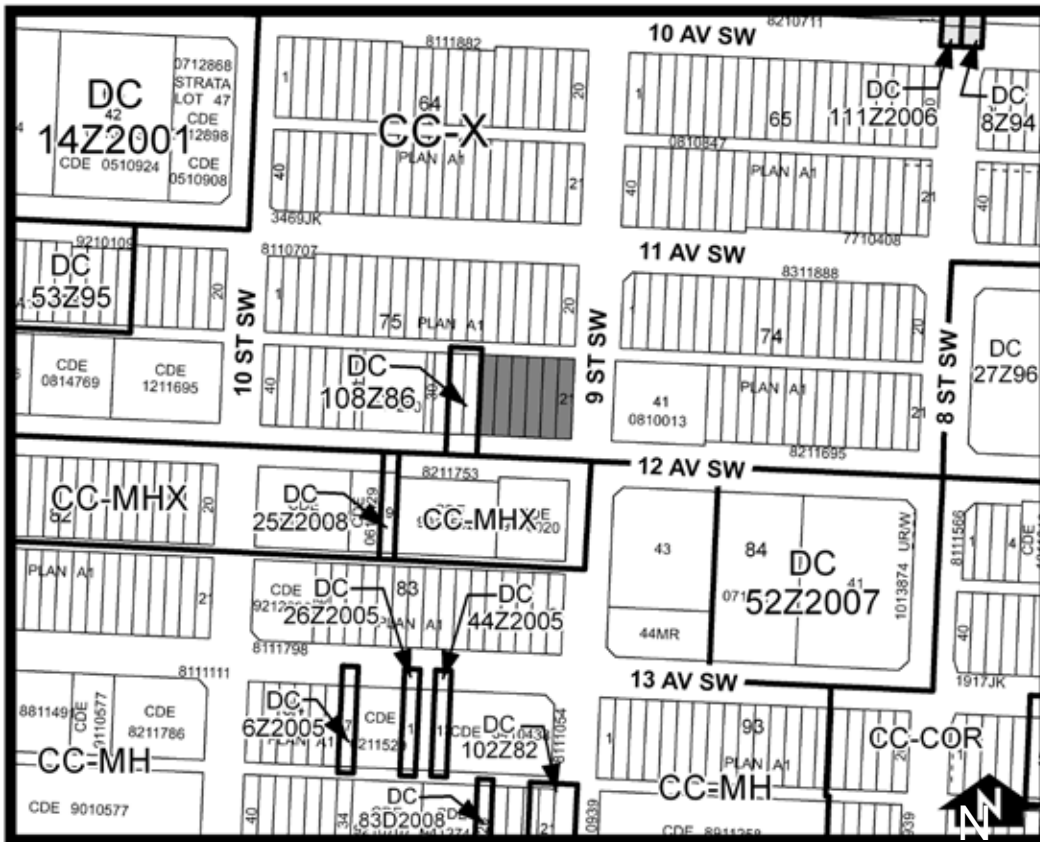


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 05	
	FILE NO:	DP2012-3135
	CPC DATE:	2012 December 06

BELTLINE
(Ward 8 - Alderman Mar)



PROPOSAL:
New: Multi-Residential Development (158 units)

APPLICANT: NORR Architect Planners	OWNER: Cidex Developments Inc
MUNICIPAL ADDRESS: 1006 – 1010 12 Avenue SW and 1115 – 9 Street SW	LEGAL DESCRIPTION: (Plan A1, Block 75, Lot 21-26) (Map 16C)
EXISTING LAND USE DISTRICT(S): CC-X	
AREA OF SITE: 0.18 ha ± (0.45 ac ±)	
CURRENT DEVELOPMENT: Vacant	

ADJACENT DEVELOPMENT:

NORTH: Commercial and Retail Development

SOUTH: Multi – Residential

EAST: Multi – Residential (Under Construction)

WEST: Multi – Residential and Office

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	8 FAR	9.77 FAR	1.77 FAR Bonused
HEIGHT	No Maximum	70 metres	N/A
YARDS (BUILDING SETBACK)	1.5 metres	1.09 metres	0.41 metres
PARKING	135 stalls	166 stalls	None
EXTERIOR FINISH MATERIALS			
Walls: Sandblasted and painted concrete, Spandrel Panel (anodized aluminium), EFIS finish (blue, red, and yellow).			
Roof: Metal louvers			
Windows: Clear glass			

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	Not Applicable
URBAN DESIGN REVIEW COMMITTEE	Comments provided within report
COMMUNITY ASSOCIATION (Beltline Planning Group)	Comments in support attached as APPENDIX II.

PLANNING EVALUATION

Introduction

The purpose of the subject application is to consider the development of a 24 storey, 158 unit Multi-Residential Development.

Site Context

The subject site consists of the assembly of three parcels which are three blocks south of the Canadian Pacific Railway Corridor, at the south-east corner of 12 Avenue SW and 9 Street SW. The context surrounding the subject site is a mix of residential, office, and retail developments. Low to mid-rise developments surrounds the site, with the most recent development being a complimentary building across the street ("Aura I"), which is currently under construction by the same owner. The "New Beltline Park" is being redeveloped directly south of Aura I.

Land Use District

The Centre City Mixed Use District (CC-X) allows for a variety of residential, commercial, and retail uses up to a Floor Area Ratio of 5, which may be bonused to a maximum FAR of 12 using the bonusing provisions contained within the Land Use Bylaw (1P2007 Part 11, Division 7). The proposed multi-residential development complies with the CC-X districts, and a combination of bonusable building features (0.5 FAR), as well as a payment to the Beltline Community Investment Fund (0.85 FAR) are proposed to acquire the bonusing needed for this project.

Site Characteristics

The subject site is generally flat and contains no significant geographic features. The recently demolished residential building (Harvey Block) will be commemorated as part of the new development, due to its historical significance in the city. Since 1913, the "Harvey Block" provided homes for many Calgarians over its lifespan, and it is the intent of the Applicant to preserve its memory within the new residential building.

Legislation & Policy

Beltline Area Redevelopment Plan (ARP) (2006)

4.3 Urban Mixed-Use Areas

Objectives

The intent of City Policies is to provide for a wide range and mix of uses in many possible configurations, both within buildings and within the local context, to result in vibrant pedestrian streets. Applicable objectives include:

- To create vibrant pedestrian streets that provides activity throughout the daytime and evening hours.
- To provide for uses that serves the local and broader population.
- To create streetscapes that respond to the context of the particular area, that have buildings that are built to and frame the sidewalk and that have a high degree of permeability between interior and exterior space through the use of transparent windows and doors.
- To ensure compatibility of adjacent uses, within and among buildings and properties, particularly with respect to residential uses.
- To promote building forms that respect the local context and interfaces with adjacent properties, including consideration of visible facades, decks, roofs, access points and balconies from various view points.

Administration finds that the considerations made by the application in appropriately designing for the form and function of uses appropriately uphold these objectives. The specific design considerations made by the Applicant are detailed in proceeding sections.

4.3.2 General Urban Mixed-Use Area Policies

The Urban Mixed-Use Areas are to be characterized by the following attributes as outlined in the Beltline ARP:

- Active
- Pedestrian Scaled
- Aesthetically appealing
- Visually interesting
- Permeable and transparent
- Safe
- Able to meet the needs of the local residential population, local employees and other visitors in the area.

Administration has reviewed the application, and finds the application conforms to these policy attributes.

5.2 Bonus Density

The total density of the development is proposed as 9.35 FAR. The subject site is found within “Bonus Area C” within the Beltline Density Area. As the base density for this area is 8.0 FAR (for Residential Mixed-Use developments), the applicants are to achieve an additional 1.35 FAR through bonusing measures as shown in the table below:

Bonusing Initiative	Value	Bonusable Floor Area Achieved
Contribution to the Beltline Community Investment Fund	\$418,453.20	1550.16 square metres = 0.85 FAR
Use of water efficient landscaping	Rain Water Harvesting Cistern	181.31 square metres = 0.1 FAR
Housing diversity	10% 3 bedrooms or townhouses	725.22 square metres = 0.4 FAR
Total		1.35 FAR

Site Layout & Building Design

Similar to the “Aura I” project under construction to the east, the application is a 24 storey apartment style condo residential tower on top of a podium base consisting of townhouses with individual at-grade entrances. Aura II and Aura I are to be aligned so that main entrance lobbies will align and oppose one another across 9 Street SW. The podium consists of the first two storeys of the building, which provides rooftop terraces for the third level apartment style condos. The application proposes 13 townhouses with individual at-grade entrances, each having private outdoor amenity space. The remaining 145 units will be provided through a combination of studio, and 1, 2, and 3 bedroom condos.

At-grade, the application seeks to reestablish the tree lined streetscape and residential character which had traditionally developed over time along 9 Street SW. The provisions of individual at-grade entrances create a fine grained residential environment. Transparency along the at-grade unit frontages helps promote a passively monitored public realm.

The building form is essentially a mirror image of the “Aura I” project, and will be constructed with identical materials such as EFIS, anodized aluminum panels, glass railings, sandblasted and painted concrete, and clear float glass. “Aura II” will be differentiated from Aura I through the use of a different colour on the primary vertical architectural element, which will be red rather than blue.

The top of the building provides a stepped-back terrace and reduced floor plate for the upper units, providing a less abrupt completion to the highrise. Rooftop mechanical is concealed from view through this approach to the design.

Urban Design Review Panel

In addition to the review provided by Administration, the subject application was brought forward for review by the Urban Design Review Panel (UDRP). Comments provided by the panel are provided in the following table:

UDRP Comment	Applicant's Response
1. The Panel appreciates the urban character of the two tower development, especially the relationship at grade between the Aura I and Aura II buildings.	We believe that the streetscape will enhance the community and will act as an important new gateway to the Beltline area from 10 Avenue through 9 Street SW.
2. The Panel recognizes the importance of this development in the area where more densification is currently happening and recognizes that the two towers will benefit from the proximity of the future park immediately south of the site. The Panel feels, overall the project will positively contribute to the urban nature and quality of the neighbourhood.	The park will act as an important generator encouraging social activity where residents will have the opportunity to connect with the greater community.
3. The Panel is concerned with the quality and incompleteness of the package. The Panel feels that the supplied presentation material falls short of what is required to understand the project of this size and significance. Additionally, the Panel has a concern that the lack of detail in the package is making it difficult to understand whether the design of the street facing units/townhouses interfaces appropriately with the street (especially with respect of privacy that may be provided through such things as: grade separation, planting and screening). The Panel requests that additional materials should be provided prior to CPC. This should include:	We have generated additional renderings included as part of the DTR resubmission that demonstrate the pedestrian experience. We have also added street cross sections through 12 Avenue and 9 street SW.
<ul style="list-style-type: none"> · A few detailed cross sections at grade level (i.e. at main entry, along 12 Avenue SW, along 9 Street SW) 	We are including cross sections as part of the DTR resubmission.
<ul style="list-style-type: none"> · Detailed Streetscapes drawings with additional grading information, 	We have generated additional renderings included as part of the DTR resubmission that demonstrate the pedestrian experience at grade.
<ul style="list-style-type: none"> · Comprehensive landscape plans, 	Additional landscaping information is provided as part of the DTR resubmission
<ul style="list-style-type: none"> · Identification of landscape materials, 	Additional landscaping materials are provided as part of the DTR resubmission

<ul style="list-style-type: none"> Complete materials board. 	<p>Additional explanation of the materials as they are located on the building is provided through the new renderings. Exposed sandblasted concrete is the predominate material at grade. The EFIS (acrylic stucco) accent colours are located for the most part on the upper parts of the building. We are working with the manufacturer to specify non-fading colours for these accent areas.</p>
<p>4. The Panel encourages the applicant to use concrete or other durable building materials throughout the building (on planter boxes/unit entries, podium as well as tower levels) rather than stucco, as the stucco material (especially on the architectural elements – tower accent walls and balcony enclosures) above grade may fade as well as discolour due to the effect of elements and pollution on such a porous material.</p>	<p>Concrete will be used as the principal material for the bulk of the building as well as the planters. In order to make the Aura II reflect the materials used on Aura I the tower accent walls, EIFS will need to be used.</p>
<p>5. The Panel is questioning if the architectural appearance and detailing of the Aura II should not vary from the first phase Aura I building. The Panel feels the impact of this project on the city skyline and the broader urban context of the Beltline area requires careful design consideration. The Panel encourages the Applicant to further investigate the proposed architectural expression of the projecting elements of the tower floors and roof line, and not just using a color variance to differentiate one building from another.</p>	<p>No action required</p>
<p>6. The Panel recommends the applicant review the opportunity to allow for a green roof and to make planters a component of the Outdoor Amenity area on the Second Floor.</p>	<p>Green roofs were utilized in Phase 1 with bonus credits applied. The bonus feature is now gone from the ARP. The owner was concerned about liability regarding these green roofs and the long term insurance requirements for the condominium board. We are hopeful that residents will be using potted plants on the second floor decks to enhance the outdoor deck areas which are now integrated into the individual suites.</p>

<p>7. The applicant described a number of sustainable initiatives that include a storm water retention cistern and drip irrigation. A more aggressive commitment to sustainable development is encouraged. Further, the Panel suggests the applicant to more fully explore sustainability options for the project and incorporate as many environmentally sustainable strategies as possible/reasonable.</p>	<p>The owner has committed to make the project as sustainable as possible without LEED certification. Many of these initiatives are being studied through a review of the working drawing phase.</p>
<p>8. The Panel requests that the Aura II planting material used, finishes at grade and sidewalk design reflect the Aura I design.</p>	<p>Agreed</p>
<p>9. The Panel encourages the applicant to include street furniture (benches and other small architectural elements incl. property sign) especially along 9 Street SW in the public realm design.</p>	<p>Street furniture is not a requirement of the bylaw however we will consider bench seating on the 9 Street SW side of the development for both phases.</p>
<p>10. The Panel suggests the bike racks located in the lane as well as dispersed along the east side of the building be relocated into one or two contiguous areas. This will allow for the accommodation of outdoor seating if/when appropriate, as well as will free up the space on the sidewalk leading from the emergency exit on the north side of the building, parallel to the lane. The Panel suggests the bike racks to be located between the street trees.</p>	<p>The emergency exit at the north side is clear of all bike racks and has been relocated to the east side of the building. The bike rack location has been moved as reflected on the updated landscape plans.</p>
<p>11. The applicant is encouraged to strengthen the pedestrian linkage to the future park across 12 Avenue SW.</p>	<p>Adequate pedestrian linkage currently exists at the intersection of 12 Avenue and 9 Street SW with existing traffic lights and pedestrian crossing.</p>
<p>12. The Panel feels that an overall comprehensive streetscape policy should be developed for the Beltline area; to encourage and facilitate comprehensive development of streetscape along multiple blocks.</p>	<p>Agreed, this development can set a good precedent for that undertaking.</p>

Mobility

The site is located within the Beltline area, adjacent to the city's largest employment concentration area. The location of the site is near significant employment intensive areas in the Beltline and in the Downtown, with several options for mobility including transit (bus and LRT), walking, cycling, and car sharing. The LRT is accessible by a short walk via the 8 Street SW underpass.

Parking

The application proposes 166 vehicular parking stalls. In addition, 79 – Class 1 and 16 – Class 2 bicycle parking stalls are provided within and surrounding the building.

Site Servicing for Utilities

Water and sanitary deep main utilities exist directly adjacent to the development site for development servicing.

Storm mains do not currently exist directly adjacent to the development site. The applicant was made aware that an Urban Development Indemnification Agreement is required to accommodate a main extension; at the developer's expense; in order to sufficiently service the development site. Service connections are to be provided to the satisfaction of Water Resources.

Environmental

Environmental and Safety Management has requested a current Phase 1 Environmental Site Assessment report, etc.; prior to the release of the development permit; as it is apparent that there outstanding contamination, remediation, etc. concerns related to the development site and/or scope. Such concerns will not prevent development "approval".

Environmental Sustainability

The applicants have confirmed their decision not to pursue LEED accreditation at the time of this report. However, a LEED table has been provided (see APPENDIX III) that provides details on what LEED components were shadowed. The information provided by the Applicant in support of environmental sustainability is acceptable to Administration, and no further measures are required by City policy.

Community Association Comments

The Beltline Planning Group has provided their comments in full support of the subject application. Their comments are provided in APPENDIX II.

CONCLUSION:

The proposal is supported for the following reasons:

1. Administration finds the subject Development Permit Application conforming to the Urban Mixed-Use Policies of the Beltline Area Redevelopment Plan.
2. The proposed development is compatible within the existing context of the surrounding community.
3. The proposed development represents the standard for a high-quality approach to addressing high-density residential development.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements

All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning:

1. Submit a total of 6 complete sets of amended plans (file folded and collated) to the Planning Generalist that comprehensively addresses all of the prior to release conditions of all Departments. In order to expedite the review of the amended plans; one plan set shall highlight all of the amendments. Please ensure that all plans affected by the revisions are amended accordingly. In the event that the prior to release conditions are not resolved, a recirculation fee may be applied.

Urban Development:

2. Amend the plans to:

Waste and Recycling Services – Collection Vehicle Access

Remove the SU-9 vehicle sweep paths from all relevant plans as it is clear that the waste bins will be rolled out to the lane; and especially since there is not sufficient overhead, etc. clearances to accommodate a SU-9 waste vehicle internal to the site.

3. Amend the plans to:

Roads

Sidewalks, Driveway Crossings and Garage Aprons

- a. Remove shrubs and bike racks from 2.134 metres bylawed setback area along 9 Street SW.

Note(s):

-Portions of the proposed bike racks are still shown to encroach within said setback lands. Move the bike racks to be completely behind the setback lands.

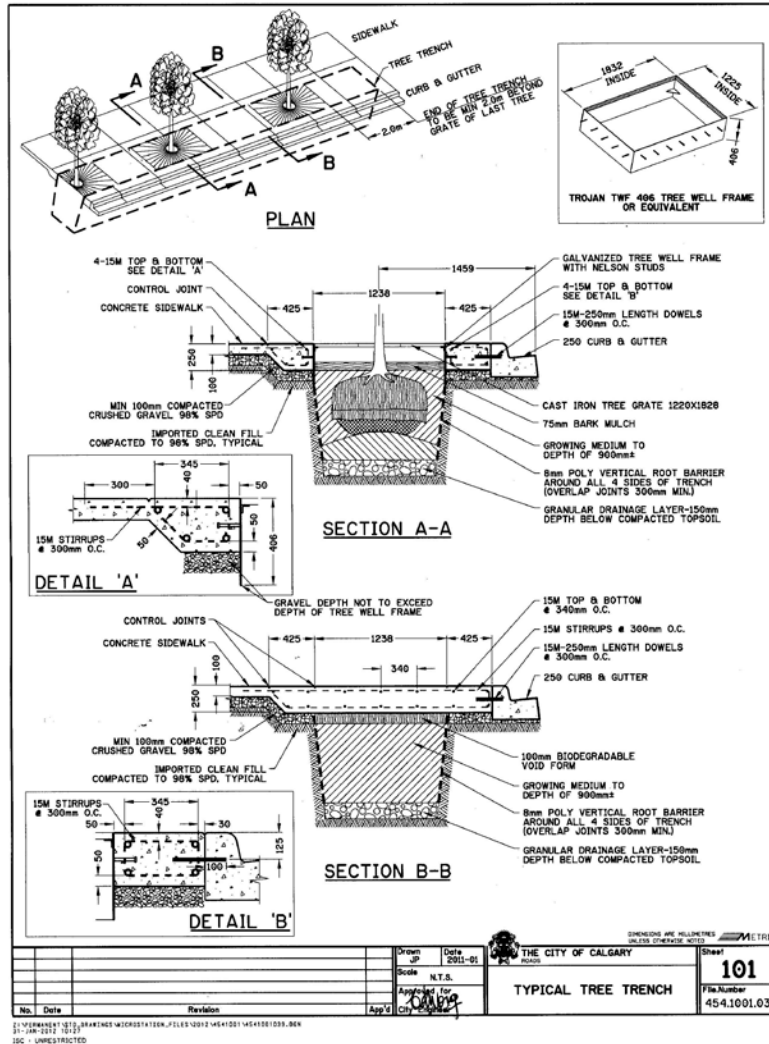
-DP401 & DP402 show steps and planters within the setback lands which cannot be permitted and shall be addressed.

- b. Reconfigure the adjacent laneway flare so that the flare width is 1.0m and as to connect flare from edge of curb to ultimate property line (bylaw setback line). Show this revision on all relevant plans (Site Plan, Landscape Plan, etc.).

Tree Trench

- c. Provide tree trench details (for trees proposed along 12 Avenue SW where the boulevards will be hard surfaced). All tree grates to be rectangular, a minimum of 1.2 meters x 1.83 meters. The City standard is cast iron "sunburst" design. Alternative grates would be considered with approval from Roads if the developer executes a perpetual maintenance agreement. Contact the Design Technician, Roads at 403-268-3801 for details.

-The current standard tree trench detail is as per below:



Contact the Roads Design Technologist at 403-268-3801 for additional details.

- Consolidate the relevant parcel(s) onto a single title prior to the release of the subject development permit. **Provide proof of consolidation.**
- Submit two (2) copies of an Erosion and Sediment Control (ESC) **report and drawings** to Urban Development, for review and acceptance by Water Resources. If the overall site size is less than 2 hectares (5 acres), **only a set of drawings** may be required for review. Ensure, in advance, you contact the Erosion Control Coordinator, Water Resources (403-268-2655) to discuss report and drawing requirements for sites less than 2 hectares in overall size.

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Professional Engineer (P. Eng.), Professional Agrologist (P. Ag.) or Certified Professional in Erosion and Sediment Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

6. Enter into an Indemnification Agreement for the construction of a **storm sewer main** public infrastructure.

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.

Note:

City records indicate that there are no existing storm sewer mains available directly adjacent to the development site.

7. Submit a current Phase I Environmental Site Assessment report. The report will be used to determine if the site is suitable for the intended development, as related to environmental issues. The report is to be prepared in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the *Canadian Standards Association (2001) "Phase I Environmental Site Assessment - Z768-01,"* or its successor.

If the Phase I Environmental Site Assessment report indicates that there is actual or potential site contamination, then the developer is to submit a current Phase II Environmental Site Assessment report. The report is to be prepared in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the *Canadian Standards Association (2000) "Phase II Environmental Site Assessment - Z769-00,"* or its successor.

If the Phase II Environmental Site Assessment report indicates that there is a requirement for remediation or risk management, then the developer shall submit a current Remedial Action Plan and/or Risk Management Plan. The report(s) shall document how the site will be remediated or risk managed to such an extent that the site will be suitable for the intended development.

All Phase I and II Environmental Site Assessments submitted to The City that have been commissioned **on or after November 1, 2005** must conform to The City of Calgary **Phase I and II Environmental Site Assessment Terms of Reference**. Please visit www.calgary.ca for the latest version. Any Phase I and Phase II Environmental Site Assessments that do not conform will require additional work to meet the standard.

All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of the Manager, Environmental Assessment and Liabilities.

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

8. **Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$215,482.50**, 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 (**45.75 metres**).
9. 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. Construction of new sidewalks adjacent to development site
 - b. Construction of propose tree trenches to City standards
 - c. Reconfiguration of adjacent laneway flare to tie into ultimate property line / bylaw setback
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel
10. 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

- e. Street lighting upgrading adjacent to the development site

Transportation:

11. Execute and register on title a Sidewalks Access Easement Agreement over **Plan A1; Block 75; Lot 21** (Servient Lands) in favour of **9 Street SW** (Dominant Lands) for the purpose of pedestrian access (1.3 metre easement area adjacent to the property line on 9 Street SW, corresponding to a portion of the bylawed setback area). Include the 4.5 metre x 4.5 metre corner cut at the intersection of 9 Street and 12 Avenue SW in this Agreement. 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 **Plan A1; Block 74; Lots 21-26** (Servient Lands) in favour of **12 Avenue SW** (Dominant Lands) for the purpose of pedestrian access (1.7 metre easement area adjacent to the property line on 12 Avenue SW, corresponding to the bylawed setback area). Include the 4.5 metre x 4.5 metre corner cut at the intersection of 9 Street and 12 Avenue SW in this Agreement. 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. Amend Detail6/DPL200 to Sheet No. 27a Tree Planting, Trench Detail for Boulevard and Median of Parks Development Guidelines and Standard Specifications – Landscape Construction 2012, for proposed boulevard tree planting along 9 Street SW.
14. Remove “#5 Existing Elm to Remain” text under Landscape Feature Legend. The two existing elm trees will be removed as per the amended plans.

Permanent Conditions

Planning:

15. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
16. No changes to the approved plans shall take place unless authorized by the Development Authority.
17. 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.
18. All roof top mechanical equipment shall be contained within the roof pitch and shall not be visible from thoroughfares or sidewalks.

19. Upon completion of the main floor of the building, proof of the geodetic elevation of the constructed main floor (storey) must be submitted to and approved by the Development Authority prior to any further construction proceeding. Fax confirmation to 403-268-8178 to the attention of 'Bylaw Checker - Geodetics'.
20. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
21. All electrical servicing for freestanding light standards shall be provided from underground.
22. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
23. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
24. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
25. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.

Urban Development:

26. 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).
27. 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.
28. 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.

29. A Perpetual Maintenance Agreement is to be registered on the development site's land title(s) for the applicant requested non-standard surface element(s) located in the road right-of-way concurrently with the execution of the Indemnification Agreement. Contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
30. 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 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
31. All rooftop drainage shall be controlled with eave troughs and downspouts that direct drainage to the street.
32. 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.
33. 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.
34. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

Transportation:

35. No direct vehicular access will be permitted to either: 9 Street SW or 12 Avenue SW

Parks:

36. As indicated by the plans, the existing boulevard trees will be removed. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 to make arrangements for the letter and compensation.

The use of an indemnified contractor to remove the boulevard tree and rootball material is required and at the expense of the applicant.
37. 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 403-268-5204 or at 403-620-3216.

Ryan Hall
2012/Nov



AURA II TOWER
 1006 - 12 AVENUE S.W. / 1010 - 12 AVENUE S.W. / 1115 - 9 STREET S.W.
 CALGARY, ALBERTA
INTERGULF CIDEX
DEVELOPMENT CORP.

CONSULTANTS

CIVIL
 H&I Engineering Ltd.
 11111 10th Street SE
 Calgary, AB T2M 2M8
 PHONE: (403) 269-7440
 FAX: (403) 269-7422

00 SITE SURVEY

LANDSCAPE
 MURRAY + MURRAY
 300, 815 First Street SW
 Calgary, AB T2P 1M1
 PHONE: (403) 242-5246
 FAX: (403) 242-5246

DPL 100 LEVEL 01 LANDSCAPE PLAN
 DPL 200 LEVEL 02 LANDSCAPE PLAN + DETAILS
 DPL 300 LEVEL 03 SURFACING PLAN

ARCHITECTURAL

NORR ARCHITECT PLANNERS
 SUITE 100, 221 - 10th AVE., S.E.
 CALGARY, ALBERTA, T2C 0V9
 PHONE: (403) 248-2600
 FAX: (403) 268-7215

- DP 000 COVER SHEET
- DP 101 SITE PLAN, SITE INFO AND SITE PHOTOS
- DP 102 SITE PLAN - ENLARGE
- DP 103 SHADOW STUDY
- DP 201 LEVEL P1 PLAN
- DP 202 LEVEL P3 PLAN
- DP 203 LEVEL P2 PLAN
- DP 204 LEVEL P1 PLAN
- DP 205 LEVEL P1 MEZZANINE
- DP 206 LEVEL 1 MAIN FLOOR PLAN
- DP 207 LEVEL 2 PLAN
- DP 208 LEVEL 3 PLAN
- DP 209 LEVEL 4 PLAN
- DP 210 LEVEL 5 TO 13 FLOOR PLAN
- DP 211 LEVEL 14 TO 21 FLOOR PLAN
- DP 212 LEVEL 22 PLAN
- DP 213 LEVEL 23 PLAN
- DP 214 LEVEL 24 PLAN
- DP 215 ROOF PLAN
- DP 301 ELEVATIONS
- DP 302 ELEVATIONS
- DP 303 ELEVATIONS
- DP 400 BUILDING SECTIONS
- DP 401 BUILDING SECTIONS
- DP 402 BUILDING SECTIONS
- DP 403 BUILDING SECTIONS
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ELECTRICAL

INTERGULF CONSULTANTS LTD.
 11111 10th Street SE
 Calgary, AB T2M 2M8
 PHONE: (403) 269-7440

- E-1 MAIN FLOOR PLAN
EXTERIOR LIGHTING PLAN
BUILDING ELEVATIONS
LIGHTING LAYOUT
- E-2

**ISSUED FOR
 DEVELOPMENT PERMIT**
 DATE: JULY 25, 2012
 ISSUED FOR DP RE-SUBMISSION: OCTOBER 26, 2012
 PROJECT # NCCA-12-0101



DATE	ISSUED FOR	REV
2012-10-16	DATE / FTS / DP NUMBER	1

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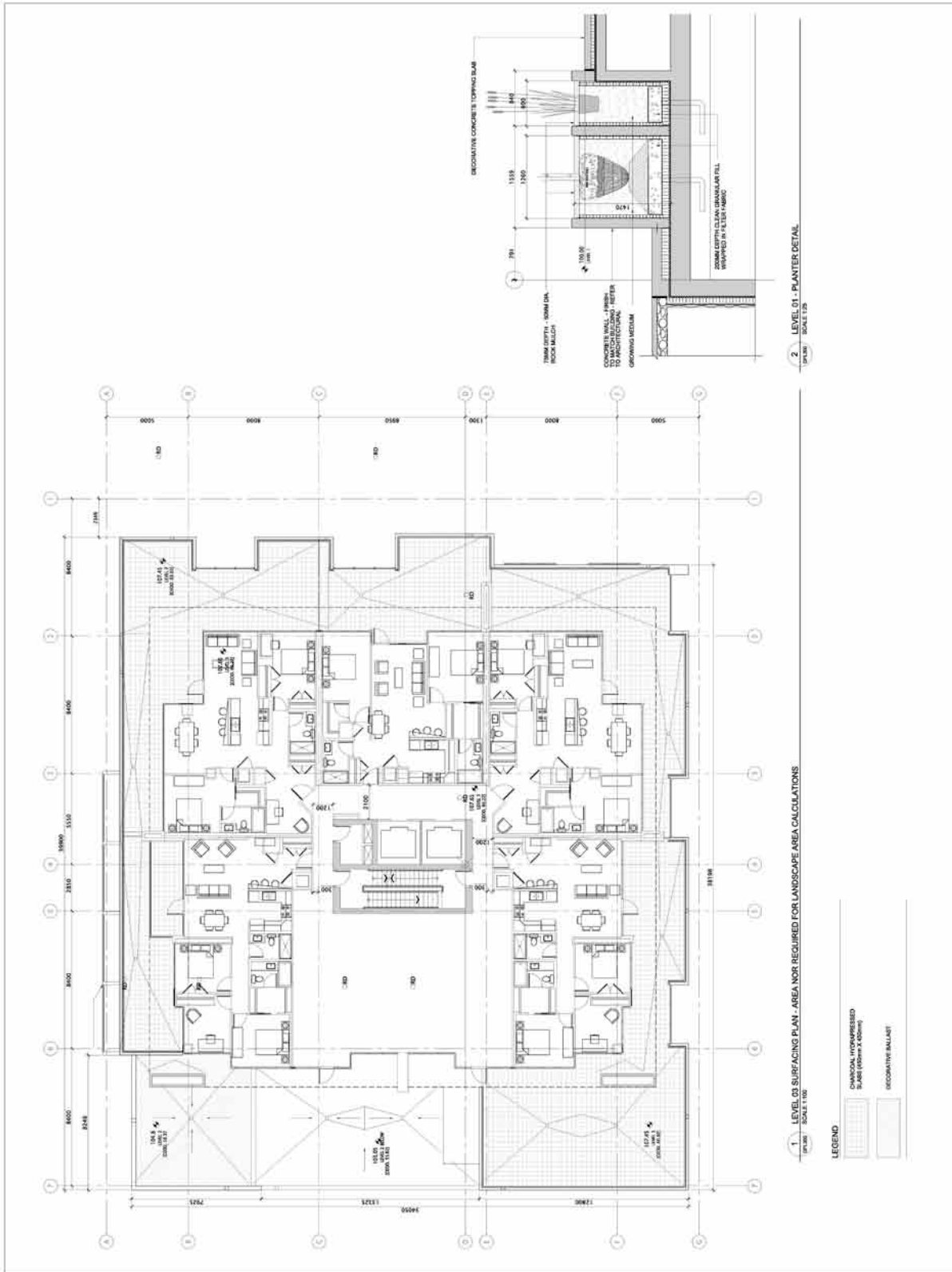
Project Name: **INTERGULF CIDEX GROUP**

Project Location: **AURA II**
137th Avenue SW
Edmonton, AB

Level: **LEVEL 03**
SURFACING PLAN

Checked/Drawn by: **NECA 12-0101**

Drawing No: **DPL300**



DATE	ISSUED FOR	REV
2012.07.25	ISSUED FOR DP	1
2012.10.26	ISSUED FOR DP SUBMISSION	2

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PROJECT: 17th Avenue SW
OWNER: INTERGULF CIDEX GROUP
PROJECT NO: AURA II
17th Avenue SW
Albany, GA

NORR Architects Planners
17th Avenue SW
Albany, GA 31707
Phone: (706) 521-1200
Fax: (706) 521-1201
www.norrarchitects.com

NORR
ARCHITECTS PLANNERS

PROJECT MANAGER: R. WICKHAM
DESIGNER: J. WICKHAM
CHECKER: J. WICKHAM

PROJECT NO: AURA II
17th Avenue SW
Albany, GA

SITE PLAN
SITE INFO AND PHOTOS

Checked Date: 10/26/12
Project No: NCCA12-0101
Drawing No: DP101

SITE MAP
N.E.S.

(01) DP 101

PROPOSED 24-STORY RESIDENTIAL BUILDING

EXISTING BUILDING

BONDING TABLE - ADDITIONAL FAR ACHIEVED

NO.	DESCRIPTION	AMOUNT	DATE
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LEGAL DESCRIPTION

...

AREA CALCULATIONS

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PARKING CALCULATION

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RECYCLE CALCULATION

NO.	DESCRIPTION	AREA (SQ FT)	PERCENT
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DATE	ISSUED FOR	REV
2012-07-25	ISSUED FOR CPC	1
2012-10-26	ISSUED FOR DP AS SUBMISSION	2

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PROJECT

North Arrow

Detail Sheet #

DATE

CONTRACTOR

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Suite 100
Edmonton, Alberta T6A 1K6
Phone: (780) 443-1234
Fax: (780) 443-1235
www.norr.ca

NORR

PROJECT MANAGER
ARCHITECT
ENGINEER

INTERGULF CIDEX GROUP

AURA II
127th Avenue SW
Edmonton, Alberta

SHADOW STUDY

Check with City and Council
Project No. NCCA/12-0101
Drawing No. DP103



01
DP 103
SCALE: NTS
MARCH 21st
10.00AM MDT



02
DP 103
SCALE: NTS
MARCH 21st
12.00PM MDT



03
DP 103
SCALE: NTS
MARCH 21st
2.00PM MDT



04
DP 103
SCALE: NTS
MARCH 21st
4.00PM MDT



05
DP 103
SCALE: NTS
JUNE 21st
10.00AM MDT



06
DP 103
SCALE: NTS
JUNE 21st
12.00PM MDT



07
DP 103
SCALE: NTS
JUNE 21st
2.00PM MDT



08
DP 103
SCALE: NTS
JUNE 21st
4.00PM MDT



09
DP 103
SCALE: NTS
SEPTEMBER 21st
10.00AM MDT



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DP 103
SCALE: NTS
SEPTEMBER 21st
12.00PM MDT



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DP 103
SCALE: NTS
SEPTEMBER 21st
2.00PM MDT



12
DP 103
SCALE: NTS
SEPTEMBER 21st
4.00PM MDT

DATE ISSUED FOR	REV
2012.07.25 ISSUED FOR ICP	1
2012.12.26 ISSUED FOR SUBMISSION	2

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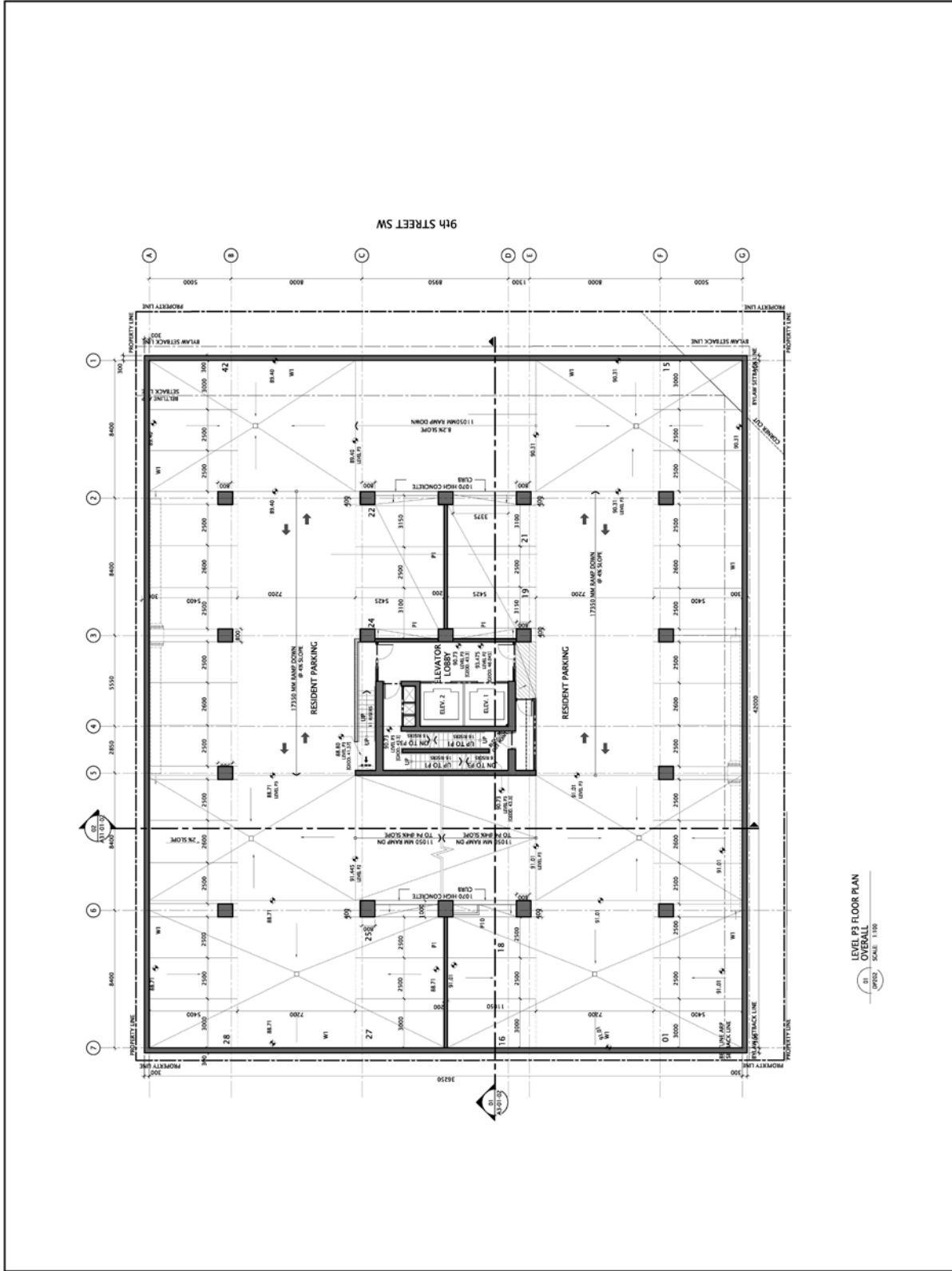
CONTRACTOR: NORR ARCHITECTS PLANNERS
 ARCHITECT: NORR ARCHITECTS PLANNERS
 ENGINEER: NORR ARCHITECTS PLANNERS

NORR ARCHITECTS PLANNERS
 ARCHITECTS PLANNERS
 127th Avenue SW
 Suite 100, 221, Coquitlam BC
 V3B 4S1
 Phone: 604-531-0000 Fax: 604-531-2211
 A Partnership of Limited Companies
 NORR ARCHITECTS PLANNERS INC.
 NORR ARCHITECTS PLANNERS LTD.
 NORR ARCHITECTS PLANNERS ULC

NORR
 ARCHITECTS PLANNERS

Client: INTERGULF CIDEX GROUP
 Project: AURA II
 127th Avenue SW
 Coquitlam, BC
LEVEL P3 FLOOR PLAN

Checked Scale may vary between drawings
 Project No: NCCA-12-0101
 Drawing No: DP2202



LEVEL P3 FLOOR PLAN
 OVERALL
 SCALE: 1/8" = 1'-0"

DATE: 2012.08.08 2:12 PM FILE: PATH AND FILENAME: C:\2012\3135\NORR\CAD\1201\100-001\P3\2012.DWG PLOTTER: TML6 PLT0754 TML6_PMA-STD-100.DWG

DATE	ISSUED FOR	REV
2012.07.25	ISSUED FOR ICP	1
2012.12.26	ISSUED FOR RE-SUBMISSION	2

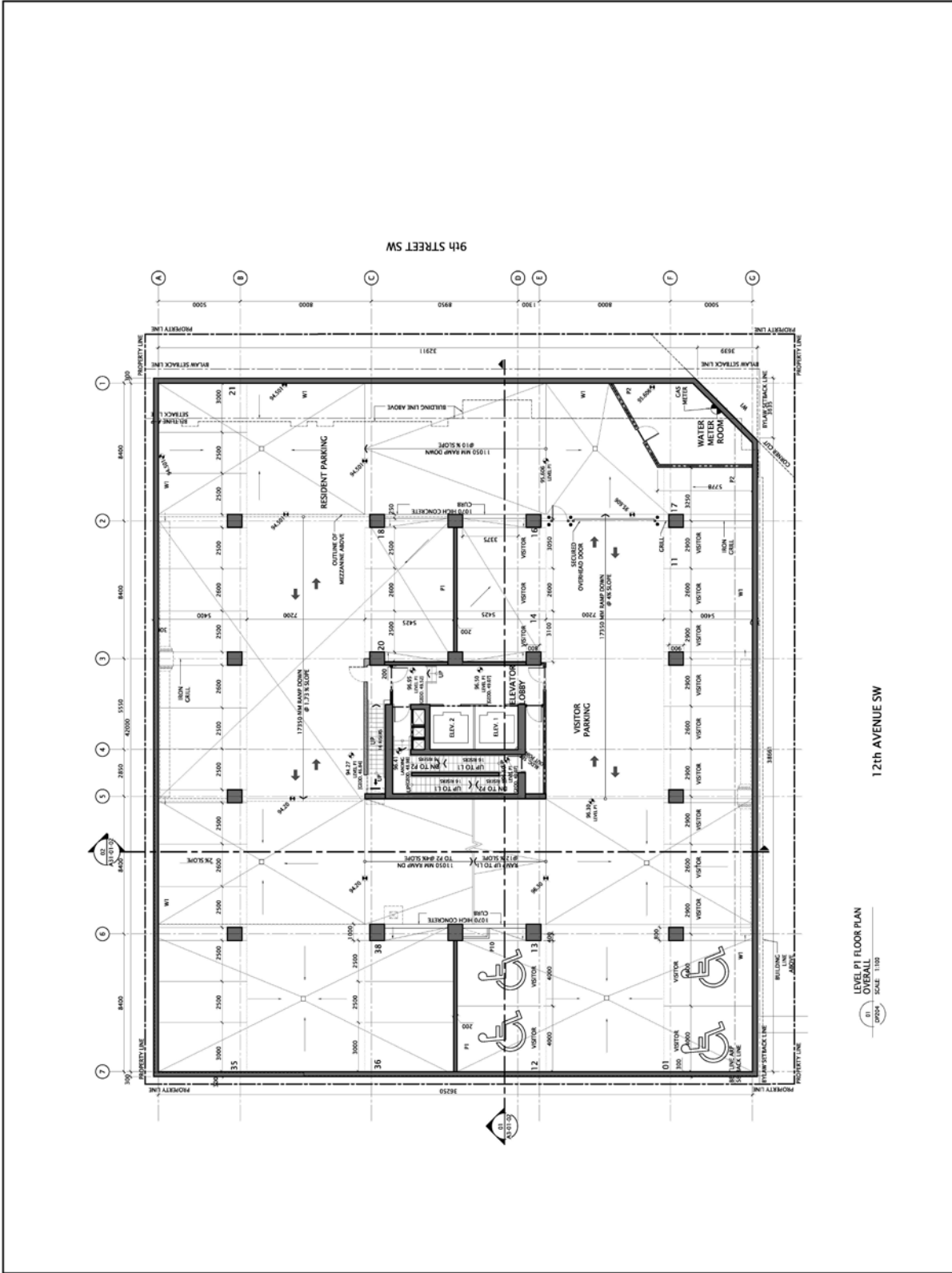
This drawing has been prepared solely for the use of the client and is not to be used for construction purposes. It is the responsibility of the client to ensure that all necessary permits and approvals are obtained from the appropriate authorities. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for obtaining all necessary permits and approvals.

CONTRACTOR: NORR ARCHITECTS PLANNERS
 ARCHITECT: NORR ARCHITECTS PLANNERS
 ENGINEER: NORR ARCHITECTS PLANNERS

NORR
 ARCHITECTS PLANNERS
 127th Avenue SW
 Suite 100
 Everett, WA 98201
 Phone: 425.351.1234
 Fax: 425.351.1235
 Website: www.norrarchitects.com

PROJECT: AURA II
 127th Avenue SW
 Everett, WA
 DRAWING: LEVEL P1
 FLOOR PLAN

Checked by: [Signature]
 Project No.: NCCA-12-0101
 Drawing No.: DP204



DATE: 01/26/12 2:12 PM
 FILE: 127th AVENUE SW - AURA II - P1 - OVERALL.dwg
 PLOTTER: HP DesignJet 2400
 PLOTTER SETTINGS: HP DesignJet 2400
 PLOTTER SCALE: 1/8" = 1'-0"

DATE	ISSUED FOR	REV
2012.07.25	ISSUED FOR CP	1
2012.12.26	ISSUED FOR SUBMISSION	2

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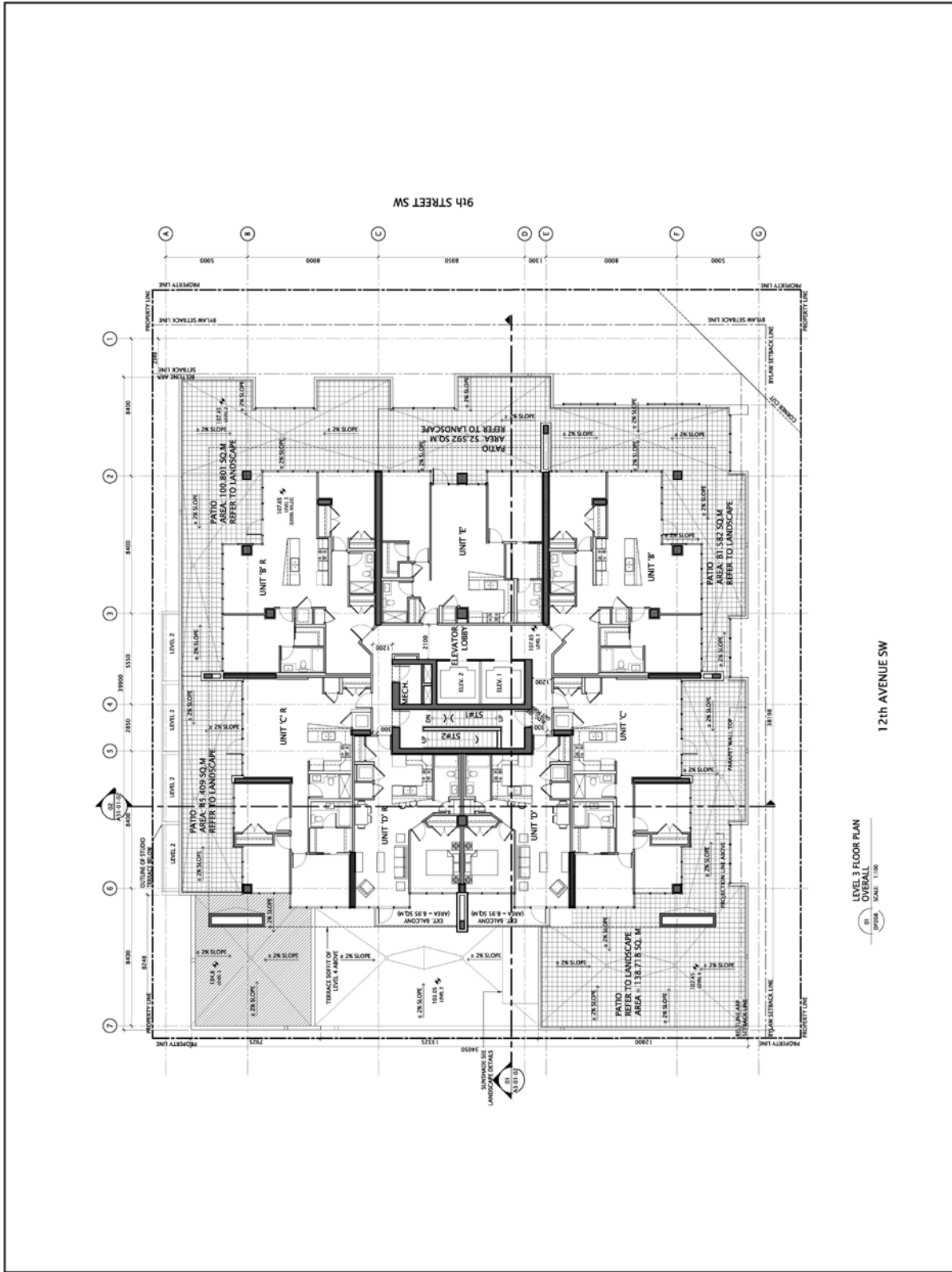
CONTRACTOR: NORR ARCHITECTS
 LANDSCAPE ARCHITECT: NORR ARCHITECTS
 STRUCTURE: NORR ARCHITECTS
 MECHANICAL: NORR ARCHITECTS
 ELECTRICAL: NORR ARCHITECTS

NOOR Architects Planners
 127th Avenue SW
 Suite 100
 Bellevue, WA 98005
 Phone: (206) 451-1211
 Fax: (206) 451-1212
 Website: www.norr.com

NORR
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Project: AURA II
 127th Avenue SW
 Bellevue, WA
 Level 03
 Floor Plan

Checked: [Signature]
 Project No: NCCA.12.0101
 Drawing No: DP208



LEVEL 03 FLOOR PLAN
 OVERALL
 SCALE: 1/8" = 1'-0"

DATE ISSUED FOR	REV
2012.07.25 ISSUED FOR ICP	1
2012.12.26 ISSUED FOR RE-SUBMISSION	2

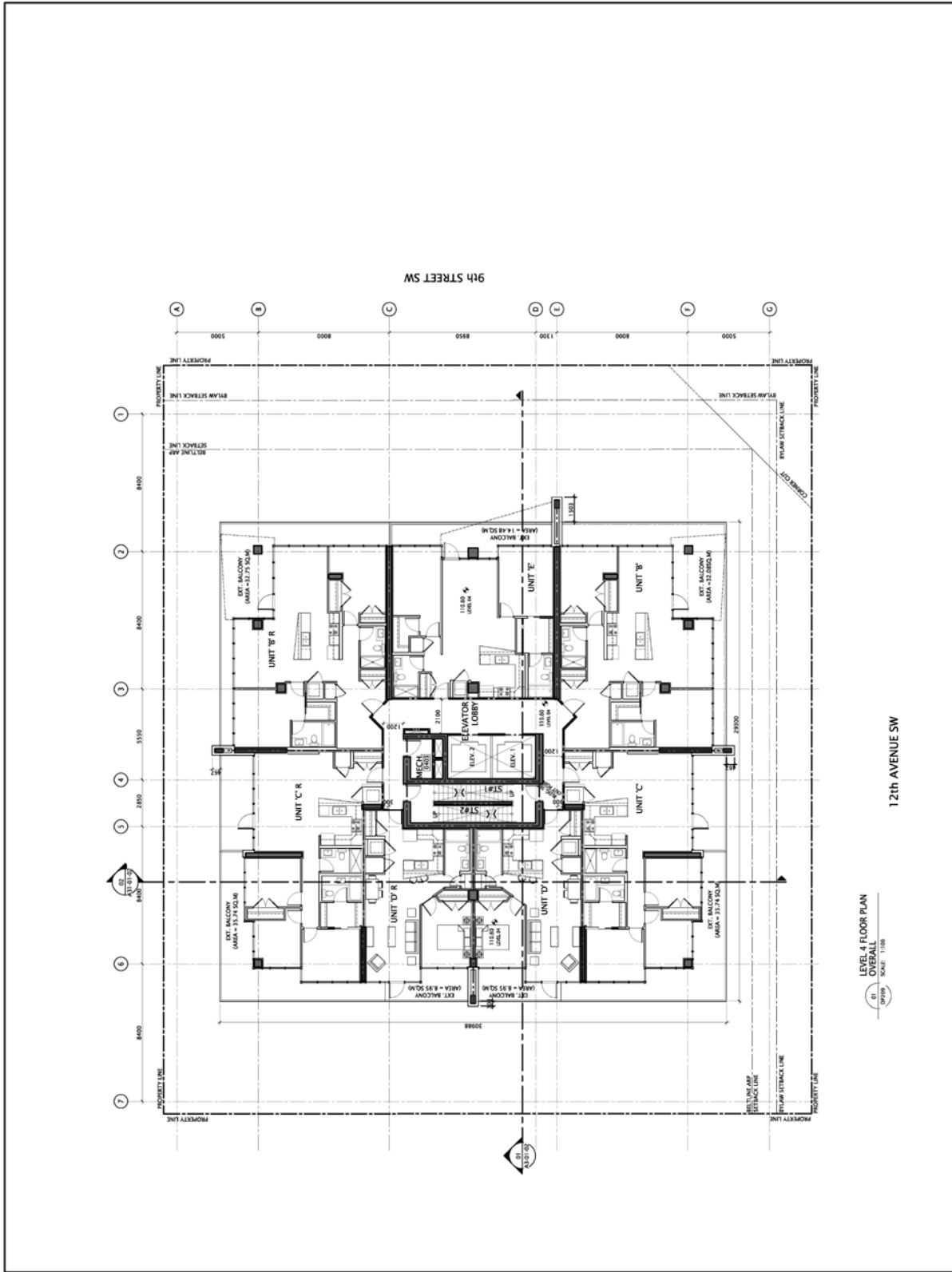
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CONTRACTOR: NORR ARCHITECTS PLANNERS
 ARCHITECT: NORR ARCHITECTS PLANNERS
 ENGINEER: NORR ARCHITECTS PLANNERS

NORR
 ARCHITECTS PLANNERS
 12TH AVENUE SW
 SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.NORRARCHITECTS.COM

PROJECT: AURA II
 12TH AVENUE SW
 DENVER, CO
 LEVEL 04
 FLOOR PLAN

Project No. NCCA.12.0101
 Drawing No. DP209



DATE: 2012.07.25 2:12 PM 6:43 AM FILE: PATH AND FILENAME: C:\2012\3135\NORR\NCCA.12.0101\00-00\10-00\10-00.DWG PLOTIFY TABLE: PMA-STD-100.03

DATE ISSUED FOR REVIEW	ISSUED FOR REVIEW	NO. OF SHEETS
2012.07.25	2012.12.26	1
2012.12.26	2012.12.26	2

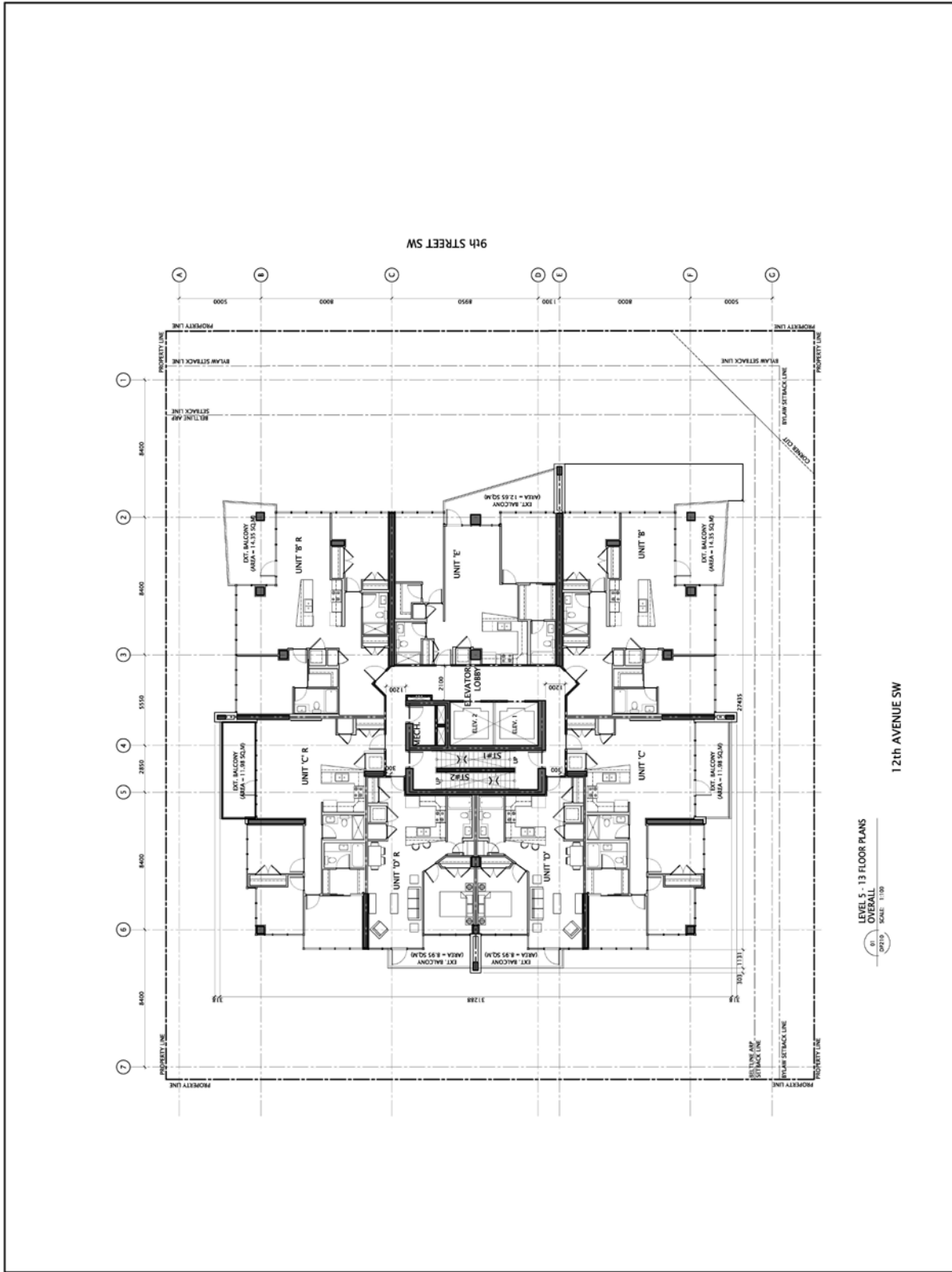
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ARCHITECT: NORR ARCHITECTS PLANNERS
ENGINEER: NORR ARCHITECTS PLANNERS

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INTERGULF CIDEX GROUP
 Project: AURA II
 127th Avenue SW
 Bellevue, WA
 Drawing No. 127-05-13
 Project No. NCCA-12-0101
 Drawing No. DP210



DATE: 2012.07.25
 DRAWING NO.: 127-05-13
 PROJECT NO.: NCCA-12-0101
 SHEET NO.: DP210

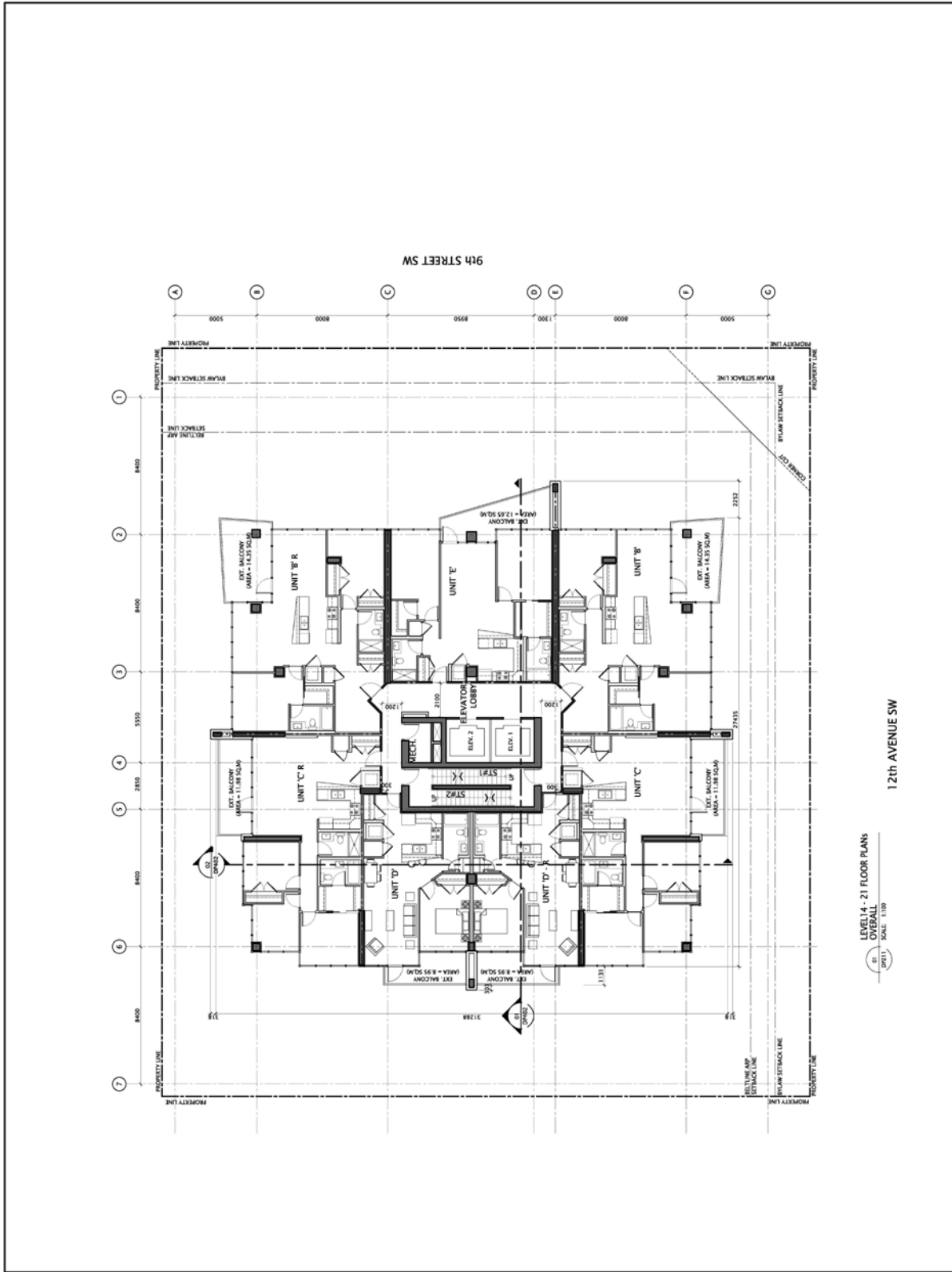
DATE	ISSUED FOR	REV
2012.07.25	ISSUED FOR ICP	1
2012.12.26	ISSUED FOR ICP RE-SUBMISSION	2

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CONTRACTOR: NORR ARCHITECTS PLANNERS
 ARCHITECT: NORR ARCHITECTS PLANNERS
 STRUCTURAL ENGINEER: NORR ARCHITECTS PLANNERS
 ELECTRICAL ENGINEER: NORR ARCHITECTS PLANNERS

PROJECT: INTERGULF CIDEX GROUP
 12TH AVENUE SW
 CHICAGO, IL 60605
 LEVEL 14-22 FLOOR PLANS

PROJECT NO: NCCA-12-0101
 DRAWING NO: DP211



DATE: 2012.07.25 2:12 PM; FILE: 14TH AND 12TH; PROJECT: NCCA-12-0101; SHEET: DP211; SCALE: 1/16" = 1'-0"

DATE	ISSUED FOR	REV
2012.07.25	ISSUED FOR ICP	1
2012.12.26	ISSUED FOR RE-SUBMISSION	2

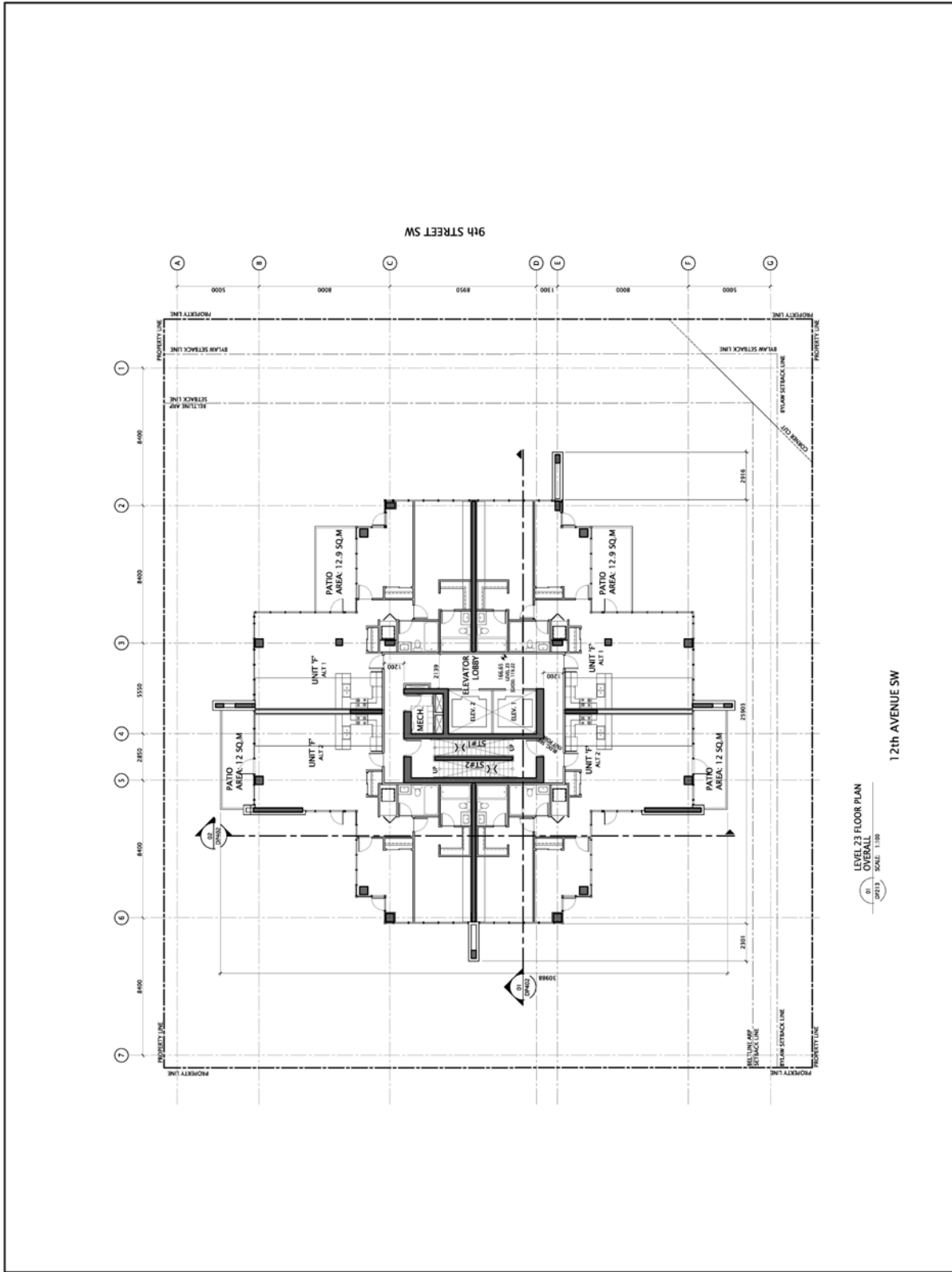
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CONTRACTOR: NORR ARCHITECTS PLANNERS
 ARCHITECT: NORR ARCHITECTS PLANNERS
 ENGINEER: NORR ARCHITECTS PLANNERS

NORR
 ARCHITECTS PLANNERS
 127th Avenue SW, Suite 200
 Bellevue, WA 98005
 Phone: 206.451.2211
 Fax: 206.451.2212
 Email: info@norr.com
 Website: www.norr.com

PROJECT: AURA II
 127th Avenue SW
 Bellevue, WA
 LEVEL 23
 FLOOR PLAN

Checked by: [Signature]
 Project No.: NCCA.12.0101
 Drawing No.: DP213



DATE: 08/28/2012 10:58:45 AM FILE: PATH AND FILENAME: C:\2012\3135\NORR\CAD\2012\01\150-001\DP213.DWG PLOTTER: TML6 PMA-STD-1003

DATE	ISSUED FOR	REV
2012.07.25	ISSUED FOR I.P.	1
2012.10.26	ISSUED FOR A.I. SUBMISSION	2

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North Arrow

General Notes

DETAIL SHEET #

CONTRACTOR

NORR ARCHITECTS PLANNERS
 11000 12TH AVENUE SW
 SUITE 200
 SEASIDE, WA 98148
 TEL: 206.461.1000 FAX: 206.461.1001
 WWW.NORRARCHITECTS.COM

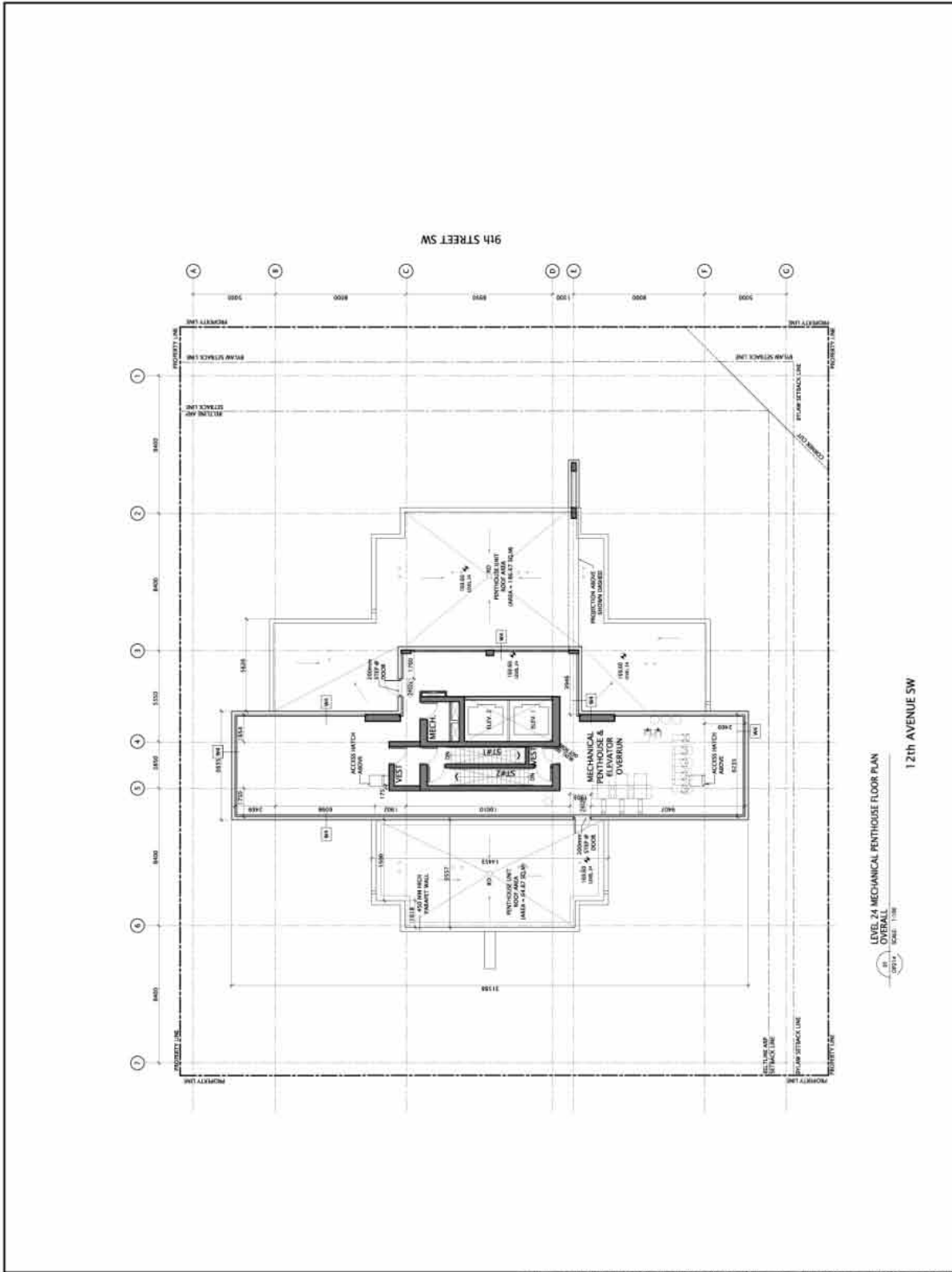
NORR
 ARCHITECTS PLANNERS

INTERGULF CIDEX GROUP

Project: AURA II
 12TH AVENUE SW
 SEASIDE, WA

LEVEL 24
 FLOOR PLAN

Client: INTERGULF CIDEX GROUP
 Architect: NORR ARCHITECTS PLANNERS
 Project No: NCCA-12-0101
 Drawing No: DP214



DATE	ISSUED FOR	REV
2012.07.25	ISSUED FOR IIP	1
2012.10.26	ISSUED FOR IIP SUBMISSION	2

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PROJECT

North Avenue

DETAIL SHEET #

CONTRACTOR

NORR ARCHITECTS PLANNERS

INTERGULF CIDEX GROUP

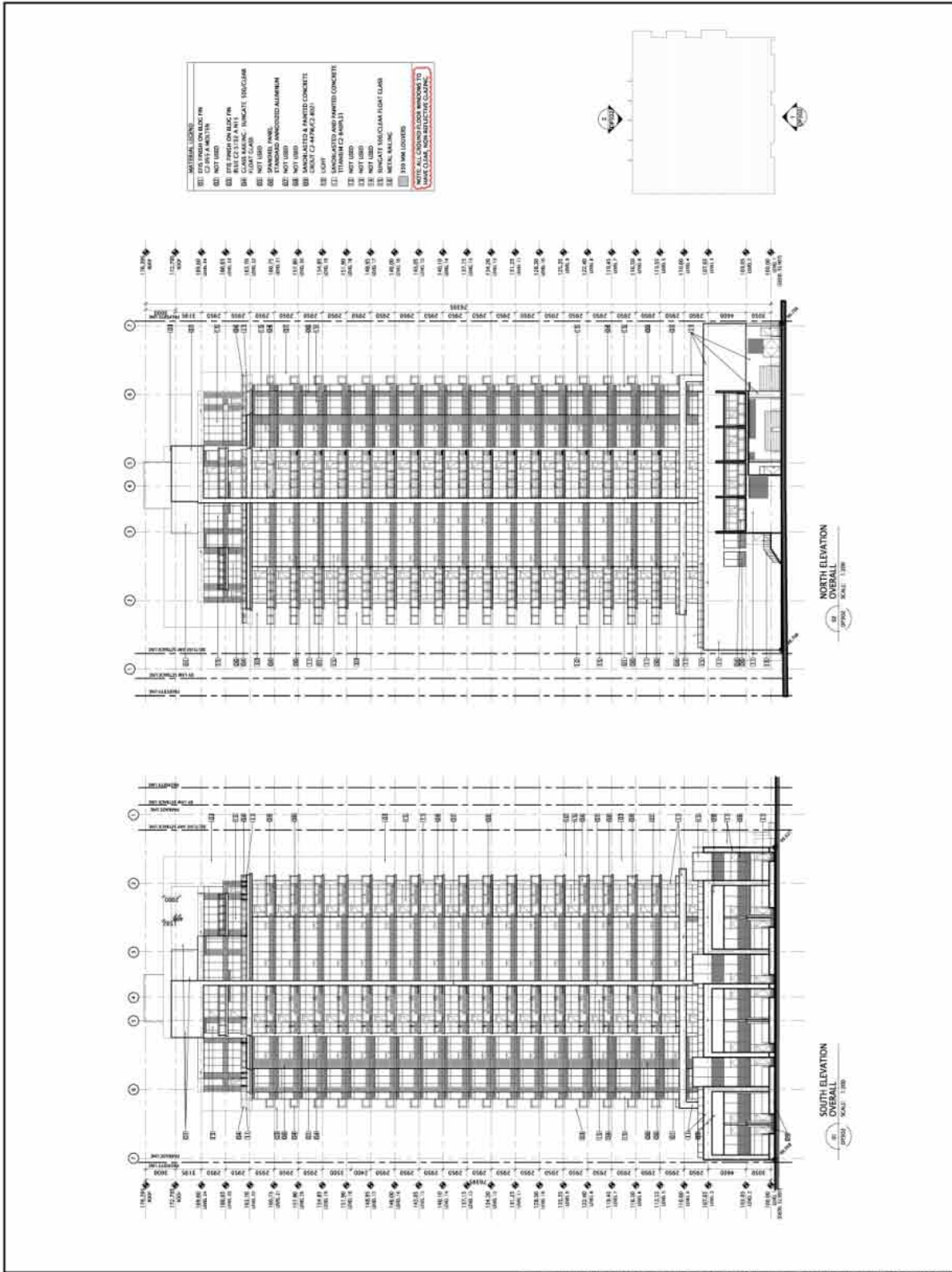
AURA II

17TH AVENUE SW

ELEVATIONS

Project No: NCCA 12 0101

Drawing No: DP302



DATE	ISSUED FOR	REV
07/12/12	ISSUED FOR PERMITS	1
07/12/12	ISSUED FOR PERMITS	2

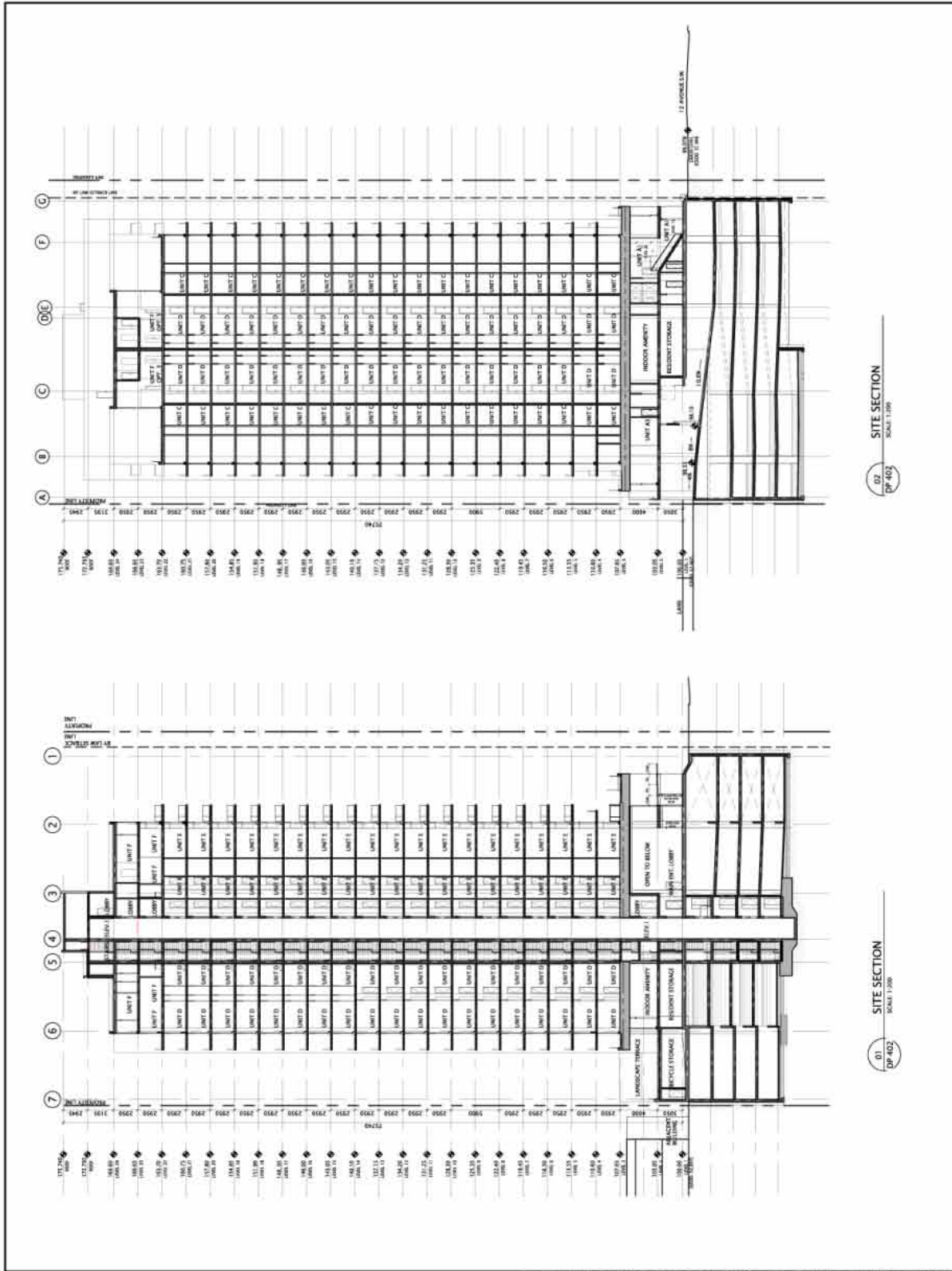
This drawing has been prepared solely for the use of the client and is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

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 Phone: 206.835.1111

ARCHITECT
 NORR ARCHITECTS PLANNERS
 1000 1st Avenue
 Suite 200
 Seattle, WA 98101
 Phone: 206.461.1111

PROJECT
 INTERGULF CIDEX GROUP
 AURA II
 127th Avenue SW
 Edmonds, WA 98149

BUILDING SECTIONS
 Project No: NCCA-12-0101
 Drawing No: DP402



02 DP 402 SITE SECTION SCALE 1/8"=1'-0"

01 DP 402 SITE SECTION SCALE 1/8"=1'-0"

DATE	ISSUED FOR	REV
10/12/12	ISSUED FOR CP	1
10/12/12	ISSUED FOR RE-COMMISSION	2

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CONTRACTOR: NORR ARCHITECTS
 ARCHITECT: NORR ARCHITECTS
 ENGINEER: NORR ARCHITECTS

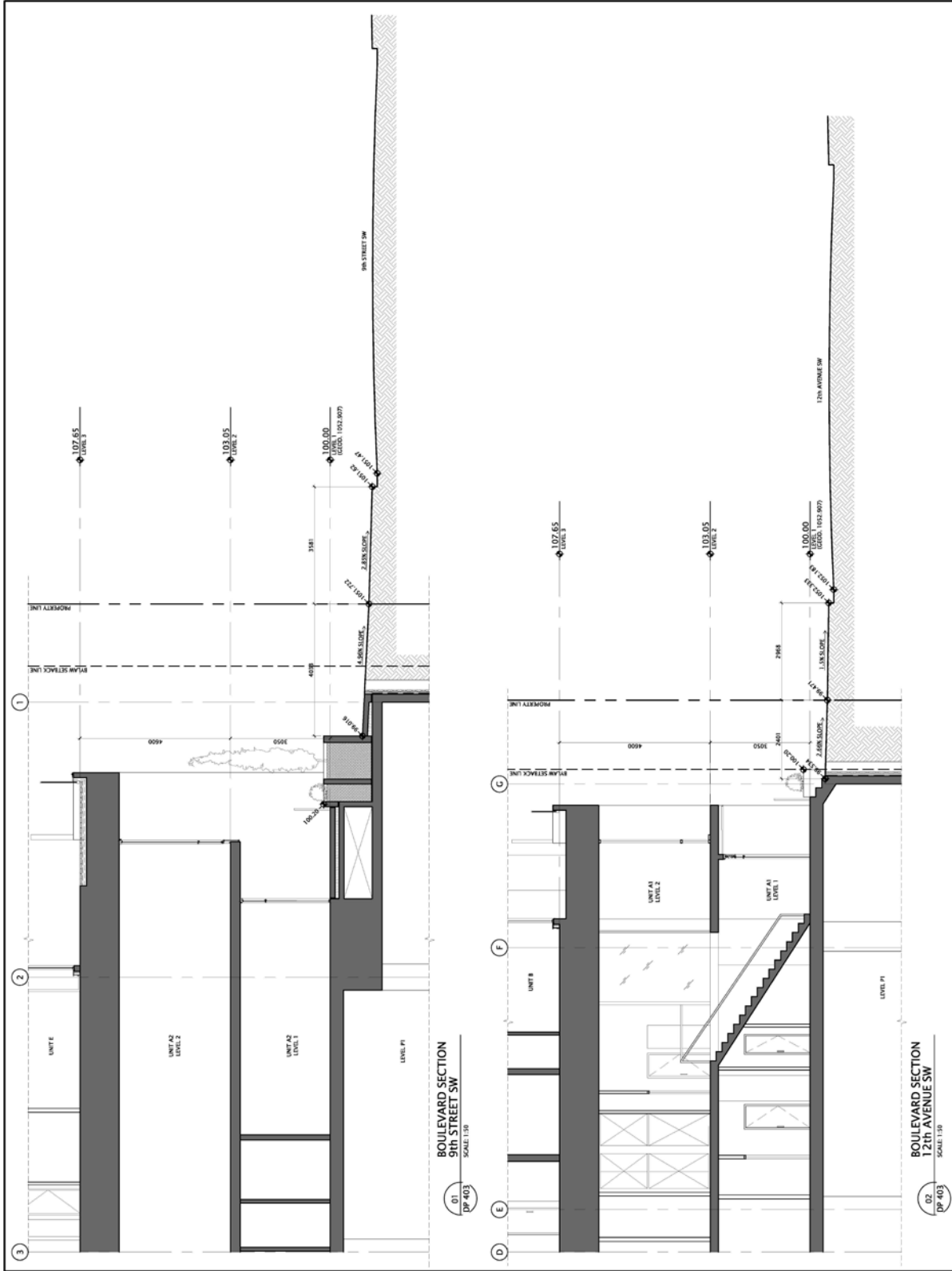
NORR
 ARCHITECTS

12TH AVENUE SW
 SUITE 100
 ALBUQUERQUE, NM 87102
 PHONE: 505.261.1000
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INTERGULF CIDEX GROUP
 AURA II
 12TH AVENUE SW
 ALBUQUERQUE, NM

BOULEVARD SECTIONS

Checked/Scale/Date: [Signature]
 Project No.: NCCA-12-0101
 Drawing No.: DP403



PORT DATE: 09/28/12 2:12 PM 5:58 PM FILE: PATH AND FILENAME: C:\2012\3135\NCCA\1201\101\100\DP403.DWG PLOTTER: TABLET: PMA STD 10039

DATE	ISSUED FOR	REV
2012.07.25	ISSUED FOR ICP	1
2012.12.26	ISSUED FOR RE-COMMISSION	2

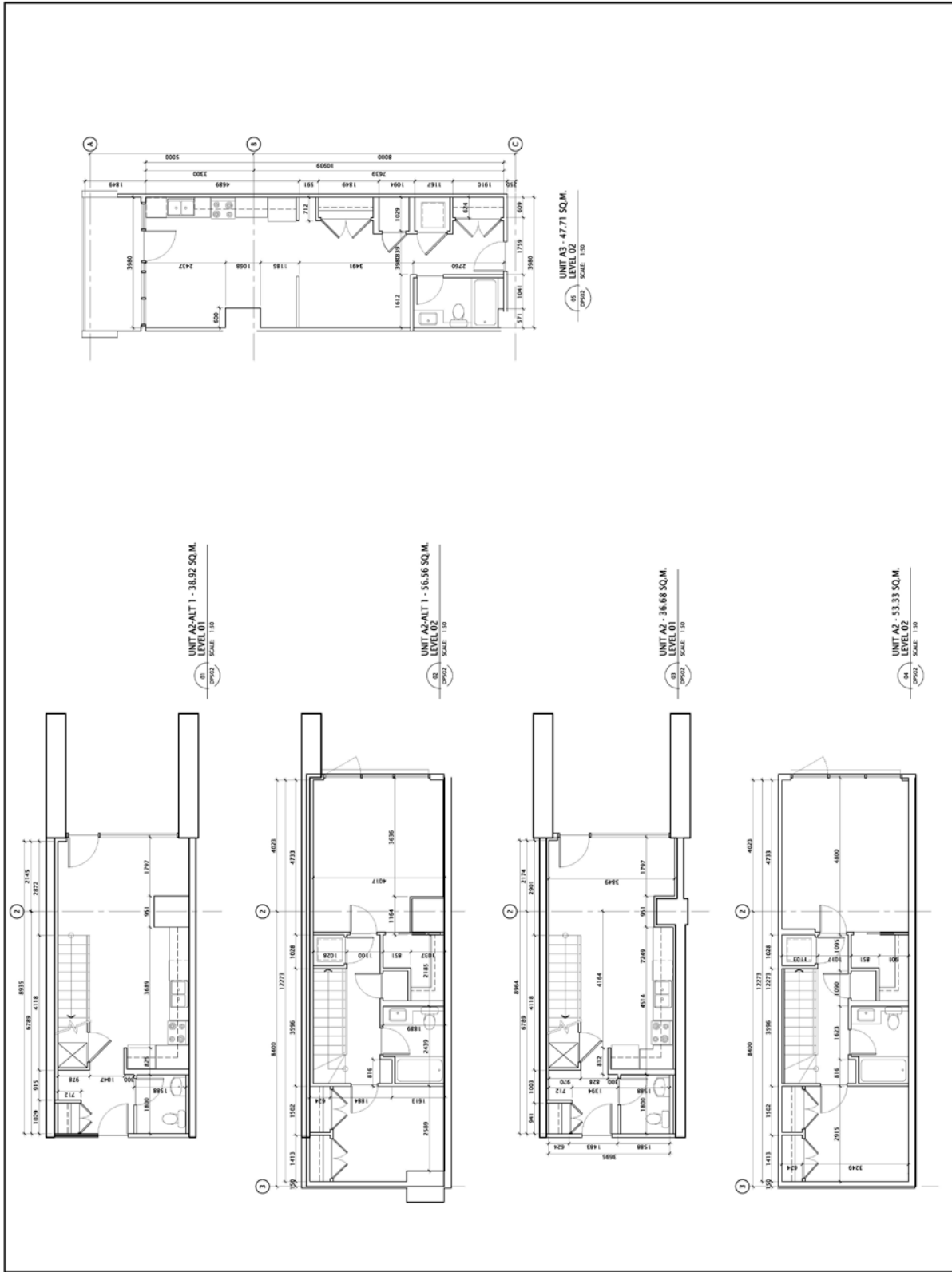
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CONTRACTOR: NORR ARCHITECTS PLANNERS
 ARCHITECT: NORR ARCHITECTS PLANNERS
 ENGINEER: NORR ARCHITECTS PLANNERS

PROJECT: INTERGULF CIDEX GROUP
 ADDRESS: 12TH AVENUE SW
 CITY: ALBUQUERQUE, NM
 STATE: NM
 ZIP: 87102

PROJECT NO.: NCCA.12.0101
 DRAWING NO.: DP502



DATE: 08/28/12 2:12 PM 7/5/12 7:56 AM FILE: PATH AND FILENAME: C:\2012\3135\NORR\CAD\2012\01\502\DP502.DWG PLOTTER: TBM6 PMA-57D-10033

DATE ISSUED FOR 2012.07.25 ISSUED FOR CP	REV 1
2012.12.26 ISSUED FOR RE-SUBMISSION	2

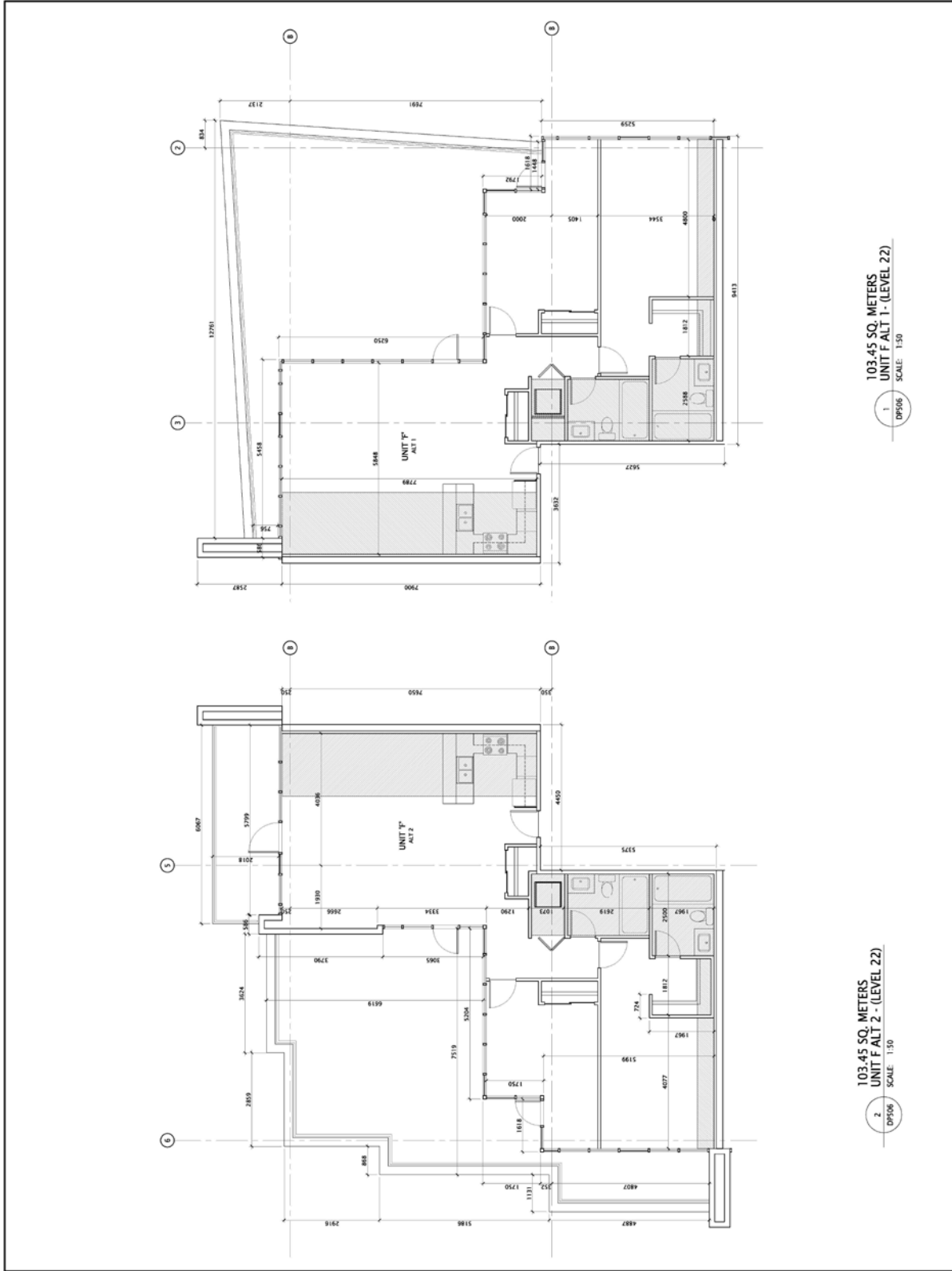
This drawing has been prepared solely for the use of the client and is not to be used for construction purposes. It is the responsibility of the client to ensure that all information is correct and that all necessary permits are obtained. The client is responsible for obtaining all necessary permits and for ensuring that the construction is in accordance with all applicable codes and regulations.

CONTRACTOR
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NORR
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Project: INTERGULF CIDEX GROUP
Phase: AURA II
127th Avenue SW
Edmonton, AB
Drawing No: UNIT PLANS
LEVEL 22

Client: INTERGULF CIDEX GROUP
Architect: NORR ARCHITECTS PLANNERS
Project No: NCCA.12.0101
Drawing No: DP506




DATE: 2012.07.25
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:50

DATE	ISSUED FOR	REV
05/12/2012	FOR ARCHITECTURAL REVIEW	1

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North Arrow



Detail Level

DETAIL #

SHEET #

Client Name: NORR ARCHITECTS
 Project Name: INTERGULF CIDEX GROUP
 Location: 127th Avenue S.W., Calgary, AB
 Drawing Title: BUILDING ELEVATIONS
 Drawing No.: E-2

DATE: 05/12/2012
 DRAWN BY: NORR ARCHITECTS
 CHECKED BY: NORR ARCHITECTS
 PROJECT MANAGER: NORR ARCHITECTS
 ARCHITECT: NORR ARCHITECTS
 CONSULTANT: NORR ARCHITECTS

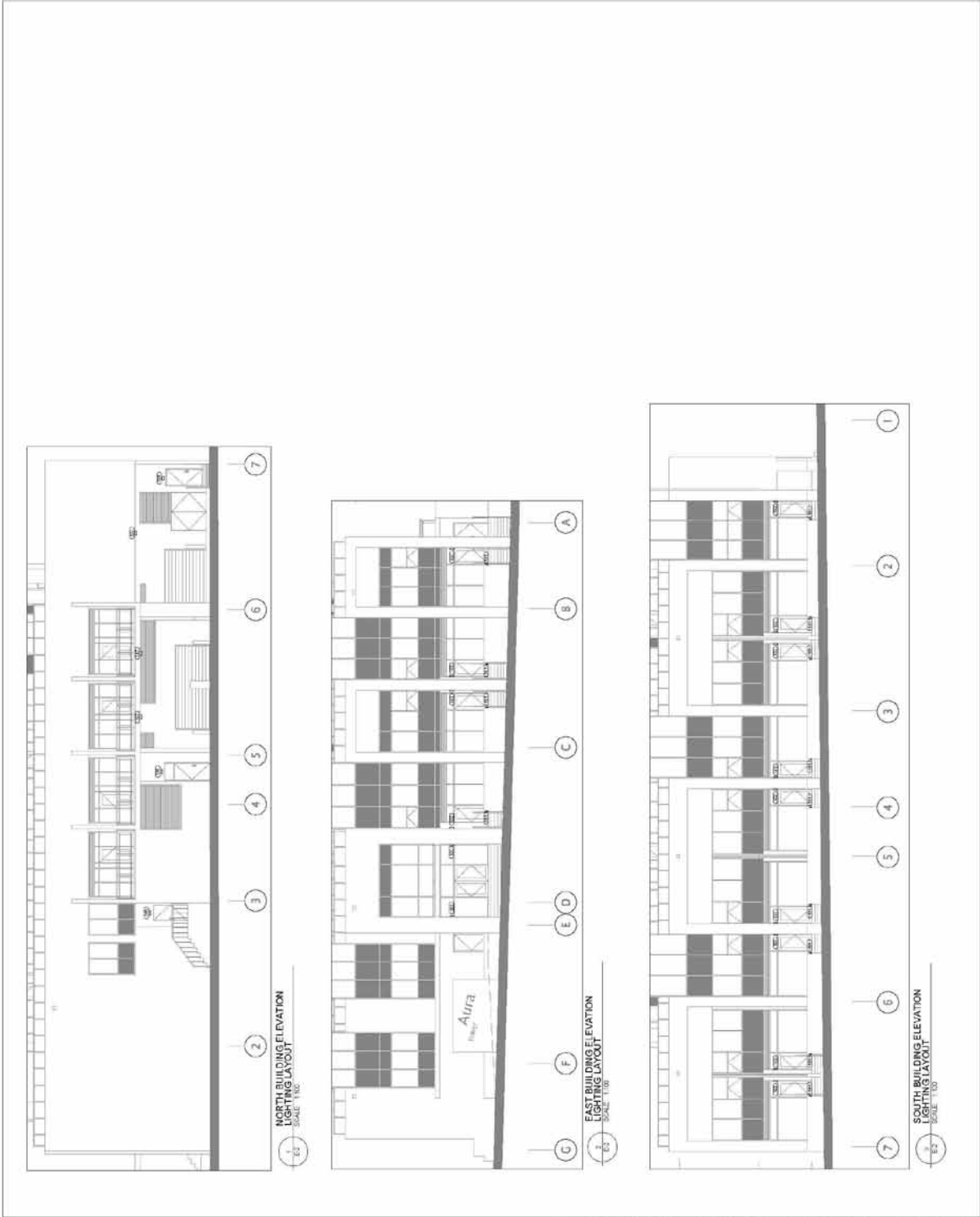
NORR Architects Planners
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NORR
 ARCHITECTS PLANNERS

Project Manager	Client
Project Manager	Client
Architect	Architect
Engineer	Engineer
Interior Designer	Interior Designer
Structural Engineer	Structural Engineer
MEP Engineer	MEP Engineer
Cost Estimator	Cost Estimator
Quantity Surveyor	Quantity Surveyor
Construction Manager	Construction Manager
Other	Other

Project: AURA II
 127th Avenue S.W.,
 CALGARY, AB

Client: NORR ARCHITECTS
 BUILDING ELEVATIONS
 LIGHTING LAYOUT
 Check: Check (mark by hand) or (check) or (check)
 Drawing No.: E-2



DATE: 05/12/2012 10:46:25 AM PROJECT: AURA II 127th Avenue S.W., Calgary, AB DRAWING: BUILDING ELEVATIONS LIGHTING LAYOUT SHEET: E-2



Box 97, 1500 14 ST SW
Calgary, AB
T3C 1C9
(403) 670-5499 ext. 3

City of Calgary
Development and Building Approvals
Attention: **Ryan Hall**

VIA EMAIL

August 28, 2012

RE: DP2012-3135: Aura II 1006 12 Ave SW

Beltline Planning Group (BPG) has met with the applicant and strongly supports this project, especially the enhanced streetscape that links the two developments across 9th Street and narrows the carriage-way and aligns it with 9th Street south of 12th Avenue. BPG has long supported a policy to rework the rights-of-way north of 12th Avenue to accommodate mixed-use and residential development in a former industrial zone.

City authorities have long overlooked requests from both the community and developers to implement a policy for reconfiguring the rights-of-ways north of 12th Avenue. This project presents an opportunity to proceed.

BPG strongly encourages the City to work with the applicant to find a solution to any potential line assignment issues or problems related to the landscaping. BPG also encourages a similar level of cooperation for the enhanced street paving pattern.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read "Owen Craig". The signature is written in a cursive style with some loops and flourishes.

Owen Craig,
Chair, Beltline Planning Group

Cc: Development Circulations Controller (DP.Circ@calgary.ca)

LEED Canada-NC 2009 Project Checklist

AURA II

Yes ? No

58	6	0	Project Totals (pre-certification estimates)	110 Possible Points
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Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above

Yes ? No

17	4	0	Sustainable Sites	26 Points
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✓			Prereq 1	Construction Activity Pollution Prevention	Required
		0	Credit 1	Site Selection	1
	3		Credit 2	Development Density and Community Connectivity	3, 5
		0	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation: Public Transportation Access	3, 6
1			Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
3			Credit 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation: Parking Capacity	2
	1		Credit 5.1	Site Development: Protect and Restore habitat	1
		0	Credit 5.2	Site Development: Maximize Open Space	1
1			Credit 6.1	Stormwater Design: Quantity Control	1
1			Credit 6.2	Stormwater Design: Quality Control	1
1			Credit 7.1	Heat Island Effect: Non-Roof	1
1			Credit 7.2	Heat Island Effect: Roof	1
1			Credit 8	Light Pollution Reduction	1

Yes ? No

6	0	0	Water Efficiency	10 Points
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✓			Prereq 1	Water Use Reduction	Required
2			Credit 1	Water Efficient Landscaping	2, 4
2			Credit 2	Innovative Wastewater Technologies	2
2			Credit 3	Water Use Reduction	2 - 4

Yes ? No

10	1	0	Energy & Atmosphere	35 Points
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✓			Prereq 1	Fundamental Commissioning of Building Energy Systems	Required
✓			Prereq 2	Minimum Energy Performance	Required
✓			Prereq 3	Fundamental Refrigerant Management	Required
10			Credit 1	Optimize Energy Performance	1 - 19
	1		Credit 2	On-Site Renewable Energy	1 - 7
		0	Credit 3	Enhanced Commissioning	2
		0	Credit 4	Enhanced Refrigerant Management	2
		0	Credit 5	Measurement and Verification	3
		0	Credit 6	Green Power	2

Yes ? No

6	1	0	Materials & Resources	14 Points
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✓			Prereq 1	Storage and Collection of Recyclables	Required
		0	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	1 - 3
		0	Credit 1.2	Building Reuse: Maintain Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 - 2
		0	Credit 3	Materials Reuse	1 - 2
	1		Credit 4	Recycled Content	1 - 2
2			Credit 5	Regional Materials	1 - 2
1			Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

Yes ? No

15	0	0	Indoor Environmental Quality	15 Points
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✓			Prereq 1	Minimum Indoor Air Quality Performance	Required
✓			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
1			Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan: During Construction	1
1			Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials: Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials: Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials: Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials: Composite Wood and Agrifibre Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of System: Lighting	1
1			Credit 6.2	Controllability of System: Thermal Comfort	1
1			Credit 7.1	Thermal Comfort: Design	1
1			Credit 7.2	Thermal Comfort: Verification	1
1			Credit 8.1	Daylight and Views: Daylight	1
1			Credit 8.2	Daylight and Views: Views	1

Yes ? No

2	0	0	Innovation in Design	6 Points
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1			Credit 1.1	Innovation in Design	1
			Credit 1.2	Innovation in Design	1
			Credit 1.3	Innovation in Design	1
			Credit 1.4	Innovation in Design	1
			Credit 1.5	Innovation in Design	1
1			Credit 2	LEED® Accredited Professional	1

Yes ? No

2	0	0	Regional Priority	4 Points
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1			Credit 1	Durable Building	1
1			Credit 2.1	Regional Priority Credit	1
			Credit 2.2	Regional Priority Credit	1
			Credit 2.3	Regional Priority Credit	1