

REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 01	
	CPC DATE:	2009 March 05
	DP NO:	DP2007-4451

SUPPLEMENTARY REPORT

Background

This application is for the development of a nineteen storey (19) Special Care Facility combining fourteen floors (14) of dwelling units atop a commercial podium and three floors (3) of office. Located at the southeast corner of the intersection of 10 Avenue SE and Centre Street. The new building will be operated by the Mustard Seed Ministries.

A commercial podium with multiple points of access to 10 Avenue SE and Centre Street contains CRU spaces with mezzanine levels. Floors 3 through 5 contain office and administrative spaces to be occupied by the applicant. Each of the 14 floors devoted to dwelling units contain studio units, handicap studio units and one bedroom units as well as an amenity room. The top floor contains a large conference area.

The combined mix of uses sits atop a 3 storey underground parkade accessed from the lane on the south side of the building.

Calgary Planning Commission Directives:

Considered by the Calgary Planning Commission at the 2009 February 05 meeting, considerable discussion took place regarding aesthetic and operational components of the proposal. As a result of the discussions and concerns expressed, the Calgary Planning Commission REFERRED the application back to Administration for considerations related to building design and programming of the operations of the building once completed. The stated concerns were:

- Appropriateness of stucco (EIFS) as a cladding material for a high-rise building;
- Appropriateness of balconies for individual dwelling units;
- Security issues;
- Signage;
- Access to CRU's from loading areas; and
- Storage facilities for residents and non-residents

Administration Consultation with Applicant:

Immediately following the 2009 February 05 Calgary Planning Commission, Administration convened meetings with the applicants to discuss the concerns expressed by the Commission and action items required by both entities to address those concerns. Several exchanges took place between both parties resulting in the response summarized below, attached as Appendix II to this report.

Amended Plans:

In response to the Calgary Planning Commission concerns, Administration provides the following categoric summary:

- ***Appropriateness of stucco (EIFS) as a cladding material for a high-rise building***

The EIFS stucco cladding on each of the elevations was initially included as a cost-saving initiative. In consideration of the initial expense, offset by long-term maintenance costs, the applicant has chosen to accept the recommendations of CPC to remove EIFS and replace those portions with 100 percent coloured, pre-cast concrete panels.

- ***Appropriateness of balconies for individual dwelling units***

The concerns of CPC regarding balconies provided for a portion of the dwelling units was interpreted as concerns regarding the potential for those features to be utilized as storage facilities which would lead to unsightly accumulation of personal belongs. Given the confidence expressed by the applicant in terms of the ability to provide adequate bicycle parking as well as general storage space within the units and at the base of the building, the applicant is committed to providing this amenity where possible. Relying on operational protocols and the Beltline Good Neighbour Council, the applicant has retained the balconies as presented in the original proposal.

- ***Security issues***

Drawing references from the 8NW8 special care facility in Portland, Oregon, USA, Calgary Planning Commission cited 'lock down' examples where ingress-egress issues may arise for guests and occupants of the facility. In response, the applicant has confirmed that the Portland, Oregon model, like this proposal, is not a 'lock down' facility, rather, the patrons possess secure access cards that allow individually controlled access. According to the applicant, this freedom of ingress-egress is reinforced by in-building security provided on a '24/7" basis. Those individuals considered guests of the facility will be required to register with the concierge to be allowed access to the office or dwelling unit uses.

From the outset of the project, the conferencing and meeting spaces have always been contemplated as space solely for Mustard Seed purposes. This was memorialized in the parking solutions report accepted by Administration supporting the parking ratios for the project. Calgary Planning Commission discussions regarding public access to these spaces required a review of the fundamental intent of this facility, of providing special care services to the community at large. The applicant has identified one possible solution, simply not availing these meeting facilities to the community. However, the Mustard Seed Ministries have entered into "The Good Neighbour Agreement" (GNA) with the Beltline Communities in an effort to become an integral part of the community fabric, rather than isolate from themselves from them. The applicant has stated that the Mustard Seed Ministries would not rely on any potential remuneration for use of these spaces, choosing rather to open the facility to parties within the GNA based upon availability.

Administration acknowledges that the parkade for this project does not support any additional parking that may be required as a result of opening these facilities up to the various Beltline community groups. However, in observing other parking alternatives, Administration does recognize the existence of a very large public parkade across 10 Avenue SE that sits underutilized 'after-hours'. The applicant has contacted the operators of that facility to confirm availability.

- **Signage**

According to the applicant, the proposed text atop the architectural feature breaking the plane of the roof was never intended to broadcast the use or draw undue attention to the building. Rather, the text was included and considered to be appropriate in context with the finish materials and architectural expression of the building. However, in consideration of the Calgary Planning Commission comments, the proposal has been modified to incorporate back-lit, silhouetted lettering to render the text more subtle in terms of its appearance (see Appendix I).

- **Access to CRU's from loading areas**

Erroneously eliminated from the initial design, loading access to the CRU space fronting on Centre Street has been identified connecting this space with the core loading and access facilities located along the lane (see Appendix I).

- **Storage facilities for residents and non-residents**

The Calgary Planning Commission expressed concerns regarding provisions for adequate storage facilities for residents of the facilities. Guided by the Development Permit drawings for the individual floors, the applicant has indicated that facilities are provided in two ways (see Appendix I). Two hundred and eight (208) storage units, measuring 1.2 metres by 1.2 metres by 1.0 metres, are located at the mezzanine level of the building. The one-bedroom units located on each floor are equipped with in-unit storage facilities. Thirty two (32) additional storage units accessible from the elevator lobby opposite the bicycle change rooms provide temporary storage for program participants should they need it.

Community Association Comments:

This application was not re-circulated to the Beltline Planning Group for comment. Rather, the applicant has confirmed on-going dialogue continues with that group as well as the Beltline Good Neighbour Council regarding modifications to the original application.

CONCLUSION:

Given the number of concerns raised by the Calgary Planning Commission at the 2009 February 05 meeting, and the resultant coordination with the applicant regarding reconciliation of those concerns, Administration finds the changes made to the appearance of the building are positive and are therefore supported. Taking into consideration the appropriateness of EIFS in a high-rise application, the substitution of pre-cast concrete panels is consistent with materials chosen for other mid-rise and high-rise developments in the Beltline.

Patios/balconies are typically included within multi-dwelling districts as 'private amenity space'. Applying the same principals to a portion of the mix of studio and one-bedroom units would be consistent with the principals guiding other multi-dwelling venues such as apartment buildings and condominiums. The ability to successfully monitor and enforce the integrity of these amenities is exhibited throughout the City in many projects.

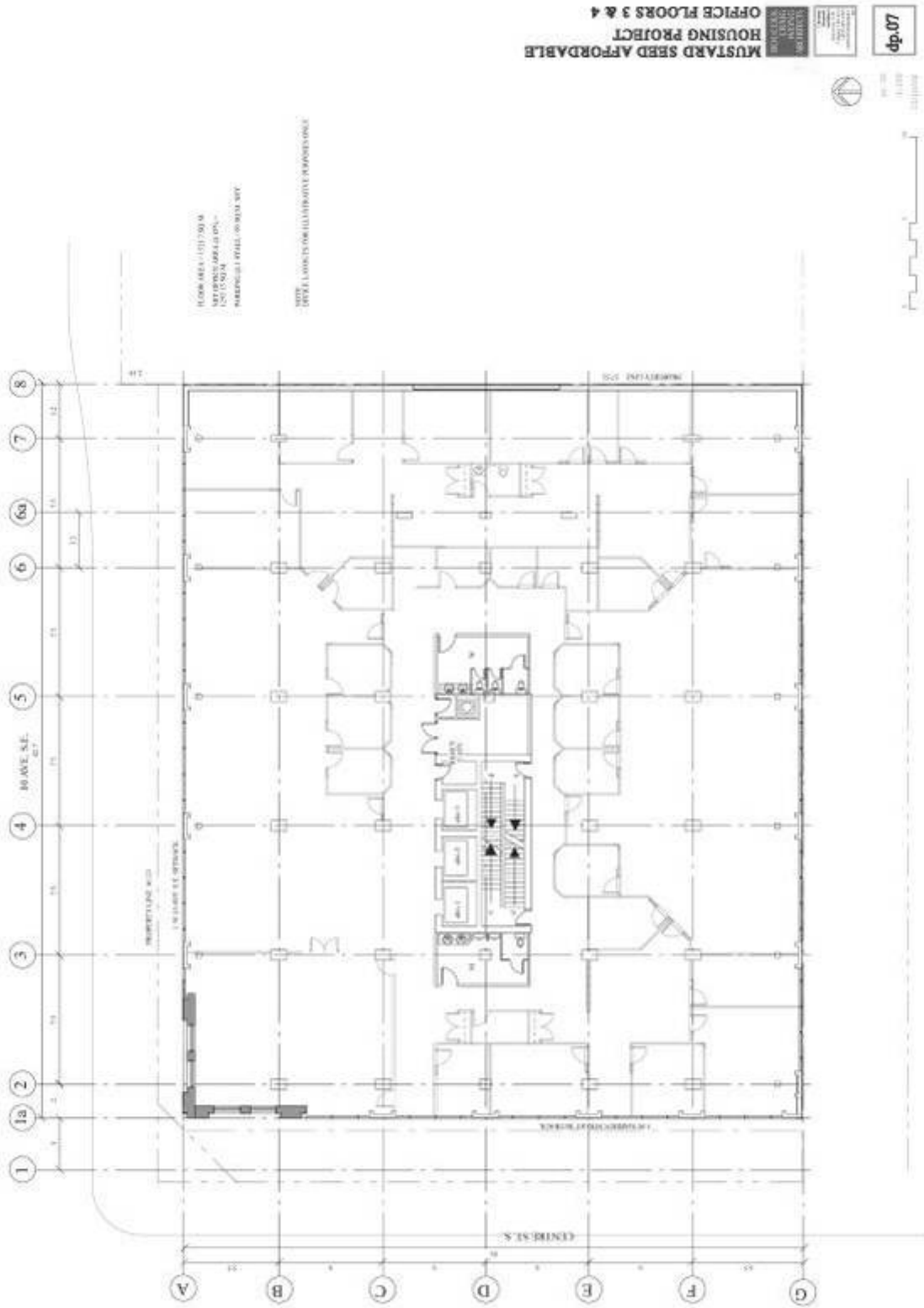
While several references to a similar facility in Portland, Oregon, USA have been made by both the applicant and the Calgary Planning Commission, Administration is bound by the provisions of the existing DC Bylaw in addressing the Special Care Facility use definition. According to the applicant, the Portland example is that of an addiction recovery centre which stands in contrast to this proposal. Therefore, the concerns expressed by the Calgary Planning Commission have been addressed accordingly by the applicant with respect to the security and programming functions of the facility being proposed in Appendix II.

With respect to the functionality and programming of the internal spaces, Administration reminds the Calgary Planning Commission as well as the applicant, that the rationale for support of the parking ratios for this development was predicated solely on the premise that the facility was a Special Care Facility. Activities associated with external activities such as community/communal meeting facilities within the proposed building were never endorsed in consideration of the parking provided for the project. Considered subordinate to the daily functions of the facility, the conference and meeting room spaces were considered supportive of the primary use, and for that reason, became the basis for support of the parking solution.

Finally, Administration recognizes the efforts that have been made to incorporate short-term and long-term storage facilities for occupants of the building. The ability to store items not associated with every day activities is present at the mezzanine level and within the parkade (bicycle parking/storage). Additionally, space within the individual units is available as well.

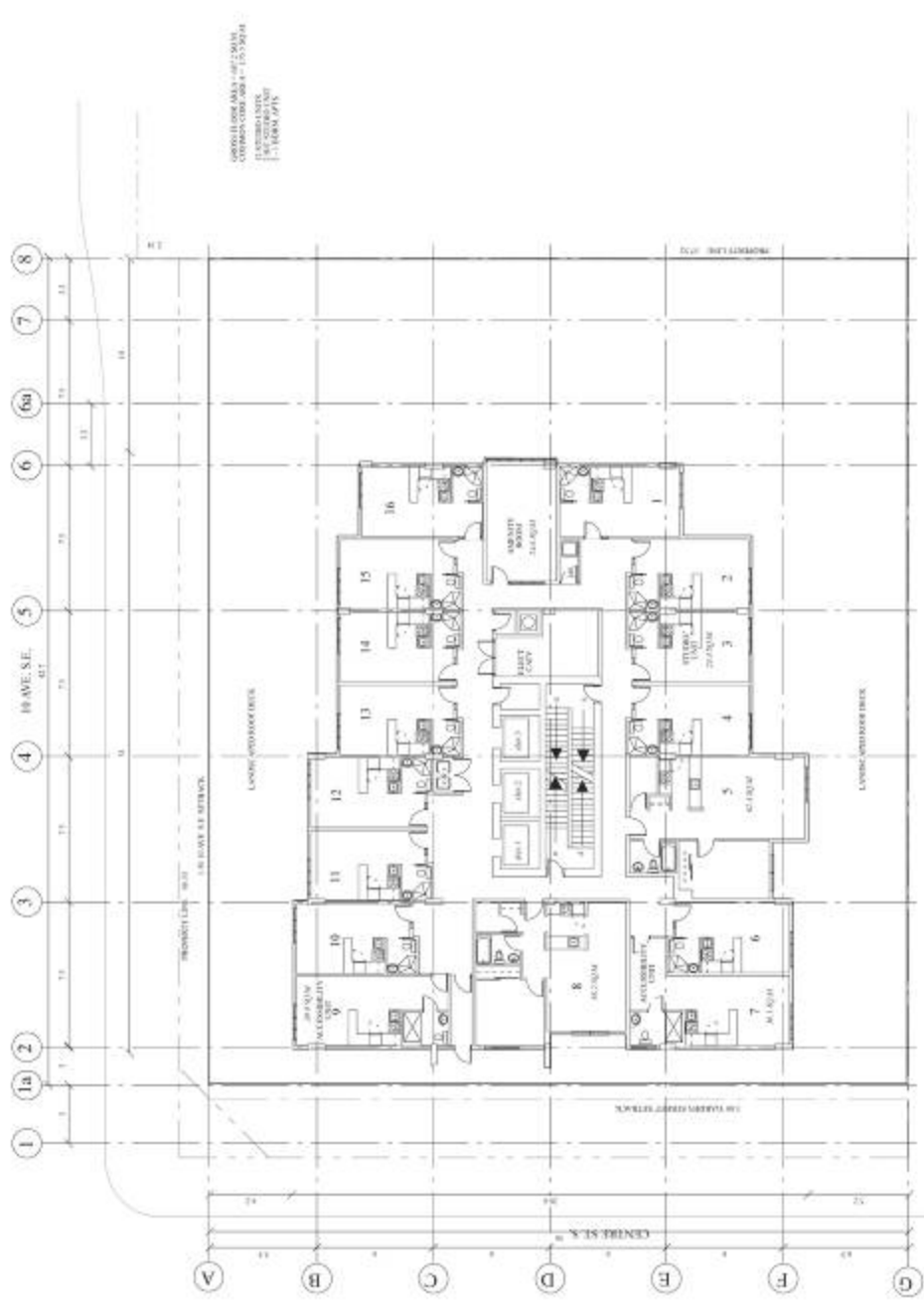
In summary, CPAG recommends that the Calgary Planning Commission APPROVE the proposed development as shown in Supplementary Appendix I in accordance with the conditions attached to the Calgary Planning Commission report for DP2007-4451 dated 2009 February 05.

Richard Goecke
2009/March

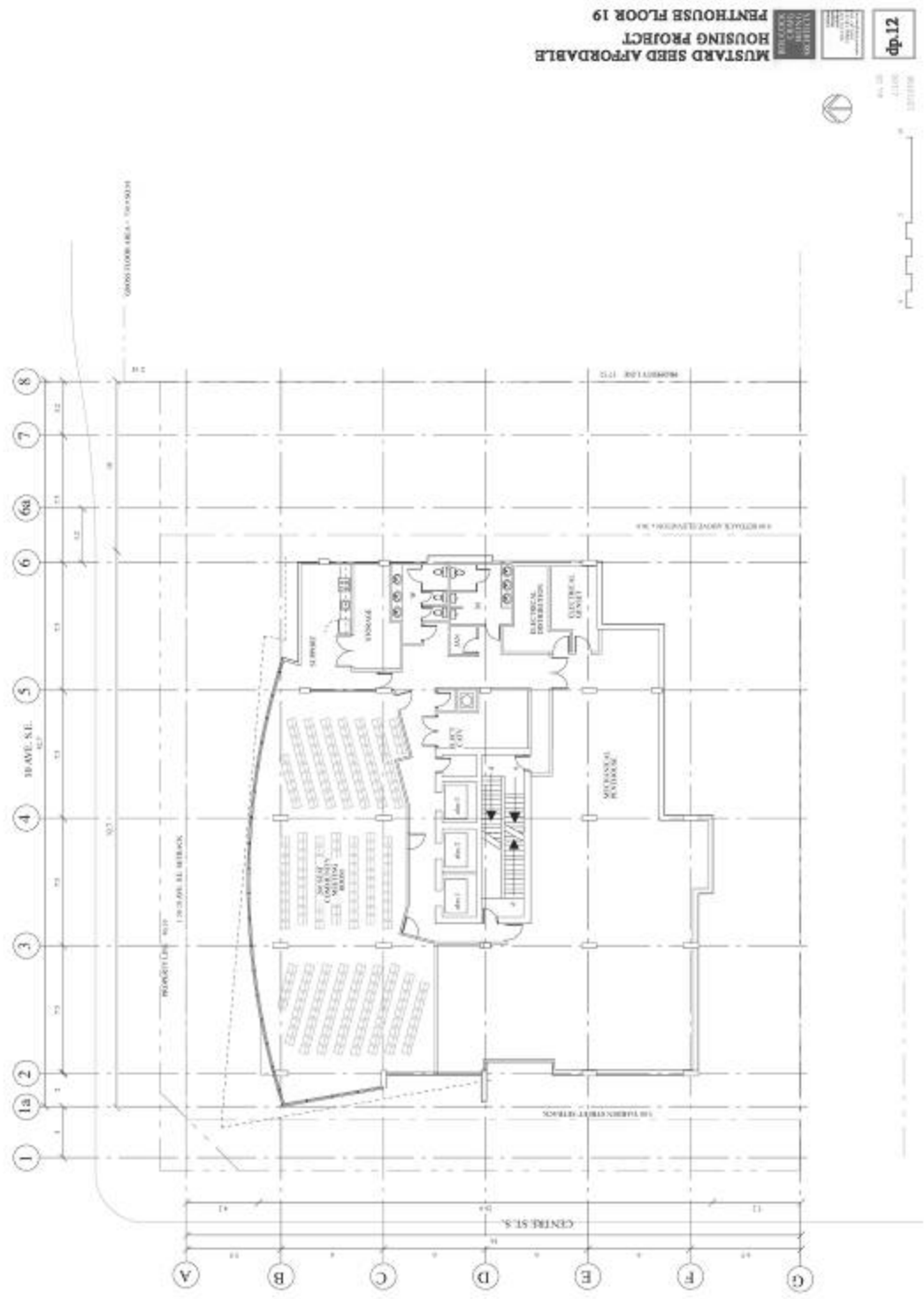


MUSTARD SEED AFFORDABLE HOUSING PROJECT
RESIDENTIAL UNITS FLOOR 5

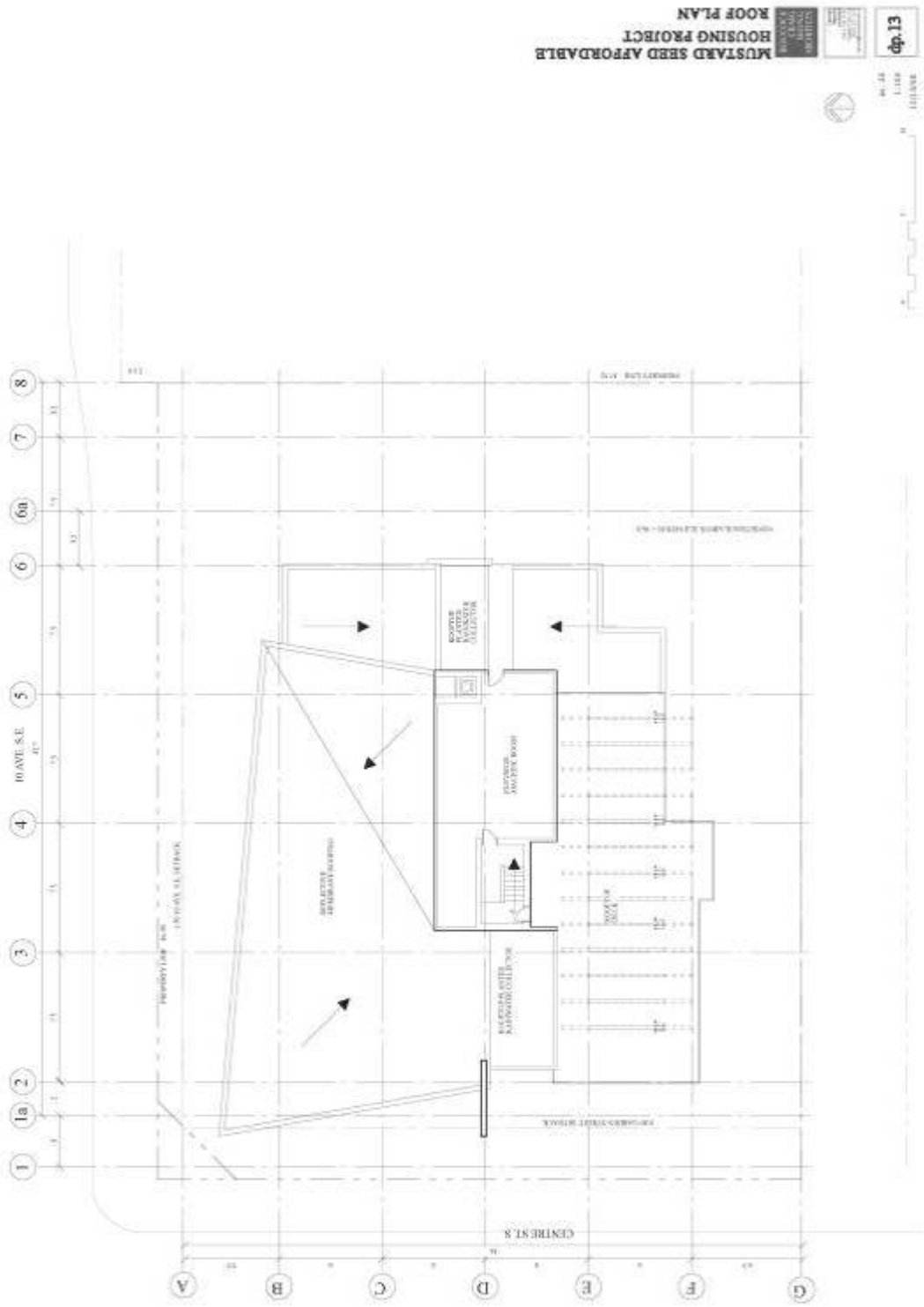
dp.08



GRID 16.000 AREA = 147.50 SQ FT
GRID 17.000 AREA = 15.500 SQ FT
ELECTRICAL RISE
ELECTRICAL RISE



MUSTARD SEED AFFORDABLE HOUSING PROJECT
 PENTHOUSE FLOOR 19
 PROJECT NO. 2007-4451
 SHEET NO. dp.12





THE MUSTARD SEED STREET MINISTRY

THE MUSTARD SEED AFFORDABLE HOUSING INITIATIVE

Responses to CPC Request for Further Information

5 / February / 2009

File # DP2007-4451



Executive Summary

Re: Calgary Planning Commission Request for Clarification, DP2007-4451

As a result of The Mustard Seed Ministries' application for Development Permit for a high-rise multi-use residential development at 10 Ave. and Centre St. SE in Calgary's Beltline, CPC has requested clarification on several issues, including:

- Use of stucco as a cladding material on some exterior surfaces;
- Appropriateness of balconies for the building;
- Security issues surrounding the operation of the building;
- Appropriateness of signage on the building exterior;
- Access to the main-level loading dock for Commercial / Retail Units; and
- Availability of storage units for apartments and for users of support services within the building.

Each of these issues will be covered in depth below.

Use of Stucco as a cladding material

The EIFS stucco cladding on several faces of the proposed building was included as a cost-saving measure. Given the need to ensure all rents in the building will be set at non-market levels, stucco was seen as a viable alternative to the precast concrete used on the balance of the exterior.

In reviewing the comments of CPC members, The Mustard Seed has consulted with its project management team to determine the difference in end-cost to substitute precast concrete for the entire building exterior. Estimates range from \$500K to \$615K to provide 100% precast cladding. Offsetting this initial capital cost is the possibility of lower maintenance costs on the precast in the long-term.

Therefore, The Mustard Seed has determined it will provide 100% precast concrete panels on all exterior surfaces of the building, in accordance with CPC wishes.

Appropriateness of Balconies

CPC members have pointed out that Calgary Housing properties typically do not have balconies associated with tenant suites. This appears to be policy based on the potential for unsightly accumulation of tenant belongings as a result of using the balcony as storage space.

This difficulty will be limited in The Mustard Seed development by a combination of factors:

- Providing spaces for bicycle storage (in the underground parking area) and external storage units for each studio apartment (on the mezzanine level) should eliminate the need to store personal belongings on balconies. One-bedroom suites will have storage space provided within the apartment; studio apartments have a free-standing wardrobe and storage drawers under the bed.
- Operational protocols that specifically discourage storage of personal effects on balconies, together with management enforcement of this condition;
- Neighbours to the building will have recourse through the Beltline Good Neighbour Council should they see accumulation of unsightly clutter on tenant balconies. It should be noted most communities do not have recourse through a neighbourhood Good Neighbour Council, as will be the case in the Beltline.



It should also be noted there is no bylaw or policy in place in the City of Calgary limiting provision of balconies for tenants of Special Care Facilities. Balconies were provided in The Mustard Seed's building plan to comply with guidelines in the existing Beltline ARP regarding amenity spaces for high-rise apartment buildings.

Security and operational issues

Some concern was expressed at CPC as to overall security issues for The Mustard Seed's development. Specifically, there was reference to automated doors on the tenant levels of Central City Concern's 8NW8 building in Portland, OR. These were repeatedly referred to as "lock-down security doors," and indeed 8NW8 was referred to as a "lock-down facility."

The Mustard Seed's planning team has been in contact with Central City Concern (CCC) to clarify these issues. A written response from that organization is attached to this document as an Appendix. To summarize the response:

- The metal doors visible on tenant floors within 8NW8 are fire doors, included to comply with local fire regulations. There is no security application for these doors.
- Regarding balconies, 8NW8 provides access to fresh air via communal balconies in the amenity areas on each floor, plus large, opening windows in tenant apartments. Balconies for individual apartments were not considered based on cost and funding factors. At no time were balconies considered to be a risk factor related to suicide attempts. Central City Concern's representative, Ms. Traci Manning, specifically notes there is no more risk of someone jumping from a balcony located in a suite than there is from a balcony located with an amenity room.
- Finally, 8NW8 is not designed as, nor considered, a "lock-down facility" in any sense. Ms. Manning notes the environment of trust and pride apparent in their building would be negated by a highly restrictive enforcement atmosphere.

Access to tenant floors within The Mustard Seed's building will be via secure key cards. There will be 24/7 security provided at the concierge desk in the lobby. Those not living or working in the building, with a need to attend a meeting or event in one of The Mustard Seed's meeting rooms, would need to register with the concierge to be allowed access to the appropriate floor.

While The Mustard Seed has indeed made reference to Central City Concern, and specifically to the 8NW8 building in that city, as a model for our planning process, the architects have of course not attempted to simply copy every feature of that development. We have taken best practices from 8NW8, and from other sources, and applied them to our local environment and context as appropriate.

A draft Security Protocol for The Mustard Seed's development will be provided to CPC as an addendum to this document.

Appropriateness of Signage

While there is no City bylaw or policy expressly forbidding illuminated signage of the type proposed by The Mustard Seed for this development, our plan has always been to ensure the new building doesn't "stand out" from neighbouring developments. This is more a design and finish issue, however, than a visibility issue. We have always been determined that the visual appeal of the building will not suffer due to its purpose of providing affordable housing for single men and women.

Given the intense media interest in The Mustard Seed's initiative over the past 18 months, there is little or no chance that residents and businesses in the Beltline – or, for that matter, in the rest of our city – will be unaware this building is owned and operated by the Mustard Seed. We have no desire to hide that fact from Calgarians.



8NW8 in Portland, the development which most often invites comparison with The Mustard Seed's proposal, is similar in not attracting the eye based on its purpose. However, residents and businesses in all parts of Portland certainly know of the facility, its purpose and its tenants. Central City Concern is rightfully proud of their accomplishment and their tenants, and makes no effort to disguise who they are.

The Mustard Seed is quite aware that, once this building opens its doors, its very uniqueness will attract attention and visitors from across North America. While we're not concerned that signage will detract from the attractiveness of the building, our planning team has taken CPC's comments into account in asking our architects to provide alternate lighting strategies for the signage. Final design will incorporate backlit, silhouetted lettering in order to appear more subtle to street observers. An artist's conception is provided in this package for CPC information.

Access to loading dock for CRUs

CPC rightly pointed out an oversight in the latest version of the architectural drawings for the building; namely, a lack of direct access to the alley-accessible loading dock for one of the Commercial / Retail Units on the main floor. Attached is a revised architectural drawing correcting this oversight.

Availability of Storage Units

The question was raised by CPC as to the amount of storage available to residents of the 196 studio apartments, given their modest size. The architect has included tenant storage external to their apartments, in storage rooms located on the mezzanine level of the building.

There is provision of 208 storage units, measuring 1.2 metres by 1.2 metres by 1 metre, for the specific use of studio tenants. Those in one-bedroom apartments will have storage integral to their accommodation.

There are also 32 storage units of the same dimensions made available to men and women coming to the facility for the purpose of attending a supportive program or service offered by on-site Mustard Seed departments.

**Security Issues: Clarification from Central City Concern, Portland, OR, USA**

Below is a response from Traci Manning, Chief Operating Officer, Central City Concern, providing clarification of some security issues as they relate to operations of 8NW8 in Portland OR. The response was received via e-mail at 3:13 p.m., 17 February 2009:

“Rion:

I’m pleased to follow up with more information.

You are correct about the fire doors. Their sole purpose is to isolate an area of the building impacted by fire. Their design, function and location is set by City of Portland building code and would be the same regardless of the population living in the building.

Regarding balconies, the access to the outdoors at 8 NW 8 is considered excellent. There are large balconies on every floor, which is in excess of what is affordable in most downtown residential buildings, whether they are low income or not. I don’t recall individual balconies being discussed during the design process, as there were many other amenities we prioritized more highly given the available funding. There are also very large, versatile windows in every unit (which were specially ordered from Canada!). I can tell you that the risk of people jumping was no part of the consideration, as the same risk would occur with the existing balconies and apartment windows.

Perhaps what is most important for me to convey is that 8 NW 8 (now called the Richard L. Harris Building) is by far one of our easiest buildings to run. CCC has buildings half the size where people are not in recovery and they are much more difficult. People are living at 8 NW 8 because they want to be, because they have made a conscious choice to live their lives in a better way. The feeling that permeates interpersonal communications in the building is one of gratitude. Moreover, the community becomes self-enforcing – helped by the size of the building. When 177 people are trying to live a calm, quiet life, go to treatment, and heal, if there are 3 people who are acting out, they are pretty quickly made to feel unwelcome. Now, if people were there because they were forced to be there, or if we tried to enforce highly restrictive rules in the building, as you might see in an institution, you would likely see a more combative environment.

I know it is hard for someone to take our word for it. The best I can suggest by way of testimonial are some of the short videos on our website. I think all of those stories represent the tone of the community that is built of people working toward changing their lives.

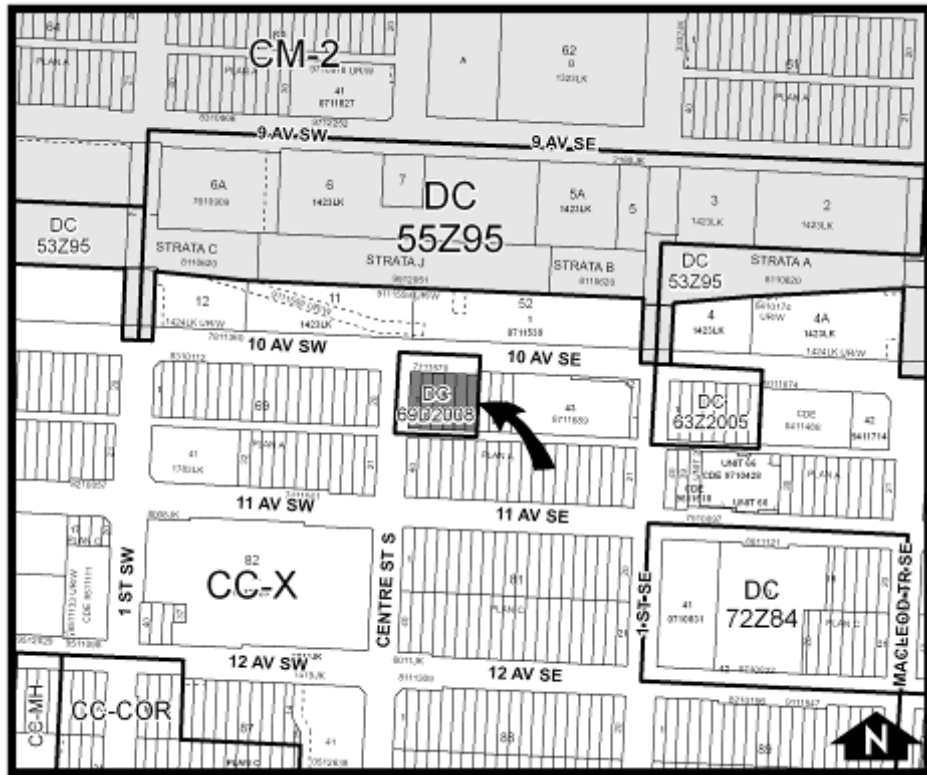
Congratulations on your progress toward the building. I’m very much looking forward to seeing it!

- Traci

Traci Manning
Chief Operating Officer, 503-200-3918
Central City Concern, 503-294-1681, www.centralcityconcern.org”

DEVELOPMENT PERMIT	ITEM NO: 02	
	CPC DATE:	2009 March 05 2009 February 05
	DP NO:	DP2007-4451

BELTLINE
 (Ward 8 - Alderman Mar)



PROPOSAL: Dwelling Units, Special care facilities, Retail stores, Restaurant-food service only and Offices

APPLICANT: Carmen Bennett-Architect	OWNER: Mustard Seed Ministries
MUNICIPAL ADDRESS: 105 – 10 Avenue SE	LEGAL DESCRIPTION: Lots 1 – 6, Block 70, Plan A
EXISTING LAND USE DISTRICT(S): DC – Direct Control District (Bylaw 69D2008)	
AREA OF SITE: 0.17 ha+ - (0.4 ac + -)	
CURRENT DEVELOPMENT: Commercial/office building	

ADJACENT DEVELOPMENT:

NORTH: CP Rail yards

SOUTH: Surface Parking Lot/Commercial and Office

EAST: Surface parking lot

WEST: Commercial/Office

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	Circulated; Comments supportive of the application attached as Appendix VI
ENVIRONMENTAL MANAGEMENT	Phase I and II ESA's completed
URBAN DESIGN REVIEW COMMITTEE	Comments attached as Appendix IV
SPECIAL REFEREE(S)	Not applicable
COMMUNITY ASSOCIATION Victoria Crossing BRZ	Comments supportive of the application attached as Appendix V

PLANNING EVALUATION

Introduction

This proposal is for the development of a nineteen storey (19) mixed-use building combining fourteen (14) floors of residential dwelling units atop a commercial podium and three (3) storeys of office. Situated immediately north of the existing Mustard Seed headquarters, this application proposes the expansion of the Mustard Seed operation to provide residential housing and support opportunities for the Mustard Seed Ministry. A commercial podium with multiple points of access to 10 Avenue SE and Centre Street supports office and administrative space above, on 3 levels. Atop the commercial/office podium, 14 storeys of residential development, including studio apartments, handicap studio apartments, and one bedroom apartments, account for two hundred twenty-four (224) with an overall project Floor Area Ratio of 9.9. A three (3) level underground parkade, accessed via the lane on the south side of the subject site, serves the parking demands of the proposal.

Site Context

Located at the southeast corner of Centre Street and 10 Avenue SE, the subject site is at the northern terminus of Centre Street within the Beltline District. Currently developed as the Charter Plaza building, adjoining developments include a surface parking lot and office development to the east (Inn From The Cold), the Canadian Pacific Railway lines to the north across 10 Avenue SE, and the Bromley Square development to the west. The existing Mustard Seed administrative offices and Creative Centre are located to the south and southwest.

Land Use District

The subject site was designated DC Direct Control District by Council in 2008. The existing DC Direct Control District Bylaw (69D2008) for the subject site was structured after the CM-2 Downtown Business District with the elimination of certain *automotive* related uses and *gaming* activities. The Direct Control District Bylaw contains a maximum dwelling unit count of 224 units, to which this application seeks no exceptions. In approving the Direct Control District Bylaw, development standards for parking requirements were established, empowering Administration with flexibility to consider relaxation of parking standards based on unit size and other factors such as availability of public transportation and proximity to same.

Legislation & Policy

Review of the proposal was guided by the existing Direct Control District Bylaw as well as the Beltline Area Redevelopment Plan (ARP). Prescriptive in nature, the existing Direct Control District Bylaw in place for the subject property provides specific direction for F.A.R., building setbacks, parking, landscaping, uses, and the maximum number of dwelling units. The Beltline ARP guides urban design and enhanced pedestrian realm in the development of new buildings within the Beltline. Administration also consulted Council's recently adopted 'Planning Principles to Guide the Location of Special Care Facilities and Shelters', which provides considerations for locality, context within communities and ratios for mixed market housing stock.

Most notable principles of the Beltline ARP relative to this application include review of the following:

Beltline Public Realm

- *provide clearly programmed, legible and cohesive pedestrian environment between the sidewalk and the building*
- *front setbacks on commercial streets should incorporate trees or other 'urban' planning treatments with hard-surface treatments*
- *corner locations are well suited to incorporate deeper setbacks in order to open up pedestrian views and provide additional space for pedestrian assembly where a transit stop may be located.*

Building Form

- *new developments should continue to reflect the eclectic character of the Beltline*
- *the base of a building shall be located generally parallel to the street or along the edge of a park or open space*
- *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*
- *on corner sites, the building form shall be oriented to both adjacent street frontages with both elevations given equal importance*
- *main building entrances shall be located so that they are clearly visible and identified, and directly accessible from the public sidewalk.*
- *the base of the building should be designed to create a human scaled street wall and establish strong visual rhythm*
- *there should be a strongly defined transition between the base and the body of a building through the use of setbacks, materials or other applicable architectural treatments*

Site Layout & Building Design

Site Layout

Combining the aforementioned mix of uses, the proposed building design recognizes the podium and setback tower massing recommendations of the Beltline ARP. The podium is set back 3.6 metres from Centre Street and 1.5metres from the bylawed road widening setback of 2.14 metres along 10 Avenue SE. Situated at the southeast corner of the intersection of 10 Avenue SE and Centre Street, the building is also framed by the existing paved lane on the south side. All vehicular access (loading, waste management and parking) is accessed from this lane.

Designed with multiple entrances to individual CRU's on both adjacent roadways, a combined corner entrance feature provides secure access to the central core and offices/dwelling units above the podium level. The main floor footprint is 1,426 square metres in size supporting two (2) CRU spaces, central core functions, administrative spaces and waste management/loading facilities. A mezzanine level adds another 815 square metres to the main level. Office spaces on levels 2 through 4 accounts for 1,523 square metres of gross floor area respectively, providing administrative spaces, storage and meeting rooms. Beginning at level 5, the residential floor-plate on levels 5 through 10 is 687 square metres. Focused around the central elevator/stairwell core, levels 11 through 18 represent a floor plate of 691 square metres with a 730 square metre floor plate for the mechanical penthouse and community meeting room space on level 19. Each floor contains two, one-bedroom units, 14 studio units and an amenity space. This results in a total of

196 studio units, of which 15 are designed as handicapped-accessible. Unit sizes range from 24 square metres for studio units up to 62 square metres for the one-bedroom apartments.

Building Design

According to the applicant, the parapet height of the podium is intended to closely match the existing Mustard Seed building immediately to the South. A contemporary interpretation of historic warehouse facades provides a counterpoint to the historical allusion of the corner bays anchoring the podium. The residential tower has been designed to fit in with the existing and planned residential towers in the neighbourhood, yet still reflective of its more modest purpose. A bold vertical building identification sign element has been designed atop the tower. Decorative awnings have been designed to accentuate the individual CRU main entrances along each roadway. Materials selected for the project include clear glazing aluminum storefront framing and glass at the podium level. Office levels 2 through 5 are fitted with allusion glazing, pre-cast concrete panels, brick infill panels, tinted aluminum window wall, and aluminum spandrel panels. Glass railings framed by aluminum sit atop the office podium level providing edge treatment to the podium landscape feature. Coated/stained pre-cast concrete panels, acrylic stucco EIFS, vertical ribbed metal cladding form the main materials for the residential tower component. Generous openings for each dwelling units, treated with standard vision glass, provide natural lighting to all aspects of the tower. The south and west elevations of the building provide a symmetric balance of materials with the north and east elevations expressing greater use of ribbed metal cladding and acrylic stucco EIFS. The metal cladding 'solarwall' material is expressed on the south and west elevations of the building at the top of the structure. The iconic building identification sign element is composed of a metal panel wing wall system with LED back-lighting. A cable-stayed metal trellis forms the rooftop element of the building.

Environmental Site Assessment

A Phase 2 Environmental Site Assessment (ESA) was required for this application. In the final analysis, Alberta Environment has recommended that future groundwater monitoring be provided on the site in response to the previous uses on the site.

Landscaping

Street trees and textured paving have been proposed along Centre Street and 10 Avenue SE to enhance the pedestrian realm. Brandon Elm trees, within a continuous trench, have been proposed along Centre Street and 10 Avenue SE. Preliminary discussions with line assignment staff suggest the continuous trench is achievable. Colored concrete, with panels of hand-tooled exposed aggregate finish, have been proposed along both street frontages. While yet to be adopted by the City, Class 2 bicycle stalls have been proposed between the street-trees along both frontages, providing for a 3 metre-clear pedestrian walkway and unencumbered storefronts.

An outdoor landscape deck has been designed at the fifth floor atop the commercial/office podium, accessible to all residents. This amenity includes raised planters with deciduous trees and shrubs and outdoor seating areas connected by a concrete paver pedestrian walkway system. It is expected this landscape feature will be served by the rainwater harvesting and grey water reuse facilities located on the roof of the structure.

Site Access & Traffic

The proposal relies solely on access from the lane along the south side of the subject property. Loading and waste management access is provided at-grade with the parkade entrance located immediately adjacent of these facilities on the east side. These facilities are controlled access points with secure overhead doors concealing each entrance along the lane.

Parking

Pursuant to Council direction, considerable discussion took place in examining the appropriate ratio of parking for the proposal. In support of the relaxation sought by the applicant, Transportation Planning required further review, based on comparable adaptations elsewhere across North America. To this end, the applicant provided a Parking Solutions report which included cross-analysis of other comparable situations in Calgary as well as in Portland, Oregon and Boulder, Colorado. The findings included considerations for unit sizes, access to public transit systems and strict monitoring of the supplied parking spaces by the operator resulting in what appeared as a relaxation under the auspices of the Bylaw requirement.

Several exchanges took place between the applicant and Administration regarding the justification for the proposed relaxation. In supporting the parking count of 63 stalls devoted to residential use and 23 stalls devoted to retail/office uses, Administration concluded that the proposed parking provision was supportable based on the unit sizes, accommodations for shared commercial and visitor parking, and strict control of parking space allocation. Situated near significant public transit options and developed public parking facilities, Administration found the number of residential stalls was appropriate considering the context of the precinct in which the proposal is located.

Class 1 bicycle parking is provided on level 1 of the parkade with Class 2 facilities located at-grade.

Site Servicing for Utilities

No utility concerns were identified in the review of this proposal. The applicant has been put on notice that with approval of this proposal, certain improvements to the adjacent roadways and sidewalks will be required with this proposal along with payment of the Centre City Utility Levy.

Environmental Sustainability

The applicant has submitted a LEED Canada checklist attached to this report as Appendix VII. In summary, the applicant has indicated that the developers of the proposal have targeted LEED Silver certification. Initiatives such as reflective membrane roofing, low-flow plumbing fixtures, rainwater harvesting and grey water reuse facilities; 'Solarwall' fresh air preheating, operable windows, bicycle parking and change facilities in conjunction with reduced parking availability and designated hybrid and carpool vehicle parking have been identified. According to the applicant, the proposal is also intending to connect to the planned District Energy facility/grid.

Community Association Comments

The Victoria Crossing BRZ has returned comments supportive of the proposal attached as Appendix V.

Adjacent Neighbour Comments

As of the date of this report, Administration has not received any written correspondence from adjacent neighbours.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposal is consistent with the uses outlined in the recently approved Direct Control District as well as major tenants of the Beltline Area Redevelopment Plan.
2. Situated in an emerging redevelopment area of the Beltline, the proposal expresses compatibility with the surrounding precinct through a mixed-use format and respect for the pedestrian realm along two high profile roadways.
3. Intended to provide a range of housing options as well as office and retail uses, the proposal is consistent with the Planning Principles to Guide the Location Special Care Facilities and Shelters recently adopted by Council.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommends APPROVAL with the following conditions:

Prior to Release Requirements

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

Planning:

1. Relocate the Class 2 bicycle parking stalls from the public right-of-way along Centre Street to the face of building at the southwest corner.

Urban Development:

2. Amend the plans to:

Waste and Recycling Services

- a. Revise drawings DP.00 and DP.04 to reflect the same information.
 - b. Contact the Waste and Recycling Services, Technical Assistant at 403-230-6646 for further site specific details.
3. Provide a Waste and Recycling Protocol which identifies the types of waste and recycling materials anticipated to be generated from the development, the approximate amount of each, and the estimated number of weekly pick-ups of each material. Any

- hazardous, medical or commercial food production wastes must be identified, and the protocol must indicate how these materials will be handled, stored and collected separate from the regular waste products.
- a. Provide compactor specifications, compaction ratio and compactor operational protocol.
4. The reports submitted with the application have been reviewed by The City of Calgary (Environmental & Safety Management). Additional environmental information listed below is required. Please contact Daryl Schwarz (268-5253) or Usha Mulukutla (943-8046) for further information.
- a. The Phase I Environmental Site Assessment (ESA) recommended that if any future demolition and/or renovations to the building on the subject property take place, fluorescent light ballasts containing PCB's be disposed of according to municipal, provincial, federal regulations, and the paint on the interior walls be sampled for concentrations of lead. CHR concurs with this recommendation.
 - b. The Phase II ESA was conducted to evaluate any potential concerns from existing/historical adjacent land uses. The assessment included drilling of four boreholes and these were completed as monitoring wells. Soil samples from only two boreholes were analyzed for hydrocarbons. Further, CHR understands that investigation was limited due to the presence of buildings on the subject site. The CHR would like clarification whether the consultant is considering additional investigations and/or confirmatory soil and groundwater assessment subsequent to demolition of buildings to ensure that there is no contamination beneath the buildings.
 - c. The CHR notes that the results of the soil and groundwater investigations were compared to 2001 Alberta Environment Risk Management Guidelines for Petroleum Storage Tank Sites, specifically vapor inhalation criteria for coarse grained soil commercial land use. In this regard, CHR would like to comment that the proposed mixed use development also includes residential and hence the future monitoring results should be compared to the most recent AENV 2007 residential criteria.
 - d. CHR understands that the proposed development includes four levels of underground parking and it is unclear whether dewatering would be required during the construction of the building. Please confirm.
5. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$183,930.10 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 (46.33 metres).
6. Remit a security deposit (certified cheque, bank draft, letter of credit) for the proposed

infrastructure within the public right-of-way to address the requirements of the Business Unit as listed below:

Roads

- a. Construction of new sidewalks adjacent to 10 Avenue SE;
 - b. Construction of new wheelchair ramps;
 - c. Construction of new curb and gutter adjacent to 10 Avenue SE; and
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
7. Remit payment (certified cheque, bank draft) for the proposed infrastructure within the public right-of-way to address the requirements of the Business Units as listed below:

Roads

- e. Street lighting upgrading adjacent to the site
8. Submit a letter accepting responsibility for the transportation of garbage containers to and from the permanent storage location(s) and staging / collection location(s) on the scheduled collection day to the satisfaction of the Director, Waste & Recycling Services.

Transportation:

9. Indicate the correct number and location of Class 2 bicycle parking stalls on all drawings. Ensure all drawings correspond to each other.
10. Redesign or relocate the Enmax Transformer Vault Access and the man holes. These utility devices are located in the “clear walking width” of the sidewalk, an area which must be free of all utility elements. Alternatively, the utility elements may be redesigned to blend in with the surface material of the sidewalk. Indicate this on all drawings. To address this issue, the applicant should contact Enmax and the utility company responsible for the man holes.
11. Indicate that both existing driveways to 10 Avenue SE and Centre Street will be closed and rehabilitated at the expense of the applicant. Indicate this on all drawings. Reconstruct the closed driveways with sidewalks to City standards.

Permanent Conditions

Planning:

1. On-site application of EIFS stucco will be subject to an independent third-party review to be arranged by the applicant/developer at time of construction. Said application must meet EIFS Council of Canada standards. Certification must be provided to the Centre City Planning and Design /LUPP Division prior to issuance of a Development Completion Permit (DCP).
2. The development shall be completed in its entirety, in accordance with the approved plans and conditions.

3. No changes to the approved plans shall take place unless authorized by the Development Authority.
4. A Development Completion Permit shall be issued when the development uses are 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.
5. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
6. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
7. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
8. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.

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, and
 - b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary, and
 - c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

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

10. 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.
11. 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.
12. Submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the approved

Development Site Servicing Plan (DSSP). Certification is to be completed within the timelines, to the specifications, and in a format as specified in Section 9 of the *Lot Grading Bylaw 32M2004*.

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

Transportation:

15. No parking or stopping will be allowed in the alley between 10 Avenue SE and 11 Avenue SE.

Richard Goecke
2009/February

CALGARY PLANNING COMMISSION DIRECTION TO ADMINISTRATION:

AMENDMENT:

Add a Prior to Release Condition under Planning as follows: Eliminate EIFS stucco and replace with concrete, masonry or similar durable material satisfactory to the Approving Authority.

Moved by: J. Sturgess Carried: 9-1

Opposed: K. Lim

PLANNING COMMISSION DECISION:

2009 February 05

The Calgary Planning Commission
REFFERED the proposed development
back to Administration for design review
respecting appropriateness of balconies,

security issues, sign, access to Commercial Retail Units from loading dock, storage lockers (residents and non-residents) and to return to 2009 March 05 CPC.

Moved by: G. Lowe Carried: 6-4

Opposed: D. Farrell, D. Watson,
R. Zazelenchuk, K. Lim

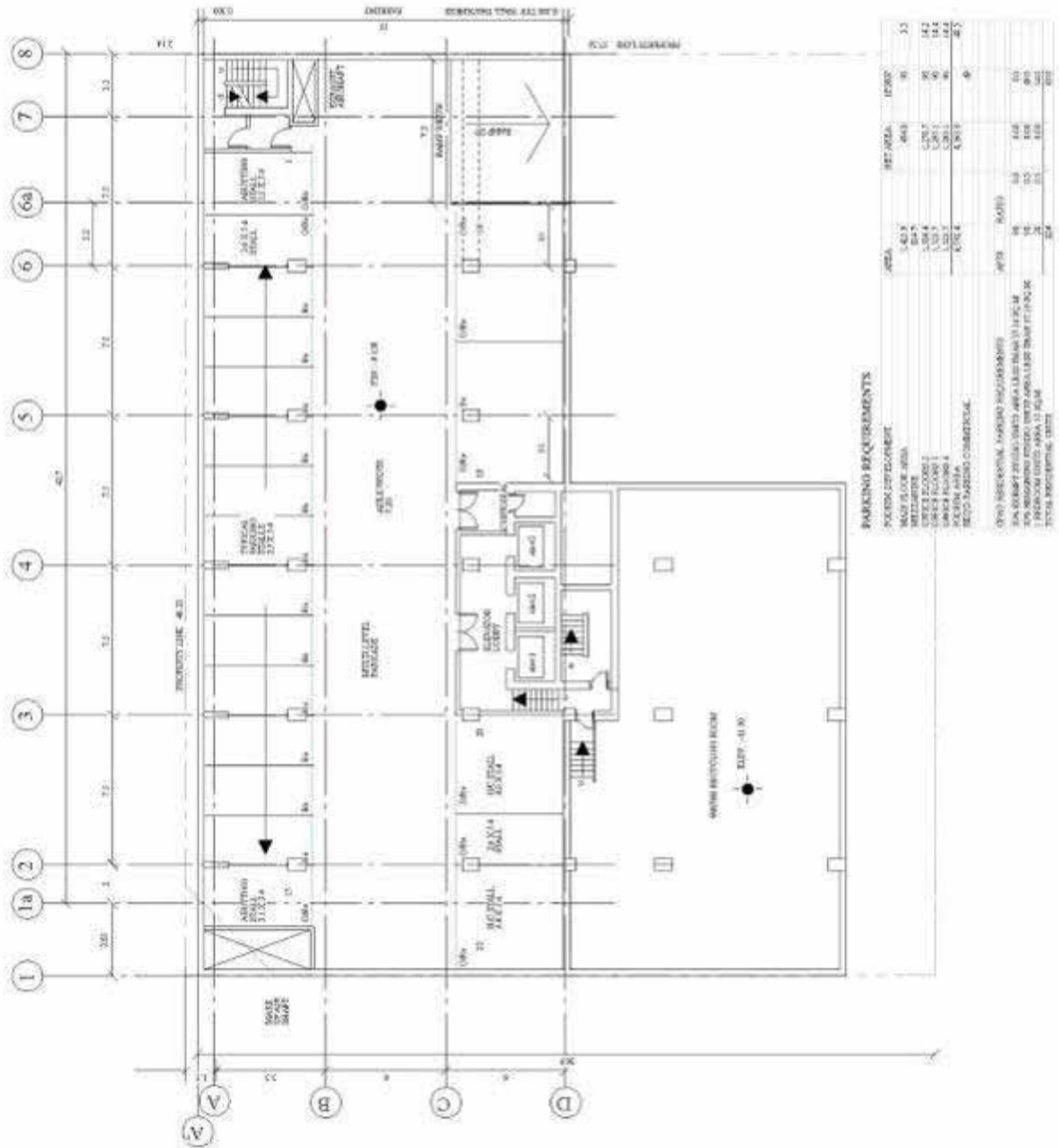


dp 00 SITE PLAN & PROJECT DATA
 dp 01 PARKADE FLOOR PLAN - LEVEL 3
 dp 02 PARKADE FLOOR PLAN - LEVEL 2
 dp 03 PARKADE FLOOR PLAN - LEVEL 1
 dp 04 MAIN FLOOR - SITE PLAN
 dp 05 MEZZANINE
 dp 06 OFFICE FLOOR 2
 dp 07 OFFICE FLOOR 3 & 4
 dp 08 RESIDENTIAL UNITS FLOOR 5
 dp 09 RESIDENTIAL UNITS FLOOR 6 - 10
 dp 10 RESIDENTIAL UNITS FLOOR 11 - 15
 dp 11 RESIDENTIAL UNITS FLOOR 16 - 18
 dp 12 PENTHOUSE FLOOR 19
 dp 13 ROOF PLAN
 dp 14 ELEVATIONS: WEST & SOUTH
 dp 15 ELEVATIONS: NORTH & EAST
 dp 16 SECTION: NORTH / SOUTH
 L 100 MAIN STREET LANDSCAPE PLAN
 L 101 FLOOR 5 LANDSCAPE PLAN

DP2007-4451
CPC REVISION
12/01/2009



MUSTARD SEED AFFORDABLE HOUSING PROJECT



PARKING SOLUTIONS

- NOTES:**
 FOR ALL STALLS - REFER TO THE
 ARCHITECTURAL DRAWINGS FOR
 DIMENSIONS AND FINISHES.
 FOR ALL STALLS - REFER TO THE
 ARCHITECTURAL DRAWINGS FOR
 DIMENSIONS AND FINISHES.

DETAILS:
 ALL STALLS SHALL BE CONCRETE
 WITH A FINISH OF POLISHED
 CONCRETE. ALL STALLS SHALL BE
 1.5 METERS WIDE AND 2.0 METERS
 LONG.

- APPROVED PARKING:**
 FOR ALL STALLS - REFER TO THE
 ARCHITECTURAL DRAWINGS FOR
 DIMENSIONS AND FINISHES.
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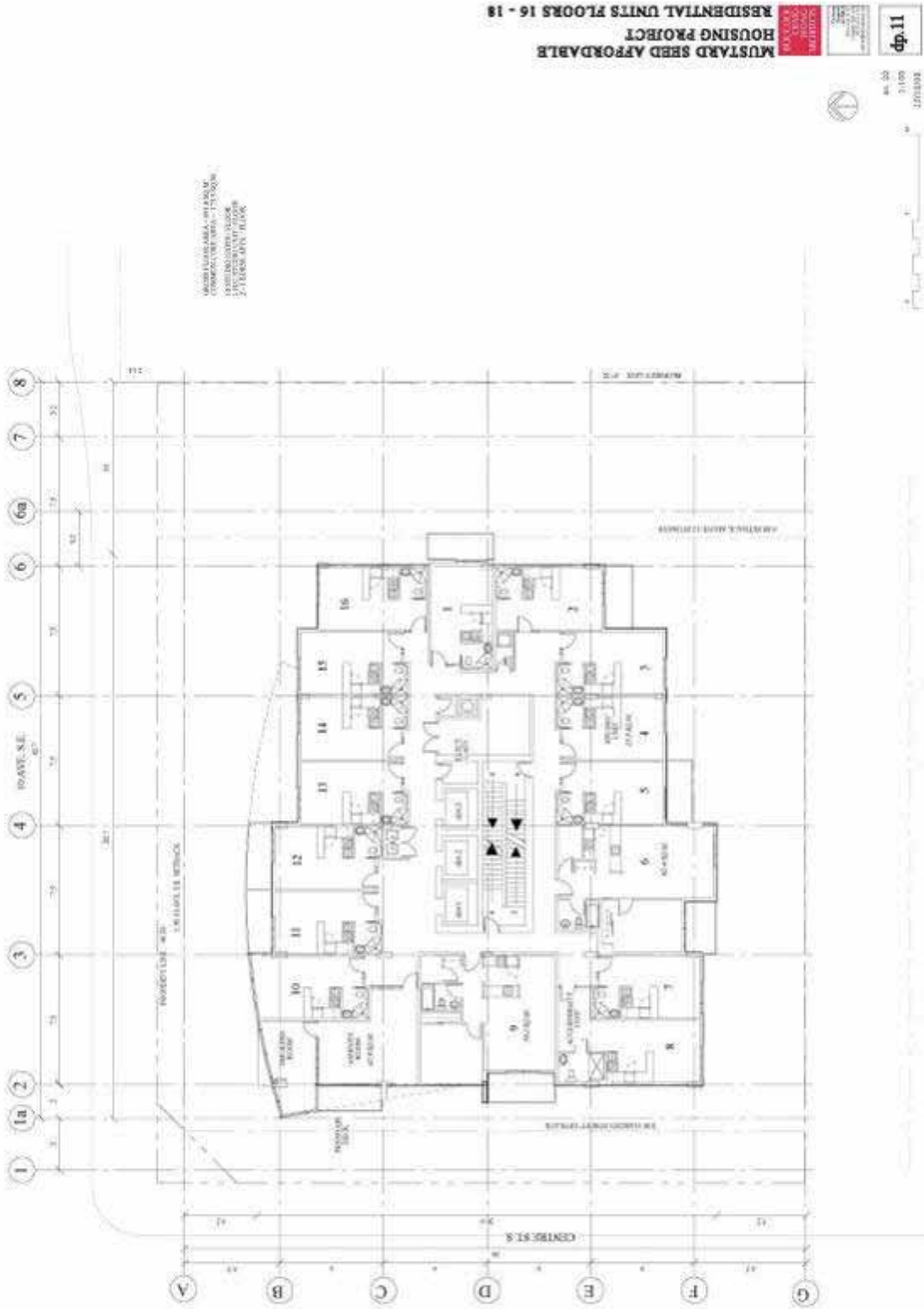
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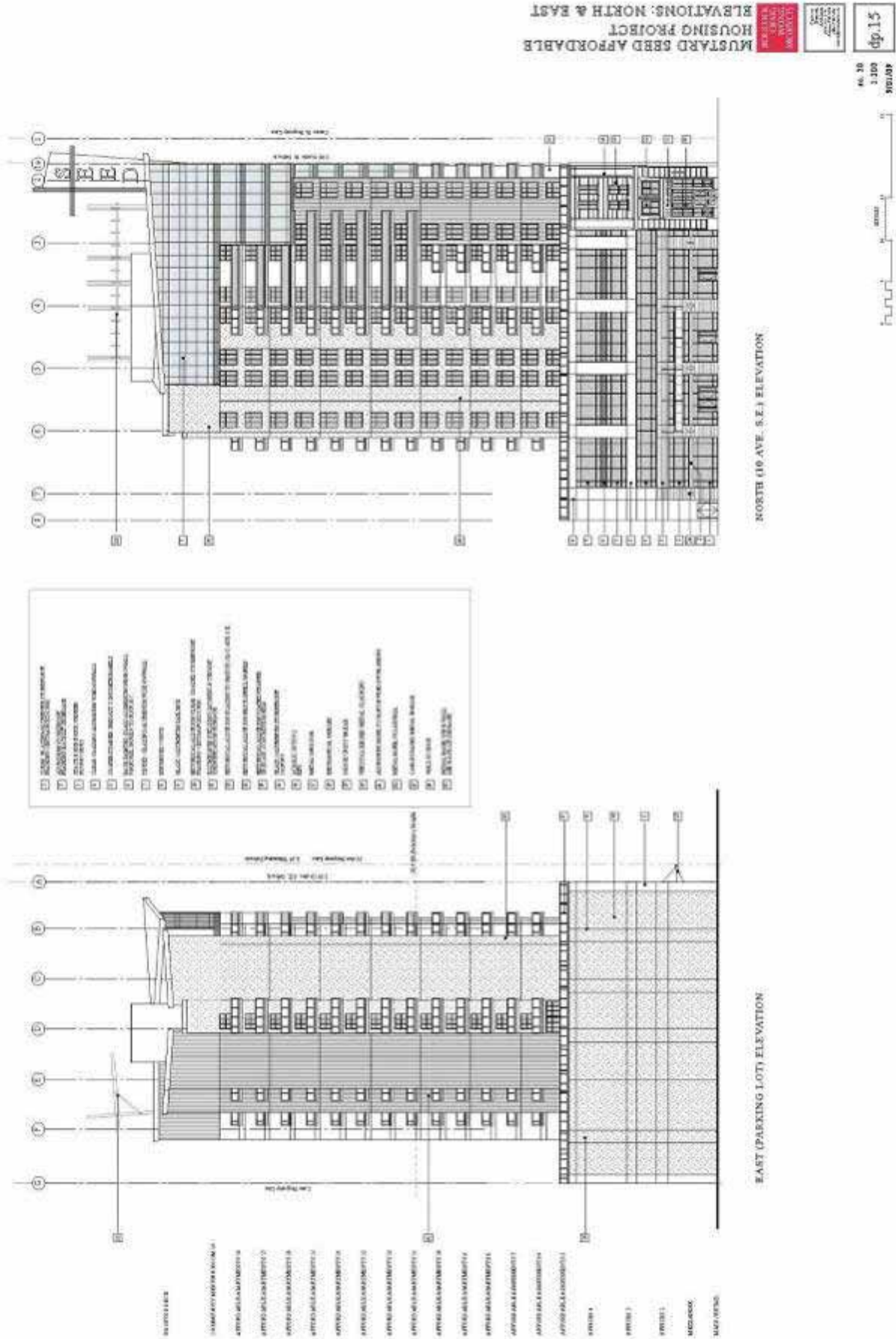
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MUSTARD SEED AFFORDABLE HOUSING PROJECT
PARKADE FLOOR PLAN : LEVEL 3

Scale: 1:100
 Date: 11/11/09





APPLICANTS SUBMISSION

Introduction:

The Mustard Seed provides services to the homeless of Calgary. Their operations expanded to include 'shelter housing' as the need for housing the homeless in Calgary exploded. With the acquisition of the property adjacent to their current location they saw the opportunity to provide dignified residences for their predominantly single male clientele. In addition to the affordable rental housing crisis arising from rental-to-condominium apartment conversions, Calgary has lost its stock of affordable single occupancy hotel units. The need to replace this stock is recognized in the 'Ten Year Plan to End Homelessness and will be partly met by the Mustard Seed's 'Addressing the Homeless' initiative.

In combination with the recent operation of the Mustard Seed Shelter in the Foothills Industrial community, the building of this project will change the Mustard Seed's operations, change the face of this block of Centre Street and contribute to the revitalization of Calgary's Beltline.

Development History:

The Mustard Seed Affordable Housing Project has invited input and comment from all levels of Calgary's community since its inception in 2007. Land Use Redesignation was obtained in September 2008 concurrent with the introduction of the Beltline ARP. The Mustard Seed continuously provides community updates on their vision for this site as the application moves through process with administration, Calgary Planning Commission, and City Council.

This development permit application has been thoroughly examined by, and gained the support of the local community, particularly the Victoria Crossing BRZ, and the wider city population. The Mustard Seed responded to density concerns expressed through an extensive consultation process to arrive at the 224 residential units currently proposed.

Community Interaction:

The Mustard Seed is a long-time resident of the Beltline and has been in their location adjacent to this building for over 15 years. In addition to the program services offered by The Mustard Seed, this project will provide two large meeting spaces for use by community organizations and private corporations. A 100-seat meeting room is planned for the second floor with both stair and elevator access from the main floor. In addition a 200seat meeting room with dramatic downtown views is planned for the 19th floor. These large spaces will be supplemented by seven smaller rooms to accommodate gatherings of between 10 and 30 individuals.

On a more prosaic note, main floor public washrooms are planned to serve the needs of attendees at any future Volunteer Way activities. The Mustard Seed will remain involved as plans progress for the development of Volunteer Way.

The Mustard Seed is in the final stages of instituting a 'Good Neighbour Agreement' with stakeholders representing the local community, to ensure any concerns continue to be addressed.

Operation:

The Mustard Seed has based the planning of their Affordable Housing Project on the highly successful Portland 8NW8 model. This 'housing first' model has been endorsed by the Calgary Homeless Foundation.

Guests in this drug-and alcohol-free facility will pay 30% of their income as rent under funding agreements with the Provincial Government, which will run for 25 years. This agreement guarantees a lasting legacy of affordable housing in this growing community into the foreseeable future. With various studies reporting 60 to 70% of shelter-housing users are employed, the continued sustainability of this project is assured.

A main floor concierge operating 24 hours a day will combine with electronic access controls to assist in the smooth functioning of the facility.

Massing:

This design recognizes the podium and setback tower massing recommendations of the Beltline ARP. The podium is set back 3.6m. from Centre Street and 1.5m. from the bylawed 2.14m. 10 Avenue Road Allowance.

The parapet height closely matches the adjacent Mustard Seed building immediately to the South.

A contemporary interpretation of historic warehouse facades provides a counterpoint to the historical allusion of the corner bays anchoring the podium.

The tower is designed to fit in with the existing and planned residential towers in the neighbourhood, yet still be reflective of its more modest purpose.

Streetscapes:

City plans for Volunteer Way are still tentative; however we intend to conform to any landscape guidelines that might be developed prior to completion of this building.

Street trees and textured paving to highlight entrances all serve to enhance the pedestrian realm. Retail units are designed with direct street access.

A bold vertical building identification sign element is reflective of the Mustard Seed's pride in their 25-year history in the community.

Main access to the building lobby is via a diagonal entry from the signature corner historical allusion bay.

There is potential within the design to accommodate connection to a future Plus 15 network, linking across 10 Ave. SE to Palliser Square.

Retail:

Two distinct retail areas are provided fronting 10 Avenue and Centre Street. These CRU's are complete with direct street access and clear storefront glazing with integrated sign-bands.

Existing community retail operators have already expressed interest in locating in this building.

Affordable Housing:

Through extensive consultation with the Beltline community, we have amended the total housing component to 224 units on 14 floors. Each floor contains two one-bedroom units and 14 studio units. This results in a total of 196 studio units, of which 15 are designed as handicapped-accessible.

These affordable housing studio units are very tightly designed and a mock-up of the

23.8 sq.m. units has been constructed to illustrate the livability of the units.

Tenant Amenities:

Part of the intent of the design of this project was to deliberately design studio apartments small enough to encourage tenants to move to bigger and better quarters as their economic conditions improved. We are encouraging a sense of community however, and are providing a modest amenity room on each floor. These rooms will be developed as shared facilities, hosting laundromats, TV rooms, exercise rooms,...

These amenity rooms serve a secondary function through their location, providing oversight of the elevator lobbies.

Sustainability:

The Mustard Seed is committed to environmental stewardship. In recognition of their intent to be long-term owners and operators of this building, they are committing to obtain LEED Silver certification for this building, matching City of Calgary intentions for their buildings.

Examples of the measures being pursued include low-flow plumbing fixtures, rain water harvesting and grey water reuse; 'Solarwall' fresh air preheating, operable windows, bicycle parking and change facilities in conjunction with reduced parking availability and designated hybrid and carpool vehicle parking.

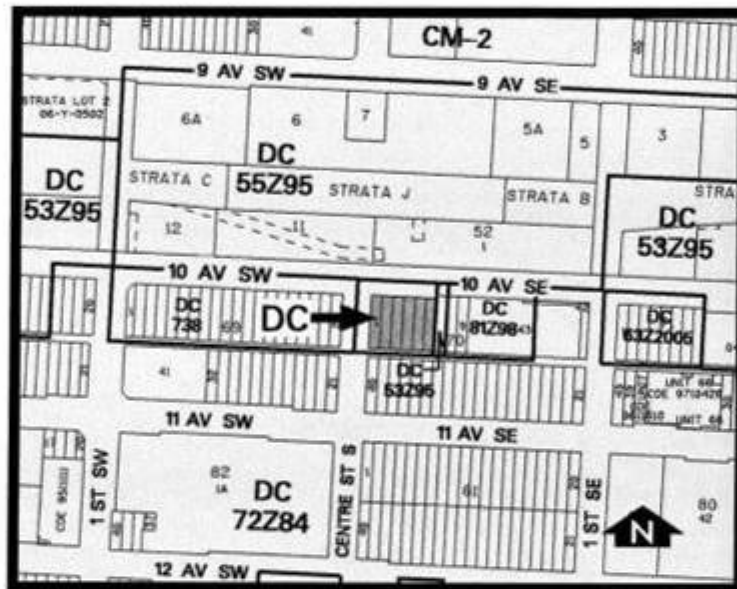
It is also the intent of this building to be connected to the planned District Energy Facility.

Bicycles:

Secured Class 1 bicycle parking facilities are provided in the first levels of the parkade. Bicycle users' change/shower rooms are provided on the mezzanine level. Class 2 'U' racks are spread along the two street frontages interspersed amongst the street trees and readily accessible to all entrances to the building.

AMENDMENT LOC2007-0042
BYLAW NUMBER 69D2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the CM-2 Downtown Business District of Part 10, Bylaw 1P2007 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Use of Live-work units (N.P.) and the deletion of the following Uses:

- Amusement arcades
- Automotive sales and rentals
- Automotive services
- Automotive specialties
- Gaming establishment - bingo
- Signs – class 2.

Amendment 2007-0042 Bylaw 69D2008

SCHEDULE B

CONTINUED

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, Part 10 of Bylaw 1P2007 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) Gross Floor Area

- (i) A maximum of 5.0 F.A.R. for commercial development;
- (ii) A maximum of 8.0 F.A.R. for residential/mixed use development; and
- (iii) The maximum F.A.R. prescribed in subsections (i) and (ii) may be increased from 5.0 F.A.R. to a maximum of 8.0 F.A.R. for commercial development, and from 8.0 F.A.R. to a maximum of 12.0 F.A.R. for residential/mixed use development respectively in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as amended by City Council from time to time.

(b) Yards

- (i) A minimum of 1.5 metres adjacent to 10 Avenue SE;
- (ii) A minimum of 3.0 metres adjacent to Centre Street S; and
- (iii) No requirement for all other yards.

(c) Parking

Amendment 2007-0042 Bylaw 69D2008

SCHEDULE B

CONTINUED

In addition to the requirements of Section 18, Part 10 of Bylaw 1P2007, the following shall apply:

- (i) a minimum of 0.9 stalls for each residential and live-work unit; and
- (ii) 0.15 stalls per residential unit for visitor parking, unless a lesser amount is demonstrated to the satisfaction of the Approving Authority.
- (iii) A parking relaxation may be considered for dwelling units equal to or less than 37.16 square metres (400 square feet) in the area at the discretion of the approving authority.

(d) **Building Design**

All uses at grade shall be street oriented and include entrances at grade directly fronting the public street.

(e) **Landscaping**

- (i) A minimum of 30 per cent of the site area plus all public boulevards shall be landscaped;
- (ii) Landscaped areas contained either at grade or at the top of a podium may be counted towards the 30 per cent landscaping requirement; and
- (iii) All areas at grade that are not covered by building or driveway access shall be landscaped.

(f) **Floor Plate Size Restrictions**

All residential floor plates higher than 36 metres above grade shall have a maximum gross floor area of 930 square metres.

(g) **Building Height**

Amendment 2007-0042 Bylaw 69D2008

SCHEDULE B

CONTINUED

No maximum height.

(h) Guidelines for Commercial Uses

- (i) Except uses at grade, no commercial uses shall be located on a same storey or above a residential use; and
- (ii) Except for live-work units, commercial uses shall have separate entry from that of the residential component of the building.

(i) Live-Work Units

- (i) The working area shall not exceed 50 percent of the total floor area;
- (ii) Signage is limited to the interior of the building;
- (iii) No aspect of the operation shall be visible from outside the building;
- (iv) There shall be no outside storage of material, goods or equipment on or immediately adjacent to the site;
- (v) Except at-grade, no live-work unit shall be located on the same story as a purely residential use; and
- (vi) No live-work unit shall be located on a storey above a purely residential use.

(j) Outdoor Cafe

The use of outdoor speaker system(s) is prohibited.

(k) Recycling Facilities

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority.

(l) Home Occupations

Amendment 2007-0042 Bylaw 69D2008

SCHEDULE B

CONTINUED

Home occupations shall comply with the rules contained in Section 20, Part 10 of Bylaw 1P2007.

(m) Existing Uses

Any use approved by the Approving Authority and 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.

(n) Dwelling Unit Maximum

The maximum overall number of dwelling units shall not exceed 224.

ITEM NO. : 1
(1:30 pm)

Richard Goecke

COMMUNITY: BELTLINE

FILE NUMBER: DP2007-4451

MUNICIPAL ADDRESS: 105 – 10 Avenue SE

APPLICANT: Carmen Bennett Architect

DESCRIPTION: Apartment Building (407 Units) with Commercial

Comments Provided by the Panel:

- The panel compliments the applicant for submitting a project which includes mix of uses, including street-level retail which not only serve the building but the broader community.
- Notwithstanding the fact that the function of the shelter is going to change (as per the written justification of the project) the panel is concerned with the appropriateness of the planters on Centre St. and 10 Ave. Concerns would include plant maintenance, collection of refuse, reduction of the effective width of the sidewalk, less effective access to retail tenants.
- The panel feels that the project would benefit from the simplification of the podium, and a more cohesive massing strategy of the tower (residential vs. office), and its relationship to the podium. The panel feels that the podium is struggling to find its identity between a modern interpretation of the existing historic building and simply duplicating the existing building in more modest materials.
- The panel also feels the podium element would be more successful if it responded to adjacent historical/warehouse buildings through the rhythm and level of relief of the façade, and further, the podium should respond to the tower elements above in a more complementary way.
- The panel commends the applicant for the integration of the bike racks between tree planters within the public right-of-way. The panel feels it appropriately activates the street edge while optimizing pedestrian movement against the building edge.



September 19, 2008

The City of Calgary
Development and Building Approvals #8073
P.O. Box 2100 Station M
Calgary AB, T2P 2M5

Attention: Richard Goecke – File Manager

RE: DP2007-4451

In regards to the above Development Permit Application the Victoria Crossing BRZ would like to offer the following comments.

I. Operations

In conjunction with Beltline Communities and the applicant, we have created what is commonly being referred to as "The Good Neighbour Agreement" (GNA). This agreement outlines the broad operational conditions under which the proposed building will operate. Our support for this development is contingent on all the points in the GNA being upheld, and we need the City of Calgary to support us with the necessary and applicable tools to uphold the GNA, and to respect that this is a Community driven initiative.

II. Use

We would support the applicants desire to have the designation of "Special Care Facility" under the Land Use Bylaw. This will allow for the applicant to address issues with tenants in a far more efficacious manner than would be allowed under the Landlord/Tenant act or the Innkeepers act.

III. Floor Plan

The 8NW8 building run by the Central City Concern in Portland Oregon has been heavily referenced by the applicant as being a model that they would like to emulate. From our own research into the 8NW8 building and surrounding area in Portland we have some concerns and questions over why the applicant has chosen to pursue the design features that they have as they run counter to the design of 8NW8. Specifically, 8NW8 was intentionally designed with features that encourage communal living and peer monitoring which are key elements of their program. We are struggling to see how the applicant's floor plans emulate this. Sight lines from elevator and stairwell access points do not lead to common areas, and amenity areas lack design features that encourage active uses.

IV. Landscaping

We find that the placement and use of the planter boxes as indicated would impede access and act as a barrier to the at-grade retail. Additionally, they could pose a restriction to the flow of pedestrian traffic where placed.

Victoria Crossing BRZ
310, 1202 Centre Street SE, Calgary, AB T2G 5A5
Phone: 403.265.2888 **Email:** lowd@vcrossing.com
Web site: www.vcrossing.com

V. Streetscape

- i) The street/corner condition of the N.W. corner we find to be lacking in articulation and permeability. As this is where Volunteer Way will begin, we would like to see a more open treatment of this corner.
- ii) We are somewhat confused by the "enclosed outdoor seating" areas as it is not indicated what use they are attached to or how they are accessed. Regardless, we are not in support of seating areas that would not be publicly accessible at grade. Further, we would caution against providing seating that may encourage loitering or facilitate interactions between clients and those "still on the street". Having said this, we would be *highly supportive* of enclosed outdoor seating attached to a restaurant or café type use.

VI. Podium

While we commend the applicant in attempting to be sympathetic to the style and form of the warehouse district, we find that there is a serious disconnect between the podium and the tower. Overall we feel that there is an inconsistency in the tone being expressed throughout the building with multiple and competing elements being articulated.

VII. Massing

While providing for an interesting community space, we feel that the proportionality of the building is somewhat skewed towards its apex and does not aid in creating a sense of integration between the podium, and the tower.

VIII. Rooftop and Trellis

- i) We strongly object to the size and location of the sign panel, and would suggest that a more "subtle" approach be taken to identifying the building. Again referring to 8NW8 in Portland, part of the success of the building was its integration into the environment and that its use is indistinguishable from others uses in the area.
- ii) We also strongly object to the cable stayed metal trellis.

IX. Parking

We can appreciate the challenges of building "affordable housing" and providing adequate parking given the current cost per stall. We do however have to consider future uses and tenants of the building and so do not support a full relaxation of the parking requirement. We would propose a .15 requirement per residential unit. In addition to this we would encourage the applicant to explore parking alternatives such as car sharing.

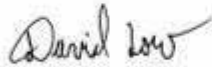
X. Hoarding

We would request that the applicant apply for the decorative screening option on their hoarding permit, or provide for an independent equivalent in consultation with the Community and BRZ.

To conclude, this will be a very important building in the area for many reasons. We can appreciate the applicants desire to move forward with the project, however we do not wish to see the Development Permit process rushed because of delays in the Land Use. We therefore request that we be made aware of all design changes before final approval of the permit.

We appreciate your consideration of our comments. If you require any further information, please contact me at 403.265.2888.

Sincerely,



Executive Director



OFFICE OF THE CHIEF OF POLICE

Community and Police
Working Together

2008 September 4

Mr. Pat Nixon
CEO, The Mustard Seed
102 – 11 Ave. S.E.
CALGARY, Alberta
T2G 0X5

Dear Mr. Nixon:

I am happy to confirm the Calgary Police Service's support of the Mustard Seed's proposed affordable housing initiative in Calgary's Beltline.

The Calgary Police Service has a long-standing relationship with the Mustard Seed, as both organizations come into contact with many of the same individuals during our day-to-day activities. I consider us to be partners in a quest to keep Calgarians, from all walks of life, safe.

Affordable housing options, such as the one proposed by the Seed, are necessary for those citizens living on Calgary's streets due to economic hardship. People living on the streets are often victims of crime simply because of their proximity to criminal predators. Additional affordable housing options will improve not only their lives but will also result in safer, cleaner streets for all of us.

The Calgary Police Service also supports the objectives of Calgary's *Ten Year Plan to End Homelessness*. Having seen the difference affordable supportive housing projects have made in cities like Portland, OR, we are confident this is a step in the right direction.

The Mustard Seed has demonstrated an ongoing commitment to making Calgary a better place for everyone to live. To this end, the Calgary Police Service will continue to work collaboratively with its staff and executive team.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "RH".

Rick Hanson
CHIEF OF POLICE

cc: Alderman John Mar

Yes ? No

6 3 5			Materials & Resources	14 Points
Y			Prereq 1 Storage & Collection of Recyclables	Required
		N	Credit 1.1 Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof	1
		N	Credit 1.2 Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof	1
		N	Credit 1.3 Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1 Construction Waste Management: Divert 50% from Landfill	1
1			Credit 2.2 Construction Waste Management: Divert 75% from Landfill	1
		N	Credit 3.1 Resource Reuse: 5%	1
		N	Credit 3.2 Resource Reuse: 10%	1
1			Credit 4.1 Recycled Content: 7.5% (post-consumer + ½ post-industrial)	1
	?		Credit 4.2 Recycled Content: 15% (post-consumer + ½ post-industrial)	1
1			Credit 5.1 Regional Materials: 10% Extracted and Manufactured Regionally	1
1			Credit 5.2 Regional Materials: 20% Extracted and Manufactured Regionally	1
	?		Credit 6 Rapidly Renewable Materials	1
	?		Credit 7 Certified Wood	1
1			Credit 8 Durable Building	1

Yes ? No

10 4 1			Indoor Environmental Quality	15 Points
Y			Prereq 1 Minimum IAQ Performance	Required
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
1			Credit 1 Carbon Dioxide (CO₂) Monitoring	1
	?		Credit 2 Ventilation Effectiveness	1
1			Credit 3.1 Construction IAQ Management Plan: During Construction	1
	?		Credit 3.2 Construction IAQ Management Plan: Testing Before Occupancy	1
1			Credit 4.1 Low-Emitting Materials: Adhesives & Sealants	1
1			Credit 4.2 Low-Emitting Materials: Paints and Coating	1
1			Credit 4.3 Low-Emitting Materials: Carpet	1
1			Credit 4.4 Low-Emitting Materials: Composite Wood and Laminate Adhesives	1
1			Credit 5 Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1 Controllability of Systems: Perimeter Spaces	1
	?		Credit 6.2 Controllability of Systems: Non-Perimeter Spaces	1
1			Credit 7.1 Thermal Comfort: Compliance	1
1			Credit 7.2 Thermal Comfort: Monitoring	1
	?		Credit 8.1 Daylight & Views: Daylight 75% of Spaces	1
		N	Credit 8.2 Daylight & Views: Views 90% of Spaces	1

Yes ? No

4 1			Innovation & Design Process	5 Points
1			Credit 1.1 Innovation in Design_ Public Education , Presentation & Involvement	1
1			Credit 1.2 Innovation in Design_ Use of Potable Water Reduction more than 50%	1
1			Credit 1.3 Innovation in Design_ Greenhouse Gas Reduction	1
	?		Credit 1.4 Innovation in Design	1
1			Credit 2 LEED® Accredited Professional	1

Yes ? No

39 14 13			Project Totals (pre-certification estimates)	70 Points
Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points				



LEED Canada-NC 1.0 Project Checklist

Mustard Seed Affordable Housing Project
Preliminary Estimate Version_2 - Jan 16, 2009

Calgary, AB

Yes ? No

8 2 4 Sustainable Sites 14 Points

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

Yes ? No

4 1 1 Water Efficiency 5 Points

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

Yes ? No

7 3 3 Energy & Atmosphere 17 Points

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