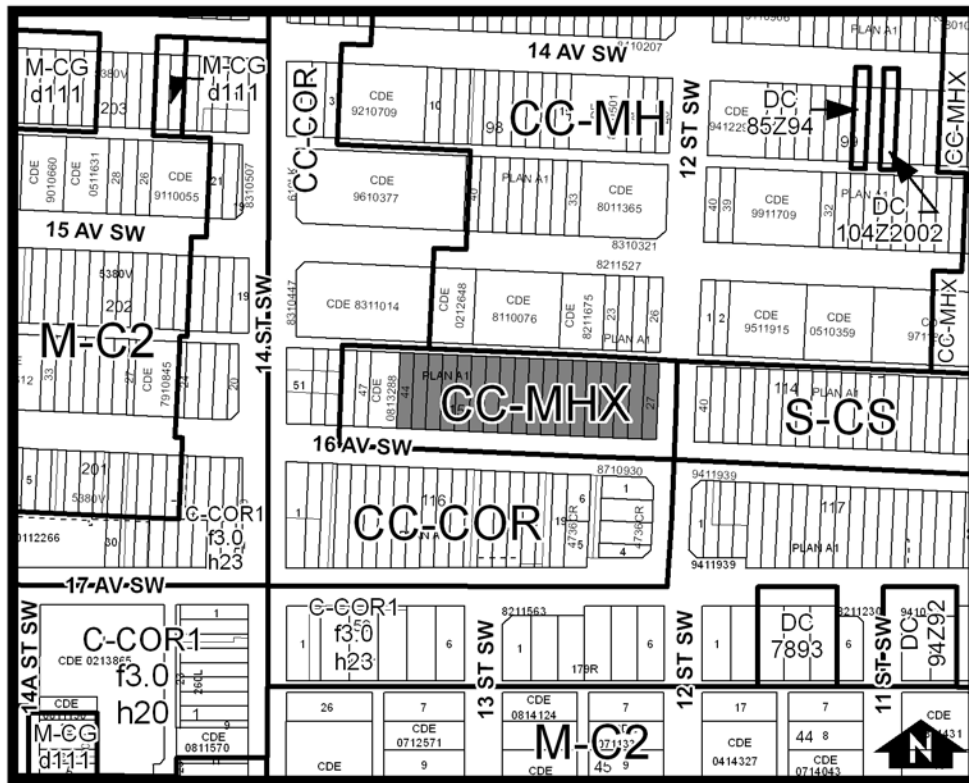


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 01	
	CPC DATE:	2011 October 27
	DP NO:	DP2011-2330

BELTLINE
(Ward 8 - Alderman Mar)



PROPOSAL:
New: Multi-Residential Development (171 Units), Live Work Units (7 Units)

APPLICANT: Gibbs Gage Architects	OWNER: BCIMC Realty Corporation
MUNICIPAL ADDRESS: 1320-16 AV SW	LEGAL DESCRIPTION: (Plan 1112482, Block 115, Lot 52) (Map 16C)
EXISTING LAND USE DISTRICT(S): Centre City Multi-Residential High Rise Support Commercial District (CC-MHX)	
AREA OF SITE: 0.54 ha ± (1.33 ac ±)	
CURRENT DEVELOPMENT: Vacant Lot, 1 Storey Parking Structure	

ADJACENT DEVELOPMENT:

NORTH: 6 Storey Multi-Residential Development, 7 Storey Multi-Residential Development

SOUTH: 16 Avenue SW, Surface Parking Lot (for adjacent Wendy's Restaurant)

EAST: 12 Street SW, Calgary Lawn Bowling Club

WEST: 11 Storey Multi-Residential Development, 4 Storey Multi-Residential Development

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	Maximum 7.0 FAR with Bonusing	5.60 FAR	None
HEIGHT	No Maximum Height	66.90 m	None
VEHICLE PARKING	Dwelling Unit – 135 Stalls Visitor – 22 Stalls	Dwelling Unit – 137 Stalls Visitor – 22 Stalls Replacement for Existing Parkade – 30 Stalls	None
EXTERIOR FINISH MATERIALS			
Walls: Giant Brick Finish – Dark Grey. Giant Brick Finish – Red, Metal Composite Panel – Light Grey, Metal Composite Panel – Dark Grey			

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
Roof: Metal Louvres Roof Element Windows: Window Wall Glazing – Gray Tint			

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	Phase 2 ESA completed with recommendations remaining as a Prior to Release requirement.
ADJACENT NEIGHBOURS	Letters of objection have been received from 23 individuals. Please refer to 'Adjacent Neighbour Comments' section in body of the report.
ENMAX	Preciously identified conflicts now resolved.
COMMUNITY ASSOCIATION (BELTLINE)	Support Provided Refer to letter attached within Appendix II

URBAN DESIGN REVIEW PANEL	
Panel Comment	Applicant Response
The Panel complements the applicant on the quality of the submission and the resultant design, in particular the sensitivity to the urban environment at grade.	Noted.
The Panel appreciates and supports the aspiration for Live Work Units along both 16 th Avenue and 12 th Street. The Panel, however, questions the viability of the proposed Live/Work Units due to their size/layout. It is suggested the units would be more viable if they were larger in size, and included either a study or second bedroom which would accommodate the work component of the aspiration. The Panel encourages the applicant to investigate converting the proposed stack units to 2 storey units or 2 storey loft units.	The design anticipates the live work units within the development to be smaller scale, incubator technology based or home consulting type uses, consistent with the market for the residents of the building within this community given the proximity to downtown. Larger and 2 storey units have not been considered at this time within this expected market.
The Panel feels the proposed plaza design does not meet the objectives of the bonusing formula (i.e. community access to the amenity). The Panel supports the outdoor plaza but suggests the design could be revised to be more porous to the street and therefore more viable as a public amenity. The current design does not support the bonusing currently being requested.	The plaza is no longer included as part of the bonusing calculations, however its design has been amended to open up the corner by reducing the number of trees and planters.

<p>The Panel also feels the plaza would be more successful from an urban design perspective if the number of parking stalls along 16th Avenue could be reduced. This would allow the plaza to make a stronger connection to the 16th Avenue curb line.</p>	<p>Configuration and number of these stalls was determined by transportation planning and is not within the scope of this development permit application.</p>
<p>The Panel questions the proposed location of the class 2 bicycle racks in the entry plaza. It is felt that these bike racks would be better located further away from the front door, thus eliminating the potential conflict with the Feature Art Wall.</p>	<p>Main entry has been re-configured and bike racks relocated to eliminate this conflict.</p>
<p>The Panel supports the notion of the proposed feature of the Art Wall in the main entry plaza. The Panel encourages the applicant to explore the potential of this feature as a commissioned art piece.</p>	<p>The feature wall has been removed from plans.</p>

PLANNING EVALUATION

Introduction

This application is for a 22 storey multi-residential development consisting of 171 dwelling units, and seven at grade live work units within the Beltline community. The subject site has recently been consolidated with the land located to the immediate west, and has been evaluated as a single site in regards to density. The applicant has indicated it is their desire to provide high quality, small scale units to respond to current market demand for affordability within the downtown core.

Site Context

The subject parcel is located on the northwest corner of 16 Avenue SW and 12 Street SW in the residential community of the Beltline. The character of the community within this location represents a transition zone from the primarily residential character to the north and east, moving towards a commercial-retail condition along both 17 Avenue SW and 14 Street SW.

Buildings within this area of the community range in height from single storey retail along 17 Avenue to a 13 storey residential building located 2 blocks to the north. The nearest building of a similar scale to the proposed within the Beltline community is the 22 storey Emerald Stone development located 5 blocks away at the northeast corner of 15 Avenue SW and 8 Street SW.

Land Use District

The subject site is designated as Centre City Multi-Residential High Rise Support Commercial District (CC-MHX). The purpose of this district is to provide intense residential development which is street oriented at grade, inclusive of a limited range of support commercial uses. The maximum floor area ratio within the CC-MHX land use district is 5.0 FAR, which may be increased to a maximum of 7.0 FAR in accordance with bonusing provisions as outlined within Part 11, Division 7 of Land Use Bylaw 1P2007. Given that a total of 5.60 FAR is being proposed within the subject site, an additional 0.60 FAR must be accounted for through use of the bonusing options. In this case, sustainable building features were implemented in the form of a green roof covering a minimum of 75 percent of the roof area, as well as a 240 m² water

catchment area and rain water cistern to eliminate the need for use of potable water for landscape irrigation. These features account for 0.50 FAR and 0.10 FAR respectively, and fulfil all bonusing requirements for the proposed density.

Site Characteristics

The site currently exists as a vacant lot, site of a recently demolished single detached dwelling, in addition to a 1 storey, above grade parking structure which serves the 11 storey apartment building to the immediate west of the proposed building. The site benefits from lane access, is relatively flat, and devoid of any significant topographical features. The site context will be altered slightly from as it exists now in the near future with transportation plans to re-orient this section of 16 Avenue to one way eastbound traffic only, inclusive of angled street parking on this northern edge. This future condition, as well as the associated cornerbulb on the northwest corner of 16 Avenue and 12 Street has been represented on the applicant's plans at the request of the transportation department.

Legislation & Policy

An evaluation of this project was completed against the two primary policies applicable to this site. It was found that the proposal generally conforms to all statutory regulations applicable to development within this location, as per the following:

Beltline Area Redevelopment Plan

4.2.3 Where residential units are provided at grade level, all residential units that front a public sidewalk or publicly accessible private sidewalk are required to have individual, primary entrances (i.e., front doors) providing direct access to and from that public sidewalk or publicly accessible private sidewalk.

Proposed live work units have provided direct and legible entry from the public realm while retaining a sense of delineation between the private space and sidewalk through use of elevation and landscaping.

4.2.2 Where parking structures have exhaust vents, such vents shall be directed away from any public street frontage and adjacent residential uses.

Metal louvers are located within the rear lane and within the roof element to eliminate any conflict between these functional uses and pedestrians.

4.2.3 All at-grade residential units should, in most cases, have the main floor (entrance level) set slightly above grade in order to achieve visual privacy from any public or internal sidewalks without the need for high or non-transparent privacy fences or walls that detract from the active street edge.

A modest change in elevation has been provided within entryways to the live work units, in addition to a low level glass railing to retain transparency.

4.4.2 Park spaces shall be framed with residential or active uses wherever feasible.

The Calgary Lawn Bowling Club located to the immediate east of the subject site functions as a green space for the purpose of recreation within the Beltline Community. The applicant has ensured that the uses fronting this edge appear residential in nature.

6.2.1.2 Front setbacks located on Residential Streets or Green Streets should be maintained as landscaped gardens that provide proper spatial and visual integration with the public sidewalk. Design elements within these setbacks may take the form of raised terraces, fences and multi-layered landscaping. It must ensure sufficient privacy and safety for ground floor residential units.

Modest landscaping in addition to an elevation change provides a soft interface allowing for a degree of privacy while still retaining views to the entry doors thereby respecting CPTED principles.

6.3.7 4 Lighting

Particular attention should be given to the lighting of public and private areas at-grade to provide effective and attractive at-grade light.

Special effects, including flood lighting of the tower portion and tower top portion may be included if it does not negatively impact surrounding properties.

Lighting plans have been submitted within planter boxes adjacent to the live work units, low level lighting within the entry plaza space, as well as within the roof element to emphasize this feature within the Calgary skyline.

Site Layout & Building Design

The development is designed in a 2 storey podium configuration with 20 additional storeys setback within the tower structure. Principle cladding materials within both the podium and tower are described by the applicant to be dark grey and red brick, with metal composite panels providing cornice line accents within the podium. Clear glazing has been utilized throughout the development.

The applicant has indicated that the building attempts to respond differently to its two unique street frontages by the varied use of materials within the podium levels. The applicant has stated that those units fronting towards the east have been given a more residential appearance, while those units oriented to the south have been allowed to appear slightly more commercial in nature. The live-work units themselves while one storey in nature, are presented to the street to appear as dual level to give a more substantial foundation to a building of this scale.

Seven live-work units are oriented towards both street frontages on the site, inclusive of small private amenity spaces adjacent to front entryways. These amenity spaces are screened from the street by both an elevation change of two to three risers, in addition to modest landscape contained within planter boxes. Front doors retain an unobstructed view to the street connecting these uses to the public realm. A total of 13 street trees are proposed within the public realm, dispersed between the street and avenue frontages, with additional greenspace being provided on podium levels 1 and 2, in addition to roof levels through the implementation of a 'LiveRoof' planting tray system. The top level of the roof structure also contains a rainwater catchment system which will eliminate the need for potable water usage for the purposes of landscaping irrigation.

Amenity spaces within the development are located within a small amenity space directly adjacent to the residential lobby entrance, an indoor fitness room and BBQ terrace located on the west side of the second floor, as well as within individual outdoor spaces provided for each unit.

Environmental Site Assessment

In 2010 and 2011, Phase 1 and Phase 2 Environmental Site Assessment reports were submitted, for review and approval, at the request of Environmental and Safety Management. The recommendations outlined by the consultant in the Phase 2 report required the developer to perform additional sampling and testing of groundwater, etc.

In October of 2011, the developer submitted a "Groundwater Monitoring and Testing Program" letter report where Environmental and Safety Management has since required that the developer undertake the recommendations outlined in said report, prior to the release of the development permit.

Landscaping

At grade landscaping is provided within planter boxes adjacent to each live-work townhouse unit in the form of sixteen 65 mm flowering trees. Two of these trees are provided adjacent to units fronting 16 Avenue SW, with one tree for each unit fronting the street frontage. Low lying shrubbery completes the planter boxes, providing a softened edge with the public realm. Six 75 mm Dolgo Crabapple trees have been located within four planter boxes within the entry plaza, shading attached wooden benches and barrier free access ramp. Surfacing within the plaza is a mix of coloured concrete and concrete pavers, with City standard broom finished concrete displacing all hard surfacing in the public realm as per the requirements of the Urban Development department.

A total of 13 street trees have been provided within the right-of-way buffering the development from vehicle traffic, while the proposed corner bulb allows the plaza and residential lobby to be visible from the public realm.

Site Access & Traffic

Vehicle access to the development is provided at the northwest corner of the building via dual overhead garage doors to the parking structure. Additional vehicle entry is provided by a single overhead door in this same corner location for waste and recycling service access.

A Transportation Impact Assessment was submitted and approved in order to evaluate the impact on transportation infrastructure within the surrounding community. The assessment concluded that the impact on surrounding roads, lanes and sidewalks is within acceptable tolerances.

Parking

Class 2 bicycle parking is provided in two locations on the site, both adjacent to the main entryway on 12 Street, as well as on the southwest corner of the site adjacent to the western property line. Class 1 bicycle parking has also been provided within two locations in the building, both on the P1 level of the parking structure, as well as on the main floor. Both typologies of bicycle parking have been provided at rates consistent with the requirements of the CC-MHX land use designation.

Vehicle access is provided in the northwest corner of the site via a dual overhead garage door to the 5 level underground parking structure containing a total of 189 stalls. While only 157 of these stalls are required for the development proposed within this permit application, 30

additional stalls have been included to compensate for the loss of the existing parking structure on the site. This parking structure currently serves the existing Royal View apartment building located to the immediate west, and represents 30 of the 206 stalls originally approved under DP1980-1796.

Site Servicing for Utilities

Public utilities (water, sanitary and storm mains) are available to service the development site from the adjacent rights-of-way. As a condition of the permit, the developer is required to submit a Sanitary Servicing Study which may result in required upgrades to the adjacent sanitary mains.

Environmental Sustainability

The applicant has proposed an intensive green roof system which will cover 75 percent of the roof structure as part of the bonusing structure options outlined within the Beltline Area Redevelopment Plan. The roofing system, known as a 'LiveRoof' system, consists of a series of growing trays 108 mm in depth which allow adequate soil for sedums to grow while avoiding the structural requirements associated with extensive greenroof systems. This roofing system is supplemented with a water catchment system inclusive of rainwater cistern. This cistern will be utilized to avoid the use of potable water for landscaping irrigation in accordance with the Beltline Bonusing option for sustainable design elements, and will cover 240 m² of the roof area.

Community Association Comments

A letter of support for the proposed development was received from the Beltline Planning Group as attached in Appendix II. The group indicated that they were pleased with the elements of density bonusing provided within the project, stating that they would make an important contribution to the streetscape and surrounding pedestrian realm.

Following the receipt of numerous letters from adjacent residents, the Beltline Planning group arranged an information meeting regarding this development at which the developer, architect, and community members were present. During this meeting, the community and City roles within the development process were discussed, in addition to the impact of the proposed building to the community. Following this meeting, the planning group reiterated their support for the project.

Adjacent Neighbour Comments

A total of 46 letters of objection were received sent by 23 individuals, inclusive of 2 letters which represented the concerns of nearby Condominium Boards. Concerns of the neighbours can be summarized as concern for the loss of the existing midrise to lowrise context of this area, concern for loss of street parking, shadowing of existing buildings to the immediate north, and loss of existing views, an anticipated increased traffic congestion within the rear lane, an anticipated decline in surrounding property values, an increased noise, debris, and traffic during the construction process, and a concern for road closures during the construction process.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development conforms to all applicable planning policies as well as meeting

the intent of the relevant land use bylaw district.

2. The development is compatible with the residential nature of the Beltline and in keeping with the intent for higher densities within this community.
3. The podium component of the development provides a street edge consistent with the existing context, as well as retaining the at grade finer grain residential feel through the use of individual entry points to the livework units.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release

Planning:

1. Submit a total of six (6) complete sets of amended plans (file folded and collated) to the Planning Generalist that comprehensively address the prior to decision issues of all Departments as specified below.

In order to expedite the review of the amended plans, please include the following in your submission:

- a. Three (3) plan set(s) shall highlight all of the amendments. Please ensure that all plans affected by the revisions are amended accordingly.
- b. Four (4) detailed written response(s) to the Detailed Team Review (DTR) that provides a point by point explanation as to how each of the Prior to Decision issues were addressed and/or resolved. If Prior to Release items have been addressed in the amended plans, include a point by point explanation for these items as well.

This information must be received, in its entirety, no later than 90 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 90 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. Amend plans to delete the 'Feature Wall' previously located on the south facing wall adjacent to the main residential lobby, noted on plan page DP3.3. The applicant has indicated that this wall is no longer a part of their proposal, and has deleted reference to the feature on all other plans.

3. Amend plans to ensure the man door located directly adjacent to the parkade garage doors is operable from both the inside and outside. Current plans indicate this door as exit only, however given parking from the adjacent building will be located within the parkade, this door should be operable through keycard access.

Urban Development:

4. Amend the plans to:

Roads

- a. Indicate on all relevant plans that all public sidewalks (surface treatments) will consist of "City of Calgary standard broom finish concrete".
-Plan "DPL.1" shows a dark shaded surface on the plan, within the City right-of-way, where the plan does not indicate what this surface is to be.
-Ensure that this surface is labelled as "standard broom finished concrete to City standards".

For further details, contact the Roads Design Technologist at 403-268-3801.

5. Submit a Sanitary Servicing Study, for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp. The report shall identify potential impact and/or "pinch points" within the public sanitary sewer system caused by the ultimate flows generated by the proposed development. Associated costs will be at the expense of the developer.

For further information and details, contact the Leader – Development Approvals in Water Resources at 403-268-4636.

6. The applicant shall undertake the recommendations as outlined in "2011 Groundwater Monitoring and Testing Program 1515-12 Street SW Calgary, Alberta." Golder Associates. Dated: September 28, 2011. All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental & Safety Management).

For further details, contact the Environmental Specialist at 403-268-1933

7. Enter into an **Urban Development Indemnification Agreement** for the construction of public infrastructure (storm extension proposed at 16 Avenue SW by the applicant's consultant).

Provide the following documentation to initiate work on the agreement:

- a. One (1) copy of the current Certificate of Title, and
- b. One (1) copy of a current corporate registry search.
- c. Approved Construction Drawings

The following documentation is required to execute the agreement:

- a. A contract is signed and executed by both parties,
- b. A security deposit is received by the City, and

- c. An insurance policy is received that protects the City against any unforeseen accidents.

-After the development permit has been approved, Urban Development will provide the applicant with a "requirement list" for the subject Urban Development Indemnification Agreement, so that the applicant is able to proceed with producing the necessary information required to enable the City to assist the developer with the preparation of said agreement.

8. 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 to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Closure and removal of existing driveway crossings on 16 Avenue & 12 Street SW
- b. Construction of 16 Avenue & 12 Street SW corner bulb etc., as per Roads design, to City standards
- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel

Note:

It is the developer's responsibility to construct the complete corner bulb in its entirety as per design by Roads, at the developer's expense.

Traffic Engineering will provide funding for one new catch basin and relocation of the existing catch basin at the proposed corner bulb.

9. 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

- d. Street lighting upgrading adjacent to the subject site

10. Remit payment (**certified cheque**) for the infrastructure upgrades for the Centre City communities, in the amount of **\$226,080.00** 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 **\$4710.00 per meter of site frontage (on avenues only)** for the proposed development (**48.00m**).

Note:

As the developer will **only** be re-developing the eastern portion of the entire newly

consolidated parcel, which will **not be sub divided from the westerly half** (which includes the existing building), at this time (by way of the subject DP) the developer is to make payment towards the developable frontage for this application (**48.00m**) towards the **Centre City Utility Levy Bylaw (38M2009)**. The remaining 16 Avenue SW developable frontage length for the entire parcel (**89.31m** total remaining to be paid) will be paid upon future redevelopment, at the developer's expense, for the western portion of the subject site (89.31m). The developer will be charged the modern day rate at that time (future redevelopment).

Transportation:

11. Bicycle parking shall be provided on the site plan, in accordance with Land Use Bylaw 1P2007 and the City of Calgary's Bicycle Parking Handbook. (http://www.calgary.ca/DocGallery/Bu/trans_planning/cycling/bike_parking_2008_order.pdf).
 - Provide design details and dimensions (manufacturer specifications) for all Class 2 (short-stay) bicycle parking stalls and Class 1 (secure) bicycle parking stalls on the development plans.
 - Revise the design of Class 2 bike parking (short-stay) stalls to:
 - allow a bicycle frame and both wheels to be secured.
 - support the bicycle frame and both wheels.
 - Provide some standard U-racks in the bike parking room on the P1 parkade level to facilitate use of this room by people of a variety of skill levels and abilities.
 - Revise the design of the Class 1 (secure) bicycle parking stalls on the P1 parkade plan. A bicycle parking stall should be designed to:
 - allow a bicycle frame and both wheels to be secured. Most vertical bike racks do not secure both wheels.
 - support the bicycle frame and both wheels. Vertical bike racks cannot support the frame and both wheels.

For additional information, please contact (Jakub Lisowski, 403-268-5455).

Parks:

12. Remove the western-most proposed tree along 16 Avenue SW on DPE-100 in order to match with the number and location of the proposed street trees on DP1.1 and DPL.1 drawings.

Permanent Conditions

Planning:

13. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
14. No changes to the approved plans shall take place unless authorized by the Development Authority.
15. A Development Completion Permit shall be issued for the development **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5491 to request a site inspection for the Development

Completion Permit.

16. All roof top mechanical equipment shall be screened as shown on the approved plans.
17. Retaining wall(s) shall be located and constructed as shown on the approved plans released with this permit.
18. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
19. All trees and shrubs shown on the approved site plan to be retained shall be protected during all phases of construction. Any trees or shrubs which die must be replaced on a continuing basis with trees or shrubs of comparable species and size to the satisfaction of the Development Authority.
20. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
21. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
22. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
23. This permit recognizes the approval of 30 parking stalls which are associated with the parking requirements of an existing building directly west of the subject site. These parking stalls must be retained on this site, and may not be subdivided onto a separate parcel without a separate development permit for a parking relaxation on the neighbouring site.

Urban Development:

23. 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.
25. Roads 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.

26. 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). 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 mm 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.

27. 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.
28. 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.
29. 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.
30. 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 & Liabilities division shall be immediately notified (311).

31. As the development does not meet The City of Calgary standards outlined in the current "Design Guidelines for Development Permits & Development Site Servicing Plans, Waste & Recycling Section", the developer or owner shall be responsible for the management of waste 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 DP2011-2330.

Transportation:

32. Calgary Roads is planning to convert 16 Avenue to one-way eastbound operation and introduce angle parking adjacent to the site. These conditions will be consistent with the roadway design and operation on 16 Avenue, east of 12 Street SW. A new corner bulb will be built at the northwest corner of 16 Avenue and 12 Street, at the southeast corner of this development site. Current plans are preliminary but will likely be finalized in 2011.

Parks:

33. As indicated by the plans, the removal of existing public trees along property frontage is necessary. As per The City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. Please contact Urban Forestry at 311 to make arrangements for the letter and compensation.

Use of an indemnified contractor and tree removal are required and at the expense of the applicant.

34. 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 403-268-4760.

Carl Purvis
2011/ October



ROYAL VIEW EAST

DRAWING INDEX

ARCHITECTURAL DRAWINGS

DP-02	CONTRACT SHEET
DP-03	GENERAL NOTES & PROJECT STATISTICS
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DP-22	TRANSITION DETAIL
DP-23	TRANSITION DETAIL
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DP-40	TRANSITION DETAIL
DP-41	TRANSITION DETAIL

CIVIL ENGINEERING DRAWINGS

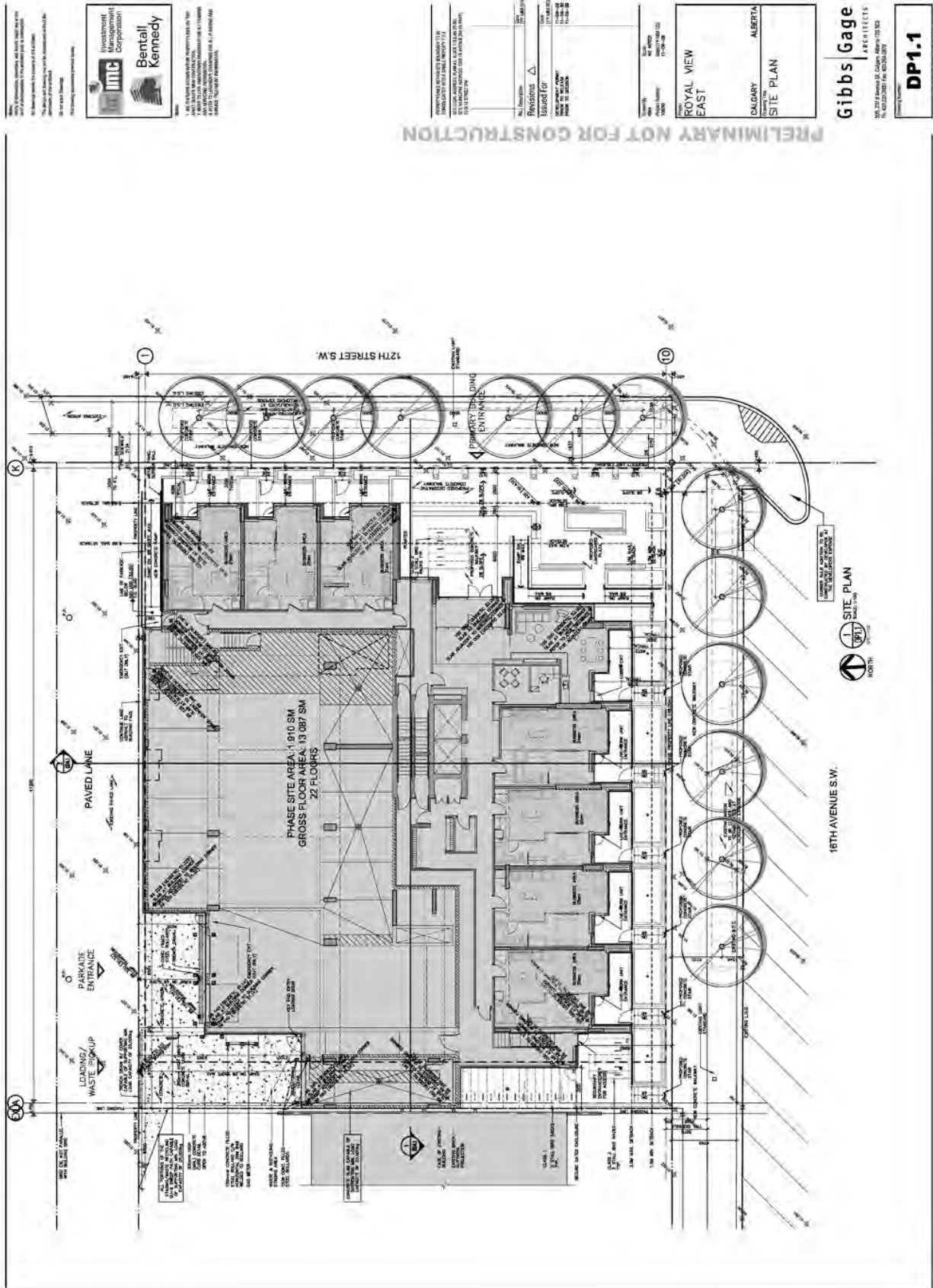
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DP-98	LANDSCAPE ARCHITECTURAL DRAWINGS
DP-99	LANDSCAPE ARCHITECTURAL DRAWINGS
DP-100	LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR	DATE
DEVELOPMENT PERMIT	11-08-22
CONSTRUCTION PERMIT	11-08-26
FINAL TO COUNCIL	11-08-26

Gibbs Gage ARCHITECTS
 205-227 8 Avenue St. Calgary, Alberta T2P 0K2
 PHONE: 403.243.2022 FAX: 403.243.6091
 WWW.GIBBSGAGE.COM

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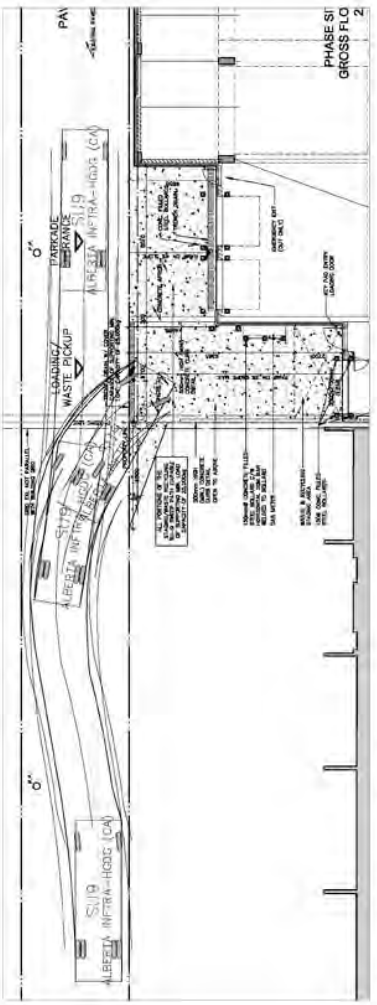



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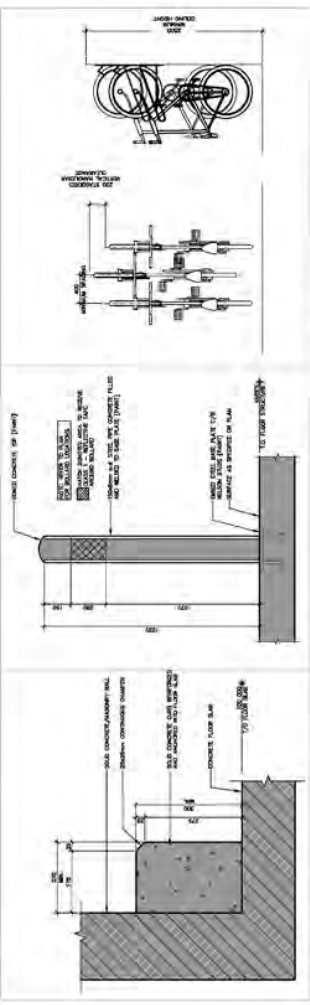
PRELIMINARY NOT FOR CONSTRUCTION

Project Name	ROYAL EAST
Client	ALBERTA TRANSPORTATION
Location	CALGARY, ALBERTA
Discipline	TRANSPORTATION DIAGRAMS, WASTE & RECYCLING
Scale	AS SHOWN
Author	...
Checked	...
Issued For	...
Revision	...

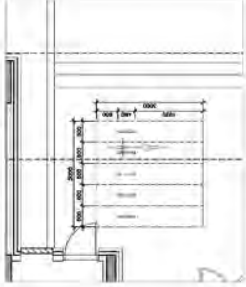
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DP1.2



7 TRUCK TURNING DETAIL - SU-9



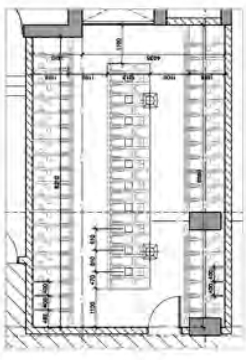
8 BICYCLE RACK ELEVATIONS



1 BICYCLE RACK DETAIL



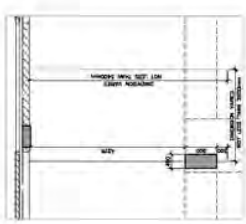
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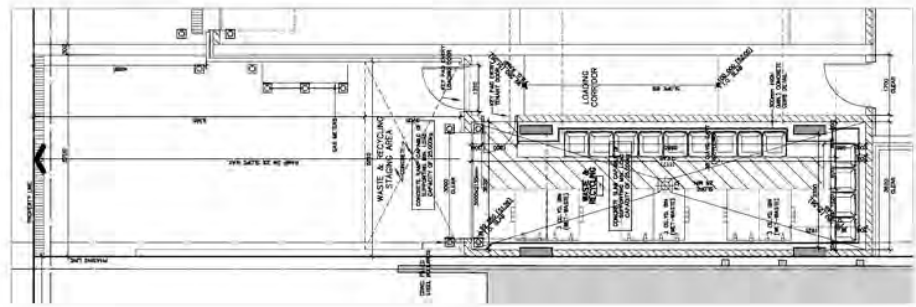
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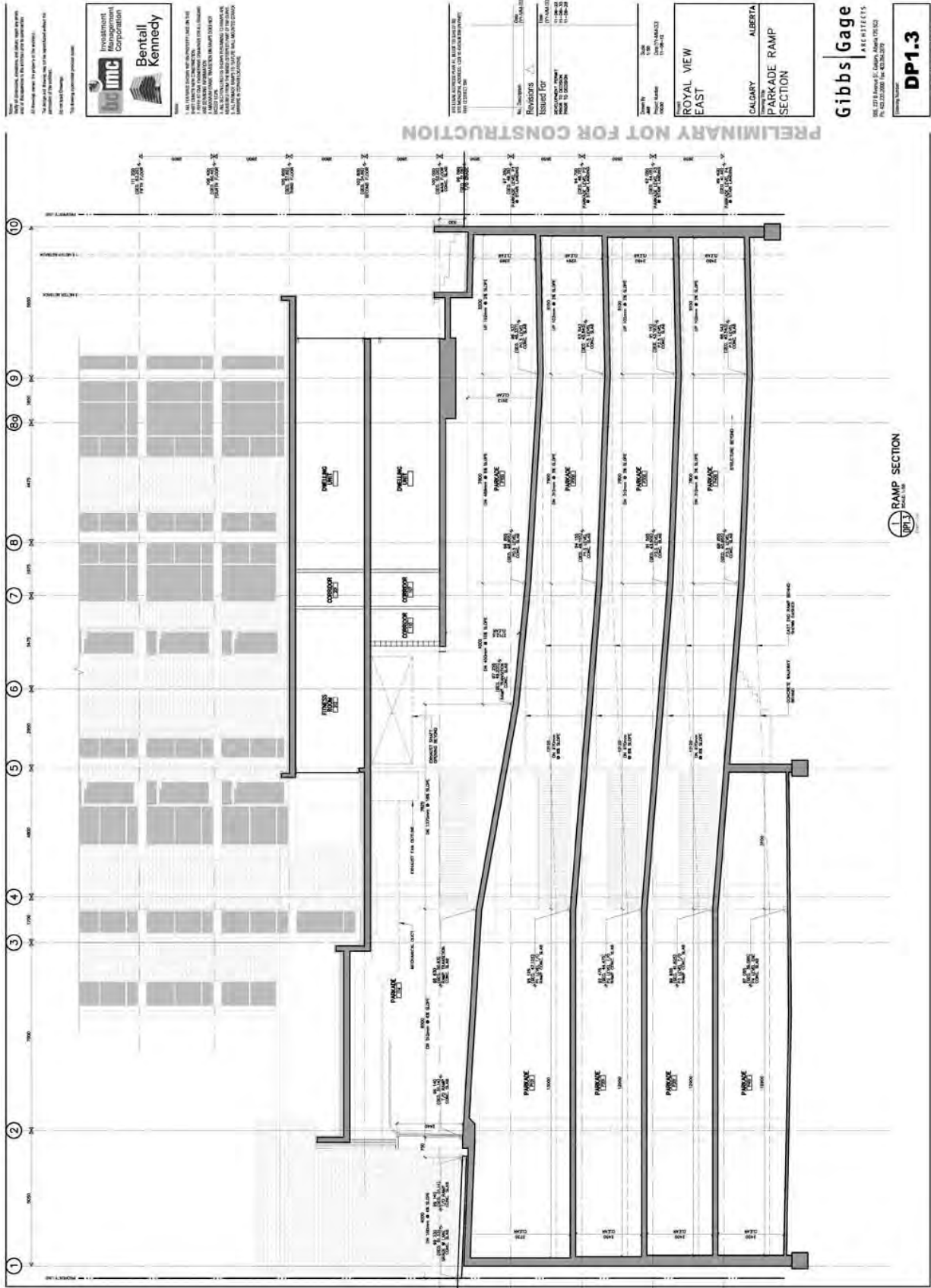
5 WASTE & RECYCLING PROTECTION DETAIL



3 TYPICAL PARKING STALL DIMENSIONS



4 WASTE & RECYCLING PLAN



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 Calgary, Alberta T2C 5G3
 Tel: 403.270.0880 Fax: 403.270.8797

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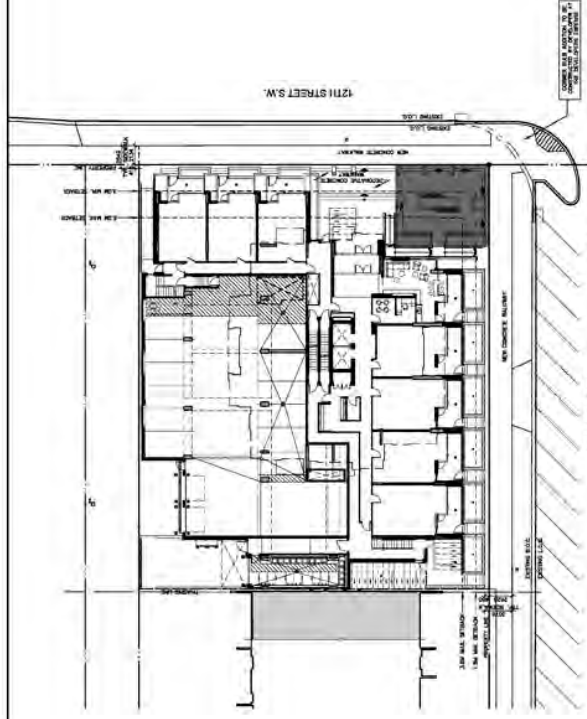

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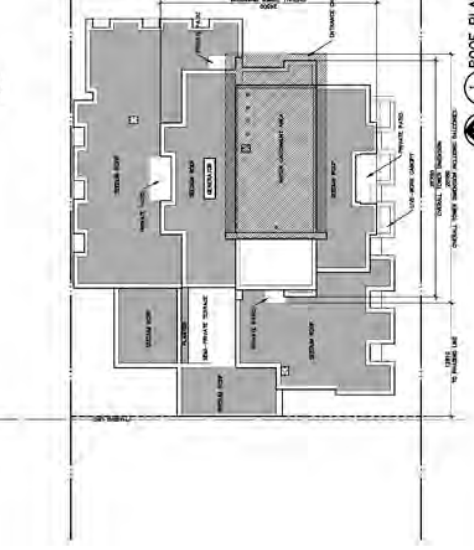
PRELIMINARY NOT FOR CONSTRUCTION

Symbol	Description
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PAST SITE AREA = 1,578 m ² (10,268 sq ft) WITHIN PROPERTY LINES WITHIN PROPERTY LINES WITHIN PROPERTY LINES BASE DENSITY 5.0 FAR (250 FAR)	BONUS DENSITY 0.2 FAR (1,000 FAR) A BONUS = 3.267 FAR B BONUS = 0.2 FAR C BONUS = 0.2 FAR TOTAL = 30.627 FAR = 5.0 FAR + 5.81 FAR + 4.352 FAR	PROPOSED DENSITY = 5.0 FAR 30,627 m ² / 5.0 FAR = 6,125.4 FAR (26,151 m ² / 5.0 FAR) = 5,230.2 FAR
---	---	--



2 SITE PLAN



3 ROOF PLAN

No. Revisions Issued For Date of Issue Date of Review Date of Approval Date of Construction	1 1 1 1 1 1
--	----------------------------

ROYAL VIEW EAST
 CALGARY ALBERTA
DENSITY BONUS ANALYSIS

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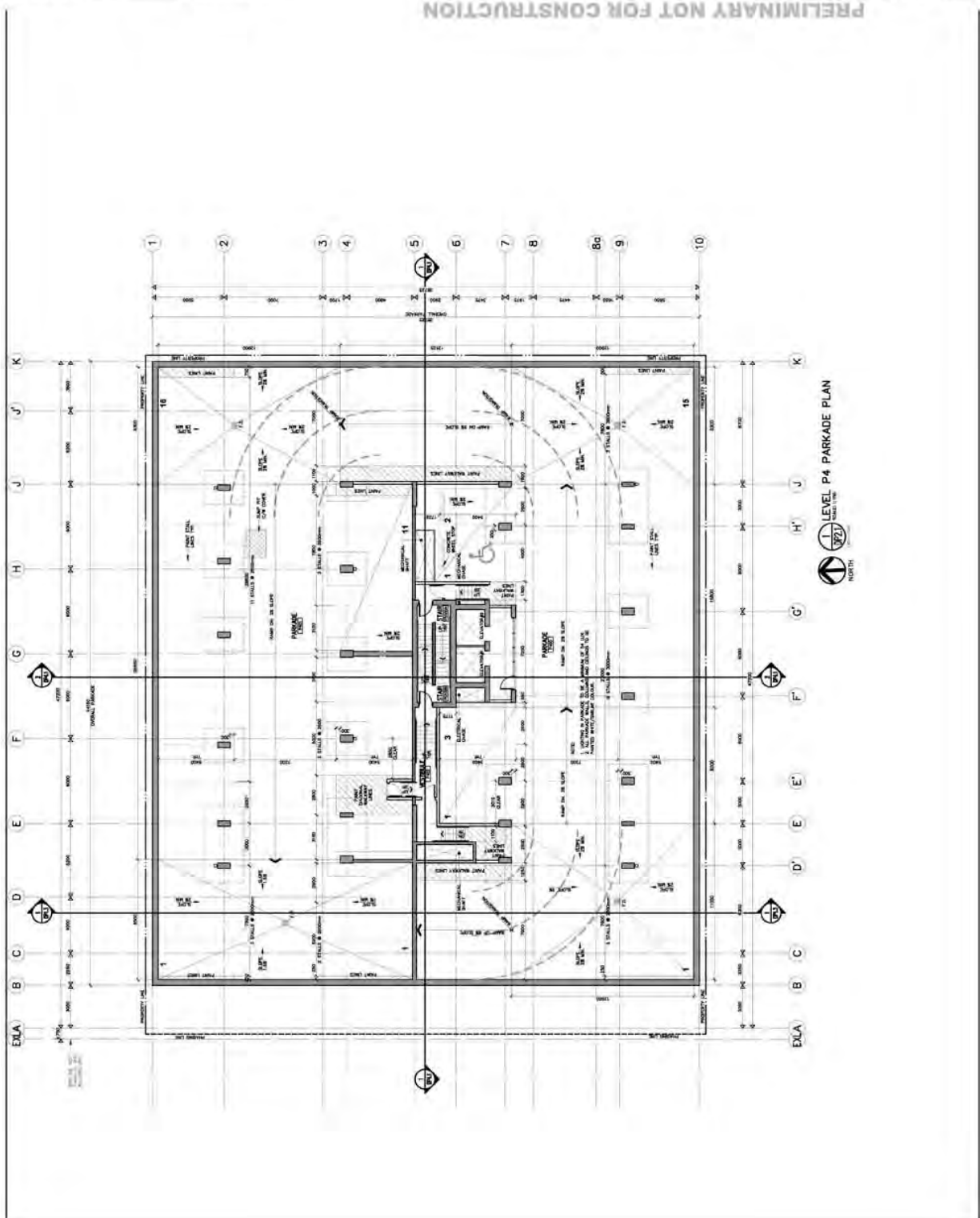
DP1.5

1. This drawing is prepared in accordance with the provisions of the *Professional Engineers Act* and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*, and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*, and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*.
 2. This drawing is prepared in accordance with the provisions of the *Professional Engineers Act* and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*, and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*.
 3. This drawing is prepared in accordance with the provisions of the *Professional Engineers Act* and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*, and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*.



4. This drawing is prepared in accordance with the provisions of the *Professional Engineers Act* and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*, and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*.
 5. This drawing is prepared in accordance with the provisions of the *Professional Engineers Act* and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*, and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*.

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 7. This drawing is prepared in accordance with the provisions of the *Professional Engineers Act* and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*, and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*.

Project No.	10000
Project Name	ROYAL VIEW EAST
Project Location	ALBERTA
Project Date	2011-10-27
Project Status	ISSUED FOR CONSTRUCTION

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 9. This drawing is prepared in accordance with the provisions of the *Professional Engineers Act* and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*, and the *Professional Engineers (Regulation of Practice) Act*, and the *Professional Engineers (Regulation of Practice) Regulations*.

Project No.	10000
Project Name	ROYAL VIEW EAST
Project Location	ALBERTA
Project Date	2011-10-27
Project Status	ISSUED FOR CONSTRUCTION

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DP2.1
 Drawing No. 2011-10-27-0000


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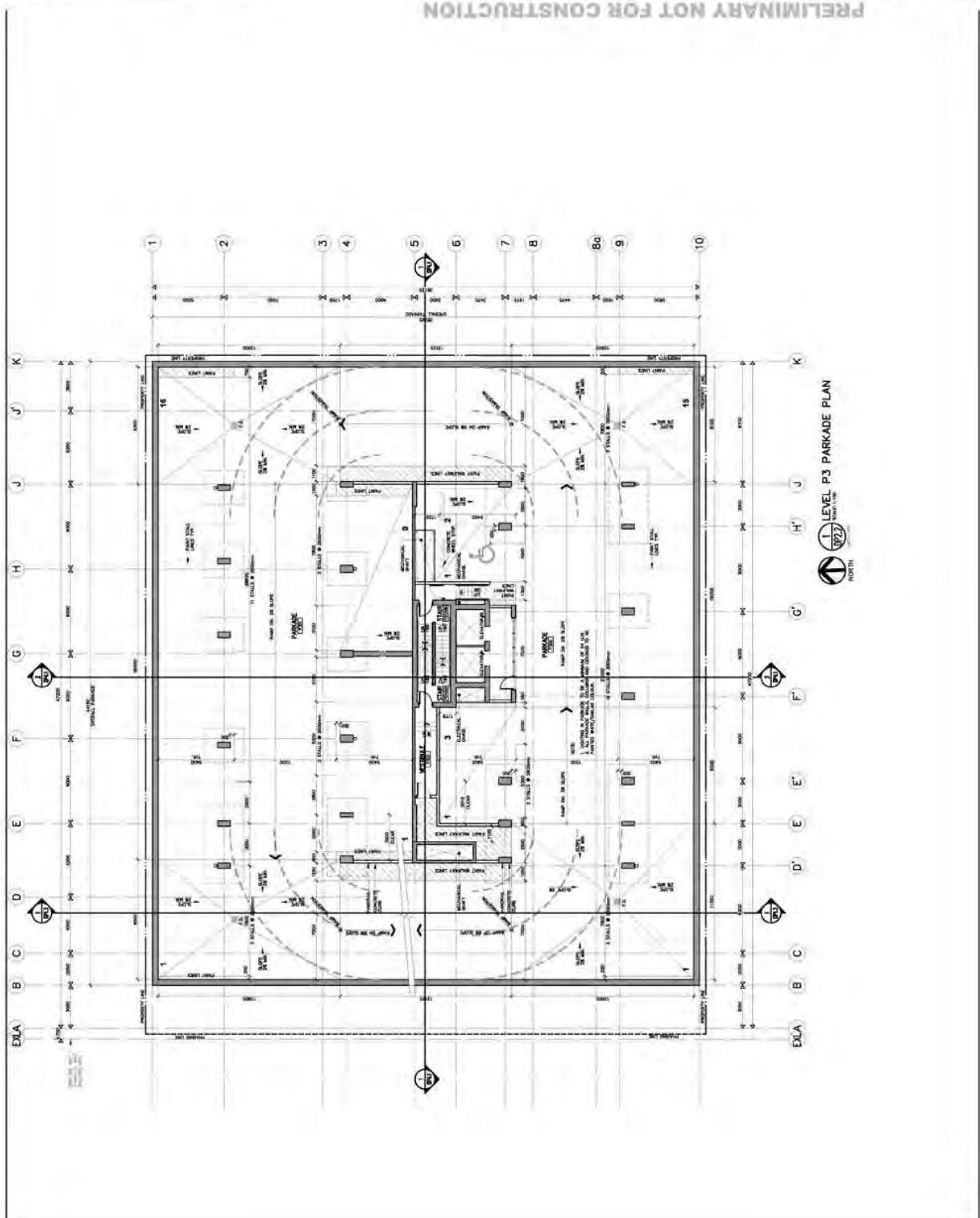
PRELIMINARY NOT FOR CONSTRUCTION

No.	Description	Date
1	Issue for Review	10/27/11
2	Issue for Review	11/02/11
3	Issue for Review	11/08/11
4	Issue for Review	11/15/11
5	Issue for Review	11/22/11
6	Issue for Review	11/29/11
7	Issue for Review	12/06/11
8	Issue for Review	12/13/11
9	Issue for Review	12/20/11
10	Issue for Review	12/27/11

PROJECT NO: 10000 16th Avenue S.E. Suite 1000
 CLIENT: IMC
 ARCHITECT: GIBBS GAGE ARCHITECTS
 DATE: 10/27/11

**ROYAL VIEW
EAST**
 CALGARY ALBERTA
**LEVEL P3
PARKADE PLAN**

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DP2.2

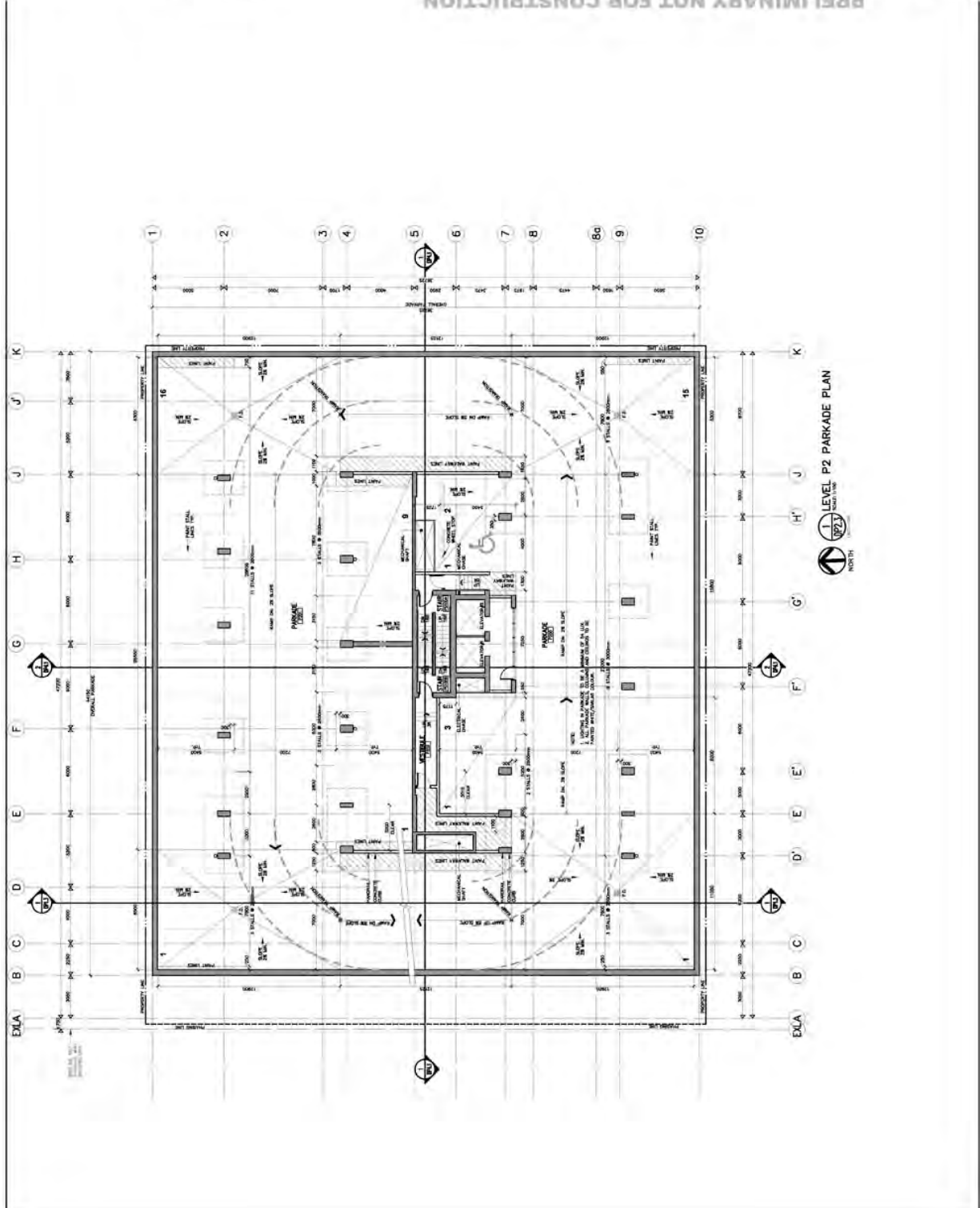


Notes:
 1. This drawing is a preliminary drawing and is not to be used for construction.
 2. All dimensions are in millimeters unless otherwise specified.
 3. The owner is responsible for providing all necessary information for the design of the project.
 4. The design is based on the information provided by the owner.
 5. The design is based on the information provided by the owner.



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Revisions	Date	By	Checked
1	11-08-08
2	11-08-08
3	11-08-08
4	11-08-08
5	11-08-08
6	11-08-08
7	11-08-08
8	11-08-08
9	11-08-08
10	11-08-08

Project Name	ROYAL VIEW EAST
Location	CALGARY ALBERTA
Project Number	LEVEL P2 PARKADE PLAN
Scale	1:100
Sheet Number	...
Date	11-08-08

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 ARCHITECTS
 2011 Avenue C, Calgary, Alberta T2C 2S2
 P: 403.272.2288 F: 403.272.2278

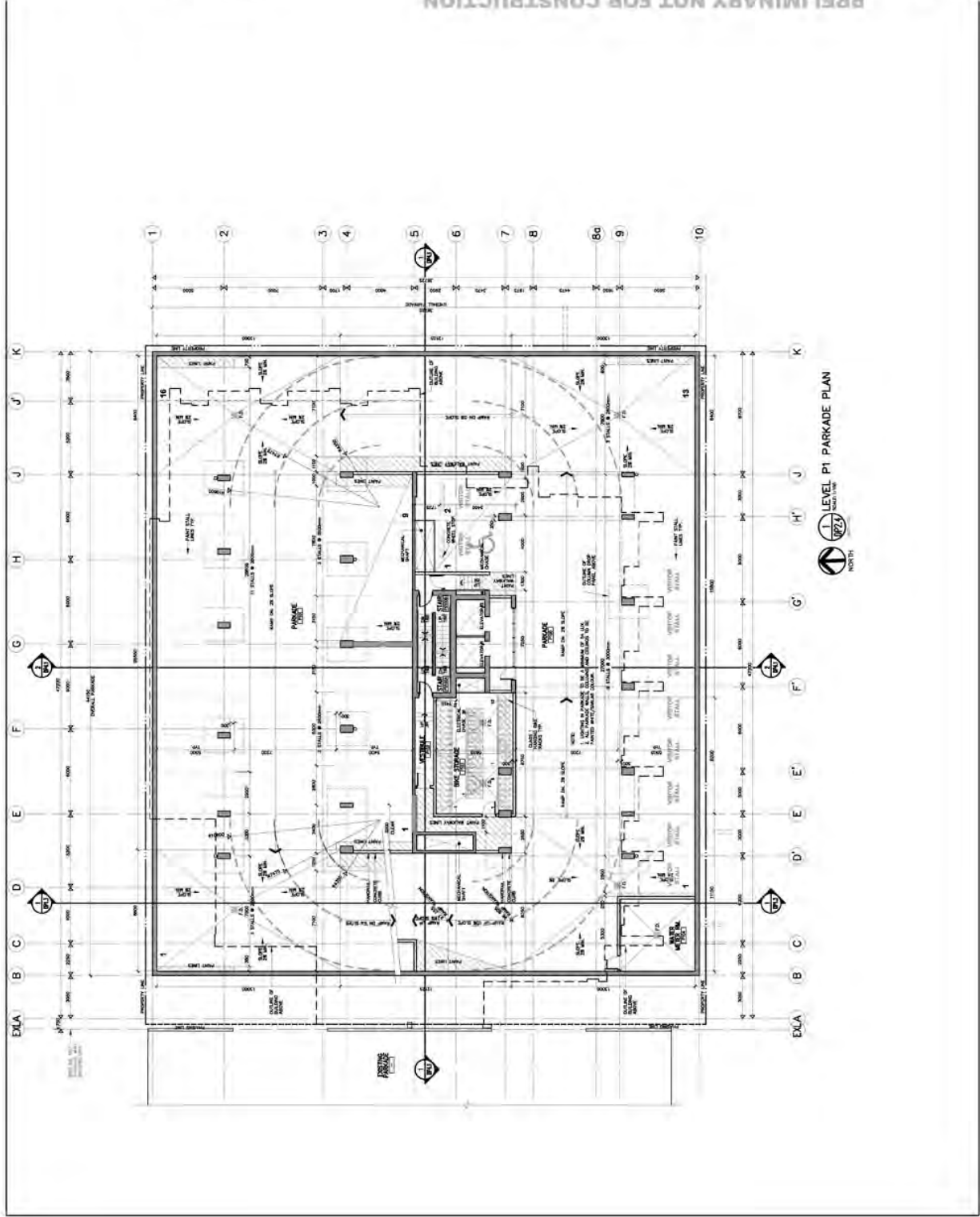
DP2.3

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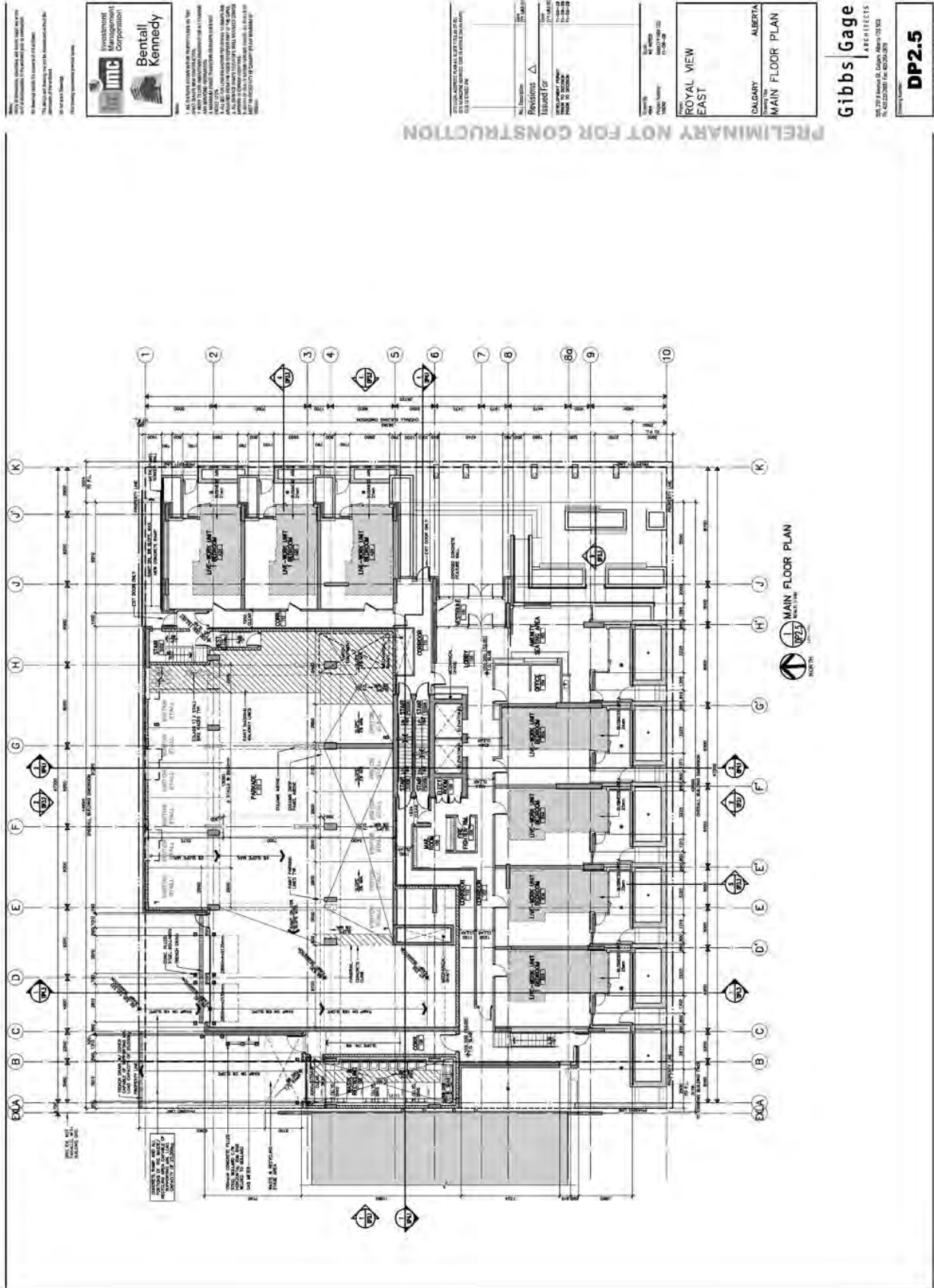


Project Name	ROYAL VIEW EAST
Location	CALGARY ALBERTA
Project Number	DP2011-2330
Scale	1:100
Issue Date	11-08-11
Issue By	11-08-11
Issue For	ISSUED FOR
Revisions	ISSUED FOR
Checked By	ISSUED FOR
Drawn By	ISSUED FOR

Project Name	ROYAL VIEW EAST
Location	CALGARY ALBERTA
Project Number	DP2011-2330
Scale	1:100
Issue Date	11-08-11
Issue By	11-08-11
Issue For	ISSUED FOR
Revisions	ISSUED FOR
Checked By	ISSUED FOR
Drawn By	ISSUED FOR

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DP2.4



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 5. This drawing is not to be used for any other project or site without the written consent of the Architect.
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PRELIMINARY NOT FOR CONSTRUCTION

No. Description	Date
Revisions	17.04.2011
Issued For	17.04.2011
Prepared By	17.04.2011
Checked By	17.04.2011
Drawn By	17.04.2011
Project No.	17.04.2011

Project Name: ROYAL VIEW EAST
 Location: CALGARY ALBERTA
 Drawing Title: MAIN FLOOR PLAN

Gibbs Gage
 ARCHITECTS
 300, 7th Avenue S.E. Calgary, Alberta T2G 0A3
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DP2.5
 Drawing No. 2011-0001-0000

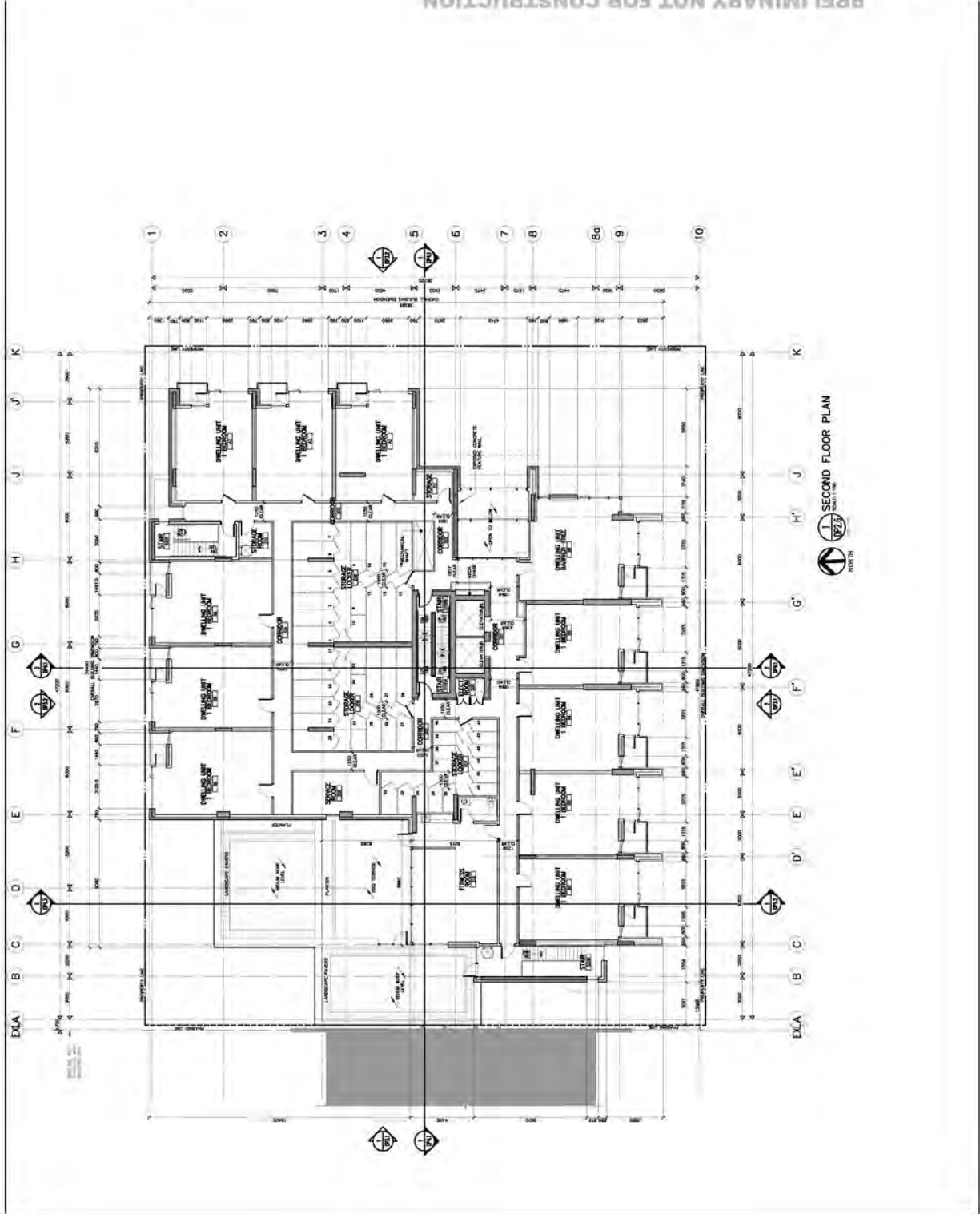



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 1000
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REVISIONS
 Issued For
 DATE
 BY

No.	Description	Date	By
1	ISSUED FOR PERMIT	11-08-20	MM
2	ISSUED FOR PERMIT	11-08-20	MM
3	ISSUED FOR PERMIT	11-08-20	MM
4	ISSUED FOR PERMIT	11-08-20	MM
5	ISSUED FOR PERMIT	11-08-20	MM
6	ISSUED FOR PERMIT	11-08-20	MM
7	ISSUED FOR PERMIT	11-08-20	MM
8	ISSUED FOR PERMIT	11-08-20	MM
9	ISSUED FOR PERMIT	11-08-20	MM
10	ISSUED FOR PERMIT	11-08-20	MM

PROJECT
 ROYAL VIEW
 EAST

LOCATION
 CALGARY
 ALBERTA

SECOND
 FLOOR PLAN

Gibbs Gage
 ARCHITECTS

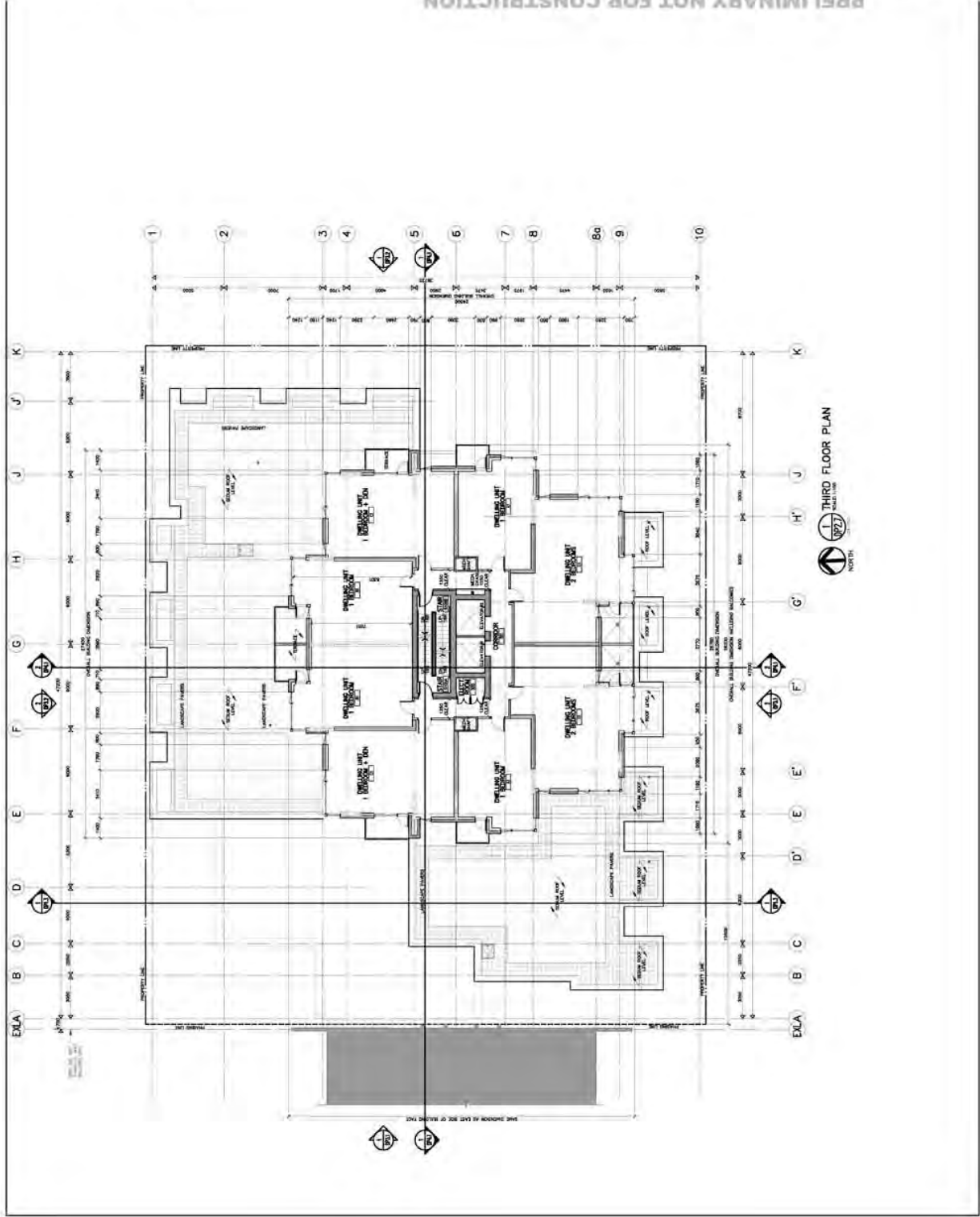
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 P: 403.272.0200 Fax: 403.272.0278

DP2.6




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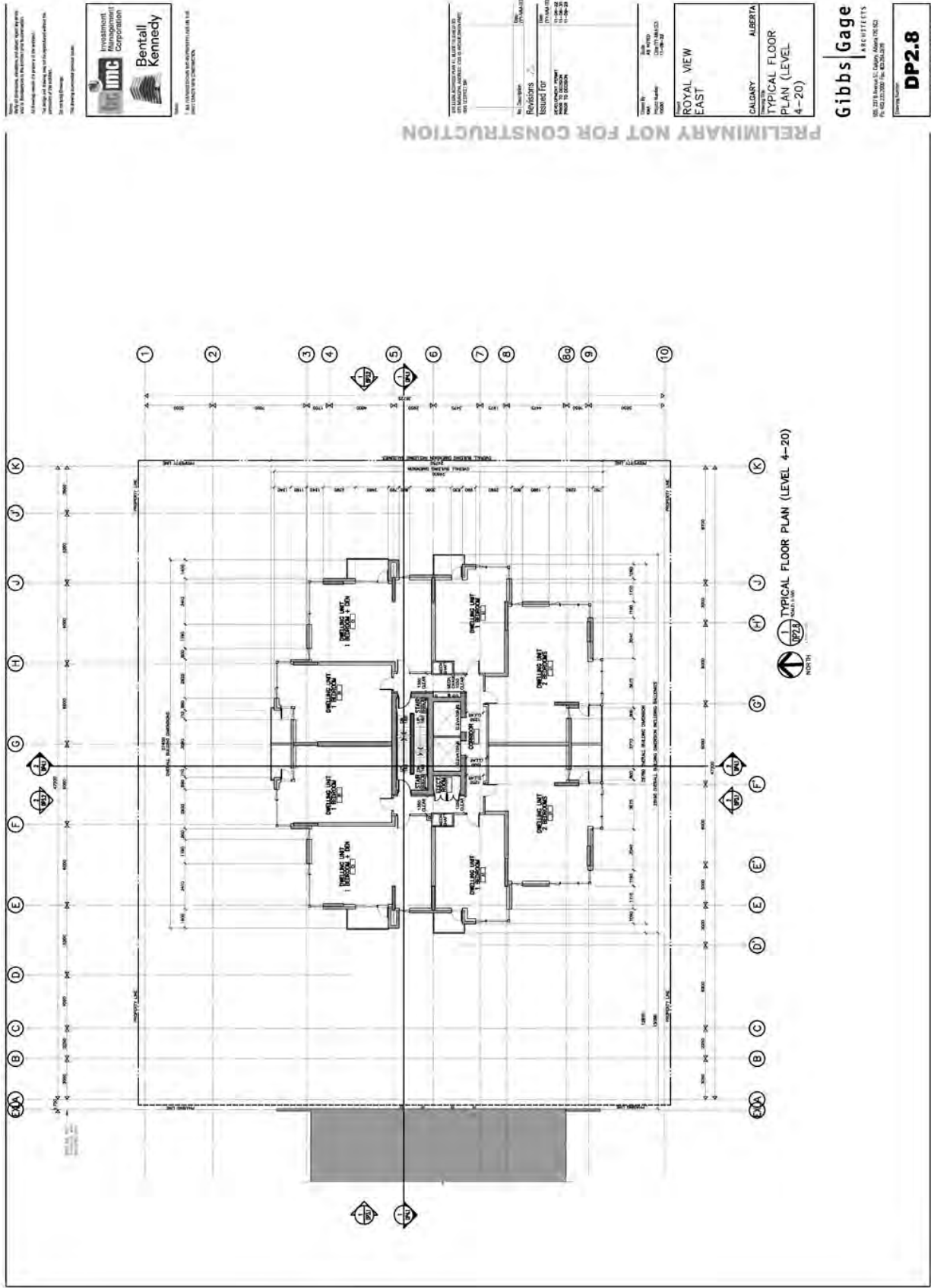
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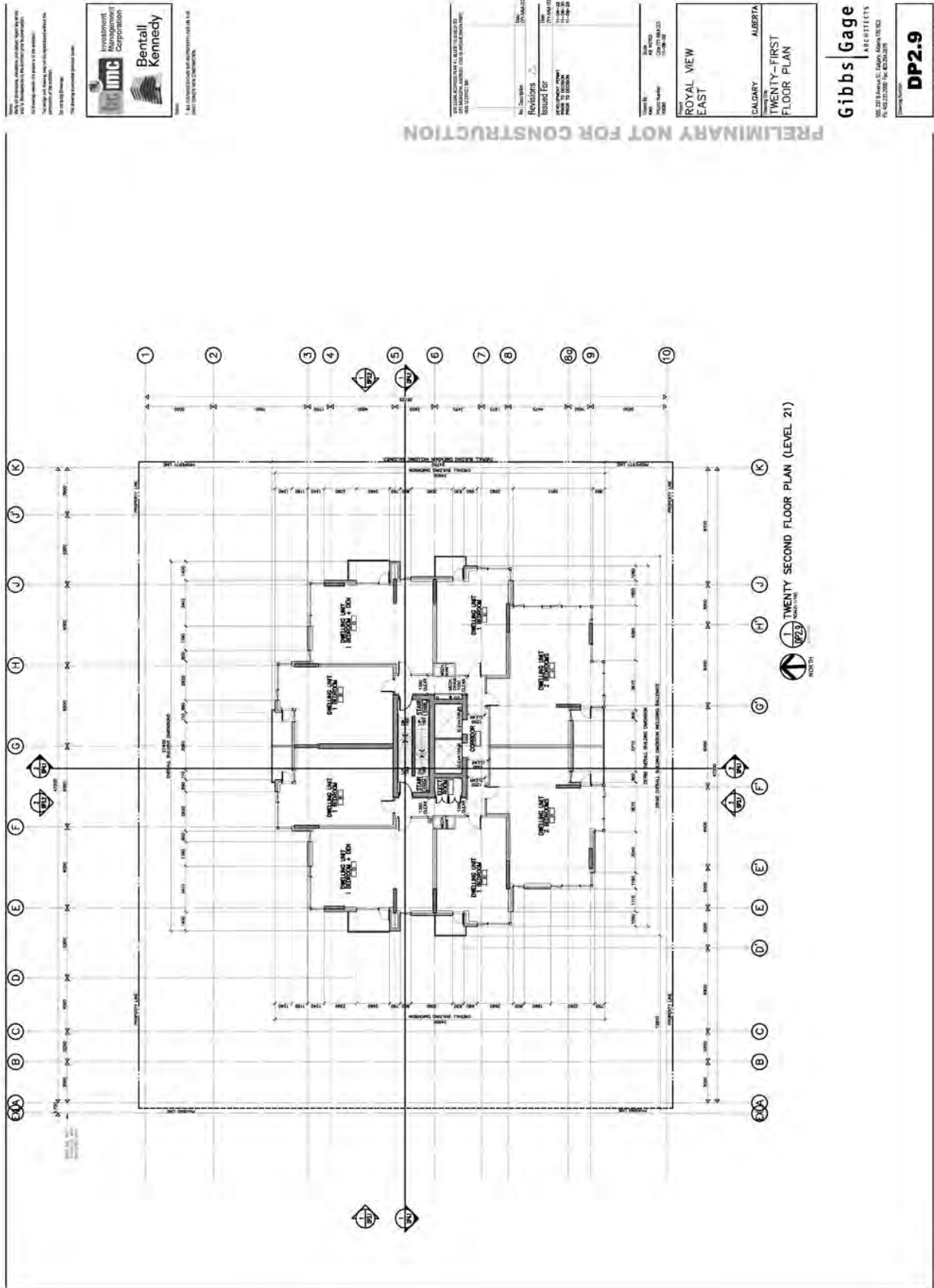
No.	Description	Date
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2	ISSUED FOR PERMITS	17/03/2011
3	ISSUED FOR PERMITS	17/03/2011
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5	ISSUED FOR PERMITS	17/03/2011
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8a	ISSUED FOR PERMITS	17/03/2011
9	ISSUED FOR PERMITS	17/03/2011
10	ISSUED FOR PERMITS	17/03/2011

Project No: **ROYAL VIEW EAST**
 City: **CALGARY**
 Province: **ALBERTA**
 Floor: **THIRD FLOOR**
 Plan: **THIRD FLOOR PLAN**

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 2207 20 Avenue S.E. Calgary Alberta T2C 2G2
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PROJECT: ROYAL VIEW EAST - 20TH FLOOR
 SHEET: 20TH FLOOR PLAN
 DATE: 11-08-10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

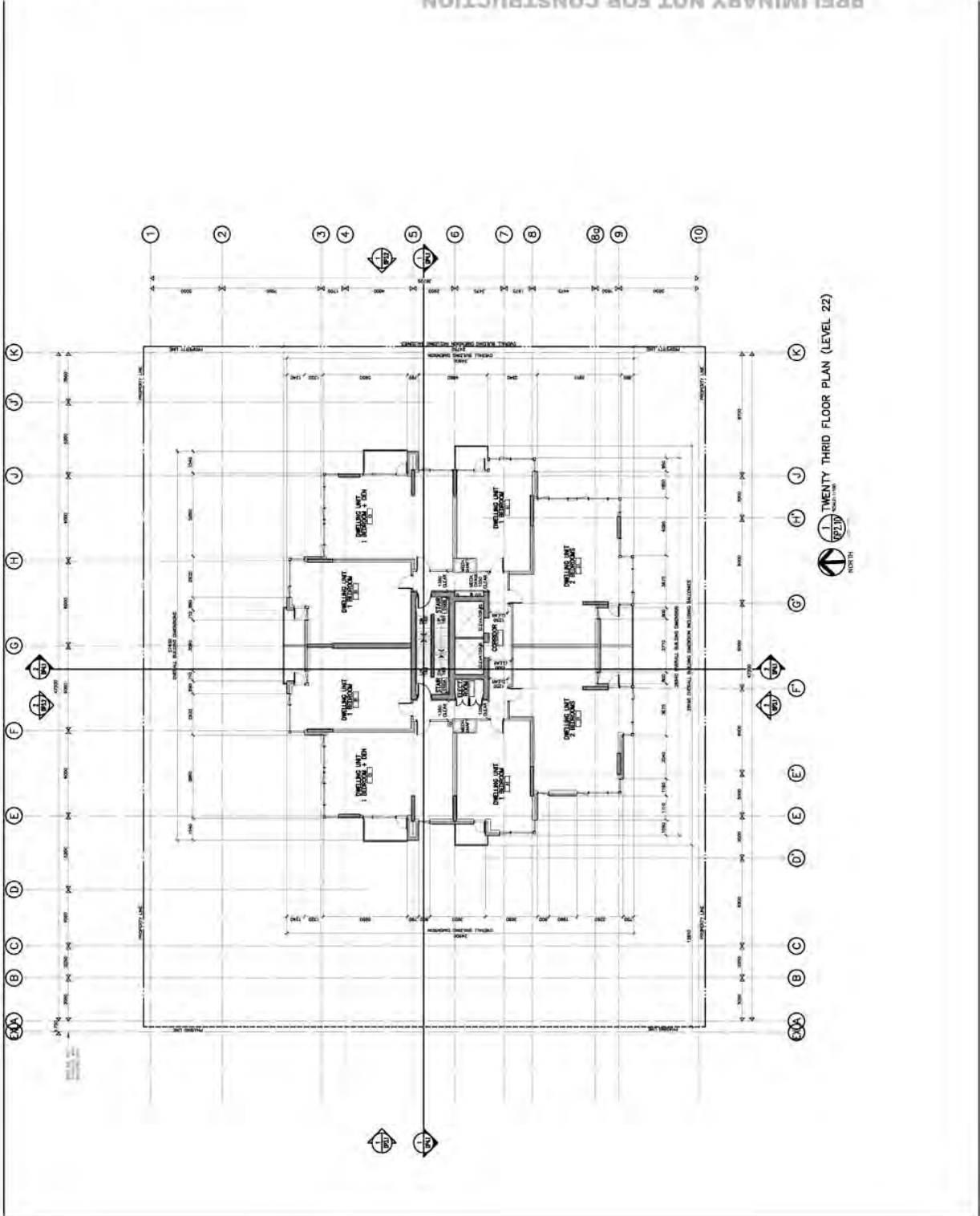
ROYAL VIEW EAST
 CALGARY, ALBERTA
TWENTY-FIRST FLOOR PLAN
 Project No: [Number]
 Date: [Date]
 Scale: [Scale]

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TWENTY THIRD FLOOR PLAN (LEVEL 22)

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No.	Description	Date
1	ISSUED FOR PERMIT	11-20-11
2	ISSUED FOR PERMIT	11-20-11
3	ISSUED FOR PERMIT	11-20-11
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Project No: 10000 104 Avenue, Suite 1000, Edmonton, Alberta T5C 0G8
 Project Name: 10000 104 Avenue, Suite 1000, Edmonton, Alberta T5C 0G8
 Date: 11-20-11

ROYAL VIEW EAST
 CALGARY, ALBERTA
 TWENTY-SECOND FLOOR PLAN

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 P: 403.272.2288 F: 403.272.2279

DP2.10
 Drawing Number

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3. The drawings are prepared by the Architect and are to be used for the construction of the project only. They are not to be used for any other purpose without the written consent of the Architect.



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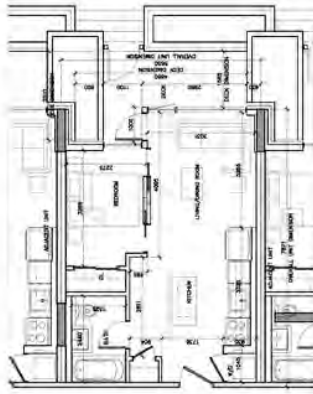
No.	Description	Date
1	Issued For	17/04/13
2	Revisions	17/04/13
3	Revisions	17/04/13
4	Revisions	17/04/13
5	Revisions	17/04/13

Scale: 1/8" = 1'-0"
 Project Number: 2011-10-2330
 Date: 17/04/13

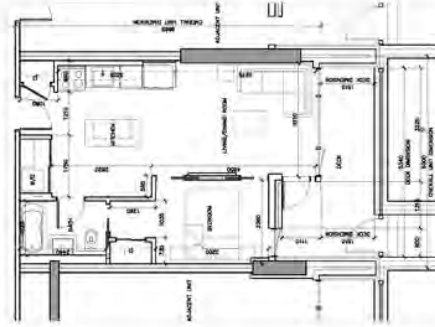
ROYAL VIEW EAST
 CALGARY ALBERTA
TYPICAL UNIT PLANS

Gibbs Gage
 ARCHITECTS
 2011-10-2330
 P.O. BOX 2330, CALGARY, ALBERTA T2C 2E3

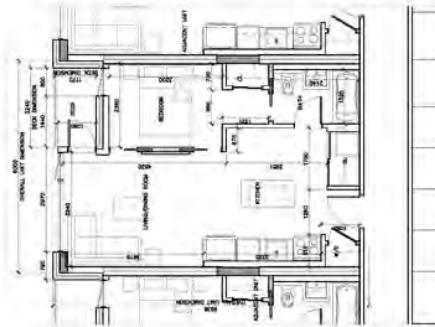
DP2.15
 Drawing Number
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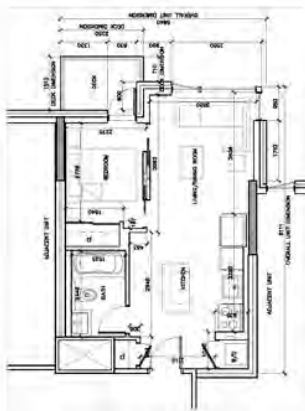
1 UNIT PLAN - TYPE A2 (LIVE-WORK)
 R-2/3 SCALE: 1/8" = 1'-0"



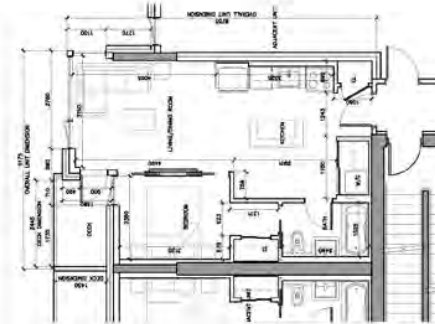
2 UNIT PLAN - TYPE B4 (LIVE-WORK)
 R-2/3 SCALE: 1/8" = 1'-0"



3 UNIT PLAN - TYPE B6
 R-2/3 SCALE: 1/8" = 1'-0"



5 UNIT PLAN - TYPE A1
 R-2/3 SCALE: 1/8" = 1'-0"



4 UNIT PLAN - TYPE B1
 R-2/3 SCALE: 1/8" = 1'-0"

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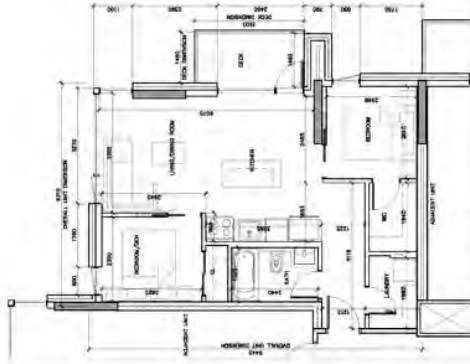
No. Description	Date
1. Issue for Review	11/14/11
2. Issue for Construction	11/14/11
3. Issue for Construction	11/14/11
4. Issue for Construction	11/14/11
5. Issue for Construction	11/14/11
6. Issue for Construction	11/14/11
7. Issue for Construction	11/14/11
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9. Issue for Construction	11/14/11
10. Issue for Construction	11/14/11

Project No. 1000
 Project Name: 1000
 Project Location: 1000

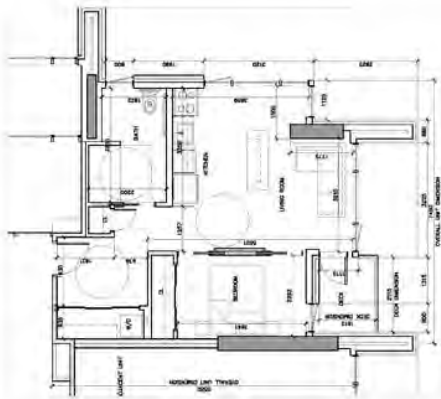
ROYAL VIEW EAST
 ALBERTA
 TYPICAL UNIT PLANS

Gibbs Gage
 ARCHITECTS
 300, 207 Avenue C, Calgary, Alberta T2C 2S2
 P: 403.272.2288 F: 403.262.8278

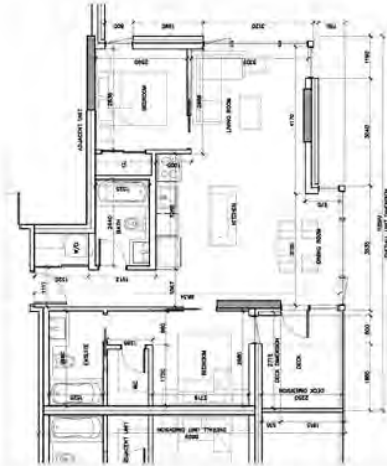
DP2.14
 Drawing Number
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2. UNIT PLAN - TYPE C1
R-21



3. UNIT PLAN - TYPE BF
R-21

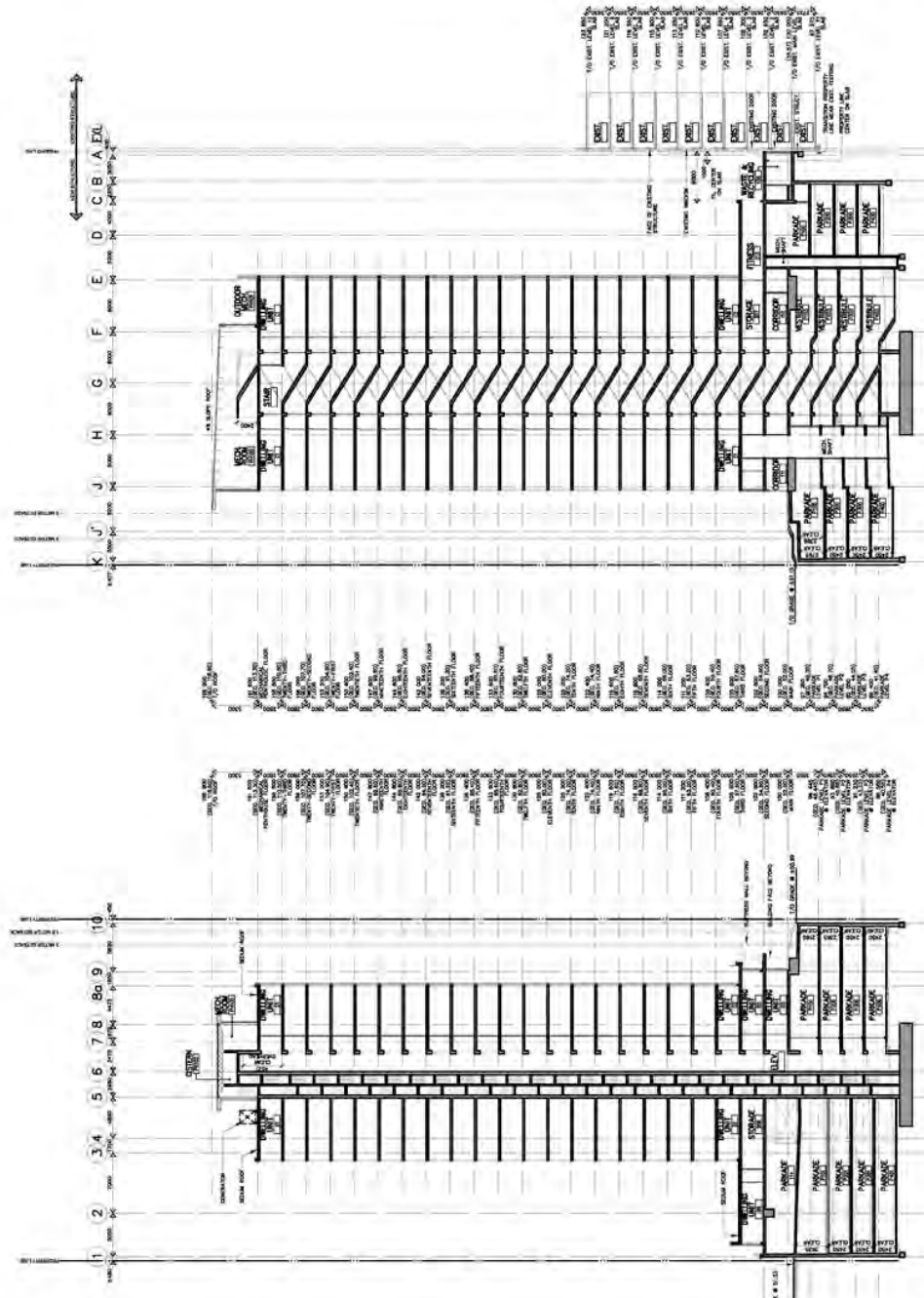


1. UNIT PLAN - TYPE D1
R-21


Investment Management Corporation
Bentall Kennedy

10000 170th Avenue, Suite 100, Edmonton, Alberta T5A 4P6
 Tel: 780-443-8888
 Fax: 780-443-8889
 www.bentallkennedy.com

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1 BUILDING SECTION

2 BUILDING SECTION

No. Description
 Revisions
 Issued For
 Date
 11-20-10
 11-20-10
 11-20-10

ROYAL VIEW EAST
CALGARY ALBERTA
BUILDING SECTION

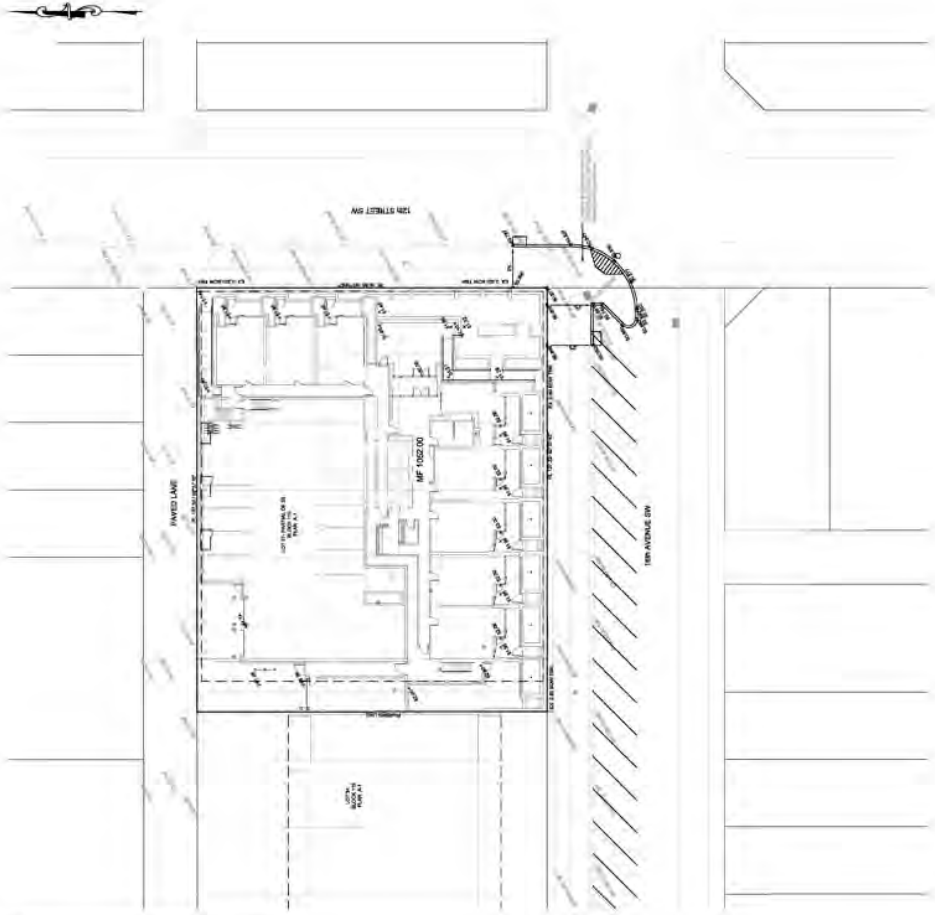
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 ARCHITECTS
 500, 27th Avenue S.E., Calgary, Alberta T2C 2K2
 P: 403.270.0000 F: 403.270.0070

DP4.1

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Legend:

- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION
- PROPOSED GRADING
- EXISTING GRADING
- PROPOSED PAVING
- EXISTING PAVING
- PROPOSED DRIVEWAYS
- EXISTING DRIVEWAYS
- PROPOSED SIDEWALKS
- EXISTING SIDEWALKS
- PROPOSED CURBS
- EXISTING CURBS
- PROPOSED UTILITIES
- EXISTING UTILITIES
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE

Revisions	Date	By
1. Issue for Review	10/27/11	JK
2. Issue for Construction	10/27/11	JK

Drawn By	Scale
Project Number	Date
Project Name	Sheet Number
Project Location	Project Description
Client Name	Client Address
Client Phone	Client Email

Gibbs Gage Architects

805, 237 8 Avenue SW
 Calgary, Alberta T2P 5C3
 Telephone: (403) 243-4300
 Fax: (403) 243-4301
 Website: www.gibbsgage.com

DP-C-02

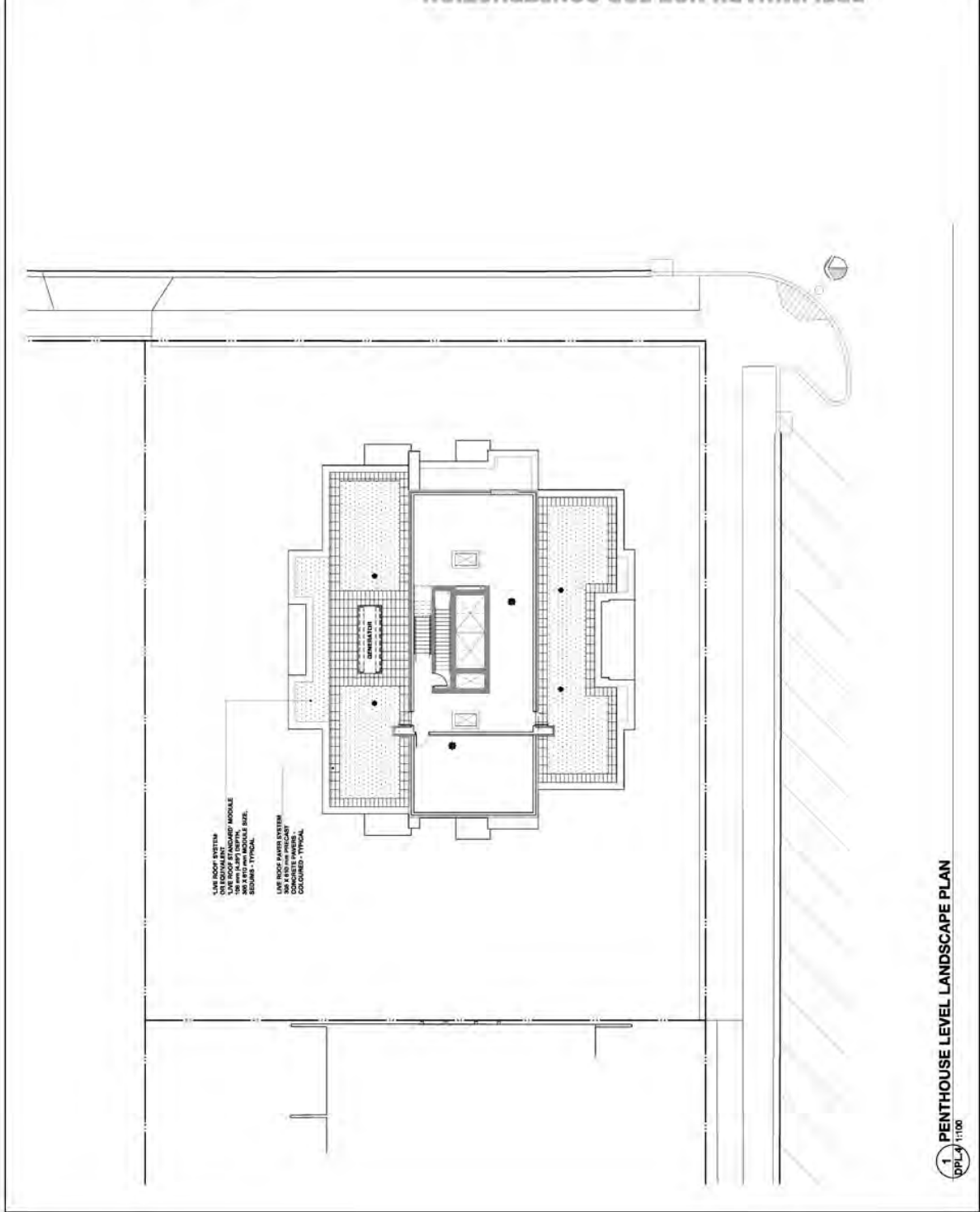
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IMC Investment Corporation
Bentall Kennedy

100 King Street West, Suite 1000, Toronto, Ontario M5X 1C4
 Tel: 416-593-8800 Fax: 416-593-8801
 www.bentallkennedy.com



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VIEW ROOF SYSTEM
 LIVE ROOF STANDARD MODULE
 300 X 300 mm MODULE SIZE
 SEAMS - TYPICAL

VIEW ROOF SYSTEM
 300 X 300 mm STANDARD
 CONCRETE PANELS
 CEILING - TYPICAL

Revisions

No.	Description	Date
1	Issued For	17th Nov 09
2	REVISION TO LAYOUT	17th Nov 09
3	REVISION TO LAYOUT	17th Nov 09
4	REVISION TO LAYOUT	17th Nov 09

Project No. 09-0000
 Date 11/11/09

ROYAL VIEW EAST
 RESIDENTIAL

Project No. 09-0000
 PENTHOUSE LEVEL
 LANDSCAPE PLAN

Gibbs Gage ARCHITECTS
 500 King Street West, Suite 1000, Toronto, Ontario M5X 1C4
 Tel: 416-593-8800 Fax: 416-593-8801

DPL#4

1 PENTHOUSE LEVEL LANDSCAPE PLAN
 (DPL#4) 1:100

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 4. All drawings are the property of the City of Calgary.
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IMC
 Investments
 Corporation
**Bentall
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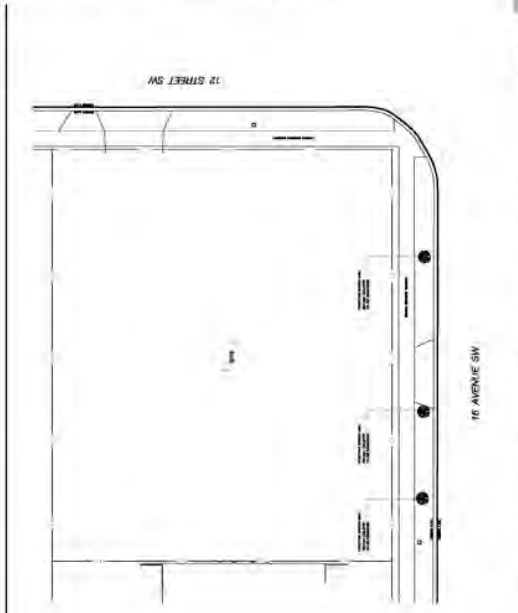
CARBON & SUSTAINABILITY
 CONSULTANTS

Revisions
 Issued For
 1. 11/11/11
 2. 11/11/11
 3. 11/11/11
 4. 11/11/11
 5. 11/11/11
 6. 11/11/11
 7. 11/11/11
 8. 11/11/11
 9. 11/11/11
 10. 11/11/11

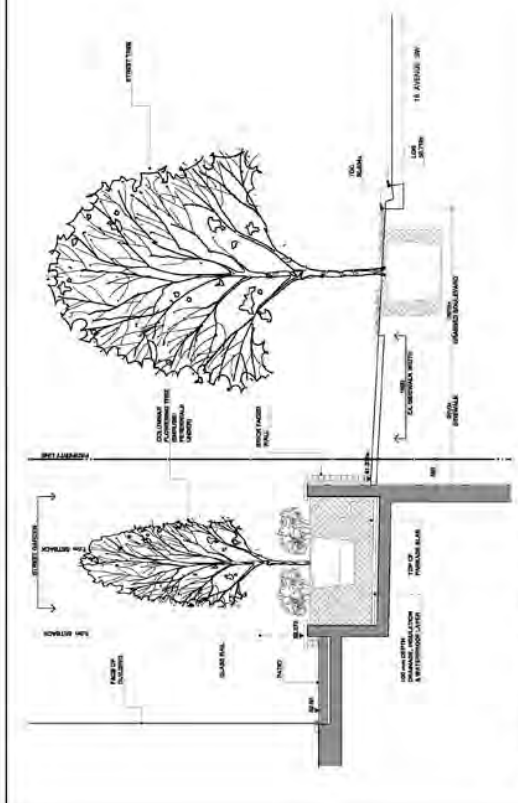
ROYAL VIEW EAST
 RESIDENTIAL
 CALGARY ALBERTA
 SECTIONS

Gibbs Gage
 ARCHITECTS
 500 17th Avenue SW, Suite 1000
 Calgary, Alberta T2M 4B6
 Tel: 403.243.8877

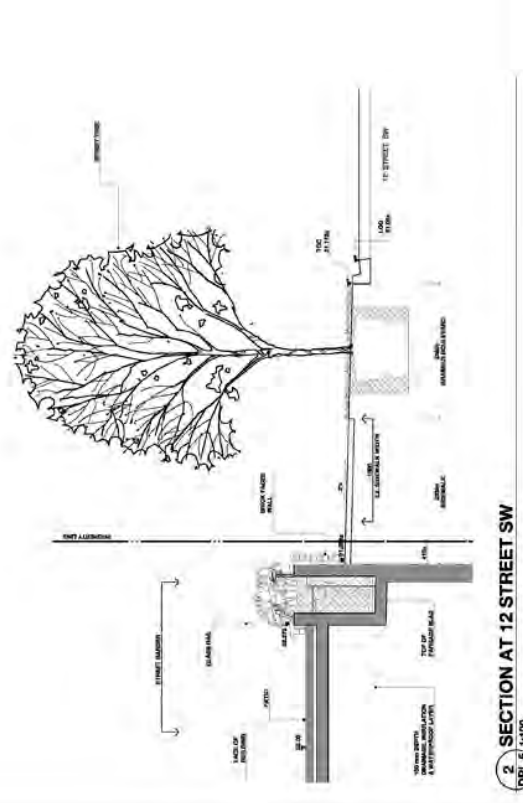
DPL5
 11/11/11



3 EXISTING CONDITIONS & TREE REMOVALS
 DPL5 11/20/11



1 SECTION AT 16 AVENUE SW
 DPL5 11/10/11



2 SECTION AT 12 STREET SW
 DPL5 11/10/11

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Notes: All dimensions, elevations, and details, shall be in metric units and conform to the standards of the International Building Code.

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This drawing is intended for use only for the project described herein.



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Revisions: 1. 10/27/11 (M) 2. 10/27/11 (M) 3. 10/27/11 (M) 4. 10/27/11 (M) 5. 10/27/11 (M) 6. 10/27/11 (M) 7. 10/27/11 (M) 8. 10/27/11 (M) 9. 10/27/11 (M) 10. 10/27/11 (M)

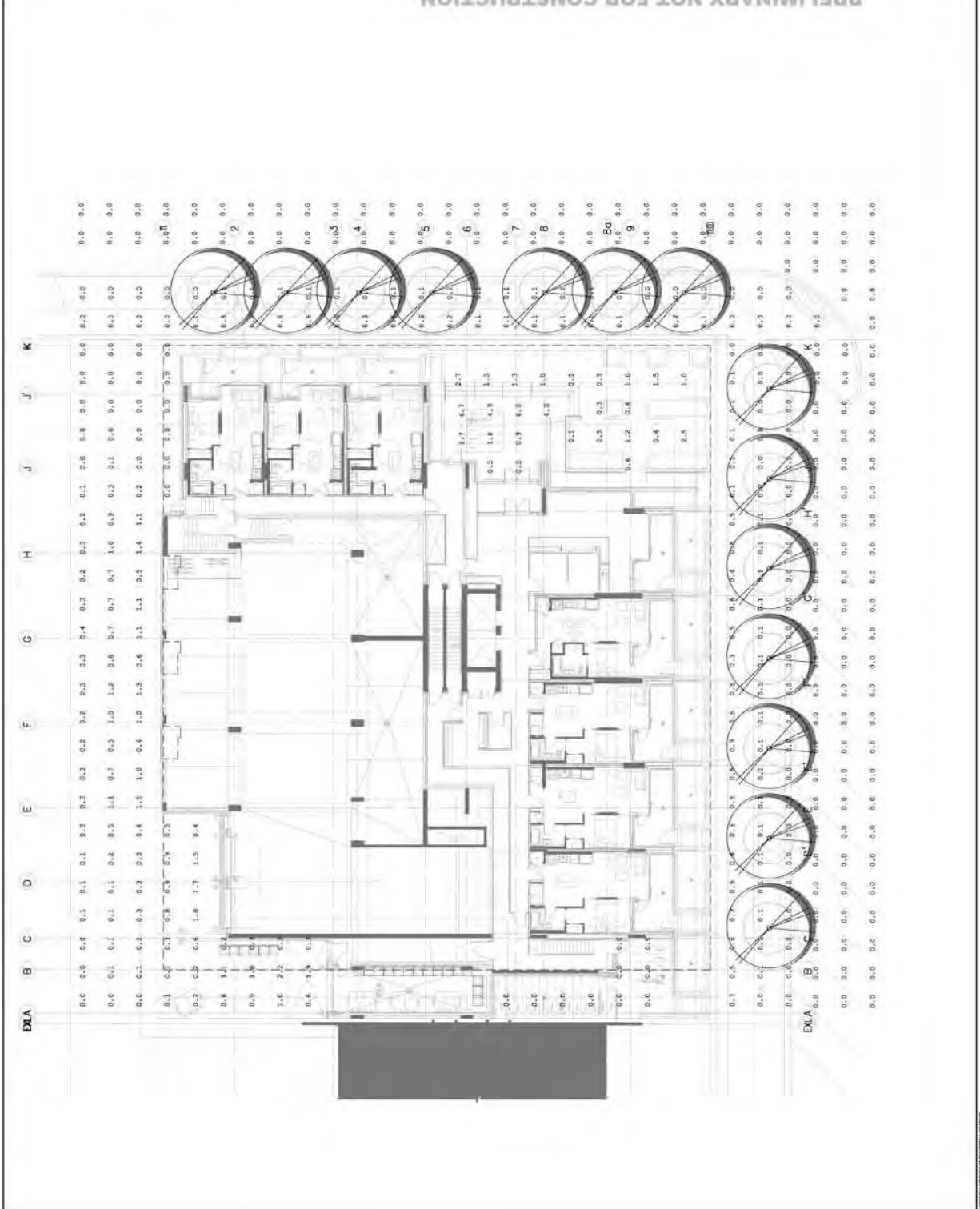
Issued For: ARCHITECTURAL CONSTRUCTION DOCUMENTS

Drawn By: [Name] Date: [Date] (Y/M/D) 10/27/11

Project: ROYAL VIEW RESIDENTIAL. Location: CALGARY ALBERTA. Drawing Title: SITE PLAN.

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DPE100. 10/27/11 (M) 10/27/11 (M) 10/27/11 (M) 10/27/11 (M) 10/27/11 (M) 10/27/11 (M) 10/27/11 (M) 10/27/11 (M) 10/27/11 (M) 10/27/11 (M)



Vertical text on the right side of the page, possibly a scale or legend, including the number 10.0.

Note: All dimensions, elevations, and details, shall be as shown and/or dimensions to the finished work.

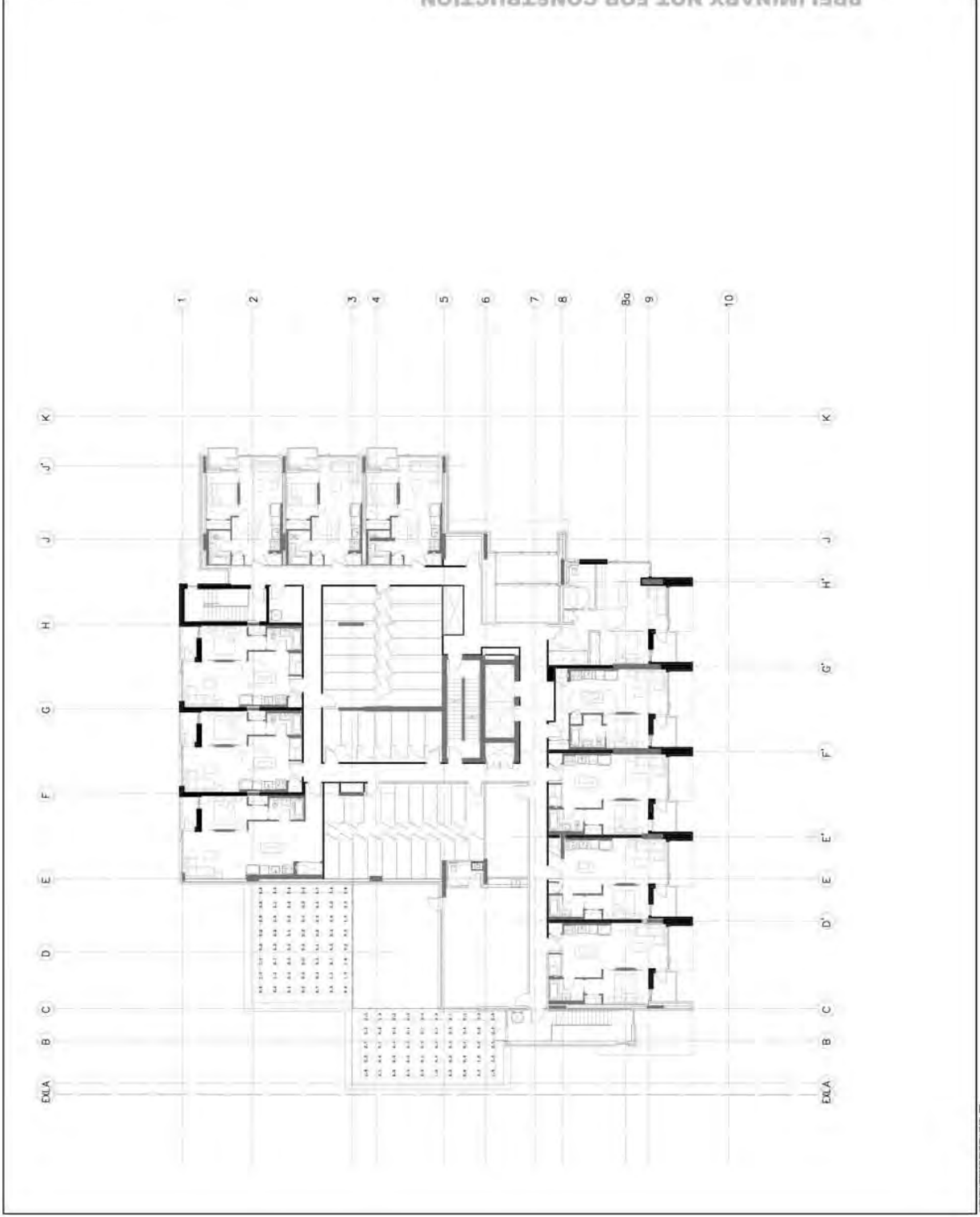
All energy ratings for purposes of the electrical code shall be based on the manufacturer's published data for the equipment used. All energy ratings shall be based on the manufacturer's published data for the equipment used.

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Revisions	1
Issued For	AS-BUILT
Checked By	[Signature]
Drawn By	[Signature]
Project	ROYAL VIEW RESIDENTIAL
Date	01/18/11

Project: ROYAL VIEW RESIDENTIAL
 Location: CALGARY ALBERTA
 Drawing Title: 2ND FLOOR LIGHTING PLAN

Gibbs | Gage ARCHITECTS
 505, 227 8 Avenue SE, Calgary, Alberta
 Tel: (403) 233-2000 Fax: (403) 264-0575
DPE401

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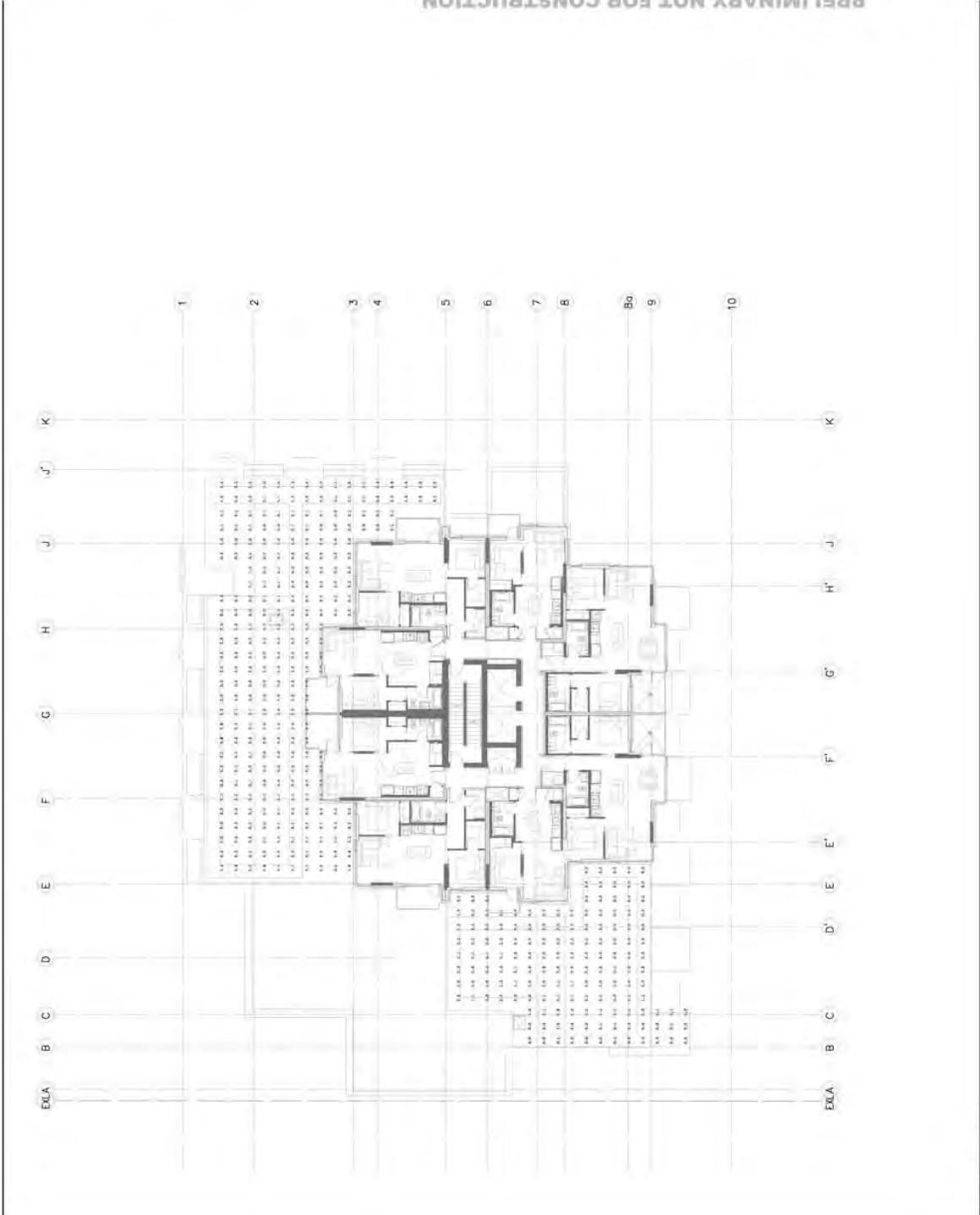
MUNEY + BATTANI ARCHITECTS (ALBERTA) INC. 1000 - 10th Street, Suite 1000, Calgary, Alberta T2P 0P8 Tel: 403-243-7500 Fax: 403-243-7502

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Revision	Date	By	Checked
1	07/19/10	MM	MM
2	07/19/10	MM	MM
3	07/19/10	MM	MM
4	07/19/10	MM	MM
5	07/19/10	MM	MM
6	07/19/10	MM	MM
7	07/19/10	MM	MM
8	07/19/10	MM	MM
9	07/19/10	MM	MM
10	07/19/10	MM	MM

Project: ROYAL VIEW RESIDENTIAL
 Location: CALGARY ALBERTA
 Drawing Title: 3RD FLOOR LIGHTING PLAN

Gibbs Gage ARCHITECTS
 505, 212 Avenue SE, Calgary, Alberta
 T2P 0A2 Tel: 403-243-3300 Fax: 403-243-3305
 Calgary, Alberta
DPE402



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Beltline Planning Group
Box 97, 1500 14 ST SW
Calgary, AB T3C 1C9
(403) 670-5499 ext. 3
circulations@beltline.ca

July 12, 2011

Mr. Carl Purvis
File Manager, Centre City Planning & Design
City of Calgary Municipal Building
800 MacLeod Trail SE
Calgary, Alberta

RE : DP2011-2330 – New Multi-residential (172 units, live work 7 units) - 1515 12th Street SW

Beltline Planning Group (BPG) is enthusiastically supportive of the proposed development at 1515 12th Street SW (Royal View East). It will be a welcome addition to the west end of the Beltline.

BPG has had the opportunity to meet with the architect and developer

We find that the applicant's proposal to obtain 2.0 FAR in density bonusing in return for enhanced public open space and substantial sustainable initiatives is entirely acceptable as it was explained to us. These amenities will make an important contribution to the streetscape and the surrounding pedestrian realm.

There is a landscaped plaza on the southeast corner, wider sidewalks and landscaped boulevards. The lane is not treated as a "back alley" rather as a fourth building face and an active frontage. The inclusion of high quality and long lived species as Brandon Elm and decorative species as flowering Dolgo Crabapple will add an elegant touch to the West Connaught streetscape.

A vegetated roof top amenity space and a penthouse roof garden complement the significant sustainable initiatives adopted by the applicant.

In the view of BPG these features and amenities should be sufficient to recommend approval of the project, and the added density sought by the applicant.

Overall Beltline Planning Group believes that this is high quality project that will enhance the Beltline.

Thank you for your consideration.

Sincerely,

Owen Craig, Chair
Beltline Planning Group
planning@beltline.ca
403 670 5499 ext 3

Cc: Development Circulations Controller (dp.circ@calgary.ca)
Randy Magnussen (rmagnussen@bentallkennedy.com)
Toby Wu (twu@bentallkennedy.com)
Stephen Mahler (stephen.mahler@gibbsgage.com)

Sustainability Objectives

Royal View East

** based on LEED (Leadership in Energy and Environmental Design) Checklist

Yes	?	No			
			Sustainable Sites	26	Points

Y					
			Prereq 1	Construction Activity Pollution Prevention	Required
		x	Credit 1	Site Selection	1
	x		Credit 2	Development Density & Community Connectivity	5
		x	Credit 3	Brownfield Redevelopment	1
	x		Credit 4.1	Alternative Transportation, Public Transportation Access	6
x			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
		x	Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3
	x		Credit 4.4	Alternative Transportation, Parking Capacity	2
		x	Credit 5.1	Site Development, Protect or Restore Habitat	1
	x		Credit 5.2	Site Development, Maximize Open Space	1
x			Credit 6.1	Stormwater Design, Quantity Control	1
		x	Credit 6.2	Stormwater Design, Quality Control	1
	x		Credit 7.1	Heat Island Effect, Non-Roof	1
	x		Credit 7.2	Heat Island Effect, Roof	1
		x	Credit 8	Light Pollution Reduction	1

Yes	?	No			
			Water Efficiency	10	Points

Y					
			Prereq 1	Water Use Reduction, 20% Reduction	Required
x			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	2
		x	Credit 1.2	Water Efficient Landscaping, No Potable Use of No Irrigation	2
		x	Credit 2	Innovative Wastewater Technologies	2
x			Credit 3	Water Use Reduction	2 to 4
				30% Reduction	2
			x	40% Reduction	3
				50% Reduction	4

Yes	?	No			
			Energy & Atmosphere	10	Points

Y					
Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2	Minimum Energy Performances: 10% New Bldgs or 5% Existing Bldg Renovations	Required
Y			Prereq 3	Fundamental Refrigerant Management	Required
x			Credit 1	Optimized Energy Performance	1 to 19
			x	12% New Bldgs or 8% Existing Bldg Renovations	1
				14% New Bldgs or 10% Existing Bldg Renovations	2
				16% New Bldgs or 12% Existing Bldg Renovations	3
				18% New Bldgs or 14% Existing Bldg Renovations	4

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20% New Bldgs or 16% Existings Bldg Renovations	5
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Credit 3	
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Credit 7	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage & Collection of Recyclables	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Reuse	1 to 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain 55% of Existing Walls, Floors & Roof	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain 75% of Existing Walls, Floors & Roof	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintain 95% of Existing Walls, Floors & Roof	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Waste Management, Divert 50% from Disposal	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Waste Management, Divert 75% from Disposal	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material Reuse, 5%	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material Reuse, 10%	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recycled Content, 20% (post-consumer + 1/2 pre-consumer)	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Regional Materials, 10% Extracted, Processed and Manufactured Regionally	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Regional Materials, 20% Extracted, Processed and Manufactured Regionally	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rapidly Renewable Materials	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certified Wood	1

Yes	?	No				
			Indoor Environmental Quality		15	Points
Y			Prereq 1	Minimum IAQ Performances		Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control		Required
		x	Credit 1	Outdoor Air Delivery Monitoring		1
		x	Credit 2	Increased Ventilation		1
			Credit 3.1	Construction IAQ Management Plan, During Construction		1
			Credit 3.2	Construction IAQ Management Plan, Before Occupancy		1
x			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants		1
x			Credit 4.2	Low-Emitting Materials, Paints & Coatings		1
x			Credit 4.3	Low-Emitting Materials, Flooring Systems		1
	x		Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products		1
		x	Credit 5	Indoor Chemical & Pollutant Source Control		1
	x		Credit 6.1	Controllability of Systems, Lighting		1
		x	Credit 6.2	Controllability of Systems, Thermal Comfort		1
		x	Credit 7.1	Thermal Comfort, Design		1
		x	Credit 7.2	Thermal Comfort, Verification		1
	x		Credit 8.1	Daylight & Views, Daylight 75% of Spaces		1
		x	Credit 8.2	Daylight & Views, Daylight 90% of Spaces		1

Yes	?	No				
			Innovation & Design Process		6	Points
		x	Credit 1.1	Innovation in Design: Provide Specific Title		1
		x	Credit 1.2	Innovation in Design: Provide Specific Title		1
		x	Credit 1.3	Innovation in Design: Provide Specific Title		1
		x	Credit 1.4	Innovation in Design: Provide Specific Title		1
		x	Credit 1.5	Innovation in Design: Provide Specific Title		1
		x	Credit 2	LEED® Accredited Professional		1

Yes	?	No				
			Regional Priority Credits		4	Points
		x	Credit 1.1	Regional Priority Credits: Region Defined		1
		x	Credit 1.2	Regional Priority Credits: Region Defined		1
		x	Credit 1.3	Regional Priority Credits: Region Defined		1
		x	Credit 1.4	Regional Priority Credits: Region Defined		1

Yes	?	No				
16			Project Totals (Certification Estimates)		110	Points
Not Certified			Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points			