

PROPOSAL:
New Apartment Building (98 units)

APPLICANT: BKDI Architects	OWNER: Grosvenor Beltline Holdings Ltd.
MUNICIPAL ADDRESS: 737 and 739 – 15 Avenue SW	LEGAL DESCRIPTION: Plan A1, Block 109, Lots 1 - 4 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC 91Z2003	
AREA OF SITE: 0.12 ha ± (0.25 ac ±)	
CURRENT DEVELOPMENT: Two low rise apartment buildings	

ADJACENT DEVELOPMENT:

NORTH: Apartment Buildings

SOUTH: Single and two storey Commercial buildings, 17 Avenue SW

EAST: Low-rise apartment buildings, mid rise apartment building

WEST: Single story office conversion (Nellie McClung House), high rise apartment Building (under construction)

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	A maximum of 98 units	98 units	None
YARDS	Rear Yard -- A Minimum of 7.5 metres	5.45 metres	2.05 metres
	7 Street Side Yard – a minimum of 6.0 metres above the third storey	2.95 metres	3.05 metres
PARKING	0.8 Stalls per dwelling Unit (79 Stalls)	Total Required = 94 Stalls	None
	0.15 visitor parking stalls per unit (15 Stalls)	Total Provided = 129 Stalls	

EXTERIOR FINISH MATERIALS

Podium: Transparent Glazing, Brick, and pre-cast Concrete

Tower: Glazing, Spandrel, and Aluminium cladding

Roof: Pre-Cast Concrete

PLANNING EVALUATION

Introduction

This development permit application is for a 98 unit apartment building in the Beltline, consisting of a single tower of apartment units on a podium of townhouse development.

Site Context

The site is located at the southeast corner of 15 Avenue and 7 Street SW, within a mix of low, mid-rise and high rise apartment buildings (under construction). The site is one block north of the local commercial development along 17 Avenue SW, and one block east of 8 Street SW (a transit corridor that leads into the downtown core).

Legislation & Policy

Development of the site is guided by the policies of the Beltline Area Redevelopment Plan (Approved by City Council 2006 May). The application is contained within the primarily residential area of the Plan. The project complies with the objectives of this area, including providing for a range of housing types and unit sizes to meet the needs of a diverse urban population, and a variety of building forms including towers with or without commercial or townhouse podiums;

The project also complies with key design initiatives for development identified in the Plan, including:

- New properties shall design the front setback treatment to compliment and integrate with the public realm treatment of sidewalks and boulevards (Section 6.2.1);
- Building edges that are oriented toward a public right of way or park should be lined with uses that create activity and provide natural surveillance (Section 6.3.2);
- The base of a building should be designed to create a human scaled street wall and establish a strong visual rhythm (Section 6.3.6);
- The character of lower storey units within apartment buildings should be reinforced by providing easily identifiable units with individual front doors and windows relating directly to, and providing an overview of streets and pedestrian pathways (Section 6.3.2); and
- 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 (Section 6.3.8).

Land Use District

The Direct Control District accommodating this project was approved by City Council on 2003 September 15. The district was based on RM-7 guidelines, but accommodated a higher density. Two relaxations of the Bylaw have been requested for this project. Firstly, a relaxation of the rear yard setback is recommended from the 7.5 metre rear yard to 5.5 metres. Across the rear lane is commercial development that has a maximum height of 23.0 metres. Granting the relaxation will not hinder redevelopment of the parcel to the south of the lane. This relaxation would be in keeping with the Beltline Area Redevelopment plan for setbacks from adjacent properties.

A second relaxation of the side yard along 7 Street SW is being supported by Administration. The Bylaw guideline requires a 6.0 metre side yard above the third floor of the development. Allowing the tower to shift to the west allows for greater separation between this site and the adjacent site to the east. The project complies with the other guidelines of the Direct Control District.

Site Layout & Building Design

The project is a 17 storey, 98 unit apartment building. Townhouse units on the main floor have been provided with individual entries as well as a semi-private terrace. These units have been raised between two and three feet above the sidewalk line to provide for a separation between the public realm and the private area. Iron fencing on top of a masonry base as well as landscaping screens the amenity areas for these units. The rear of the building is used for loading and garbage on the main floor, with a common amenity space and storage area located on the second floor at the rear of the project. The main entrance to the project is located at grade fronting onto 7 Street SW, with a secondary location along the south property line on 15 Avenue SW.

Floors 3 to 17 form the remainder of the building, housing apartment units and the mechanical equipment on the top floor. The floor plate of the tower is 608 square metres, tapering to 506 square metres. The 24 metre tower separation guideline contained in the Beltline Area Redevelopment Plan cannot be achieved. In order to justify the reduced separation distance, the applicant provided a contextual study of the adjacent sites to show possible redevelopment options to the east of the project. Administration has accepted this contextual study, as it demonstrates that while there will be some impact if the site to the east redevelops, this project meets the intent of the Beltline Plan, which recognizes the need for small sites to redevelop.

The project is a mix of brick and pre-cast concrete at grade for the podium levels, with aluminium cladding and spandrel glass on the tower. Pre-cast concrete is utilized for the roof of the project.

The application was circulated to the Urban Design Review Panel (see complete comments in APPENDIX III). 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 suggests the removal of the spruce tree on 7 Street and replace with a tree matching those being proposed on the boulevard	Noted and completed by the applicant.
The Panel encourages the applicant to extend the podium towards the lane and eastward	Original plan had a side setback. This has been eliminated from the drawings. As well,

along 15 Avenue and as close to the property line as possible in order to reinforce the role of the podium in establishing scale at the level of the street and defining its edge	the plaza space along 15 Avenue SW has been minimized to alleviate security concerns.
The Panel recommends that class 2 bicycle storage be included at the street level and that Administration permits its placement on city property	Applicant has strategically placed bicycle parking among the trees as shown on the landscaping plan.

Landscaping

Landscaping has been provided at grade and at the top of the podium for this project. At grade, individual patios complete with shrubs and small trees are located in front of each townhouse unit. At the top of the podium (the third floor of the project), shade tolerant shrubs have been provided in planter boxes along with hard landscaped areas.

Street trees have been provided along 15 Avenue and 7 Street SW in a continuous tree trench in both locations.

Sustainable Design Features

The applicant has indicated the project shall achieve the equivalent of LEED certified, without pursuing certification.

Site Access & Traffic

There is one vehicular access for this project located from the rear lane. A loading space has also been provided from the rear lane.

Parking

The parking provisions under the Direct Control District stipulate a minimum of 0.8 parking stalls per dwelling unit. The applicant has provided 1.15 stalls per unit for this project. All parking will be within the four levels of underground parkade accessed from the lane.

Bicycle storage facilities have been provided 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 Planning Group, and is included as Appendix III of this report.

CONCLUSION:

The proposal is supported for the following reasons:

1. The development meets the goals of the Beltline Area Redevelopment Plan.
2. The project is compatible with adjacent development along 15 Avenue and 7 Street SW.
3. The tower is a compatible scale for redevelopment on a small residential site.

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 release conditions of all Departments as specified below. In order to expedite the review of the amended plans, one plan set(s) shall highlight all of the amendments. Please ensure that all plans affected by the revisions are amended accordingly. In the event that the prior to release conditions are not resolved, an \$800.00 recirculation fee may apply.
2. Amend the east elevation and site plan to indicate lighting of pedestrian path and entry along east side of building.

Urban Development:

3. Amend the plans to:

Waste and Recycling Services

- a. Increase the size of the waste / recycling storage location to 50 square metres.
 - b. Increase the size of the waste / recycling collection location(s) to 40 square metres directly adjacent to the lane.
 - c. Indicate that the grades at waste / recycling storage / collection locations are not greater than 2 percent.
 - d. Provide a minimum 3 metre wide overhead door for the waste storage room.
 - e. Contact the Waste and Recycling Services, Technical Assistant at 230-6646 for further site specific details.
4. Consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title.

5. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$121,200.00, to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 9M2007 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$3,970 per meter of site frontage (on avenues only) for the proposed development.
6. Remit payment (certified cheque) for the proposed infrastructure within the public right-of-way to address the requirements of the Business Units as listed below:

Roads

- a. Street lighting upgrading adjacent to 15 Avenue & 7 Street SW; and
 - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel.
7. Provide a letter of understanding to accept responsibility for providing the necessary waste and recycling service for the proposed development. The letter must be signed by the land owner.

The letter should state the following:

Company letterhead or Land Owner's Name and Address

Development Permit Application #: _____

Date: _____

I understand that the servicing requirements have not been provided to allow the City of Calgary to conduct the waste collection operation for this development in accordance with current *Waste Bylaw 20M2001*. All waste and recycling services necessary for the operation of this development is the responsibility of the owner or Condominium Corporation as the case may be, at its sole cost and expense. This will be clearly outlined in the Condominium Corporation bylaws.

Signature of land owner _____.

Parks:

8. Revise proposed street tree species from Dropmore Linden to either American Elm, Burr Oak or Green ash.
9. Indicate on revised plans whether the existing spruce tree in the boulevard is to remain or to be removed; there are inconsistencies between the perspectives submitted and the landscape plan. It is advisable to remove the spruce tree and replace it with the same size and species as proposed for the rest of the block to provide a more cohesive street planting in the boulevard.
10. Confirm whether the electrical vault is in the public boulevard or not. It is preferred that a street tree planted to again reinforce a more cohesive street tree planting which makes for a better pedestrian environment.

Permanent Conditions

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
2. No changes to the approved plans shall take place unless authorized by the Development Authority.
3. A Development Completion Permit shall be issued for the development **before the use is commenced or the building occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.
4. Upon completion of the main floor at lobby, proof of the geodetic elevation of the constructed main floor at lobby must be submitted to and approved by the Development Authority prior to any further construction proceeding.
5. All areas of soft landscaping shall be irrigated as shown on the approved plans.
6. A lighting system to meet a minimum of 54 LUX with a uniformity ratio of 4:1 on pavement shall be provided within the underground parkade.
7. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
8. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
9. All trees and shrubs shown on the approved site plan and landscaping including the landscaping on any podium levels shall be protected during all phases of construction. If any trees or shrubs die at any time during construction or after, they must be replaced by trees or shrubs of comparable species and size to the satisfaction of the Development Authority;
10. 114 parking, 15 visitor and 1 loading stall must be provided and maintained during the life of the development in the numbers and locations as shown on the approved plans released with this Development Permit. All parking, visitor and loading stalls must be made available for the sole use of the residents and their visitors to the site. All stalls must be properly marked indicating its use to the satisfaction of the Development Authority.

Urban Development:

11. 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.

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

- 12. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.
- 13. 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.
- 14. In accordance with the *Encroachment Policy* adopted by Council on 1996 June 24, and as amended on 1998 February 23, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense, **prior to issuance of a Development Completion Permit.**
- 15. 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 approved Development Permit site grading plan / Development Site Servicing Plan (DSSP). Certification is to be completed within the timelines, to the specifications, and in a format as specified in Section 9 of the *Lot Grading Bylaw 32M2004*.
- 16. The developer, and those under their control, shall develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of the *Guidelines for Erosion and Sediment Control*. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control. The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events.

Dwayne Drobot
2008/March

APPLICANTS SUBMISSION

This Development Permit application by Grosvenor, DP # 2007-3164, reflects a building design espousing the urban oriented design guidelines of Direct Control District 91Z2003. Located in the Beltline community, this 98-unit apartment building adheres to the visionary goals of the Beltline Area Redevelopment Plan by promoting a design of variety, quality and density within one of Calgary's most vibrant urban areas. The location of this building kitty corner to Tompkins Park and one block from the pulse of 17th Avenue SW will pull the residents into the flow of this energetic neighbourhood. The building is oriented to attract homeowners who thirst for an urban oriented lifestyle.

Building Program

The building will contain 98 condominium apartment homes, which is the maximum allowable according to the Land Use for the location. The main and second floor make up the podium of the building which consists of urban oriented townhouse units, which will feature front doors that directly access the adjacent streets. Above the podium, the building tower rises an additional 15 stories, achieving the maximum 17-storey height limit. The one and two bedroom tower apartment homes located between the third and fourteenth floors will appeal to the homeowner who chooses to call this location home because of its proximity to downtown and Uptown 17th. The top three floors of the tower, made up of two and three bedroom units, are tapered to give the building a prominently designed roofline.

Urban Design Orientation

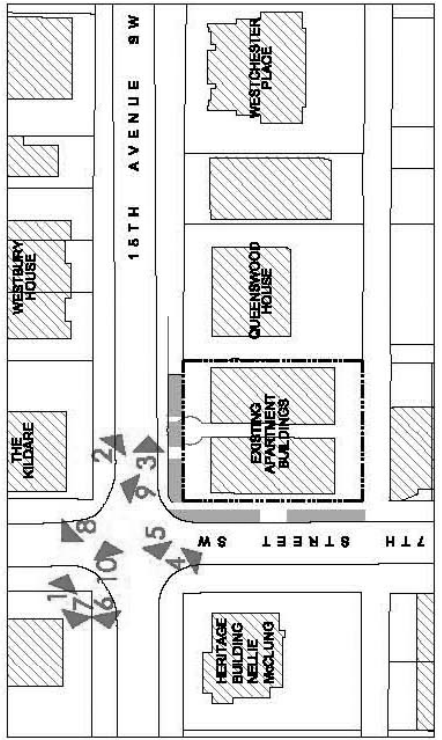
The podium configuration at the main level is such that the patios of the townhouse units act as the front yards for these homes. This design provides an active and finished edge to 15th Avenue SW, 7th Street SW and the lane bordering the property to the south, enhancing the pedestrian experience on the street and lane.

The at-grade townhouse unit patio spaces are designed with planters defining the street wall to provide the visual separation between the private and public realm. The inclusion of the visual barrier between public space and the private patios is an important design initiative in ensuring the future residents are comfortable in using these outdoor spaces. The patios are inviting as front doors to the units, but it is understood visually that these are semi-private spaces.

Sustainability

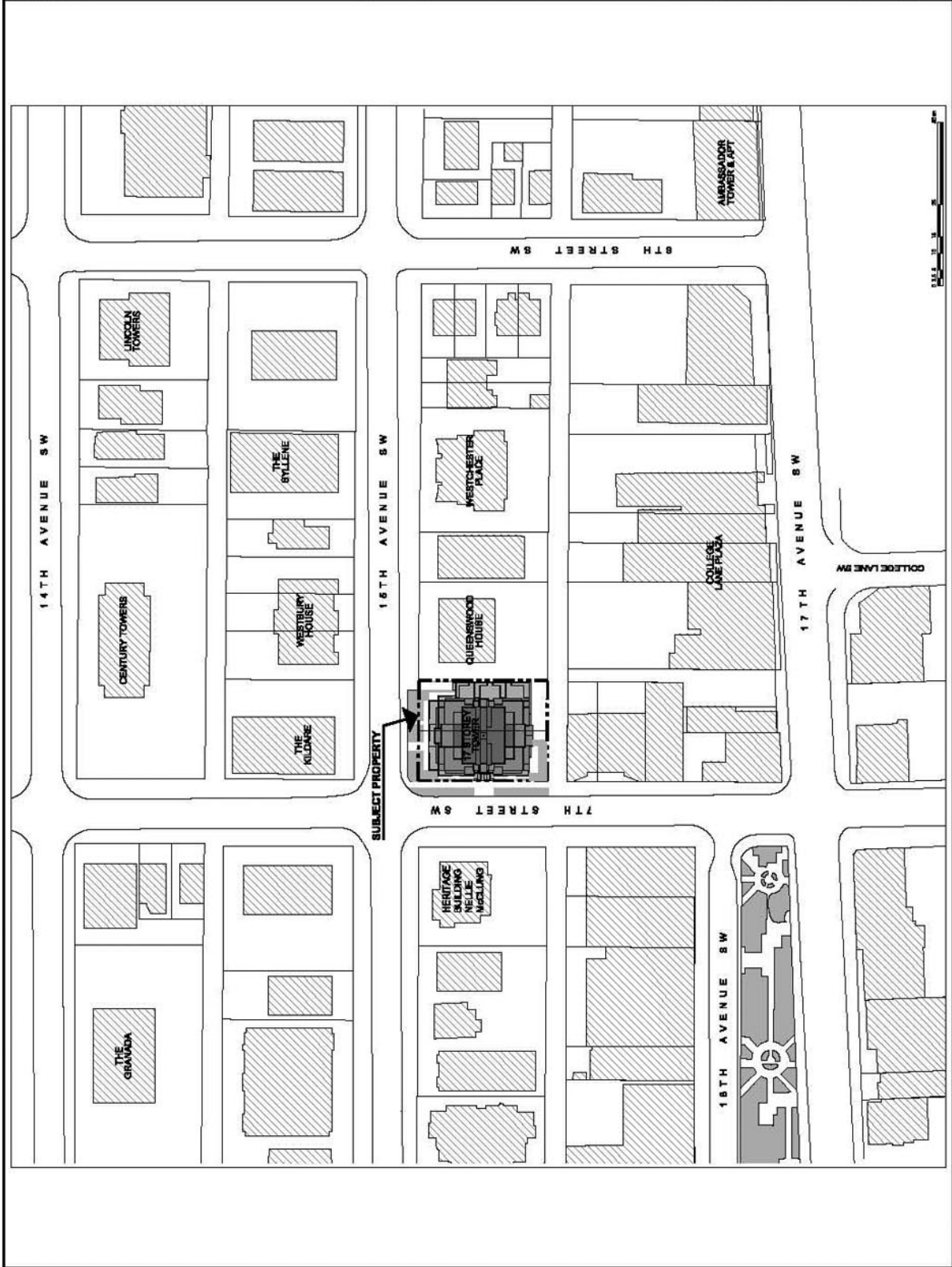
The project aspires to achieve a shadow LEED Certified level. Grosvenor is committed to developing and managing sustainable projects using achievable and meaningful guideposts in every community in which we live and work.

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<p>REVISED</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revised</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>JAN 31 2008</td> <td>REVISIONS</td> </tr> <tr> <td>2</td> <td>FEB 08 2008</td> <td>REVISIONS</td> </tr> <tr> <td>3</td> <td>JAN 08 2008</td> <td>REVISIONS</td> </tr> <tr> <td>4</td> <td>FEB 08 2008</td> <td>REVISIONS</td> </tr> </tbody> </table>	No.	Date	Revised	1	JAN 31 2008	REVISIONS	2	FEB 08 2008	REVISIONS	3	JAN 08 2008	REVISIONS	4	FEB 08 2008	REVISIONS	<p>BKDI</p> <p>RAFI ARCHITECT</p> <p>TEL: 604.688.3855 604.688.3322 info@rafiarchitect.com rafia@rafiarchitect.com</p> <p>SUITE ONE 1600 HOWE ST. VANCOUVER BC V6Z 2B7 CANADA</p>
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1	JAN 31 2008	REVISIONS														
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<p>GROSVENOR</p> <p>Client: GROSVENOR</p> <p>Project: 737-739 15TH AVE. S.W. CALGARY, ALBERTA</p> <p>Drawing No: CONTEXT PHOTOS</p>	<p>Scale: 1:1000</p> <p>Date: FEBRUARY 2008</p> <p>Drawn by: [Name]</p> <p>Checked by: [Name]</p> <p>Project No: A</p> <p>Sheet No: 0-2</p>															



KEY PLAN

<p>Client: Grosvenor Project: 737-739 15th Ave. S.W., CALGARY, ALBERTA</p>		<p>Scale: 1:1000 Date: FEBRUARY 2008 Drawn by: [Name] Checked by: [Name] Project No.: [Number] Sheet No.: A Scale: 0-3</p>
<p>Context Plan</p>		



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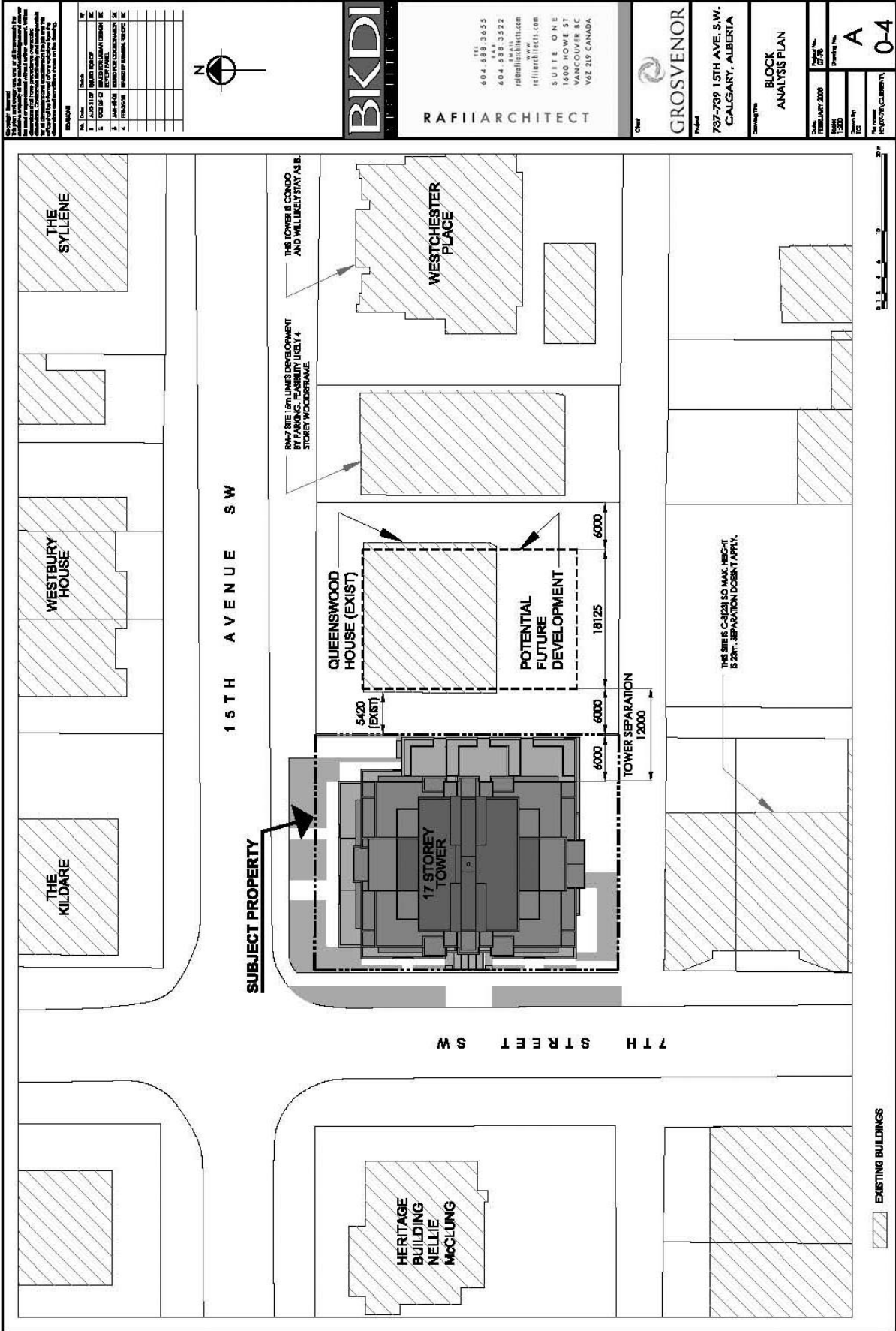
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GROSVENOR

737-739 15th Ave. S.W.,
 CALGARY, ALBERTA



Revisions

No.	Date	Revised By	Description
1	1/15/2010	RAFI ARCHITECT	INITIAL DESIGN
2	1/20/2010	RAFI ARCHITECT	REVISIONS FOR COMMENTS
3	1/25/2010	RAFI ARCHITECT	REVISIONS FOR COMMENTS
4	1/30/2010	RAFI ARCHITECT	REVISIONS FOR COMMENTS



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Client: **GROSVENOR**

Project: **737-739 15TH AVE. S.W., CALGARY, ALBERTA**

Drawing Title: **BLOCK ANALYSIS PLAN**

Scale: 1:1000	Sheet No: 0-4
Date: FEBRUARY 2010	Drawn By: RAFI ARCHITECT
Scale: 1:1000	Checked By: RAFI ARCHITECT
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No.	Date	Revised For	By
1	AUG 31 07	ISSUED FOR I.P.	CK
2	OCT 05 07	ISSUED FOR URBAN DESIGN	CK
3	JAN 18 08	ISSUED FOR COORDINATION	CK
4	FEB 20 08	ISSUED FOR SUBMITTAL	CK

REVISIONS

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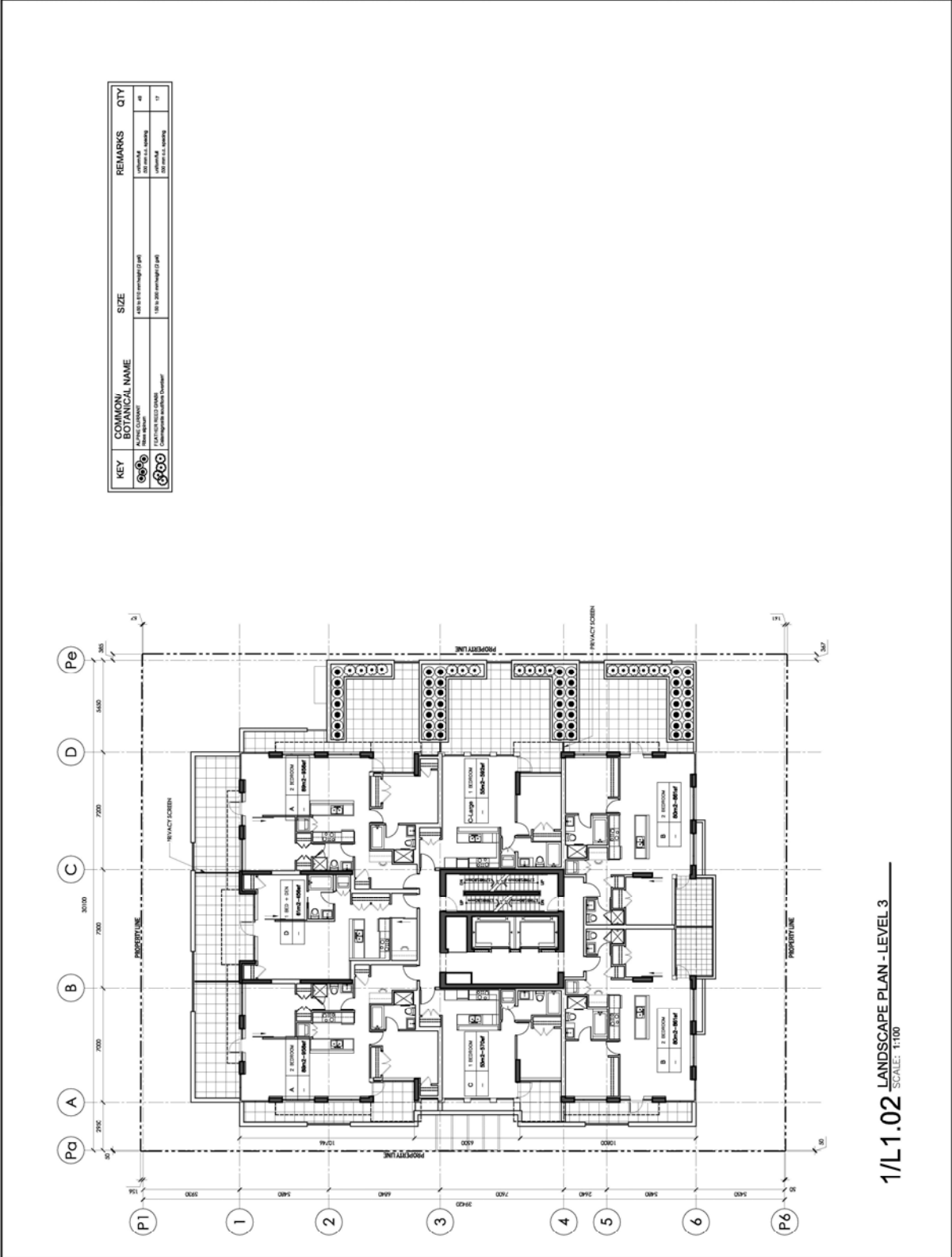
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RAFII ARCHITECT

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Project
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CALGARY, ALBERTA

Drawing Title
**LEVEL 3
LANDSCAPE**

Date: JANUARY 2008
Project No: 0718
Drawing No: 1100
Scale: L
File name: H:\0718\GROSVENOR\1.02



1/L1.02 LANDSCAPE PLAN - LEVEL 3
SCALE: 1:100

