

REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 02	
	CPC DATE:	2009 July 23
	DP NO:	DP2008-3801

Downtown Business District
(Ward 8 - Alderman Mar)

SUPPLEMENTARY REPORT

Background

The subject application proposes the construction of a 50 storey mixed-use development within Calgary's Downtown Core. The proposal consists of ground floor and second level commercial uses including commercial retail units, lobby and restaurant uses. Levels 3 through 12 of the development are comprised of hotel uses with the upper levels, floors 14 through 50, devoted to residential uses distributed within 2 distinct residential towers. The residential towers vary in height with the lowest of the two towers located on the west side of the project, finished off at 44 stories; the larger tower on the east side of the podium finishes off at 50 stories. The two towers are connected by an enclosed sky garden/private amenity space, beginning at the 39th storey, which connects both towers.

Calgary Planning Commission Directives:

Presented to the Calgary Planning Commission at the 2009 May 14 meeting with a recommendation of refusal by CPAG, considerable discussion took place regarding setbacks, encroachment of the parkade structure into city right of way, shadowing, separation between towers and massing issues. In consideration of the findings presented by Administration, and concerns raised during the presentation, the Calgary Planning Commission REFERRED the application back to Administration to clarify and resolve these stated issues and to return the item to Calgary Planning Commission no later than 23 July 2009.

Administration Consultation with Applicant:

Immediately following the 14 May 2009 Calgary Planning Commission, Administration convened meetings with the applicants to discuss the concerns identified by the Commission and action items required by both entities to address those concerns. Several exchanges took place between both parties resulting in a substantial redesign of the project submitted to Administration on June 26, 2009 (**Appendix I**).

Amended Plans:

As stated above, review and consideration of the concerns identified by Calgary Planning Commission resulted in a dramatic redesign of the proposal. As a whole, the redesign embodies the basic principles of building base, middle and top elements. A slightly smaller podium and reinforced emphasis on the main entrance to the project from 3 Avenue SW, previously located on the 6 Street SW frontage, has given the proposal a more prominent presence on 3 Avenue SW.

The redesigned project represents a Floor Area Ratio of 19.9 consistent with the original design. Fundamentally the same proposal as the original design in terms of mix and distribution of uses, the most evident design response has been that of a larger podium on the east/west axis. This larger podium basically responds to the increased separation in tower, a key consideration identified by CPAG and Calgary Planning Commission.

Responding to the Calgary Planning Commission concerns, Administration provides the following categoric responses;

Setbacks (from lane and adjoining properties)

The setbacks presented in the original design did not observe the guiding principles contained within the Centre City Plan or the Beltline Area Redevelopment Plan, namely, the fundamental 9 metres setback from face of tower to an adjoining property line or centre line of lane. The redesign of this proposal has brought forward a minimum setback of nine (9) metres from the face of towers to the adjacent property line to the east as well as to the centre line of the lane to the south. This realignment has also produced a more defined podium and mid-section of the proposal.

Encroachment (subsurface into city right-of-way)

All encroachments within the public right-of-way have been eliminated with this redesign. Typically, parkade structures are permitted to occupy space beneath the bylawed road widening setback once the parkade structure achieves 3.5 metres of depth at the setback line. Redesign of the parkade structure resulted in a net decrease in parking stalls. However, the parking count is still within the tolerance of the bylaw.

Shadow

The original design did not observe the fundamental considerations found within The Centre City Plan related to tower designs, namely, the use of smaller or narrower floor plates and taller buildings to reduce shadowing impact and the creation of more light for residential units. While the original design did propose a 50 storey height, the large element joining the two residential towers at the top, as well as the reduced separation between towers (12 metres), read as one large tower versus two distinct towers. And, while the 12 metre separation did allow some sunlight penetration between towers to the residential units, the aggregate effect of that design on the block within Eau Claire to the north was that of a single, large tower mass.

The response to this area of concern has been two-fold. The first has been the redesign of the tower locations atop the podium to achieve the 18 metre separation principal between the two towers. The second has been the reduction in size of the 'bridge' element joining the two towers at their tops. This redesign aligns more closely now with the Centre City Plan in providing more sunlight opportunities to the residential units as well as allowing considerably more sunlight penetration between the towers to the blocks to the north of the development within Eau Claire.

Separation of Towers

As identified above in the shadow discussion, the separation of towers is critical in assessing privacy considerations, sunlight penetration and the illusion of one larger tower versus two distinct towers. In the original design, the tower separation concerned not only the two residential towers of the proposal, but also considerations for prejudicing the adjoining properties to the east and to the south, across the lane.

The response to this area of concern has also been two-fold. As above, the towers have been redistributed on the podium to achieve the 18 metre observed separation between residential towers. Additionally, the towers have been drawn back to achieve the standard observed 9 metre separation from the adjoining property line to the east as well as to the centre line of the lane to the south. This redesign will allow reasonable access for tower separation to the adjoining lands to the east and south should they redevelop, by guaranteeing the minimum tower separations between residential uses. Should office development occur on either one of the adjoining parcels, the 24 metre separation between office and residential use needs to be observed. Although office towers are typically single, large floorplate designs, this additional tower separation will maintain access to sunlight penetration amongst and between these future uses.

Massing

The Centre City Plan provides policy related to the overall built form of the downtown applicable to this application. **Section 7.2** (Skyline), promotes principals to ensure tall buildings are of high quality and sensitively designed to preserve and enhance the character of Calgary's skyline. Administration found the original proposal brought forward a design that fell short of the fundamental principles of proportions; namely *massing* and *shape* of the building. Monolithic in form, the 2 storey retail/commercial podium and 10 floors of hotel atop it, read as one large base rising to 12 stories. The aforementioned lack of 18 metre separation between towers and 6 metre setbacks from adjoining property lines to the south and east further compounded the massing, reading more as one large floor-plate. Finally, the large connecting element of the building essentially joining the two towers at the top was overly large and lacked transparency. All of these elements of that design were counter to the fundamental principal of distinct proportions relating to base/body/top design.

Podium

The redesign of the proposal embodies the concerns regarding shadowing, tower separation and setbacks and is most pronounced in terms of how these considerations have been imbedded positively in the massing of the revised proposal. Larger in size and in street orientation, the revised podium sets the foundation for the principals of base/body/top design. Designed with a larger, more prominent outdoor plaza and main building entrance on 3 Avenue SW, the podium is more proportionate with respect to human scale activities at-grade and hotel uses on floors 3 through 13. Recessed in areas to accentuate the main residential/commercial/hotel lobby, and open space/plaza at-grade, the revised podium is no longer monolithic. The larger valet and drop-off area on the south side of the original proposal has been replaced by overhead doors concealing the parkade and loading/waste management facilities. This redesign has provided more public realm space along 3 Avenue SW and 6 Street SW and reinforced the emphasis on the avenue main entrance feature.

Recently adopted by City Council as an amendment to the Category B bonus features, *cultural amenity spaces* are typically first vetted through the Land and Asset Strategy Committee for approval who then forwards their recommendation to City Council for final action prior to certifying the space for bonusing purposes. As in the original design, the cultural amenity space is located on west side of level P1 in the parkade, accessed by a main stairway on the ground floor. While not prohibited from being located below grade, this cultural amenity space may be appropriate in this location providing the connection is transparent and well integrated with grade level activities, (way-finding, user needs, etc.) Additional information will be required to this end, sufficient in detail to demonstrate the space is truly viable in this location.

Residential towers

Atop the podium, the two residential towers begin at the 13th floor. Rising to a height of approximately 160 metres above grade, the eastern and highest tower of the two towers, tapers to a smaller floor plate at the 37th floor. Floors 14 through 33 of the eastern tower typically feature 5 residential units per floor accounting for a floorplate size of approximately 6,750 square feet (including stairs, elevator and lobby space). Floors 34 through 46 of this tower feature the larger residential units, typically 2 units per floor. A two storey mechanical penthouse completes the eastern tower.

The western tower rises to a height of approximately 137 metres above grade and follows the same typical floor plan as the taller tower through the 31st floor. At this floor, the tower begins a transition to a smaller floor plate for the larger residential penthouse units which terminate at the 42nd floor for this tower. Two stories of mechanical penthouse bring this tower to its top at level 44.

Maintaining 18 metres of setback from each other, the towers rise from the 13th floor to the 39th floor separate and distinct of one another. At the 39th floor, an arching, transparent “sky garden” feature joins the two towers through the remaining floors of each tower. Designed along an arch rising from the west tower to the east tower, the space within this connecting feature includes a ‘sky garden’, lap pool and viewing gallery. Each tower at this level contains private amenity spaces such as work-out area, changing rooms, entertainment room, board room and theatre space. This private amenity ‘sky garden’ and pool are accessed with elevators and stairs at the 39th floor. The residential units within each tower above this amenity floor contain private patios that look down onto the space and atrium area.

Highly transparent and finished in a curtain wall/window wall system with clear glass, this connecting feature does not project as a large, combined top of the building as in the first design. Rather, due to the transparency and arching design, this feature provides more distinction to the individual tower tops and ensures more sunlight penetration into the units below and the shadow cast to the north.

Building materials

The external finishing materials are essentially the same as the original proposal being a combination of granite (blue pearl colour), curtain wall systems (blue, light blue and clear glazing colour), sandblasted concrete, anodized aluminium (silver), clear glass railings, and metal/glass canopies (silver). The top element joining the two residential towers has been designed to provide maximum transparency to the viewer as well as the inhabitants as the space. While no specific lighting details have been provided regarding building security or accent lighting, Administration finds the proposed redesign could be tastefully presented to accentuate the building’s top and add interest to the Calgary skyline both during daytime as well as night time.

The applicant continues to commit to sustainable design practices as identified in the LEED checklist attached as Appendix II. The checklist indicates that the proposed development could achieve a level of LEED Silver. However, there has been no indication at this point that LEED registration will be pursued upon completion of the project.

Phasing Plan

The redesign of this proposal also identified an opportunity to revisit a phasing strategy for development of the project. In this regard, the applicant has proposed a 2-phase project consisting of the podium with commercial and hotels uses as Phase 1 and the two residential towers as Phase 2. Administration supports the applicant's recognition that, should the project develop in phases, certain improvements will be completed. As identified in the revised design, all parking, bonus features and public realm improvements will need to be completed with Phase 1. Parking constructed in conjunction with Phase 1 above and beyond the needs of that phase will be required to be isolated from use until such time the second phase is complete. Administration requires additional information regarding the finish of the roof for Phase 1 with special consideration given to renewable/reuseable materials once the second phase commences.

Community Association Comments:

The amended design has been circulated to the Community Association as a courtesy by the applicant. As of the date of the response, no formal correspondence amending the previous support has been received.

Urban Design Review Panel:

The amended design was not circulated to the Urban Design Review Panel for comment due to the compressed timelines for review of amended drawings.

CONCLUSION:

As in the original proposal, Administration provided the applicant with the guiding principles for development of mixed-use, high-rise development as found in the Centre City Plan. As recognized by Calgary Planning Commission, the applicant's opportunity to employ these fundamental principles in the design of this project was not embodied in the original proposal. Re-engaging the applicant under the auspices of these fundamentals, the redesign of this project has given serious consideration to these fundamentals, and the points raised by Calgary Planning Commission, and has brought forward a project Administration finds consistent with the Centre City Plan principles and goals as follows:

1. The ability to achieve adequate tower separation on site as well as to adjacent parcels ensures reasonable light penetration to adjacent buildings and shadow casting.
2. The ability to use building orientation, shape and massing through distinctive base/body/top design mitigates negative impacts of one larger, monolithic design.
3. The ability to create an attractive architectural design.

While Administration can report that the changes brought forward in this redesign of the project respond positively to the concerns identified by Calgary Planning Commission, a complete technical review of the proposal and final conditions of approval, should Calgary Planning Commission chose to approve the proposal, was not completed at the date of this report. A summary of these conditions will be provided to Calgary Planning Commission under separate cover prior to the July 23, 2009 meeting.

EAU CLAIRE TOWER

633 3rd AVENUE SW
CALGARY, ALBERTA

3 EAU CLAIRE DEVELOPMENTS DEVELOPMENT PERMIT APPLICATION

SUBMISSION DATE: NOVEMBER, 2008
 RESUBMISSION DATE: JANUARY, 2009
 RESUBMISSION DATE - REV. 01/09: APRIL, 2009
 RESUBMISSION DATE: JUNE, 2009
 JOB NO. NCCAS0013



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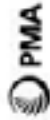
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- 08 1010 SITE LOCATION, SITE PLAN, SITE INFORMATION
- 08 1012 ARCHITECTURAL CALCULATION
- 08 1014 SHADING STUDY
- 08 1016 PROPOSED PLAN / ELEVATION / ACOP PLAN (PHASE 1) PHASE 1
- 08 1018 PROPOSED PLAN / ELEVATION / PHASE 1
- 08 2000 STUDY - MAIN FLOOR PLAN - EAU CLAIRE TOWER
- 08 2002 LAYOUT - 11 - ACCURATE FLOOR PLAN
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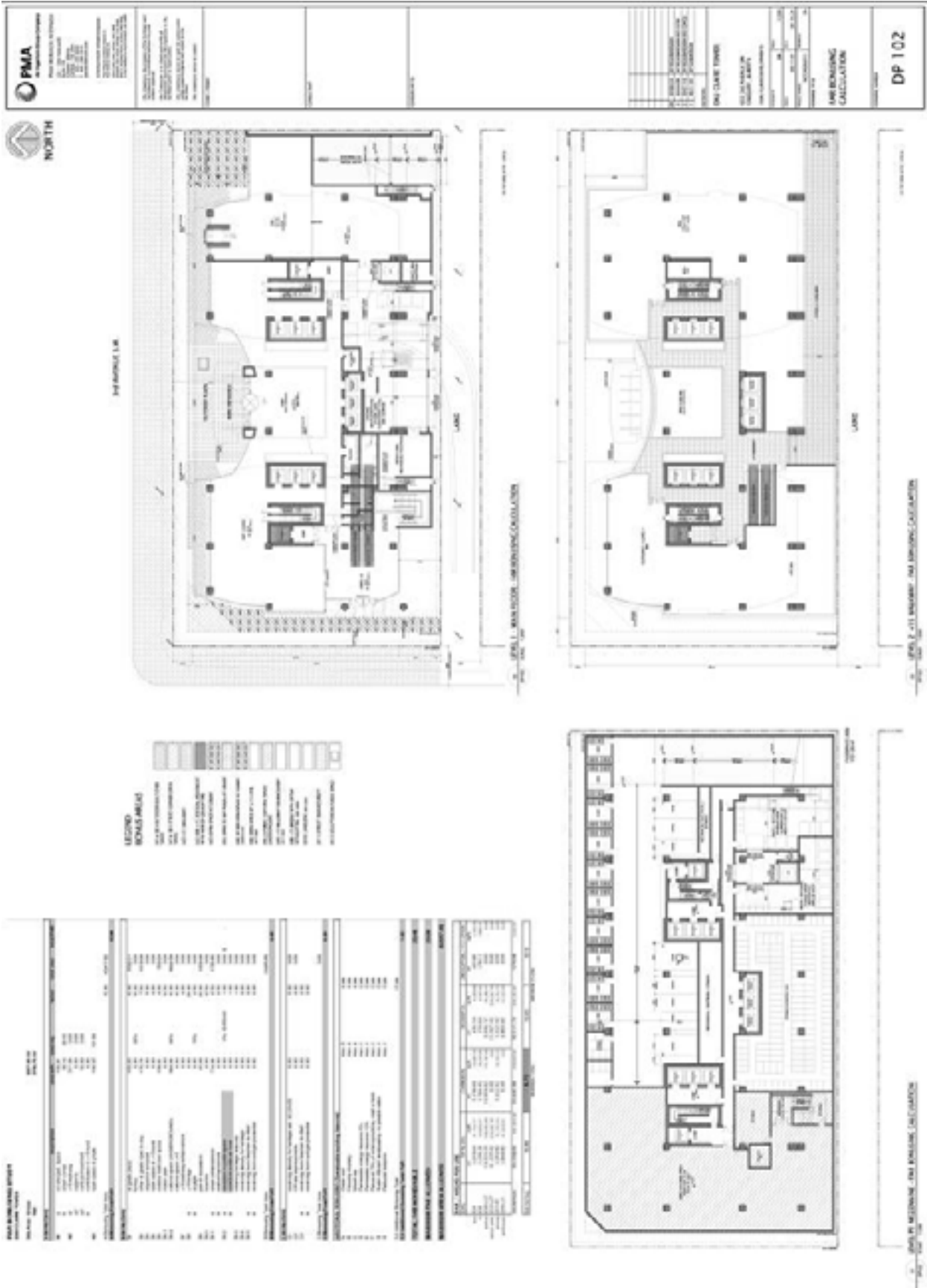
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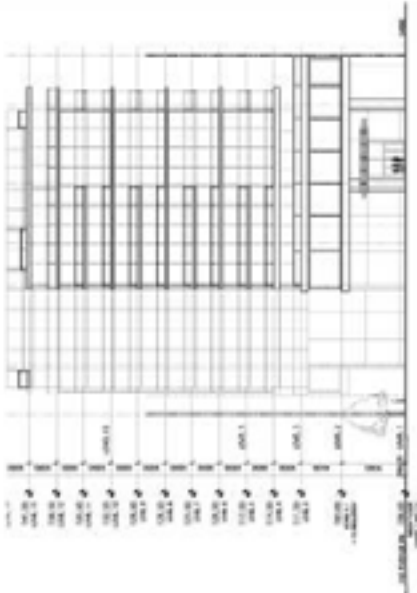


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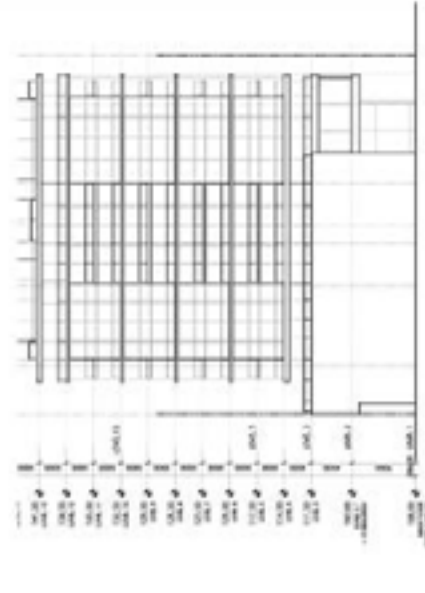
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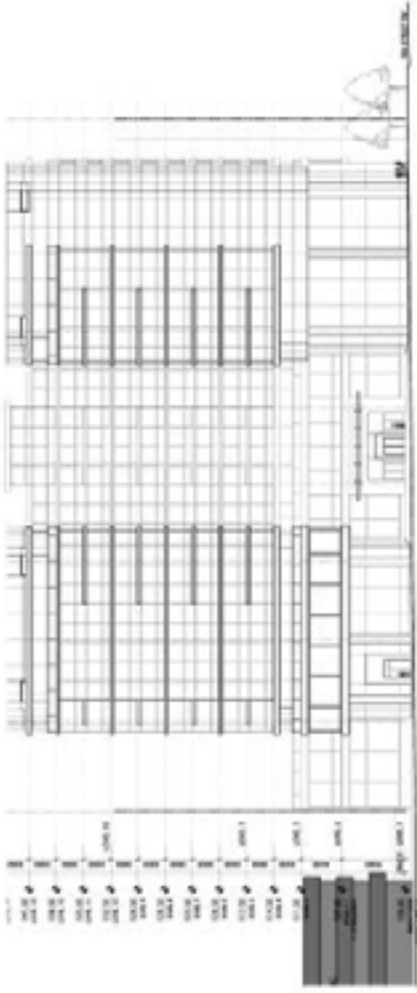
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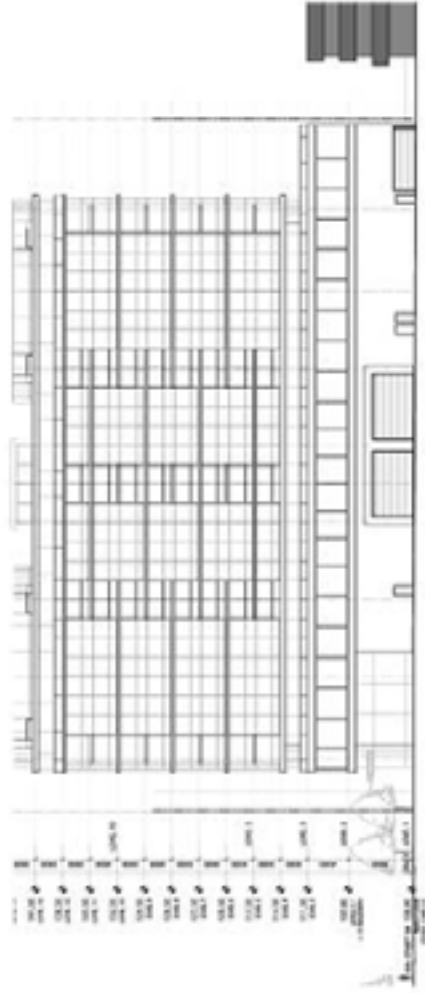
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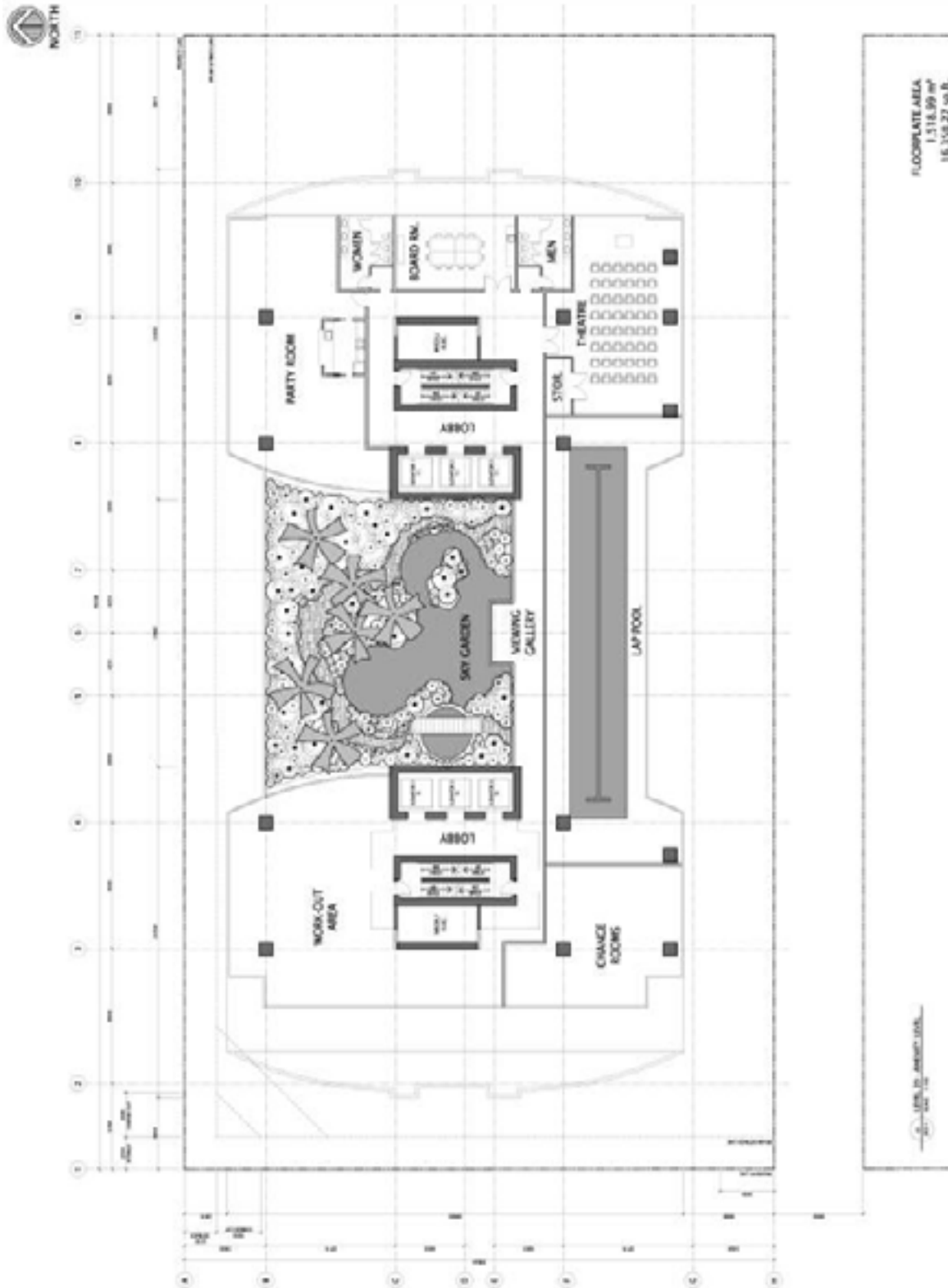
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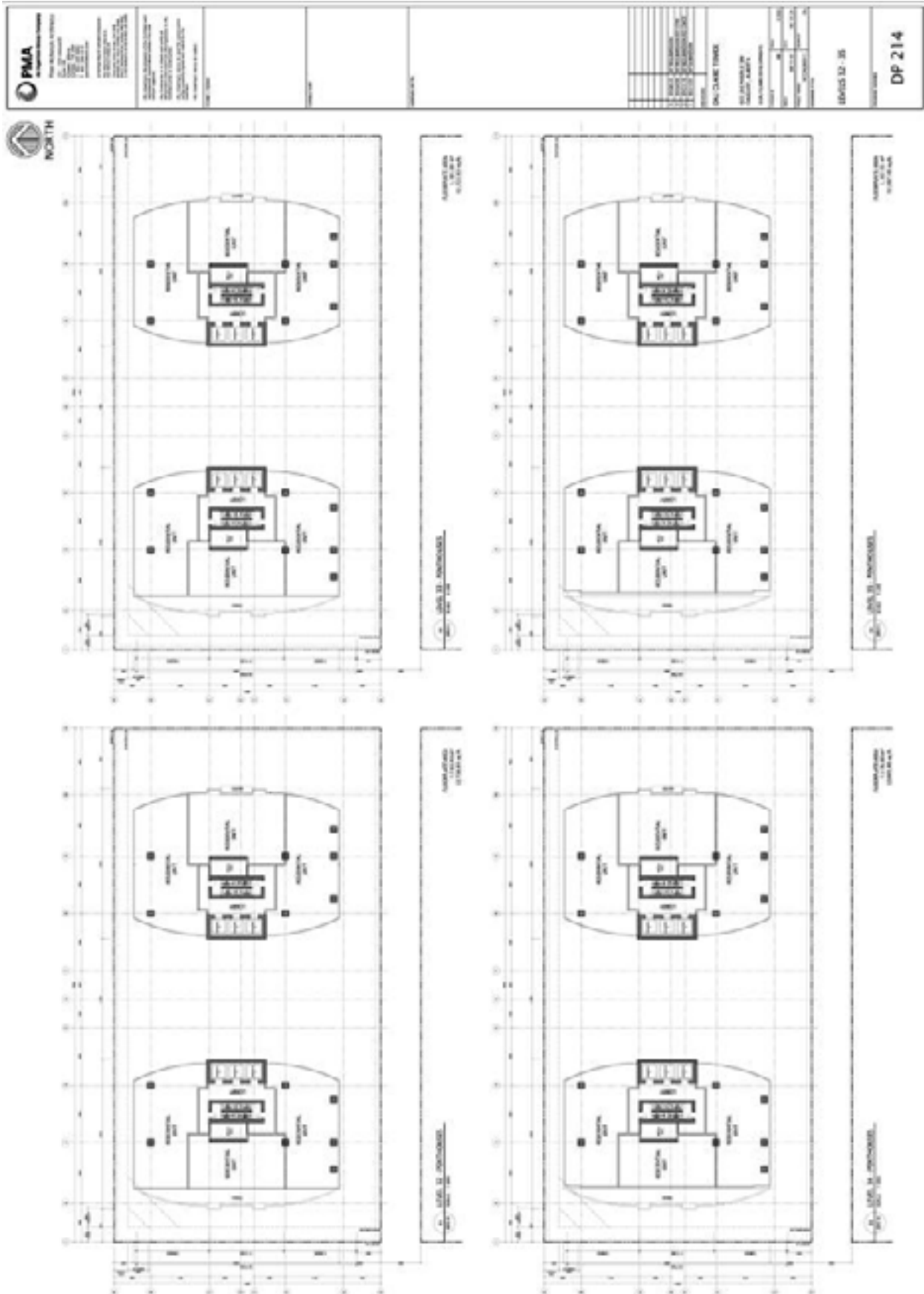
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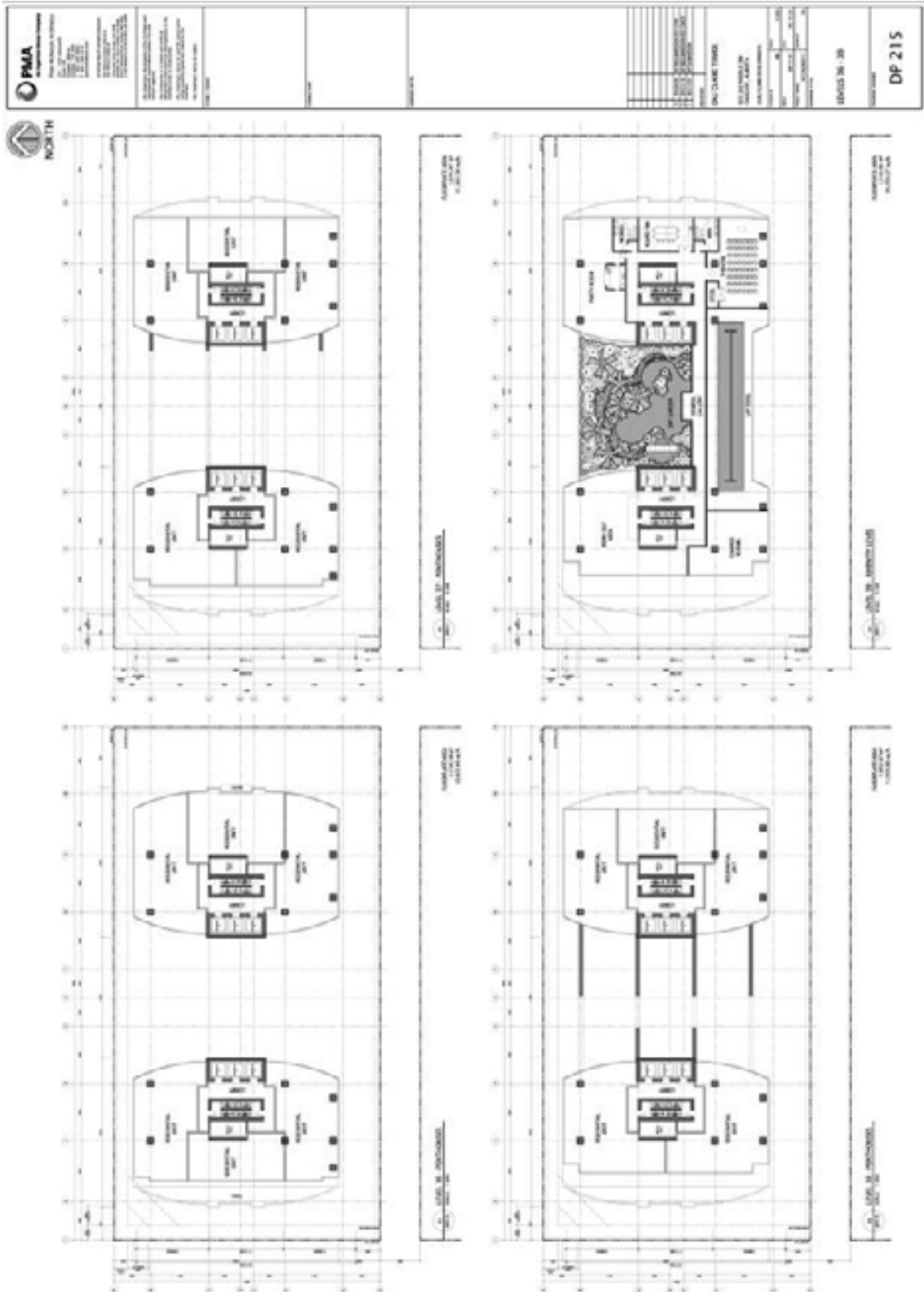
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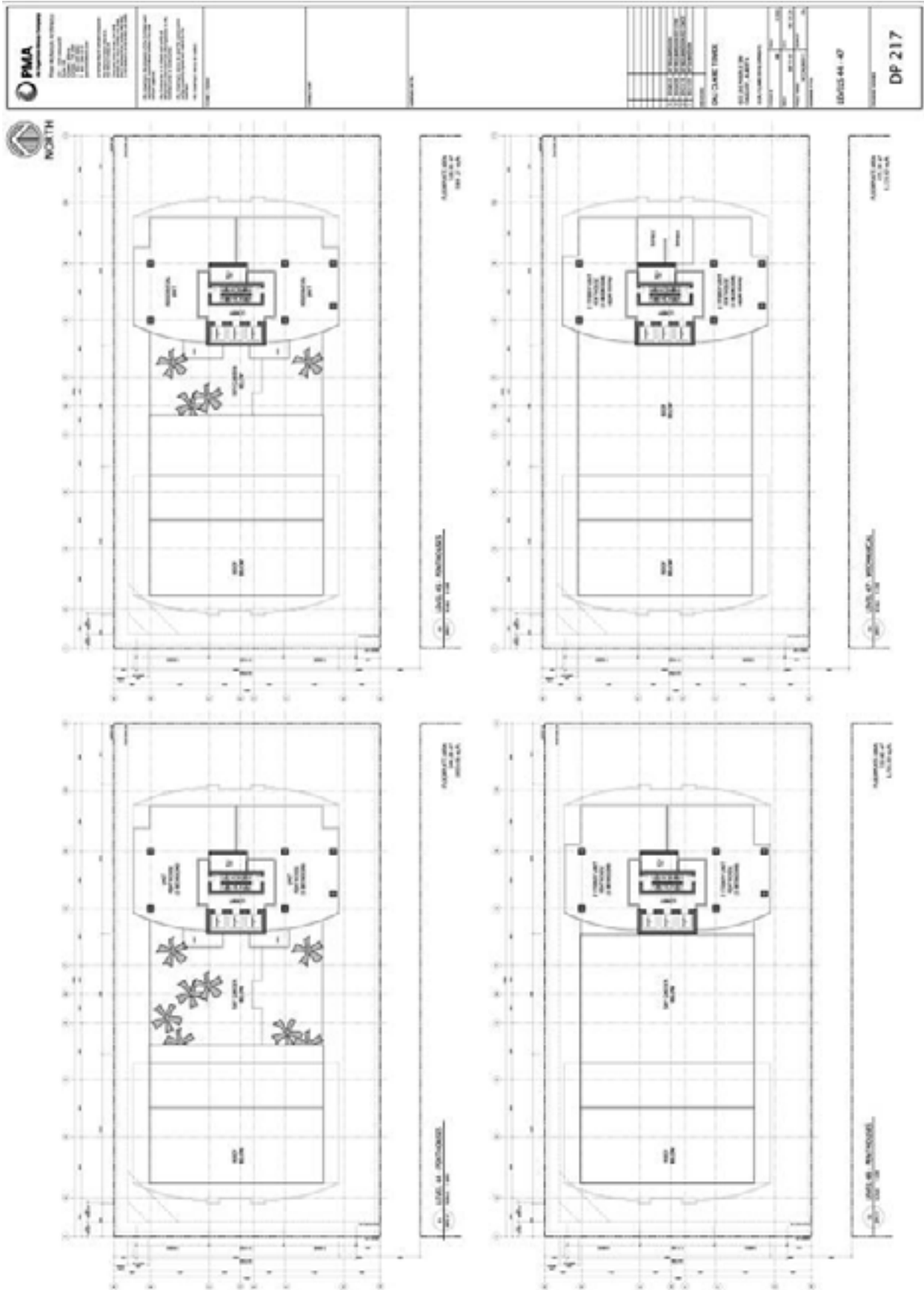
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DP 211

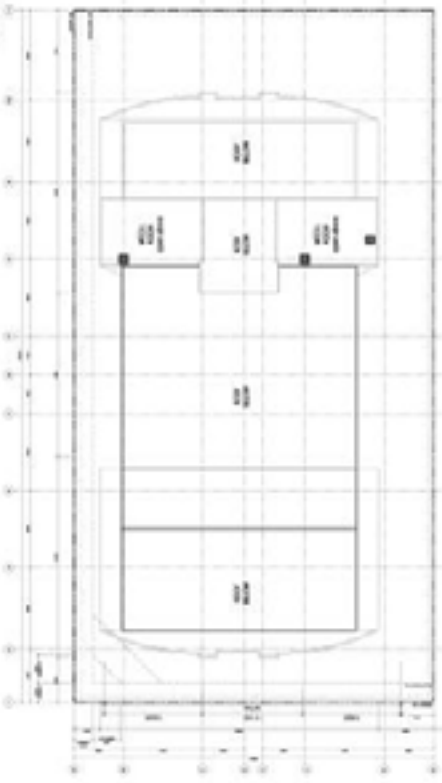




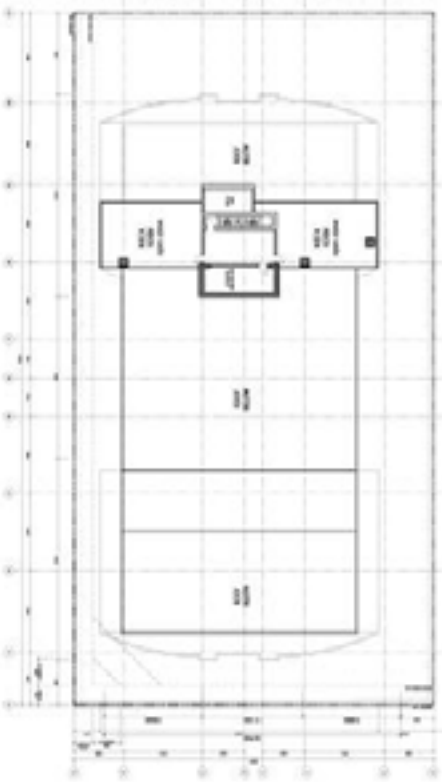




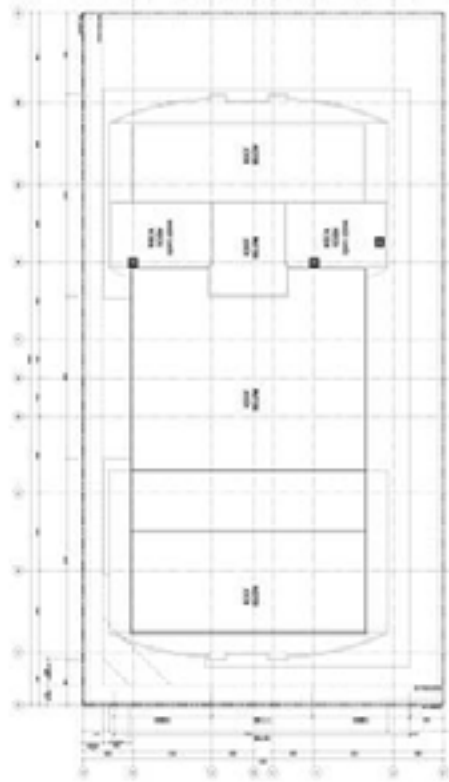
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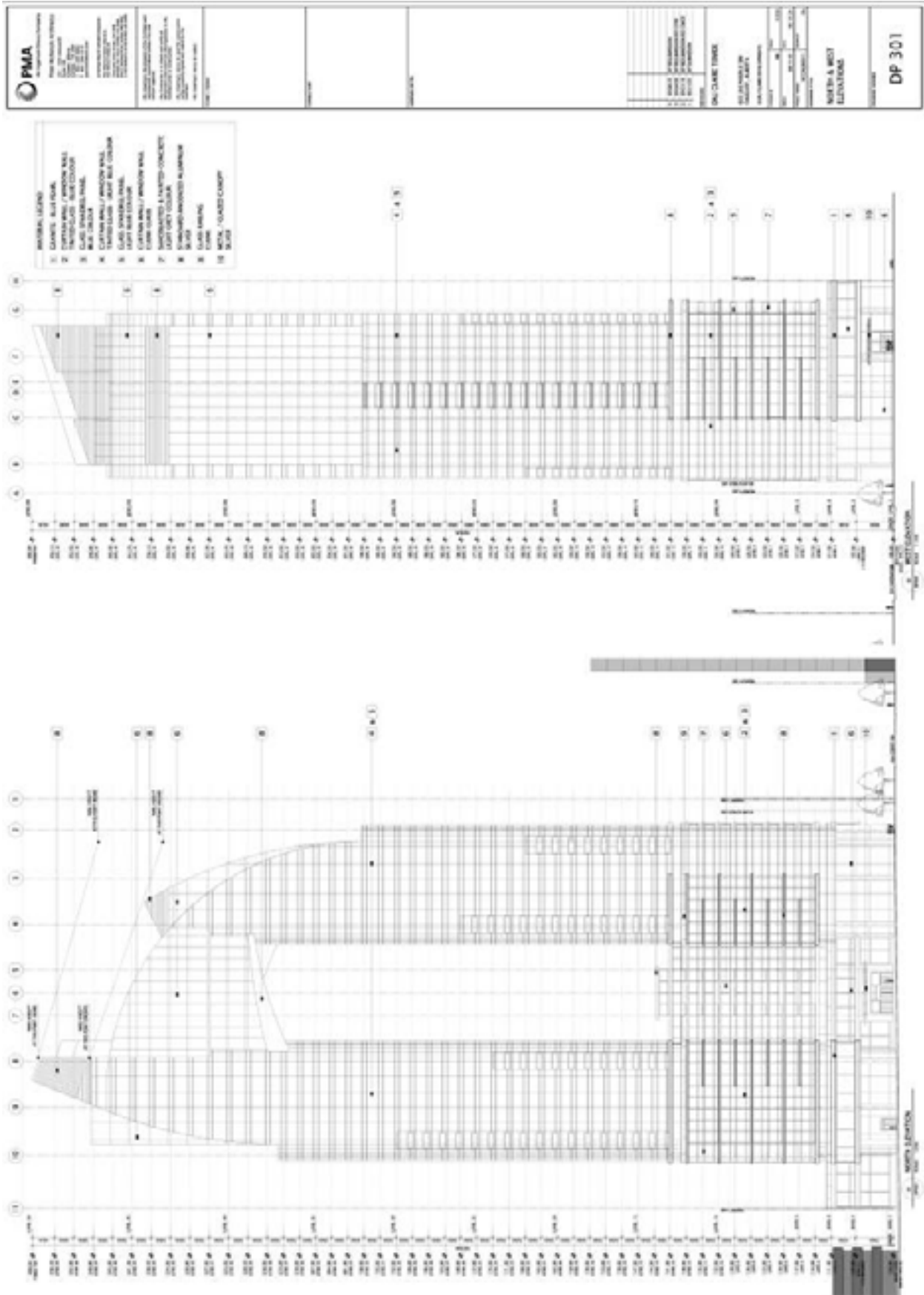
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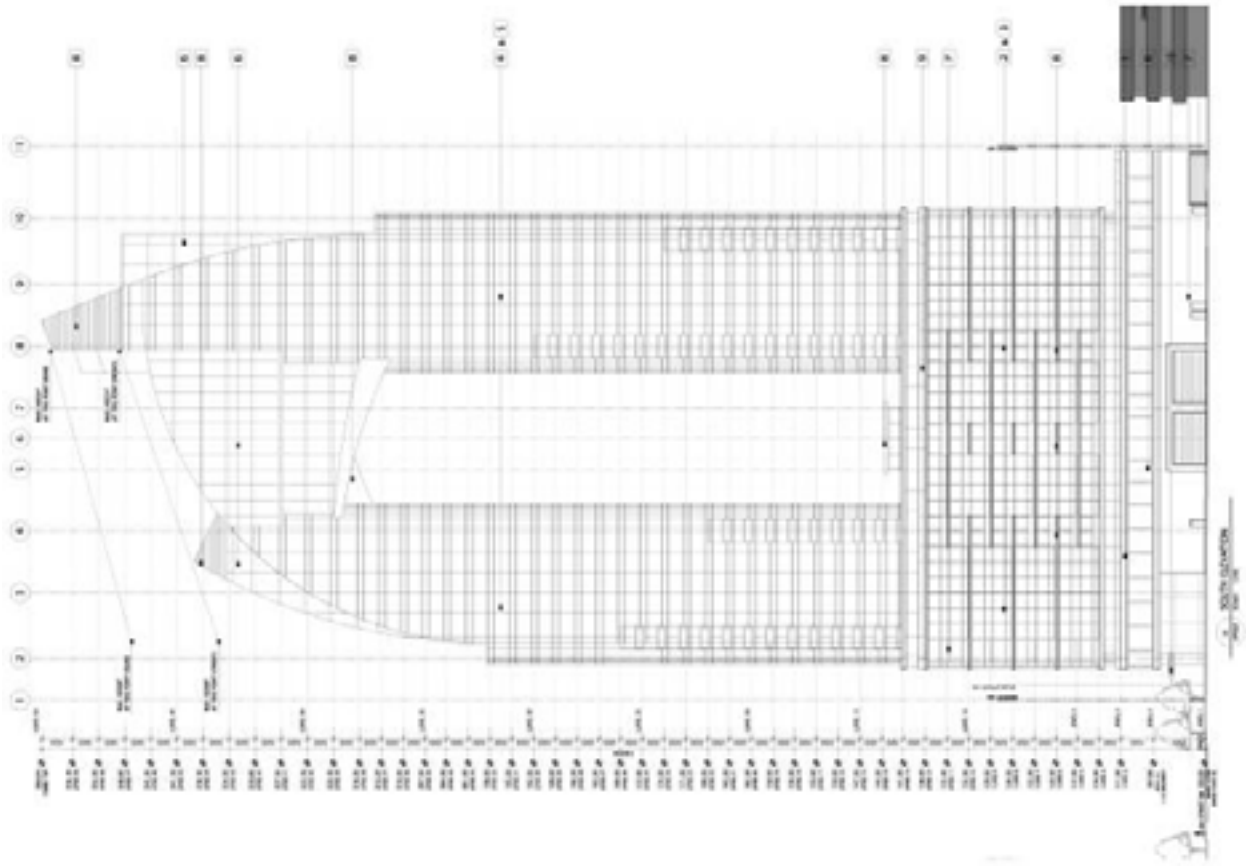
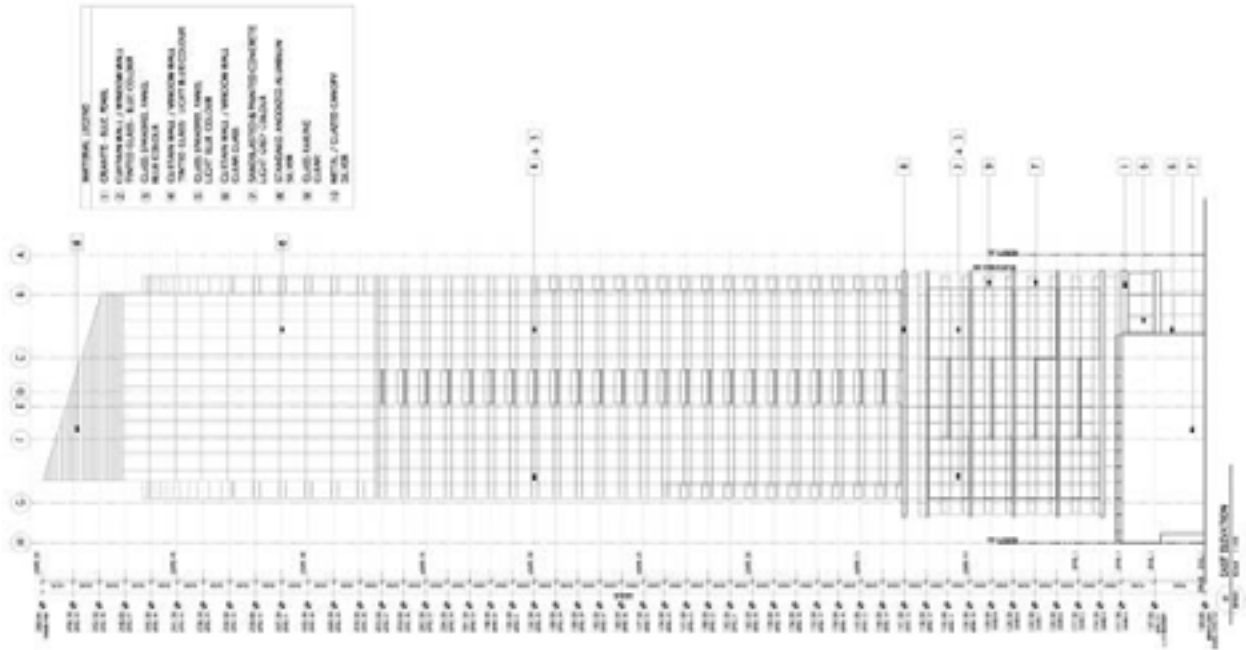
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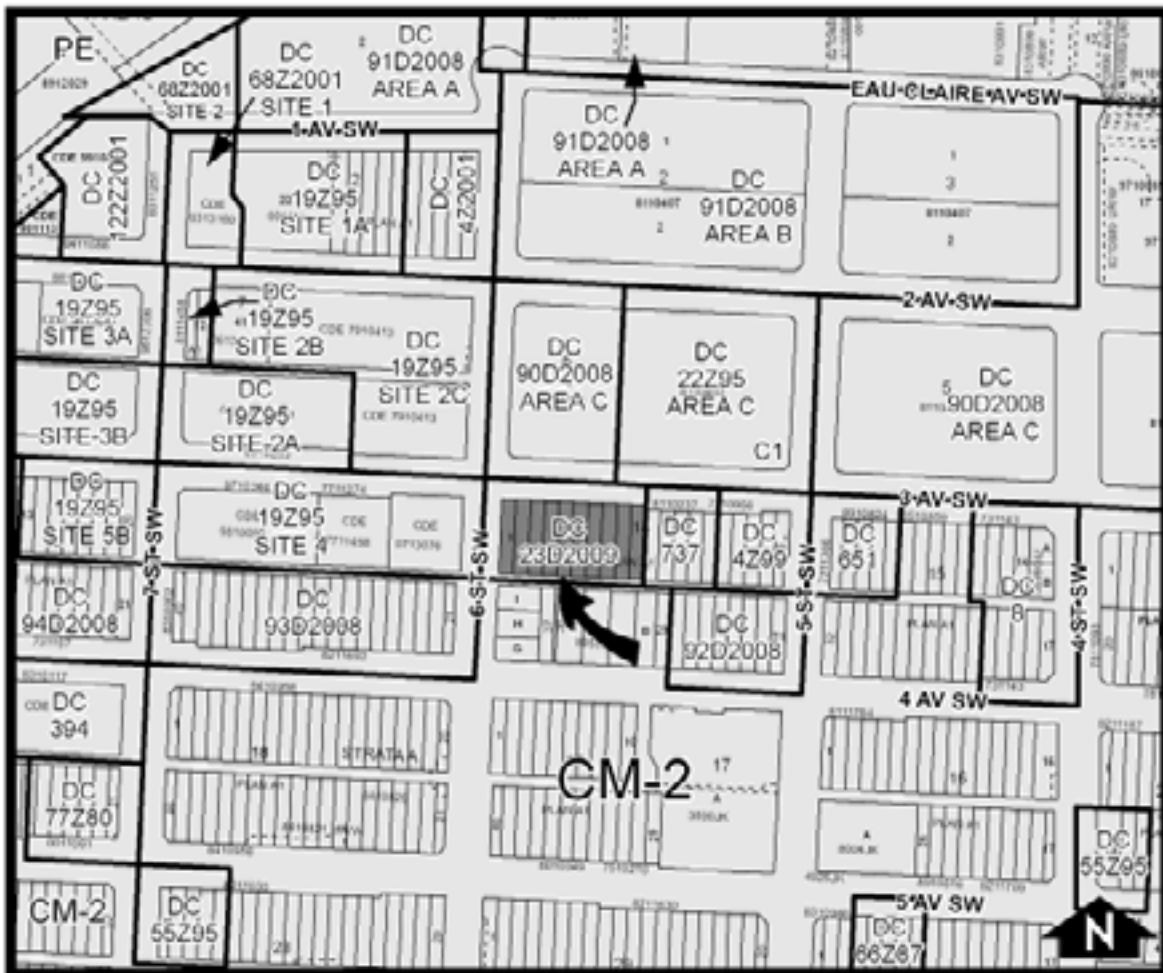


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DEVELOPMENT PERMIT	ITEM NO: 05	
	CPC DATE:	2009 July 23 2009 May 14
	DP NO:	DP2008-3801

Downtown Business District
 (Ward 8 - Alderman Mar)



PROPOSAL:
 New: Mixed use development: Hotel (189 units), Dwelling Units (299 units), Retail Stores, Restaurant – Licensed

APPLICANT: Norr Architects Planners	OWNER: 3 Eau Claire Developments INC.
MUNICIPAL ADDRESS: 633 – 3 Ave SW	LEGAL DESCRIPTION: Plan A1, Block 14, Lots 1-10 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC 23D2009	
AREA OF SITE: 0.30 ha ± (0.75 ac ±)	
CURRENT DEVELOPMENT: Surface Parking Lot	

ADJACENT DEVELOPMENT:

NORTH: Shaw Court Office Tower

SOUTH: Surface Parking Lot

EAST: Three Storey Office/Commercial

WEST: Multi-Residential Development

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	20.0 F.A.R with bonusing	19.96 F.A.R with bonusing	None
HEIGHT	No height limit, however limited due to shadow restrictions of the Bow River pathway	153.8m 49 Storeys	None
YARDS (BUILDING SETBACK)	None required	3 AV SW = 4.4m 6 ST SW = 9.0m Laneway = 0.6 - 2.8m	None
PARKING	Retail: 1 stall per 140m ² = 10 stalls req.	Retail: 10 stalls prov. Hotel: 83 stalls prov.	None

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
	Hotel: 1 stall per 3 rooms = 81 stalls req. Residential: 0.9 per unit = 306 stalls req. Visitor: 0.15 stalls per res. unit = 51 stalls req. Total stalls required = 448	Residential: 392 stalls prov. Visitor: 51 stalls prov. Total provided = 536	
LANDSCAPING	All areas not covered by building.	Hard landscaping provided throughout site	None
BICYCLE PARKING	Class 1 stalls req. = 170 Class 2 stalls req. = 40	Class 1 provided = 170 Class 2 provided = 40	None
EXTERIOR FINISH MATERIALS The external finishing materials are proposed to be a combination of granite (blue pearl colour), curtain wall (blue, light blue, and clear glazing colour), sandblasted concrete, anodized aluminium (silver), clear glass railings, and metal/glass canopies (silver).			

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	Full CPTED report completed and attached as Appendix V.
ENVIRONMENTAL MANAGEMENT	Phase 1 Environmental Site Assessment was submitted and approved by Environmental Management at the land-use amendment stage.
URBAN DESIGN REVIEW COMMITTEE	List of comments attached as Appendix IV and within sections as below.
COMMUNITY ASSOCIATION Calgary Downtown Association (CDA)	The CDA expressed an overall support for the proposal and also expressed minor concerns over the lighting of the rear laneway and the need for a higher amount of short-stay parking within the parkade of the development.

SUMMARY OF CIRCULATION REFEREES	
	See sections below and Appendix II for full comments.
COMMUNITY ASSOCIATION Eau Claire Community Association (ECCA)	The ECCA expressed that there were no concerns with the proposal. The ECCA also expressed that the development will be an overall benefit to the area by adding residential population and identity to the neighbourhood through a modern and fully engaging design. See sections below and Appendix II for full comments.

PLANNING EVALUATION

Introduction

The subject application proposes the construction of a 49 storey mixed use development within Calgary's Downtown core. The building will consist of ground floor and second level commercial uses including retail stores, and restaurant uses. Levels 3-14 of the development comprises of hotel uses and the upper 15-49 floors will contain residential uses.

Site Context

The site is situated at the southeast corner of 3 Avenue SW and 6 Street SW within the Downtown. Adjacent to the north of the site is the Shaw Court building containing office uses, to the south is a surface parking lot and multi-storey office building, a three storey commercial building is situated to the east, and to the west there is a multi-residential high rise development.

The location of the site is significant in terms of context as the primarily residential community of Eau Claire is situated directly adjacent to the north and west of this site. The subject site is situated in the transitional edge of the Downtown core being a buffer edge between the commercial core of the Downtown and the residential communities adjacent to the downtown. Section 4.1 Downtown of the *Centre City Plan* provides strategies to ensure that the mixed-use edges between the Downtown and the surrounding neighbourhoods are sensitively designed to minimize impact upon these communities.

Land Use District

The subject site is regulated under Direct Control District Bylaw 23D2009. The purpose of this district is to provide for the redevelopment of the subject parcel with a mixture of commercial and residential uses at a density which is appropriate for the edge of the Eau Claire neighbourhood and the Downtown. This land-use designation is based on the CM-2 Downtown Business District within Part 10 of By-Law 1P2007. This district establishes a maximum density of 20 F.A.R (Floor Area Ratio) for a combination of residential and commercial uses on this site.

Adopted by Council in March 2009 the DC Bylaw provides for a different density bonus structure than what is typically found within the existing CM-2 designation. The density bonus structure allows two additional bonus features for commercial developments within the B category of bonusing. In addition to the available density bonus features under the B category of the CM-2 district, the DC Bylaw also includes allowing an additional 1.0 F.A.R for the provision of sustainable building features, and an additional 1.0 F.A.R is allowed for a money contribution to the Downtown Improvement Fund.

The Direct Control district recognises the policies of the *Centre City Plan* which seek to encourage the development of residential uses in the Downtown. The DC allows a maximum of 7.0 F.A.R for residential uses which can be increase to 15.0 F.A.R with the provision of the A category of bonus features of the CM-2 district. Historically residential developments within the CM-2 district have been built up to a maximum of 15.0 F.A.R without density bonusing, however given the transitional edge condition of the subject site a maximum of 15.0 F.A.R is allowed with similar bonusing for a commercial development of a lower density.

Site Characteristics

As outlined above the subject site is situated in a geographically significant location on the border of the Downtown and the Eau Claire community. Although the site does not contain any significant topographic or vegetation features its location is nevertheless significant.

Legislation & Policy

Development on the subject site is regulated under the objectives and policies of the *Centre City Plan*. The *Centre City Plan* is the pre-eminent document for planning and action within the Centre City. The *Centre City Plan* outlines a number of policies which directly relate to the overall vision of the downtown including the skyline, sunlight preservation, and design of the public realm, built form, and architecture. The *Centre City Plan* also includes specific Downtown Design Guidelines which guide the design of all buildings within the Downtown.

The *Centre City Plan* recognizes that the vitality of the Downtown lays in the ability to create a livable and safe community through implementing quality public realm and architecture policies and ensuring that the community connects to the surrounding residential/mixed-use neighborhoods. Furthermore, the livability of the Downtown can be reinforced by supporting residential development and associated amenities which will generate day and night activities.

The *Centre City Plan* also encourages new residential development in the Downtown by outlining a number of incentives for the development of such uses. One such incentive as indicated in section 4.1 Downtown includes:

- Considering the use of smaller or narrower floor plates and taller buildings to reduce shadowing impact, create more light for residential units, and allow for easier conversion of office buildings to residential.

The *Centre City Plan* also sets out polices which relate to the overall vision of the built form of the downtown. Section 7.2 Skyline of the *Centre City Plan* seeks to ensure that tall buildings are of a high quality and designed sensitively in order to preserve and enhance the unique character of Calgary's skyline. This objective is supported by the policies of Section 7.2 of the *Plan* which finds that all buildings, especially high towers should be sited and designed with the following considerations:

- The visual impact they will have on the existing skyline character;
- The appropriateness of how they are clustered or located within the Centre City; and
- The proportions, massing and shape of the body and top of the building.

Policies of the *Centre City Plan* also state the importance of the public realm within Calgary's Centre City. Good design of the public realm is the essence of creating a livable, thriving and caring Centre City. Public realm consists of three domains: public, semi-public, and private. One essential component of the public realm is the built form of the buildings and structures that frame a given block face or streetscape. Section 7.7.3 Built Form of the *Centre City Plan* states that "built

form legibility relates to a mix of uses, range of building types, building massing, consideration of the role and design of a building's base, body and top, as well as the creative use of materials, textures and colours." All of these elements and components of a building's design contribute significantly to the quality of the public realm.

Section 7.7.3 Built Form outlines a number of policy directives which reinforce the relationship between the street wall/built form, linkages and places. Specifically:

- The base of a building should create a human-scale street wall that provides a sense of enclosure on the street while being in proportion to the overall height of the building.
- Encouraging smaller floor plates for tall buildings in residential areas to ensure some sunlight access to the street and other residential units.
- Encourage a minimum separation distance between a tall residential building and other tall buildings to allow for adequate sunlight penetration and distant views.

The subject site is also located in proximity to the Bow River and Bow River Pathway system. The shadowing impact upon the Bow River Pathway system of any development on this site requires analysis and review.

The outlined objectives and policies of the *Centre City Plan* are certainly applicable to the development of the subject proposal. Further analysis of the proposed development and how this proposal relates to these stated policies and the Downtown Design Guidelines will be examined as below.

Site Layout & Building Design

Proposed as a 49 Storey mixed use building, comprising of ground floor commercial retail units fronting onto 6 Street SW and 3 Avenue SW, a restaurant and commercial retail unit +15 level, and a cultural amenity space situated on the lower level. The podium of the building above the +15 level contains 243 Hotel rooms which will occupy floors 3-14. Residential dwelling units and residential amenity spaces are located on floors 15-49. The building is uniquely designed with a 14 storey podium and two tower design above the 14 floor. The dual towers are conjoined at the 28 floor by an amenity floor, which acts as a bridge between the two towers. Above the bridged floor the two separate towers are then conjoined again from the 33 floor to the top of the building, which terminates in a curvilinear and stepped design.

The proposal has a centralized drive court located to the rear of the building off of the laneway. This drive court acts as the main automobile access point to the development for the residential component of the building. The drive court also provides a pedestrian connection along the laneway providing a direct link from 6 Street SW to the main residential lobby of the building. The main floor of the building contains two commercial retail units one situated within the north eastern portion of the building fronting onto 3 Avenue SW and one retail unit fronting onto 6 Street SW and the laneway to the southwestern corner of the main floor. The remainder of the building consists of the hotel lobby centrally located within the building fronting onto 3 Avenue SW and a hotel lounge and bar space at the northwestern corner of the building. The main hotel lobby, hotel lounge and CRU space have glass entrance canopies identifying the pedestrian access points to the building.

The application was circulated to the Urban Design Review Panel (see complete comments in APPENDIX IV). The following table lists the main comments of the panel and how they were addressed during the review of this application.

Urban Design Review Panel Comment	Applicants Response
<p>The Panel commends the applicant for the strong and simple approach to street tree plantings.</p>	<p>Noted by the applicant.</p>
<p>The Panel is concerned about the legibility of the pedestrian environment on the west and south sides of the building. The paving pattern and landscape elements should provide better legibility and wayfinding for the pedestrians (eg. the dark colored concrete ribbon seems to make more sense in plan view, and the lotus flower imagery does not seem to translate in practical terms).</p>	<p>The original design of the paving pattern has been amended in order to simplify the wayfinding of the proposal inline with the UDRP comments. The paving in the rear laneway has also been removed to further simplify the paving pattern.</p>
<p>The Panel is concerned with the lack of functional permeability of the west façade of the building, and while we appreciate the attempt to increase the visual permeability through the use of glass, the panel suggests that indoor/outdoor uses or additional entries be included.</p>	<p>The internal layout of the main floor has been amended to increase the permeability into the building. The escalators have been relocated, and the CRU space has been brought forward to address the elevation. An additional entranceway has also been added along the western façade to improve permeability into the space.</p>
<p>The Panel commends the applicant for the boldness and ambition of the design.</p>	<p>Noted by the applicant.</p>
<p>The Panel questions the impact of the heavy massing of the building on the Calgary skyline. While the individual tower components and the base of the building are well articulated, the bridge element appears heavy in relation and the geometry over elaborate.</p>	<p>The original massing of the proposal has been amended to reduce its impact upon the Calgary skyline. However the upper mass of the building still remains.</p>
<p>The Panel encourages the applicant to consider the connections from grade level to the future +15 bridge system and the existing +15 cultural space. The Panel also encourages a more direct path combining transparency from the street to enhance public security and wayfinding.</p>	<p>As outlined above, the main floor of the building has been amended from its original design. The elevators have been relocated and a new doorway was added to increase access to the +15 level.</p>

Although the subject proposal achieves many of the objectives and policies of the *Centre City Plan*, including increasing the amount of residential uses in the Downtown core, the proposal fails to meet the fundamentals of the Downtown Design Guidelines as set out in the *Centre City Plan*. Appendix A of the Plan outlines a number of fundamental design guidelines which all buildings within the Downtown core must adopt. These guidelines ensure that every future development site in the Downtown has reasonable development opportunities while respecting the Downtown context, adjacent properties and the Vision for the downtown within the Centre City. Amongst these design guidelines are principals for the design of the base, body, and tops of buildings within the Downtown.

Appendix A Building Body Guidelines of the *Centre City Plan* affirm fundamental building design parameters which ensure office and residential towers above the 12 storey should provide smaller floorplates, reduce the length of the east-west tower dimension, as well as appear longer in the north-south dimension. Where these design parameters are not achieved, Appendix A provides the following criteria for the evaluation of building design:

- Shadow casting and wind impacts on the public realm and the need to provide reasonable light penetration to adjacent buildings;
- The ability to achieve a 18-24 metre tower separation between residential and office towers;
- The cumulative building mass impact given the potential “build-out” of the block;
- The ability to use building orientation, shape and massing to mitigate negative impacts; and
- The ability to create an attractive architectural design.

Further to the guidelines for the design of the body of high towers, Appendix A provides fundamental design guidelines for the top of high buildings. The top of high buildings are encouraged to use techniques such as:

- A reduction in floor plate sizes; and
- The stepping of the building mass;

The proposed building does not achieve the desired Downtown Design Guidelines of the *Centre City Plan* as the upper floors of the building, from the 33-49 floors do not reduce in size or in proportion to that of the lower floors. The subject proposal demonstrates that the upper floors of the building above the 33 floor are not in proportion to the rest of the building form are not reduced in size to the mass of the body of the building. Therefore this development does not conform to the stated fundamental design guidelines for high towers in Calgary’s Downtown.

As designed the proposed building cannot achieve the minimum of 18m in tower separation from any future developments to the south of this site. The proposed tower has a setback of 6.0 metres from the centerline of the rear laneway, therefore decreasing the separation for the proposed tower to any future development on the adjacent site. Administration finds that the lack of setback will have the effect of prejudicing the site across the laneway to the south thereby compromising the reasonable development opportunity of this site. Administration finds that the building does not meet the guidelines for tall towers within Calgary’s downtown and will negatively impact upon the ability of the adjacent site to redevelop to its full potential.

The Downtown Design Guidelines are backed by the overarching policies for the vision of the Downtown. Section 4.1 Downtown states that a mixed-use transitional edge should be maintained between the downtown and the surrounding neighborhoods. These transitional edges should be sensitively designed and should align with the objectives of the Downtown and each neighbourhood that it adjoins. Sensitively designed edge conditions include additional discretion and design requirements of development within these areas. In this regard developments within the sensitively designed transitional edges should relate to the use, site layout, and building design of the

neighborhoods which they adjoin. Administration finds that as the proposed building does not comply with the build form guidelines of the *Centre City Plan* and also does not relate to the building massing in relation to the residential land-uses situated directly west and northwest of the subject site. The large building massing will have a negative impact upon the sunlight penetration into the Eau Claire community detrimentally impacting upon the amenities of this residential neighbourhood.

Environmental Site Assessment

A Phase 1 Environmental Site Assessment (ESA) was submitted at the time of land-use redesignation. The Phase 1 ESA was approved by Environmental Management.

Landscaping

The subject development proposes landscaping of all frontages of the site, including a large plaza space on the western side of the site. The large plaza space and setbacks along 3 Avenue SW have been utilized in order to maximize the potential density bonus for the subject proposal. The ample landscaping has the effect of pushing the built form of the development to the south and east of the site. This has a negative effect on the separation to the adjacent sites as described above.

Landscape details of the plaza space includes coloured concrete paving with flamed granite accent paving ribbons running in a circular pattern throughout the site. As well a public art feature is also proposed within the western plaza on top of a circular planting box and raised seating feature. Two raised seating benches are also located along the 3 Avenue SW frontage flanking the main hotel lobby of the building.

A 2.8m wide pedestrian pathway is proposed along the southern wall of the building separating the building from laneway automotive traffic. This pathway includes a raised curb which will minimize any potential conflicts with pedestrians utilizing the laneway as a pedestrian connection from 6 Street SW to the main residential lobby. Twelve Brandon Elm trees are proposed in a double planting pattern within tree grates along the 6 Street SW frontage and twenty-four are proposed along the 3 Avenue SW frontage creating an alley of trees along both frontages. Nineteen Class 2 bicycle parking are proposed between the proposed street trees providing 40 stalls of on street bicycle parking.

Site Access & Traffic

Pedestrian access to the proposed development is proposed off of all adjacent roadways frontages including the laneway. A centralised entrance lobby fronting onto 3 Avenue SW will act as the main entrance way for pedestrian access to the proposed hotel. Resident pedestrian access is proposed off of the laneway, which is designed with a centralised drive-court for automotive and service drop-offs and pick-ups. There are also pedestrian entrances into the building along the 6 Street SW frontage accessing the hotel restaurant, retail stores, and escalators to the +15 level.

The proposal includes 6 levels of underground parkade which is accessed off of the rear lane running along the southern boundary of the site. Waste and Recycling service as well as a loading area is also serviced off of the laneway. Hotel automotive access will occur along 3 Avenue SW.

A Transportation Impact Assessment was submitted and was approved by Transportation Planning at time of Land Use application.

Parking

Parking for the proposed development is proposed within six levels of underground parkade. Parking for commercial, hotel, and residential uses have been allocated and will be assigned for each use.

A parking study was not required as part of this development permit.

Site Servicing for Utilities

All servicing is available to this development.

Environmental Sustainability

In the absence of a City Council mandate to ensure 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 as shown in the LEED checklist attached in APPENDIX I. The checklist indicates that the proposed development could achieve a level of LEED Silver. However, there has been no indication that LEED registration will be pursued upon completion of this project at this time.

Community Association Comments

The subject application was circulated to both the Eau Claire community Association and the Calgary Downtown Association. Both Community Associations expressed support for the subject development. The full comments are contained in Appendix III.

Adjacent Neighbour Comments

No comments were received from the neighbouring residents or properties as of the date of this report.

CONCLUSION:

The proposal is not supported for the following reasons:

1. In conjunction with the form of the base/body/top scheme, the subject proposal does not comply with the Downtown Design Guidelines of the *Centre City Plan*. The inability of the proposal to achieve the recognized minimum tower separations on-site results in the distinct impression of one very large floor plate. Mixed-use projects inherently use smaller floor plates, stepping of the building mass and adequate tower separation to mitigate negative impacts of wind and light penetration.
2. Given the cumulative building massing impact for the potential 'build-out' of the block, the reduced tower setbacks from adjacent properties, particularly to the south, compromises future development/re-development on those parcels.
3. While distinctive in design the proposed massing of the proposal does not achieve the policies for developments within the transitional edge of Calgary's downtown.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: REFUSAL

The Corporate Planning Applications Group recommends REFUSAL in accordance with the reasons stated above.

PLANNING COMMISSION DECISION:

The Calgary Planning Commission RECEIVED FOR INFORMATION "An idea is salvation by imagination" with modified designs attached thereto.

Moved by: G. Lowe Carried: 9-0

The Calgary Planning Commission recommends that the item be REFERRED BACK TO ADMINISTRATION to clarify and resolve setback, encroachment, shadow, separation of towers and massing issues.

Moved by: R. Clark Carried: 9-0

Michael Stevenson
2009/May

EAU CLAIRE TOWER

613 3rd AVENUE S.W.
 CALGARY, ALBERTA

3 EAU CLAIRE DEVELOPMENTS

DEVELOPMENT PERMIT APPLICATION

SUBMISSION DATE: NOVEMBER, 2008
 RESUBMISSION DATE: JANUARY, 2009
 RESUBMISSION DATE - REV. DATE: APRIL, 2009
 JOB NO. NCC080013



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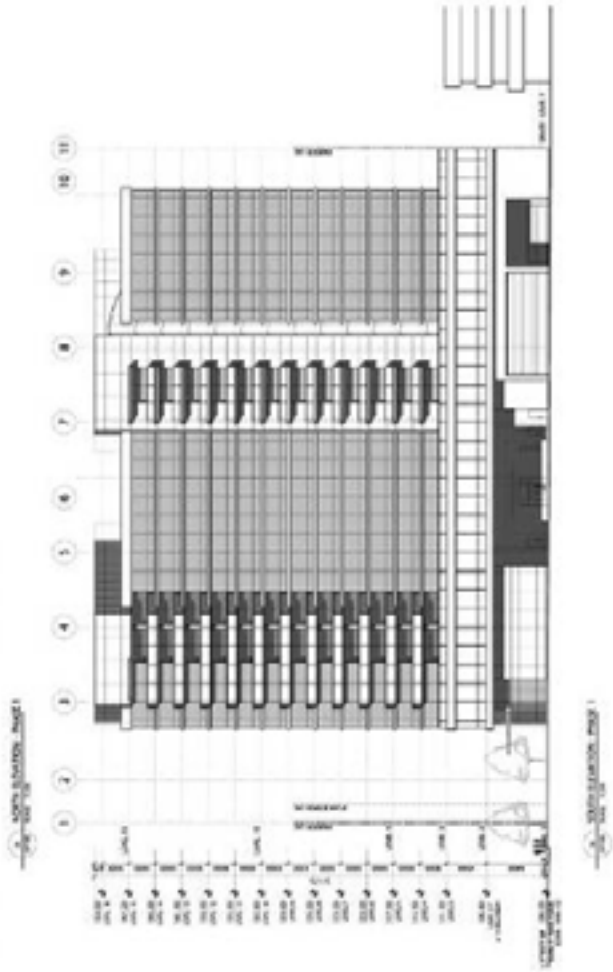
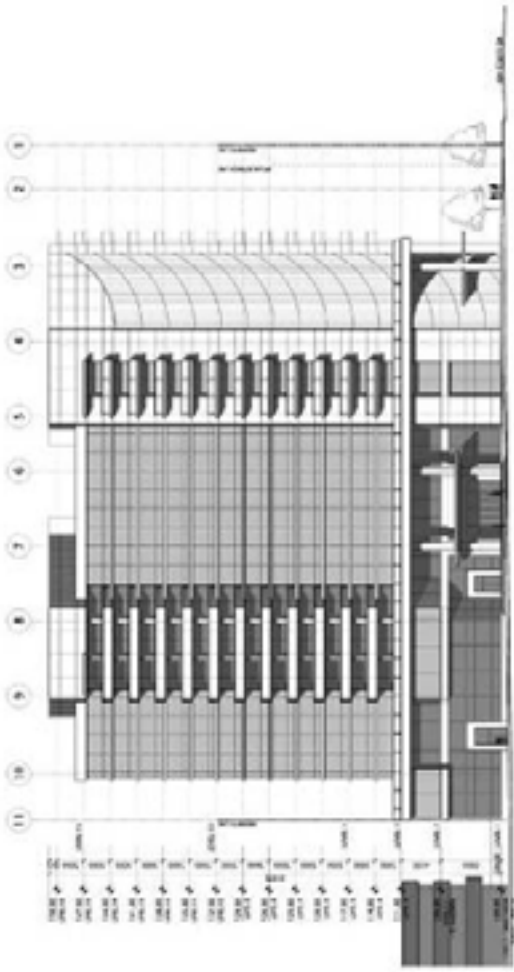
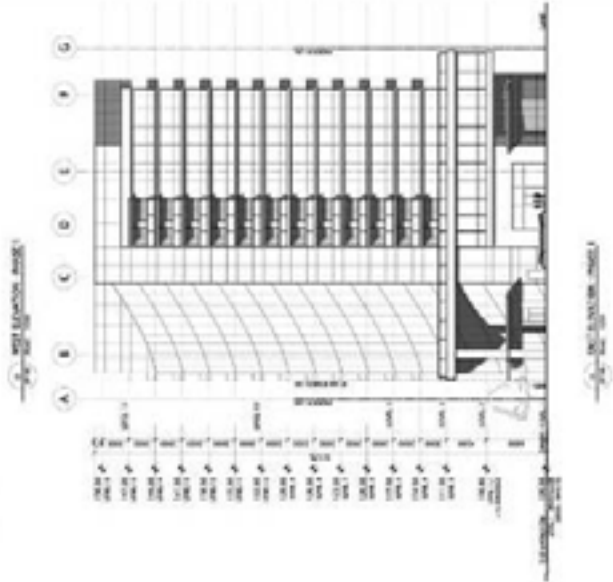
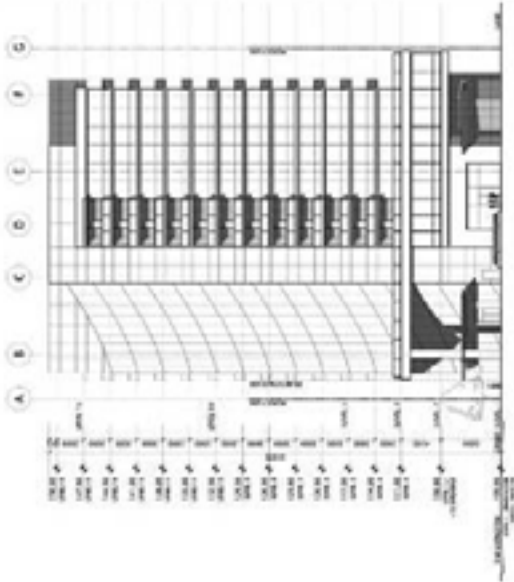
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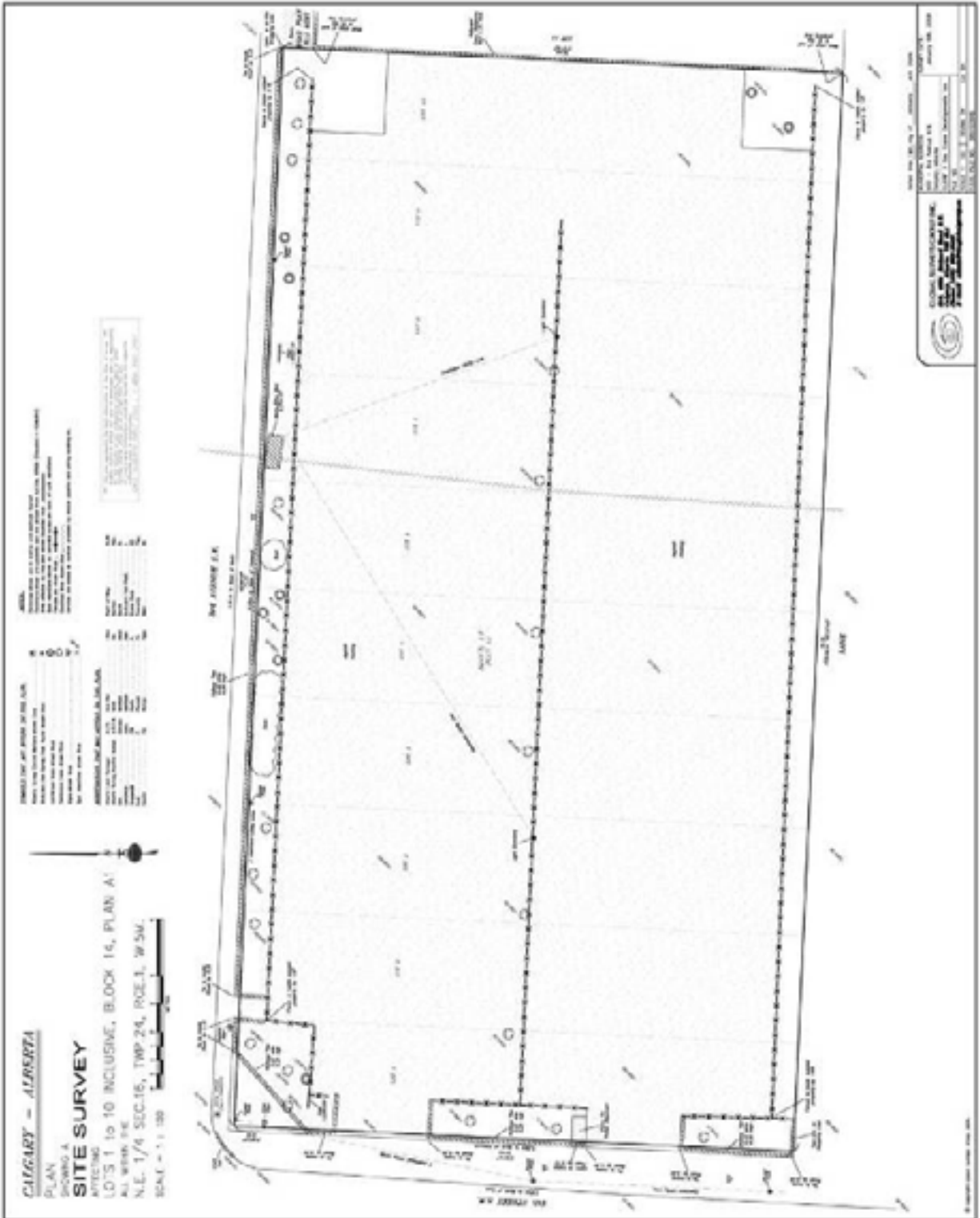
HEAD OFFICE CONSULTANTS
 1000 10th Avenue, Suite 100
 Calgary, Alberta T2P 1V9
 TEL: 403.271.8442

LANDSCAPE

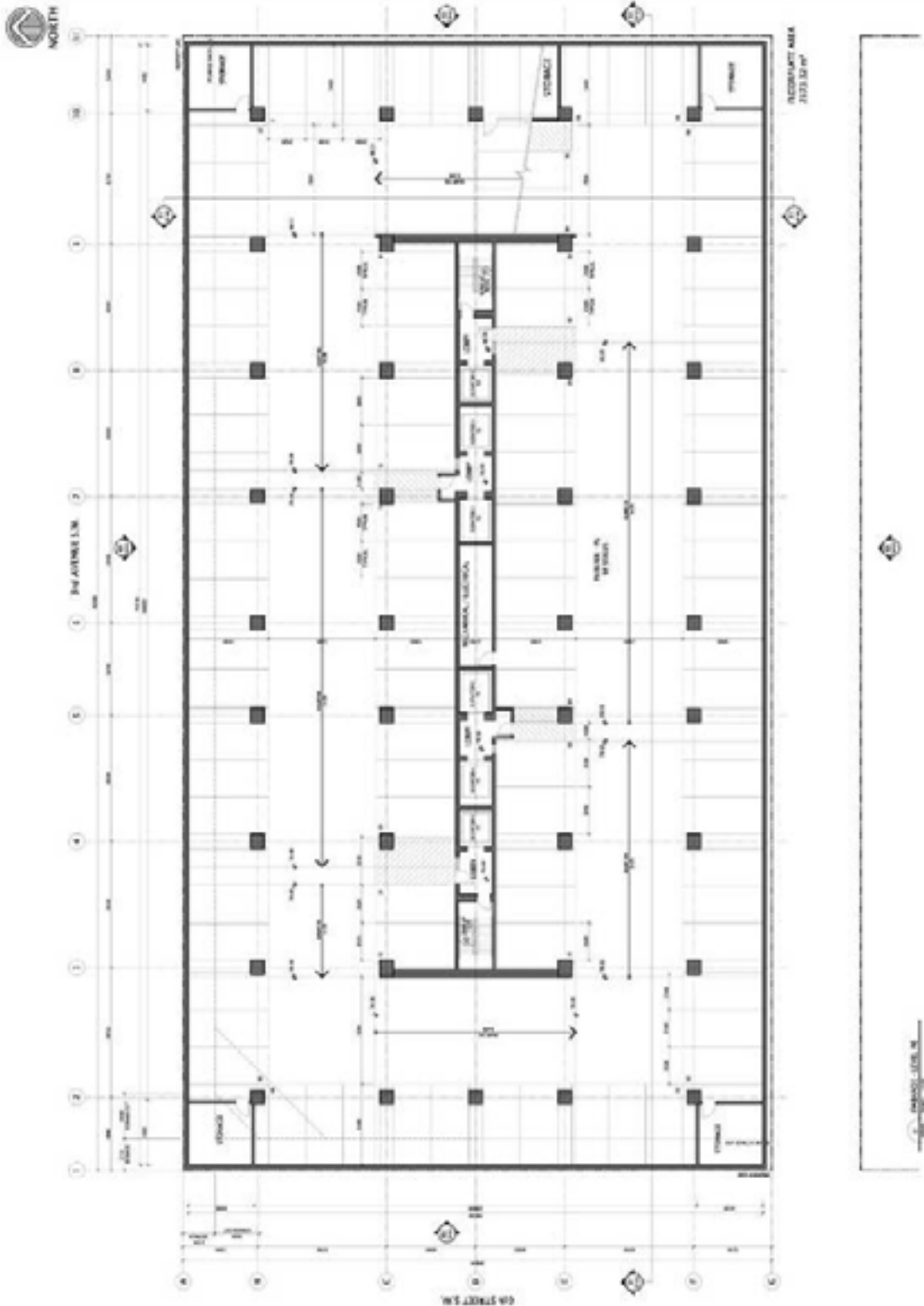
SCOTT WALKER ARCHITECTS
 1000 10th Avenue, Suite 100
 Calgary, Alberta T2P 1V9
 TEL: 403.271.8442

 Professional Mechanical Association 1000 North 1st Street P.O. Box 1000 Tampa, FL 33601 Tel: 813.244.1111 Fax: 813.244.1112 www.pmaa.org	PROJECT: WELLS FARGO CENTER 300 N. GORRISON ST., TAMPA, FL 33602 ARCHITECT: PERKINS+WILL 100 N. LA SALLE ST., CHICAGO, IL 60602 MECHANICAL ENGINEER: PERKINS+WILL 100 N. LA SALLE ST., CHICAGO, IL 60602	DATE: 07/23/09 DRAWN BY: ML CHECKED BY: ML SCALE: AS SHOWN	PROJECT NO.: DP 106

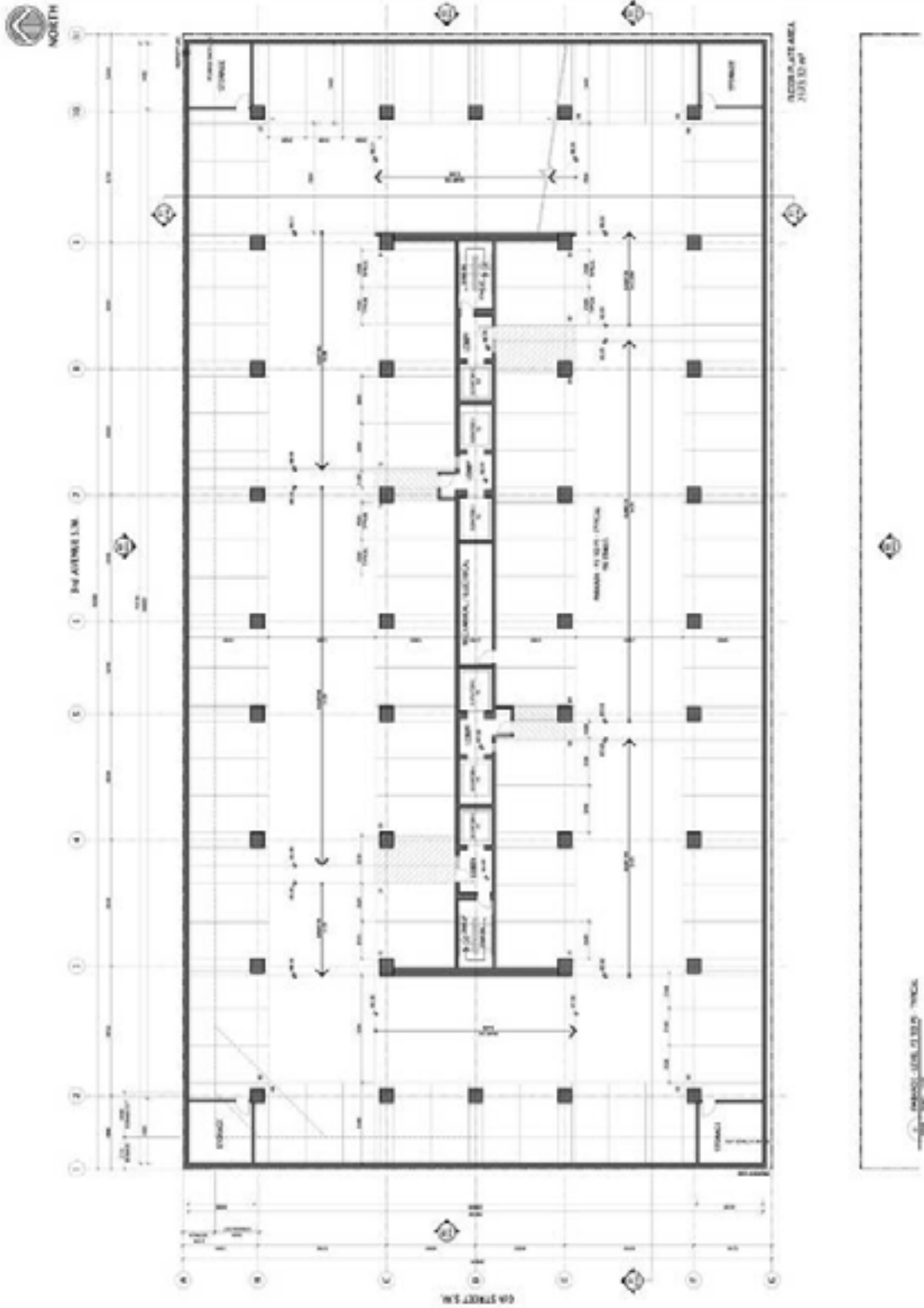




 PMAA Professional Mechanical Association 1000 North 1st Street Portland, OR 97227 503.241.1111 www.pmaa.org	PROJECT: DP2008-3801 SHEET: DP 200	DATE: 07/23/09
		BY: J. J. [Name] CHECKED: [Name]
SURFACE: FINE FN		DP 200



 PMA Professional Mechanical Association 1000 North 1st Street Tulsa, Oklahoma 74103 918.438.1234 www.pma-tulsa.com	PROJECT: 2008-3801 SHEET NO: 201 DATE: 07/23/09 BY: J. [Name] CHECKED: [Name]	SCALE: AS SHOWN UNLESS OTHERWISE NOTED	SURFACE (LINE, PT TO PT) FINISH	DP 201



 PMAA Professional Mechanical Association 1000 North 1st Street Portland, OR 97227 503.241.1111 www.pmaa.org	PROJECT: DP2008-3801 SUBJECT: DP 202	DATE: 07/23/09
		BY: J. [Name] CHECKED: [Name]
SURFACE: FINE F7		SCALE: AS SHOWN

