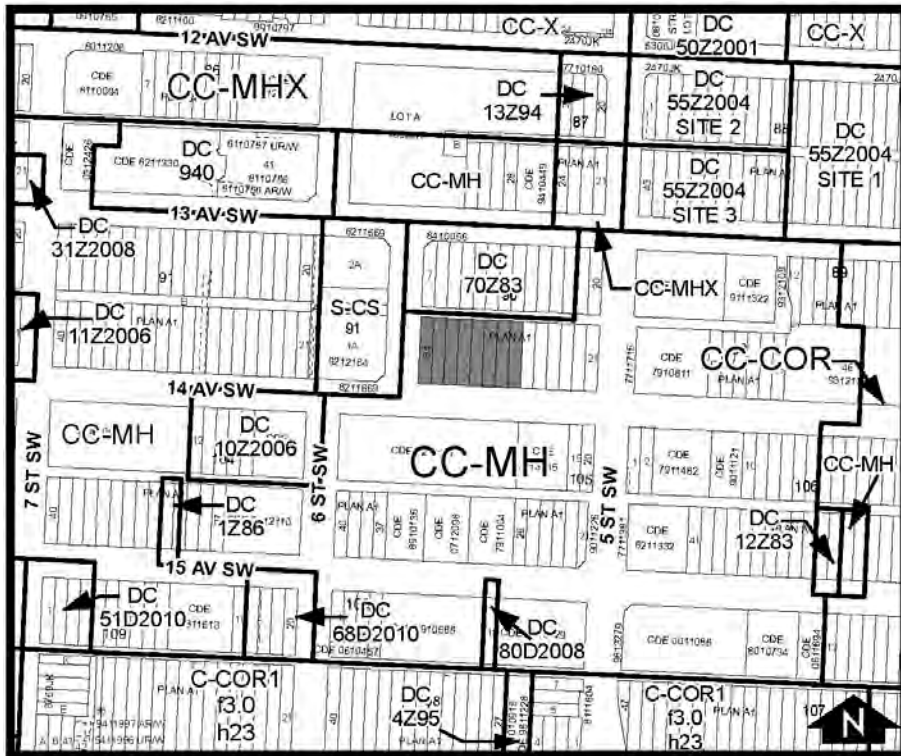


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 02	
	CPC DATE:	2011 April 28
	DP NO:	DP2010-4161

BELTLINE
(Ward 8- Alderman Mar)



PROPOSAL:
New: Multi-Residential Development (168 units)

APPLICANT: BKDI Architects	OWNER: Qualex-Landmark Advance inc.
MUNICIPAL ADDRESS: 626 - 14 Avenue SW	LEGAL DESCRIPTION: Plan A1, Block 90, Lots 27 to 34 (Map 16C)
EXISTING LAND USE DISTRICT(S): CC-MH Centre City Multi-Residential High Rise	
AREA OF SITE: 0.242 ha ± (0.597 ac ±)	
CURRENT DEVELOPMENT: Vacant	

ADJACENT DEVELOPMENT:

NORTH: Multi-Residential (16 storeys)

SOUTH: Multi-Residential (13 storeys)

EAST: Multi-Residential (3 and 6 storeys)

WEST: Public Park Area (Beaulieu Gardens)

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	5.0 FAR (Base)	6.0 FAR (with bonusing)	None
HEIGHT	No maximum (Shadow restrictions apply)	38.86 m	None required
YARDS (BUILDING SETBACK)	3.0 m	2.3 m	0.7 m
PARKING	126 stalls (residential) 17 stalls (visitor)	180 8	None required 9 stalls
EXTERIOR FINISH MATERIALS Walls: Coated Concrete with reveal joints; aluminium panels, Roof: Landscaping & terraced levels Windows: clear & printed glass			

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	E.S.A was not required
URBAN DESIGN REVIEW PANEL	Comments Provided; Appendix II
COMMUNITY ASSOCIATION Beltline Planning Group	Comments in support provided; Appendix III

PLANNING EVALUATION

Introduction

The subject application is for the development of a 12 storey, 168-unit multi-residential building located along 14 Avenue SW, between 5 and 6 Street SW, within the Beltline Community. Unit sizes range from 500 to 800 square feet and range between an assortment of studio 1 and 2 bedroom suites. Parking is provided sub-grade in 4 levels with all servicing to be provided from the lane. The pedestrian realm is treated with the introduction of new boulevard trees, along with the retention of 3 mature trees along the existing boulevard on 14 Avenue SW.

Site Context

The subject site is found within the heart of an established residential area within the Beltline Community. Surrounding the subject site is older apartment format housing stock. Serviced by two streets, the site is located immediately east of Beaulieu Gardens, categorized as a Class 1 open space (Centre City Plan).

Land Use District

The stated purpose of the existing CC-MH Land Use District is to provide for multi-residential development within a wide range of low to high density formats. The proposed density of the subject application has been found to have a Floor Area Ratio (FAR) of 6.0, which is 1.0 FAR above the base density prior to bonusing initiatives.

Site Characteristics

The subject site is generally flat with no significant geographic features.

Legislation & Policy

Beltline Area Redevelopment Plan

Section 5.3 Density Bonusing

The subject site falls within "Area A" of the Beltline Density Area, where a base density of 5.0 FAR has been established with the ability to bonus and transfer density up to a maximum of 7.0 FAR. The subject application proposes a density on site of 6.0 FAR, thus the requirement to account for bonusing for the additional 1.0 FAR. The applicant has presented the following as bonus items:

1. Incorporation of Sustainable Building Features

A *green roof* defined as a system of plants, growing medium and roof/waterproof membrane that act as a whole to maximize the available environmental benefits of improving air temperature (reducing heat island effect), air pollution, stormwater management and green space. The proposed green roof is to aid in the mitigation of the building's contribution to the heat island effect. A reduction on demand on the storm sewer systems is also realized with the increase in permeable surfaces by filtering and slowing down runoff.

2. Investment into the Beltline Community Investment Fund (BCIF)

The BCIF is a fund to be used for projects within the Beltline related to public realm improvements, including but not limited to: park acquisition, park design, redevelopment or enhancement, streetscape design and improvements within City rights-of-way, implementation of urban design strategies and public art on public land.

The amount of the contribution to the BCIF is calculated at the time of development permit approval based on the average land value per square metre of buildable floor area as established by the City. At the time the Beltline ARP was approved by Council in 2006, the established rate was \$270 per square metre of buildable floor area. This rate was to be revisited and modified annually based on the fluctuating land values. As of the date of this report, this rate has not changed.

Section 6 – Beltline Public Realm Plan

Section 6.3.5 Building height, Shadow Protection and Wind Impact Studies

Beaulieu Gardens

Developments in the vicinity of Beaulieu Gardens are not to cast shadows over any sensitive historic landscape, architectural feature or park spaces that depend on sunlight for the significance or function. At a minimum, new buildings are not to cast shadows beyond a line measured 20 metres into the park, parallel to any exterior property line between the hours of 10 a.m. and 4 p.m. on September 21. The plans identify the subject development to be respecting the policies found in this section of the Beltline ARP.

Site Layout & Building Design

As designed, the building footprint and massing of the building addresses the surrounding context, more specifically with respect to Beaulieu Gardens to the east. As no shadowing is to exceed more than 20 metres into the park, the highest points of the building (mechanical penthouse area) have been strategically placed along the east extent of the building.

The proposed 12 storey mid-rise development is rectangular in principle with a gradually terracing façade that provides finer-grain massing to the building. The north and south elevations provide for the principle façades of the building massing and are oriented to both adjacent street frontages, each given equal importance. The massing of each façade has been differentiated through the varying use of materials and patterning. According to the applicant, the choice of colours incorporated into the materials of the building accentuates the appearance of a “light and airy” building façade, in concert with the clear glazing on all levels.

The principle entrance into the building is provided at the east end of the south façade along 14 Avenue SW. The gradual recessing of the building massing towards the west end of the building results in an open area to the north being provided as an amenity space. While there is a lack of sunlight penetration into this north facing amenity area, the priority to limit shadowing into the adjacent park became paramount to the design of the building.

Environmental Site Assessment

An Environmental Site Assessment (ESA) was not required for the purposes of the subject application, however, a set of Permanent Conditions have been provided within the draft Conditions of Approval should the site change in intensity or use.

Landscaping

Landscaping has been provided on three components to the site. Front setback areas are proposed to be soft landscaped areas and provide adequate spatial and visual integration with the public sidewalk. A generous landscaped area also enhances the walkability along the site and provides for a balanced street interface. The terraced area at the rear provides an at-grade amenity space accessible to all units and includes a terraced courtyard next to a lawn area. Four rows of trees varying from Hawthornes to Cherry are to animate this space adjacent to the laneway and back-of-house functions. This area also functions as a visual buffer for the at-grade townhouse units along 6 Street SW. The last landscaped area features the green roof that is to be utilitarian in nature rather than an additional amenity area for its users. This low-profile green roof features a mix of green and red sedum varieties, which overall reduces the development's urban heat island. All mechanical penthouse areas have been architecturally integrated into the design expression of the development.

Site Access & Traffic

The subject site is served by two residential streets (6 Street SW and 14 Avenue SW). Back-of-house functions are accessed via 6 Street SW. Connections into the lane from 6 Street SW are highly encouraged. To do so, the applicant will be required to remove the three proposed trees from the landscape strip abutting the northernmost townhouse unit, and replace with a walkway leading to the terraced amenity space, as a "Prior to Release" condition.

Public Sidewalks along both 6 Street SW and 14 Avenue SW are to provide for a 2.5 metre clear walking area, which is sufficient for the purposes of accommodating two-way pedestrian movement and forms part of the typology "Residential Street" within the Beltline Community.

Parking

Residential Parking has been provided in a ratio which is slightly over an average of 1 stall per unit, where the minimum requirement is 0.9 stalls per residential unit. Visitor parking, has been provided on a ratio which is less than the 0.1 stall / units, for a total of 8, which is 9 less than what is required by the Land Use Bylaw (17 stalls). The rationale for such a relaxation has been provided to acknowledge the availability of on-street parking within the area, and also for the acknowledgement of the applicant's desire to provide for more than 1 stall per residential unit for a portion of the residential units. Administration finds the proposed provisions in keeping with the objectives of the Municipal Development Plan (section 3.2.1) in ensuring that the Centre City Area becomes and remains the pre-eminent mixed-use area. Further, the Centre City is identified as well connected with the rest of the City by multiple routes of the Primary Transit Network and high-quality pedestrian corridors within and beyond its boundaries which generally draw less vehicle trips per capita compared to other areas of the City.

Site Servicing for Utilities

Servicing to the subject site is available with existing above-grade utilities to be relocated underground.

Environmental Sustainability

A component of the bonusing initiatives, to be incorporated into the development, is a set of sustainable features that will positively contribute in reducing the "urban heat island effect" within the City, and also to lessen the resulting ecological footprint.

Community Association Comments

The Beltline Planning Group has provided comments in support of the subject application. Suggestions provided to improve passive surveillance along the lane via lighting has been incorporated into the design by the applicant.

CONCLUSION:

The proposal is supported for the following reasons:

1. The subject development fulfills the objectives of the Beltline ARP in providing for a high density development.
2. The subject development respects the shadowing concerns of open areas to the west (Beaulieu Gardens) and fits within the existing primarily residential context while providing for an appropriate interface with public right-of-ways and existing residential context.
3. The sustainable initiatives incorporated by the proposed development positively contribute to the environmental initiatives as envisioned by City Policies (Municipal Development Plan, Centre City Plan).

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Calgary Planning Commission **APPROVE** the application for the New: Multi-Residential Development (168 units) with the following conditions:

Prior to Release

Planning:

1. Submit a total of **8** complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively addresses the Prior to Release conditions of all Departments as specified below.

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

1. 3 of the plan set(s) shall highlight all of the amendments.
2. 3 detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.
3. In addition to the full sized plans requested above, please submit one (1) 11 x 17 complete set of plans for the purpose of the Development Completion Permit (DCP) process.

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

Urban Development:

2. Amend the plans to:

Roads

- a. Indicate the 4.5 metre x 4.5 metre corner cut(s) dimensioned from the existing property lines as per the *Highway Development and Protection Act (at 6 Street SW and 14 Avenue SW)*.
 - Remove all landscape elements (shrubs, plant material, etc.) from within the said area).
 - Provide a cross section detail to ensure that there will be no underground encroachments, such as parking structures, etc. unless a minimum depth of 3.5 metres from top of grade to top of second level parkade roof structure is achieved within the said corner cut designated area.
 - Provide confirmation, on the plans, that the parkade level 2 (below parkade level 1) roof structure is structurally able to support a live load of 5 tons.
- b. Remove the proposed "Vault Lift Out Well" encroachment from the lane (City) right-of-way, as currently proposed.
 - Reconfigure this area so that it is located entirely on the private development site / property, as indicated by Roads.

3. Amend the plans to:

Waste and Recycling Services – Collection Vehicle Access

- a) Indicate on the plans that all portions of the concrete pads / concrete aprons / waste and recycling staging areas / parking structures are structurally capable of supporting a minimum 25,000 kg load.

-Indicate the 25,000 kg load capacity as per above on all relevant plans

4. 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 for arranging the construction of the infrastructure either with their own forces or may elect to have the City construct the infrastructure on their behalf.

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

Roads

- a. Construction of new sidewalks adjacent to 14 Avenue SW and 6 Street SW;
b. Construction of new concrete/asphalt lane paving; and
c. Rehabilitation of existing driveway crossings, street light upgrading, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

5. 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; and
e. A survey by City forces for Roads to establish the ultimate lip of gutter grades adjacent to the development site.

6. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of **\$287,027.40** to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 28M2008 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using **\$4,710** per meter of site frontage (on avenues only) for the proposed development (60.94 metres).

Transportation:

7. Bicycle parking shall be provided in accordance with the City of Calgary's Bicycle Parking Handbook and Land Use Bylaw 1P2007 (http://www.calgary.ca/DocGallery/Bu/trans_planning/cycling/bike_parking_2008_order.pdf).
 - Relocate six Class 2 (short-stay) bicycle parking stalls to be within 15.0 metres of the public entrance of the building. The recommended location for these stalls is immediately beside the most easterly unit along 13 Avenue SW. The six Class 2 (short-stay) bicycle parking stalls may remain adjacent to the lane as shown.
 - Provide further design details and dimensions for the Class 1 (secure) vertical bike racks, including length from the ground surface to the bike rack. Provide manufacturing specifications with the plans.
 - A bicycle parking stall must be designed to:
 - Allow a bicycle frame and both wheels to be secured
 - Support the bicycle frame and both wheels
 - Be located within property boundaries

Parks:

8. Indicate new service connections on site and landscape plans. Keep new service connections away from the 28 metre boulevard area near the three public spruce trees. If this is not possible, Urban Forestry requires compensation for any public trees removed to facilitate new services.

Permanent Conditions

Planning:

9. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
10. No changes to the approved plans shall take place unless authorized by the Development Authority.
11. 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.
12. 180 residential and 8 visitor stalls must be provided and maintained during the life of the development in the numbers and locations as shown on the approved plans released with this Development Permit. All parking, visitor and loading stalls must be made available for the sole use of the residents and their visitors to the site. All stalls must be properly marked indicating its use to the satisfaction of the Development Authority.
13. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.

14. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).

Urban Development:

15. The owner, and those under their control, shall develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of the *Guidelines for Erosion and Sediment Control*. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control. The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events.
16. Contain storm water run-off on site.
17. The subject parcels shall be consolidated onto a single title.
18. 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.
19. In accordance with the *Encroachment Policy* adopted by Council on June 24, 1996, and as amended on February 23, 1998, encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense.
20. 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, sidewalks, lane paving, 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.
21. The grades indicated on the approved Development Permit (DP) plans must match the grades on the Development Site Servicing Plan (DSSP) for the subject site. **Prior to the issuance of the development completion permit (DCP)**, the developer's Consulting Engineer must confirm under seal that the development was constructed in accordance with the grades submitted on the development permit (DP).
22. 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).

Parks:

23. Public trees located on the boulevard adjacent to the development site shall be retained and protected during all phases of construction by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence, unless permission for removal is granted by Urban Forestry as per tree protection plan.

Urban Forestry will authorize tree removal using an indemnified contractor at the expense of the applicant. Removal application is required. Please contact Urban Forestry at 403-537-7516 or 311 to make arrangements.

The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged.

24. In order to ensure the integrity of existing public trees that are to remain, construction access is only permitted through the rear lane.
25. 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.

Joseph Yun
2011/ April

626 14th AVENUE S.W. CALGARY, ALBERTA

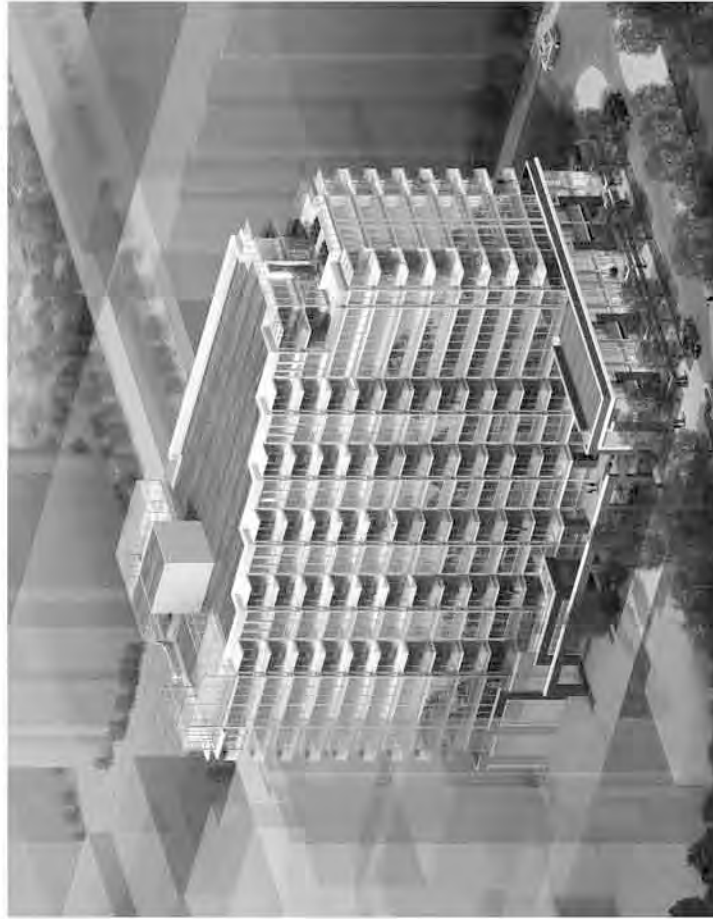
DEVELOPMENT PERMIT APPLICATION

PRIOR TO DECISION
FEBRUARY 11-2011



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RAFII ARCHITECT



NORTH WEST VIEW

AG-0

**DEVELOPMENT PERMIT
APPLICATION**

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SOUTH WEST VIEW

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**DEVELOPMENT PERMIT
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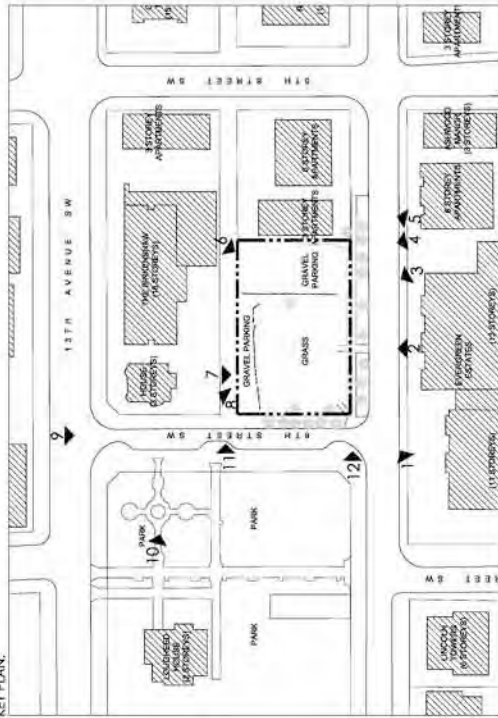

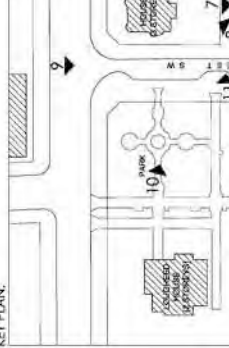
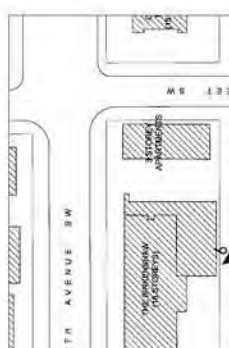

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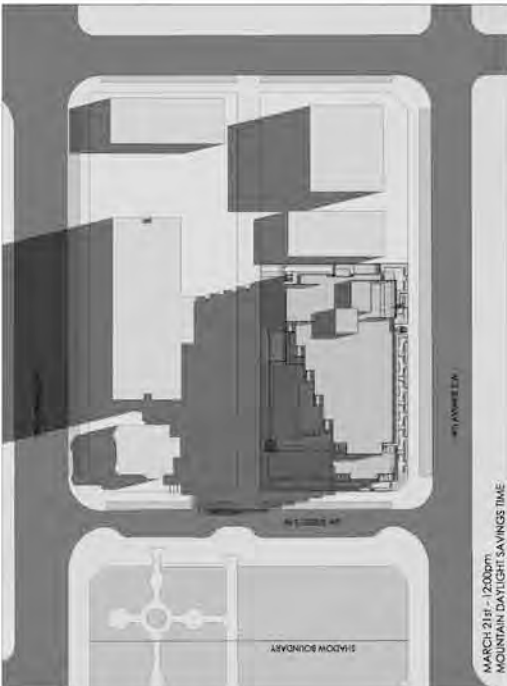

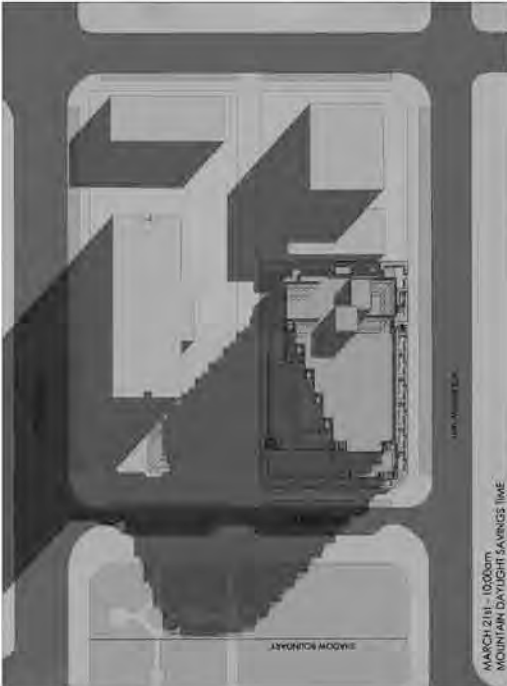
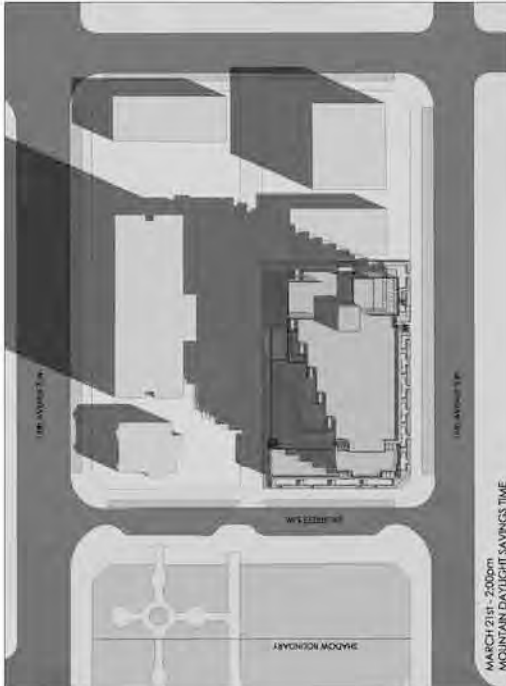


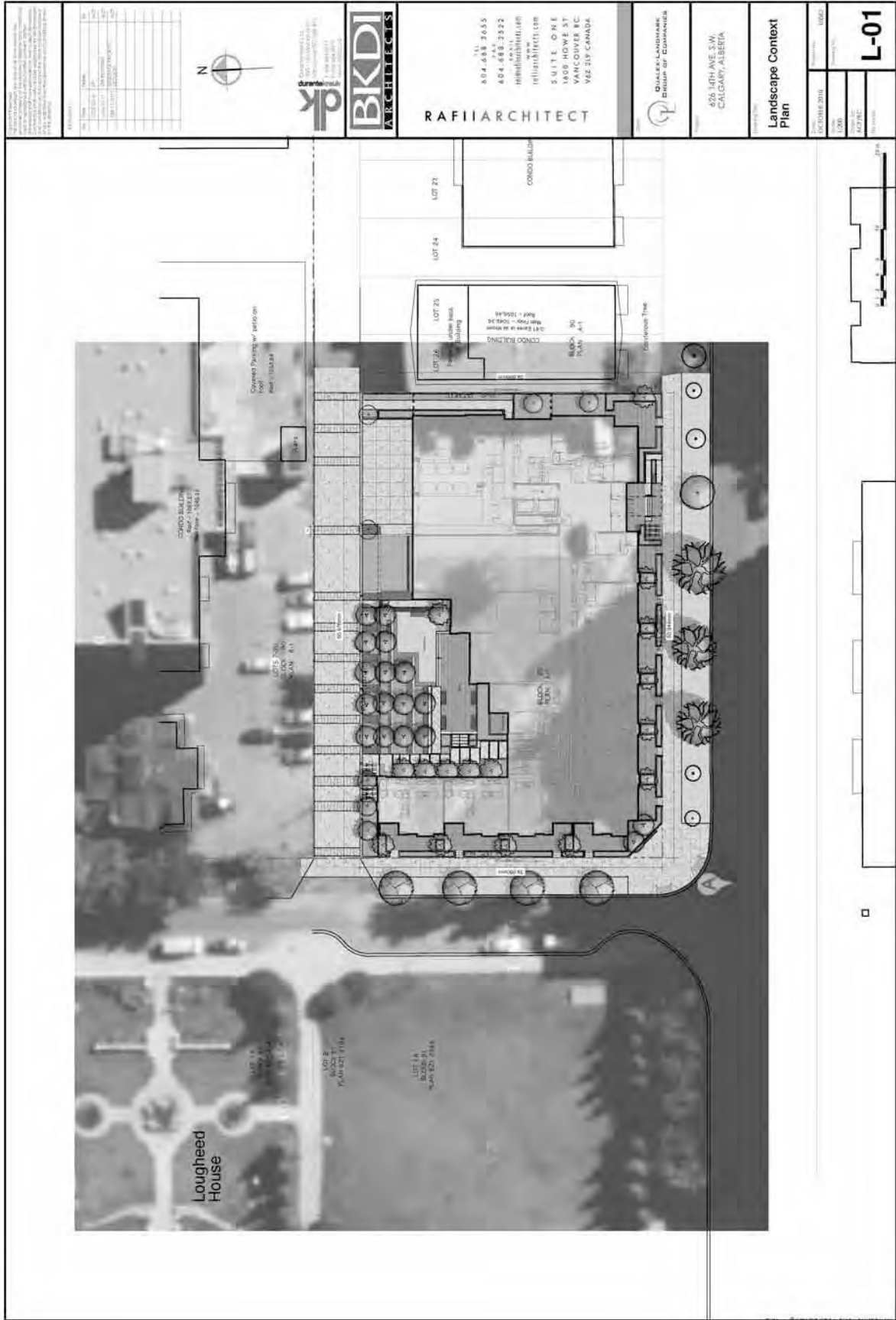
NORTH WEST VIEW FROM PARK

AO-B

<p>NOTES:</p> <p>1. The client has provided the site plan and site location. The client has also provided the site location and site plan. The client has also provided the site location and site plan.</p>	<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>By</th> </tr> <tr> <td>1</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>2</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>3</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>4</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>5</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>6</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>7</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>8</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>9</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>10</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>11</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> <tr> <td>12</td> <td>2011-04-28</td> <td>RAFI ARCHITECT</td> </tr> </table>	No.	Date	By	1	2011-04-28	RAFI ARCHITECT	2	2011-04-28	RAFI ARCHITECT	3	2011-04-28	RAFI ARCHITECT	4	2011-04-28	RAFI ARCHITECT	5	2011-04-28	RAFI ARCHITECT	6	2011-04-28	RAFI ARCHITECT	7	2011-04-28	RAFI ARCHITECT	8	2011-04-28	RAFI ARCHITECT	9	2011-04-28	RAFI ARCHITECT	10	2011-04-28	RAFI ARCHITECT	11	2011-04-28	RAFI ARCHITECT	12	2011-04-28	RAFI ARCHITECT		<p>BKDI ARCHITECTS</p>	<p>RAFI ARCHITECT</p> <p>608 4th Ave. S.W. 404 4th Ave. S.W. 404 4th Ave. S.W. #1111111111111111 SUITE ONE 1650 HOWE ST VANCOUVER BC V6E 2J8 CANADA</p>	<p>QUALEX-LANDMARK</p>	<p>626 14th Ave. S.W. CALGARY, ALBERTA</p>	<p>CONTEXT PHOTOS</p> <p>Project No. 10095 Client: QUALEX Date: APRIL 2010 Scale: 1:500 Drawing No. A-03 Drawing Title: CONTEXT PHOTOS</p>
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<p>NOTES:</p> <p>1. This drawing is a preliminary drawing and is not for construction. It is for informational purposes only. It is not to be used for any other purpose without the written consent of the architect.</p> <p>2. The architect is not responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for its accuracy.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Date</th> <th>Revised</th> <th>By</th> </tr> <tr> <td>1</td> <td>2010.03.23</td> <td>ISSUE FOR PERMIT</td> <td>RAFI</td> </tr> <tr> <td>2</td> <td>2010.11.17</td> <td>PERMIT TO OCCUPY</td> <td>RAFI</td> </tr> </table>	No.	Date	Revised	By	1	2010.03.23	ISSUE FOR PERMIT	RAFI	2	2010.11.17	PERMIT TO OCCUPY	RAFI		<p>BKDI ARCHITECTS</p> <p>404 688 3655 404 688 3656 404 688 3823 404 688 3824 404 688 3825 404 688 3826 404 688 3827 404 688 3828 404 688 3829 404 688 3830 404 688 3831 404 688 3832 404 688 3833 404 688 3834 404 688 3835 404 688 3836 404 688 3837 404 688 3838 404 688 3839 404 688 3840</p> <p>RAFI ARCHITECT</p>	<p>Q JALEX-LANDMARK</p> <p>626 14TH AVE. S.W. CALGARY, ALBERTA</p>	<p>SHADOW STUDY MARCH 21ST</p> <p>Project No. 10095 Drawing No. A Scale 1/8" = 1'-0" Date APRIL 2010 By RAFI Check BY RAFI</p>
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2	2010.11.17	PERMIT TO OCCUPY	RAFI														
 <p style="text-align: center;">MARCH 21ST - 12:00pm MOUNTAIN DATELIGHT SAVINGS TIME</p>		 <p style="text-align: center;">MARCH 21ST - 1:00pm MOUNTAIN DATELIGHT SAVINGS TIME</p>															
 <p style="text-align: center;">MARCH 21ST - 10:00am MOUNTAIN DATELIGHT SAVINGS TIME</p>		 <p style="text-align: center;">MARCH 21ST - 9:00am MOUNTAIN DATELIGHT SAVINGS TIME</p>															

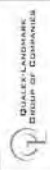


NO.	DATE	REVISION
1	2011.04.28	ISSUED FOR PERMIT
2	2011.04.28	ISSUED FOR PERMIT
3	2011.04.28	ISSUED FOR PERMIT
4	2011.04.28	ISSUED FOR PERMIT
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8	2011.04.28	ISSUED FOR PERMIT
9	2011.04.28	ISSUED FOR PERMIT
10	2011.04.28	ISSUED FOR PERMIT



RAFI ARCHITECT

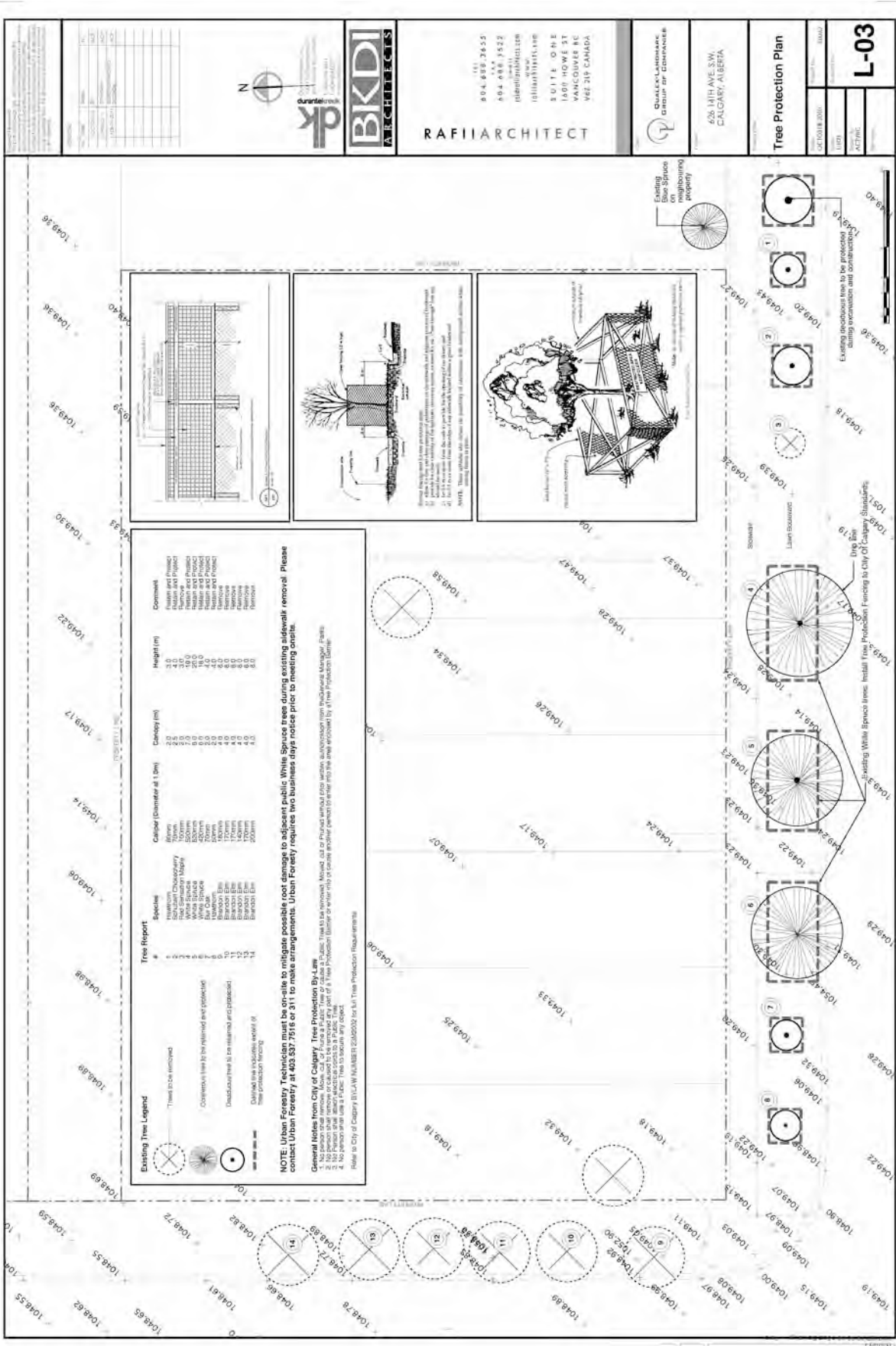
116 2655
404.488.2655
404.488.2822
HARRIS@RAFI.COM
WWW.RAFIARCHITECT.COM
SUITE ONE
1808 HOWE ST
VANCOUVER BC
V6Z 2J9 CANADA

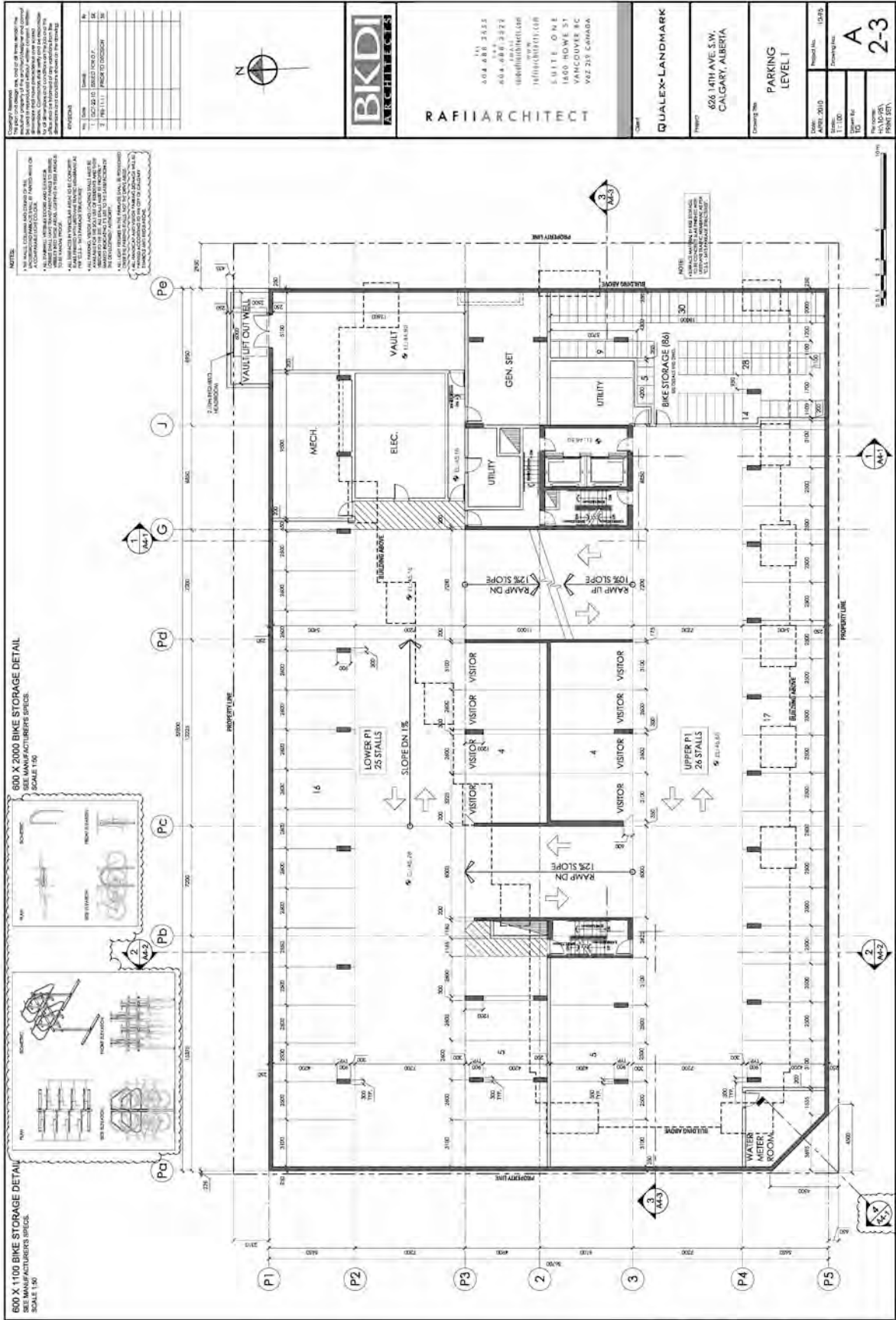


426 14TH AVE. S.W.
CALGARY, ALBERTA

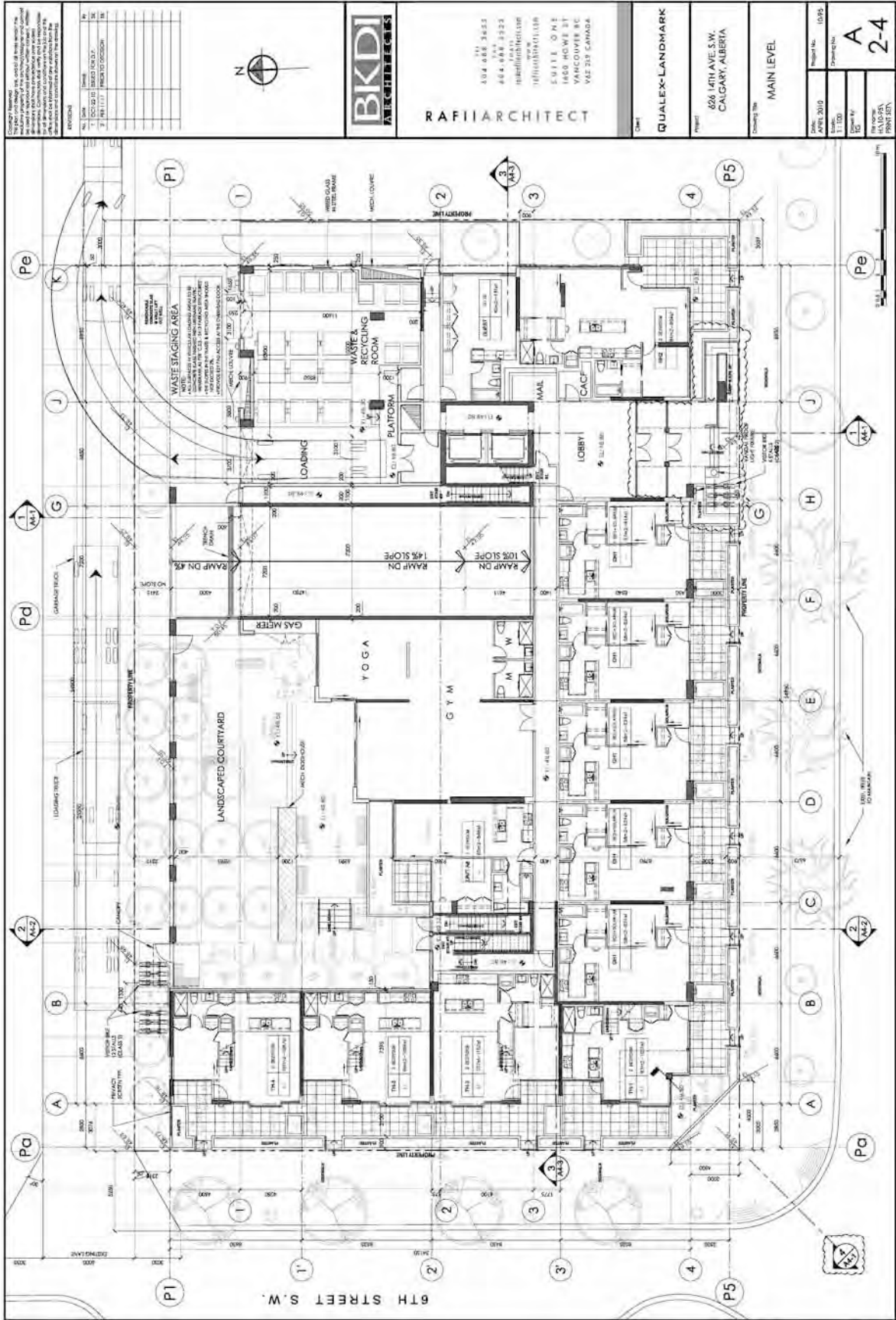
Landscape Context Plan

DATE: OCTOBER 2010	SCALE: 1:500
DRAWN BY: MZ/BC	CHECKED BY: MZ/BC
L-01	





10 February 2011 1:33 AM



REVISIONS

No.	Date	Description	By
1	2010.04.28	ISSUED FOR PERMIT	RAFI
2	2010.04.28	REVISED TO SHOW CHANGES	RAFI
3	2010.04.28	REVISED TO SHOW CHANGES	RAFI



RAFI ARCHITECT

408 4th St. S.E.
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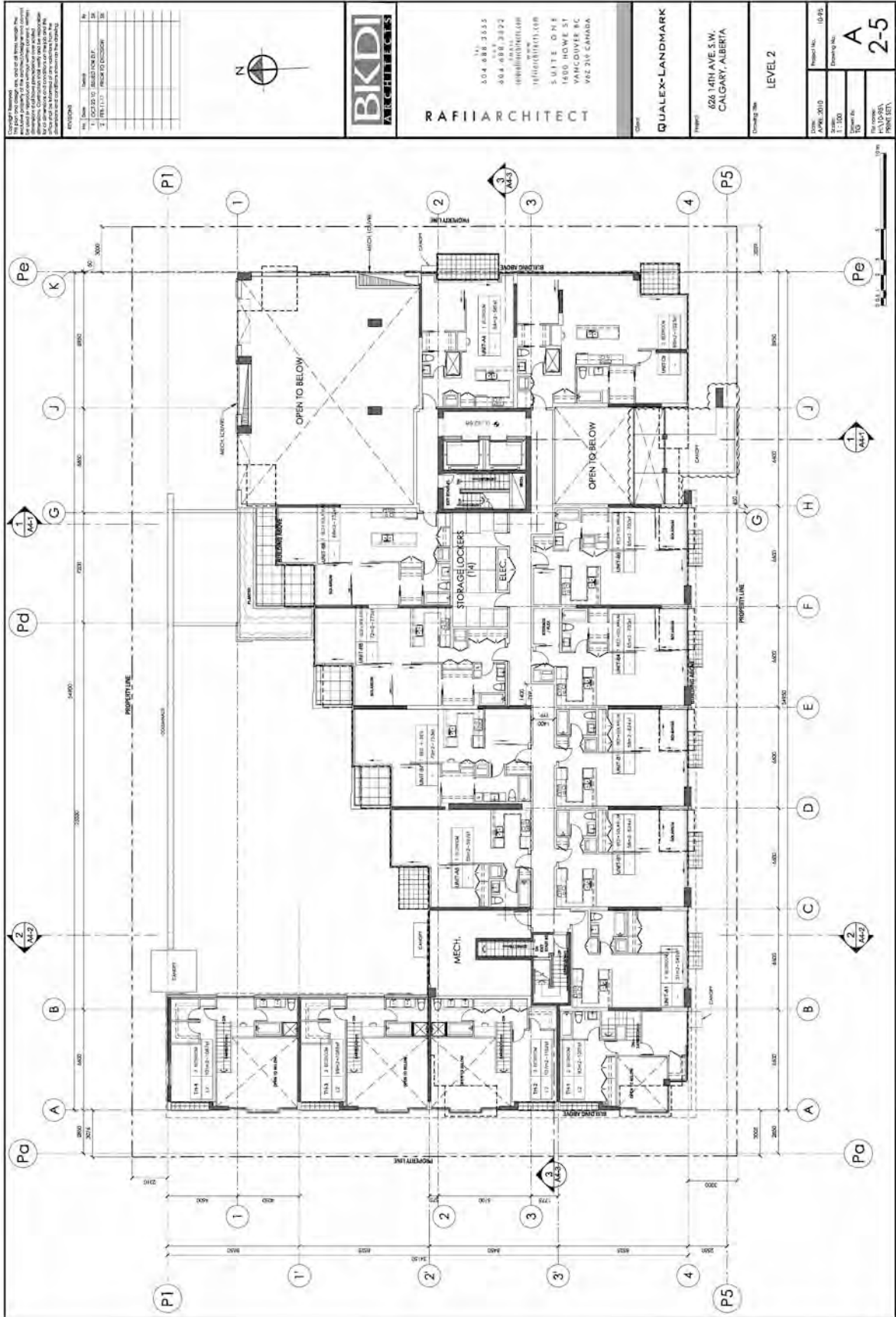
Client: QUALEX-LANDMARK

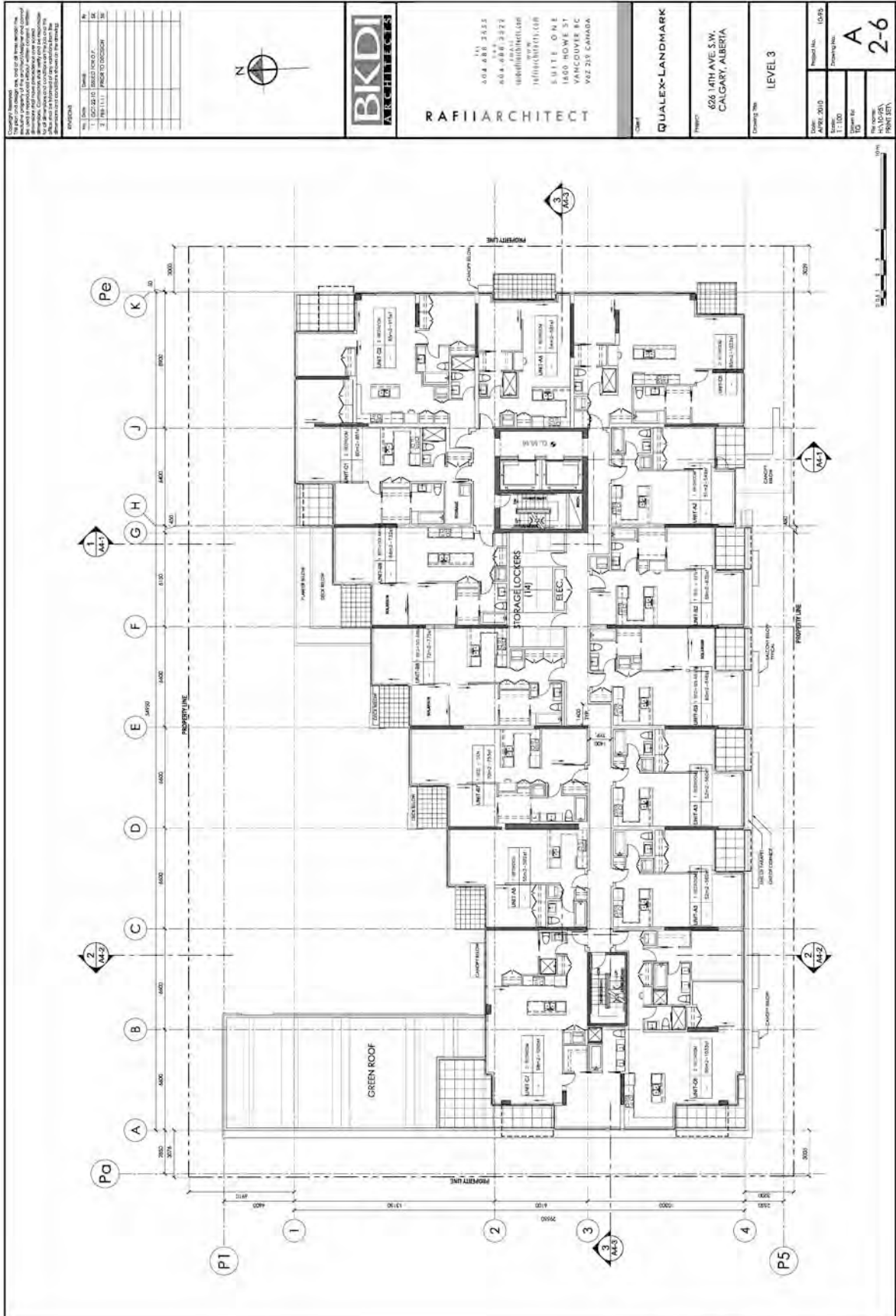
Project: 628 14th Ave. S.W.
CALGARY, ALBERTA

Main Level

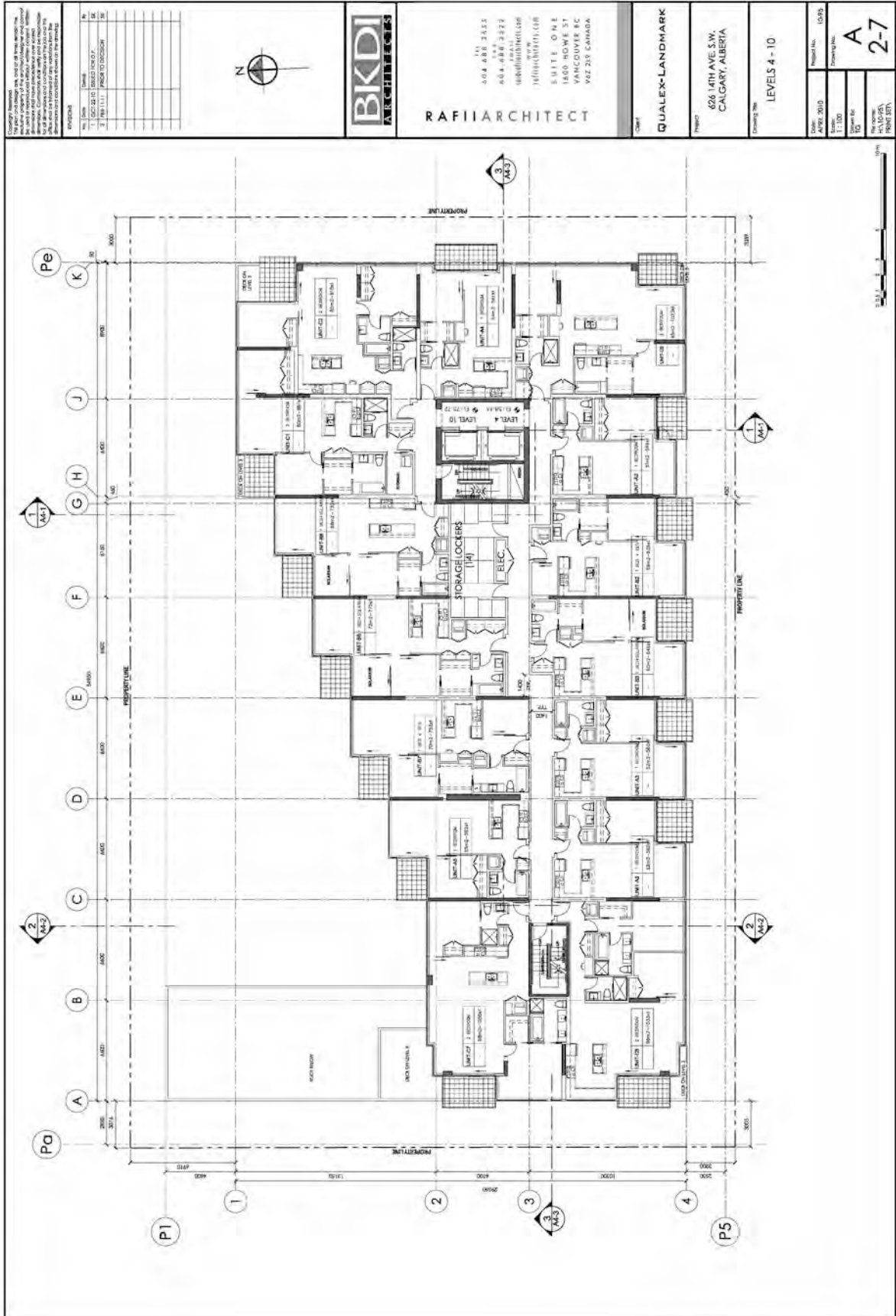
Date:	APRIL 2010
Drawn:	RAFI
Checked:	RAFI
Scale:	1/8" = 1'-0"
Sheet No.:	A
Total Sheets:	2-4

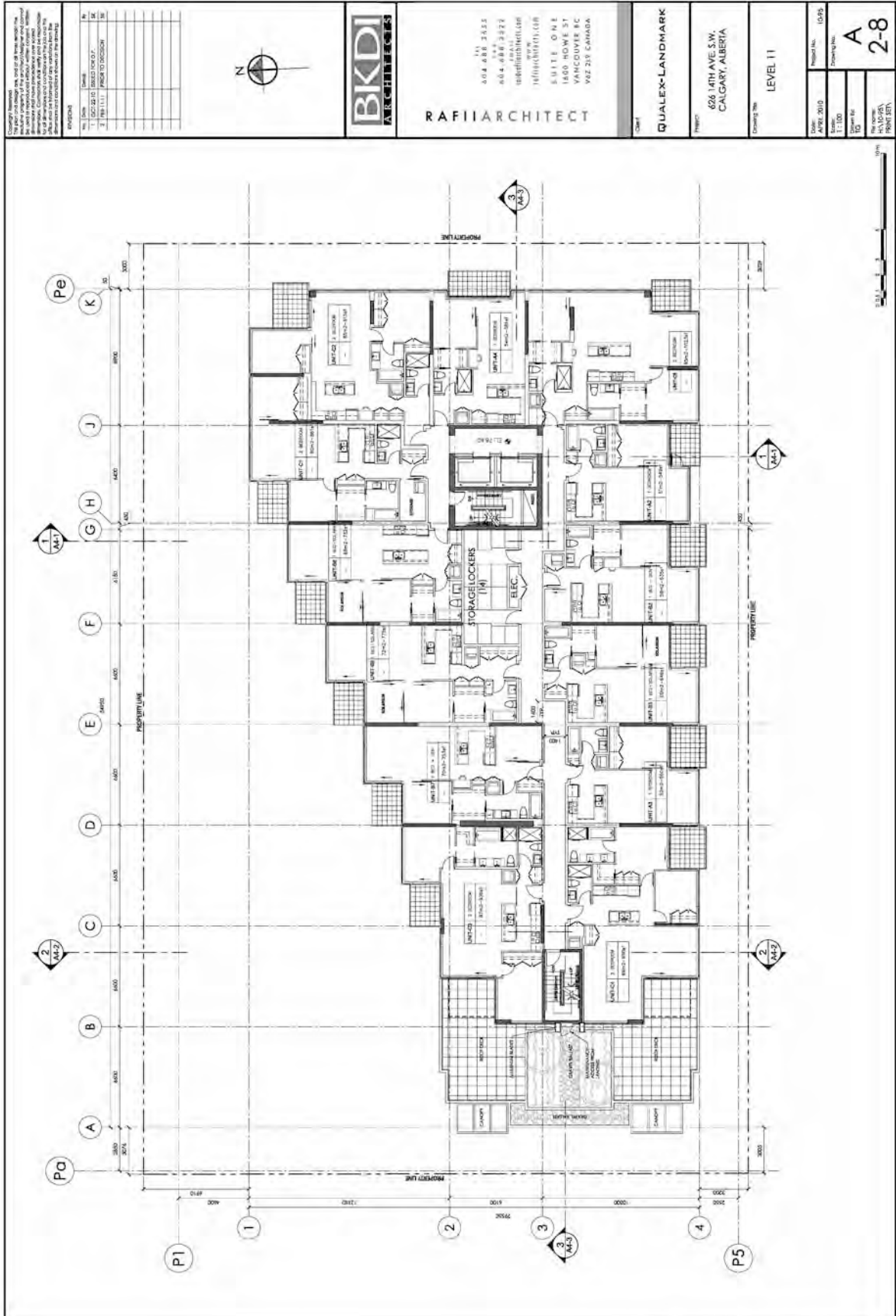
10 February 2011 11:34 AM





10 February 2011 11:20 AM





NOTES

No.	Date	Description
1	2010.03.12	ISSUE FOR PERMIT
2	2010.03.12	ISSUE FOR PERMIT
3	2010.03.12	ISSUE FOR PERMIT



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RAFI ARCHITECT

408 4th St S
404 4th St S
1000 10th St S
1000 10th St S
SUITE 101
1600 HOME ST
VANCOUVER BC
V6Z 2E8 CANADA

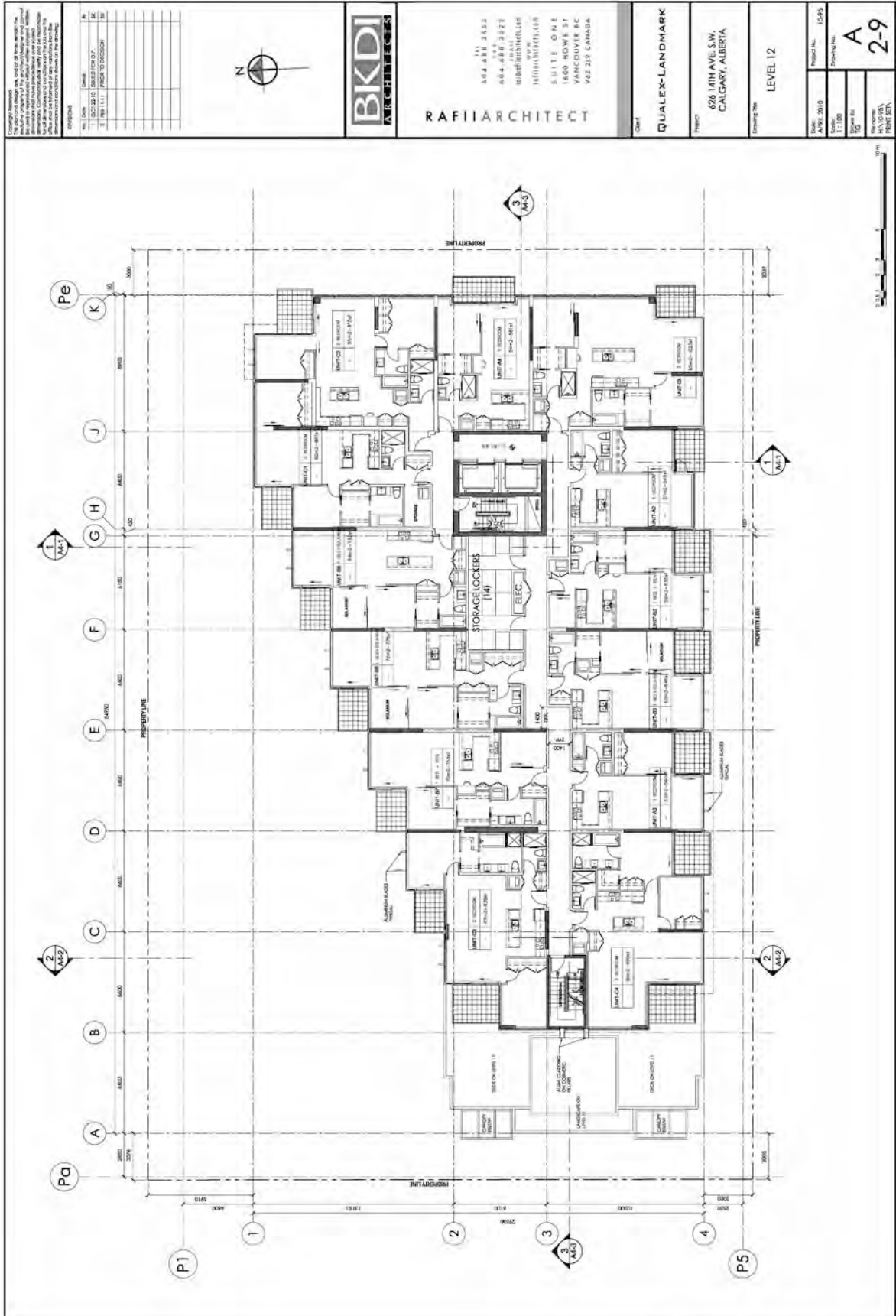
QALEX-LANDMARK

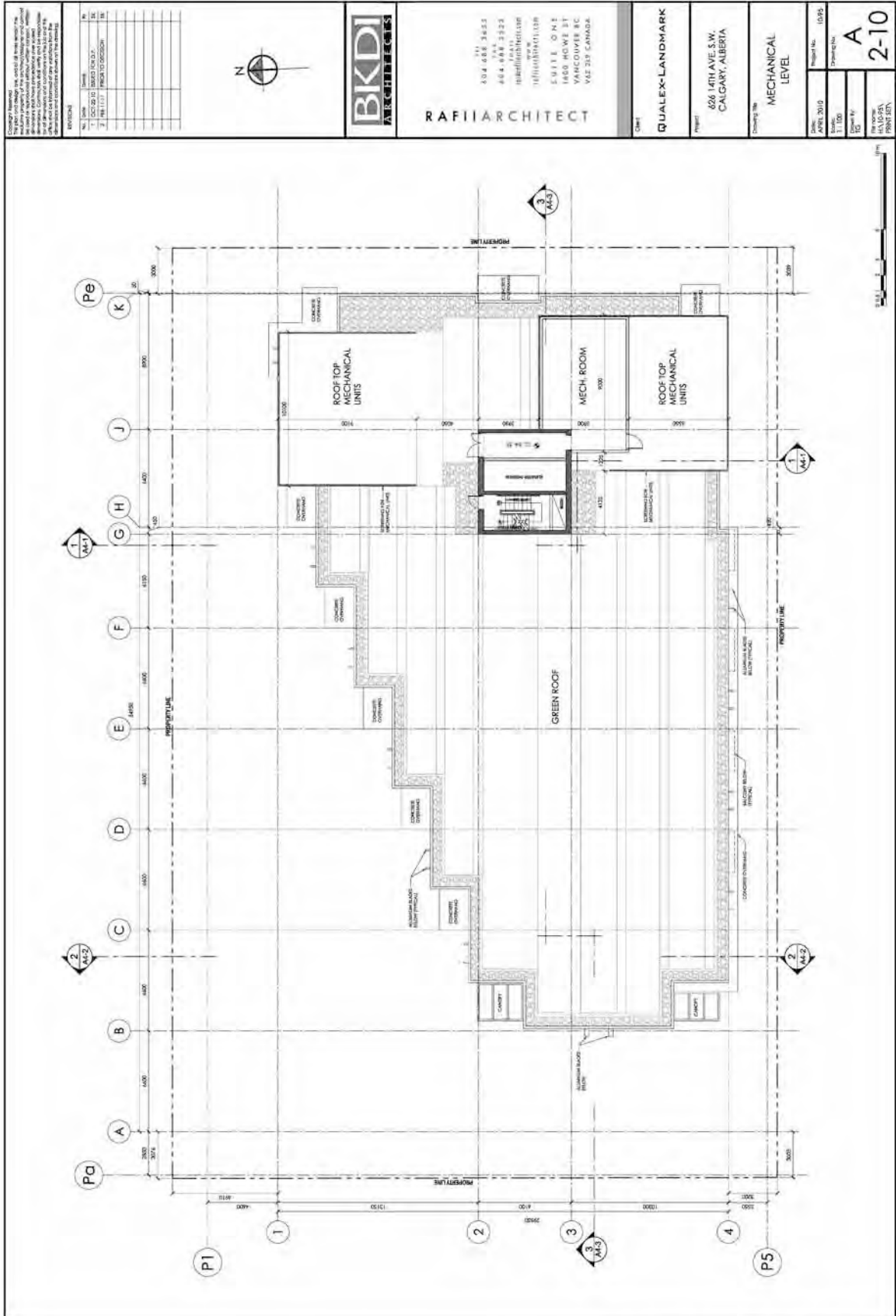
628 14th Ave. S.W.
CALGARY, ALBERTA

LEVEL 11

Date:	APRIL 2010	Project No.:	10492
Drawn by:	J. BLOOM	Checked by:	
Scale:	1:100	Sheet No.:	A
Project No.:	10492	Sheet No.:	2-8
Client:	QALEX-LANDMARK	Project Name:	

10 February 2011 11:38 AM





NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

No.	Date	By	Check
1	2010.04.27	RAFI ARCHITECT	RAFI ARCHITECT
2	2010.11.17	RAFI ARCHITECT	RAFI ARCHITECT



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RAFI ARCHITECT

408 4th St. S.E.
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11111111111111111111
SUITE 101
1450 HOWE ST.
VANCOUVER BC
V6Z 2S8 CANADA

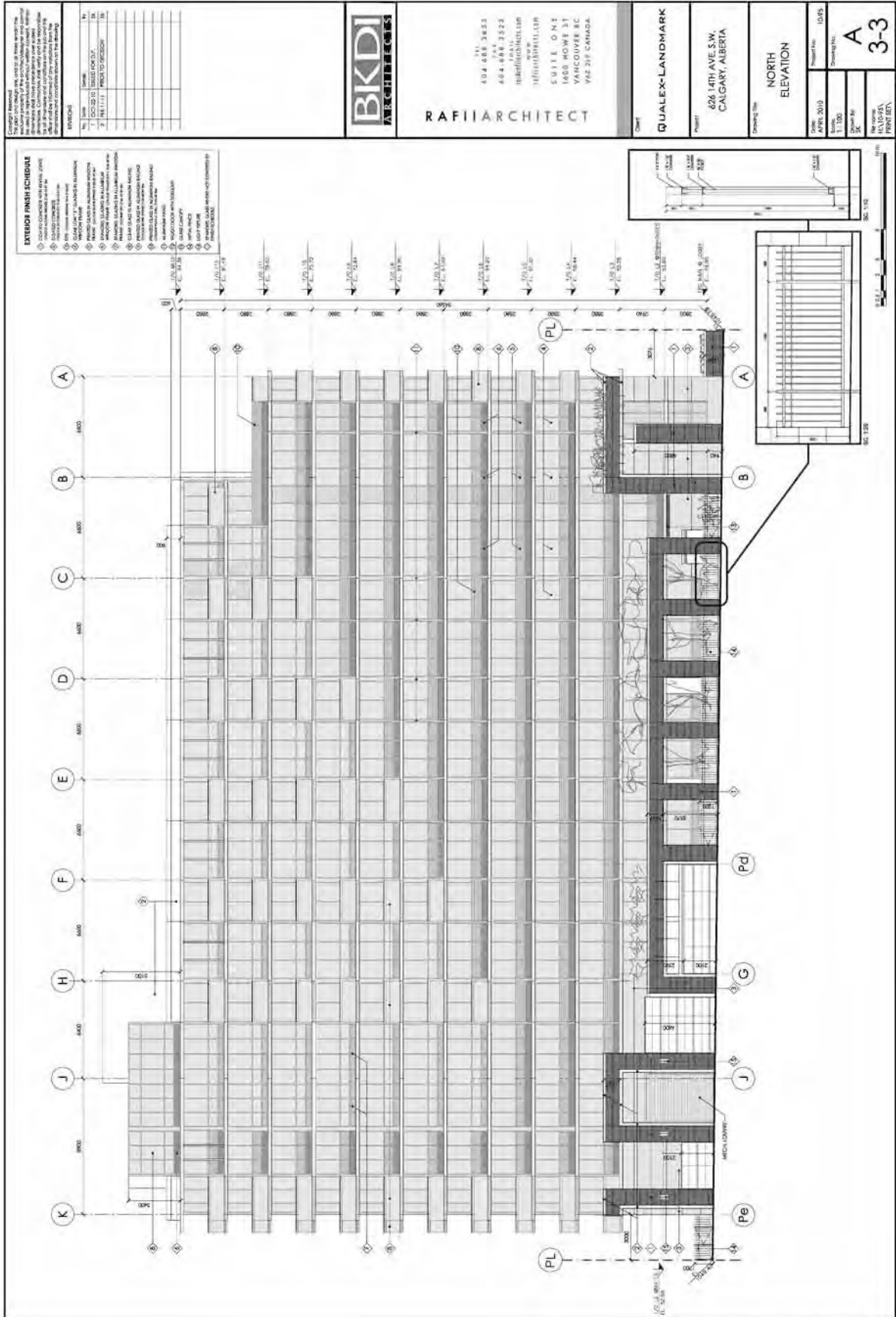
Client: **QALEX-LANDMARK**

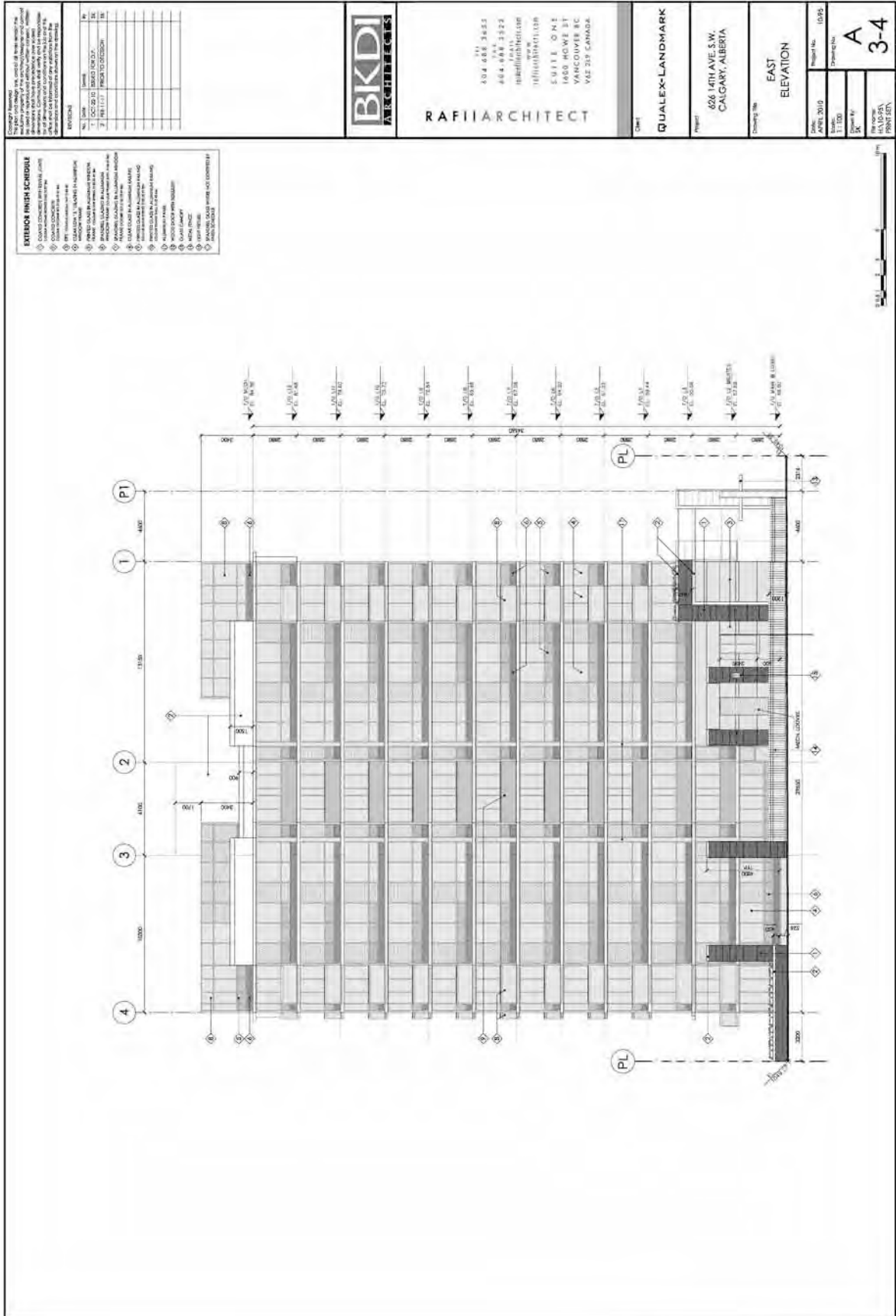
Project: **626 14TH AVE. S.W., CALGARY, ALBERTA**

Drawing No: **MECHANICAL LEVEL**

Date: APRIL 2010	Project No: 10395
Scale: 1:100	Drawing No: A
Author: RAFI	Sheet No: 2-10
Check: RAFI	

10 February 2011 11:40 AM





EXTERIOR FINISH SCHEDULE

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404 4TH ST. S.W.
SUITE 100
VANCOUVER BC
V6B 5C1 CANADA

RAFI ARCHITECT

Q JALEX-LANDMARK

626 14TH AVE. S.W.
CALGARY, ALBERTA

EAST ELEVATION

Project No. 10195
Drawing No. A
Sheet No. 3-4

10 February 2011 11:37 AM

DEVELOPMENT PERMIT APPLICATION

PRIOR TO DECISION
FEBRUARY 11-2011
SCALE 1:300

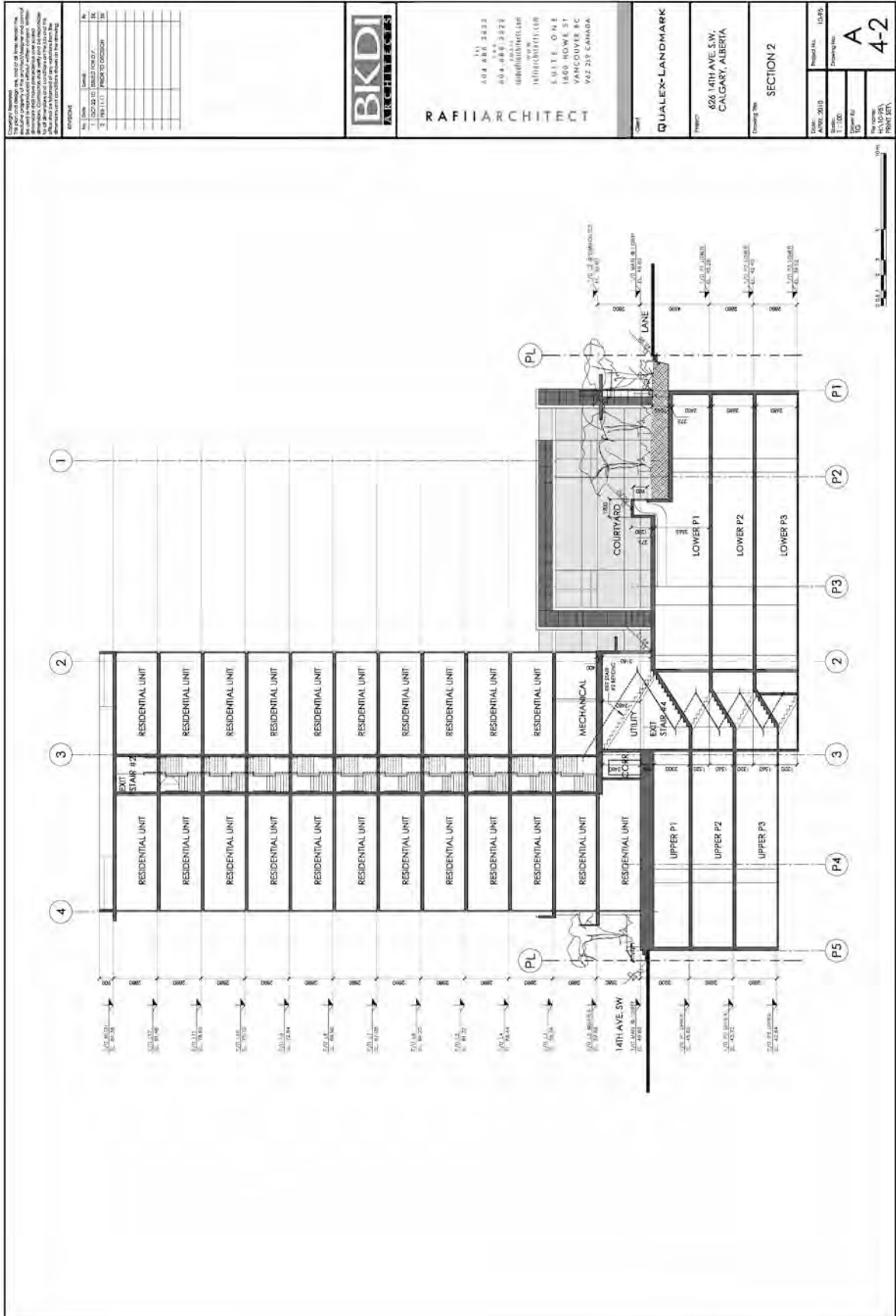


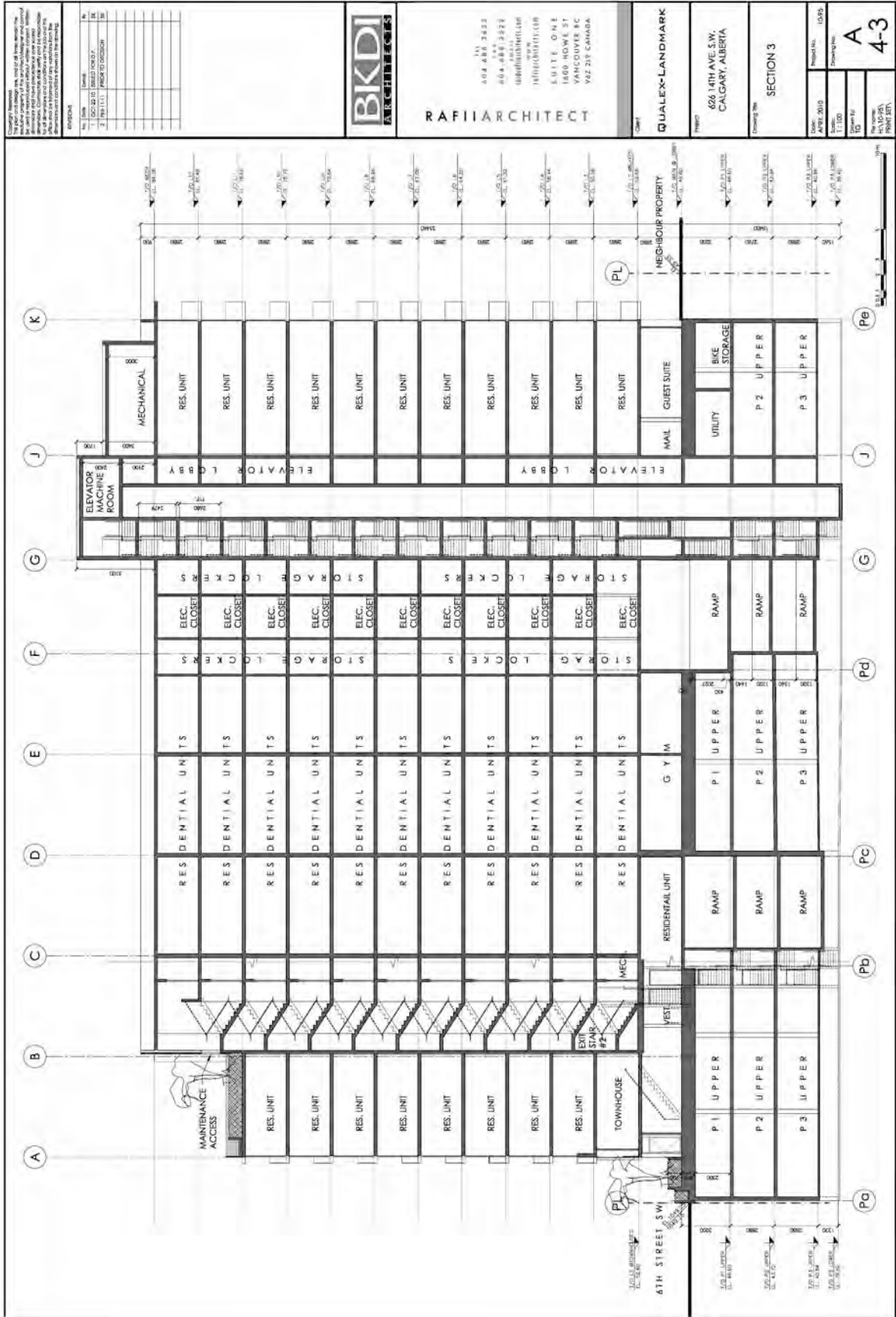
RAFII ARCHITECT

604 688 3655
604 688 3922
rafiia@rafiia.com
rafiia.com
RAFII ARCHITECTS
SUITE 201
1600 HOWE ST
VANCOUVER BC
V6Z 2G9 CANADA



A3-5





NOTES

1. See Section 3.01 for details of the building envelope.
2. See Section 3.02 for details of the building envelope.
3. See Section 3.03 for details of the building envelope.
4. See Section 3.04 for details of the building envelope.
5. See Section 3.05 for details of the building envelope.
6. See Section 3.06 for details of the building envelope.
7. See Section 3.07 for details of the building envelope.
8. See Section 3.08 for details of the building envelope.
9. See Section 3.09 for details of the building envelope.
10. See Section 3.10 for details of the building envelope.

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408 4th St. S.
404 4th St. S.
1000-10th St. S.
1000-10th St. S.
SUITE ONE
1800 HOWE ST.
VANCOUVER BC
V6Z 2H8 CANADA

RAFI ARCHITECT

QUALEX-LANDMARK

628 14th Ave. S.W.
CALGARY, ALBERTA

SECTION 3

DATE: APRIL 2010
DRAWING NO.: 10095
PROJECT NO.: 10095
SCALE: 1/8" = 1'-0"

PROJECT: 10095
DRAWING: 10095-03
REVISION: 10095-03-01

DATE: APRIL 2010
DRAWING NO.: 10095
PROJECT NO.: 10095
SCALE: 1/8" = 1'-0"

PROJECT: 10095
DRAWING: 10095-03
REVISION: 10095-03-01

10 February 2011 11:27 AM

ITEM NO. : 1 (1:30 pm)	Joseph Yun
COMMUNITY:	Beltline
FILE NUMBER:	DP2010-4161
MUNICIPAL ADDRESS:	626 – 14 Avenue SW
APPLICANT:	BKDI Architects
DESCRIPTION:	Multi-residential building

Comments Provided by the Panel:

- The Panel would like to commend the applicant for the sensitivity to the neighborhood and the building massing that responds to the park and avoids shading.
- The Panel commends the applicant for progressive/innovative approach to the design of the podium and the attitude towards animating the urban experience at the ground plane.
- The Panel recommends that the 14 Avenue entry be accentuated more.
- The Panel is concerned about the lack of path connections across the grass boulevard on 14 Avenue and 6 Street, particularly in front of the main 14 Avenue entry.
- The Panel feels that the elevator shaft enclosure can be more successfully integrated into the principal building mass. The proposed extension of the glazed façade does not adequately achieve this objective.
- The Panel feels that the prescribed visitor stalls should be provided below grade.
- The Panel acknowledges that the courtyard is primarily a visual amenity; however it encourages the applicant to consider a slightly taller fence for security reasons, and also encourages the applicant to simplify the planting plan and species composition so that a landscape concept can be more easily attained.



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

November 16, 2010

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

RE: DP2010-4161: 626 14th Ave SW

Beltline Planning Group (BPG) strongly supports the proposed development at **626 14th Ave SW**. We have been active participants throughout the land use and the development permit process. The project substantially raises the bar with respect to mid-market multi-unit development within the City of Calgary.

BPG is highly appreciative of the architectural integration of the laneway into the project. This approach gives equal emphasis to all facades at street level. The well landscaped north facing, laneside terrace is of special value, and is to be commended. The stamped concrete treatment in the lane is also a positive feature and should be approved.

BPG wishes to encourage the City and the Applicant to work together to implement the following streetscape enhancements adjacent to the project:

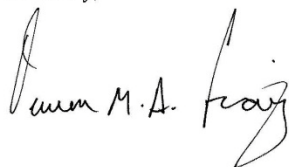
1. The 6th Street sidewalk should extend from the SW corner to mid block and cross over to the existing curb bulb at Beaulieu Park. This would preserve the existing mature growth trees next to the historic Birkenshaw house. This mid block pedestrian crossing should be demarcated by a similar stamped concrete treatment leading to the park.
2. We would encourage additional lighting of the laneway area consistent with character of the building (e.g., bollard integrated lighting). The recessed lighting in between the architectural arches along the lane is a step in the right direction.
3. All overhead utilities should be relocated below grade, and the lane

The project's green roof is also noteworthy. It would be desirable to make this amenity accessible to the building's residents by provision of elevator access.

BPG would like to commend the applicant for their proactive approach and high degree of community involvement.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Owen M.A. Craig". The signature is fluid and cursive, with the first name "Owen" and last name "Craig" being the most prominent parts.

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

Cc: Development Circulations Controller (DP.Circ@calgary.ca)
Alderman John Mar (john.mar@calgary.ca)
Rob Taylor, President Beltline Communities (president@beltline.ca)
Jean Guy Beliveau, BKDI Architects (jgbeliveau@bkdi.com)
Foad Rafii, Rafii Architects (foad@rafiichitects.com)

c Credit 5 Measurement and Verification
c Credit 6 Green Power

3
2



46	0	0
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Total

Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110