level of underground parking. The load magnitude of this building is 4,000 sq. ft. From geotechnical report it appears that rock formation is at $\pm 15M$ below ground surface.

With above there are two fundamental issues. One is to jack hammering rock or blasting rock below four levels of parking. This will cause vibration in neighboring building and that will be concern and liability for the owner of Vogue. The second is underpinning of 16 storey (including under ground parkade) building with the structural load of 4,000 lb per sq. ft. The structural concern will be for the long term settlement of the 16th storey building.

With above were here by recommending not to go any deeper than four storey of parkade.

We trust the above is satisfactory however if you have any further questions, please do not hesitate to contact our office.

Yours truly,

MMP STRUCTURAL ENGINEERING Ltd.

A handwritten signature in black ink, appearing to read 'Minesh Modi', is written over the printed name.

Minesh Modi, B.Sc., M.Sc., P.Eng.

MM/la

E: admin@jubbdata/7302-general 2

cc: Amy Morin – lacaille@lacaille.ca

cc: Dave Simons – D.Symons@s2architecture.com

MINESH MODI, M.Sc., P.Eng.,



LEED Canada-NC 1.0 Project Checklist

Yes No

6 **8** **Sustainable Sites** 16 Points

Y			Prereq 1	Erosion & Sedimentation Control	Required
1			Credit 1	Site Selection	1
1			Credit 2	Development Density	1
		1	Credit 3	Redevelopment of Contaminated Site	1
1			Credit 4.1	Alternative Transportation, Public Transportation Access	1
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
		1	Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
		1	Credit 4.4	Alternative Transportation, Parking Capacity	1
		1	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
		1	Credit 5.2	Reduced Site Disturbance, Development Footprint	1
1			Credit 6.1	Stormwater Management, Rate and Quantity	1
		1	Credit 6.2	Stormwater Management, Treatment	1
1			Credit 7.1	Heat Island Effect, Non-Roof	1
		1	Credit 7.2	Heat Island Effect, Roof	1
		1	Credit 8	Light Pollution Reduction	1

Yes No

2 **3** **Water Efficiency** 5 Points

		1	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
1			Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
		1	Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction, 20% Reduction	1
		1	Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes No

2 **15** **Energy & Atmosphere** 17 Points

Y			Prereq 1	Fundamental Building Systems Commissioning	Required
Y			Prereq 2	Minimum Energy Performance <td>Required</td>	Required
Y			Prereq 3	CFC Reduction in HVAC&R Equipment <td>Required</td>	Required
	2	8	Credit 1	Optimize Energy Performance <td>1 to 10</td>	1 to 10
		1	Credit 2.1	Renewable Energy, 5%	1
		1	Credit 2.2	Renewable Energy, 10%	1
		1	Credit 2.3	Renewable Energy, 20%	1
		1	Credit 3	Best Practice Commissioning	1
		1	Credit 4	Ozone Protection	1
		1	Credit 5	Measurement & Verification	1
		1	Credit 6	Green Power	1

2 2 10			Materials & Resources	74 Points
Y			Prereq 1 Storage & Collection of Recyclables	Required
		1	Credit 1.1 Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof	1
		1	Credit 1.2 Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof	1
		1	Credit 1.3 Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1 Construction Waste Management: Divert 50% from Landfill	1
		1	Credit 2.2 Construction Waste Management: Divert 75% from Landfill	1
		1	Credit 3.1 Resource Reuse: 5%	1
		1	Credit 3.2 Resource Reuse: 10%	1
	1		Credit 4.1 Recycled Content: 7.5% (post-consumer + 1/2 post-industrial)	1
		1	Credit 4.2 Recycled Content: 15% (post-consumer + 1/2 post-industrial)	1
1			Credit 5.1 Regional Materials: 10% Extracted and Manufactured Regionally	1
		1	Credit 5.2 Regional Materials: 20% Extracted and Manufactured Regionally	1
		1	Credit 6 Rapidly Renewable Materials	1
		1	Credit 7 Certified Wood	1
	1		Credit 8 Durable Building	1
Yes No				
9 5			Indoor Environmental Quality	70 Points
Y			Prereq 1 Minimum IAQ Performance	Required
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
		1	Credit 1 Carbon Dioxide (CO₂) Monitoring	1
1			Credit 2 Ventilation Effectiveness	1
		1	Credit 3.1 Construction IAQ Management Plan: During Construction	1
		1	Credit 3.2 Construction IAQ Management Plan: Testing Before Occupancy	1
1			Credit 4.1 Low-Emitting Materials: Adhesives & Sealants	1
1			Credit 4.2 Low-Emitting Materials: Paints and Coating	1
1			Credit 4.3 Low-Emitting Materials: Carpet	1
1			Credit 4.4 Low-Emitting Materials: Composite Wood and Laminate Adhesives	1
		1	Credit 5 Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1 Controllability of Systems: Perimeter Spaces	1
1			Credit 6.2 Controllability of Systems: Non-Perimeter Spaces	1
1			Credit 7.1 Thermal Comfort: Compliance	1
		1	Credit 7.2 Thermal Comfort: Monitoring	1
1			Credit 8.1 Daylight & Views: Daylight 75% of Spaces	1
		1	Credit 8.2 Daylight & Views: Views 90% of Spaces	1
Yes No				
3 1 1			Innovation & Design Process	2 Points
1			Credit 1.1 Innovation in Design	1
1			Credit 1.2 Innovation in Design	1
	1		Credit 1.3 Innovation in Design	1
		1	Credit 1.4 Innovation in Design	1
1			Credit 2 LEED® Accredited Professional	1
Yes No				
22 5 43			Project Totals (pre-certification estimates)	70 Points
Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points				