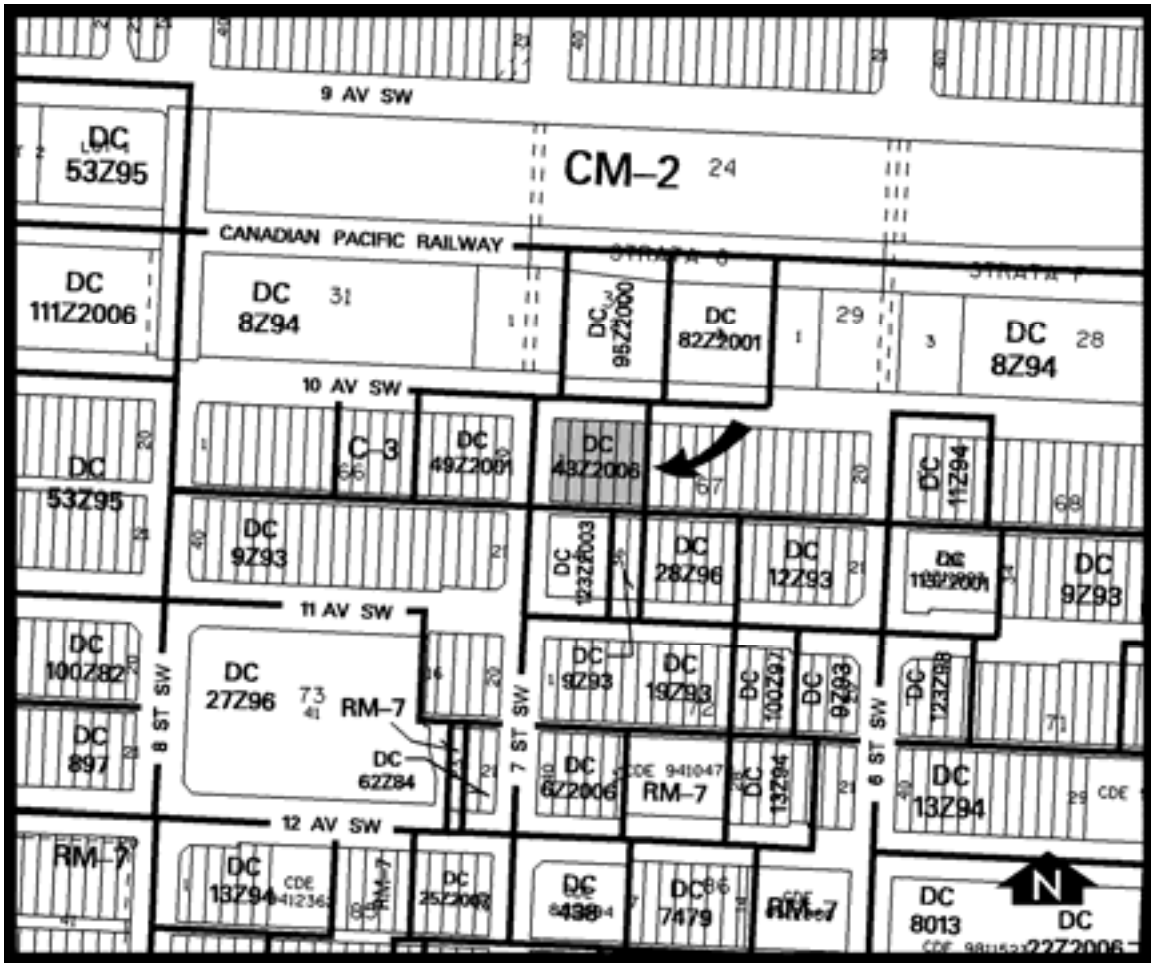


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 06	
	CPC DATE:	2007 November 15
	DP NO:	DP2007-1120

BELTLINE  
(Ward 8 - Alderman Mar)



PROPOSAL: Mixed Use Apartment Building (254 Units), with office and retail uses.

APPLICANT: Poon McKenzie Architects	OWNER: Resiance Corporation
MUNICIPAL ADDRESS: 731 and 739 – 10 Avenue SW	LEGAL DESCRIPTION: Plan A1, Block 67, Lots 1 to 6 (Map 16C)
EXISTING LAND USE DISTRICT(S):	DC Direct Control District (43Z2006)
AREA OF SITE: 0.18 ha ± (0.44 ac ±)	
CURRENT DEVELOPMENT:	Single Storey commercial Buildings

ADJACENT DEVELOPMENT:

NORTH: Surface Parking Lot, One storey commercial development;

SOUTH: Mid-Rise Office Buildings

EAST: Parking Lot, Three storey Office Building

WEST: Six Storey commercial Building

<b>DEVELOPMENT SUMMARY</b>			
<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
<b>DENSITY</b>	A maximum of 12.0 FAR	11.25 FAR	None
<b>LANDSCAPING</b>	A minimum of 30%	31.2%	None
<b>PARKING</b>	0.9 stalls per residential unit (229 stalls)  0.15 stalls visitor parking (39 stalls)  1 stall per 100 square metres of net floor area for commercial (29 stalls required)	Total Required = 297 stalls  Total Provided = 245 Stalls	52 Stalls
<b>EXTERIOR FINISH MATERIALS</b>			
<b>Podium: Transparent Glazing, Blue Metal, Grey Metal Signage Band</b>			
<b>Tower: Glass, Spandrel Glass, Blue Metal</b>			

## **PLANNING EVALUATION**

### **Introduction**

This development permit is for a mixed use 254 unit apartment building in the Beltline, with a podium comprised of office uses and retail at grade.

### **Site Context**

The site is located at the southeast corner of 10 Avenue and 7 Street SW. The area is characterized by a mix of older mid-rise warehouse buildings, newer office buildings, underutilized commercial areas, and surface parking lots.

### **Legislation & Policy**

Development of this site is guided by the policies of the Beltline Area Redevelopment Plan (Approved by Council May 2006). The application is contained within the Urban Mixed Use area of the Plan. Within this area, the policy calls for:

- Promotion of live-work units in a variety of configurations;
- Vibrant pedestrian streets that provide activity throughout the daytime and evening hours;
- Street front elevations that are highly permeable and transparent by providing doorway entrances to the street and allowing for pedestrian views directly into the business along the majority of the façade; and
- Creation of streetscapes that respond to the context of the particular area.

As well, the policy identifies key design initiatives for development such as:

- Front setbacks should incorporate trees or other urban planting treatments with hard-surface treatments and may accommodate a variety of commercial activities, including restaurant patios, display areas, and entrance plazas;
- Building edges that are oriented toward a public right of way should be lined with uses that create activity and provide natural surveillance;
- All parking areas shall be concealed from view from public spaces and ideally are located underground;
- The base of a building should be designed to create a human scaled street wall and establish a strong visual rhythm;
- Building bases are encouraged to use masonry or other durable materials and other architectural details that establish a strong visual rhythm with human scaled elements;
- All rooftops, including podium and tower tops are encouraged to incorporate landscape amenities or green roofs in order to achieve aesthetic and environmental benefits;
- The minimum horizontal separation between any two tall buildings shall be 24 metres for buildings taller than 36 metres; and

- Particular attention should be given to the lighting of public and private areas at-grade to provide effective and attractive at-grade light. Special effects, including flood lighting of the tower portion and tower top portion may be included if it does not negatively impact surrounding properties.

This site is located within one of the “character areas” defined in the Beltline ARP, where a combination of land uses and buildings have combined to create areas that are identifiable as having special or unique qualities that are different from neighbouring areas. This site is located in the Design District. The intent of policy for this area is to allow for the expansion of eclectic and innovative design of buildings within the area.

**Land Use District**

The Direct Control District accommodating this project was approved by City Council in 2006 May. Contained within those guidelines are provisions for yards, building design, and landscaping.

Density has been determined through application of the Density Bonusing system contained in the Beltline Area Redevelopment Plan. This bonus system allows for additional floor area if certain public amenity features are provided. The proposed project complies with this policy direction.

The overall density achieved is 11.25 FAR. The following table illustrates how areas have been apportioned to the various bonus categories.

<b>BONUS</b>	<b>F.A.R.</b>
Base Density	<b>8.0</b>
Heritage Density Transfer from adjacent Royop Block	2.43
Use of water efficient landscaping/water use reduction (eliminate use of potable water for irrigation)	0.1
Contribution to the Beltline Community Investment Fund	0.72
<b>TOTAL</b>	<b>11.25</b>

As part of the bonusing for the project, the applicant is proposing a density transfer from the adjacent Royop Block to the south. The Royop Block, located at 738 – 11 Avenue SW, was constructed in 1913 as a warehouse. The building was evaluated by the Calgary Heritage Authority in 1982 and is designated a Category A building. In 2004, an addition was completed at the top of the building. As there was a change to the building, the re-evaluation by the Calgary Heritage Authority is required.

The applicant is proposing to transfer 4400 square metres of unused density from the Royop Block to this development. In order to allow the development to proceed, prior to release conditions have been added to facilitate the density transfer, or to provide payment to the Beltline Community Investment Fund in lieu of the heritage transfer.

The applicant has chosen a sustainable feature and the contribution to the Beltline Community Investment Fund for the remainder of the density. This payment shall be made at the current rate at time of release of the Development Permit.

The amount of additional density is supportable given the site access and its location within the Beltline, and the design merits of the building.

### Site Layout & Building Design

The project is a 254 unit mixed use development, with a podium of retail and office space, and a single tower of apartment units. The building has a unique glass curve along the northwest portion of the building, which extends from grade to the roof of the building. This glass curve has been broken on the main floor by a continuous metal band (acting as both a canopy and a sign band). The three storey podium for the project is expressed as two separate volumes that frame this glass curve.

At grade, retail uses front onto 10 Avenue SW and 7 Street SW, with a separate residential/office access located along 7 Street SW. Transparent glazing has been provided along with options for multiple doorways to allow for small scale retail as envisioned in the Beltline ARP.

Office uses are located on the second and third floors of the project. Blue metal banding frames these floors on the exterior on both facades, with lightly tinted glazing contained within. The blue metal panelling extends 8 inches from the glazed façade, which provides articulation at the podium level.

The tower comprises the apartment units for the project. A primarily glass façade, blue metal is used for accent purposes along the 10 Avenue façade. The floor plate is 750 square metres, which meets the maximum contained in the Direct Control District. With the curved design and metal accenting, the project meets the intent of “eclectic and innovative design” from the character area section of the Beltline ARP.

A bylaw relaxation has been requested by the applicant to not provide private amenity space for all the individual units, choosing to provide the common amenity space on the top floor of the project. 84 per cent of the units in this building would have individual amenity spaces (balconies), while the other 16 per cent would utilize the common amenity space.

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
The Panel questions the use of a historic theme for the podium design and encourages the applicant to keep the design in character with the rest of the project (and not with the adjacent buildings);	Noted and revised by the applicant. A more contemporary expression has been provided.
The Panel is concerned with the canopy and encourages the applicant to extend the west canopy to provide increased pedestrian protection;	Unable to complete as the canopy would extend beyond the property line.
The Panel encourages the developer to seek small- scale tenants (minimum of two) for the main floor;	Noted by the applicant. The design provides for multiple door locations along the façade.

<p>The Panel encourages the applicant to seek a loading and drop-off area on 7 Street to serve the needs of the apartment building;</p>	<p>Noted by the applicant.</p>
<p>The Panel encourages the applicant to have bike parking on The City boulevards and to try to seek a relaxation from The City for class 2 bicycle parking within the Right-of-Way.</p>	<p>Noted by the applicant and shown on the drawings</p>

### **Landscaping**

Landscaping has been provided in two locations for this project, acting as common amenity spaces for the building. A second floor landscaped deck has been provided, containing a combination of concrete pavers and 2 planter beds of trembling aspen with juniper understory. A second area has been provided at the top of the tower for this project, with prairie grass and forb planting areas adjacent to a hard landscaped area.

Street trees have been provided in a continuous tree trench along 10 Avenue SW. As there are significant utilities located along 7 Street SW, it is not feasible for tree planting along that edge.

### **Sustainable Design Features**

The applicant has indicated a desire to shadow LEED certified rating for this project.

### **Site Access & Traffic**

There is one vehicular access for this project located off the rear lane. A loading space has also been provided off the rear lane. The requirements for a Transportation Impact Assessment were completed and accepted through the Land use Amendment for the site.

### **Parking**

A parking relaxation has been requested for this project. The bylaw requires 0.9 stalls for residential development. The applicant has provided 0.83 stalls for this development. Administration supports the relaxation as the site is within walking distance to the commercial core, is within 600 metres of two LRT stations, and is one block away from the 11 Avenue bus corridor.

A second relaxation has been requested to allow for shared visitor and retail/office parking for the project. Under the bylaw, the applicant requires 38 parking stalls for visitors, with an additional 30 parking stalls for the retail and office components. Transportation planning has accepted a shared parking scenario for this project, where the office spaces would be used during the day, and the visitor parking utilized during the evenings.

Bicycle storage facilities have been provide at grade and on the first floor of the parkade.

### **Site Servicing for Utilities**

Services are available for the proposed development. The developer is responsible for any required upgrades to the existing services including a contribution to the Centre City Development Levy.

### **Environmental Site Assessment**

No concerns arose through the review of this application.

### **Community Association Comments**

A letter of support was received from the Beltline Community Association. The plans submitted showed a more historic reference to the project, as well as four at-grade parking stalls located at the back of the building. The revised design addresses the comments provided with the contemporary expression and the deletion of the parking stalls.

### **Adjacent Neighbour Comments**

No Comments Received.

### **CONCLUSION:**

The proposal is supported for the following reasons:

1. The project meets the development goals of the Beltline Area Redevelopment Plan.
2. The high density development is compatible with adjacent development along 10 Avenue and 7 Street SW.
3. The public realm, podium development, and environmental features of this project provide for a unique project.

### **CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL**

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

#### **Prior to Release Requirements**

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority.

Planning:

1. Submit a total of six complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address the prior to decision issues of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments. You may also address the prior to release issues at this time;
2. Provide a site lighting plan for this development. This should show building lighting on all four faces of the property, how the adjacent streets shall be lit, and how the rear lane will be lit for security purposes;
3. Payment is required for contribution to the Beltline Community Investment Fund equivalent to 0.72 FAR at the rate current at the time of payment;

4. Submit a formal, written request from the owner to designate the Royop Block as a Municipal Historic Resource to the Senior Heritage Planner as either a Category A or B building;
5. Provide documentation to the satisfaction of the City Solicitor that an agreement has been registered on the "Royop Block" site land title acknowledging the amount of density that has been transferred;
6. Should the applicant be unable to complete prior to release conditions 4 and 5, a payment to the Beltline Community Investment Fund equivalent to 2.43 FAR at the rate current at the time of payment shall be required;
7. Revise the signage for the project deleting any signage except for that contained on the grey metal canopy for the project. Any additional signage shall be subject to a separate development permit;

Urban Development:

8. The developer shall consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title;
9. The developer shall remit payment for the Centre City Utility Levy, **in the amount of \$181,700.00**, to Urban Development. This off-site levy is for the construction, upgrading and replacement of water and sanitary sewer mains required for or impacted by the proposed development in the Centre City Area. The Utility Levy amount above is determined by using \$3,970 per meter of site frontage (on the avenues only) of the proposed development;
10. The developer shall remit payment, in the form of a certified cheque, bank draft, or letter of credit. An estimate of the costs will be prepared by the City and provided to the applicant. The estimate will be prepared once the applicable comments relating to the Business Unit(s) noted below are resolved on the plans:

Calgary Roads

- a. Approved driveway crossings
  - b. Driveway crossing closures
  - c. Concrete lane paving
  - d. Streetlight upgrading
  - e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel;
11. The developer shall execute a Public Access Easement Agreement to the satisfaction of the Manager of Urban Development for the bylawed setback and corner cut area;
  12. The developer shall provide a letter to confirm the owner will **remove** or **relocate** the canopy from future bylaw setback and corner cut **at the owner's expense** within 30 days' notice from The City of Calgary requesting removal due to road widening, sidewalk construction, utility installation, etc.;



13. The developer shall provide a letter of understanding to accept responsibility to ensure driveways will be constructed to plans approved by Calgary Roads. The letter must be signed by the land owner or authorized company representative:

The letter should state the following:

Company letterhead or Land Owner's Name and Address

Development Permit Application #: \_\_\_\_\_

Date: \_\_\_\_\_

I understand that I am responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on the approved plans. I understand that negative sloping of the driveway within the City boulevard is not acceptable to the City. Furthermore, I will be responsible for all cost associated with the removal and reconstruction of the entire driveway ramp if actual grades do not match the approved grades.

Signature of land owner or authorized company representative \_\_\_\_\_; and

Transportation:

14. An updated parking protocol is to be provided as a result of live-work units no longer being incorporated into the project. Revised visitor and office parking stall signage is also required for the parkade.

### **Permanent Conditions**

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority;
2. No changes to the approved plans shall take place unless authorized by the Development Authority;
3. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit;
4. Upon completion of the main floor subfloor, proof of the geodetic elevation of the constructed subfloor must be submitted to and approved by the Development Authority prior to any further construction proceeding;
5. All enclosed parking areas shall have walls and ceilings as a white or light colour and have a lighting system to meet the average minimum lighting illumination of 54 LUX;
6. Parking areas shall be for the sole use of residents, customers, or staff and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core;
7. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property;

8. Any trees and shrubs indicated on the site plan or on the podium levels which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size;

Urban Development:

9. If during construction of the development, the applicant, the owner of the development, or any of their agents or contractors becomes aware of any contamination:
  - a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary;
  - b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary; and
  - c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

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

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

10. The developer shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
  - Removal of any existing facilities not required for the new development (old driveways;
  - and redundant services, etc.);
  - Relocation of works (survey monuments and underground/overhead utilities, etc.);
  - Upgrading of works (road widening and watermain upgrading, etc.);
  - Construction of new works (lane, paving, sidewalks, curbs, etc.); and
  - Reconstruction of City facilities damaged during construction.

All work performed on public property shall be done in accordance with City standards and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, street lighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing and landscaping.

Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the developer shall pay the difference, upon receipt of notice, to The City;

11. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purpose of shoring, tie-backs, piles, sidewalks, lane paving, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in City rights-of-way and setback areas must be removed to the satisfaction of the Manager of Urban Development, at the developer's expense, upon completion of foundation work;
12. The developer understands that he is responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on plan that have been approved by Calgary Roads. Negative sloping of the driveway within the City boulevard is not acceptable to The City. The developer shall be responsible for all costs to remove and reconstruct the entire driveway ramp if actual grades do not match the approved grades;
13. The developer, and those under their control, shall develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking). 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. Please refer to the current edition of The City of Calgary Guidelines for Erosion and Sediment Control for more information;
14. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense, prior to issuance of a Development Completion Permit;
15. The developer shall submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan. Certification is to be completed within the timelines specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specifications and Guidelines; and

Transportation:

16. Parking and loading access shall be via the lane.

**Advisory Comments**

The following advisory comments are provided as a courtesy to the applicant and property owner. They represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval

Planning:

1. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority;

2. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter;
3. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the building, including those which are required through the building permit process;
4. In addition to your Development Permit, you should be aware that a Building Permit is also required. Once your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information;
5. Please Note: The City of Calgary has recently completed a new (proposed) Land Use Bylaw (1P2007) to replace the current Land Use Bylaw (2P80). It contains a new range of land use districts and development rules. The Bylaw is expected to go to Council for a public hearing during March 19-21, 2007. If approved, an effective date in early 2008 is anticipated. The proposed Land Use Bylaw will be available to the general public early February. Additional information on the Land Use Bylaw Review Project and the proposed Land Use Bylaw is available at [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw) or call 3-1-1;

Urban Development:

6. Environmental site information indicate that this building(s) may contain hazardous materials including, but not limited to, asbestos construction material (ACM), lead based paint (LBP), UREA formaldehyde foam insulation (UFFI), mercury containing switches, and/or polychlorinated biphenyls (PCB) within fluorescent light fixtures. A current assessment of the building may be required prior to renovation or demolition of the building(s). Handling and disposal of any hazardous building material must be done in accordance to applicable legislation/guidelines;
7. Ensure balconies on levels 4-24 on 7 Street SW, that the drainage is will be redirected to the internal drainage system to avoid the formation of ice that may break off and cause pedestrian injury;
8. The developer is advised that the property line is 3.4 m from lip of gutter, 0.3 m from back of sidewalk on 10 Avenue SW;
9. The developer is advised that the property line is 3.7 m from lip of gutter, 0.3 m from back of sidewalk on 7 Street SW;
10. The developer is advised that the future lip of gutter is 3.76 m and future back of sidewalk is 0.3 m from ultimate property line on 10 Avenue SW;
11. The developer is advised that a bylaw setback of 2.134 m is required adjacent to 10 Avenue SW as per the Land Use Bylaw;
12. The developer is advised that a corner cut of 4.5 m x 4.5 m is required adjacent to 10 Avenue and 7 Street SW in addition to the bylaw setback;
13. The developer is advised that Calgary Roads is responsible for determining whether the existing sidewalks, driveway crossings, street lighting, curb and gutter, etc., are to City standards. Replacement and/or rehabilitation would be at the developer's expense;

14. On all developments with under-drive garages or parking lots that are lower than the back of walk or curb or lane grade, the developer shall confirm in writing that all approved driveways required for this development will be constructed to ramp grades as shown on the plans submitted and approved by Calgary Roads. Negative sloping of driveways within City road right-of-way is not acceptable. If actual constructed grades do not match approved grades, the developer is responsible for all costs to remove and reconstruct driveway ramp grades to the approved grades;
15. Concrete lane paving is requested adjacent to the proposed site;
16. Parking pads and garage aprons at rear must tie in to the existing lane grades (grades are available from the Engineering Services Business Unit);
17. The developer is advised that boulevard grade differences between existing or ultimate curbs and existing or ultimate property lines are not to exceed 2%;
18. Water connection is available from 10 Avenue SW (150mm CI, 1967).
19. Water connection exists to site (150mm PVC, 1983).
  - a. The service connection is located 32m east of the east property line on 7 Street SW. This location is too far from the proposed water meter room.
  - b. Redundant services are to be disconnected at the source;
20. Show details of proposed changes to servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter;
21. Show all proposed and existing shallow utilities on the Development Site Servicing Plan;
22. Maintain a 3.0m separation between power poles and/or trees with the proposed water service;
23. The developer is advised that the water service connection is to be constructed under an Indemnification Agreement;
24. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plan for Building Permit approval. Contact FPB at 268-5378;
25. A dual service is required to service the site;
26. If further subdivision occurs in the future (including strata subdivisions), each titled parcel MUST have separate service connections to a public mains (water and sanitary);
27. The developer must apply for water and sewer connections as per City standards;
28. Future water main replacements in the Downtown area will require a minimum main size of 200mm. A cut- in of a 200x200x (size of water service(s)) Tee with a 200mm separation valve (on dual services) will be required. This will mean less disruption when the main replacement occurs and the work and materials invested at the time of the service installation will not be redundant when the main is replaced;
29. Sanitary sewer connection is available from 10 AV SW;

30. Storm sewer connection is available from 10 Avenue and 7 Street SW;
31. Show all existing and proposed sewers on the development site servicing plans at the Building Permit stage;
32. Sanitary sewer test facility is required;
33. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96;
34. All open run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;
35. The allowable stormwater run-off coefficient shall be 30%;
36. Ponding is required for 1:100 year storm events;
37. Direct all roof drainage to on-site storm;
38. Contain storm run-off on site;
39. Controlled stormwater discharge required;
40. All on-site sewers are to be designed to City of Calgary specifications;
41. Storm Redevelopment Fees will be required;

Transportation:

42. Transit, carpooling and active travel options should be encouraged and promoted to reduce the number of drive-alone trips generated to the site, reduce site parking demand and traffic on adjacent network roadways. Contact the Transportation Solutions Division for more information on TDM initiatives at 268-1629; and
43. "Small vehicle" parking stalls are not counted toward the bylaw requirements for parking as they are not specifically recognized in 2P80.

Dwayne Drobot  
2007 November

**APPLICANT'S SUBMISSION****RESIANCE CORPORATION**

File: Applicants.letter2007-10-31

October 31, 2007

Development & Building Approvals  
P.O Box 2100, Station 'M'  
Calgary, Alberta T2P 2M5

Attention: Mr. Dwayne Drobot

Dear Mr. Drobot;

**RE: 731 – 10TH AVENUE SW**  
DP2007-1120

We are pleased to present you with the next evolution of condo living for the Calgary Market. Our application is for a 254 unit condominium highrise tower above a podium of main floor commercial and two levels of office development.

We are striving to meet a market segment that we feel has not been addressed. Our project is about the evolution of living space: how to live in an efficient yet truly liveable space. Condominiums range in size from 450 square feet to a maximum of 750 square feet. Two suites per floor do not have an attached outdoor amenity, however all homeowners will have access to combination of outdoor and indoor common amenity at both the second and rooftop level that showcase the spectacular Calgary Skyline. We believe that providing well designed common amenity space will provide a better experience than can be achieved with a small private balcony.

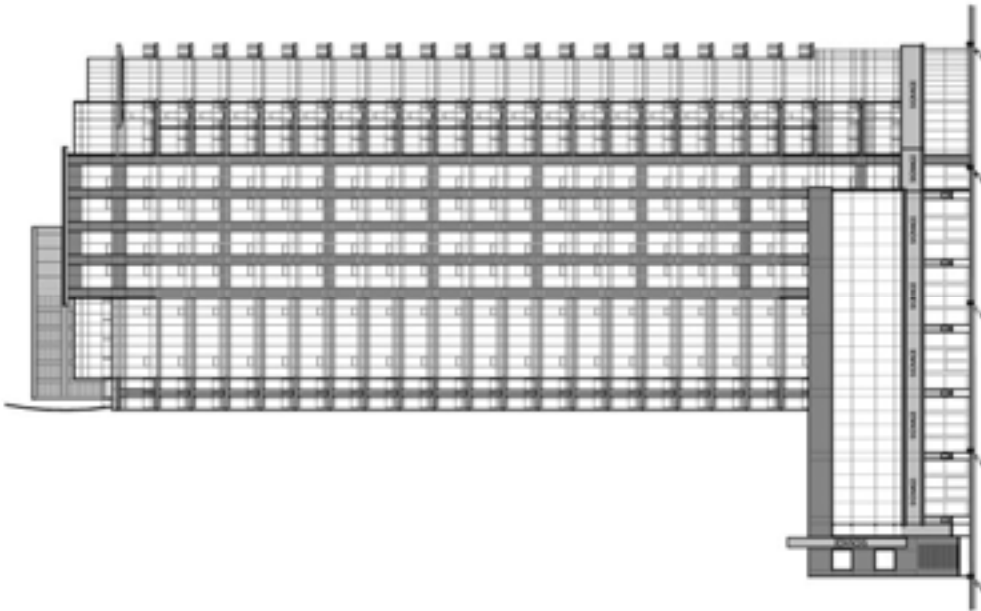
In keeping with the efficiency theme for our project, providing a true mix of uses (retail, office & dwelling units) lends itself well to design efficiency. This mixed use development will provide for an around the clock animated public realm. Design and efficiency come into play where we maximize the use of parking for the site. Sharing of office parking during the day and visitor parking the rest of the time will ensure that the required parking for this site will be fully utilized.

Resiance aspires to develop a vibrant, mixed use development that contributes positively to this district of the Beltline and the city in general. The project has been conscientiously designed to provide a fine grained, urban development that will bring a vibrancy to this Beltline location.

I trust the above is in order and look forward to moving ahead with this project.

Sincerely,  
RESIANCE CORPORATION

Andrew Wallace  
Development Manager



**GATEWAY BELTLINE**

739-10 AVENUE SW  
CALGARY, ALBERTA

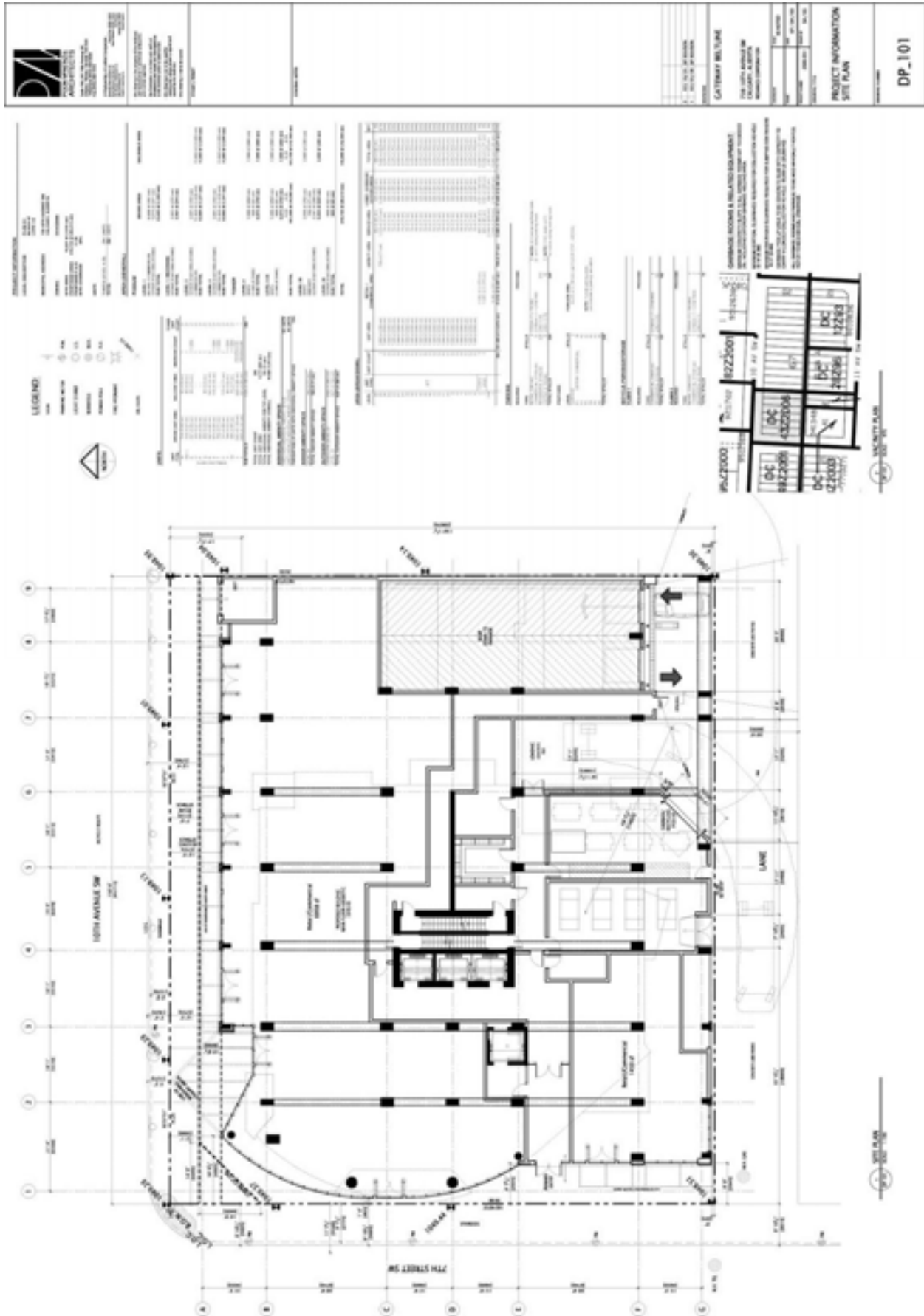
**FOR RESIANCE CORPORATION**

**DEVELOPMENT PERMIT  
RE-SUBMISSION**

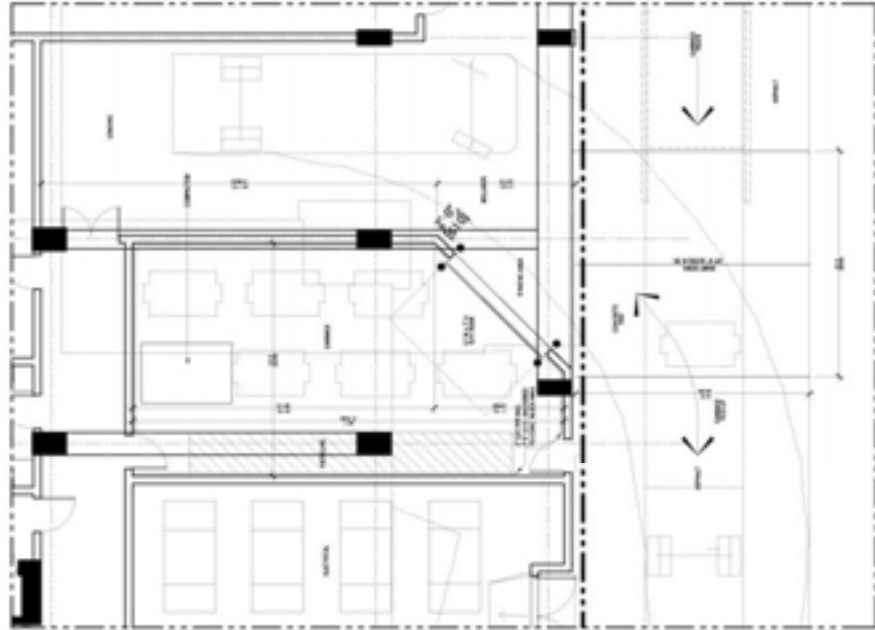
OCTOBER 25, 2007  
JOB NO. 2006-051





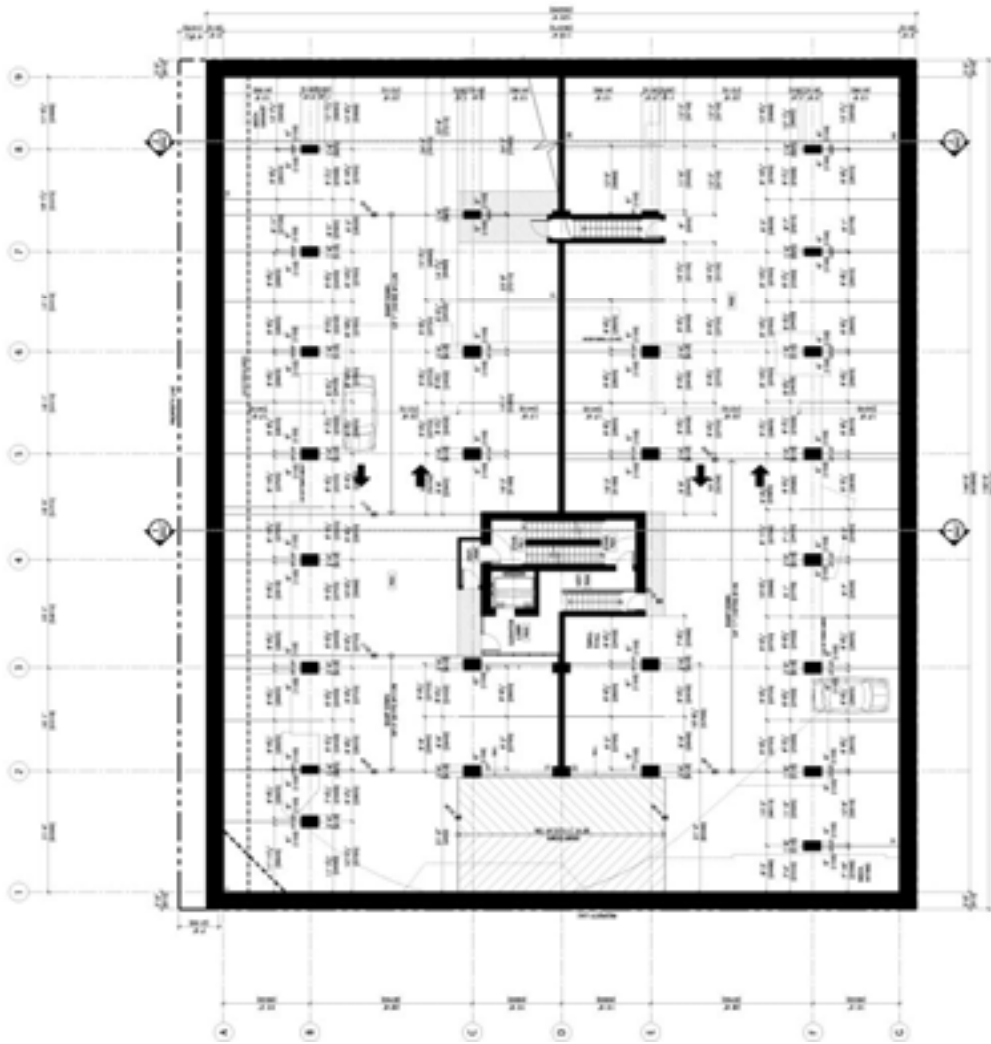


 <p><b>ARCHITECTS</b> [Firm Name] [Address] [Phone] [Fax] [Email]</p>	<p>[Project Name] [Address] [City, State, Zip]</p>	<p>[Project Number] [Drawing Title]</p>	<p>[Scale] [Date] [Author] [Checked] [Title]</p>	<p>[Revision Table]</p>	<p>[Notes]</p>	<p>[Title Block]</p>	<p>DP_102</p>

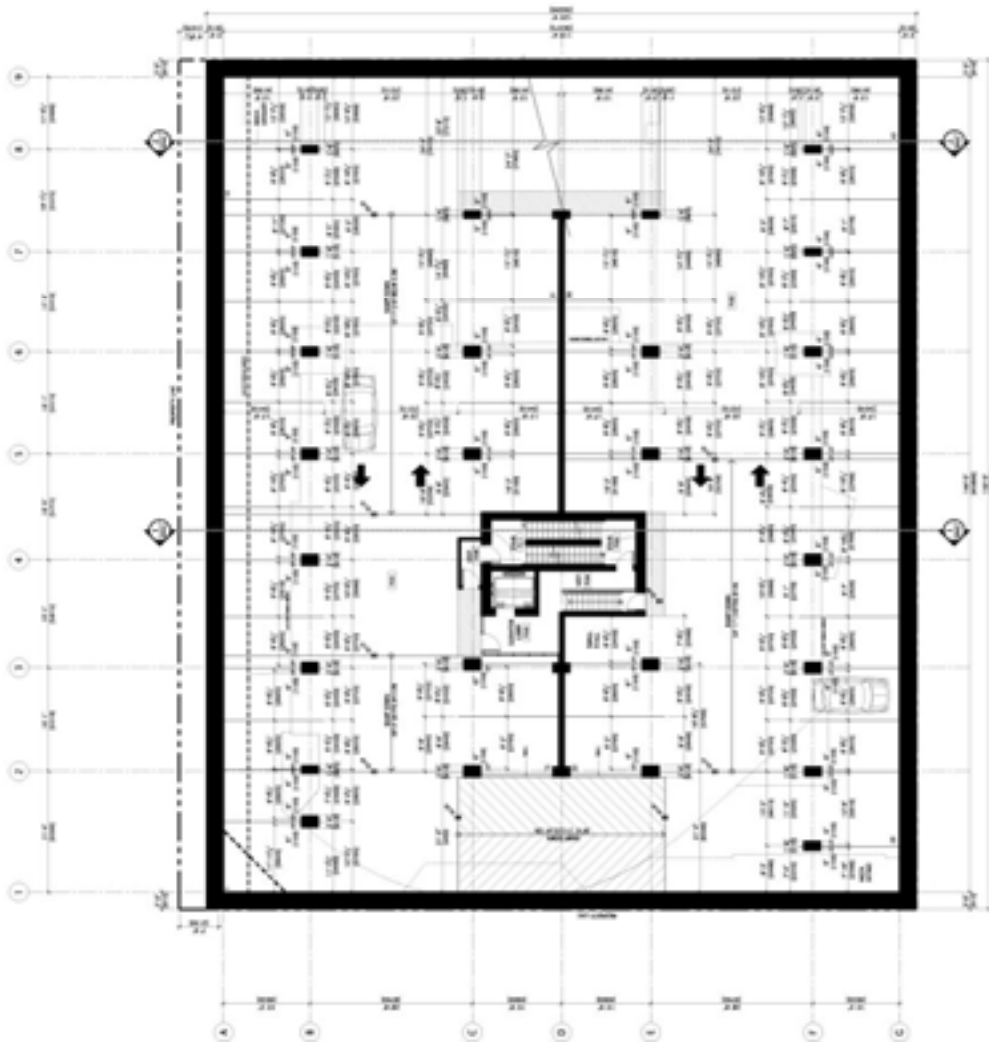




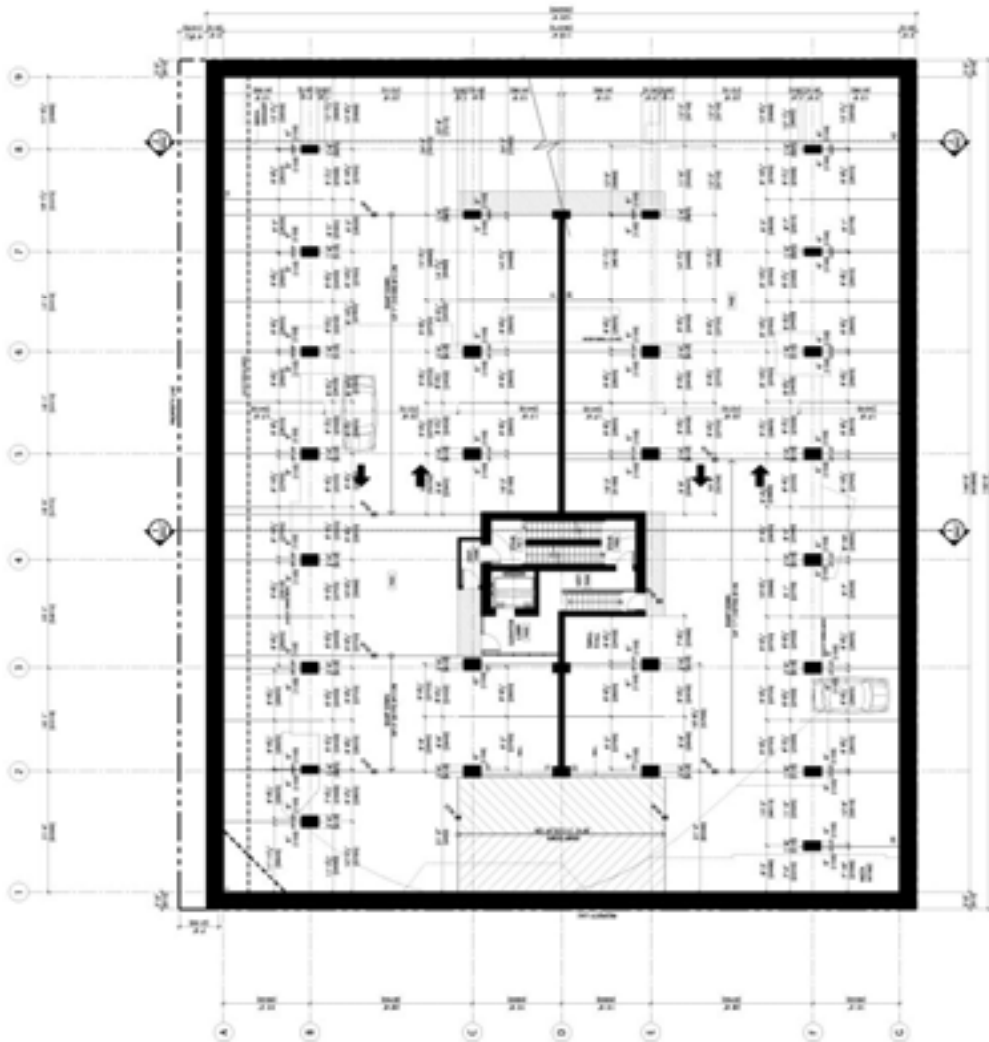
 <p>ARCHITECTS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202 TEL: 303.733.1000 WWW.ARCADIAARCHITECTS.COM</p>	DATE: 11/15/07	PROJECT: GATEWAY BULTANE	SHEET NO: 01	SHEET TOTAL: 01 OF 01	DRAWN BY: J. HARRIS	CHECKED BY: J. HARRIS	SCALE: AS SHOWN	FLOORPLANS LEVEL 01	DP_201



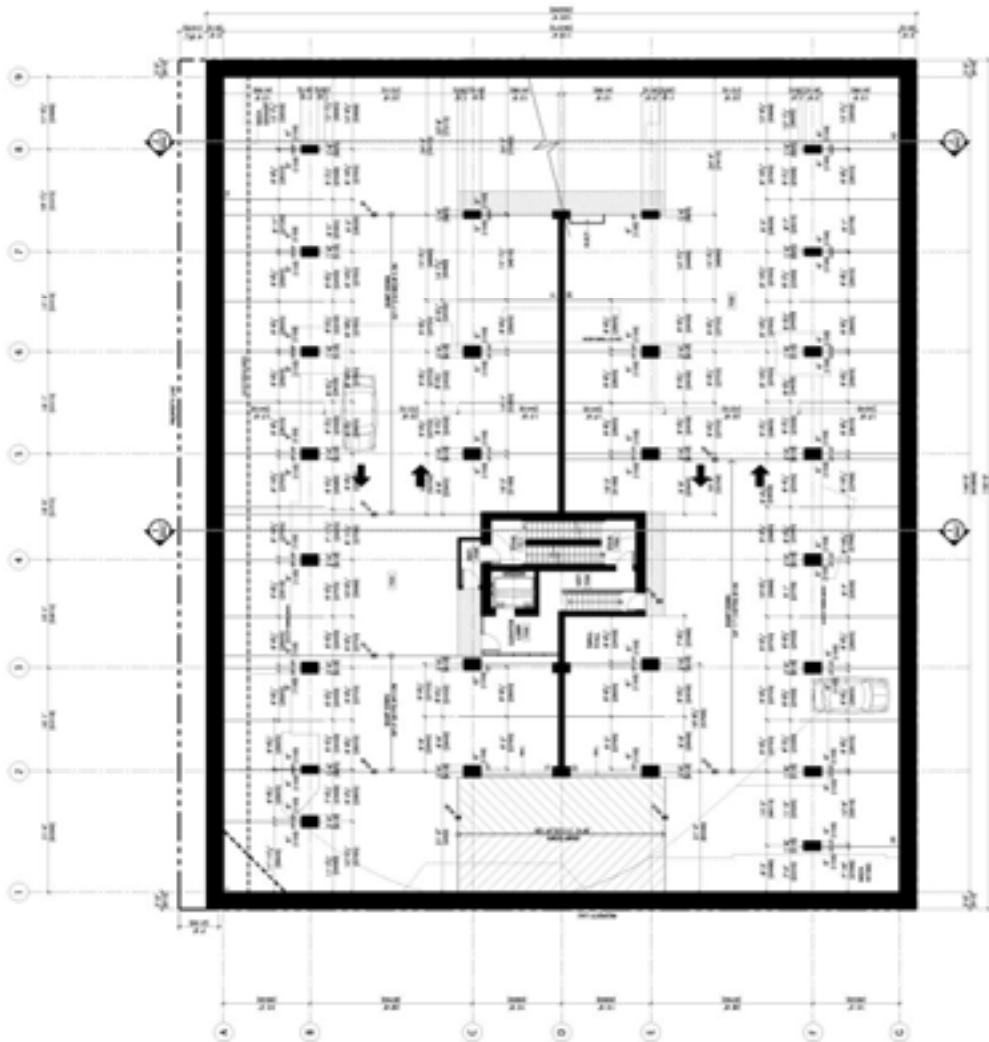
 <p>ARCHITECTS                  1000 UNIVERSITY AVENUE                  SUITE 100                  VANCOUVER, BC V6P 1A1                  TEL: (604) 681-1111                  FAX: (604) 681-1112                  WWW.ASAP-ARCHITECTS.COM</p>	<p>PROJECT NO. DP2007-1120                  SHEET NO. DP_202</p>	<p>DATE: 2007.11.15</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: GATEWAY BULTANE                  270 GUYTON AVENUE W.                  VANCOUVER, BC</p>	<p>DESIGNED BY: [Name]</p>
					<p>CHECKED BY: [Name]</p>
<p>FLOORPLANS                  LEVEL J5</p>					<p>DP_202</p>



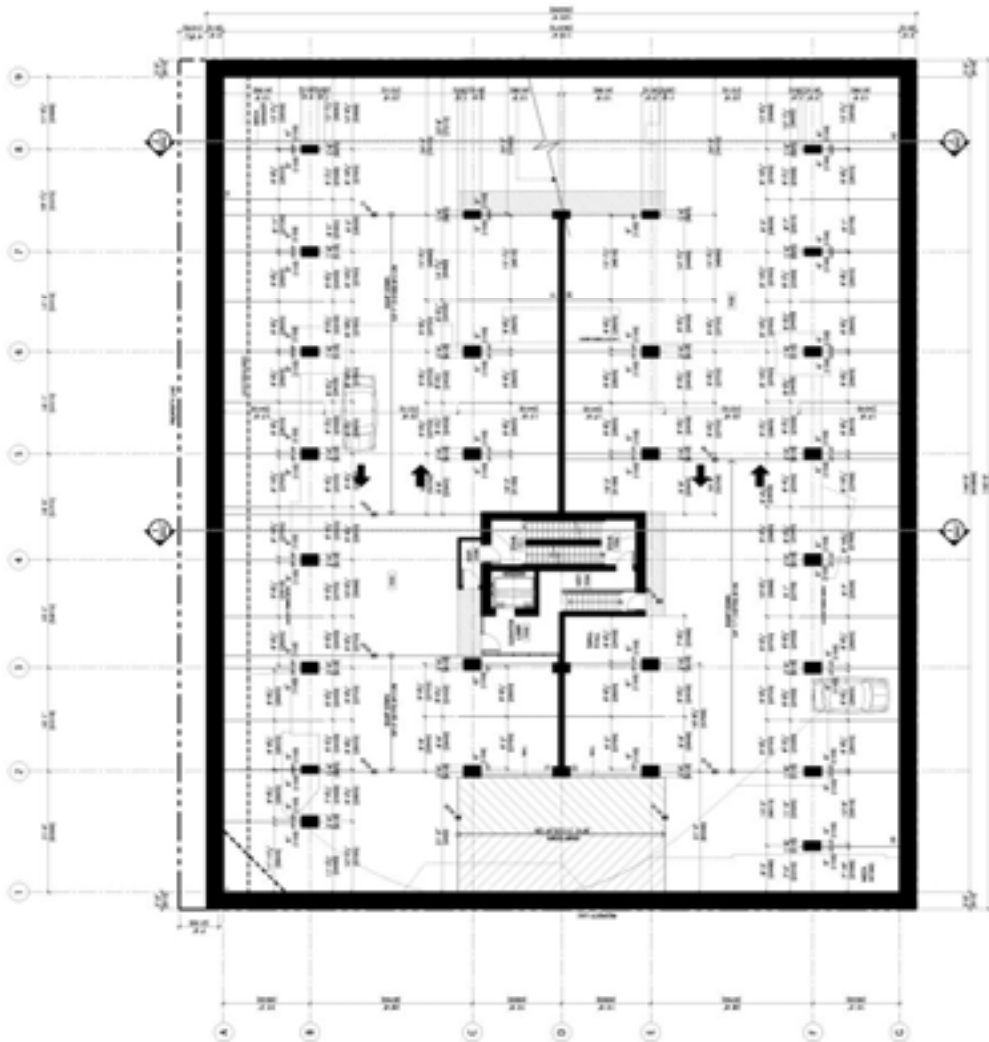
 ARCHITECTS 1111 11th Street, Suite 100 San Francisco, CA 94103 Tel: 415.774.1111 Fax: 415.774.1112 www.1111.com	DATE: 11/15/07 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT: GATEWAY BULTANE 270 GATEWAY BULTANE W. SAN FRANCISCO, CA 94103	SCALE: 1/8" = 1'-0"	SHEET NO.: 08.03	TOTAL SHEETS: 08.03	FLOORPLANS LEVEL JN	DP_203



 ARCHITECTS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202 TEL: 303.733.1100 WWW.ARCADIAARCHITECTS.COM	DATE: 11/15/07 DRAWN BY: J. J. JENSEN CHECKED BY: J. J. JENSEN SCALE: AS SHOWN	PROJECT: GATEWAY BULTANE 270 SOUTH ARCADE IN MIDT-CITY DENVER	NO. 100	100
			NO. 101	101
FLOORPLANS LEVEL 01			DP_204	

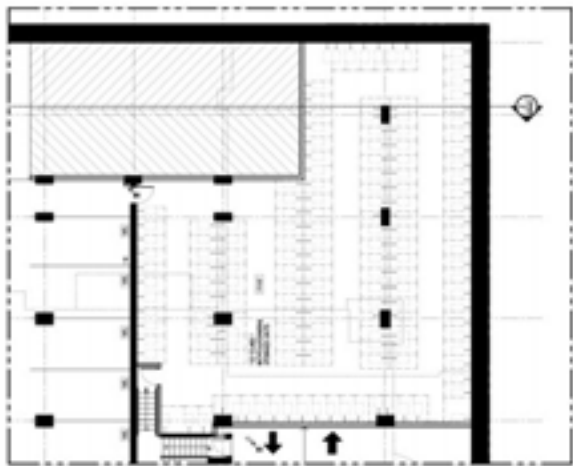


 ARCHITECTS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202 TEL: 303.733.1100 WWW.ARCADIAARCHITECTS.COM	PROJECT GATEWAY BUILDING 1700 SOUTH AVENUE IN MIDT-CITY DENVER	DATE NOVEMBER 15, 2007	SCALE AS SHOWN
		DESIGNED BY ARCHITECT NOVEMBER 15, 2007	DATE NOVEMBER 15, 2007
FLOORPLANS LEVEL 2/1		DP_205	

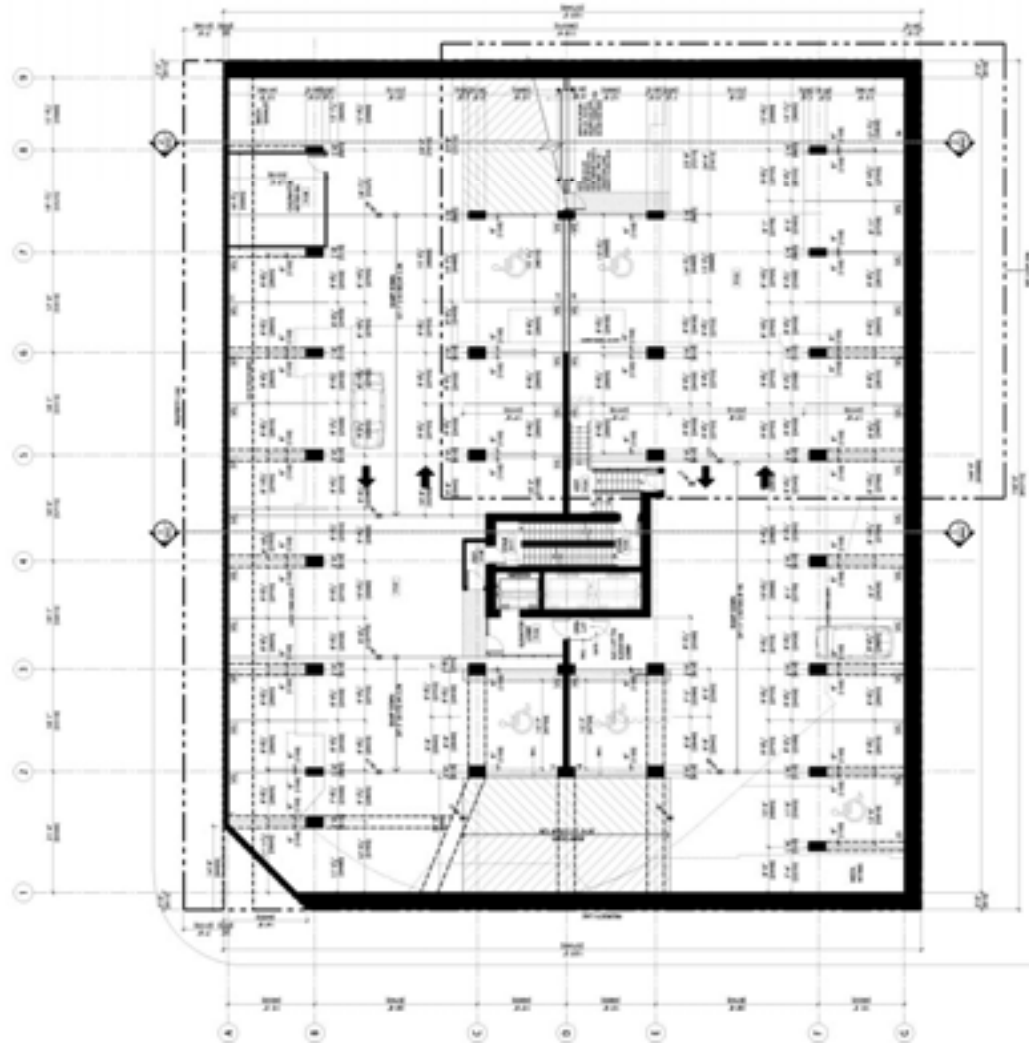




 ARCHITECTS 1000 15th Street, Suite 1000 San Francisco, CA 94103 Tel: 415.774.1000 Fax: 415.774.1001 www.architects.com	DATE: 11/15/07 PROJECT: 1000 15th Street DRAWING: 1000 15th Street SHEET: DP_206	GATEWAY BUILDING THE ARCHITECTS ARCHITECTS 1000 15th Street, Suite 1000 San Francisco, CA 94103 Tel: 415.774.1000 Fax: 415.774.1001 www.architects.com	SCALE: 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0"	FLOORPLANS LEVEL_01	DP_206

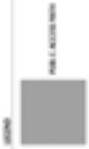


1000 15th Street  
LEVEL\_01

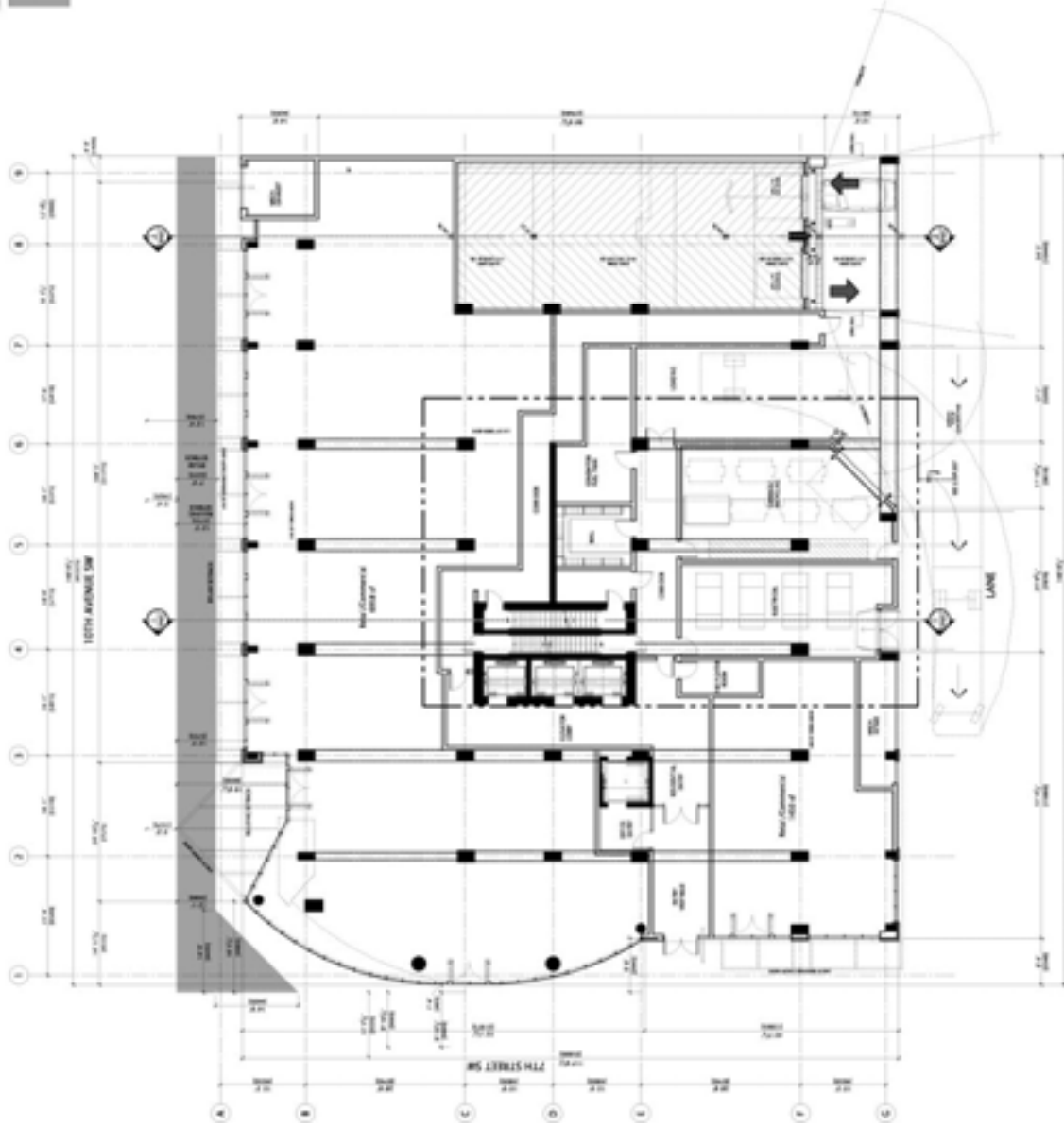


1000 15th Street  
LEVEL\_01

 <p>ARCHITECTS 1000 BROADWAY SUITE 1000 SAN FRANCISCO, CA 94107 TEL: 415.774.8100 WWW.ARTISTBYDESIGN.COM</p>		<p>DATE: 10/15/07        DRAWN BY: [Name]        CHECKED BY: [Name]        APPROVED BY: [Name]</p>	<p>GATEWAY BUILDING        270 LATHAM AVENUE W        SAN FRANCISCO, CA 94103</p>	<p>FLOORPLANS        LEVEL 011 &amp;        LEVEL 011 BEZEL/ANNEX        DP_207</p>
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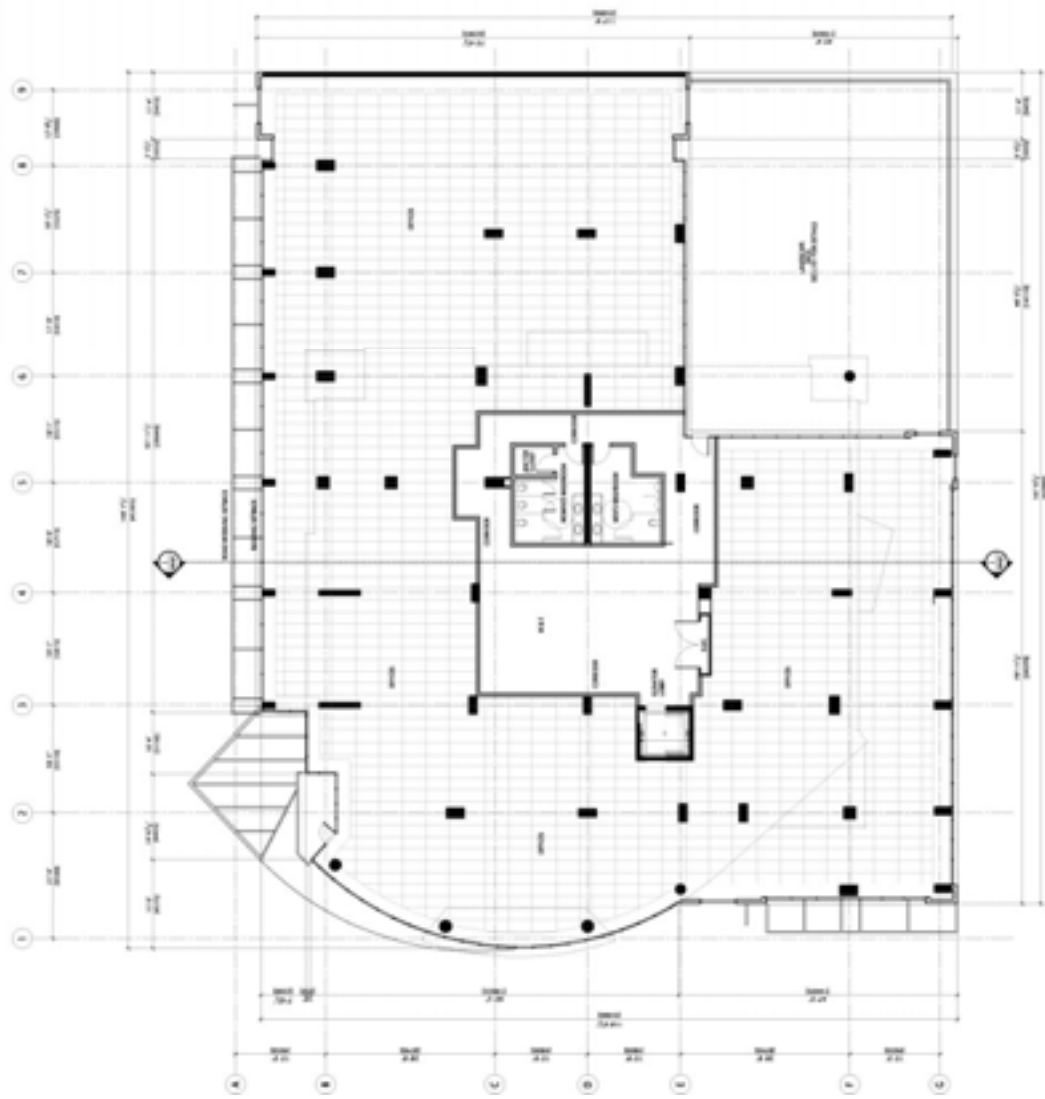


LEVEL 011  
 BEZEL/ANNEX PLAN  
 10/15/07



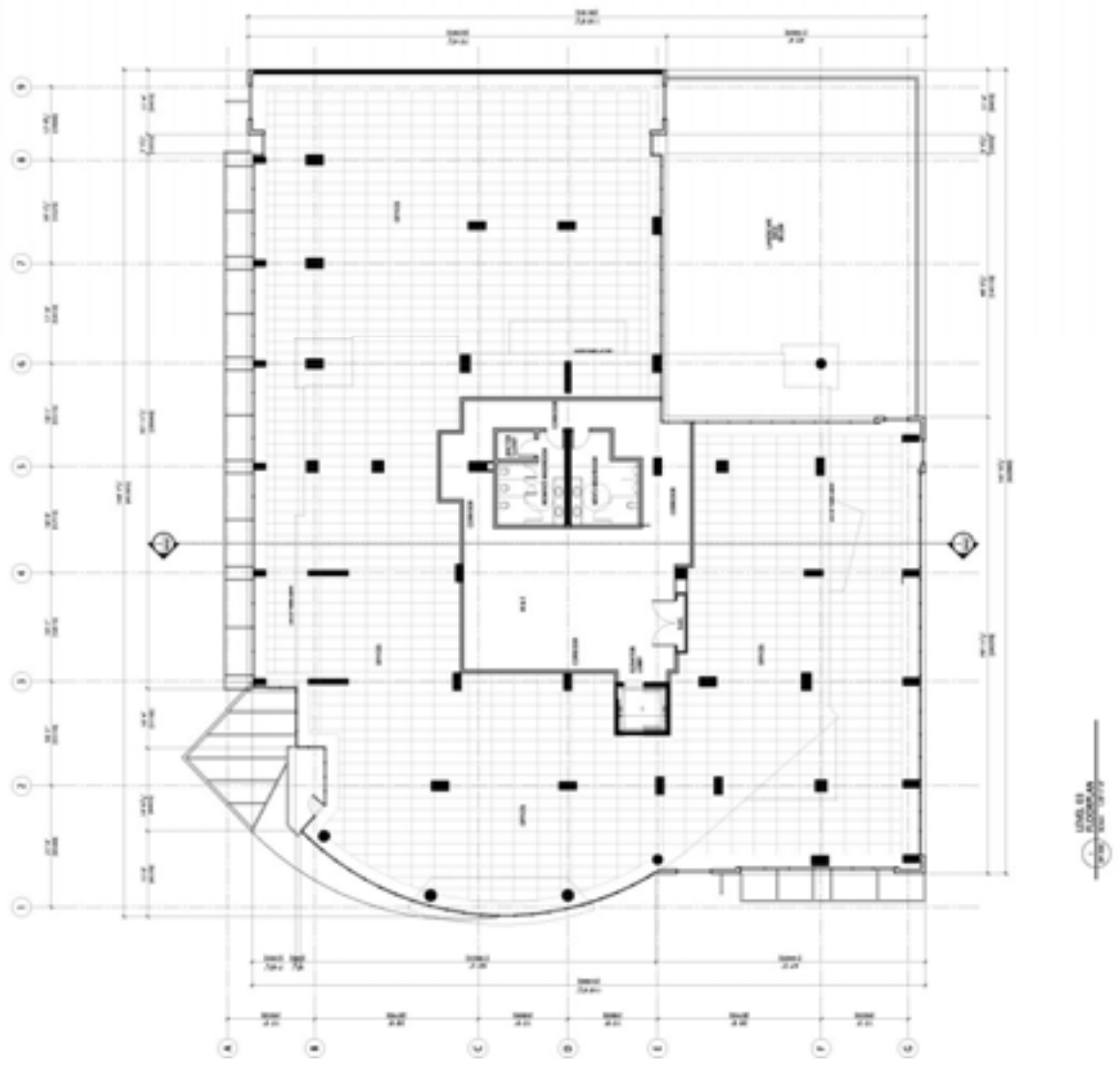
LEVEL 011  
 FLOORPLAN  
 10/15/07

 <p>ARCHITECTS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202 TEL: 303.733.1111 WWW.AS2A.COM</p>	<p>PROJECT: GATEWAY MULTIFAMILY 1000 WEST 10TH AVENUE DENVER, CO 80202</p>	<p>DATE: 11/15/07 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>	<p>FLOORPLANS LEVEL_01</p>	<p>DP_208</p>

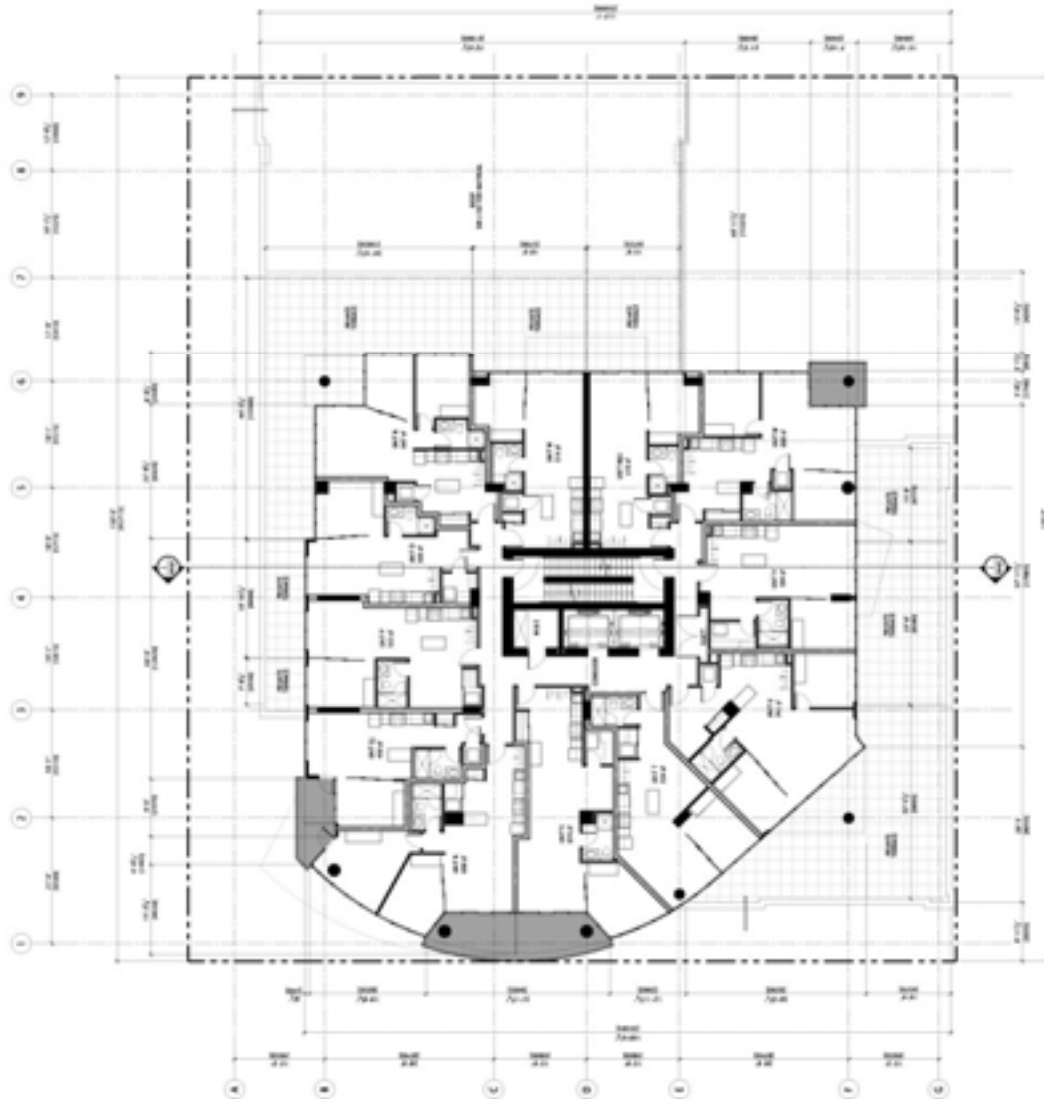


LEVEL 01  
FLOORPLAN  
11/15/07

 ARCHITECTS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202 TEL: 303.733.1100 WWW.AS2A.COM	PROJECT GATEWAY MULTIFAMILY	DATE 11/15/07	SCALE AS SHOWN	DRAWN BY J. HARRIS	CHECKED BY M. HARRIS	DATE 11/15/07	PROJECT NO. 1120	SHEET NO. 13	TOTAL SHEETS 13	FLOORPLANS LEVEL_01	DP_209

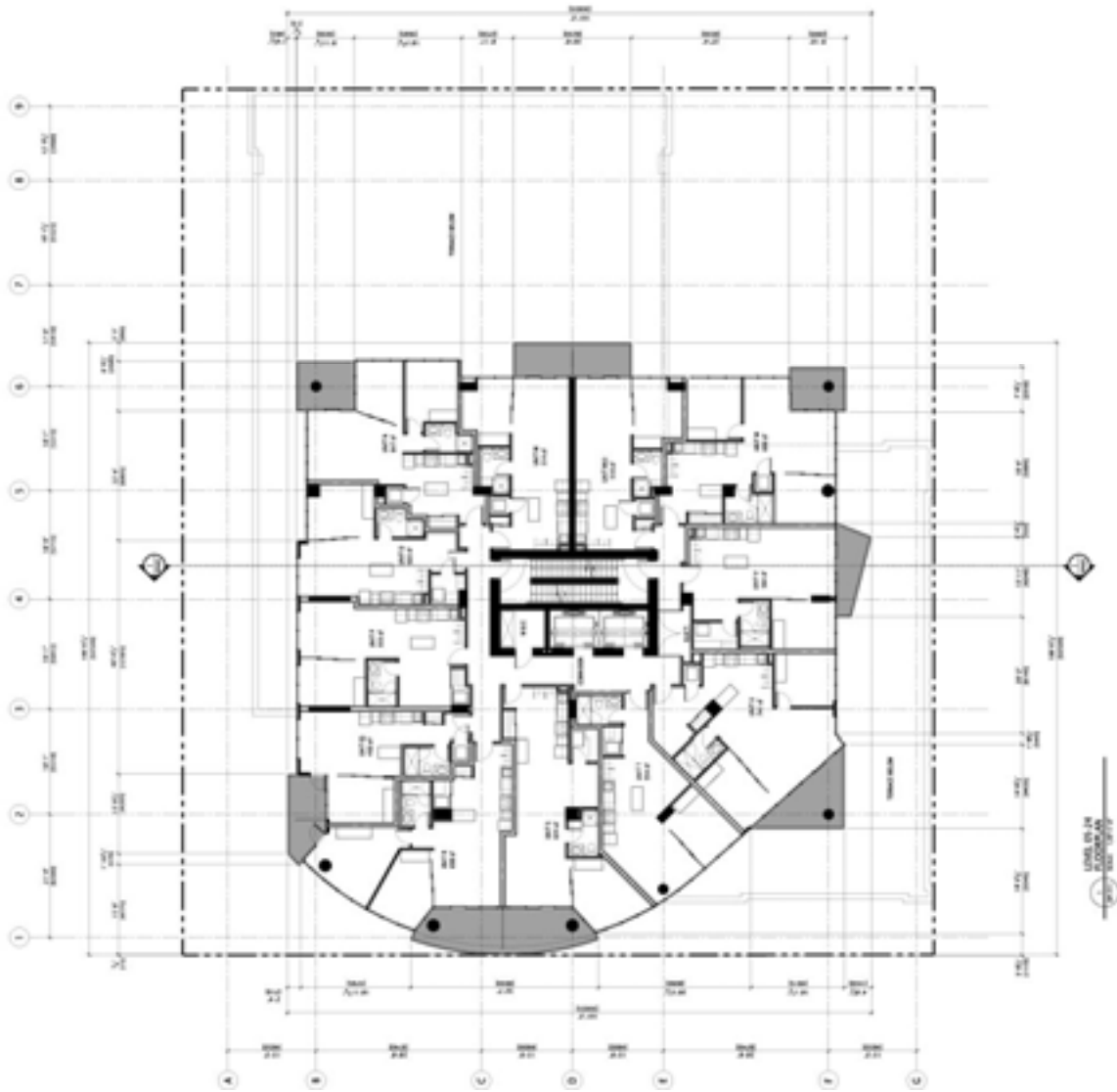


 ARCHITECTS 1000 UNIVERSITY AVENUE SUITE 1000 ANN ARBOR, MI 48106 TEL: 734.763.1234 WWW.AS2A.COM	PROJECT UNIVERSITY MICROFILMS ANN ARBOR CAMPUS RENOVATION ANN ARBOR, MI	DATE NOVEMBER 15, 2007	DRAWN BY J. J. JONES	CHECKED BY M. J. JONES	SCALE AS SHOWN	SHEET NO. 14 OF 14	SHEET TITLE FLOOR PLANS LEVEL 2A	PROJECT NO. DP2007-1120	DRAWING NO. DP_210

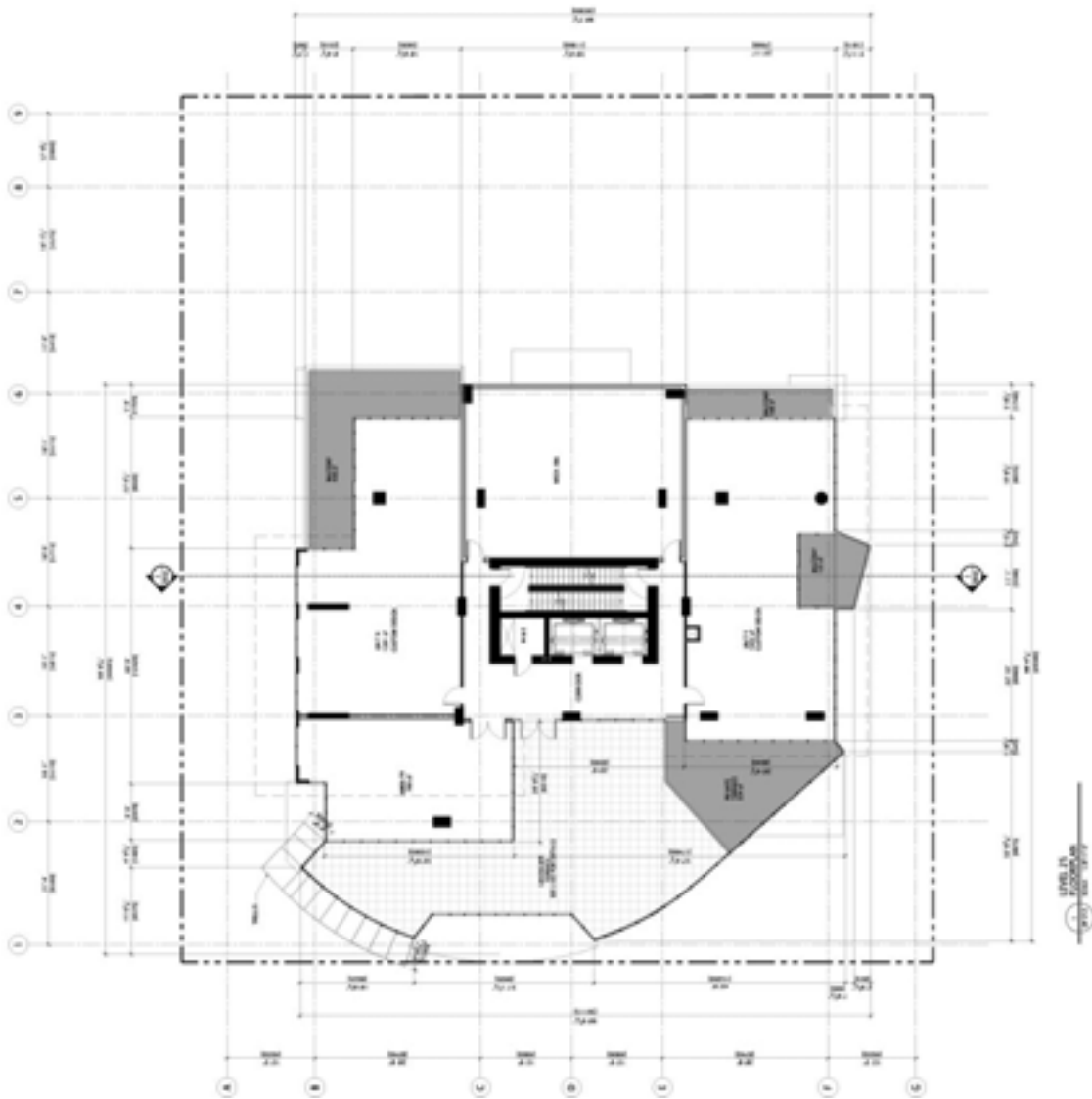


LEVEL 2A  
FLOOR PLAN  
NOV 15 2007

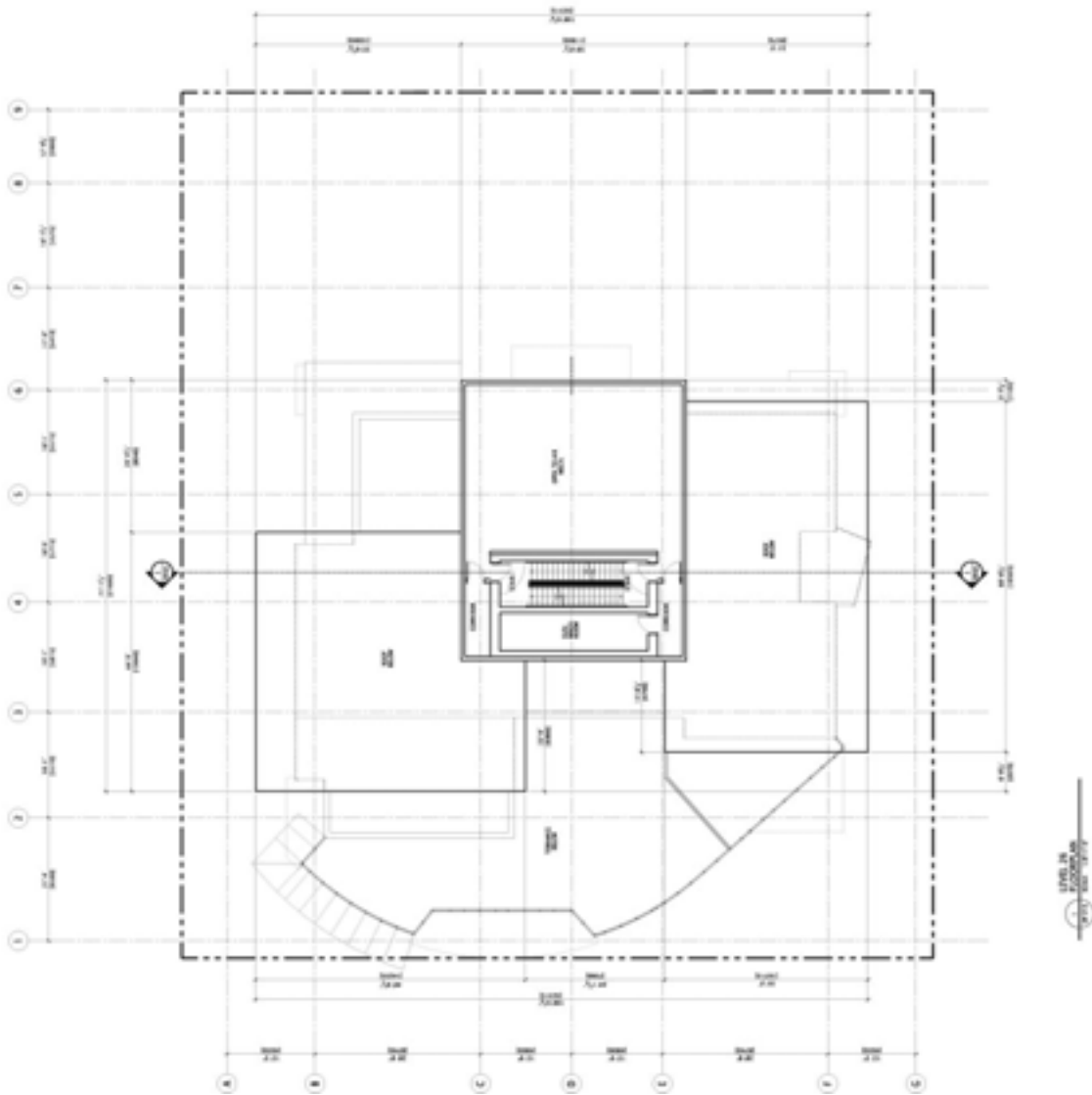
	<p><b>ARCHITECTS</b>                  1100 BROADWAY, SUITE 100                  NEW YORK, NY 10018                  TEL: 212 512 2000                  FAX: 212 512 2001                  WWW.ASAP-ARCHITECTS.COM</p>	<p><b>OWNER</b>                  GATEWAY CULTURE                  230 WEST 52ND ST                  NEW YORK, NY 10019</p>	<p><b>DATE</b>                  11/15/07</p> <p><b>PROJECT</b>                  FLOORPLANS                  LEVEL_01-24</p> <p><b>SCALE</b>                  AS SHOWN</p> <p><b>PROJECT NO.</b>                  DP2007-1120</p> <p><b>DATE</b>                  11/15/07</p> <p><b>DESIGNED BY</b>                  J. J. J.</p> <p><b>DRAWN BY</b>                  J. J. J.</p> <p><b>PROJECT NO.</b>                  DP_211</p>
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 ARCHITECTS 270 GUYTON AVENUE SUITE 100 OAKLAND, CA 94612 TEL: (415) 778-3333 FAX: (415) 778-3334 WWW: WWW.AGENTARCHITECTS.COM	PROJECT NO. _____ SHEET NO. _____	DATE: _____	DESIGN: _____	CHECKED: _____	APPROVED: _____	TITLE: <b>GATEWAY BUILDING</b> 270 GUYTON AVENUE 10 OAKLAND, CA 94612	SCALE: 1" = 8'-0"	SHEET NO. <b>DP_212</b>
		PROJECT NO. _____	SHEET NO. _____	DATE: _____	DESIGN: _____	CHECKED: _____	APPROVED: _____	TITLE: <b>FLOORPLANS</b> <b>LEVEL_25</b>

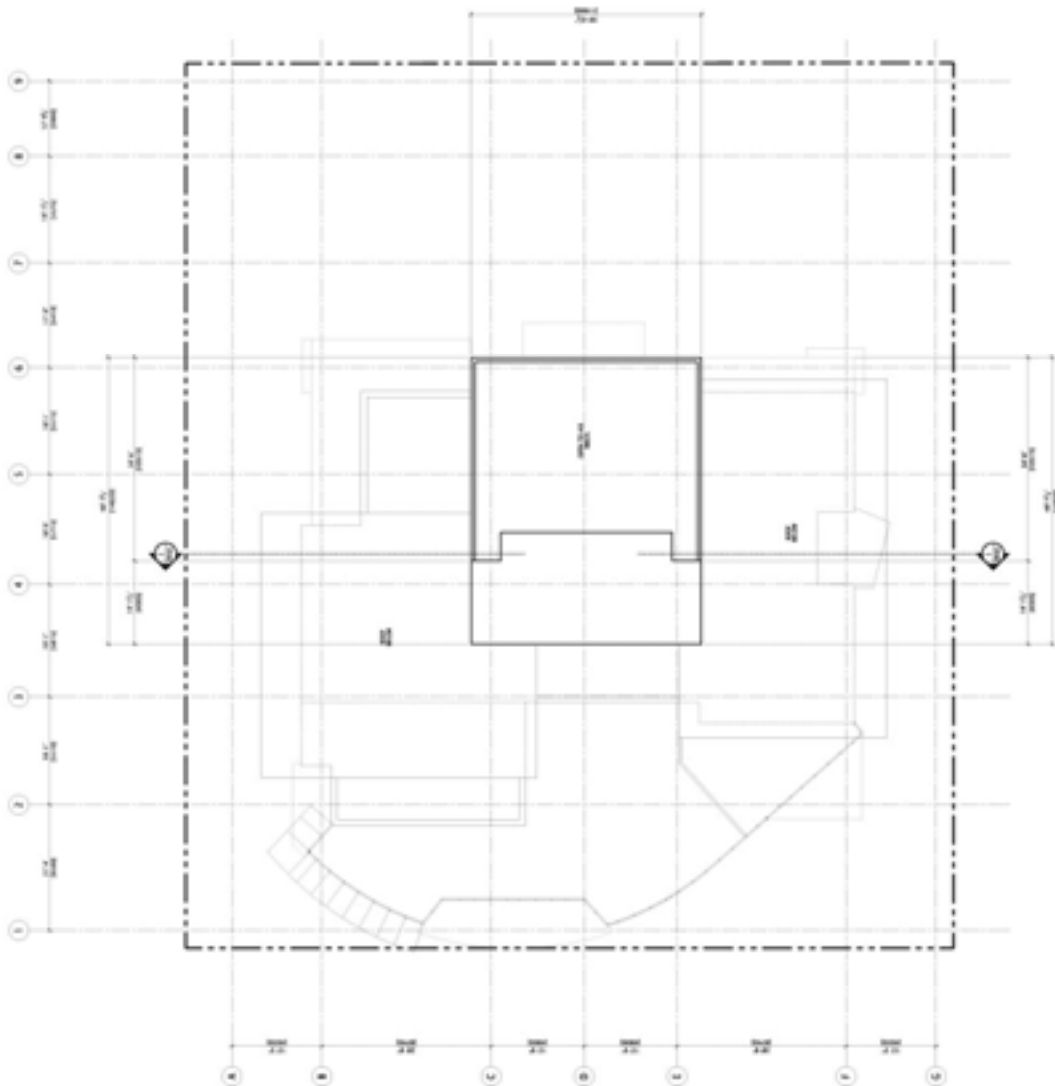


 <p><b>ARCHITECTS</b>          THE ARCHITECTS          2700 EAST 24TH AVENUE          DENVER, CO 80215          TEL: 303.733.1200          WWW.AS2700.COM</p>			<p>SCALE: AS SHOWN          DATE: 11/15/07          DRAWN BY: J. J. JONES          CHECKED BY: J. J. JONES          APPROVED BY: J. J. JONES</p>	<p><b>GATEWAY BUILDING</b>          2700 EAST 24TH AVENUE          DENVER, CO 80215          SHEET NO. DP_213          FLOOR PLANS          LEVEL_2N</p>
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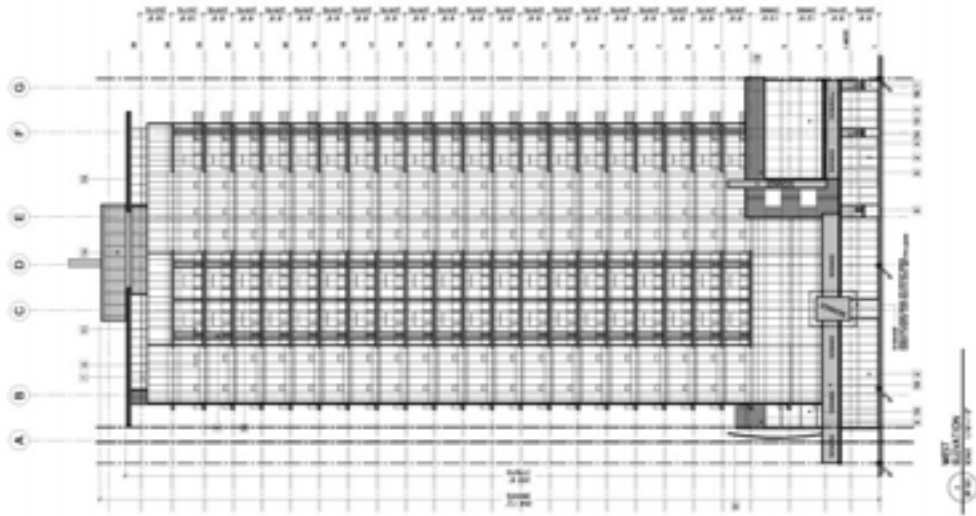


 <b>AECOM ENGINEERING, INC.</b> 1200 WEST 60TH AVENUE DENVER, CO 80231 TEL: 303.431.4000 WWW.AECOM.COM	PROJECT NO: 0207112000	PROJECT NAME: GATEWAY BUILDING
		CLIENT: THE CITY AND COUNTY OF DENVER
		DATE: 11/15/07
<b>FLOORPLANS</b> <b>ROOF PLAN</b>	SCALE: 1/8" = 1'-0"	
DRAWN BY: [REDACTED]		
CHECKED BY: [REDACTED]		
DATE: 11/15/07		
PROJECT NO: 0207112000		

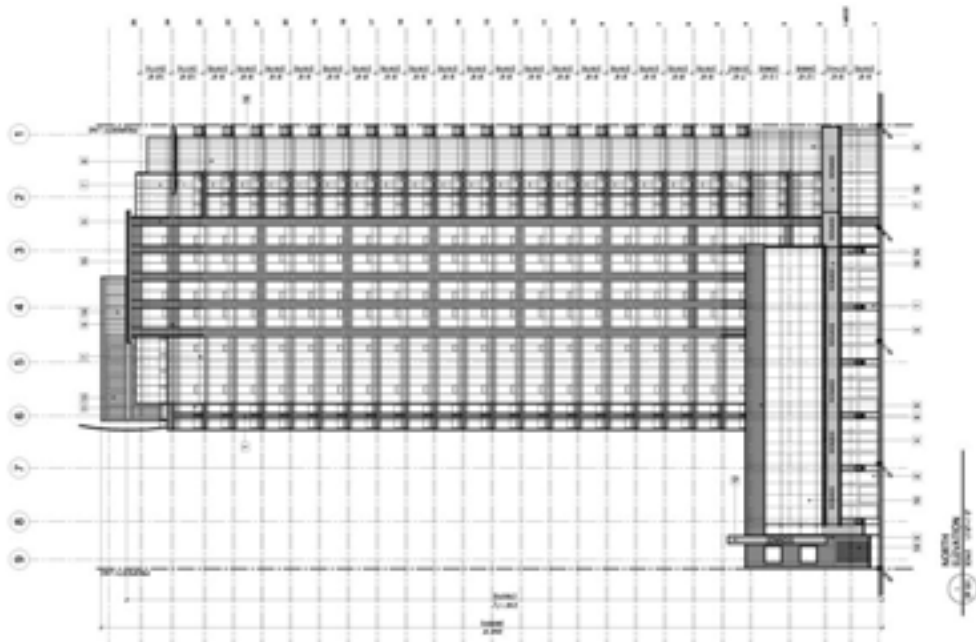


ROOF PLAN  
11/15/07

 <p>         CITY OF CHICAGO          DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT          120 N. LAKE STREET, 11TH FLOOR          CHICAGO, IL 60602          TEL: 312.769.4400          WWW.CITYOFCHICAGO.IL.GOV       </p>	<p>         PROJECT: GATEWAY MILITARY          DRAWING: ELEVATIONS &amp; STREETSCAPE          SHEET: DP_301       </p>	<p>         DATE: 11/15/07          SCALE: AS SHOWN          DRAWN BY: [Name]          CHECKED BY: [Name]       </p>



- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.
  20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR CONSTRUCTION.





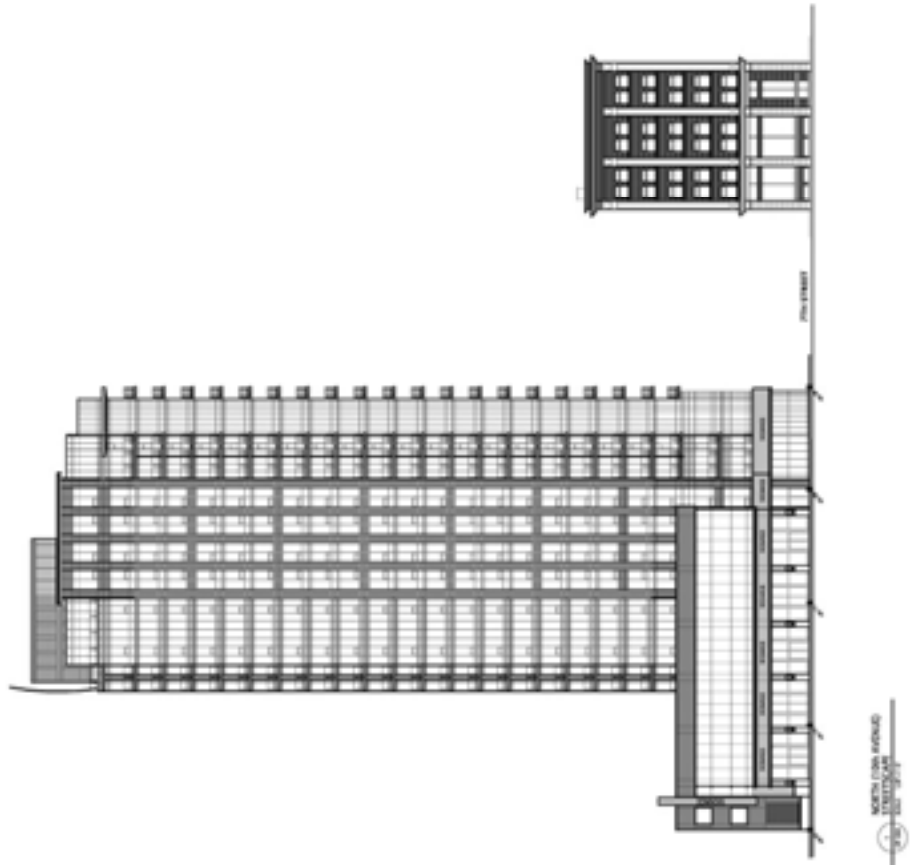
 ARCHITECTS 1000 15th St. N. Suite 1000 Minneapolis, MN 55412 Phone: 612.338.1111 Fax: 612.338.1112 www.aaarchitects.com	PROJECT GATEWAY MULTITUNE 1000 15th St. N. Suite 1000 Minneapolis, MN 55412	DATE 11/15/07	SCALE 1/8" = 1'-0"	SHEET NO. DP_303	TOTAL SHEETS 303



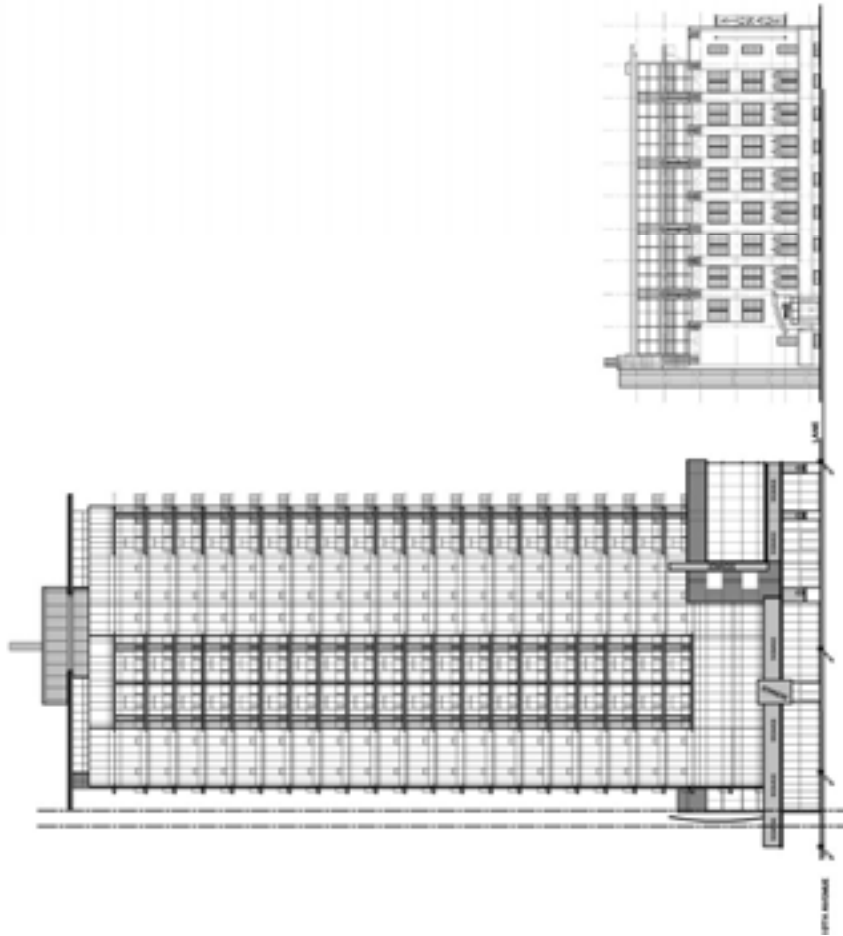
- REVISIONS:**
- 1. 11/15/07: INITIAL DESIGN
  - 2. 11/15/07: REVISIONS TO MEZZANINE
  - 3. 11/15/07: REVISIONS TO CORRIDOR
  - 4. 11/15/07: REVISIONS TO ROOMS
  - 5. 11/15/07: REVISIONS TO WALLS
  - 6. 11/15/07: REVISIONS TO FLOORS
  - 7. 11/15/07: REVISIONS TO CEILING
  - 8. 11/15/07: REVISIONS TO LIGHTING
  - 9. 11/15/07: REVISIONS TO MECHANICAL
  - 10. 11/15/07: REVISIONS TO ELECTRICAL
  - 11. 11/15/07: REVISIONS TO PLUMBING
  - 12. 11/15/07: REVISIONS TO FINISHES



 <p><b>ARCHITECTS</b>          100 N. 1st St., Suite 100          Minneapolis, MN 55401          Phone: 612.338.1100          Fax: 612.338.1101          www.architects.com</p>			<p>1. G. 100 N. 1st St.          2. North Street          3. North Street</p> <p><b>GATEWAY BUILDING</b>          100 N. 1st St.          Minneapolis, MN 55401</p>	<p>DATE: 11/15/07          BY: J. J. J. J.          FOR: J. J. J. J.</p>	<p><b>NORTH STREETSCAPE</b></p>	<p><b>DP_304</b></p>
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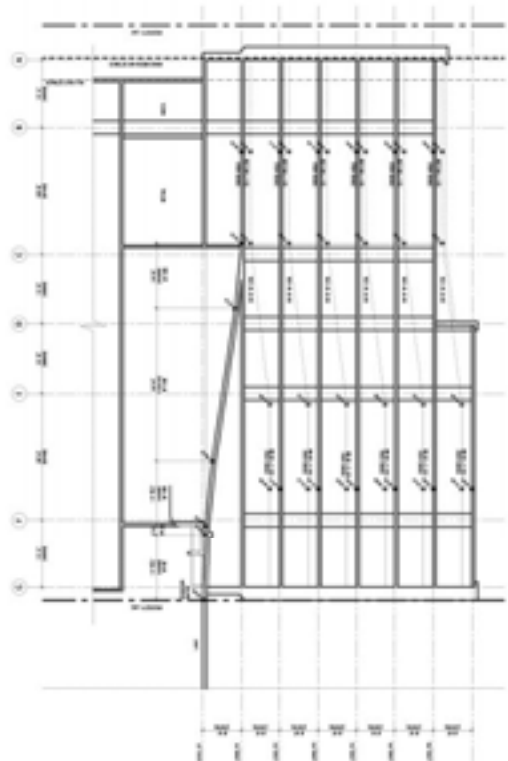


	<p><b>ARCHITECTS</b>          ARCHITECTS          111 SOUTH BRISBANE ROAD          SOUTH BRISBANE QLD 4008          PH: 07 3838 3333          WWW.ARCHITECTS.COM.AU</p>	<p><b>ENGINEERS</b>          ENGINEERS          111 SOUTH BRISBANE ROAD          SOUTH BRISBANE QLD 4008          PH: 07 3838 3333          WWW.ARCHITECTS.COM.AU</p>			<p>1. SITE          2. EXISTING BUILDING          3. PROPOSED BUILDING</p>	<p><b>WEST TOWN CENTER          WEST STREETSCAPE</b></p>	<p><b>DP_305</b></p>
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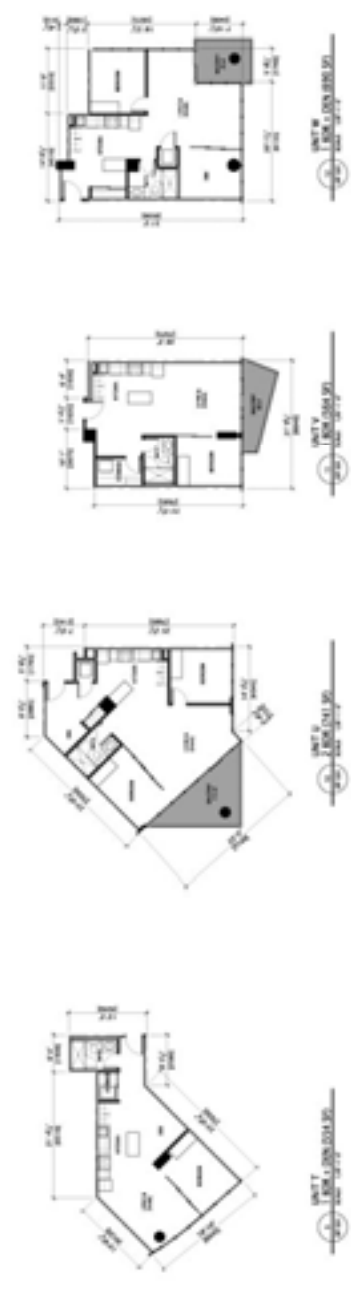


WEST TOWN CENTER  
 WEST STREETSCAPE  
 DP\_305

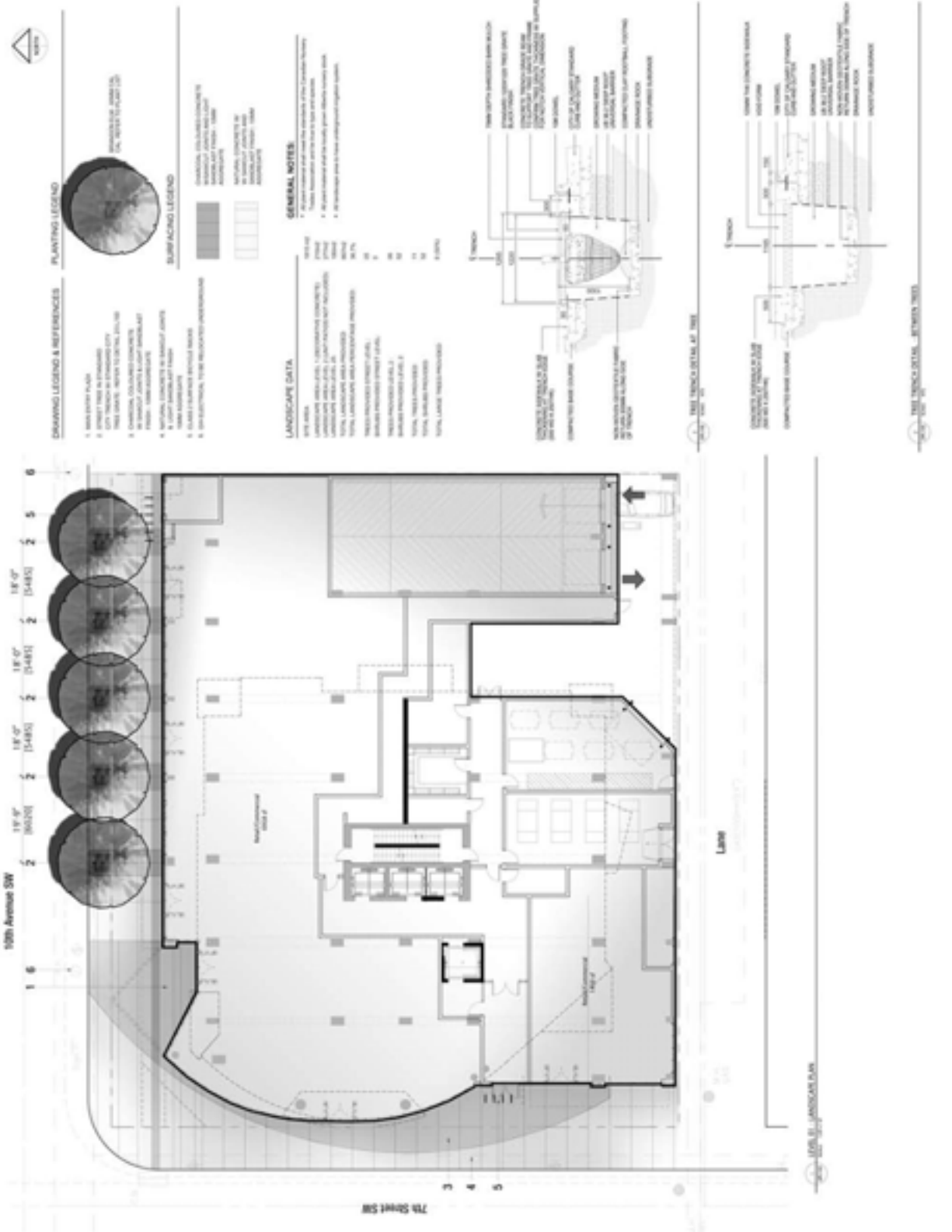
 <p>City of Perth 1000 Hay Street Perth WA 6000 Tel: (08) 9447 6000 Fax: (08) 9447 6001 www.perth.wa.gov.au</p>	<p>PROJECT DP2007-1120</p>	<p>SECTION SECTION 401</p>



 <p><b>ARCHITECTS</b> 1000 15th Street, Suite 1000 San Francisco, CA 94103 Tel: 415.774.1000 Fax: 415.774.1001 www.architects.com</p>	<p>PROJECT: GATEWAY BELTLINE 270 SOUTH AVENUE IN MOUNTAIN VIEW, CA SHEET NO. DP_501</p>	<p>UNIT PLANS TOWER LEVELS</p>	<p>DP_501</p>







**UNIVERSITY OF IDAHO**  
COLLEGE OF ARCHITECTURE AND DESIGN  
LANDSCAPE ARCHITECTURE

PROJECT: 10TH AVENUE SW BUILDING, 7TH STREET SW  
DATE: 11/15/07

DESIGNER: BELLE BELLE ARCHITECTS

SCALE: 1" = 10'-0"

**BELLE BELLE**  
101 N. AVENUE SW  
IDAHO FALLS, IDAHO 83401  
PHONE: (208) 745-1100  
WWW.BELLEBELLEARCHITECTS.COM

USER: BELLE BELLE ARCHITECTS  
JOB: 10TH AVENUE SW BUILDING, 7TH STREET SW

**DPL 100**

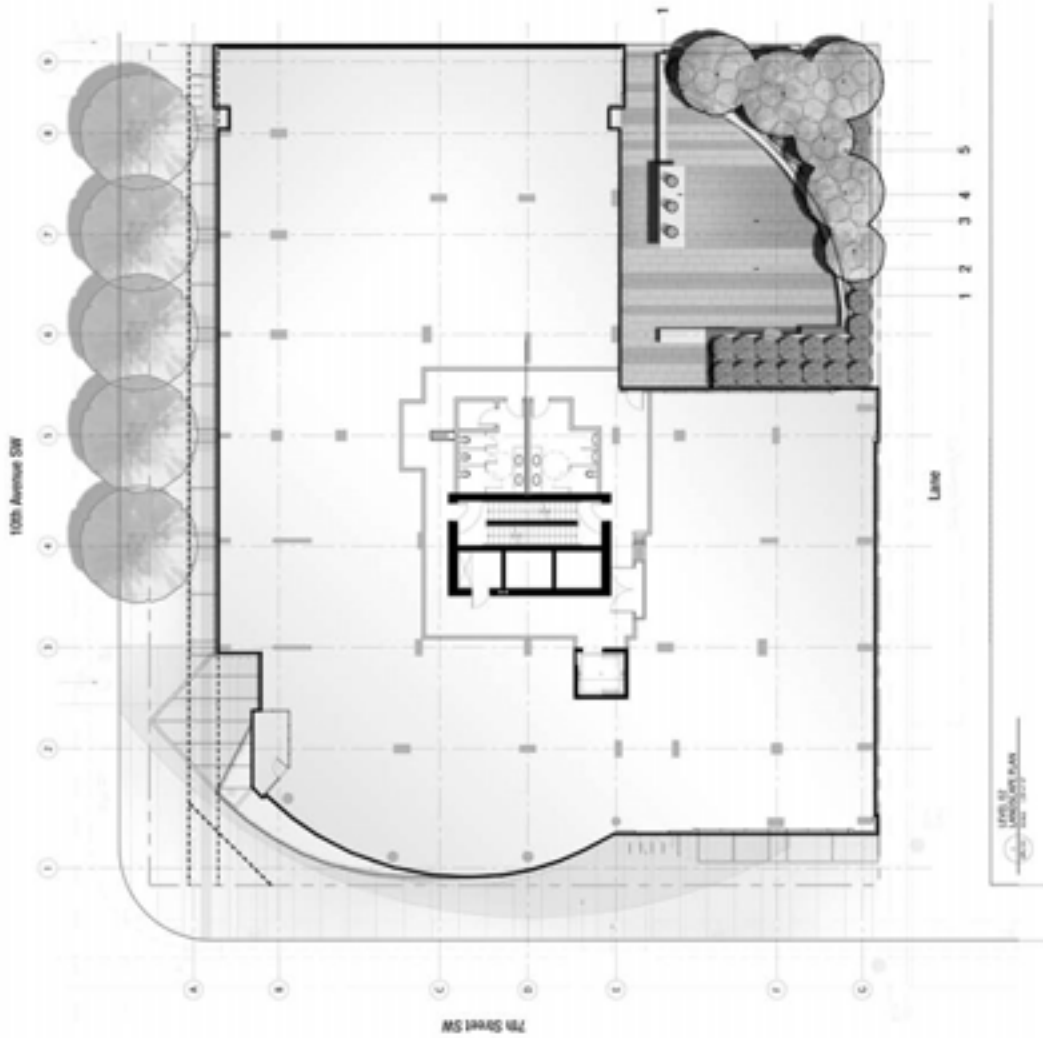


PROJECT: 100th Avenue SW  
 CLIENT: [Redacted]  
 DATE: [Redacted]  
 SCALE: [Redacted]

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/07

DATE: 10/15/07  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 PROJECT: 100th Avenue SW  
 CLIENT: [Redacted]



- DRAWING LEGEND & REFERENCES**
- 1. MATERIAL SHALL CORRESPOND TO LISTED FINISHES
  - 2. FINISHES SHALL CORRESPOND TO LISTED FINISHES
  - 3. FINISHES SHALL CORRESPOND TO LISTED FINISHES
  - 4. FINISHES SHALL CORRESPOND TO LISTED FINISHES
  - 5. FINISHES SHALL CORRESPOND TO LISTED FINISHES
  - 6. FINISHES SHALL CORRESPOND TO LISTED FINISHES
  - 7. FINISHES SHALL CORRESPOND TO LISTED FINISHES
  - 8. FINISHES SHALL CORRESPOND TO LISTED FINISHES
- LANDSCAPE DATA**
- | ITEM                            | QUANTITY | UNIT  |
|---------------------------------|----------|-------|
| LANDSCAPE AREA TOTAL            | 10,000   | SQ FT |
| LANDSCAPE AREA TOTAL            | 10,000   | SQ FT |
| TOTAL LANDSCAPE AREA FINISHED   | 10,000   | SQ FT |
| TOTAL LANDSCAPE AREA UNFINISHED | 10,000   | SQ FT |
| TOTAL LANDSCAPE AREA FINISHED   | 10,000   | SQ FT |
| TOTAL LANDSCAPE AREA UNFINISHED | 10,000   | SQ FT |
- GENERAL NOTES**
- 1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  - 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  - 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  - 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  - 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

DPL\_101



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
 1100 LARIMER STREET, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.1500  
 WWW.DENVER.GOV

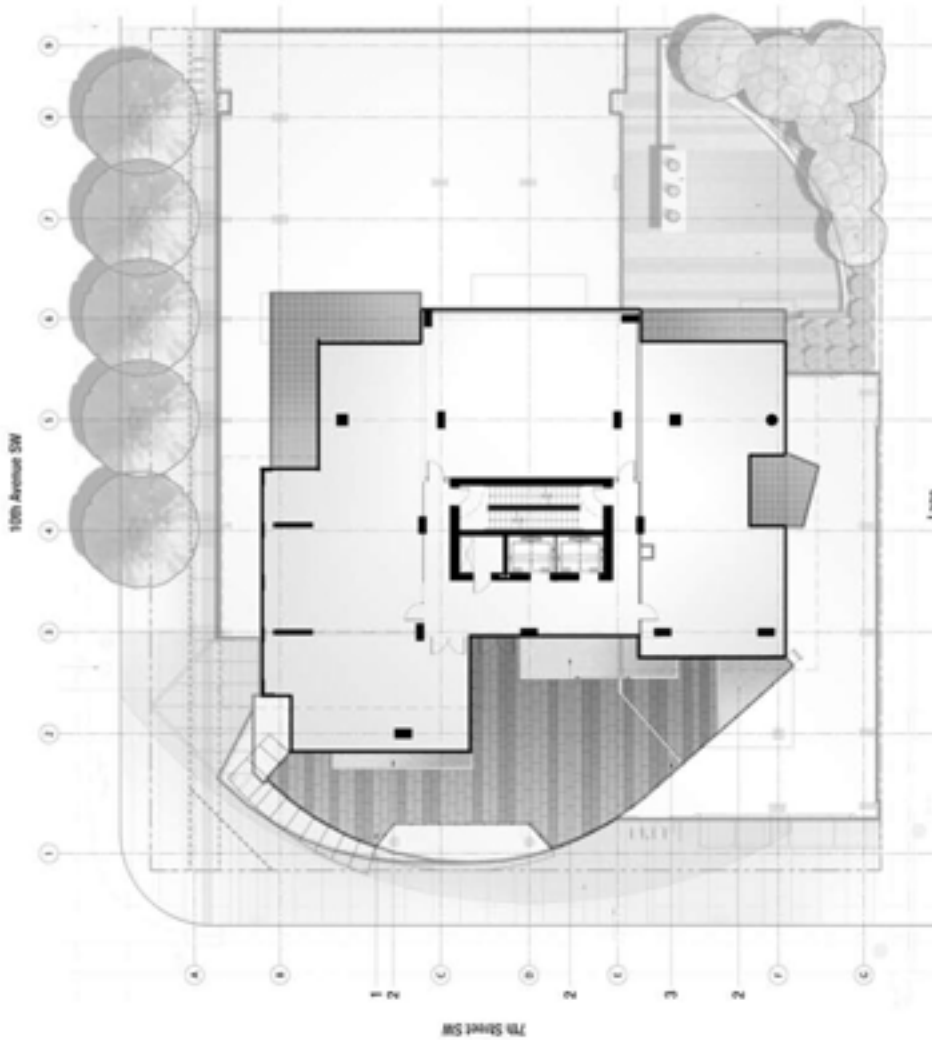
1100 LARIMER STREET, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.1500  
 WWW.DENVER.GOV

**EDLUP - MILLER - HILLTOP**  
 1100 LARIMER STREET, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.1500  
 WWW.DENVER.GOV

**SCALE: 1/8" = 1'-0"**  
 1100 LARIMER STREET, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.1500  
 WWW.DENVER.GOV

**LANDSCAPE PLAN**  
 1100 LARIMER STREET, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.1500  
 WWW.DENVER.GOV

**DPL\_102**



**DRAWING LEGEND & REFERENCES**  
 1. CONCEPTS PROVIDED BY ARCHITECT/CLIENT/OWNER  
 2. PROVIDED BY OTHER CONSULTANTS/ENGINEERS  
 3. PROVIDED BY THE CITY

**LANDSCAPE DATA**  
 TOTAL AREA: 10,000 SQ. FT.  
 TOTAL PLANTING AREA: 1,000 SQ. FT.  
 TOTAL PLANTING QUANTITY: 100 PLANTS  
 TOTAL PLANTING COST: \$10,000  
 TOTAL PLANTING TYPE: 100 PLANTS  
 TOTAL PLANTING SPECIES: 100 PLANTS  
 TOTAL PLANTING SIZE: 100 PLANTS  
 TOTAL PLANTING COLOR: 100 PLANTS  
 TOTAL PLANTING MATERIAL: 100 PLANTS  
 TOTAL PLANTING INSTALLATION: 100 PLANTS  
 TOTAL PLANTING MAINTENANCE: 100 PLANTS  
 TOTAL PLANTING REMOVAL: 100 PLANTS

1100 LARIMER STREET, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.1500  
 WWW.DENVER.GOV



Beltline Planning Group  
April 29<sup>th</sup>, 2007

Attn: Dwayne Drobot  
DP2007-1120: 731 10<sup>th</sup> Avenue SW  
Applicant: Poon McKenzie Architects  
Parcel Owner: Resiance Corporation

Dear Dwayne,

Following a presentation from Poon McKenzie and Resiance, Beltline Planning Group reviewed DP2007-1120 and we strongly support the proposed development. When reviewing the application, we ask that the following issues be considered:

- 1) The proposal already provides more than adequate reference and incorporation of features from the surrounding historical buildings, and we are pleased to see a contemporary design proposed for this site. This is consistent with our land-use comments to create a building that is of its time.
- 2) In discussion with Resiance, we understand they are willing to incorporate lane improvements, such as paving the lane the entire way, which we strongly support and would like to see efforts made towards this community improvement.
- 3) It is our understanding that the applicant's are providing 4 parking stalls for the commercial use (and require 7). Given the site and the intensity of use around this part of the Beltline, we would support this parking relaxation.
- 4) Carriageway along 7<sup>th</sup> Street: The wide carriageways in the Beltline that occur north of 12<sup>th</sup> Avenue (from a previous industrial time) continue to be an issue of importance for Beltline Planning Group. As done in previous developments, we ask that the applicant narrow the carriageway along 7<sup>th</sup> Street and provide landscaping improvements for the community (i.e. a treed boulevard). The current road size is excessive, and improvements in this area would contribute to a more positive pedestrian environment, add an appropriate sense of scale to the emerging residential quality of the neighbourhood, and create a visual amenity for everyone.

We are pleased to see redevelopment interest in this presently under utilized site within our community, and we reiterate our strong support for the proposal in this regard. At this time, Beltline Planning Group does not have any additional comments regarding this application. On behalf of the Beltline Planning Group, thank-you for considering our response to this application and we appreciate your patience in waiting for our reply.

Sincerely,

Jerry Hacker  
Circulations, Beltline Planning Group

Cc: Lucas Rojek, Chair, Beltline Planning Group  
Rob Taylor, President, Beltline Communities

•  
**ITEM NO. : 1**  
**(1:30 pm)**

**Dwayne Drobot**

**COMMUNITY:**

BELTLINE

**FILE NUMBER:**

DP2007-1120

**MUNICIPAL ADDRESS:**

731 – 10 Avenue SW

**APPLICANT:**

Poon McKenzie Architects

**DESCRIPTION:**

Apartment Building (240 Units) with Maine  
Floor Commercial (Gateway Beltline)

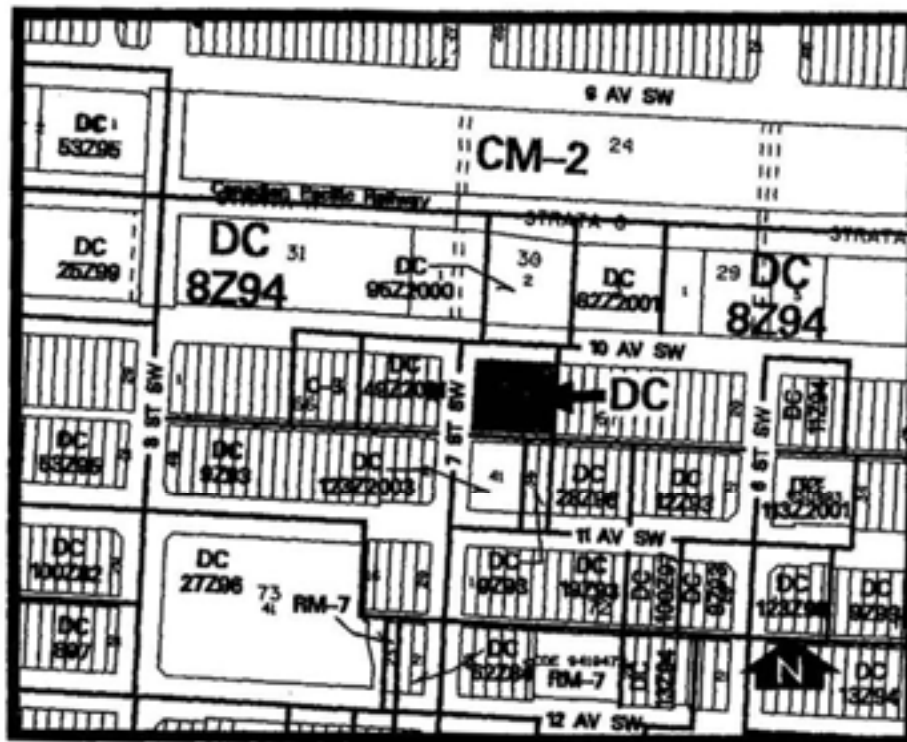
Absent: Deron Miller

**Comments Provided by the Panel:**

- The Panel is concerned with the lack of a detailed context plan which clearly shows adjacent lands and proposed new developments in the vicinity of the project;
- The Panel questions the use of a historic theme for the podium design and encourages the applicant to keep the design in character with the of the rest of the project (and not with the adjacent buildings);
- The Panel is concerned with the canopy and encourages the applicant to extend the west canopy to provide increased pedestrian protection;
- The Panel encourages the developer to seek small- scale tenants (minimum of two) for the main floor;
- The Panel encourages the applicant to seek a loading and drop-off area on 7 Street to serve the needs of the apartment building;
- The Panel encourages the applicant to have bike parking on The City boulevards and to try to seek a relaxation from The City for class 2 bicycle parking within the Right-of-Way.

## Amendment LOC2005-0116 Bylaw 43Z2006

### SCHEDULE B



**DC DIRECT CONTROL DISTRICT**

1. Land Use

The land use shall be for a mixed-use development, which includes commercial and residential uses. The Permitted and Discretionary Uses of the CM-2 Downtown Business District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, except for the following:

- (a) Live-work units (N.P.) shall be a Discretionary Use; and
- (b) the following uses shall be deleted:

- Amusement arcades
- Automotive services

## Amendment LOC2005-0116 Bylaw 43Z2006

### SCHEDULE B

CONTINUED

Automotive specialties  
Billiard parlours  
Gaming establishment – Bingo  
Parking structures  
Signs – Class 2.

For the purpose of this bylaw, "live-work unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on site.

2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the CM-2 Downtown Business District shall apply to Permitted Uses and the Discretionary Use Rules of the CM-2 Downtown Business District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Density

The maximum gross floor area shall be:

- (i) A base of 8 F.A.R. where the following features are provided to the satisfaction of the Approving Authority:
  - (A) Enhanced public realm upgrades including but not limited to hard landscaped paving of the public boulevards including sidewalks along 10 Avenue SW and 7 Street SW; and
  - (B) Retention and/or new planting of a minimum of 4 street trees; and
- (ii) up to a maximum of 12 FAR where bonus features in accordance with the Beltline Area Redevelopment Plan, as amended from time to time, have been provided to the satisfaction of the Approving Authority.

## **Amendment LOC2005-0116 Bylaw 43Z2006**

### **SCHEDULE B**

CONTINUED

**(b) Existing Uses**

Notwithstanding any other requirement of this Bylaw, any use approved by the Approving Authority, existing as of the date of passage of this Bylaw, shall be deemed to be a Discretionary Use but if that use is discontinued for a period of six consecutive months or more, any future use of the land shall conform with the uses specified in this Bylaw.

**(c) Yards**

A minimum yard of 1.5 metres along 10 Avenue SW.

**(d) Parking**

(i) A minimum of 0.9 stalls for each residential and live-work unit;

(ii) A minimum of 0.15 stalls per residential unit for visitor parking; and

(iii) All other uses shall provide a minimum of 1 stall per 100 square metres of net floor area.

**(e) Building Design**

(i) The project shall be comprised of one tower of residential/commercial development on a podium of commercial/residential/parking;

(ii) Buildings shall be designed to be street orientated and shall include primary entrances to commercial units directly fronting the public street at grade;

(iii) Parking areas above grade shall be designed as an integral part of the development, and to the satisfaction of the Approving Authority; and



## **Amendment LOC2005-0116 Bylaw 43Z2006**

### **SCHEDULE B**

CONTINUED

- (iv) The tower shall have a maximum floor plate of 750 square metres.
- (f) **Landscaping**
  - (i) A minimum of 30 percent of the site area plus all public boulevards shall be landscaped;
  - (ii) Landscaped areas contained either at grade or at the top of the podium shall be counted towards the 30 percent landscaping requirement;
  - (iii) All areas at grade that are not covered by building or driveway access shall be landscaped; and
  - (iv) All areas at the top of the podium not required for access shall be landscaped.
- (g) **Height**

A maximum podium height of 18 metres.
- (h) **Guidelines for Commercial Uses**
  - (i) The gross floor area for commercial uses shall not exceed a maximum of 75 percent of the gross floor area of the building;
  - (ii) Commercial uses shall have separate entry from that of the residential component of the building; and
  - (iii) No commercial use shall be located above a residential use.
- (i) **Live-Work Units**
  - (i) Live-work units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable

## **Amendment LOC2005-0116 Bylaw 43Z2006**

### **SCHEDULE B**

#### **CONTINUED**

nature which is detectable to normal sensory perception outside of the live-work unit;

- (ii) The working area shall not exceed 50 percent of the total floor area;
  - (iii) A maximum of one non-resident employees or business partners may work on site;
  - (iv) Signage is limited to the interior of the building;
  - (v) No aspect of the operation shall be visible from outside the building;
  - (vi) There shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site;
  - (vii) A sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development;
  - (viii) No live-work unit shall be located on the same story as a purely residential use; and
  - (ix) No live-work unit shall be located on a story above a purely residential use.
- (j) **Outdoor Cafe**
- The use of outdoor speaker system(s) is prohibited.
- (k) **Drinking Establishment**
- A maximum net floor area of 100 square metres, excluding kitchen area.

## **Amendment LOC2005-0116 Bylaw 43Z2006**

### **SCHEDULE B**

CONTINUED

(l) **Recycling Facilities**

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.