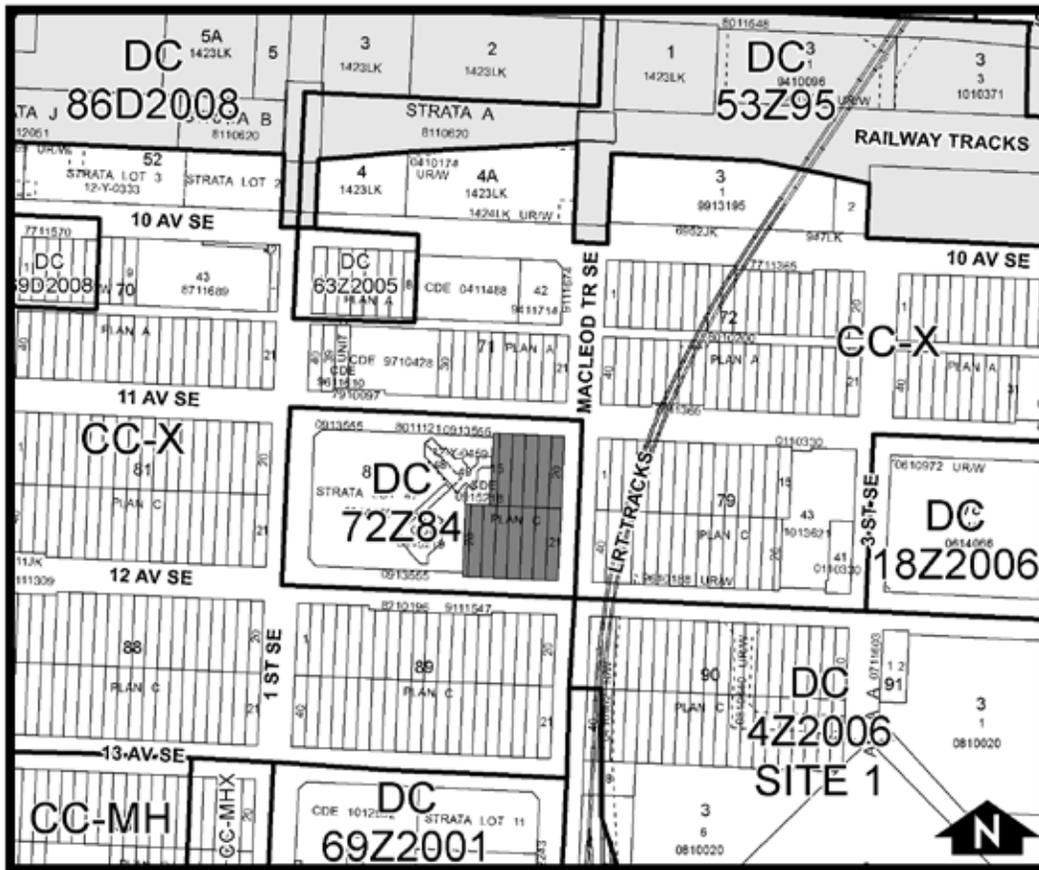


REPORT TO THE CALGARY PLANNING COMMISSION

<b>DEVELOPMENT PERMIT</b>	<b>ITEM NO: 01</b>	
	CPC DATE:	2012 December 06
	DP NO:	DP2008-3012

BELTLINE  
(Ward 8- Alderman Mar)



**PROPOSAL:**  
Seventeen (17) storey commercial development (office) with retail uses at-grade.

<b>APPLICANT:</b> Gibbs Gage Architects	<b>OWNER:</b> Balboa Land Investments
<b>MUNICIPAL ADDRESS:</b> 1109 and 1117 Macleod Trail SE 229 and 233 – 11 Avenue SE	<b>LEGAL DESCRIPTION:</b> Plan C; Block 80; lots 15-28 (Map 15C)
<b>EXISTING LAND USE DISTRICT(S):</b> Direct Control District 72Z84	
<b>AREA OF SITE:</b> 0.42 ha ± (1.04 ac ±)	
<b>CURRENT DEVELOPMENT:</b> 3 one-story commercial buildings	

**ADJACENT DEVELOPMENT:**

**NORTH:** 2-storey commercial development

**SOUTH:** Vacant

**EAST:** Temporary Surface Parking Area

**WEST:** High-Density Mixed-Use Residential & Commercial Development

<b>DEVELOPMENT SUMMARY</b>			
<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
<b>DENSITY</b>	8.0 F.A.R	8.0 F.A.R	N/A
<b>HEIGHT</b>	No limits	80.3 metres	N/A
<b>PARKING</b>	1 stall/ 90 m <sup>2</sup> (office)=304 stalls  1 stall/ 139.4 m <sup>2</sup> (commercial) = 11 stalls	304 stalls (office)  11 stalls (commercial)	None
<b>EXTERIOR FINISH MATERIALS</b>			
<b>Walls:</b> Brick Veneer (red); metal and glass spandrel panels (blue & green tints)			
<b>Roof:</b> Spandrel Panels (light-green & light-blue tint)			
<b>Windows:</b> Vision glass (light-green & light-blue tint)			

<b>SUMMARY OF CIRCULATION REFEREES</b>	
<b>ENVIRONMENTAL MANAGEMENT</b>	Not Applicable
<b>COMMUNITY ASSOCIATION (Beltline Planning Group and Victoria Park BRZ)</b>	No comments received from both groups.

## **PLANNING EVALUATION**

### **Introduction**

The subject development proposes the development of a 17 storey office building with retail uses at-grade.

### **Site Context**

This development represents the second phase of a comprehensive block development. The first phase on the west half of the subject block (partly operating and under construction as of the date of this report) comprises of two apartment buildings (429 units) and one 13-storey office building, all connected by a commercial podium (DP2006-0348). The subject block is found along the Macleod Trail SE/1 Street SE mixed use corridors that have recently experienced the birth of significant high-density mixed-use residential/commercial block developments.

### **Land Use District**

The lands encompassing the proposed development are subject to the land use provisions found in Direct Control Bylaw 72Z84. The root of this direct control district is from the Core Area Policy Brief endorsed by Council in 1982 October, and further amended on 1984 October 10, just before adopting the Direct Control Bylaw. The lands within the subject application are found within 'Commercial Core Zone 2' of this policy, intended to be developed with a full range of commercial, institutional and residential uses within a high-density format. The maximum density for a mixed-use development is 8.0 F.A.R. Further, the parking rates for office and retail uses for the lands south of the C.P.R tracks were to be provided at a ratio of 1 stall per 90 net square metres. As the proposed application provides for the minimum parking stalls required for both commercial and office uses at the maximum density allowed for such uses, the proposed development conforms to the parameters established for the subject lands.

### **Site Characteristics**

The subject site is rectangular in form and generally flat with no significant geographic features.

### **Site Layout & Building Design**

The design expression of the podium-tower building is contemporary in its form, made clear through the use of various shades of blue vision and spandrel glazing. The tower is made distinct from its podium through a stark contrast in building materials, as the principle cladding for the podium pays homage to the historic warehouse district in a contemporary manner. The development uses the same design language, materials and colour palette as the previous phase.

### *Grade Level Uses & Design*

At-grade, retail uses front along both 12 Avenue SE and Macleod Trail SE. The main pedestrian entrance at the south-east corner of the site. This entrance is celebrated through the use of floor to ceiling clear glass cladding, provided at the intersection of the two public thoroughfares, where a generous pedestrian realm is to be established. The principle cladding for the commercial podium is red brick veneer, in tribute to the historic warehouse district to accentuate retail and lobby areas, providing permeability and passive surveillance along the public thoroughfares. The first and second levels of the podium are differentiated through the use of composite screening panels and removable awnings. The use of a wide array of building materials along the first two levels provide for a podium design that relates to its logical commercial form and coincides with the range of its internal functions.

Along the pedestrian realm, a set of 3-steps are provided along the main pedestrian entrance, to the raised portion of the pedestrian realm within the property as required to provide a minimum elevation above the bylaw mandated overland flow zones. Within the main level floor plan, the back of house functions have been completely internalized to take advantage of the internal laneway as established by the first phase of the block development. In turn, the public frontages have been adequately served with active commercial retail units that provide for a fine-grade rhythm of activity along both public thoroughfares.

### *Podium Level Design*

The use of a wide array of building materials along the first two levels provide for a podium design that relates to its logical commercial form and coincides with the range of its internal functions. The façade along 11 Avenue SE includes the principle façade of the Calgary Labour Temple (currently referred to as the Flamingo Block) is to be retained for the most part, comprising of primarily dark brick and retrofitted glass panels. This façade is to represent a pedestrian entrance to the largest commercial retail unit, situated at the north-east corner of the site. The second level floor plans along this façade are to be commercial in nature, being in parallel with the previous using along this façade.

### *Tower Level Uses & Design*

Above grade, the 15 levels of the office tower rise from its commercial podium. Each level comprises of an office floorplate 1 878 square metres (20 213 square feet). The rectangular form of the office tower coincides with the architectural expression of the first phase of the block development. The office tower itself is identical in both form and function to those already constructed, on the north-west portion of this block. Principle materials for the towers include vision glass panels (light-blue) with pre-finished spandrel glass (translucent light-blue) and metal panels (light-grey). The south-west elevation is accentuated through the use of green glass and spandrel panels, cladded in a tapering form beginning at the top level of the façade, to the bottom of the first office level.

As designed for both the residential and commercial buildings of Phase 1, the tower is capped with a gabled roofline contemporary in form. The roof level functions as the mechanical area and serves to screen these areas. The seamless transition to this level is provided through the continuity in the cladding material from the office levels.

## Landscaping

### *Boulevard Treatment*

The public boulevards are lined with public trees established in a trenching system capped within city standard grates. Patterned concrete paving bands are broom finished and provide for adequate pedestrian thoroughfares around the block. Furthermore, a series of class 2 bicycle stalls have been provided for at the south-west corner of the site, flanking the westernmost commercial retail units along 12 Avenue SE.

### *Above-Grade Terrace*

On the second level, a landscaped terrace area is proposed to be accessible for all office and retail patrons. In addition, a pedestrian bridge is intended to provide for additional access to the site from the first phase of the block development. This outdoor space is to be hardscaped with cast-in-place sandblasted concrete pavers, in decorative banding patterns. A series of ornamental trees and grasses are to be provided in planters and placed along a sinuous pedestrian path that connects the adjoining development to proposed office building. The pedestrian paths are to be made distinct through a different colour and a textured finished. Within the area, many wood-top benches (12 in total) provide for seating areas that are mostly placed alongside the building edges.

### *Green Roof Areas*

Both the podium and tower roof levels feature intensive green roof systems, furnished with rain sensors and automated spray irrigation systems. Eight to 10 sedum varieties are proposed to be applied within a 100 millimetre depth on top of the roof membrane. These areas are to contribute to decreasing the proposed development's impact to the urban heat island effect, in creating roof areas that absorb thermal energy, rather than reflecting it back into the atmosphere.

## Urban Design Review Panel

The subject application was reviewed by the Urban Design Review Panel. The comments provided from the Panel along with the respective response of the Applicant are as follows:

- (1) ***The Panel commends the Applicant for the overall concept for the way in which the street facades have been have been well developed with multiple entries, which is largely due to providing the mid block service and parking access.***

***Applicant's Response:*** Agreed.

- (2) ***The Panel is concerned that the patio area along the north and east edges may not function well during the winter months, when they would not be in use and would simply become empty spaces, and impede the interface between the inside of the restaurant and the streetscape. The Panel also suggests that the solid brick walls around the patios may not be the best approach, and could be improved by using a more visually permeable material or railing that can be removed during the winter months.***

**Applicant's Response:** The Applicant has modified design in response to comments, and now includes an elevated patio, glass partition panels, and greater visibility. Main floor elevation was raised to accommodate proper floodway elevations. Result will now provide a more user friendly interface, with better sightlines.

- (3) ***The Panel appreciates the Applicant's efforts to recognize the buildings that will be displaced by this project, but questions the re-creation of the Flamingo Block facade. The Panel feels that this approach might present an unclear impression of the City's history, and suggests that the Applicant consider a more honest and contemporary approach to materials and details.***

**Applicant's Response:** Applicant has responded to request of the City with this response, and additional options were explored. Applicant has satisfied Administration.

- (4) ***The Panel recommends that street furniture be included on all four sides, given that all four streets are busy thoroughfares. The Panel recommends the Applicant provide a comprehensive street furniture proposal, including seating, garbage receptacles, planter pots, etc. along all frontages to take advantage of the generous sidewalk areas provided.***

**Applicant's Response:** Sidewalk furniture was proposed, but was not supported in the application process.

- (5) ***The Panel would support the addition of bicycle racks in more locations than what is currently shown. The panel recommends the Applicant augment the Class 1 bicycle racks provided at the tower entries with racks dispersed along the remaining frontages. The Panel would support additional Class 1 bicycle racks located in the street tree planting alignment.***

**Applicant's Response:** Additional bike racks were proposed between the trees, but did not gain support in the application process.

- (6) ***The Panel appreciates the efforts to make a continuous inside-outside relationship at the southeast entry, but suggests further improvements that would improve the pedestrian condition (e.g. Provision of seating).***

**Applicant's Response:** Materials and finishes and patterns were revised to work together to create an activated inside-out experience. See previous note regarding additional seating.

- (7) ***Drawings 04 and 07 do not agree in terms of the landscape plan and should be resolved.***

**Applicant's Response:** Landscape plans are now co-ordinated.

- (8) ***The Panel is concerned that the Plus 15 landscape will be challenged by a lack of sunlight. It also notes that the patios on 11 Avenue and on Macleod Trail SE are located in the least sunny areas and may have difficulty in providing a comfortable outdoor environment.***

***Applicant's Response:*** Sunlight quantity is a concern, and low light plantings will have to be selected to ensure viability.

- (9) ***The Panel suggests that the overall way-finding strategy is unclear and suggests entries, windows and other openings with the apparent interior building configuration, (e.g. the Flamingo block façade does not accurately correspond to the conditions or uses behind it, and the Panel suggest that there be a more direct relationship between this façade and the building organization.)***

***Applicant's Response:*** The majority of the main floor frontage is retail, with the exception of an open concept lobby. The restaurant space is also clearly differentiated in treatment, scale and hierarchy. There is no building program that corresponds to the Flamingo block façade on the main or second levels. This is a homage to the former building materials, style and scale, not a replication of uses and building organization, and the faced has been revised to better reflect the uses behind the openings to the street. Further, the entire Keynote complex has made efforts to utilize the reference of historical materials in a contemporary manner. Urban rhythm, bay spacing, and street wall scale have also been maintained and reconfigured to reference the historical urban forms that were typical of the area.

## **Environmental Site Assessment**

There are no outstanding environmentally related concerns associated to the development site and proposed development scope.

## **Site Access and Traffic**

The back of house functions at-grade accommodates vehicular ingress and egress points provided from 12 Avenue SE, through a private lane that was previously established through the approval of the first phase (DP2006-0348). The entryway into the sub-grade parking levels are provided from the private laneway, where four loading stalls are also provided.

## **Parking**

A total of 315 vehicular parking stalls are provided within four sub-grade levels. This number represents the minimum stalls required for both office and commercial uses in appropriately serving its users, in accordance with the Direct Control Bylaw 72Z84. Further, 56 class 1 bicycle stalls have been provided on the first parking level, below grade. In addition, 34 class 2 bicycle stalls have been provided along the pedestrian edge at-grade, along 12 Avenue SE.

### **Site Servicing for Utilities**

All relevant deep main utilities (water, sanitary and storm) exist directly adjacent to the development site.

The applicant is required to submit a sanitary letter, prior to the release of the development permit. Said letter will state the projected peak sanitary flows; for both prior to, and after development completion. This information will be used by Water Resources to determine how the proposed development will impact the existing sanitary system within the vicinity. Development servicing and metering shall be to the satisfaction of Water Resources, and will be determined by way of the Development Site Servicing Plan circulation process.

### **Community Association Comments**

No comments were received from the Beltline Planning Group or Victoria Park Business Revitalization Zone (BRZ) at the time of circulation.

### **Adjacent Neighbour Comments**

No comments were received from adjacent neighbours.

### **CONCLUSION:**

The proposal is supported for the following reasons:

1. The proposed development fulfills Council's intent found in Direct Control District 72Z84 in accommodating a high-density commercial development, in tune with the Core Area Policy Brief (1982).
2. The proposed development provides for the appropriate completion of a comprehensive block development that began with the approval of its first phase (DP2006-0348).

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

Recommend that Calgary Planning Commission **APPROVE** the application with the following conditions:

#### **Planning:**

1. Submit a total of 6 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively addresses the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

- a. ALL of the plan set(s) shall highlight all of the amendments.
- b. Four (4) copies of a detailed written response to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

- c. In addition to the full sized plans requested above, please submit one (1) 11 x 17 complete set of plans for the purpose of the Development Completion Permit (DCP) process.

Please ensure that all plans affected by the revisions are amended accordingly.

### **Urban Development:**

2. Amend the plans to:

#### Water Resources –Overland Flow Zone

- a. Indicate on all relevant plans (parkade plans, etc.) that all electrical and mechanical equipment currently proposed below the minimum main floor elevation is to only service the proposed parkade levels; and that in the event of a flood scenario, the building will continue to operate and the safety of the buildings occupants will not be compromised. Also, indicate on all relevant plans that the mechanical / electrical components shown at / above the minimum main floor elevation only services the above building components that are on the main floor and above.

3. Amend the plans to:

#### Waste and Recycling Services – Collection Vehicle Access

- a. Provide details on all relevant plans which will demonstrate how the waste compactor and waste / recycling bins will be collected without being moved to the private drive lane.
- b. Indicate City standard clearances (both the vertical and horizontal clearances). If the clearances are less than 6.8 metres vertically (standard for internal building dumping) and 5.0 metres horizontally (standard manoeuvring), provide a letter of verification copied onto the plans, from a private waste and recycling contractor; indicating that a waste management company can sufficiently collect the waste compactor and waste/recycling bins in the provided clearances.

4. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of **\$464,123.40** to Urban Development. This levy includes both the Centre City Utility Levy approved under the **Centre City Utility Levy Bylaw 38M2009** and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using **\$4,710.00 per meter of site frontage (on avenues only)** for the proposed development (**98.54 metres**)
5. Submit a letter prepared by a qualified Professional Engineer; which will state the type of development and projected peak flows for sanitary flow; both prior to and after the development has been completed.

***For further details, contact the Development Technologist, Water Resources at 403-268-5730***

6. Submit information (updated title, consolidation paperwork, etc.) that proves that the title(s) that form part of the proposed development have been consolidated. City records indicate that there are currently multiple titles affiliated with the proposal and they shall be consolidated prior to the release of the development permit application.
7. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100 percent of the estimated cost of construction.

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

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

#### Roads

- a. Construction of new sidewalks adjacent to site
  - b. Construction of new wheelchair ramps,
  - c. Construction of new curb and gutter adjacent to site
  - d. Construction of a new driveway crossing at 12 Avenue SE
  - e. Closure of existing driveway crossings at 11 Avenue SE, 12 Avenue SE and Macleod Trail SE
8. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100 percent of the estimated cost of construction.

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

#### Roads

- f. Street lighting upgrading adjacent to site

#### **Transportation:**

9. A Mutual Access Easement Agreement shall be registered on all affected titles prior to the release of the permit. The City of Calgary shall be named a party to the Agreement to secure vehicular and pedestrian access in perpetuity. At this time, prior to decision, the Agreement shall be submitted to and approved by the City Solicitor to ensure that the signatories do not amend, terminate or discharge the agreement without the City's consent.

10. Execute and register on title a Sidewalks Access Easement Agreement over **C; 80; 15-28** (Servient Lands) in favour of **11 Avenue SE** (Dominant Lands) for the purpose of pedestrian access (2.134 metre easement area adjacent to the property line on 11 Avenue SE). The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
11. Execute and register on title a Sidewalks Access Easement Agreement over **C; 80; 15-28** (Servient Lands) in favour of **12 Avenue SE** (Dominant Lands) for the purpose of pedestrian access (2.134 metre easement area adjacent to the property line on 12 Avenue SE). The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
12. Execute and register on title a Sidewalks Access Easement Agreement over **C; 80; 15-28** (Servient Lands) in favour of **Macleod Trail SE** (Dominant Lands) for the purpose of pedestrian access (5.182 metre easement area adjacent to the property line on Macleod Trail SE). The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

#### **Parks:**

13. Indicate the existing street light along Macleod Trail SE and the distance between the street light and the proposed boulevard trees on landscape plan L1.1 and site plan. A minimum of 4 metre setback is required as per Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Adjust tree spacing and/or the number of proposed trees accordingly.

#### **Permanent Conditions**

##### **Planning:**

14. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
15. No changes to the approved plans shall take place unless authorized by the Development Authority.
16. 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.

17. Outdoor speakers in association with the development are not allowed.
18. Crushed aggregate or materials including but not limited to brick, pea gravel, shale, river rock and gravel are not permitted within required landscape areas.
19. All electrical servicing for signage and lighting shall be provided from underground.
20. A lighting system to meet a minimum of 10 LUX for uncovered parking areas with limited public access 54 LUX for parkades with a uniformity ratio of 4:1 on pavement shall be provided.
21. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
22. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
23. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
24. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.
25. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans.
26. Loading and delivery shall take place in the designated loading stalls as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the internal roadway and surface parking stalls.

#### **Urban Development:**

27. If **during construction** of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination, the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).  
  
If **prior to or during construction** of the development, the developer, the owner of the titled parcel, or any of their agents become aware of contamination on City of Calgary lands or utility corridors, the City's Environmental Assessment and Liabilities division shall be immediately notified (311).
28. 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.
29. Canopies, signage and awnings located within the corner cut area(s), bylaw setback and/or City road right-of-way shall be removed at the owner's expense within 30 days of the City of Calgary giving notice, as per the Streets Bylaw 20M88, Section 59.

30. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Urban Development, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

31. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which was submitted to Water Resources for review and acceptance. Any amendments to the ESC documents must be reviewed and approved by Water Resources in advance by contacting the ESC inspector that reviewed the documents or by contacting the Water Resources Erosion Control Coordinator at 403-268-2655.

For other projects where an erosion and sediment control report and / or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, 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 City of Calgary Guidelines for Erosion and Sediment Control ([www.calgary.ca/waterservices/esc](http://www.calgary.ca/waterservices/esc)). 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.

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 millimetres of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

32. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-4913. Sites south of 17 Avenue S should contact 403-268-1847.

33. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.

34. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.

35. As the development application has not provided the necessary waste and recycling storage space to comply with the requirements as identified in the current City of Calgary standards – “Design Guidelines for Development Permits and Development Site Servicing Plans, Waste and Recycling Section”, the developer or owner shall be responsible for the management of the waste and recycling on the site. The developer shall dispose, handle, store and collect waste on site pursuant to the approved plans provided by **Gibbs-Gage Architects** for **DP2008-3012**.

**Transportation:**

36. The Sidewalks Access Easement Agreement for the purpose of pedestrian access shall remain over **C; 80; 15-28** (Servient Lands) in favour of **11 Avenue SE** (Dominant Lands) until such time as required by the Development or Subdivision Authority in connection with Approval Number DP2008-3012 or extinguished with the consent of the Development or Subdivision Authority obtained through an application in writing to the Development or Subdivision Authority which shall be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.
37. The Sidewalks Access Easement Agreement for the purpose of pedestrian access shall remain over **C; 80; 15-28** (Servient Lands) in favour of **12 Avenue SE** (Dominant Lands) until such time as required by the Development or Subdivision Authority in connection with Approval Number DP2008-3012 or extinguished with the consent of the Development or Subdivision Authority obtained through an application in writing to the Development or Subdivision Authority which shall be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.
38. The Sidewalks Access Easement Agreement for the purpose of pedestrian access shall remain over **C; 80; 15-28** (Servient Lands) in favour of **Macleod Trail SE** (Dominant Lands) until such time as required by the Development or Subdivision Authority in connection with Approval Number DP2008-3012 or extinguished with the consent of the Development or Subdivision Authority obtained through an application in writing to the Development or Subdivision Authority which shall be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.

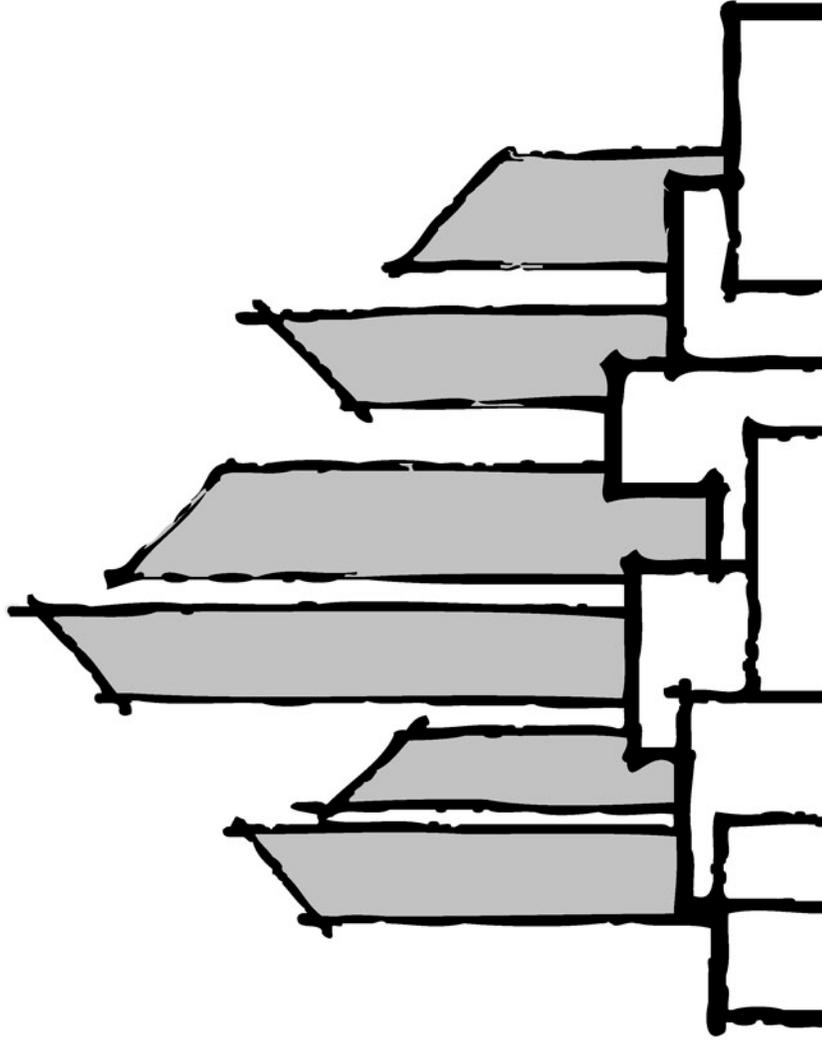
**Parks:**

39. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector at 403-268-5240 or at 403-620-3216.

Joseph Yun  
2012/November 26

TABLE OF CONTENTS

Conceptual Development	1
Site Plan	2
Landscape Plans	3-5
Level 01 Plan	6
+15 Level 02 Plan	7
Colour Elevations	8-10
Project Renders	11-13
Project Views	14-17
Elevation Streetscapes	18-19
Context Photos	20-22



original project sketch for Keynote Village

KEYNOTE - Tower 4

#### SCHEMATIC DESIGN SUMMARY

This is a summary of the design intent of Keynote Tower 4, and its relationship to the Bellline urban fabric and the completion of the Keynote Village Mixed-use Development. The Bellline has historical roots in Calgary and this is expressed in the unique architectural features of the century gone by. The Keynote Village is intended to be reflective of this red brick heritage of the Bellline and its relationship to the cosmopolitan glass towers of the Calgary City Centre. The Keynote Village project inspirational sketch (title page image) depicts the tower skyline on the brick foundation; an image that reflects the Bellline's longview and the image of the Bellline's role in Calgary as a vibrant mixed-use neighbourhood.

Keynote Tower 4 continues this urban dialogue completing the Keynote Village with a continuation of the red brick podium at the street/pedestrian edge. Engagement of the pedestrian at the podium was designed at a scale reflective of the Bellline heritage streetscapes. The podium offers a variety of commercial/retail spaces to enliven and animate the street with a high degree of permeability and articulated storefronts. The trees and widened sidewalks along the edges are intended to create a pedestrian zone to mitigate the surrounding traffic corridors and encourage walkable streetscapes.

#### URBAN CORNER

The Keynote Tower 4 site borders two very active corners at the south (12 Ave SE & Macleod Trail N) and north (11 Ave SE & Macleod Trail N) edges and used this architectural urban opportunity to create feature elements. The southern corner reveals a large corner cut to provide clear sight lines and give way to the two storey glass atrium office tower lobby. This space is designed to provide clear views into the space, with the podium edges returning in to blur the division between interior and exterior spaces. The northern corner provides a glass volume that provides an active restaurant space reflective of the Bellline warehouse heritage in its window arrangements and elevated wood soffits. The space provides outdoor seating areas and entrances along the Macleod Trail and 11 Ave SE to activate the street edge and corner.

#### HERITAGE OF SITE

The Keynote Tower 4 site has a portion of the site that is occupied by the Calgary Labour Temple known as the Flamingo Block, a class 'B' heritage building. Although the building did not require retaining, it was identified as a key part of the Bellline area and pivotal the project include its heritage features in the Keynote Development. The portion of the podium that is referential to the Flamingo Block provides a landmark amongst the Keynote Village and an opportunity to continue to tell the history of the Bellline.

#### GREEN FEATURES

Keynote Urban Village, although reflective of a historical past at its podium levels, is a development expressive of its time through its technological and environmentally innovative features. Keynote Tower 4 continues these characteristics through its expansive +15 level courtyard amenity space overlooking the pedestrian edges and the green roofs featured on the north-east podium corner and southern tower rooftop. These features will provide engaging spaces and views for the surrounding residential towers as well as the key environmental benefits.



## KEYNOTE - TOWER 4 CONCEPT

NOV 22, 2012

CALGARY PLANNING COMMISSION | KEYNOTE  
PRESENTATION | Gibbs & Gage

12/11/2012 10:01

**Project Statistics**

L01 - 3 092 sm  
33 268 sf

L02 - 1 821 sm  
19 596 sf

Typical Floor L03 - L17  
1 880 sm  
20 235 sf

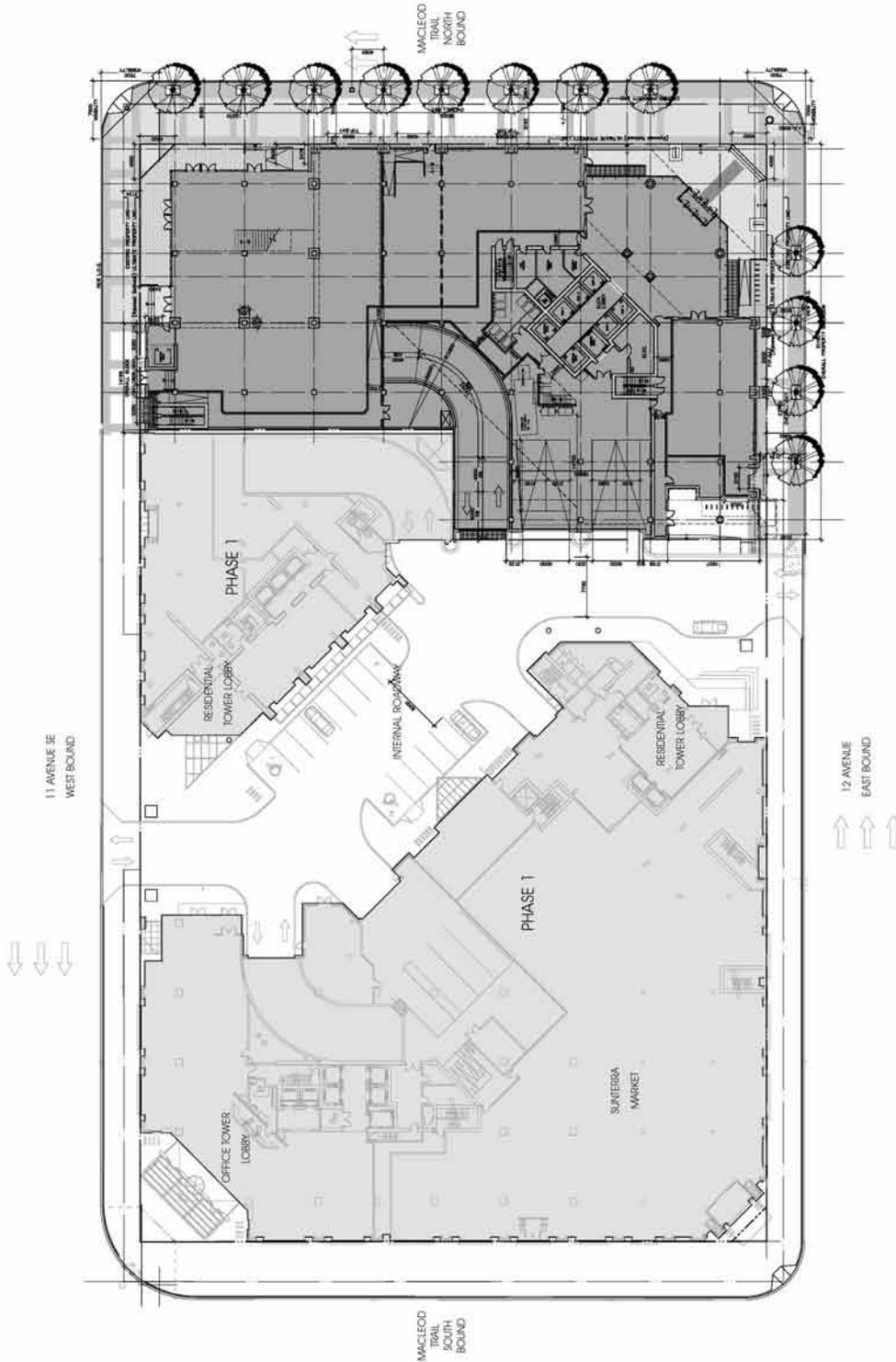
Mechanical Floor  
790 sm  
8 500 sf

Gross Floor Area Total  
33 640 sm  
362 098 sf  
(8.0 FAR)

Parking Stalls  
P01 - 73  
P02 - 88  
P03 - 92  
P04 - 95

Total Stalls - 348

\*REFER TO LANDSCAPE  
DRAWINGS FOR PAVEMENT  
PATTERNING DETAILS



# KEYNOTE - TOWER 4 SITE PLAN

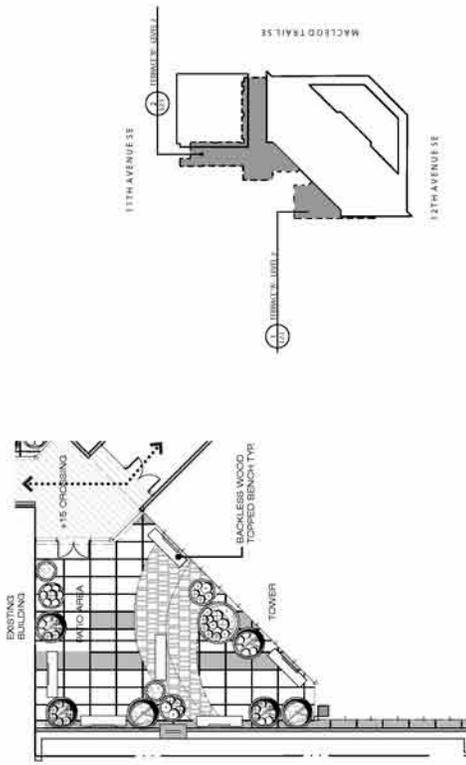
SCALE | 1:500

NOV 22, 2012

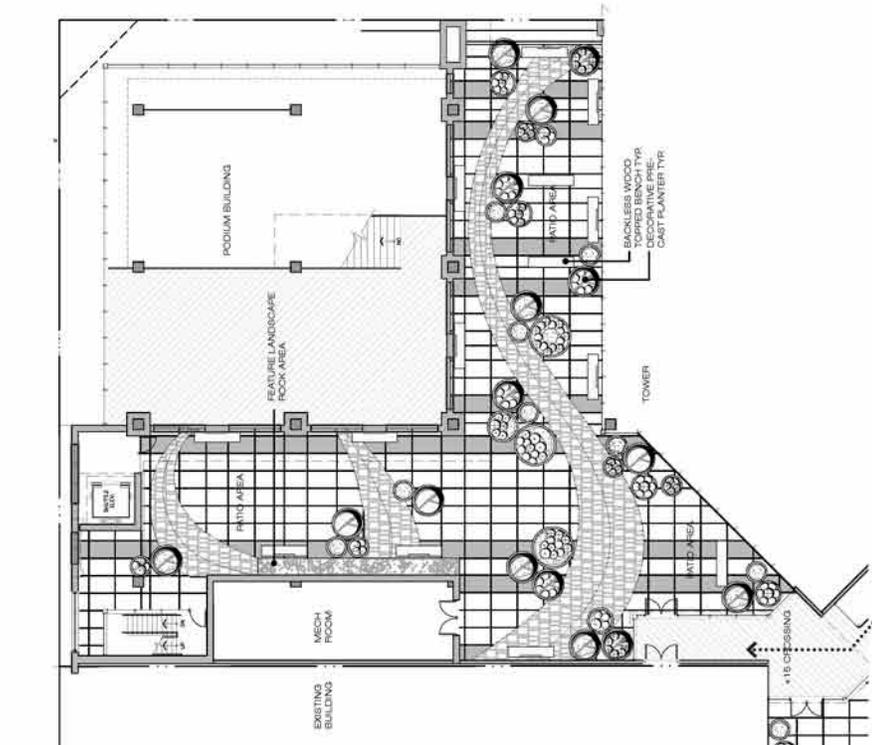
CALGARY PLANNING COMMISSION PRESENTATION  
KEYNOTE  
Gibbs Gage

12/11/2012 02



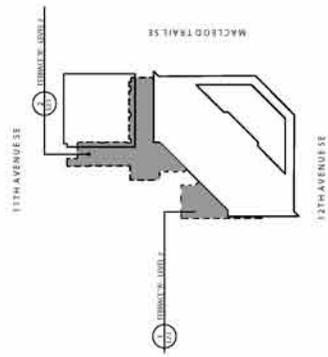


south +15 terrace 'B' landscape plan



+15 terrace 'A' landscape plan

keyplan of +15 terrace landscapes



**RECOMMEND PLANT LIST (PA 1.2.1)**

TREES	SYMBOL	CITY	DESCRIPTION
<b>ORNAMENTAL TREES</b>			
• GINKGO BILOBA			ORNAMENTAL TREES
• PRUNUS SP.			ORNAMENTAL TREES
• QUERCUS SP.			ORNAMENTAL TREES
• SYRINGA SP.			ORNAMENTAL TREES
• VIBURNUM SP.			ORNAMENTAL TREES
• YUCCA SP.			ORNAMENTAL TREES
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
• ANEMONE			PERENNIALS & ORNAMENTAL GRASSES
• ASTER			PERENNIALS & ORNAMENTAL GRASSES
• BELLIS			PERENNIALS & ORNAMENTAL GRASSES
• CROCUS			PERENNIALS & ORNAMENTAL GRASSES
• HIRUNDA			PERENNIALS & ORNAMENTAL GRASSES
• HYDRANGEA			PERENNIALS & ORNAMENTAL GRASSES
• IRIS			PERENNIALS & ORNAMENTAL GRASSES
• JONQUIL			PERENNIALS & ORNAMENTAL GRASSES
• LILY			PERENNIALS & ORNAMENTAL GRASSES
• PANSY			PERENNIALS & ORNAMENTAL GRASSES
• PEONIA			PERENNIALS & ORNAMENTAL GRASSES
• ROSE			PERENNIALS & ORNAMENTAL GRASSES
• TULIP			PERENNIALS & ORNAMENTAL GRASSES
• VIOLET			PERENNIALS & ORNAMENTAL GRASSES
• YUCCA			PERENNIALS & ORNAMENTAL GRASSES

**LEGEND:**

**PAVING STYLE**

- PAVED
- CAST IN PLACE CONCRETE
- LIGHT COLORED
- LIGHT SANDBLAST FINISH

**PAVING TYPE**

- CAST IN PLACE CONCRETE
- COLORED
- LIGHT SANDBLAST FINISH

**PAVING STRIPS**

- CONCRETE OR CONCRETE
- COLORED
- TEXTURED FINISH

**WOOD TOPPED BENCHES**

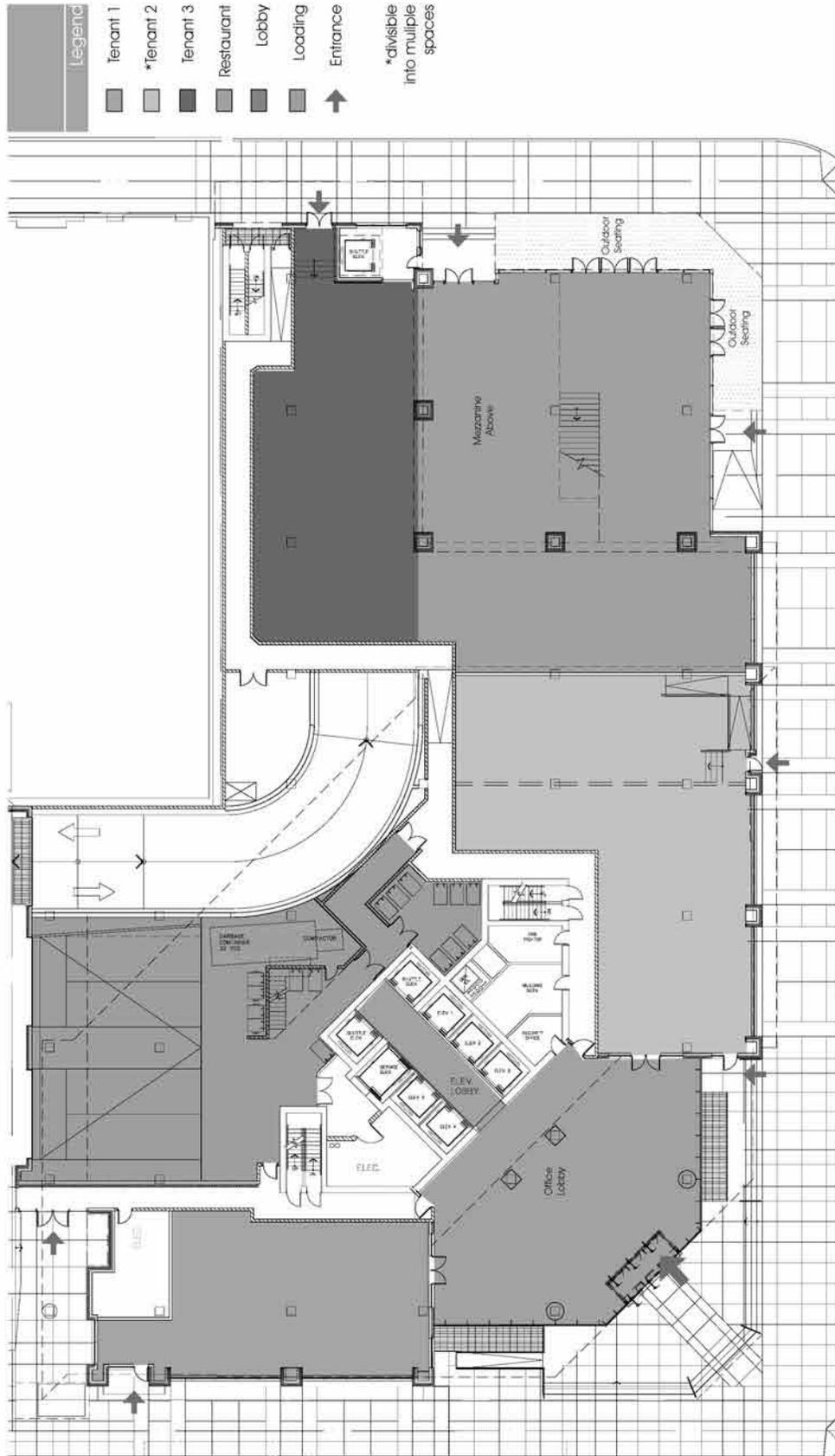
**PRECAST PLANTERS**

**GENERAL NOTES:**

- ALL PLANTINGS FOR TERRACES 'A' AND 'B' SHALL BE INSTALLED AND MAINTAINED FROM HERE FORWARD.
- THIS DRAWING HAS BEEN PREPARED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. CONSTRUCTION IS PROPERLY SEALED AND SIGNED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT RECEIVED JANUARY 16, 2012.
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- REFER TO ENGINEERING DRAWINGS FOR ALL DETAILS.

+15 terrace material legend





KEYNOTE - TOWER LOT 1

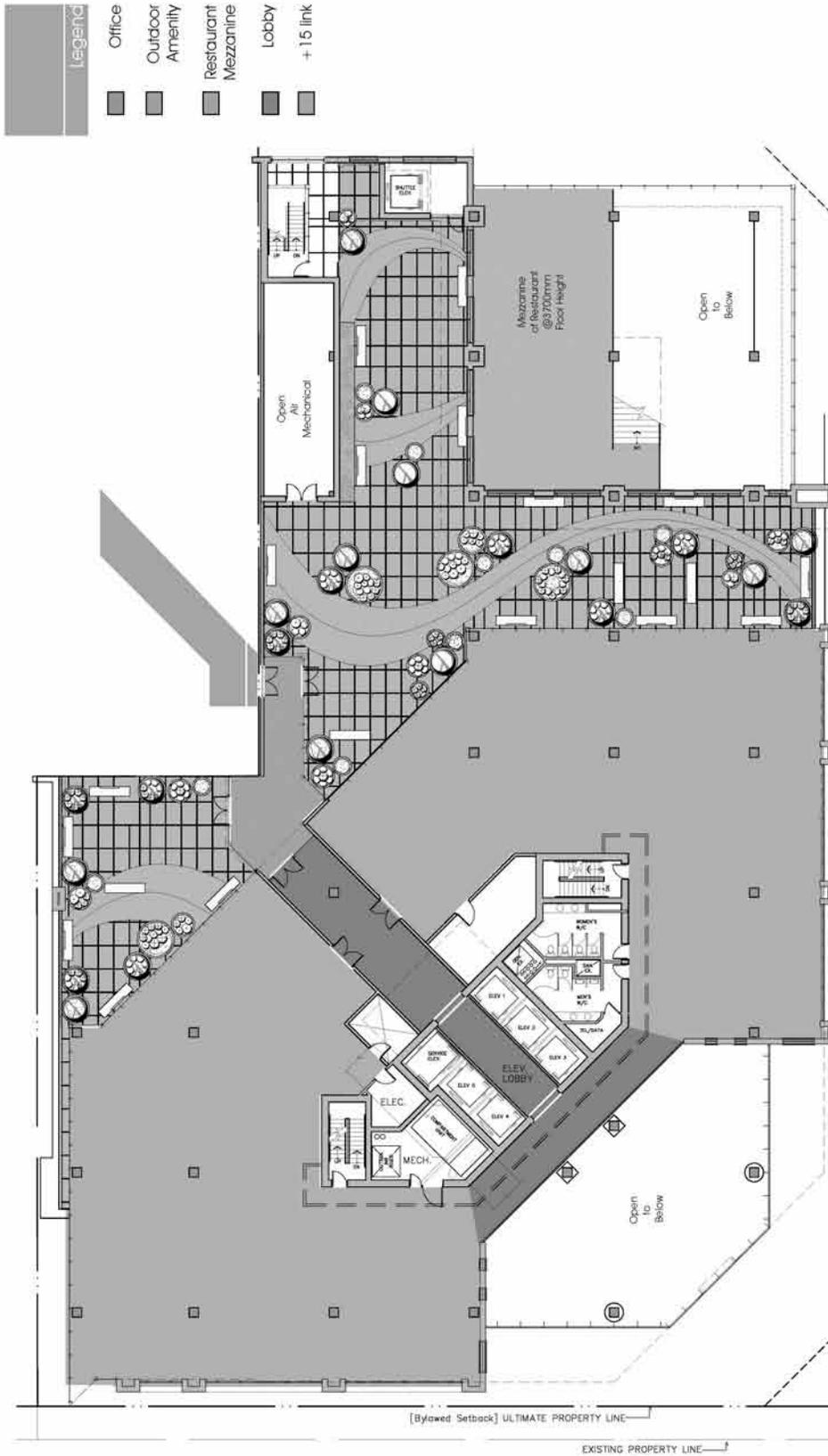
SCALE: 1/16" = 1'-0"

NOV 22, 2012

CALGARY PLANNING COMMISSION PRESENTATION

KEYNOTE

Gibbs Gage



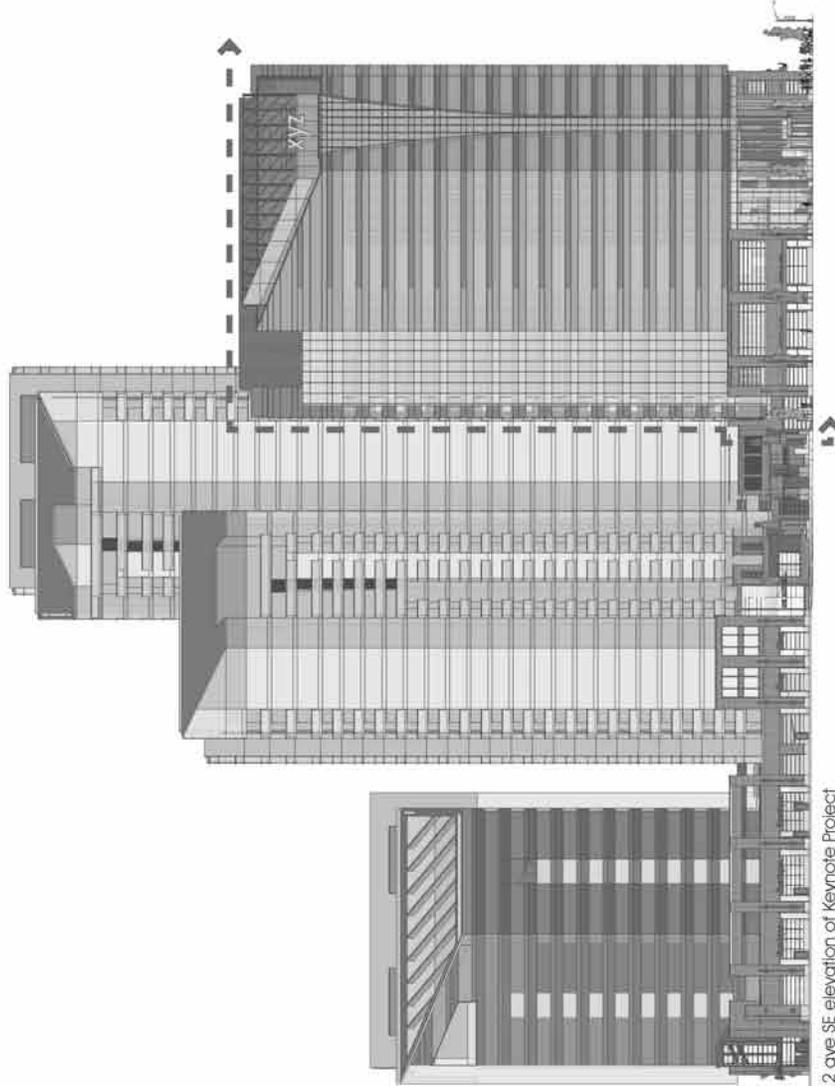
KEYNOTE - TOWER L02 SCALE: 1/16" = 1'-0"

CALGARY PLANNING COMMISSION PRESENTATION

NOV 22, 2012



KEYNOTE  
Gibbs Gage



view\_12 ave SE elevation of Keynote Project

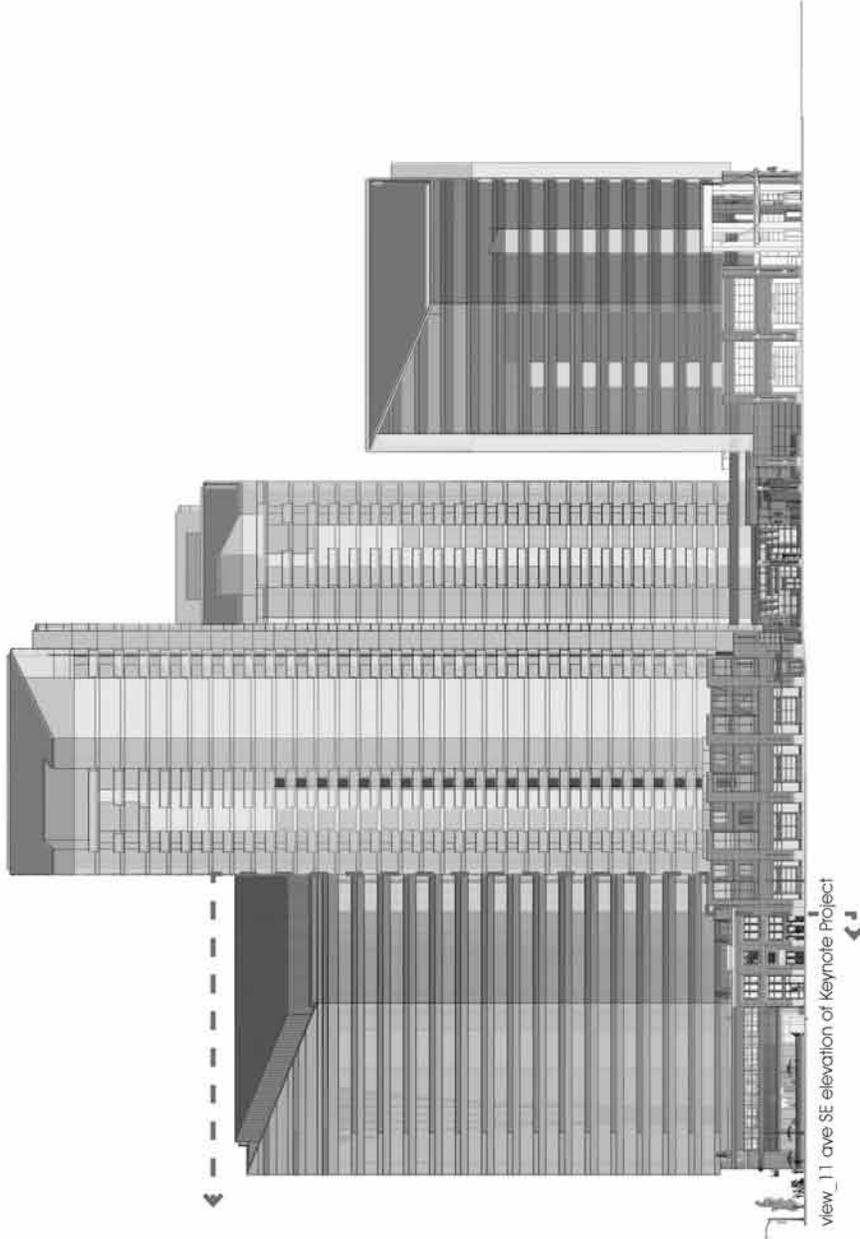
# KEYNOTE - Elevation

CALGARY PLANNING COMMISSION PRESENTATION

NOV 13, 2012

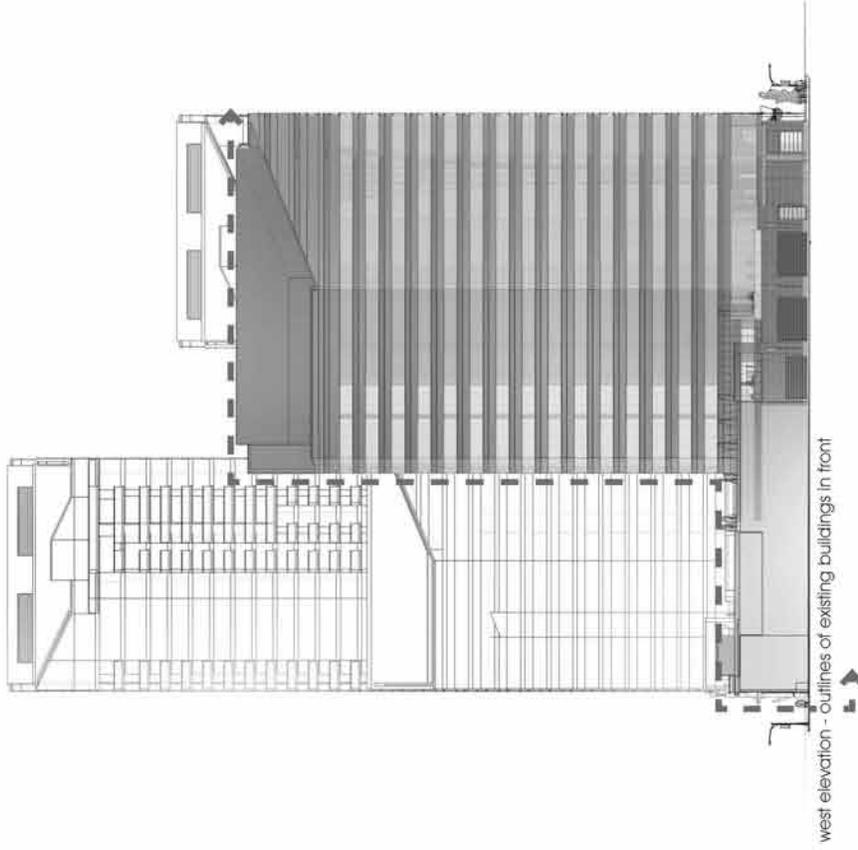
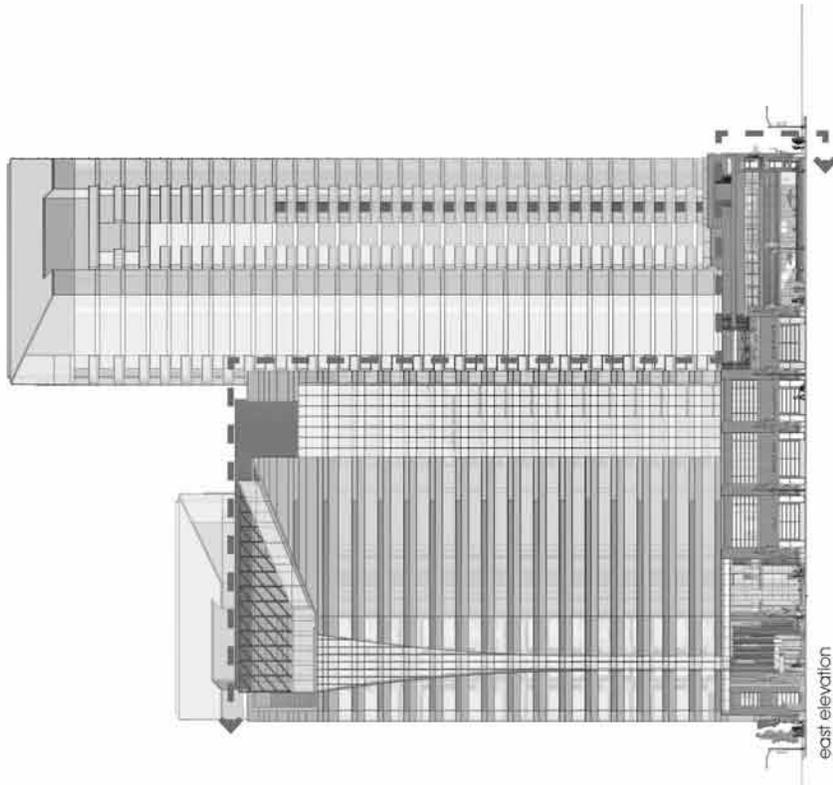
KEYNOTE  
Gibbs Gage

11/13/2012 10:08



View\_11 ave SE elevation of Keynote Project

# KEYNOTE - Elevation



east elevation

west elevation - outlines of existing buildings in front

# KEYNOTE - Elevations

NOV 13, 2012

CALGARY PLANNING COMMISSION | KEYNOTE  
PRESENTATION | GIBBS GAGE

10





view\_looking west from 11 ave SE at Macleod Tr north

# KEYNOTE - 11 Ave Corner Feature

CALGARY PLANNING COMMISSION PRESENTATION

NOV 13, 2012

KEYNOTE  
Gibbs Gage

17



view\_looking north from 12 ave SE at Macleod Tr north

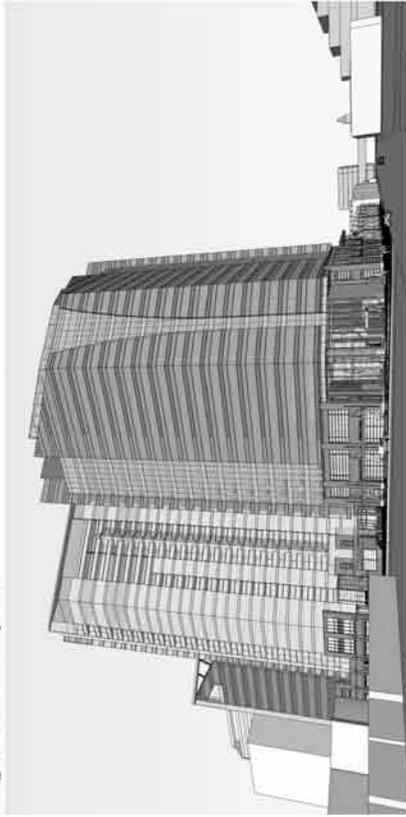
# KEYNOTE - TOWER 4 Lobby

CALGARY PLANNING COMMISSION | KEYNOTE  
PRESENTATION | Gibbs Gage

NOV 13, 2012

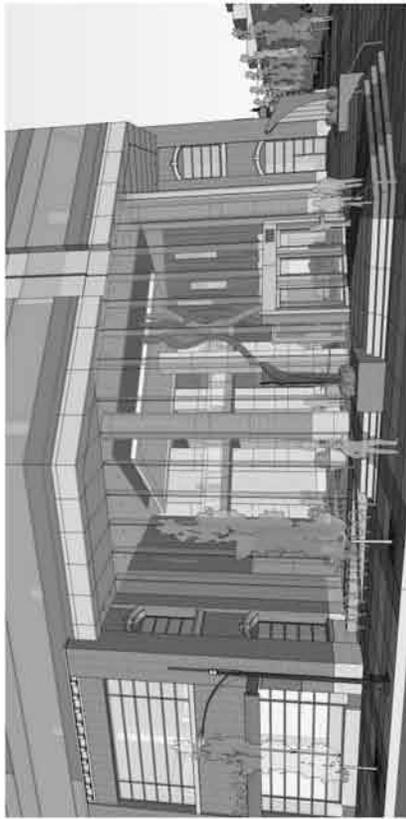
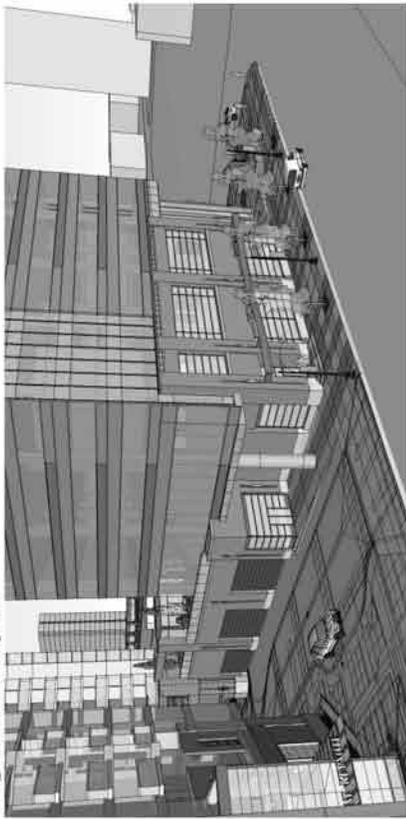
13

view\_Macleod Tr looking north



view\_Macleod Tr looking north

view\_12 ave SE looking east



view\_12 ave SE looking north to lobby

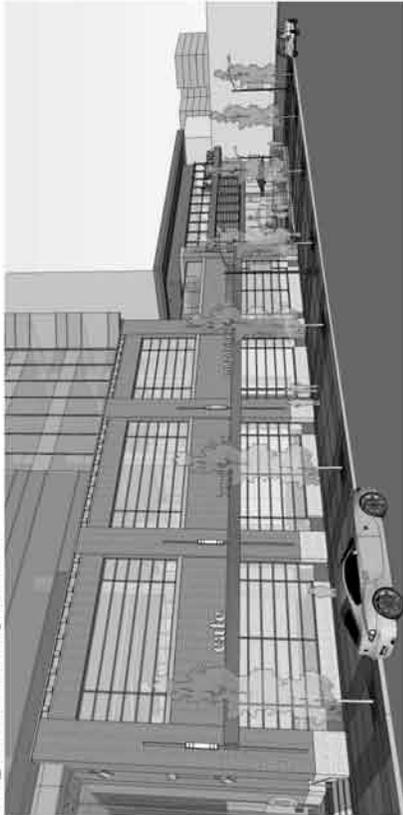
# KEYNOTE - Rendered Images

CALGARY PLANNING COMMISSION | KEYNOTE  
PRESENTATION | Gibbs Gage

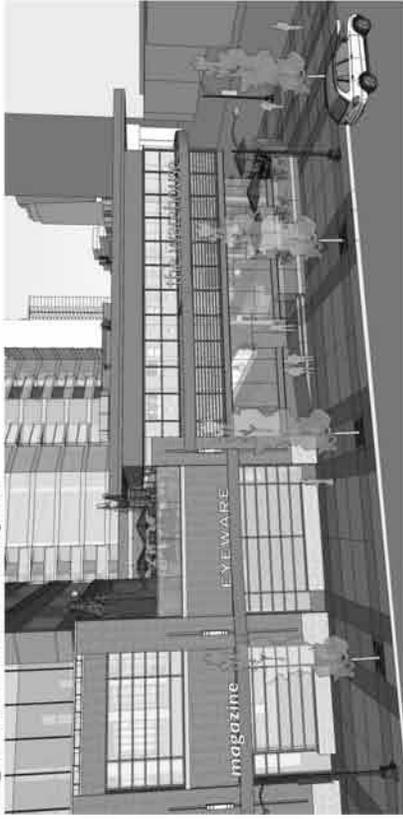
NOV 13, 2012

114

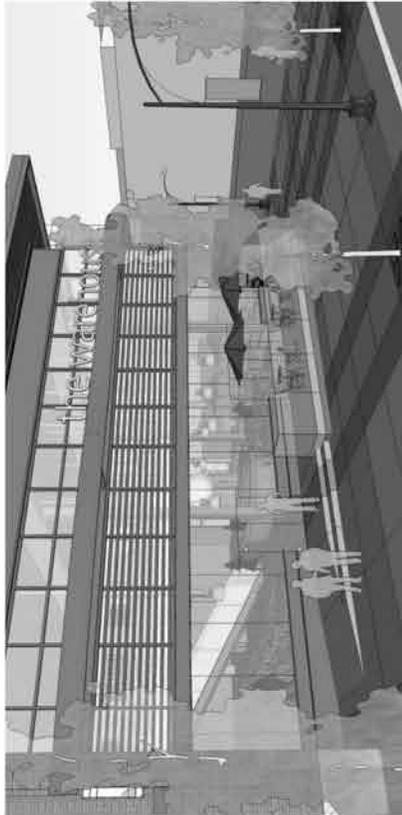
view\_Macleod Tr looking north west



view\_Macleod Tr & 11 ave SE looking west



view\_Macleod Tr & 11 ave SE corner looking north



view\_Macleod Tr & 11 ave SE corner looking south



# KEYNOTE - Rendered Images

NOV 13, 2012

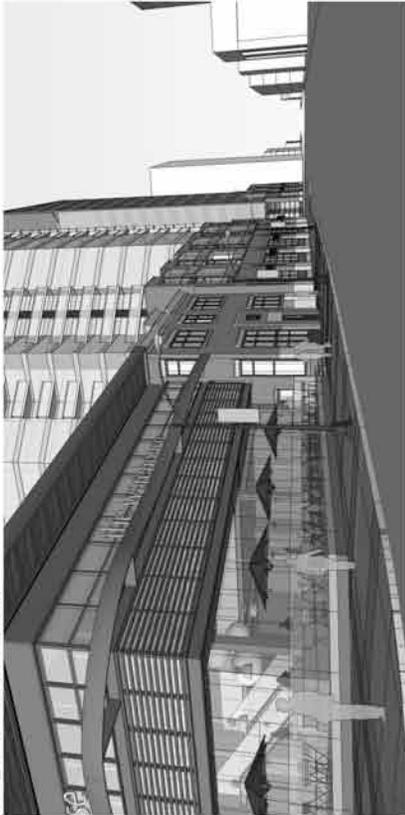
CALGARY PLANNING COMMISSION | KEYNOTE  
PRESENTATION | Gibbs Gage

16

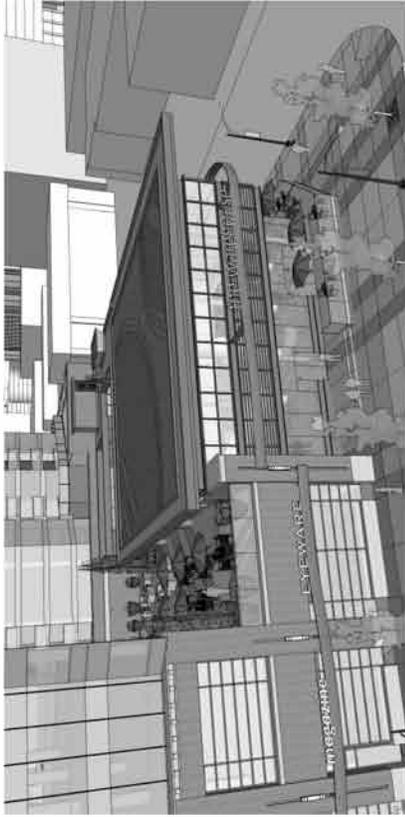
view\_11\_ave SE looking south at Flamingo Block



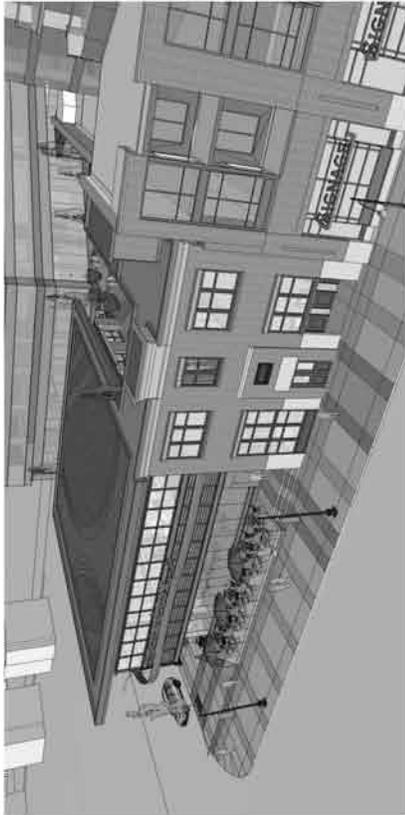
view\_11\_ave SE looking west



view\_Macleod Tr north birdseye looking west at terrace and green roof

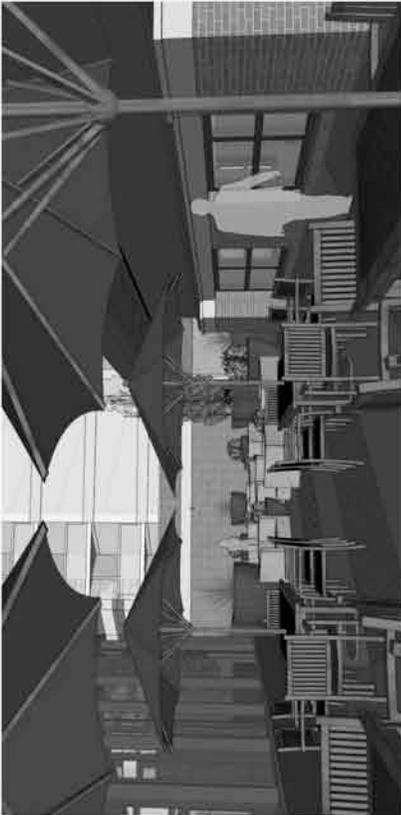


view\_11\_ave SE birdseye looking east at green roof and terrace

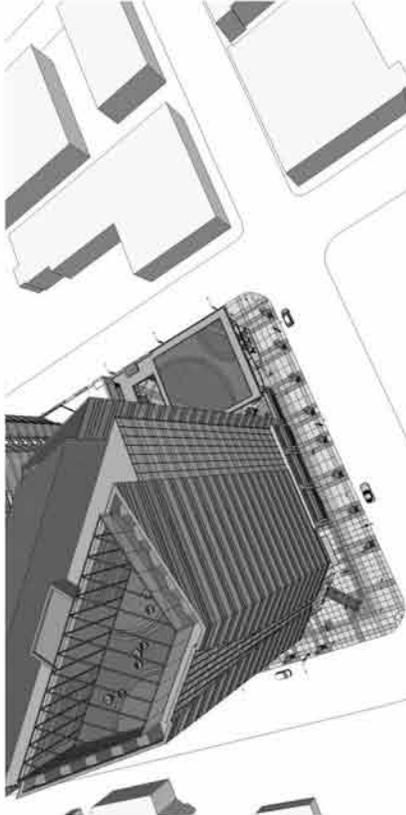
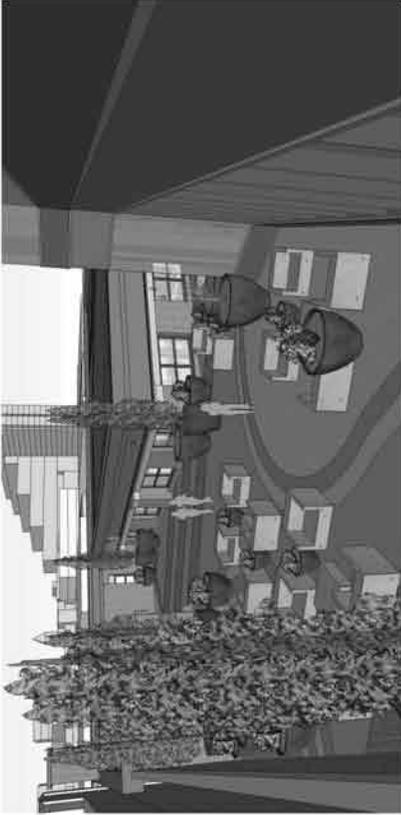


# KEYNOTE - Rendered Images

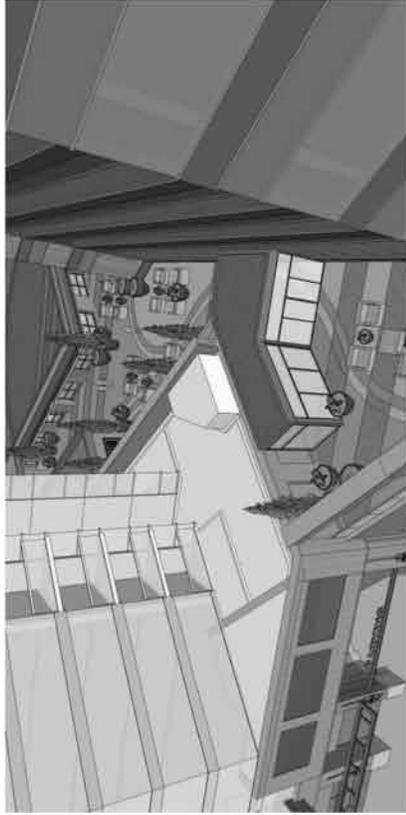
view\_level 2 amenity terrace on north east side



view\_level 2 amenity terrace north west side



view\_mechanical level glass enclosed open-air green roof



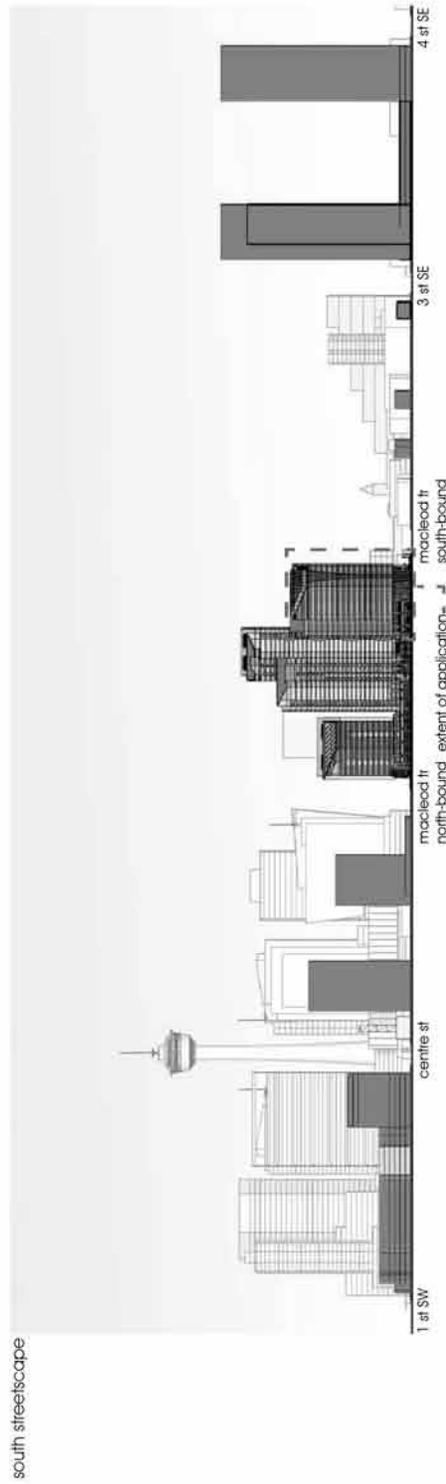
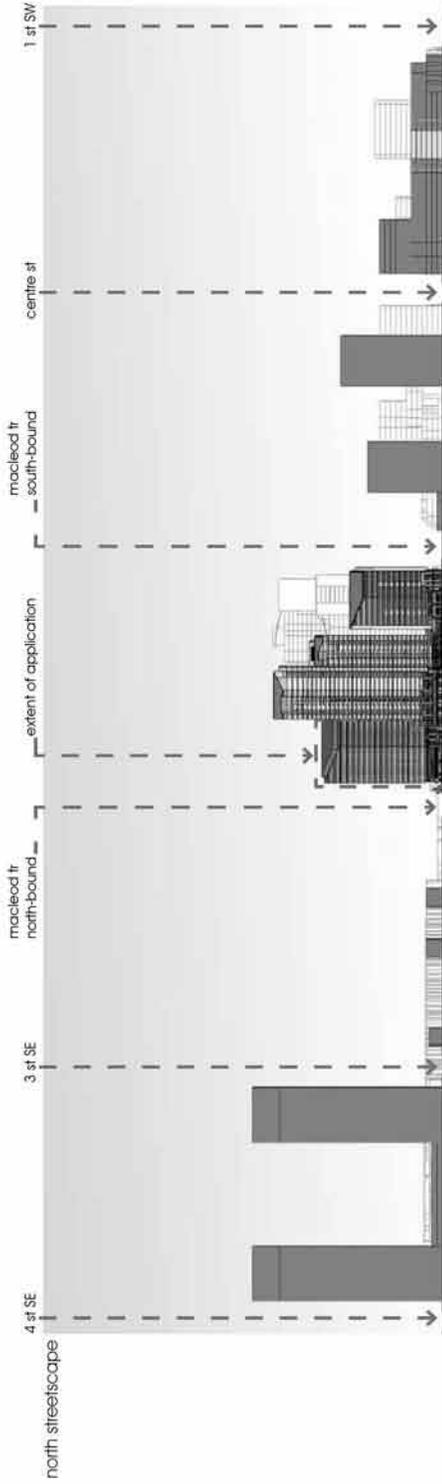
view\_birdseye of west terrace + 15 link

# KEYNOTE - Rendered Images

NOV 13, 2012

CALGARY PLANNING COMMISSION | KEYNOTE  
PRESENTATION | Gibbs Gage

17



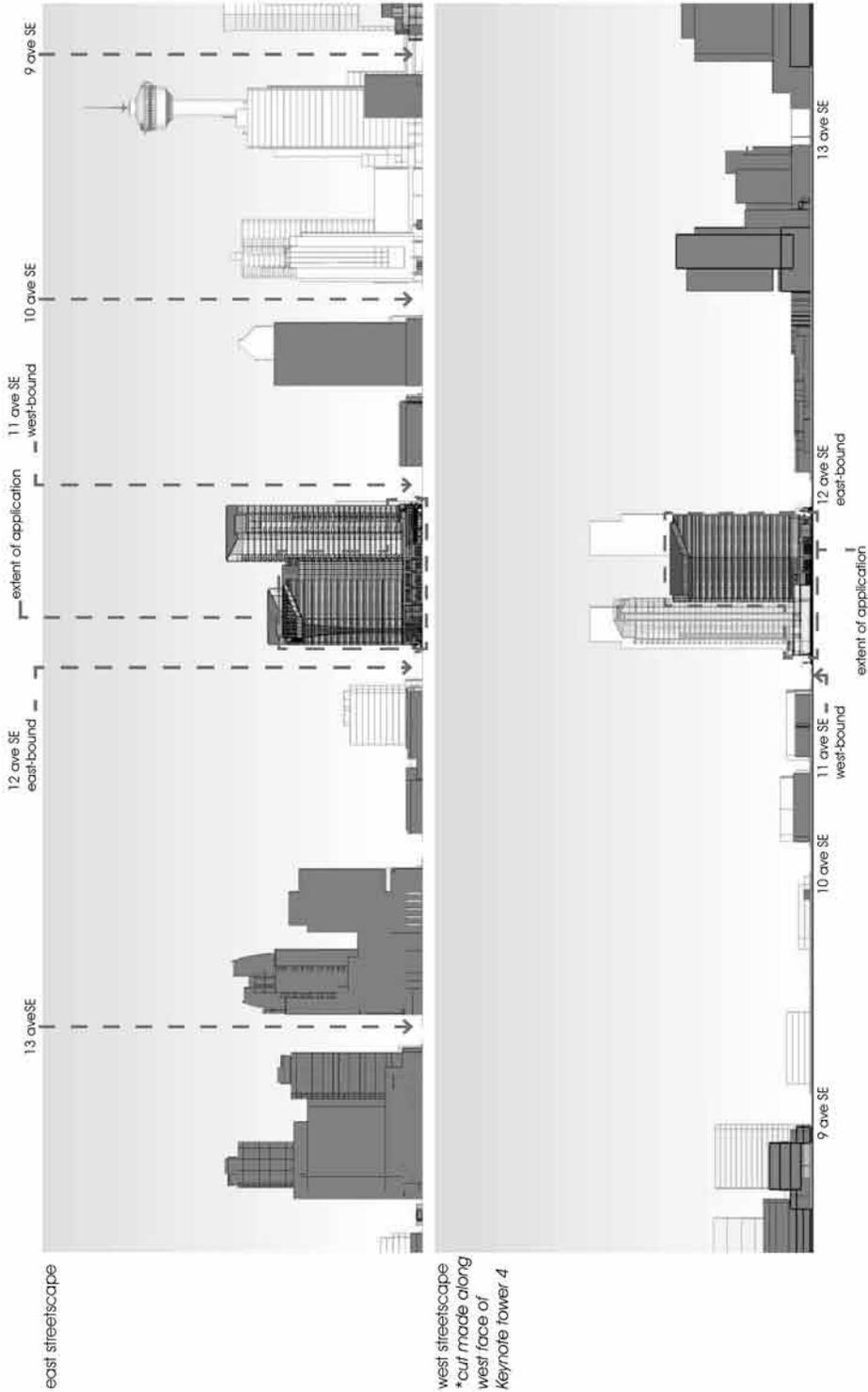
# KEYNOTE - TOWER 4 STREETSCAPES

CALGARY PLANNING COMMISSION PRESENTATION

NOV 22, 2012

KEYNOTE  
Gibbs Gage

18



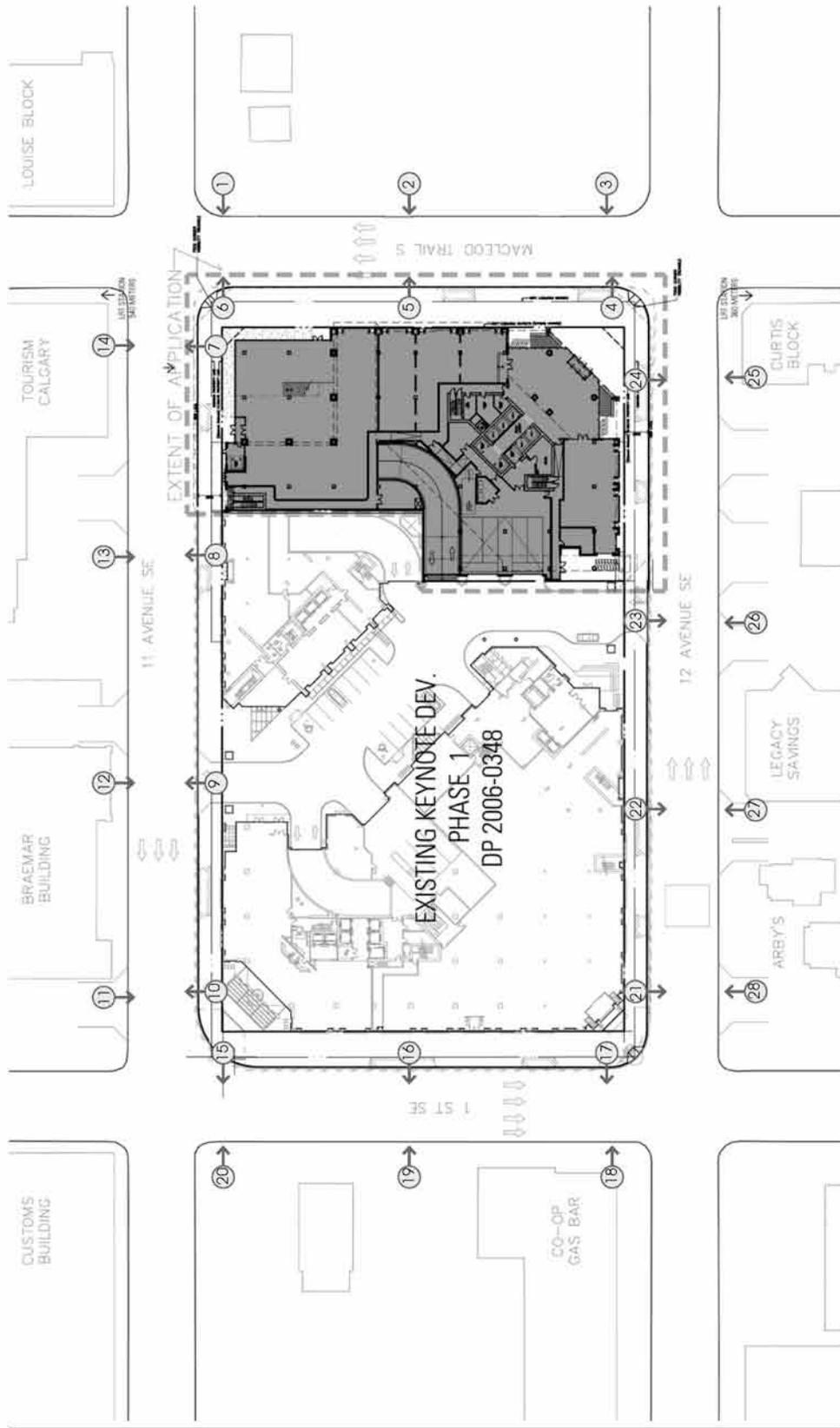
# KEYNOTE - TOWER 4 STREETSCAPES

CALGARY PLANNING COMMISSION PRESENTATION

NOV 22, 2012

KEYNOTE

Gibbs Gage



# KEYNOTE - CONTEXT MAP

PHOTO INDEX

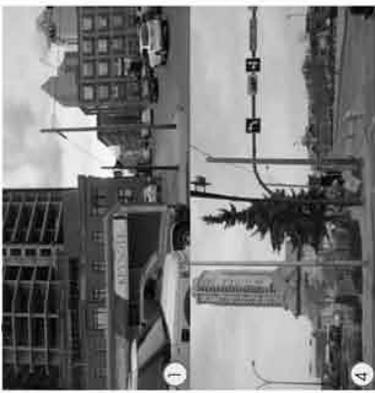


NOV 22, 2012

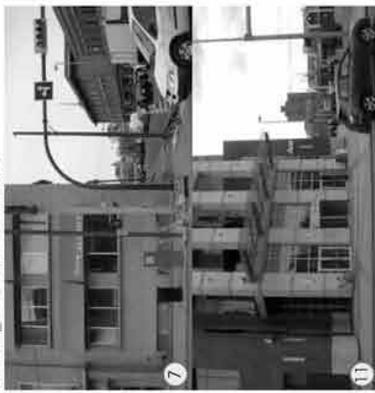
CALGARY PLANNING COMMISSION PRESENTATION

KEYNOTE  
Gibbs Gage

context Macleod Trail north bound



context 11 ave SE west bound

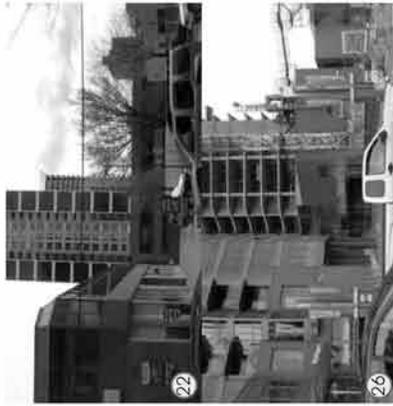
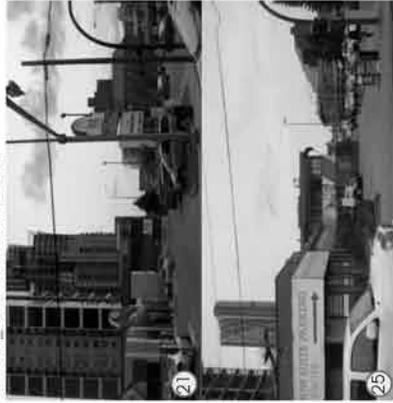


# KEYNOTE - CONTEXT PHOTOS

context, Macleod Trail south bound



context, 12 ave SE east bound



# KEYNOTE - CONTEXT PHOTOS

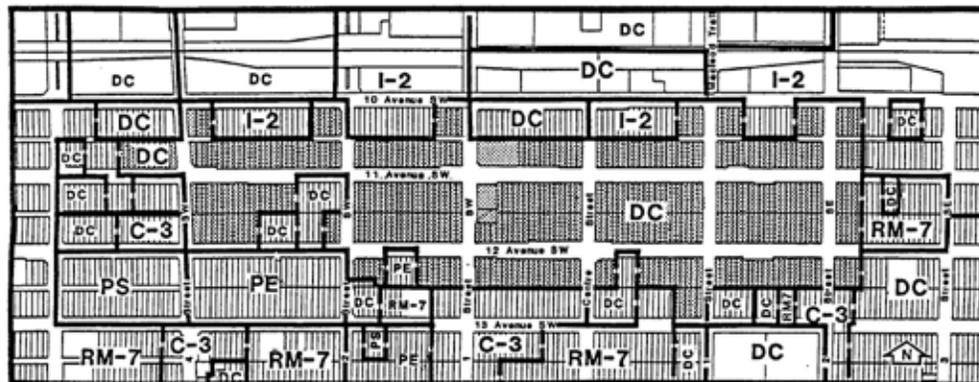
NOV 22, 2012

CALGARY PLANNING COMMISSION PRESENTATION

KEYNOTE  
Gibbs & Gage  
ARCHITECTS

**Amendment No. 84/050**  
**Bylaw No. 72Z84**  
 Council Approval: 10 October 1984

**SCHEDULE B**



**D.C.: DIRECT CONTROL DISTRICT DEVELOPMENT GUIDELINES**

1. PERMITTED USES

Notwithstanding any other requirements of this Direct Control District and the City of Calgary Land Use By-law 2P80, public and separate schools built as of the date of the adoption of this by-law.

2. PERMITTED USE RULES

Notwithstanding any other requirement of this Direct Control District and the City of Calgary Land Use By-law 2P80, the rules for permitted uses contained in the City of Calgary Land Use By-law 2P80, Section 51, PE: Public Park, School and Recreation District shall apply.

3. DISCRETIONARY USES

Accessory buildings  
 Air-rights development  
 Amusement arcades  
 Apartment buildings  
 Apartment-hotels  
 Athletic and recreational facilities  
 Auto body and paint shops  
 Automotive sales and rental  
 Automotive services  
 Automotive specialities  
 Billiard parlours

Child care facilities  
Commercial schools  
Community association buildings  
Drinking establishments  
Dwelling units  
Entertainment establishments  
Essential public services  
Financial institutions  
Grocery stores  
Home occupations  
Hotels  
Laboratories  
Light manufacturing  
Liquor stores  
Lodging houses  
Mechanical reproduction and printing establishments  
Medical clinics  
Offices  
Parking lots at grade  
Parking structures  
Parks and playgrounds  
Personal service establishments  
Private clubs and organizations  
Private schools  
Public and quasi-public buildings  
Public and separate schools  
Radio and television studios  
Restaurants  
Retail food stores  
Retail stores  
Signs  
Special care facilities  
Universities, colleges, provincial training centres  
Utilities  
Veterinary clinics

4. DISCRETIONARY USE RULES

The following rules shall apply:

a. Residential Buildings

In evaluating development projects involving dwelling units, the Approving Authority shall have due regard to the need to provide adequate building setbacks, landscaping and amenities.

b. Gross Floor Area

The maximum gross floor area shall be 8 times the site area.

c. Maximum Building Height

i. A maximum of 45.8 metres if the proposed building is within 152.4 metres of the banks of the Bow River.

ii. No restrictions otherwise.

d. +15

Development must make provision for connection to and maintaining the continuity of the +15 system.

e. Parking

The provisions of Section 18 of the City of Calgary Land Use By-law shall apply except as follows:

- i. One stall per dwelling unit plus one stall per 139.4 square metres of commercial net floor area.
- ii. Should the Approving Authority deem it advisable, it may accept a payment-in-lieu of the on-site or off-site parking requirements based on the amount of monies necessary to construct the required number of parking stalls in a parking structure at the time of approval.
- iii. Provision of on-site parking must not disrupt the continuity of any pedestrian system.
- iv. All at-grade parking stalls shall be landscaped and screened to the satisfaction of the Approving Authority.

f. Site Access

Except for emergency purposes, no vehicular access is allowed from 7th and 8th Avenue South and any vehicular access elsewhere shall be so designed as to create minimum disruption of traffic flows.

g. Building Finishes

All buildings shall have finishes which normally will not require reapplication during the life of the building and are an integral part of the cladding of the development.

h. Building Orientation

Building orientation shall be such as to create minimal adverse impacts on surrounding properties with regard to wind, shadowing, sound and ventilation of mechanical floors.

i. Garbage Storage

Garbage shall

- i. be stored in weatherproof and animal-proof containers,
- ii. be screened from adjacent sites and public thoroughfares,
- iii. be in a location readily accessible for pick-up,
- iv. comply with the provisions of the Waste By-law, and

- v. be provided with a storage area sufficient for 3 days' accumulation of refuse.
  - j. Outside Storage  
No outside storage shall be allowed.
  - k. Loading
    - i. The provisions of Section 18 of the City of Calgary Land Use By-law shall apply.
    - ii. Notwithstanding the requirements of Section 18, the following rules shall apply:
      - A. Restaurants and drinking establishments or theatres require a minimum of 1 loading space.
      - B. Retail, commercial, business and hotel developments require 1 space for the first 2320 square metres of usable floor area and 1 space for each 4640 square metres of usable floor area or portion thereof.
      - C. Residential developments require 1 space for the first 100 dwelling units plus 1 space for each additional 200 dwelling units or portion thereof.
  - l. Unless the Approving Authority otherwise allows, all operations involved in carrying on a public garage or an auto body and paint shop, including
    - i. the parking of motor vehicles awaiting repair or painting or, having been repaired or painted, awaiting collection, and
    - ii. the storage of motor vehicle parts,shall be carried on within a building which shall be sufficiently sound-insulated to confine the noise to the premises, and any flashing, fumes, gases, smoke and vapour created on the premises shall be effectively confined to the premises.
  - m. The assembly or production of ornamental metal works shall be carried on only in connection with or accessory to the retail or display of such ornamental metal.
  - n. Notwithstanding the definition of a veterinary clinic in the City of Calgary Land Use By-law 2P80, a veterinary clinic shall not be used for boarding animals.
  - o. Provision must be made in the structure of any new building to support any future plazas or pedestrian bridges which are required to ensure the continuity of the +15 system.
5. CONDITIONS OF DEVELOPMENT

In addition to the land use rules for Discretionary Uses contained in Section (4) above, the Approving Authority may impose conditions on a development permit as provided for in Section 11(2)(a)(i) of the City of Calgary Land Use By-law 2P80.