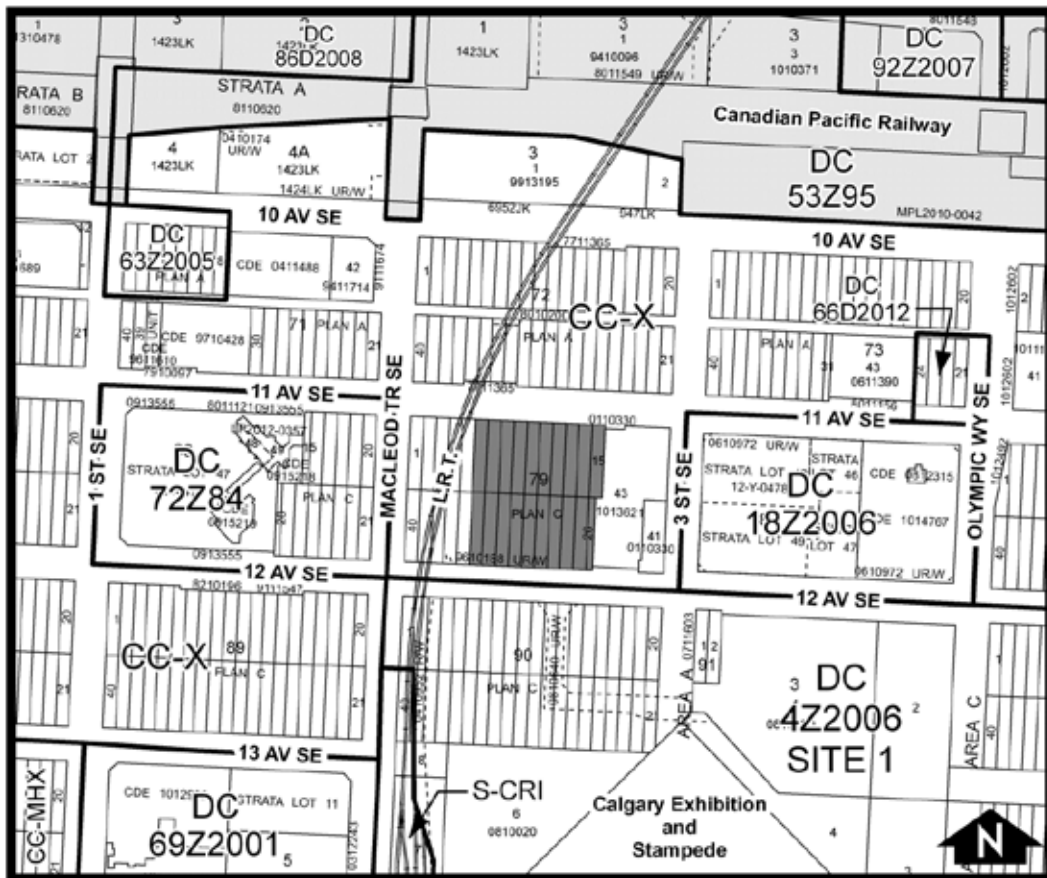


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 04	
	FILE NO:	DP2012-4855
	CPC DATE:	2013 May 09

BELTLINE
(Ward 8 – Alderman Mar)



PROPOSAL: New: Hotel, Fitness Centre, Retail and Consumer Service, Restaurant: Food Service Only – Medium and Restaurant : Licensed - Medium

APPLICANT: New Urban Consulting Dan Van Leuwen	OWNER: 12 TH Avenue Property General Partner Ltd. 150 – 803 24 Avenue SE, Calgary, AB
MUNICIPAL ADDRESS: 321,323, 327 11 Avenue SE and 314,322, 328 12 Avenue SE	LEGAL DESCRIPTION: (Plan C, Block 79, Lots 6-5 & 31-35) (Map 15C)
EXISTING LAND USE DISTRICT: Centre City Mixed Use District (CC-X)	
AREA OF SITE: 0.64 ha ± (1.57 ac ±)	
CURRENT DEVELOPMENT: Surface Parking Lot & 2-storey vacant building (Enoch Sales House)	

ADJACENT DEVELOPMENT:

NORTH: Commercial Development (4 – storey Commercial Building – Ribtor)

SOUTH: Surface Parking Area (BMO Stampede Park Parking Area)

EAST: 2-Storey Commercial Development (Failey Terrace) & Surface Parking Area

WEST: Surface Parking Area (Future Public Park – as approved via DL2012-0023)

DEVELOPMENT SUMMARY

RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	5.0 FAR	5.78 FAR	Additional FAR accounted for via Bonusing
HEIGHT	None	51.0 metres	None
Floor Plate Restrictions	650 sq.m (max) for levels above 36.0m	1 547 sq.m (levels 8-13)	897 sq.m – relaxation supported based on larger site area

EXTERIOR FINISH MATERIALS

Walls: Hotel: Glazed – Unitized Aluminium Curtain wall, Vision Glass & Fibre

Podium – Fitness Centre & Restaurant uses: Glazed Aluminium curtain wall & spandrel panelling, point supported glass wall system with stainless steel tension cable net supports.

Windows: Vision Glass – clear glazing

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	Not Applicable
URBAN DESIGN REVIEW PANEL	Comments Provided within report.
SPECIAL REFEREE(S) (Victoria BRZ)	Comments in full support received. See APPENDIX II
COMMUNITY ASSOCIATION (Beltline Planning Group)	Comments in full support received. See APPENDIX III

PLANNING EVALUATION

Introduction

This Development Permit Application proposes development of retail, restaurant, fitness centre and hotel uses in a comprehensive building. A four-storey commercial podium proposes to house retail and fitness centre uses, and a nine-storey hotel with 232 rooms.

Site Context

The subject site is the current home to the unoccupied building better known as the “Enoch Sales House”. The site is found within a largely commercial and light-industrial precinct, just east of an emerging high-density residential/mixed-use precinct along the Macleod Trail SE Corridor.

Land Use District

The subject site is located within the Centre-City Mixed Use District (CC-X). This district is intended to provide for the widest range of development within a wide range of densities and building forms. As the subject site is located within bonusing area Area B of Land Use Bylaw 1P2007 (part 11), any density above 5.0 FAR (floor area ratio) is to be reviewed through the bonusing policies, as outlined by the Beltline Area Redevelopment Plan. The density for the proposed development is calculated at 5.78 FAR. Thus, 0.78 FAR of this density is to be accounted for by way of bonusing measures.

Beltline Area Redevelopment Plan (2006)

5.0 Bonusing Policies

The applicants have chosen to account for the 0.78 FAR of density by way of a contribution to the Beltline Community Investment Fund. The amount of contribution is to be calculated based on the average land value established by Council at the time of approval. This contribution is to be made prior to the release of the Development Permit application and has been accounted for within the Conditions of Approval.

Site Characteristics

The subject site is generally flat with no significant geographic features identified within its boundaries.

Enoch Sales House

Currently, the Enoch Sales house that sits on the subject site, is under consideration for relocation and preservation for the potential re-use as a retail space for the new public park, directly west of the site, as approved under Development Liaison Application DL2012-0023. While this application did not incorporate the Enoch Sales House at the time of consideration by the Calgary Planning Commission, the applicant continues to express his interest in the possibility of relocating the house from the subject site to the new park (see APPENDIX IV). While recognized on the inventory of buildings of Heritage Interest, the building does not currently have protection designation from either the Provincial or Municipal bodies. Nevertheless, Administration and the owner of the subject site are in discussions for the possible relocation and re-use of the aforementioned building of heritage interest, as of the date of this report. The eventual negotiations and form of relocation and protection of the Enoch Sales House are to be agreed upon and evaluated by Administration prior to the release of the subject Development Permit.

Legislation & Policy

Centre City Plan (2007)

Beltline Area Redevelopment Plan (2006)

4.3 Urban Mixed Use Areas

The intent of these areas is to allow for a wide range and mix of uses in many possible configurations, both within buildings and within the local context resulting in vibrant, pedestrian streets. Some uses may be restricted or prohibited where they are adjacent or in close proximity to Primarily Residential areas.

The following policies are applicable within Urban Mixed Use areas:

- To create vibrant pedestrian streets that provide activity throughout the daytime and evening hours.
- To provide for uses that serve the local and broader population.
- To encourage and support innovation and experimentation in how different uses can be combined within new and existing buildings.
- 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 encourage and support the development of uses and built forms, other than just loading and vehicle access, that create activity and natural surveillance in rear lanes.

Further, specific design principles for the mixed-use areas are provided in these policies and are respected by the proposed development. They are listed below:

- Street front elevations shall be highly permeable and transparent by providing doorway entrances to the street and allowing for pedestrian views directly into the business along the majority of the façade.
- Facades shall be highly articulated and incorporate architectural elements that suggest a rhythm of narrower business frontages. Individual business fronts that are greater than 30 metres in width:
 - 1) should provide for multiple entrances at the street level, which may include incorporating separate, individual uses that have entrances oriented to the street.
 - 2) May be located on floor levels above the street level floor.
- Other than fully-enclosed retail and accessory service, no new automotive uses are permitted.
- No new drive-through facilities are permitted.

4.2.5. East Victoria Crossing

The site is located within the East Victoria Crossing neighbourhood, as identified in the Centre City Plan. Below are the general land use policies established for this community and being fulfilled by the subject application:

- 1) Support the development of East Victoria Crossing as a complete residential/mixed-use neighbourhood that is well-integrated with its unique location along the Elbow River, Stampede Park, East Village and its historical surroundings.
- 2) Ensure that the western edge of the neighbourhood along Macleod Trail SE is appropriately-interfaced with an enhanced pedestrian-scaled streetscape and land uses that will integrate East Victoria Crossing with Victoria Crossing Centre.

7.0 Centre City Design

Commercial Streets

Commercial streets are the major traffic connectors in the Centre City neighbourhoods. They are to be eclectic streets that provide for flexible transportation alternatives, medium to high public transit traffic, vehicular traffic and off-peak on-street parking. A wide range of land uses are to be integrated along these streets, from high-density commercial office, hotel, convention centres and residential uses to hospitality, entertainment and retail uses at-grade level.

As both 11 and 12 Avenue SE are designated as 'Commercial Streets', below are the elements that are to characterize the nature of such streets, which are being fulfilled by the subject application:

- 3-6m wide upgraded sidewalks on public and private lands with street furniture. Side boulevards are to accommodate street retail and other desirable activities.
- Parallel on-street parking where possible on both sides of the street.
- Medium and large scale residential/mixed-use/ office development with articulated base, body and top. Building bases are to accommodate variety of street level activities.

- Standard or glass canopies for weather protection on private land

Site Layout & Building Design

The proposed development is to be built within a mid-block rectangular parcel that has frontages on both 11 and 12 Avenue SE. The building form is best described as a series of juxtaposed rectangular boxes containing various uses intermingling within the site.

Grade Level

At-grade, both pedestrian edges (along 11 and 12 Avenue SE) front retail and restaurant uses. As the building footprint straddles the property line along its western edge, all pedestrian egresses (emergency exits) being provided from the retail and restaurant uses from this edge are onto the adjacent parcel, currently owned by the City. Thus, the applicants are to enter into an access easement agreement with the City for the purposes of providing this pedestrian access.

The entrance to the hotel use with lobby areas is provided along the eastern extent of the site along 12 Avenue SE where a port-cochere (valet) area welcomes hotel patrons. This hotel lobby area is to be complemented by a licensed restaurant use along the western edge of the grade level. Along 11 Avenue SE, a larger format retail use is proposed to line the pedestrian edge, complemented by on-street parking and a designated 15 – minutes loading area.

Centrally located within the grade-level are the back-of-house functions that serve all uses within the proposed development. These include the hotel and retail waste recycling rooms as well as their respective loading bays. Furthermore, the entrance into the sub-grade parkade areas is provided at the eastern extent of the site. The strategic location of these areas central to the site, allow for the maximum use of all public frontages clear from any permanent obstructions along the building edges, thereby maximizing visual permeability into these spaces from both public boulevards.

Podium level

The 4-storey commercial podium comprises of retail, conference and administration spaces on the lower two levels, and two-storey fitness centre use on the upper two levels. The hotel administration areas and conference rooms are found within the first two levels. According to the applicants, this use is intended to be accessible and available to the general public via membership and is to function independently from the hotel use.

A green roof area at the north-west corner of the roof area highlights the functional aspects of the fifth level, capping the podium. This area is made accessible by way of the publicly accessible elevator. The green roof area is intended to be fully accessible and used as an amenity space all-year round. The pedestrian paver system which is to be installed over the roof membrane is to provide for a walkway that directs users of this space to remain off the functional aspects of green-roof in order to maintain its integrity.

Hotel Tower

The 9 storey tower is to house 212 hotel rooms. This tower is differentiated in its massing first through a narrower rectangular floorplate positioned asymmetrically above the podium level and secondly, through the use of a darker massing material (fibre-reinforced composite panels) that contains the punched window glazing floor schemes.

Elevations

The northern elevation forms the primary retail pedestrian edge and rises 4 storeys above grade level. The vast majority of the grade level is lined with vision glass which enhances the pedestrian interface along 11 Avenue SE. The main entrance to the larger format retail use is to be recognized by a back-lit sign and a slight recess closer to the western extent of the site. The second level of the podium is to be faced with natural stone panels. Thinner panels are to be used to provide for a finer-grain texture to the building that provides for a definition to this building façade. A large two-storey aluminium curtain wall with vision glass is to provide for natural light into the fitness centre use. This façade is capped by the accentuated use of a composite panel material.

The southern elevation uses the identical material scheme along the podium level. However, the restaurant and hotel lobby uses that line this edge (along 12 Avenue SE) provide for a vastly different pedestrian edge than the retail façade. Lining the western extent of podium level is a restaurant use that is clad with a point supported glass wall system that rises 3-storeys in height, creating for a high ceiling open to air restaurant environment. Vision glass is to line the hotel lobby area along the pedestrian edge that is to accommodate future patio areas. The hotel level rises 8-storeys above the podium level and is positioned directly above the southern elevation. While the podium level is faced with lighter-toned materials, the hotel tower provides for a stark contrast through the use of darker and bolder materials. As shown in the submitted plans (see APPENDIX I), the unitized aluminium curtain wall with fibre-reinforced composite panels are to provide for a hotel building façade that embodies an implied randomness, as to the fenestration scheme of the narrower glazing panels used for these levels.

The western elevation features both the retail and restaurant uses that are to face a future City Park. The at-grade edge is lined with vision glass and egresses from within the building out onto the park site. The podium level is treated in the same fashion as that of the southern façade with the predominant material being the natural stone pavers of light tone. As with the southern elevation, vertically emphasized fenestration is provided to provide the appearance of a fine-grain podium level with various uses accentuated and capped through the use of bolder composite materials.

Analysis

As demonstrated within the plans package contained in APPENDIX I, Administration finds that the high quality of the design and materials used to differentiate the podium of the tower, along with the contemporary building form will complement the Victoria Park community in its continuing regeneration as a mixed-use precinct of residential and commercial development.

Urban Design Review Panel

Below are the comments provided by the Urban Design Review Panel and the subsequent response provided by the Applicant as part of the amended submission:

Panel Comment	Applicant's Response
<p>The Panel suggests that the Applicant look for ways to ensure that the permeability between the street and façade is maintained year round. The applicant is requested to use flexible patio furniture and guardrails.</p>	<p>The applicant agrees with the Urban Design Review Panel and has brought forth a proposal that activates the 12th Ave. edge by placing public activities along this street frontage through the introduction of the restaurant and the café spaces. The internal gathering places for the hotel guests located along the 12 Ave. façade shall activate and animate the street edge. In addition, the proposal opens up the façade for access to the pedestrian realm while maintaining the appropriate levels of security for hotel uses. Secondary entrances have been located along the Park edge to improve the interface between the new building and the Park while activating this public realm. The 11 Ave. façade has been articulated to draw attention to the interior retail activities.</p>
<p>The Panel suggests reducing the length, width and location of the proposed lay-by to increase the vitality of the pedestrian realm. Further, the Panel recommends using a surface treatment that is similar to the footway.</p>	<p>The Applicant has agreed to remove the lay-by on 11 Ave. SE. The Applicants requests that the south side of 11 Ave. SE where the lay-by was to occur be marked as a '15 minute Loading Zone'. The removal of the lay-by shall widen the sidewalk to support a pedestrian friendly environment while the '15-Minute Loading Zone' shall accommodate loading for non-service vehicles for the proposed retail tenant(s) along 11 Ave. SE. See Sheet DP-008, DP-104 for revisions.</p>
<p>The Panel is concerned with the functionality and design of the porte-cochere area. The Panel suggests that the Applicant works closely with the Transportation Department to resolve outstanding vehicular and pedestrian circulation issues.</p>	<p>In working with the Transportation Department, the Applicant has agreed to temporarily restricting outbound traffic to 12 Ave. SE. Through the introduction of semi-transparent elements, the 12 Ave. SE crossing shall be reducing to 4m in width allowing for ingress only from 12 Ave. SE at this location. See sheet DP-104 for revisions to drawings.</p>
<p>The Panel recommends the Applicant explores options to enhance the permeability of the ground floor on the west façade by adding additional doors. In addition, the Panel recommends the Applicant look into the integration of the park space within the patio space and exterior uses of the building.</p>	<p>The Applicant has explored options to enhance the permeability and provided additional entry doors to the ground floor retail to better interface with the Park. The Applicant has also consolidated exiting along the face of the building to minimize the appearance of a service entrance only. Integration of the Park space and the exterior uses for the building are embraced by the Applicant. See sheet DP-104, 204 for revisions.</p>

CPTED - Crime Prevention Through Environmental Design

Careful consideration has been made to the public interfaces to maximize passive surveillance through the generous use of vision glazing along the retail and restaurant frontages on both 11 and 12 Avenue SE.

Environmental Site Assessment

An ESA was not required for the subject application. In 2006, a remedial action plan was submitted for the site. Since then, guidelines for such reports have changed. By way of the subject application, the Environmental and Safety Management has required the submission of a current "Remedial Action Plan" for the site, in order to ensure that the current report sufficiently addresses any outstanding environmental concerns related to the site and proposed development scope.

Landscaping

Grade Level

A comprehensive landscape plan has been provided by the applicants that satisfies the aforementioned city policies. Broom finished concrete with coloured bands are to establish the tree-lined boulevard, along 12 Avenue SE. The vehicular access points along the south-east extent of the site are to be decorated with patterned stone pavers. Strategically placed bollards within the vehicular drop-off area (hotel entrance) are intended to marshal vehicular traffic into the hotel drop-off area.

Podium level

The functional areas of the green-roof (Level 5) are to be planted with various fescue, sedum and shade tolerant perennials. This area is fully accessible by pedestrians, made possible through a series of patterned walking paths. The landscape areas are to be protected by way of wood fencing that surround the periphery of these areas. Furthermore, this level provides for amenity space areas (patios) along the southern extent accessible to all patrons of the hotel and fitness centre uses.

Site Access & Traffic

Vehicular ingresses are to be provided from 12 Avenue SE that has been designated as an ingress only vehicular thoroughfare. While a porte-cochere area provides for a welcoming entrance to the hotel lobby, vehicles dropping off hotel patrons would proceed further down the eastern extent of the site, where the parkade entrance is provided mid-way into the site, along the eastern edge. Along this back-of-house area, a series of loading bays are to service all uses contained within the development. Vehicles that serve the retail, hotel and restaurant uses are to enter the site from the two-way access provided from 11 Avenue SE, where all dedicated retail loading and trash bays are provided. Manoeuvring of such vehicles are to be undertaken fully within this back-of-house area, with all egresses to be made driving forward, thus minimizing potential conflicts with pedestrians. All private and servicing vehicles are to exit the site using the egress provided along 11 Avenue SE.

Parking

A site specific parking study that demonstrated the appropriate number of stalls being provided for all uses on site was provided. A total of 350 vehicular parking stalls are to be provided within 3 sub-grade levels along with 14 Class 1 bicycle stalls. A total of 24 Class-2 bicycle stalls are being provided for along both 12 Avenue SE and within the site (hotel lobby area) which meet the land use bylaw's requirements for the uses proposed.

Site Servicing for Utilities

Public water, sanitary and storm mains exist within the adjacent rights-of-way for the purposes of development site servicing.

Community Association Comments

Both the Victoria Park Business Revitalization Zone and Beltline Planning Group provided comments that are in full support of the subject application (see APPENDICES II and III)

CONCLUSION:

The proposal is supported for the following reasons:

1. The subject application conforms to the intent and objective for new development as provided for within the Beltline Area Redevelopment Plan, and Centre City Plan.
2. The high quality building design and form provides for an appropriate mix of commercial and hotel uses that complement existing and future development of the Victoria Crossing Community.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release

Planning:

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

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

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

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

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

2. Submit a payment for the contribution to the Beltline Community Investment Fund at the rate existing as of the date of approval. The contribution is to account for the additional density of 0.78 FAR calculated above the maximum (prior to bonusing) provided within the CC-X District
3. Provide a Heritage Preservation and Relocation Plan for the Enoch Sales House to the satisfaction of Administration. As the existing building on the subject site is listed under the Inventory of Evaluated Historic Resource, a preservation plan in an agreeable form for the building is to be reviewed and approved to the satisfaction of the Senior Heritage Planner.

Urban Development:

4. Amend the plans to:

Roads Grades

- a. Indicate that all adjacent boulevards are graded at 2% up from the top of curb to the existing or ultimate property line (positive slope to be shown on all relevant plans, with elevations, from existing / ultimate property lines positively sloping towards the street on all relevant plans).

Encroachments

- b. Remove the encroachments (proposed bollards) from within the bylaw setback and update all relevant plans to reflect this change (landscape plans, site plans, etc.). For example, DP-L-104 and DP-L-104A still show bollards, etc. in the bylaw setback lands (not acceptable) and certainly does not match the update site plan, etc..
 - c. Revise the proposed elevation plans to ensure that the elevations coincide with the proposed site plan, landscape plan, etc. (i.e. elevation plans show overhead / building projections further into setback, etc. VS site plan, etc. plans).
5. Submit a **Sanitary Servicing Letter**, for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp. The Sanitary Servicing Letter shall identify the type of the development, address of the development, existing and proposed peak sanitary flows.
For further information and details, contact the Leader – Development Approvals in Water Resources at 403-268-4636.
 6. Consolidate all titles associated with the subject development proposal, onto a single title, prior to the release of the development permit. Provide proof of consolidation.

7. Provide a current **Remedial Action Plan** specific to the subject site. All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary – Environmental & Safety Management.
For further details contact the Environmental and Safety Management Specialist at 403-268-1741 OR 268-2385
8. **Remit payment (certified cheque)** for the infrastructure upgrades for the Centre City communities, in the amount of **\$699,953.10**, 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 ($72.42\text{m} + 76.19\text{m} = 148.61\text{m} \times \$4,710.00 = \$699,953.10$).
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% 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 driveway crossing on 11 Avenue S (to City standards)
 - b. Construction of new driveway crossing on 12 Avenue S (to the satisfaction of Transportation Planning)
 - c. Closure and removal of any unused existing driveway crossings adjacent to the site
 - d. Construction of new sidewalks adjacent to the development site (11 Avenue S and 12 Avenue S)
 - e. 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% of the estimated cost of construction.

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

Roads

- f. Street lighting upgrading adjacent to the development site.

Transportation:

11. Provide an access easement agreement (city is a party) for the proposed building access / egress into / onto the adjacent future park (at the west side of the building). The easement is required to provide sufficient connection for each exit to an adjacent public street.
12. Execute and register on title a Mutual Access Easement Agreement between New Urban Consulting & the City of Calgary for the purpose of pedestrian access. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

Parks:

13. Indicate the minimum setback requirements of proposed boulevard trees from utilities and services as per Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Adjust the proposed boulevard tree spacing accordingly.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

14. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
15. No changes to the approved plans shall take place unless authorized by the Development Authority.
16. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
17. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
18. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
19. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.

20. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.
21. The approval of this Development Permit includes Comprehensive Signage.
22. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.

Urban Development:

23. 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).

24. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.
25. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Urban Development, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
26. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which was submitted to Water Resources for review and acceptance. Any amendments to the ESC documents must be reviewed and approved by Water Resources in advance by contacting the ESC inspector that reviewed the documents or by contacting the Water Resources Erosion Control Coordinator at 403-268-2655.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control (www.calgary.ca/waterservices/esc).

Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

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

27. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
28. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
29. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.
30. Canopies and awnings located within the bylaw setback and/or City road right-of-way shall be removed at the owner's expense within 30 days of the City of Calgary giving notice, as per the Streets Bylaw 20M88, Section 59.
31. The encroachment(s) (outdoor patio) located within the bylaw setback shall be removed at the owner's expense within 30 days of the City of Calgary giving notice.

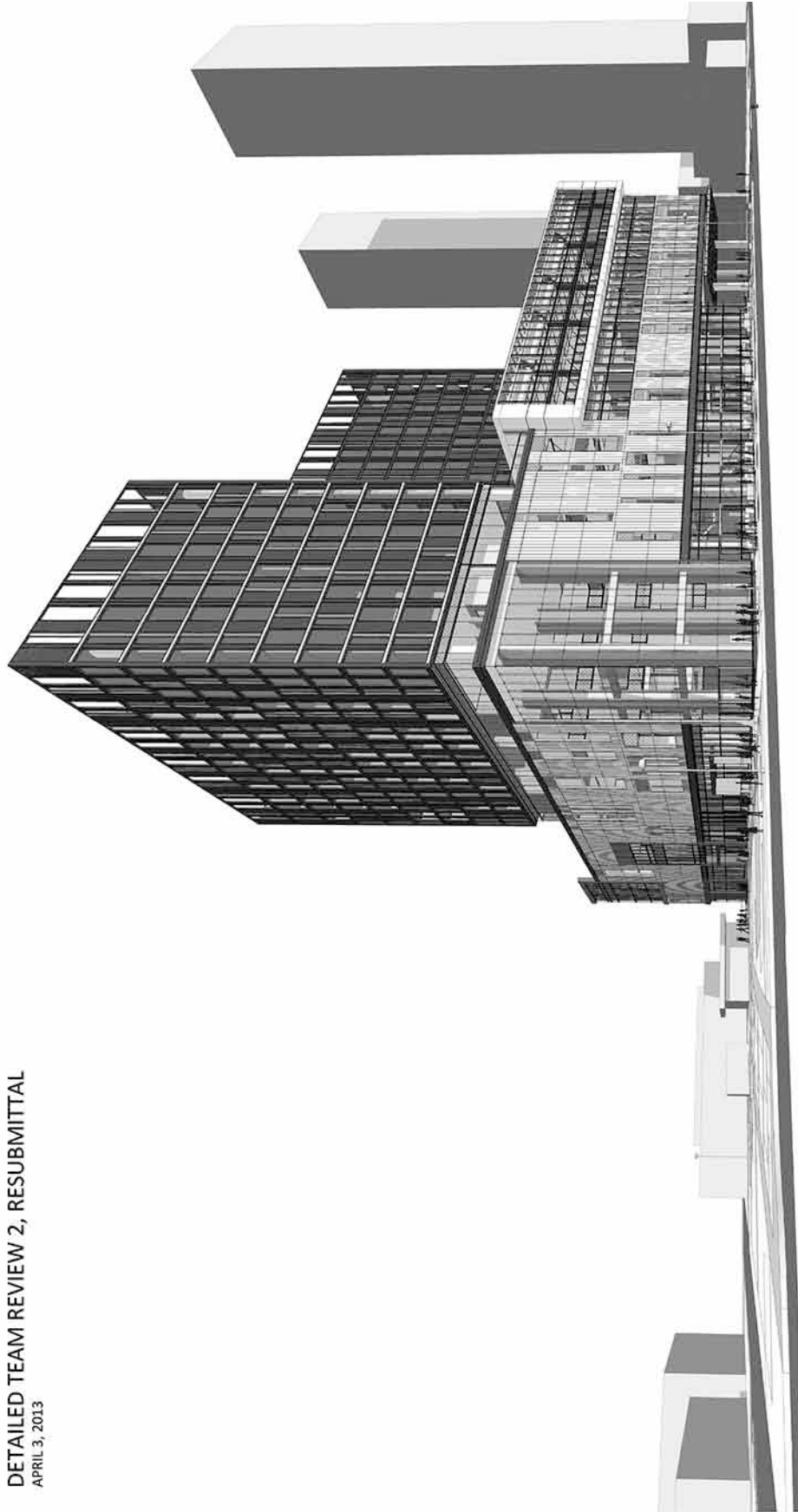
Transportation:

32. Delivery, waste and recycling vehicles are to ingress and egress from the 11th Avenue SE entrance only.

Parks:

33. 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 403-620-3216.

RENAISSANCE CLUBSPORT
DETAILED TEAM REVIEW 2, RESUBMITTAL
APRIL 3, 2013



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DP-001
COVER SHEET
Sheet 1 of 37

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MAGNUSON KLEMENCIC ASSOCIATES	
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SEATTLE, WA 98101-2699	
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M.E.P. ENGINEER	
WSP FLACK & KURTZ	
405 HOWARD ST SUITE 500	
SAN FRANCISCO, CA 94105	
USA	
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CIVIL ENGINEER	
STANTEC CONSULTING	
200-325 25TH STREET SE	
CALGARY AB T2A 7H8	
CANADA	
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FAX 403-716-8099	
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304.10722.103 Avenue	
EDMONTON, AB T5J 5G7	
CANADA	
TEL 780-434-6993	
FAX 780-426-4265	
LIGHTING	
KGM ARCHITECTURAL LIGHTING	
270 CORAL CIRCLE	
EL SEGUNDO, CA 90245	
USA	
TEL 310-552-2191	

DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-001	COVER SHEET	
DP-002	DRAWING LIST	
DP-003	SITE CONTEXT	
DP-004	SITE PHOTOGRAPHS	
DP-005	EXISTING SITE PLAN	
DP-006	EXISTING SITE PLAN	
DP-007	FLOOD MAP	
DP-008	SITE PLAN	
DP-009	SITE PLAN	
DP-010	PRELIMINARY AREA CALCULATIONS	

DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-101	LEVEL B3	
DP-102	LEVEL B2	
DP-103	LEVEL B1	
DP-104	LEVEL 1	
DP-105	LEVEL 2	
DP-106	LEVEL 3	
DP-107	LEVEL 4	
DP-108	LEVEL 5	
DP-109	LEVEL 6-13 TOWER	
DP-110	COMPOSITE ROOF PLAN	

DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-201	ELEVATIONS	
DP-202	ELEVATIONS	
DP-203	ELEVATIONS	
DP-204	ELEVATIONS	

DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-301	BUILDING SECTIONS	
DP-302	BUILDING SECTIONS	
DP-303	BUILDING SECTIONS	
DP-304	BUILDING SECTIONS	

DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-401	ENLARGED PLANS	
DP-402	ENLARGED PLANS	

DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-501	RENDERINGS	
DP-502	RENDERING	
DP-503	RENDERING	

DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-601	SHADOW ANALYSIS	
DP-602	SHADOW ANALYSIS	
DP-603	SHADOW ANALYSIS	
DP-604	SHADOW ANALYSIS	
DP-605	SHADOW ANALYSIS	
DP-606	SHADOW ANALYSIS	
DP-607	SHADOW ANALYSIS	
DP-608	SHADOW ANALYSIS	
DP-609	SHADOW ANALYSIS	
DP-610	SHADOW ANALYSIS	
DP-611	SHADOW ANALYSIS	
DP-612	SHADOW ANALYSIS	
DP-613	SHADOW ANALYSIS	
DP-614	SHADOW ANALYSIS	

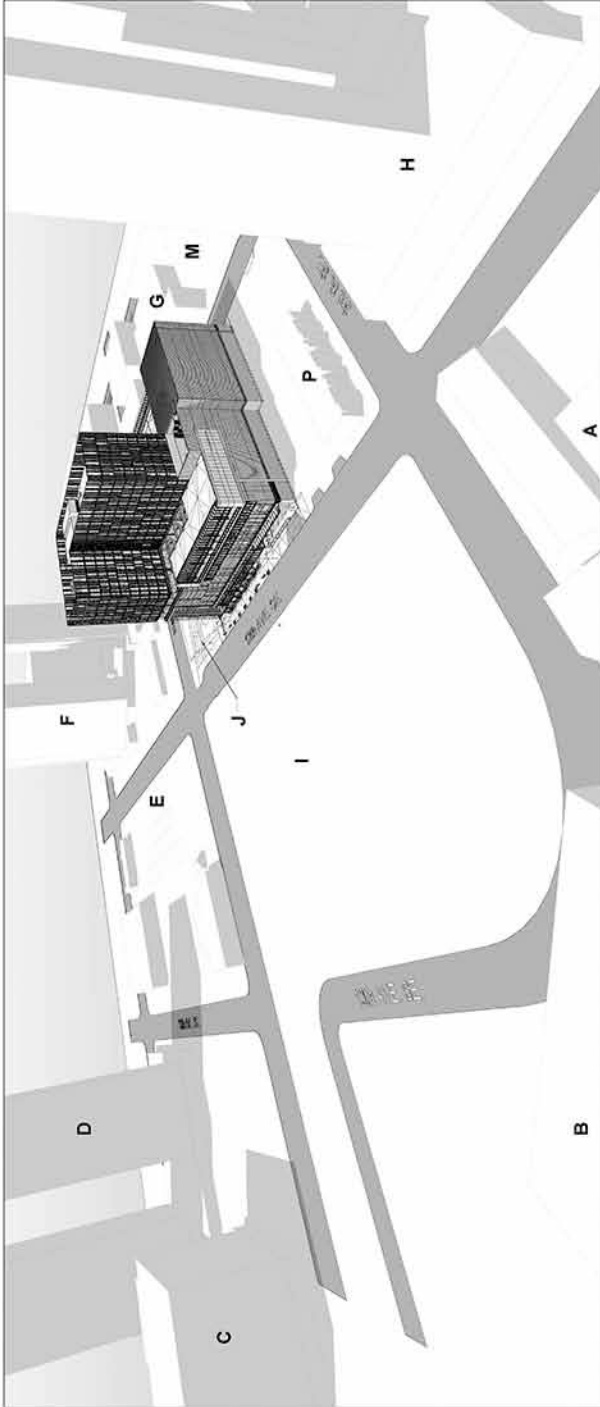
DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-701	POOL CHARACTER	
DP-702	NEW CORNER LOOKING SOUTH	
DP-703	12TH AVENUE LOOKING EAST	
DP-704	12TH AVENUE LOOKING WEST	
DP-705	17TH AVENUE LOOKING WEST	

DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-801	MATERIALS BOARD	
DP-802	MATERIAL CODE LIST	

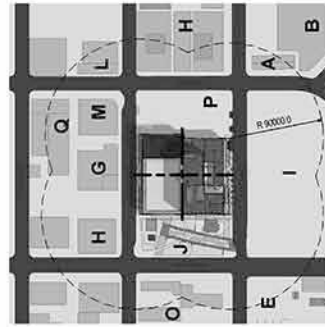
DEVELOPMENT PERMIT PACKAGE SHEET LIST		
Sheet Number	Sheet Name	Sheet Name
DP-901	UNDERGROUND UTILITY SERVING PLAN	
DP-902	SURFACE GRADING PLAN	
DP-903	FIRST FLOOR LANDSCAPE PLAN	
DP-904	LANDSCAPE DETAIL PLAN	
DP-905	LEVEL 5 EXTENSIVE PLANTING PLAN	
DP-906	LANDSCAPE DETAILS	
DP-907	ARCHITECTURAL LIGHTING FUTURE OUTSHEETS	
DP-908	ARCHITECTURAL LIGHTING FUTURE OUTSHEETS	
DP-909	ARCHITECTURAL LIGHTING FUTURE OUTSHEETS	
DP-910	ARCHITECTURAL LIGHTING FUTURE OUTSHEETS	
DP-911	LEVEL 1 LIGHTING PLAN	
DP-912	LEVEL 5 LIGHTING PLAN	
DP-913	LEVEL 1 LIGHTING PLAN	
DP-914	LEVEL 5 LIGHTING PLAN	
DP-915	FACADE LIGHTING NORTH ELEVATION	
DP-916	FACADE LIGHTING EAST ELEVATION	
DP-917	FACADE LIGHTING WEST ELEVATION	
DP-918	FACADE LIGHTING WEST ELEVATION	

ADJACENT BUILDINGS & USES

- A. STAMPEDE CASINO
- (E) CASINO
- B. BMO CENTER
- (E) CONVENTION CENTER
- C. ATB FINANCIAL
- (E) COMMERCIAL OFFICE
- D. VICTORIA SQUARE
- (E) COMMERCIAL OFFICE
- E. CURTIS BLOCK
- (E) SURFACE PARKING
- F. KEYNOTE
- (E) RESIDENTIAL, RETAIL, OFFICE
- G. RIBTOR
- (E) COMMERCIAL OFFICE
- H. ARRIVA BLOCK
- (E) RESIDENTIAL, RETAIL, OFFICE
- I. CASINO PARKING
- (E) SURFACE PARKING
- J. EAST VICTORIA PARK
- (E) COMMERCIAL OFFICE
- K. LOUISE BLOCK
- (E) COMMERCIAL OFFICE
- L. PILKINGTON BROS.
- (E) COMMERCIAL OFFICE
- M. RIBTOR EAST
- (E) COMMERCIAL OFFICE
- N. TOURISM CALGARY
- (E) COMMERCIAL OFFICE
- O. FLAMINGO BLOCK
- (E) COMMERCIAL OFFICE
- P. FAIRLEY TERRACE
- (E) COMMERCIAL OFFICE
- Q. ALBERTA TRADE
- (E) COMMERCIAL OFFICE



3D VIEW AERIAL CONTEXT LOOKING TO THE NORTH WEST



VICINITY MAP
1:200



3D VIEW AERIAL CONTEXT LOOKING TO THE SOUTH EAST

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DP-003
SITE CONTEXT
Sheet 3 of 37

SEE DP-005 FOR KEY PLAN OF SITE PHOTOGRAPHS



4) 12TH AVE SE & MACLEOD LOOKING NORTH EAST



3) 12TH AVE SE LOOKING NORTH EAST



2) 12TH AVE SE LOOKING NORTH



1) 12TH AVE SE LOOKING NORTH WEST



5) 11TH AVE SE LOOKING SOUTH WEST



6) 11TH AVE SE LOOKING SOUTH



7) 11TH AVE SE LOOKING SOUTH EAST



8) 11TH AVE SE & MACLEOD LOOKING SOUTH EAST



9) VIEW @ 11TH AVE SE LOOKING EAST



10) VIEW @ 11TH AVE SE LOOKING WEST



11) VIEW @ 12TH AVE SE LOOKING EAST



8) VIEW @ 12TH AVE SE LOOKING WEST

NOTE: SEE SHEET DP-005 FOR KEY
PLAN OF IMAGE LOCATIONS

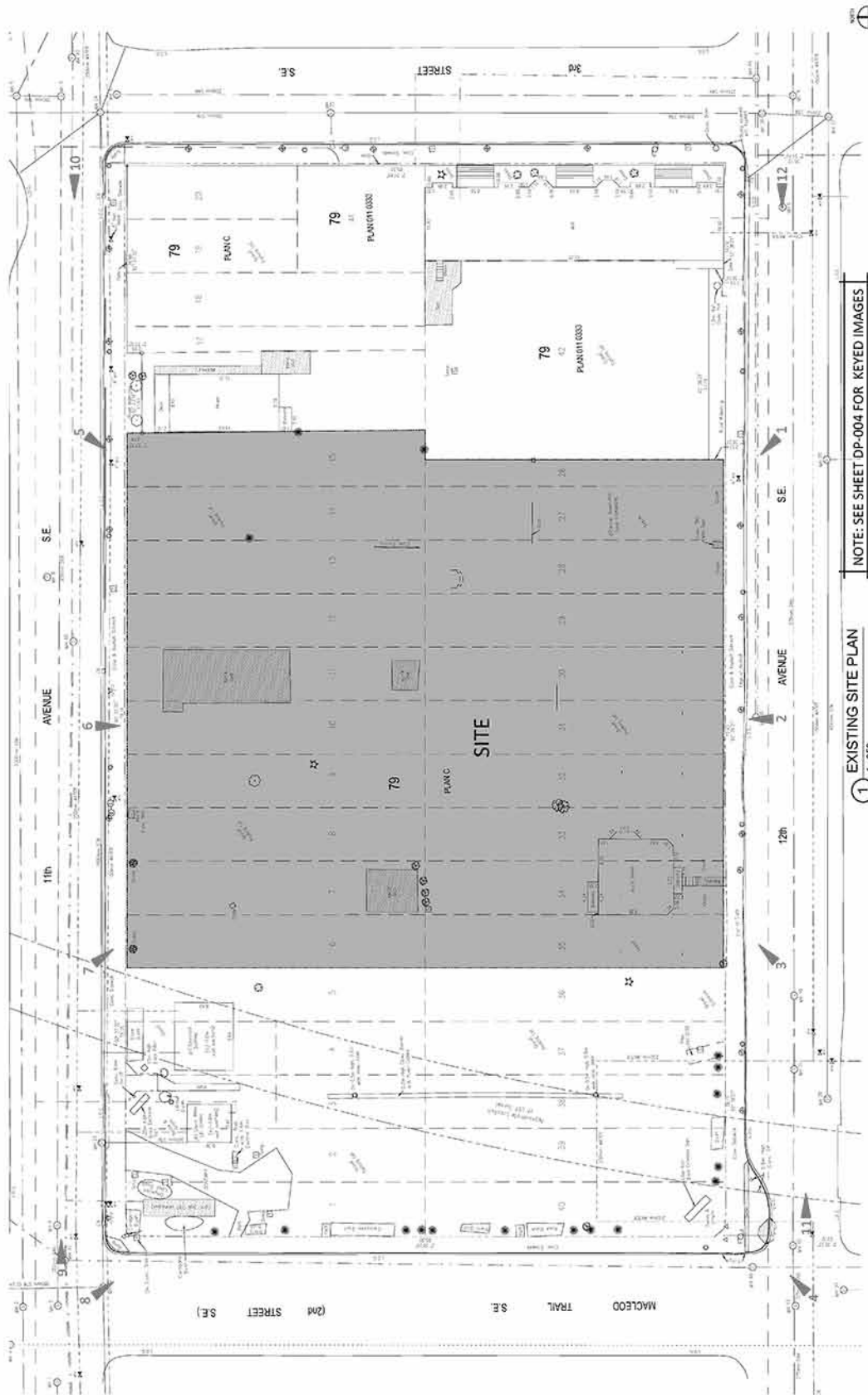
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DP-004
SITE PHOTOGRAPHS
Sheet 4 of 37



NOTE: SEE SHEET DP-004 FOR KEYED IMAGES

1 EXISTING SITE PLAN
1:250

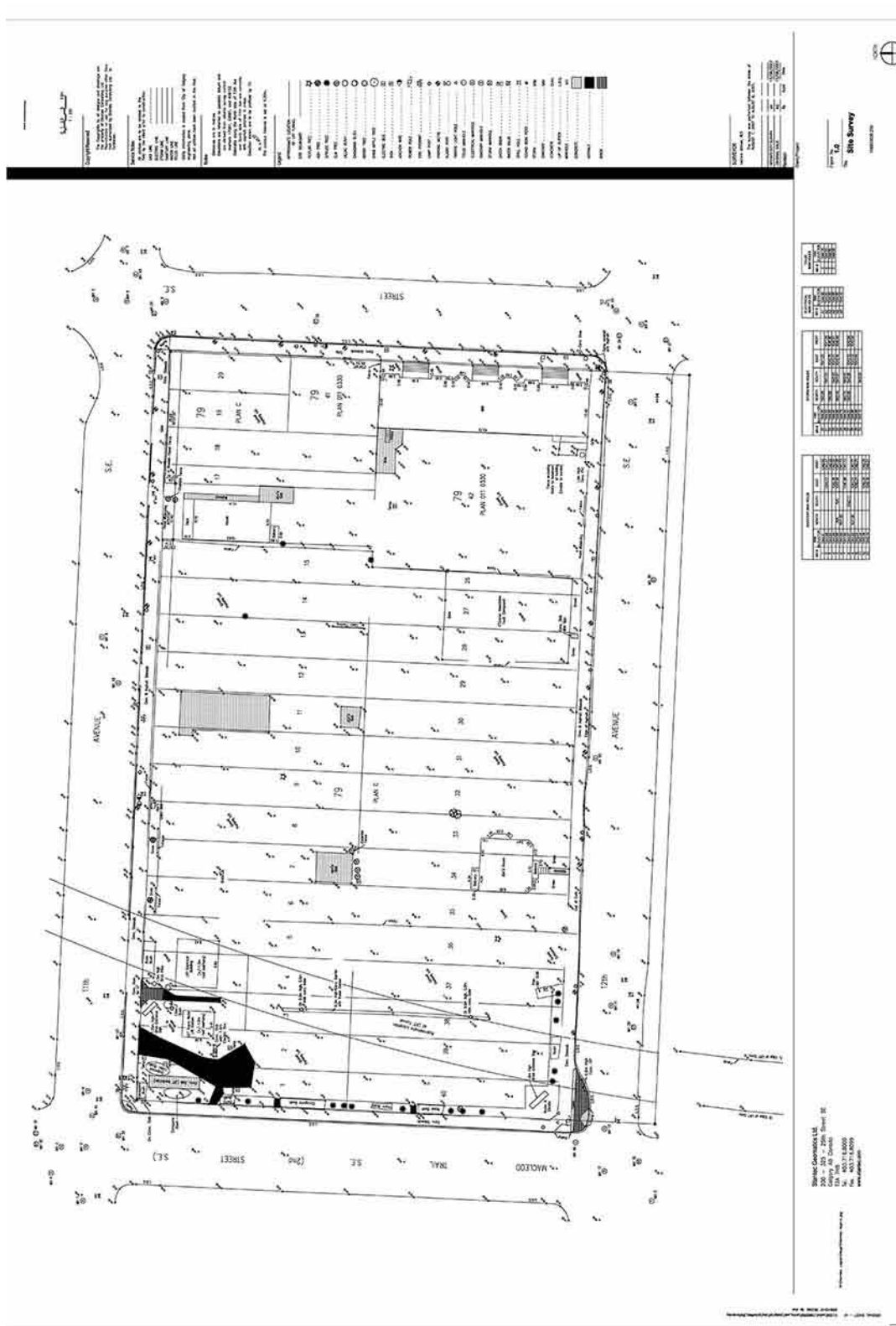
DP-005
EXISTING SITE PLAN
SHEET 5 OF 27

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DP-006

EXISTING SURVEY PLAN

Ward & Wray

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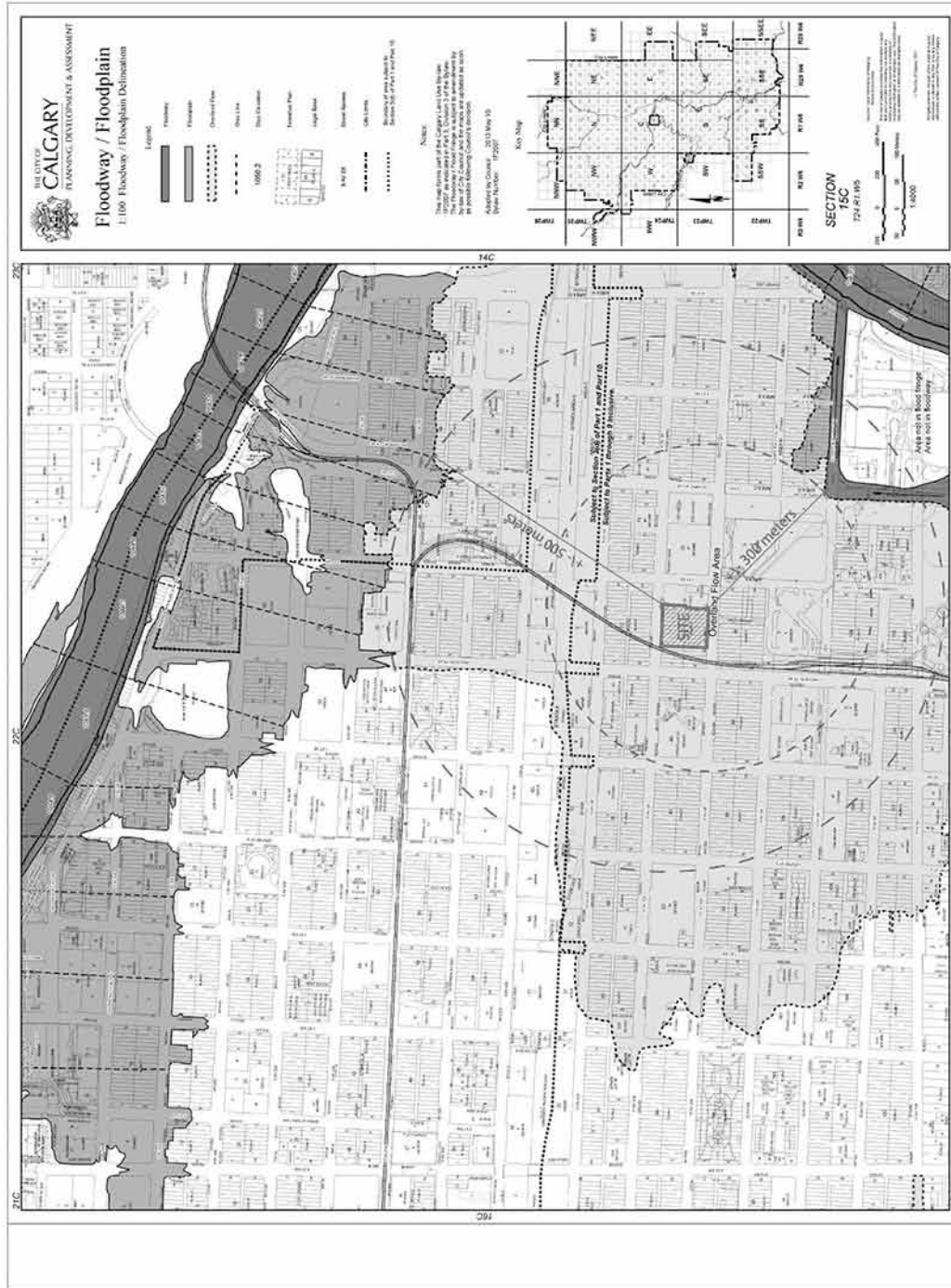
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DP-007
FLOOD MAP
Sheet 2 of 25

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GENERAL NOTES

1. FOR ALL NEW BUILDINGS, THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL NOTIFY THE ARCHITECT.

2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL NOTIFY THE ARCHITECT.

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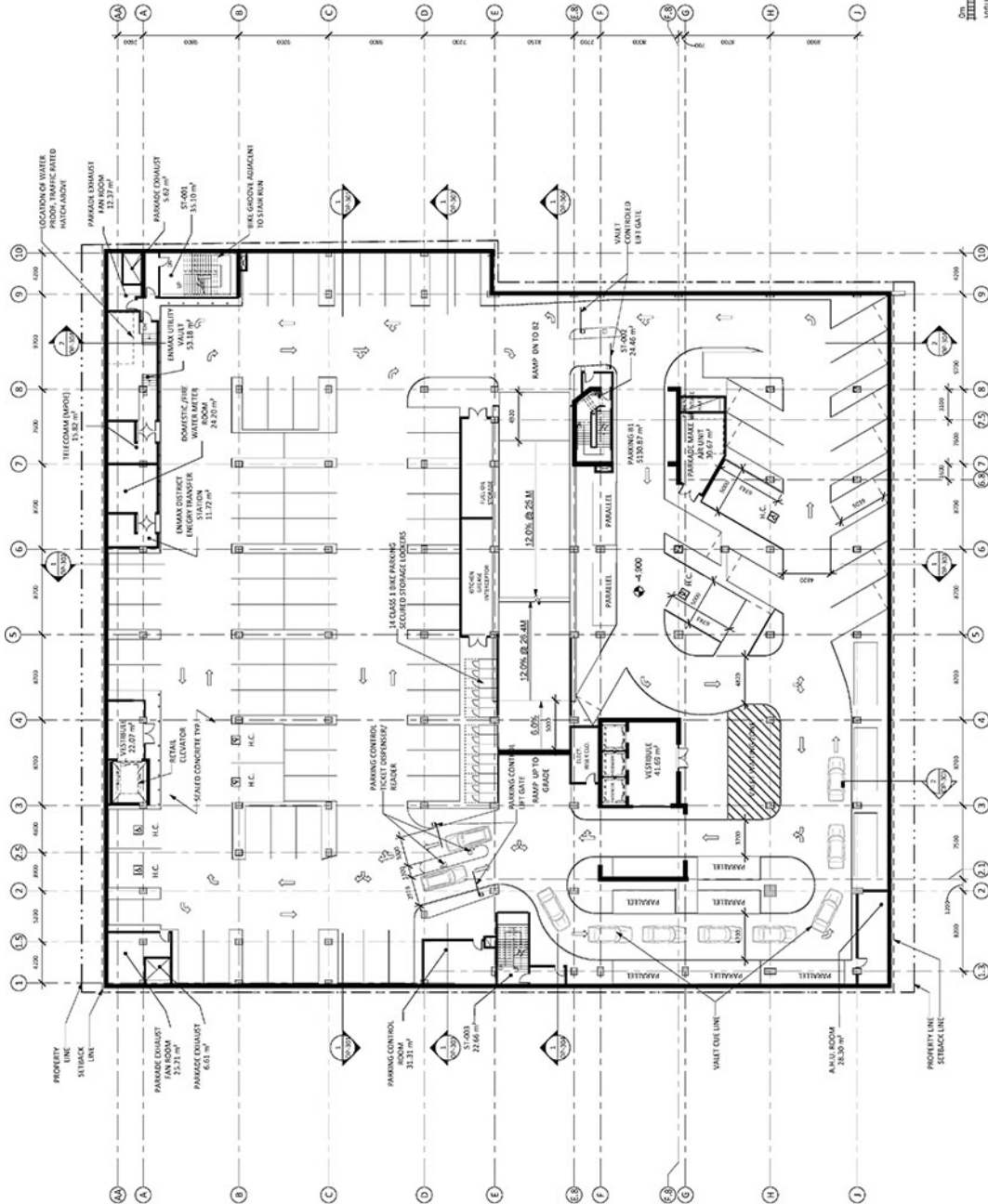
14. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL NOTIFY THE ARCHITECT.

15. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL NOTIFY THE ARCHITECT.

16. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL NOTIFY THE ARCHITECT.

17. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL NOTIFY THE ARCHITECT.

18. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL NOTIFY THE ARCHITECT.



LEVEL B1
1:200

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ 27"x34"

DP-103

LEVEL B1

Sheet 13 of 57

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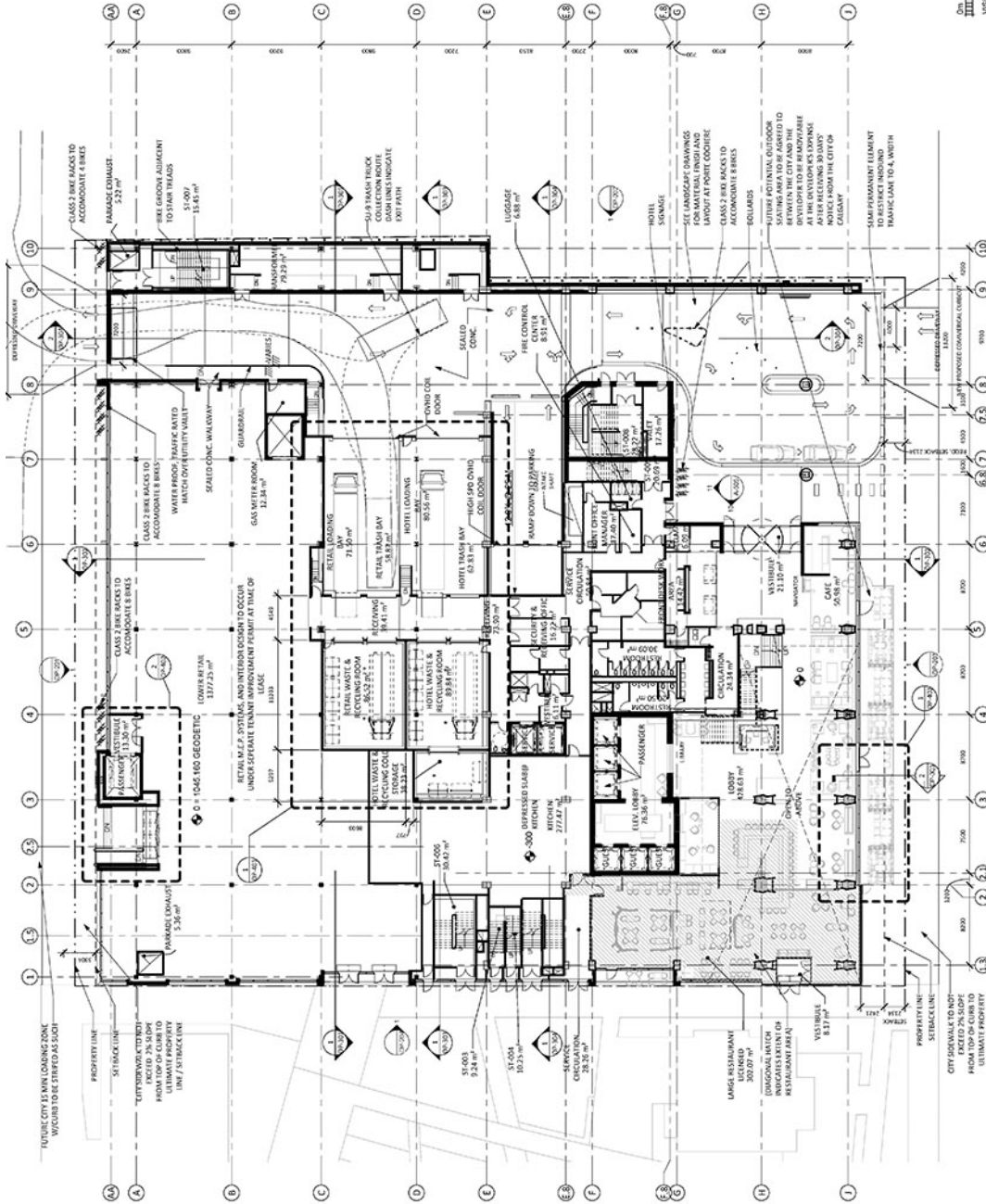
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GENERAL NOTES

1. FOR ALL THREE DRAWINGS FOR CONSTRUCTION PURPOSES, IN THE EVENT OF CONFLICT, THE DRAWING MANAGER SHALL NOTIFY THE ARCHITECT.
2. SEE LEVEL 1 PLAN FOR GARDEN AREA, PARKING, BASEMENT ENTRIES AND GARBAGE COLLECTION INFO.
3. SEE LANDSCAPE DIVISION FOR PROPOSED GROUND LEVEL, TREE PLANTINGS, LIGHTING, AND SOFTSCAPE FINISH TREATMENTS.
4. SEE LIGHTING DRAWINGS FOR PROPOSED STREET LAMP LOCATIONS.
5. SEE LANDSCAPE DIVISION FOR GREEN ROOF LANDSCAPE & SITE FINISH MATERIALS.
6. SEE SHEETS DP-08 TO DP-108 FOR PROPOSED STREET LAMP LOCATIONS, LIGHTING, AND SOFTSCAPE FINISH TREATMENTS.
7. ALL TRASH AREAS PROPOSED UNLESS OTHERWISE NOTED.
8. SEE EXISTING SITE PLAN DRAWINGS FOR PROPOSED TRASH TRUCK COLLECTION ROUTE. DASH LINES INDICATE DUTY PATH.
9. BUILDINGS SHALL BE DESIGNED TO ACCOMMODATE TRASH TRUCK COLLECTION ROUTE.
10. BUILDINGS SHALL BE DESIGNED TO ACCOMMODATE TRASH TRUCK COLLECTION ROUTE.
11. SEE SHEET DP-08 FOR PROPOSED TRASH TRUCK COLLECTION ROUTE.
12. THE MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE SEPARATE / INDEPENDENT FROM THE MECHANICAL AND ELECTRICAL SYSTEMS OF THE ADJACENT GARDEN STRUCTURE / BUILDING.

1 LEVEL 1 DP
1:2000m 4m 8m 12m 20m
VISUAL SCALE 1:200 @ 27"x34"

DP-104

LEVEL 1

Sheet 14 of 57

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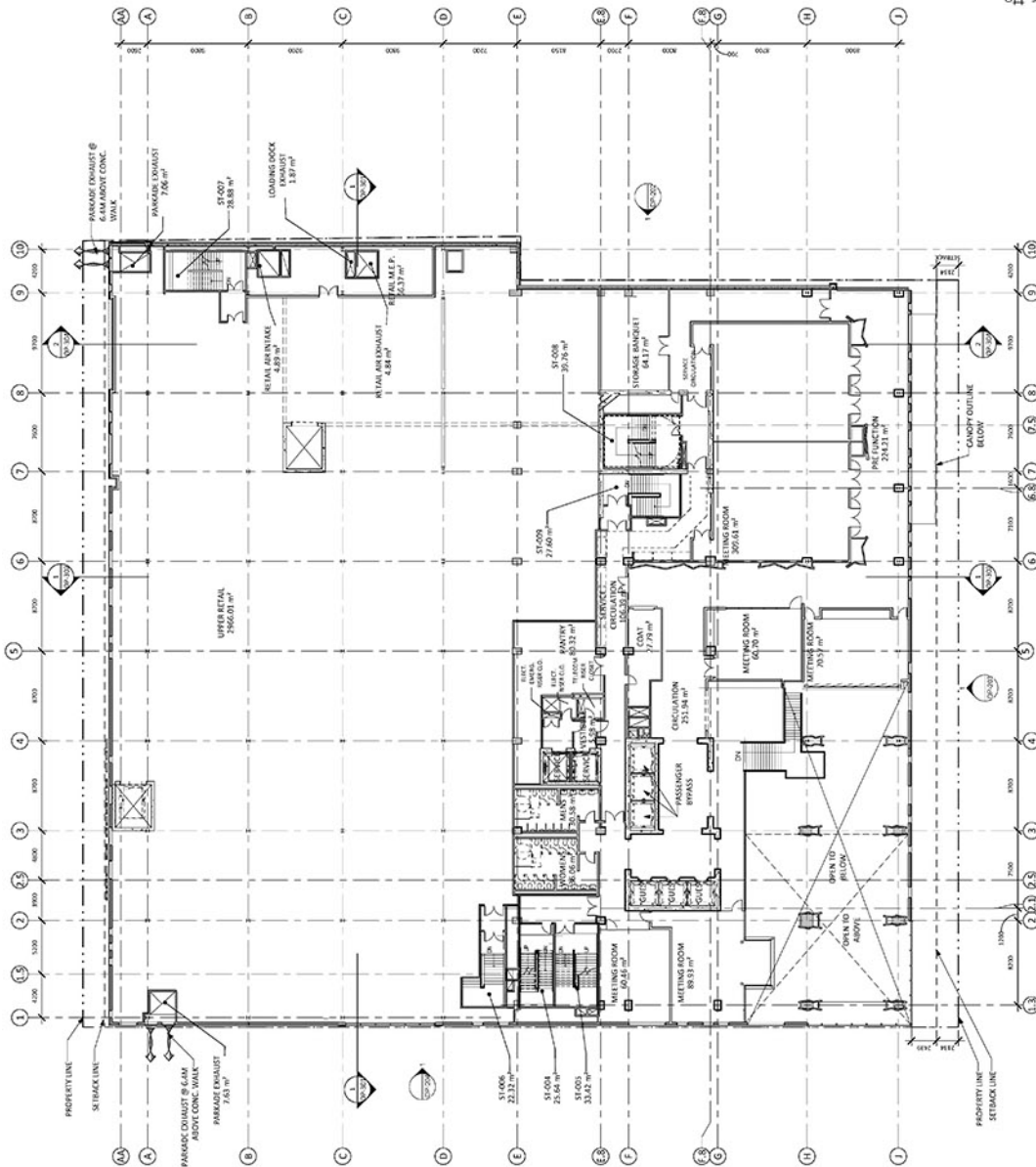
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GENERAL NOTES

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EVER 2 DP

①
1 : 200

DP-105

LEVEL 2

Sheet 15 of 57

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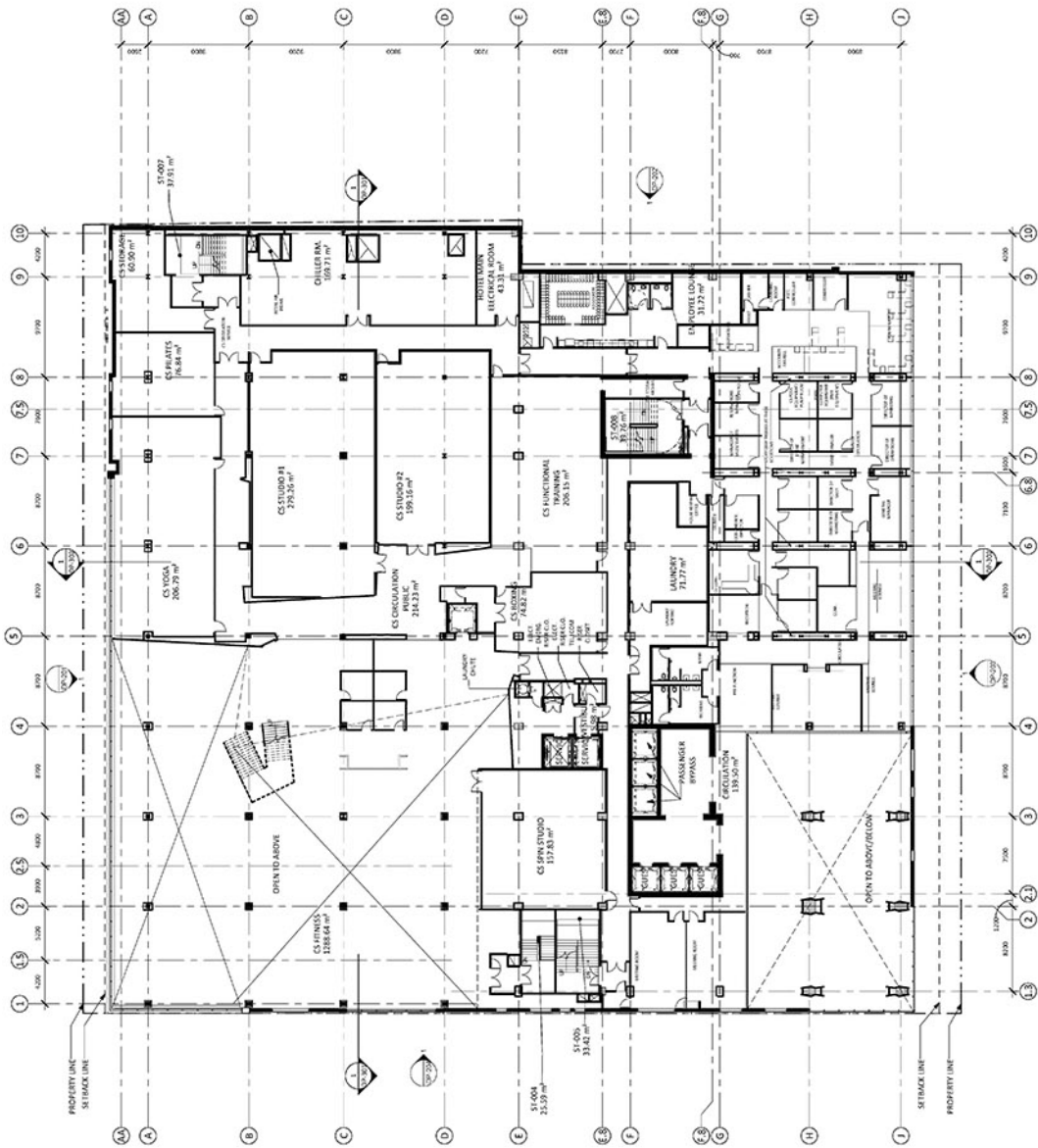


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LEVEL 3 DP

1:200



DP-106

LEVEL 3

sheet 18 of 57

GENERAL NOTES

- 1) TO DO: PLOT A FRESH DRAWING FOR CONSTRUCTION PURPOSES, FOR CONSTRUCTION PURPOSES, IN THE EVENT OF DISAMBIGUATION OF NECESSARY INFORMATION, THE PROJECT MANAGER SHALL NOTIFY THE ARCHITECT.
- 2) 3352 LEVEL: 1) PLAN FOR LOADING AREA, PARKING, EQUIPMENT INLET, AND GARBAGE COLLECTION AND
- 3) 3353 LEVEL: PARKING, DRIVE FOR PROPOSED GROUND LEVEL, PROPOSED GROUND LEVEL, HANDSAP, AND SOUTHEAST SURFACE FINISH TREATMENT.
- 4) 3353 LEVEL: LIGHTING DRAWINGS FOR PROPOSED STREET LIGHT LOCATIONS
- 5) 3353 LEVEL: LIGHTING DRAWINGS FOR GREEN ROOF, LANDSCAPE & SITE FINISH MATERIALS
- 6) 3353 SHEETS: IN-323 TO IN-324 FOR RECONSTRUCTING THE LEVELS, RECONSTRUCTING THE LEVELS
- 7) 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3878, 3879, 3880, 3881, 3882, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3893, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3901, 3902, 3903, 3904, 3905, 3906, 3907, 3908, 3909, 3910, 3911, 3912, 3913, 3914, 3915, 3916, 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3946, 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3970, 3971, 3972, 3973, 3974, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3989, 3990, 3991, 3992,

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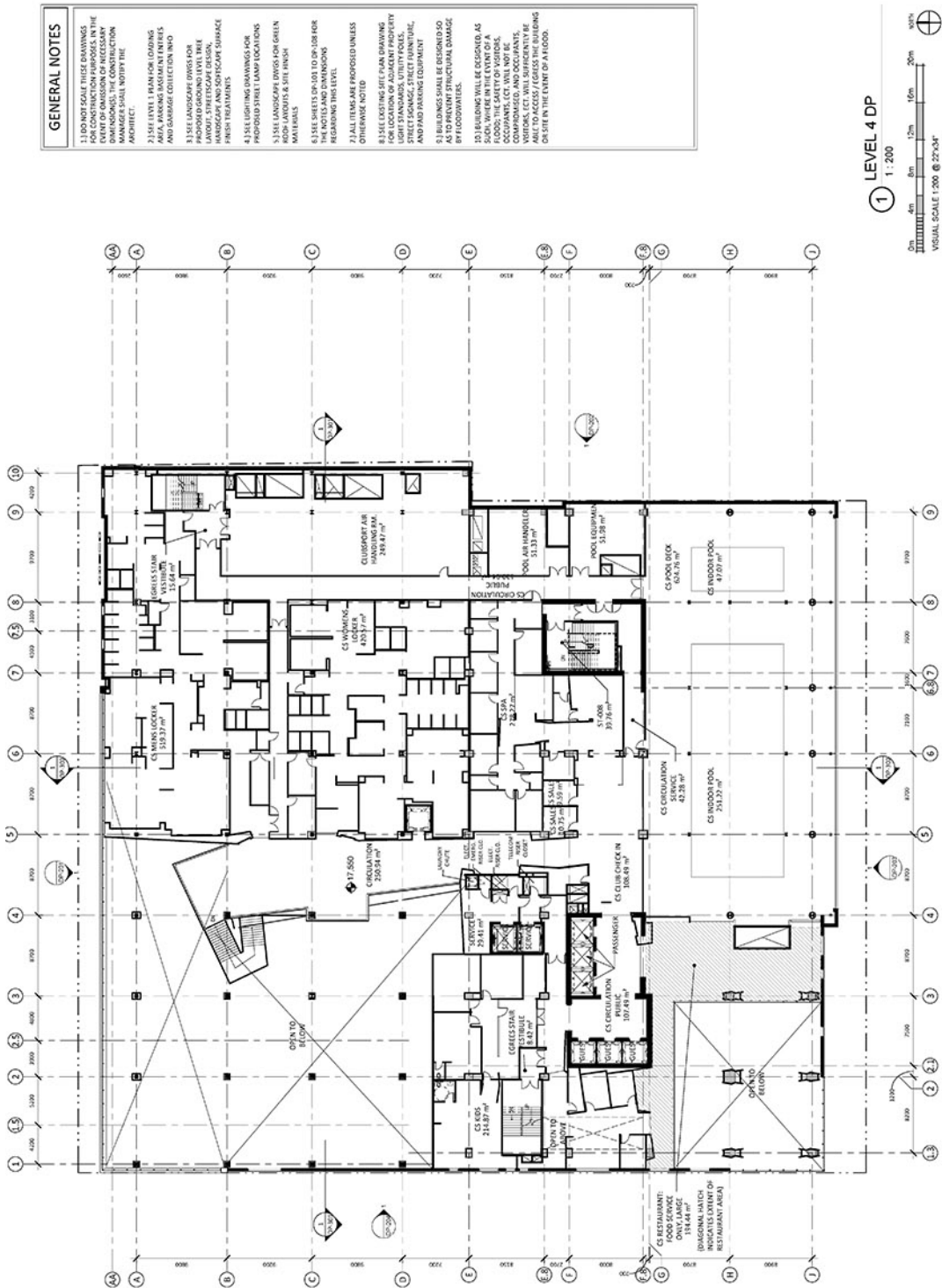


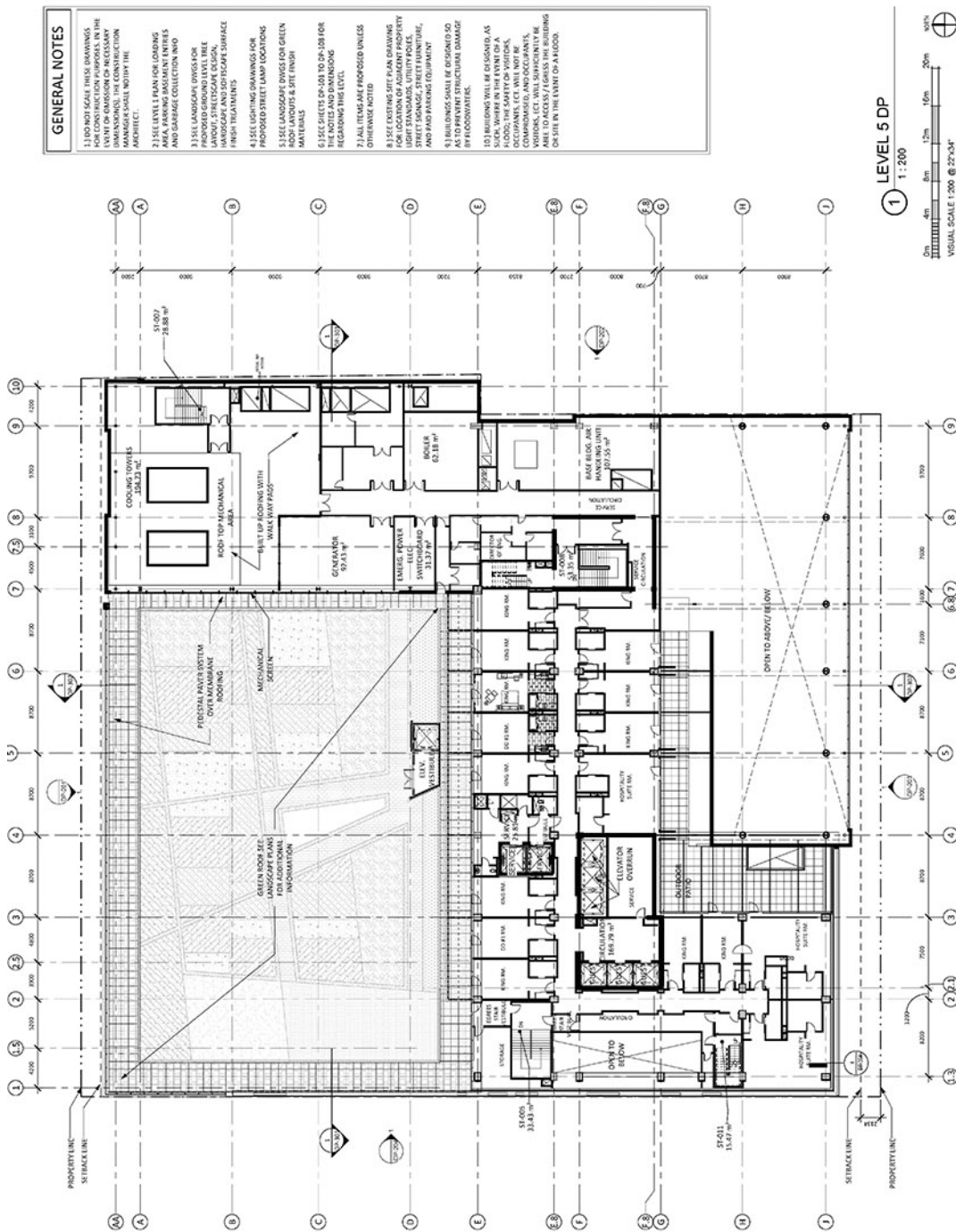
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- GENERAL NOTES
1. TO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF DISCREPANCY BETWEEN THE DRAWINGS AND THE PROJECT MANUAL, THE PROJECT MANUAL SHALL PREVAIL.

2. SEE LEVEL 1 PLAN FOR LOADING AREA, PARKING, BASEMENT ENTRIES AND GARBAGE COLLECTION INFO.

3. SEE LANDSCAPE DIVISION FOR PROPOSED GROUND LEVEL, TREE PLANTINGS, AND SOFTSCAPE SURFACE FINISH TREATMENTS.

4. SEE LIGHTING DRAWINGS FOR PROPOSED STREET LAMP LOCATIONS.

5. SEE LANDSCAPE DIVISION FOR GREEN ROOF LANDSCAPE & SITE FINISH MATERIALS.

6. SEE SHEETS DP-001 TO DP-108 FOR THE PROJECT'S GENERAL NOTES REGARDING THIS LEVEL.

7. ALL TRACED AREAS PROPOSED UNLESS OTHERWISE NOTED.

8. SEE LEVEL 1 PLAN DRAWINGS FOR CONSTRUCTION DETAILS, LIGHT STANDARDS, UTILITY POLES, STREET SIGNAGE, STREET FURNITURE, AND PARKING EQUIPMENT.

9. BUILDINGS SHALL BE DESIGNED TO WITHSTAND SEISMIC FOR THE DESIGN EARTHQUAKE OF 0.15g.

10. BUILDINGS SHALL BE DESIGNED AS SUCH, WHERE IN THE EVENT OF A FLOOD, THERE SHALL BE NO DAMAGE TO THE BUILDING OR ITS CONTENTS, COMPARTMENTS, AND OCCUPANTS, VISIONS, ETC. WILL SUBSEQUENTLY BE DAMAGED BY FLOODING.

11. ALL TRACED AREAS SHALL BE DESIGNED TO WITHSTAND SEISMIC FOR THE DESIGN EARTHQUAKE OF 0.15g.

GENERAL NOTES

1. POINT-CAST SURFACE FINISHES:
FOR CONSTRUCTION OF FINISHES,
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
MANAGEMENT OF ALL REQUIRED
PERMITS AND ADEQUATE PROTECTION
OF EXISTING UTILITIES. THE CONTRACTOR
SHALL NOTIFY THE
ARCHITECT.
2. THE 12" EARTH OR GRAVEL
FILL SHALL BE PLACED IN 6" LAYERS
AND COMPACTED TO 95% OF
MAXIMUM DENSITY.
3. ALL LANDSCAPE DESIGN
PROPOSED FOR THE
PROPOSED GRASSY AREAS ON THE
PLOT, EXCEPT DESIGN
LANDSCAPE, SHALL BE PLACED IN
6" LAYERS AND COMPACTED TO 95%
OF MAXIMUM DENSITY.
4. ALL EXISTING MATERIALS FOR
PROPOSED TREE LOCATIONS
SHALL BE REMOVED AND
REPLACED WITH 12" EARTH OR
GRAVEL AND 12" EARTH
MATERIALS.
5. EXISTING TREES TO BE REMOVED FOR
THE NOTED LAND LOCATIONS
ACROSSING THE
ROADWAY.
7. ALL UTILITIES ARE PROTECTED UNLESS
OTHERWISE NOTED.
8. EXISTING POWER LINES SHOWN
ON THE NOTED PLANS SHALL BE
LEFT UNDISTURBED. ALL
LIGHT SPANNING, OTHER POLES,
AND CABLES SHALL BE LEFT UNDISTURBED.
THE CONTRACTOR SHALL BE RESPONSIBLE
FOR THE PROTECTION OF ALL UTILITIES
AND FOR ANY REPAIRS TO EXISTING
UTILITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR ANY REPAIRS TO EXISTING
UTILITIES.
10. ALL UTILITIES WILL BE RELOCATED,
AS NOTED, WITHIN THE EXISTING
CORRIDOR. THE CONTRACTOR SHALL
COMPAUNDED, AND DOCUMENT,
THE RELOCATION OF ALL UTILITIES.
THE CONTRACTOR SHALL BE RESPONSIBLE
TO ALL AGENCIES, REGARDING
THE RELOCATION OF UTILITIES.

LEVEL 7 DP
1:200

1 : 200



DP-109
LEVELS 6-13 TOWER

Sheet 10 of 57

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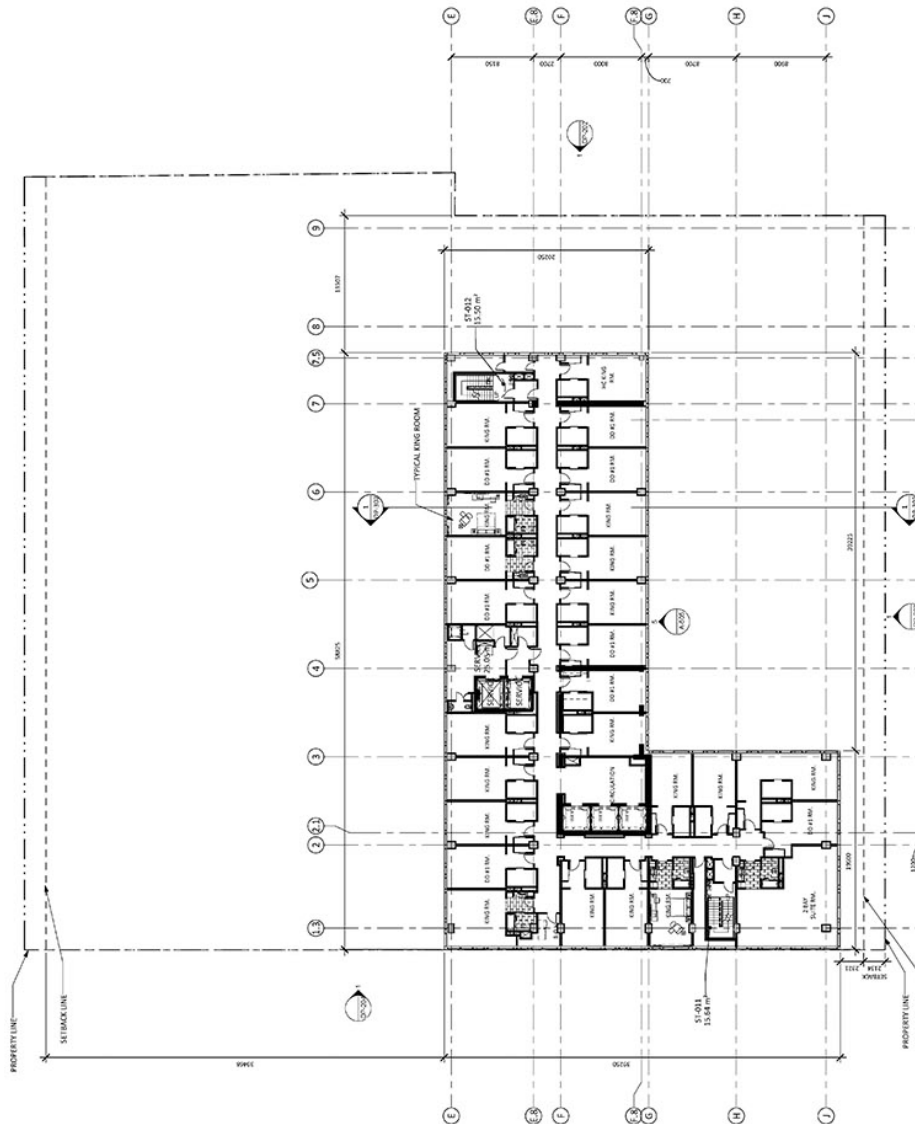


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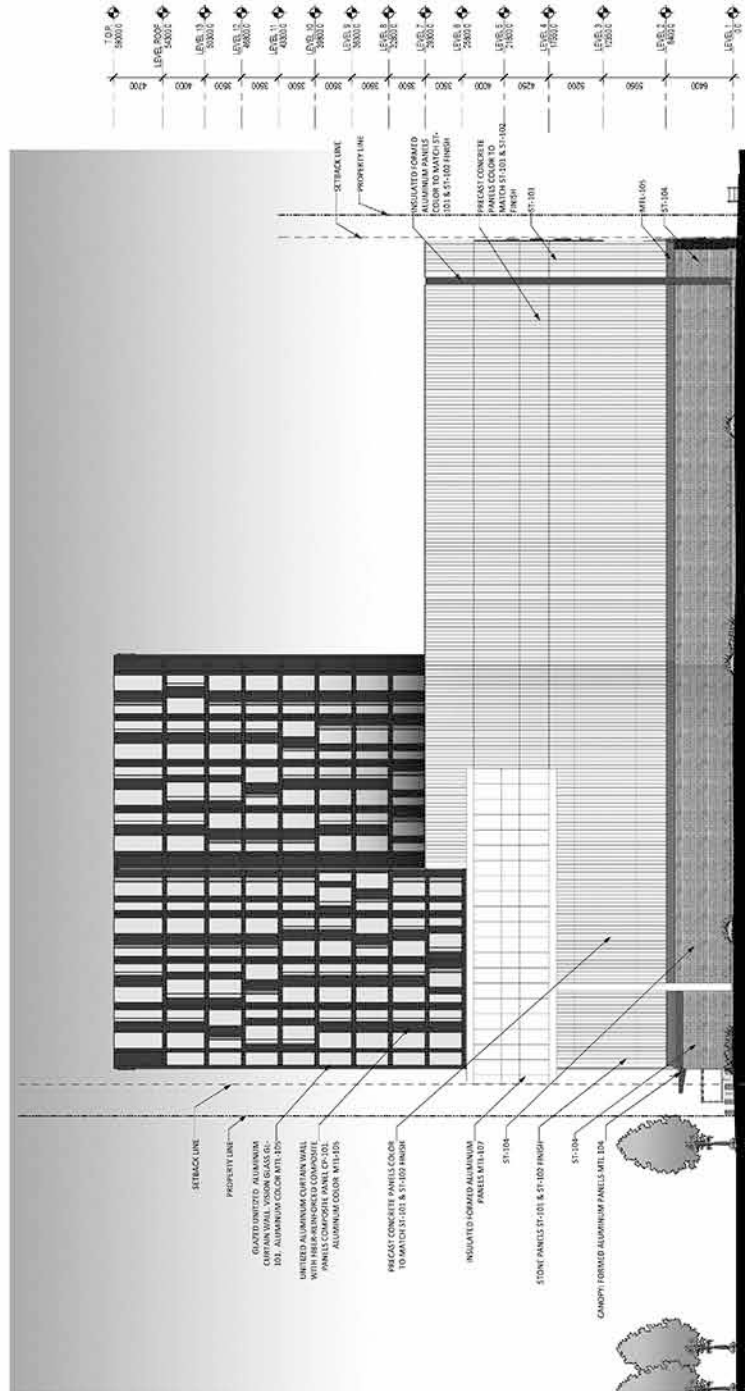
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1 EAST ELEVATION
1:200

DP-202
ELEVATIONS

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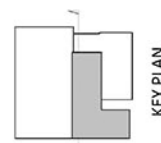
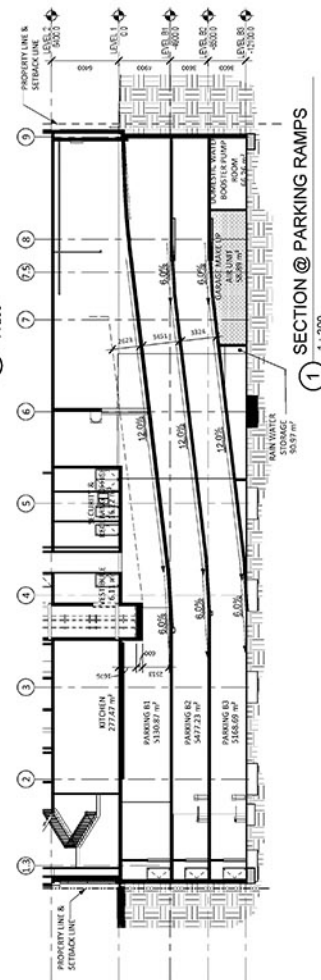
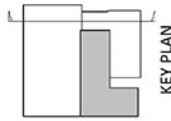
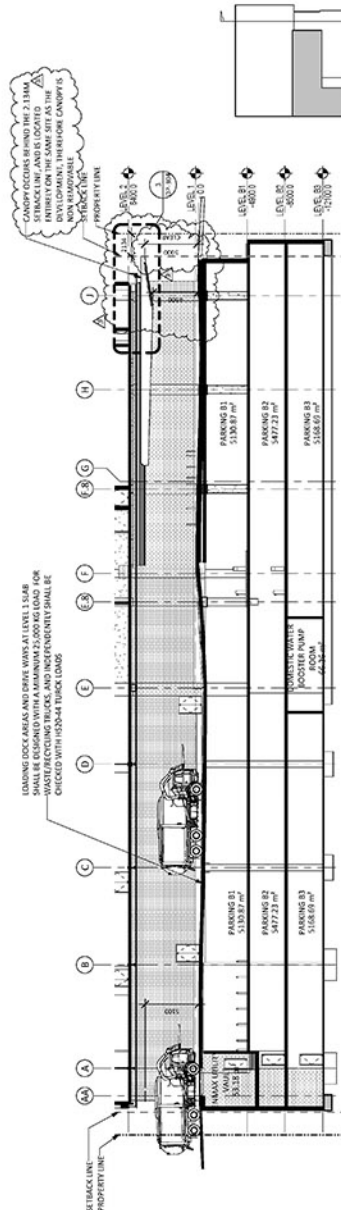
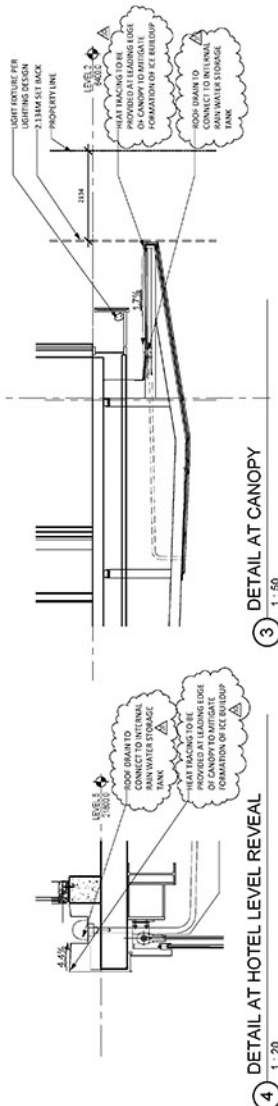
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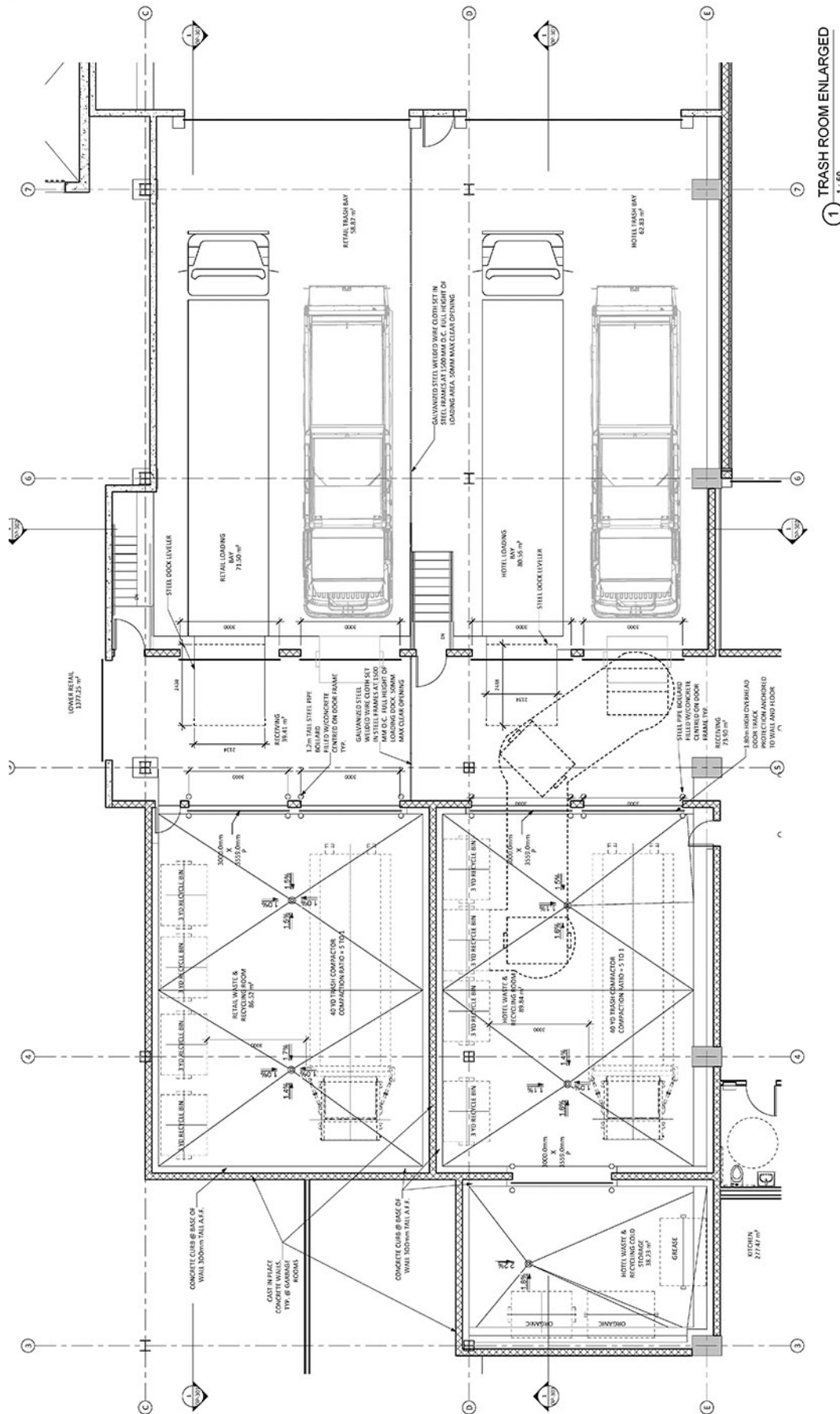
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GENERAL NOTES

1. DO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF DISCREPANCY OR NECESSARY CLARIFICATION, CONSULT THE DESIGN MANAGER FIRST, NOTIFY THE ARCHITECT.
2. SEE LEVEL 1 PLAN FOR LOADING AREA, PARKING BASINMENT INFO AND DRAINAGE COLLECTION INTO STREET.
3. SEE LANDSCAPE DWGS FOR LAYOUT OF STREET LIGHTS, LANDSCAPE, STREET SCAPING DESIGN, HANGAR, AND TOP SOFT SURFACE, FINISH TREATMENTS
4. SEE LIGHTING DRAWINGS FOR PROPOSED STREET LIGHT LOCATIONS
5. SEE LANDSCAPE PLANT LOCATIONS
6. SEE LANDSCAPE PLANT LOCATIONS
7. SEE LANDSCAPE PLANT LOCATIONS
8. SEE SHEETS 20-101 TO 20-108 FOR EXISTING AND PROPOSED DRAINAGE REGARDING THE LEVEL
9. ALL ITEMS ARE PROPOSED UNLESS OTHERWISE NOTED
10. SEE EXISTING AND PROPOSED DRAWINGS FOR LOCATION OF EXISTING PROPERTY LINE STANDARDS, UTILITY POLIES, STREET LIGHTS, STREET FURNITURE, AND STREET SCAPING TREATMENT
11. BUILDINGS SHALL BE DESIGNED SO AS TO BE PROTECTED FROM FLOODING. IN THE EVENT OF A FLOOD, THE SAFETY OF PERSONS AND PROPERTY SHALL BE THE FIRST CONCERN. COMPROMISES, CONFLICTS, AND CONFLICTS SHALL BE RESOLVED IN THE EVENT OF A FLOODING. IN THE EVENT OF A FLOODING, THE SAFETY OF PERSONS AND PROPERTY SHALL BE THE FIRST CONCERN. COMPROMISES, CONFLICTS, AND CONFLICTS SHALL BE RESOLVED IN THE EVENT OF A FLOODING.





1 TRASH ROOM ENLARGED
1:50

DP-401

ENLARGED PLANS

Sheet 29 of 57

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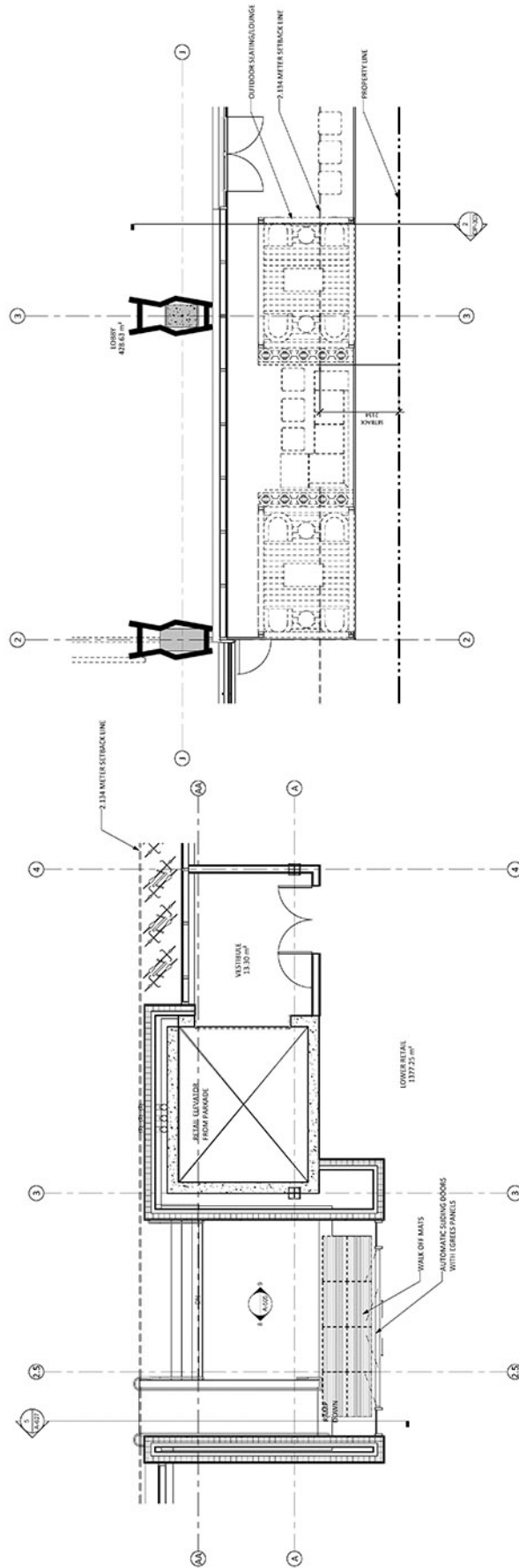


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① PROPOSED OUTDOOR SEATING/LOUNGE AREA
1:50
NOTE: SEE SHEET DP-701 FOR
PERSPECTIVE VIGNETTES AT THIS AREA

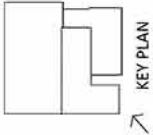
② PROPOSED RETAIL ENTRY AT 11TH AVE. SE
1:50
NOTE: SEE SHEET DP-701 FOR
PERSPECTIVE VIGNETTES AT THIS AREA

DP-402
ENLARGED PLANS
Sheet 30 of 57

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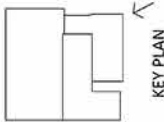
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DP-501
RENDERING
Sheet 31 of 37

PERSPECTIVE VIEW FROM SOUTH WEST



KEY PLAN

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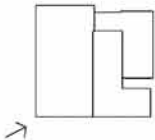
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PERSPECTIVE VIEW FROM SOUTH EAST

DP-502
RENDERING
SHEET 32 OF 37



KEY PLAN

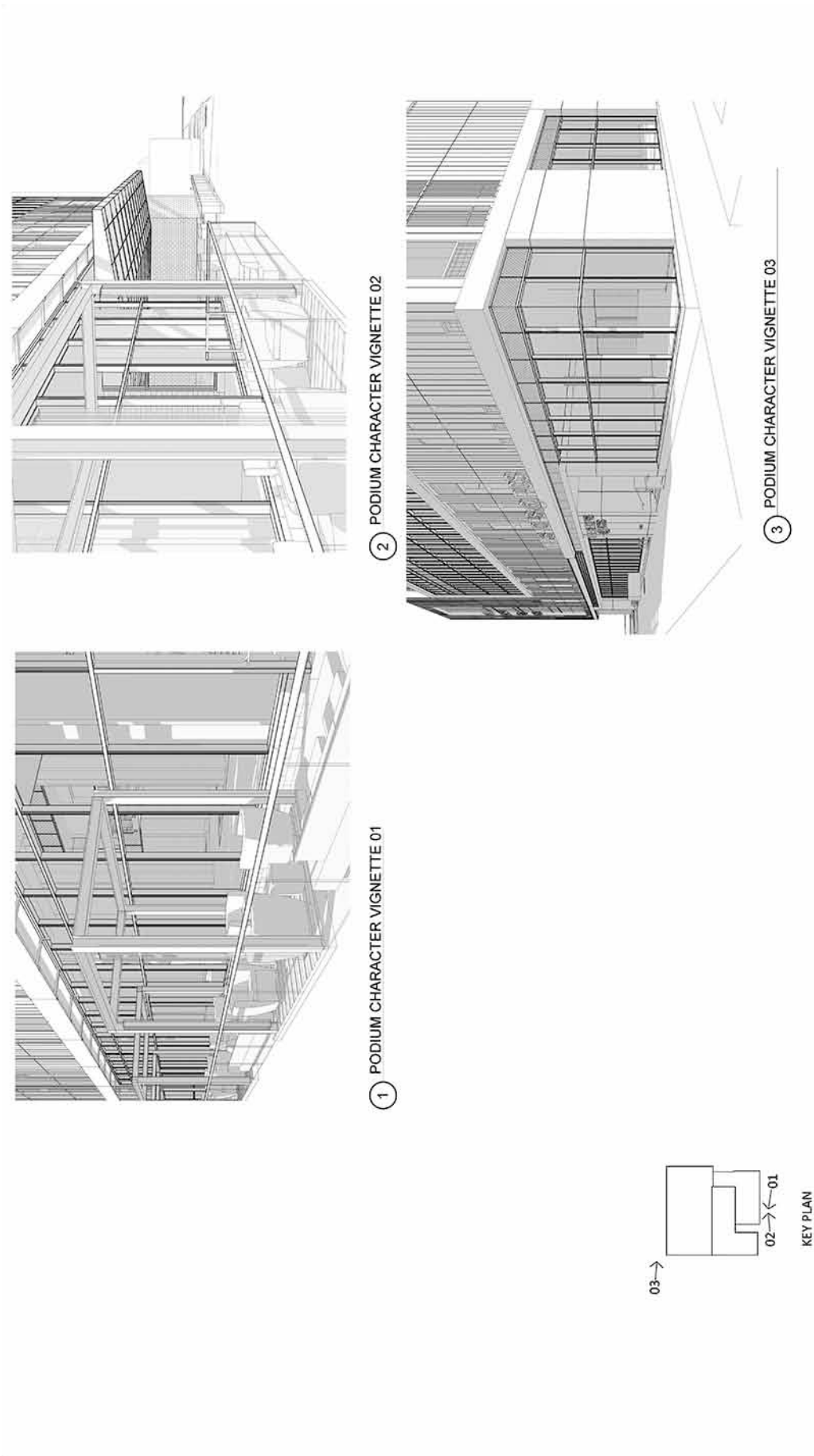
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PERSPECTIVE VIEW FROM NORTH WEST

DP-503
RENDERING
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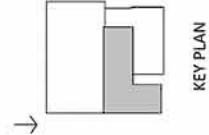
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PODIUM CHARACTER
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KEY PLAN

DP-702

NW CORNER LOOKING SOUTH

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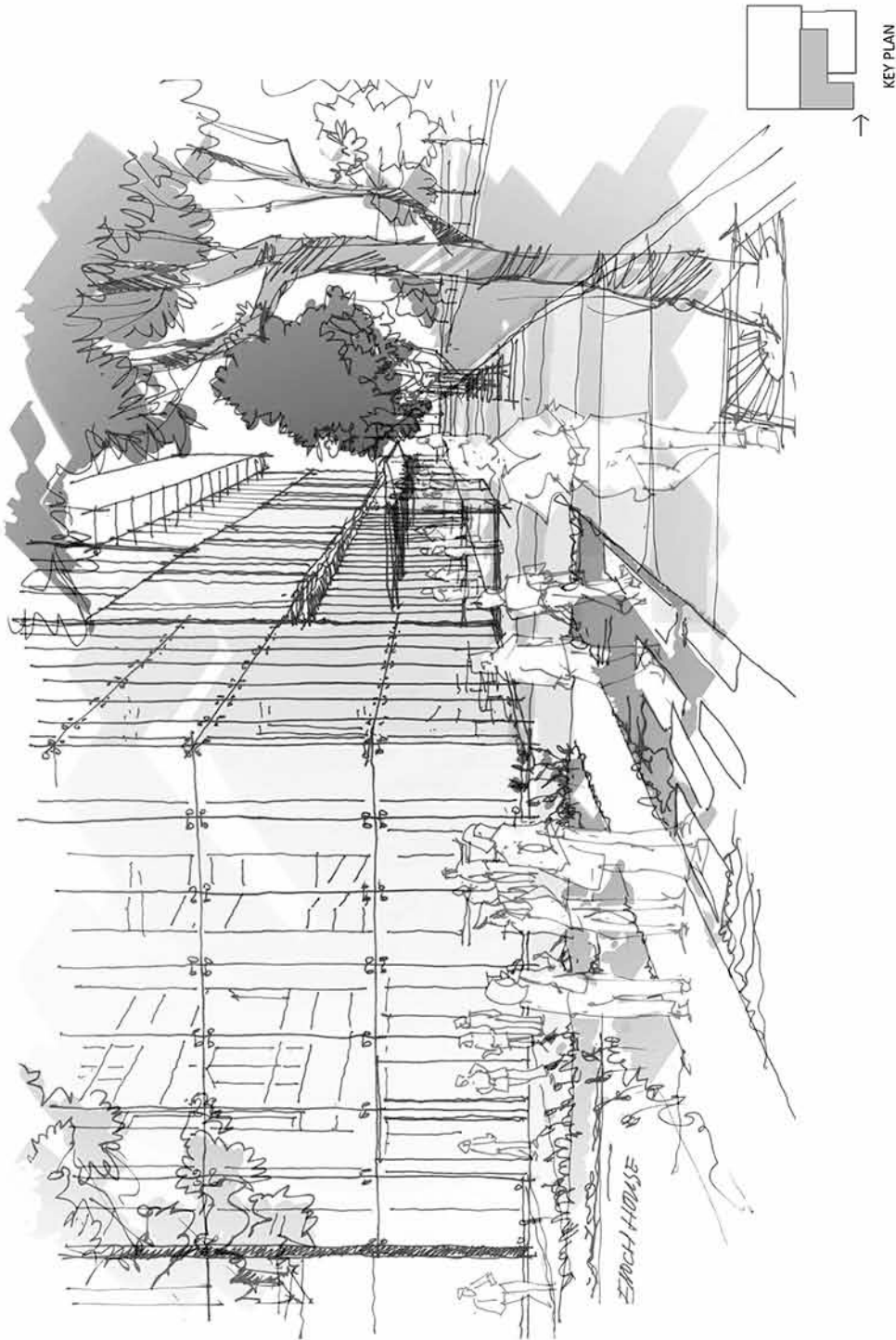
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DP-703
12TH AVENUE LOOKING EAST
Sheet 26 of 37

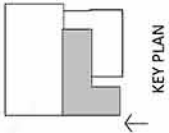
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KEY PLAN

DP-704
12TH AVENUE LOOKING NORTH
Sheet 21 of 37

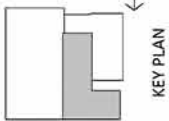
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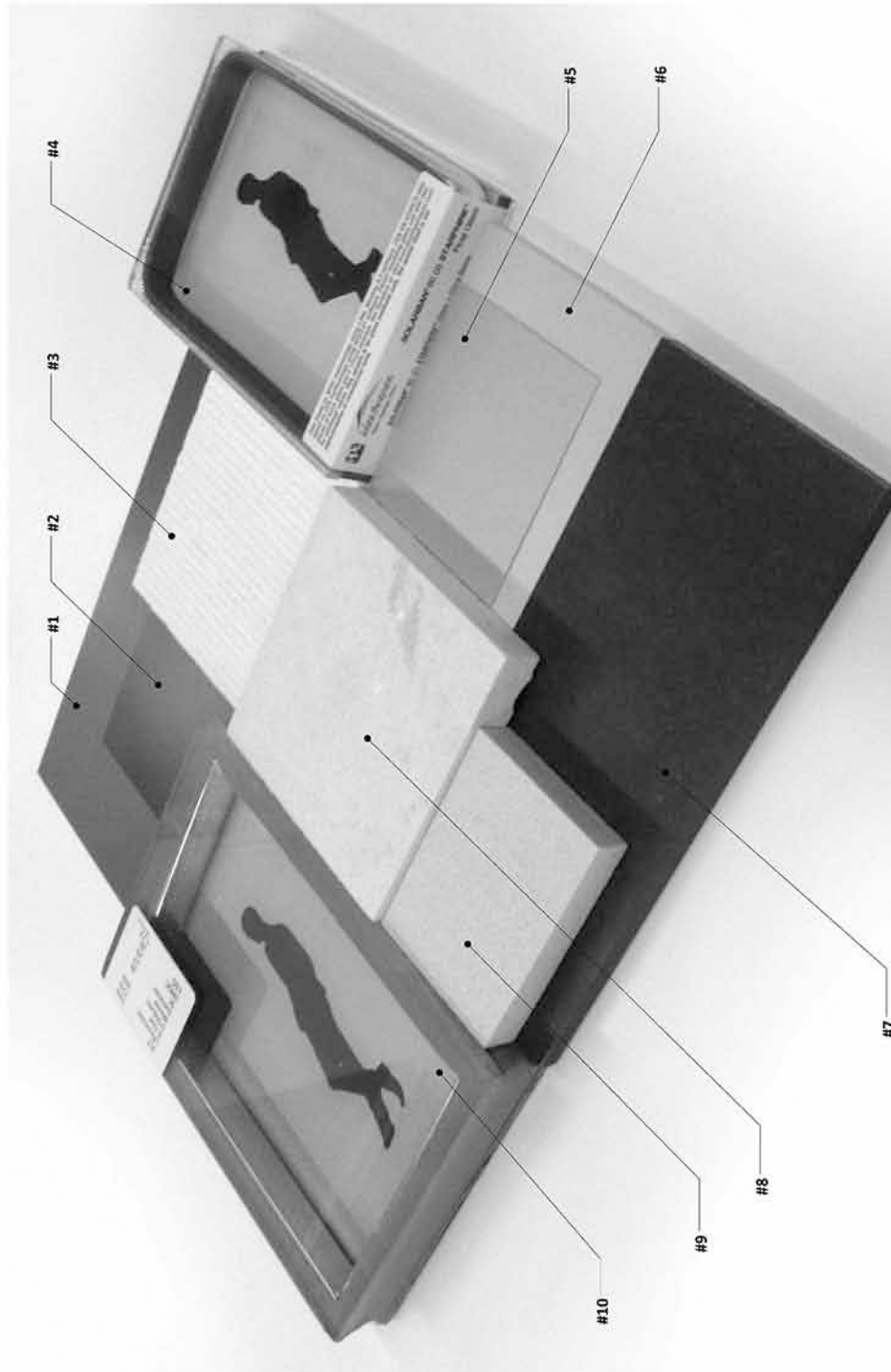
DP-705
 12TH AVENUE LOOKING WEST
 Sheet 28 of 37

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#1) MTL - 104

#2) MTL - 105

#3) ST-103 TAN LIMESTONE LINE
TEXTURED FINISH#4) GL-102 INSULATED GLASS UNIT,
LOW IRON GLASS

#5) MTL - 103

#6) CP-101 CEMENT COMPOSITE
PANEL, 5/16" THICK
(SWISS PEARL-CARAT ONYX 7091 08)#7) CP-101 CEMENT COMPOSITE PANEL,
5/16" THICK
(SWISS PEARL XPRESSIV GREY 8220)#8) ST-102 TAN LIMESTONE HONED
FINISH

#9) ST-103 TAN LIMESTONE BRUSHED

#10) GL-101 INSULATED GLASS UNIT,
CLEAR GLASS WITH RADIANT LOW-E
COATING #2 SURFACE

- TYPICAL HOTEL TOWER WINDOWS
- HIGH PERFORMANCE COATING:
VIBRACON VIREL 59
- CRISP NEUTRAL EXTERIOR APPEARANCE
- REFLECTIVITY AND TRANSPARENCY
CHANGES DEPENDING ON DAY
LIGHTING CONDITIONS

- SEE SHEET DP-802 FOR EXPANDED
MATERIAL LIST

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DP-801
MATERIALS BOARD
Sheet 39 of 37

RENAISSANCE CLUBSPORT MATERIAL CODE LIST

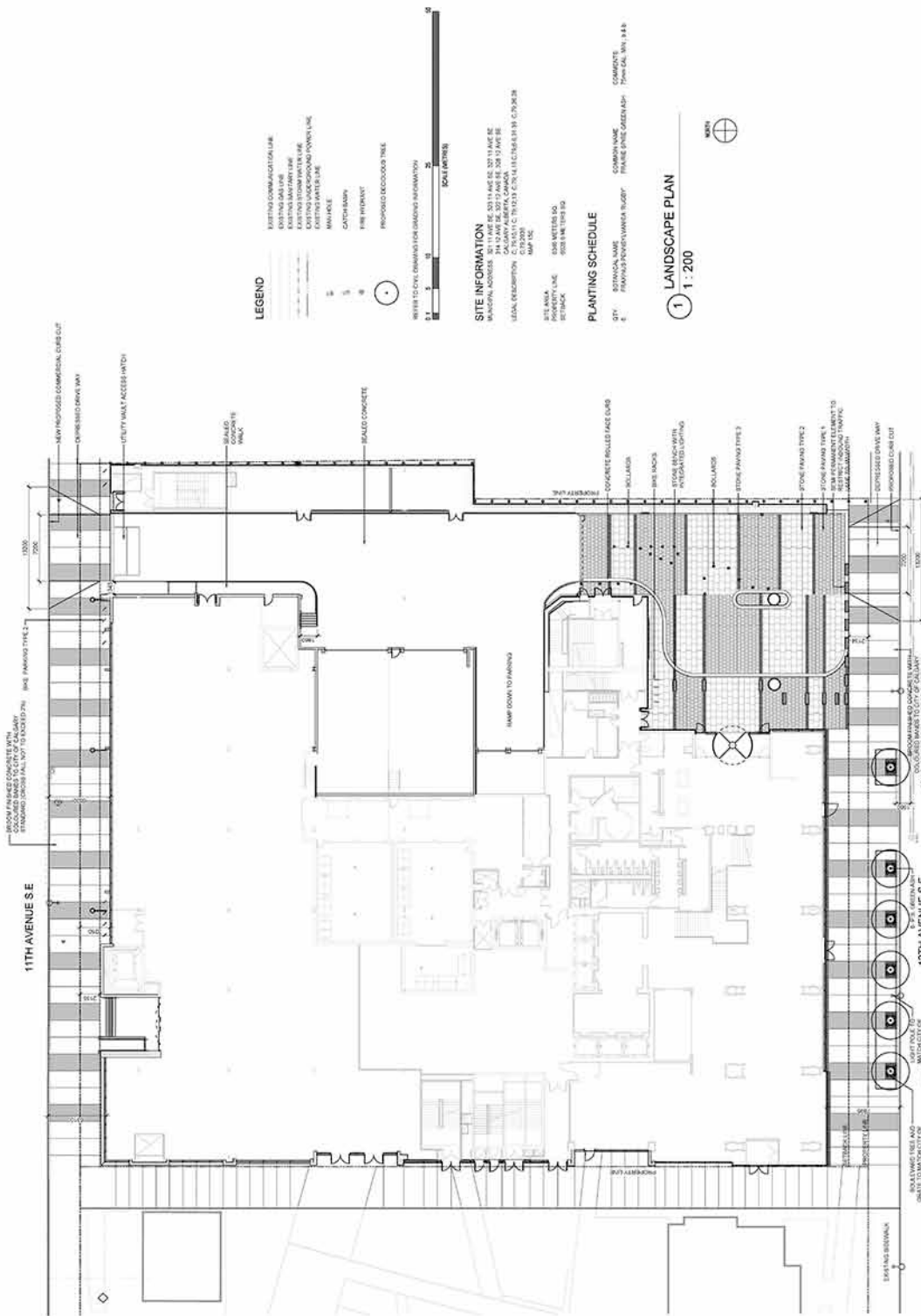
CODE	DESCRIPTION	COLOR	LOCATION	NOTES
GL-101	VISION GLASS MFR: VIBRACON MFR. CODE: LITEC 5-9 GRIT PRIMARY AND SECONDARY SEALS	CLEAR	TOWER RETAIL STOREFRONTS	1" THICK INSULATED GLASS UNIT, CONSISTING OF A 1/4" CLEAR HEAT STRENGTHENED OUTBOARD LITE, A 1/2" AIR SPACE AND A 1/4" CLEAR HEAT STRENGTHENED INBOARD LITE. See www.vibron.com for more information.
GL-102	VISION GLASS MFR: PPG MFR. CODE: SOLARMAX 60 21 GRIT PRIMARY AND SECONDARY SEALS	LOW IRON	HOTEL ATRIUM / HOTEL PREFUNCTION	1" THICK INSULATED GLASS UNIT, CONSISTING OF A 1/4" LOW-IRON HEAT STRENGTHENED OUTBOARD LITE, A 1/2" AIR SPACE AND A 1/4" LOW-IRON HEAT STRENGTHENED INBOARD LITE.
GL-103	VISION GLASS MFR: BENJILHEM MFR. CODE: LITEC 5B3 GRIT PRIMARY AND SECONDARY SEALS	TRANSLUCENT		1/2" THICK LAMINATED GLASS, CONSISTING OF A 1/4" FLUAT GLASS OUTBOARD LITE, A 1/4" SPACER, TRANSPARENT LAMINATING INTERLAYER AND A 1/4" FLUAT GLASS
GL-104	VISION GLASS MFR: VIBRACON MFR. CODE: LITE 5-9 GRIT PRIMARY AND SECONDARY SEALS	CLEAR	TOWER RETAIL STOREFRONTS	1" THICK INSULATED GLASS UNIT, CONSISTING OF A 1/4" CLEAR TEMPERED OUTBOARD LITE WITH A 1/2" AIR SPACE AND A 1/4" CLEAR HEAT STRENGTHENED INBOARD LITE. See www.vibron.com for more information.
GL-105	VISION GLASS MFR: VIBRACON MFR. CODE: LITE 5-9 GRIT PRIMARY AND SECONDARY SEALS	CLEAR	TOWER RETAIL STOREFRONTS	1" THICK INSULATED GLASS UNIT, CONSISTING OF A 1/4" CLEAR HEAT STRENGTHENED OUTBOARD LITE WITH A LOW E COATING ON THE NO 2 SURFACE, A 1/2" AIR SPACE AND A 1/4" CLEAR HEAT STRENGTHENED INBOARD LITE. See www.vibron.com for more information.
GL-106	DECORATIVE GLASS MFR: BENJILHEM MFR. CODE: LITE 5-9 GRIT PRIMARY AND SECONDARY SEALS	ETCHED / FRITTED	GUARD RAILS	1/4" THICK ANODIZED TEMPERED GLASS, CONSISTING OF A ETCHED PATTERN ON THE #1 SURFACE AND FRITTED ON THE #2 SURFACE. GLASS CONTRACTOR TO CONFIRM THICKNESS REQUIRED TO MEET PERFORMANCE CRITERIA.
GL-107	DECORATIVE GLASS	OPAQUE		3/8" THICK LAMINATED GLASS, CONSISTING OF 1/8" CLEAR OUTBOARD LITE, A 1/8" WOOD PATTERN LAMINATING INTERLAYER AND A 1/8" CLEAR INBOARD LITE.

CODE	DESCRIPTION	COLOR	LOCATION	NOTES
CP-101	SWISS PEARL EXPRESSIVE COMPOSITE PANELS	DARK GREY B20	TOWER PACKAGES	COMPOSITE PANELS WITH NON-CORROSIVE FASTENERS, GLUE, REINFORCEMENTS AND OTHER RELATED ACCESSORIES. THICKNESS TO BE DETERMINED BY THE RECOMMENDATION OF MANUFACTURERS.
CP-102	SWISS PEARL CABAT COMPOSITE PANELS	ONVY T051 06	TOWER PACKAGES	COMPOSITE PANELS WITH NON-CORROSIVE FASTENERS, GLUE, REINFORCEMENTS AND OTHER RELATED ACCESSORIES. THICKNESS TO BE DETERMINED BY THE RECOMMENDATION OF MANUFACTURERS.
CP-103	SWISS PEARL PAKKA COMPOSITE PANELS	RED 3 304	RETAIL ENTRY	COMPOSITE PANELS WITH NON-CORROSIVE FASTENERS, GLUE, REINFORCEMENTS AND OTHER RELATED ACCESSORIES. THICKNESS TO BE DETERMINED BY THE RECOMMENDATION OF MANUFACTURERS.

CODE	DESCRIPTION	COLOR	LOCATION	NOTES
MTL-201	MTL74 METAL PLAIN GLOSS STEEL FINISH NO. 4		EXTERIOR AND RETAIL TRIM	BRIGHT DIRECTIONAL POLISH
MTL-202	MTL74 METAL PLAIN GLOSS STEEL FINISH NO. 8		EXTERIOR AND RETAIL TRIM	NON-DIRECTIONAL MIRROR POLISH
MTL-203	MTL74 METAL PPG Industries, Inc. MPL Code: 70YMA8551P Color Name: Titanium Silver Color Name: Beta-Matrix 5.Ypr	METALLIC LIGHT GRAY / SILVER	TOWERS AND RETAIL FACADES	
MTL-204	MTL74 METAL PPG Industries, Inc. MPL Code: 70YMA8551P Color Name: Silver Color Name: Silver-Black	METALLIC MEDIUM GRAY	RETAIL FACADES	
MTL-205	MTL74 METAL PPG Industries, Inc. MPL Code: 70YMA8551P Color Name: Cosmic Gray Metal	METALLIC DARK GRAY	RETAIL FACADES	
MTL-206				
MTL-207	MTL74 METAL PPG Industries, Inc. MPL Code: 70YMA8551P Color Name: Cosmic Gray Metal	WHITE	HORIZONTAL MILLION CAPS AND SLATS	
MTL-208	MTL74 METAL PPG Industries, Inc. MPL Code: 70YMA8551P Color Name: Cosmic Gray Metal	MEDIUM GRAY, FLAT	INTERIOR MILLIONS	

CODE	DESCRIPTION	COLOR	LOCATION	NOTES
PW-101	PAVER	LIGHT GRAY	SOFTWALKS / DRIVE ASLE	
PW-102	PAVER	MEDIUM GRAY	SOFTWALKS / DRIVE ASLE	
PW-103	PAVER	DARK GRAY	SOFTWALKS / DRIVE ASLE	
CODE	DESCRIPTION	COLOR	LOCATION	NOTES
PF-101	PAINT	DARK GRAY		TO MATCH CP-101
PF-102	PAINT	ORANGE		TO MATCH CP-102

CODE	DESCRIPTION	COLOR	LOCATION	NOTES
S1-101	STONE	CREAM COLOR	RETAIL PODIUM	LIMESTONE LINE TITLED
S1-102	STONE		RETAIL PODIUM	S1-101 W/ SMOOTH HONED TEXTURE
S1-103	STONE		RETAIL PODIUM	S1-101 W/ BRUSHED TEXTURE
S1-104	STONE		RETAIL PODIUM ACCENT	GRANITE POLISHED SEE WWW.AMSHIFLE.COM



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213-633-6000
213-633-6060
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newurban

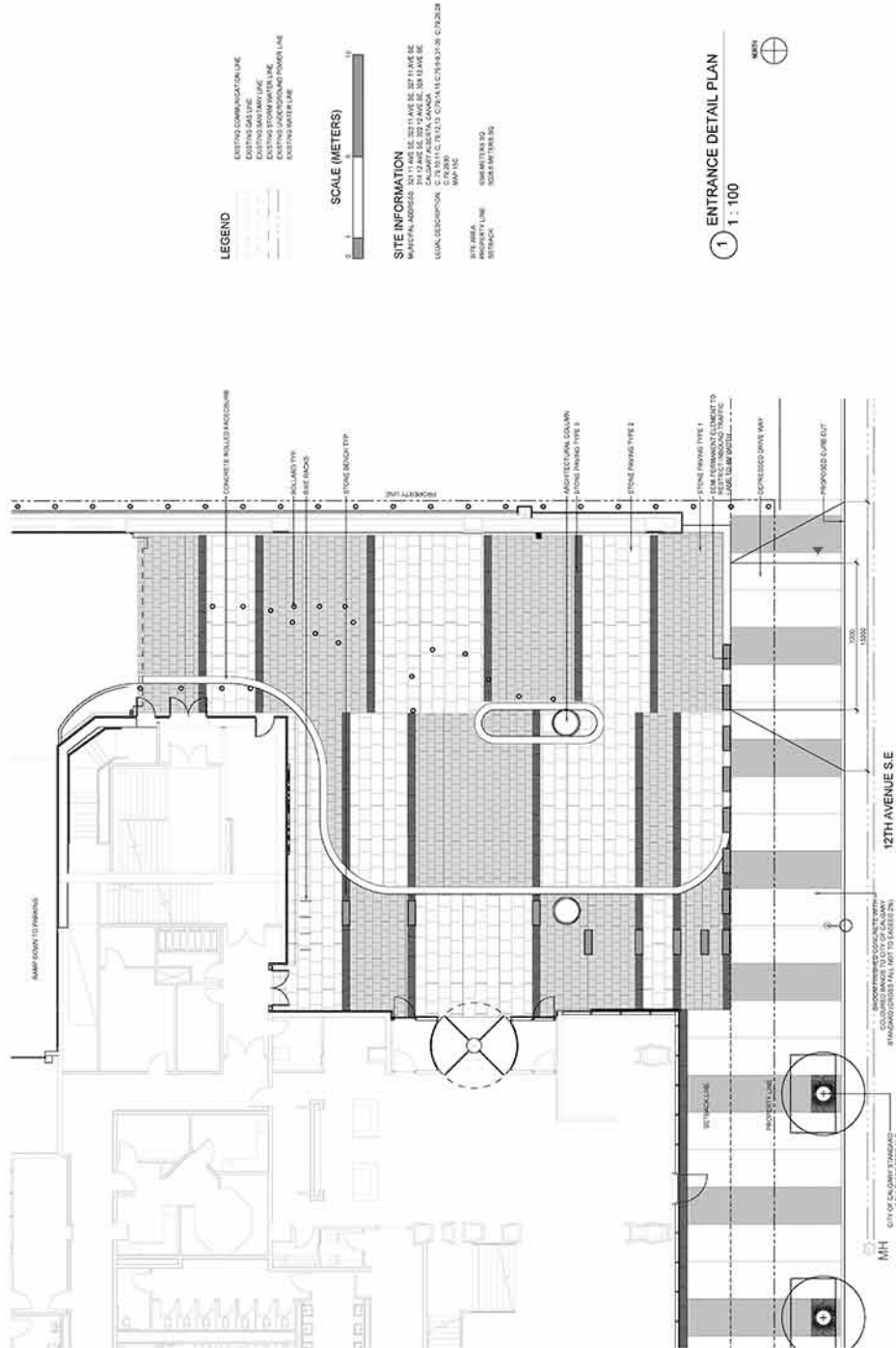
CLIENT
NEW URBAN CONSULTING, INC.
314 - 12 Avenue SE,
Calgary, AB, Canada

DIALOG

DIALOG
304 10722-103 Avenue
Edmonton, AB, Canada

DP-L-104
FIRST FLOOR LANDSCAPE PLAN

about 4% of 0.7



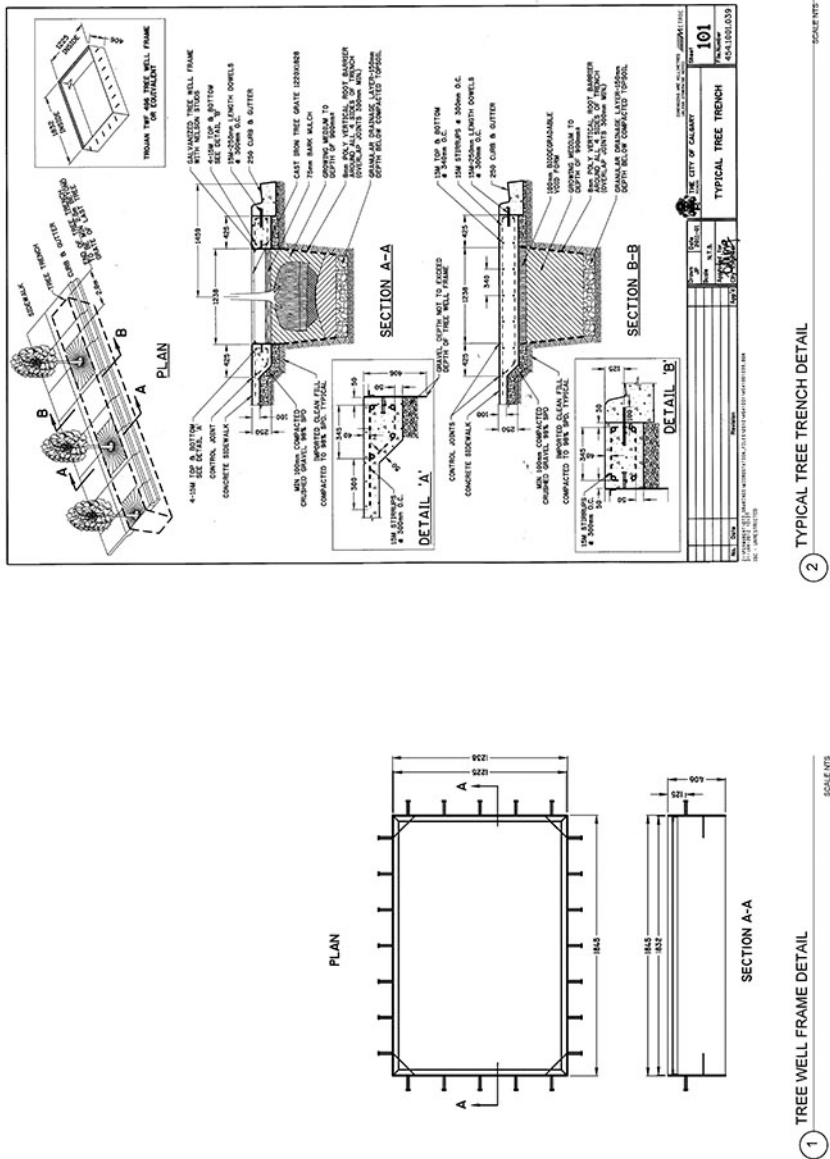
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304 10722-103 Avenue
Edmonton, AB, Canada

DP-L-104A
ENLARGED HOTEL ENTRANCE PLAN
Sheet 32 of 37

Sheet 34 of 67



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CONTACT INFORMATION

SUBJECT: MCM-070 - MCM-170 / MCM-070A - MCM-170A
REFERENCE: MCM-070 - MCM-170 / MCM-070A - MCM-170A
DATE: 08/01/2009
TIME: 10:00 AM
LOCATION: 1000 N. GARDEN ST., SUITE 100, ANAHEIM, CA 92805
PHONE: (714) 631-1100
FAX: (714) 631-1101
EMAIL: info@cmc.com
WEBSITE: www.cmc.com

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ESL-6

Extreme High-Intensity Laser Fluorescent Lighting

These recessed lighting fixtures are available in 4' x 8' and 4' x 4' sizes. They are designed to provide high-intensity, uniform illumination for a wide range of applications. The fixtures are made of high-quality materials and are designed to be easy to install and maintain. They are also available in a variety of finishes and colors to match your interior design.

ESL-6 is a high-intensity laser fluorescent lighting fixture. It is designed to provide high-intensity, uniform illumination for a wide range of applications. The fixtures are made of high-quality materials and are designed to be easy to install and maintain. They are also available in a variety of finishes and colors to match your interior design.

RESEARCH INQUIRIES UNIT OF LINGUISTICS, UNIVERSITY OF TORONTO, CANADA

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NEWBRIDGE CLUB HOUSE • CALGARY, CANADA

BARAGE MOUNTED OFFSHORE LINEAR INSULATION THERMAL BREAK (FOR RAL F255)

Barry

F2
MULTIPLY BY 2

UNIVERSITY OF ALABAMA MOBILE OFFICE		Page No. _____ Page Total _____	
Project Name _____ Project No. _____		Scale _____ Date _____	
Project Location _____ Project Description _____		Project Status _____ Project Manager _____	
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Project Schedule _____ Project Start Date _____ Project End Date _____		Project Progress _____ Project Completion _____	
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Project Notes _____ Project Comments _____		Project Signature _____ Project Date _____	
Project Review _____ Project Feedback _____		Project Action _____ Project Follow-up _____	
Project Summary _____ Project Conclusion _____		Project Final _____ Project End _____	

RESEARCHER OF THE YEAR: CLONING, CANCER

F2

AT 10:00 AM

RESEARCH REPORT ON SOCIAL MEDIA: FLOODING THE WEB WITH UNRELIABLE SOURCES

10:00 AM

Technical drawing of a 1000mm x 1000mm x 100mm LED display module. The drawing includes a top view, a side view, and a detail view of a single LED. A table lists the module's specifications:

Model	Power	Voltage	Current	Brightness	Lifetime
P10-1000x1000x100	100W	100V	10A	10000cd/m²	100000h

Features: High Brightness, Low Power Consumption, Long Lifetime, Easy Maintenance.

RETRACT POWER (LBS) | CALIBER | COMPASS

RETRACT MODE (S) | BT (ON) | INVA (L), TARGET POWER (LBS) |

F3

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1114 - 12 Avenue SE,
Calgary, AB, Canada

DP-LT-002

ARCHITECTURAL LIGHTING FIXTURE CUTSHEET

Sheet 47 of 52

[illegible]

Section 1: Personal Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Section 2: Employment Information

Employer: _____

Position: _____

Start Date: _____

End Date: _____

Section 3: Financial Information

Annual Income: _____

Monthly Expenses: _____

Assets: _____

Liabilities: _____

Section 4: Health and Insurance

Health Insurance: _____

Life Insurance: _____

Disability Insurance: _____

Section 5: Education and Training

Education: _____

Training: _____

Certifications: _____


Section 6: References

Reference 1: _____

Reference 2: _____

Reference 3: _____

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Waterfall

The photograph shows a waterfall with water cascading over rocks. The water is clear and the surrounding area is lush with green vegetation.

Water Temperature (°C)

The line graph shows the water temperature in degrees Celsius over a 24-hour period. The temperature starts at approximately 18°C at 00:00, rises to a peak of about 22°C at 12:00, and then gradually decreases back to 18°C by 24:00. The y-axis ranges from 16 to 24 in increments of 2. The x-axis shows time in 6-hour intervals.

Water Treatment System

The schematic diagram illustrates the water treatment process. It shows a flow from a 'Water Source' (represented by a cloud) through a 'Pump' to a 'Filter' (represented by a cylinder). The filtered water then flows into a 'Storage Tank' (represented by a large rectangle). From the storage tank, the water is distributed to two 'Distribution Pipes' (represented by horizontal lines). These pipes lead to two 'Fountains' (represented by vertical lines with circular tops). The fountains are labeled 'Fountain 1' and 'Fountain 2'. The entire system is labeled 'Water Treatment System'.


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		Pre-Approved Finance Offer 0% APR 3 Year Deal	
Finance Agreement No: 123456789 Date of Agreement: 15/01/2018		Dealer Name: ABC Finance Ltd Dealer Address: 123 High Street, London, UK	
Vehicle Make/Model: BMW 1 Series Year: 2017 Colour: Black Mileage: 0		Finance Type: Lease Term: 36 Months Monthly Payment: £150 Deposit: £1,000	
Total Amount Financed: £15,000 Total Amount Repaid: £15,000 Total Interest: £0		Total Amount Repaid: £15,000 Total Interest: £0 Total Amount Repaid: £15,000	
Finance Agreement No: 123456789 Date of Agreement: 15/01/2018		Dealer Name: ABC Finance Ltd Dealer Address: 123 High Street, London, UK	
Vehicle Make/Model: BMW 1 Series Year: 2017 Colour: Black Mileage: 0		Finance Type: Lease Term: 36 Months Monthly Payment: £150 Deposit: £1,000	
Total Amount Financed: £15,000 Total Amount Repaid: £15,000 Total Interest: £0		Total Amount Repaid: £15,000 Total Interest: £0 Total Amount Repaid: £15,000	

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Pneumatic Sealant Application System


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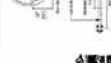
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**CRASH-TEST
Specification**

1200 DIME-AIR® FLOORCLINGS COMING A DASH FORTUITOUS

Technical drawing of a 1200 Dime-Air Floorclings. The drawing includes a top view, a side view, and a detail view of the fastener. Dimensions are provided in inches and millimeters. The top view shows a rectangular shape with a central circular feature and a small rectangular notch. The side view shows the profile of the floorclings with a height of 1/2 inch. The detail view shows a fastener with a diameter of 1/8 inch and a length of 1/2 inch. The drawing is labeled with '1200 DIME-AIR' and 'FLOORCLINGS'.

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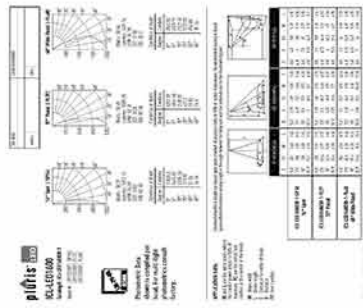
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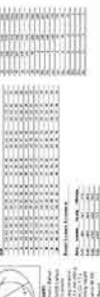
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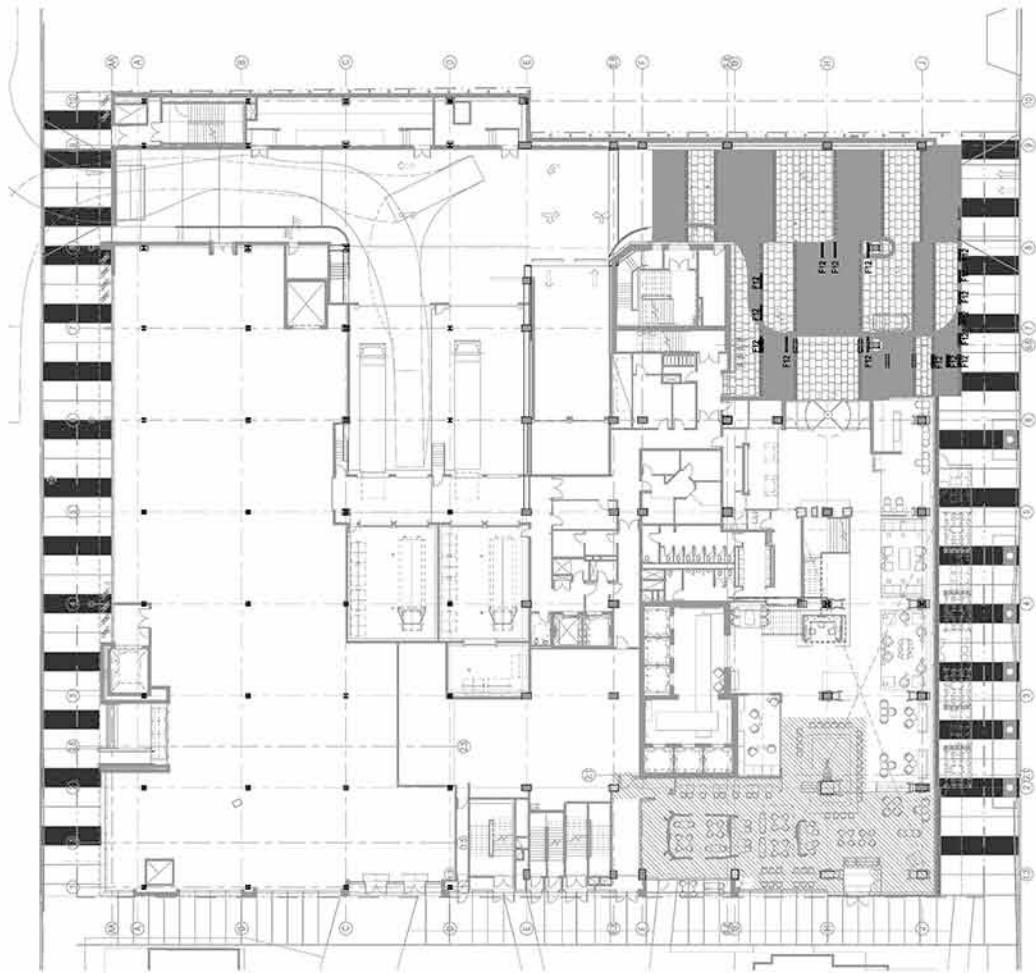
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① LEVEL 1 LIGHTING
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LT-104
LEVEL 1 LIGHTING LAYOUT
Sheet 11 of 11

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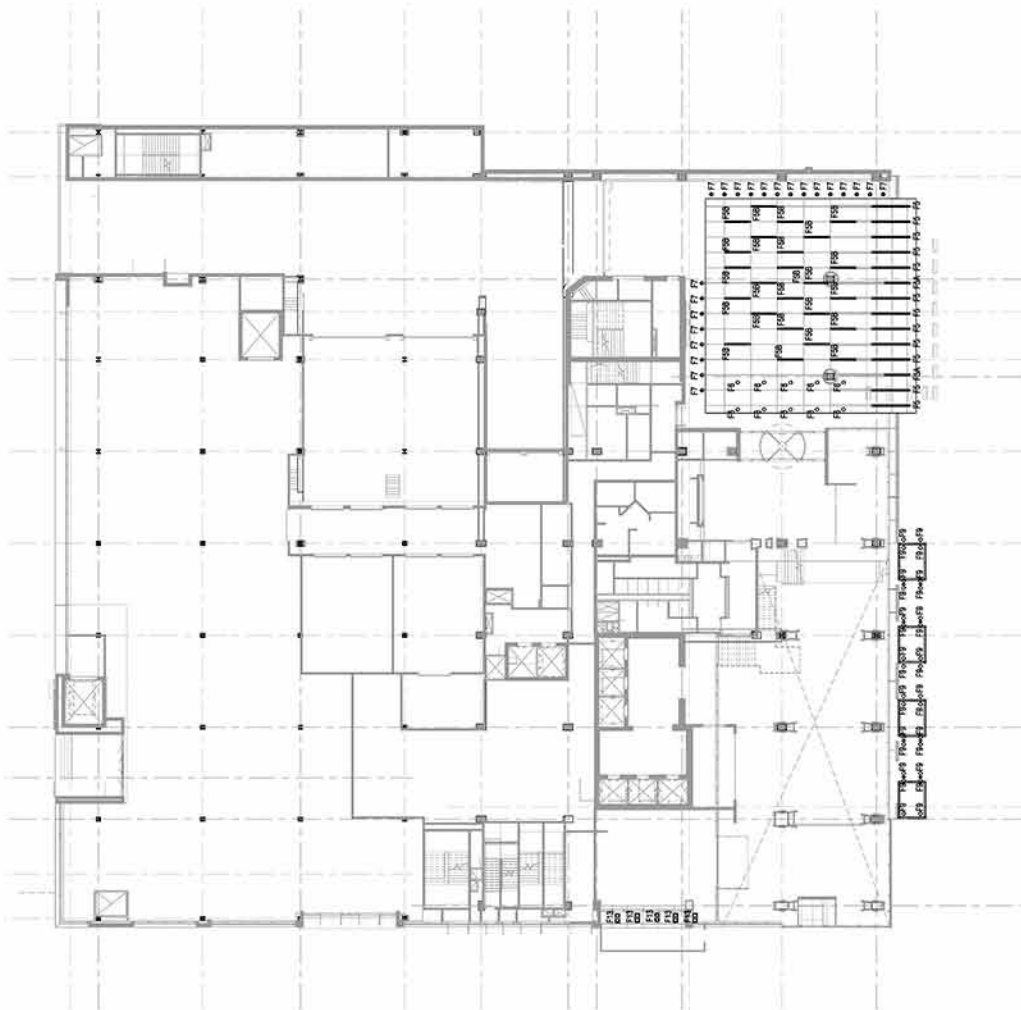
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1 LEVEL 1 LIGHTING RCP
1:200

LT-104B
LEVEL 1 LIGHTING LAYOUT

0000-0000-0000-0000

KCM
KCM CORP., CIRCLE
SUNSHINE, CA 90540
TEL: 909.502.2100
FAX: 909.502.2022

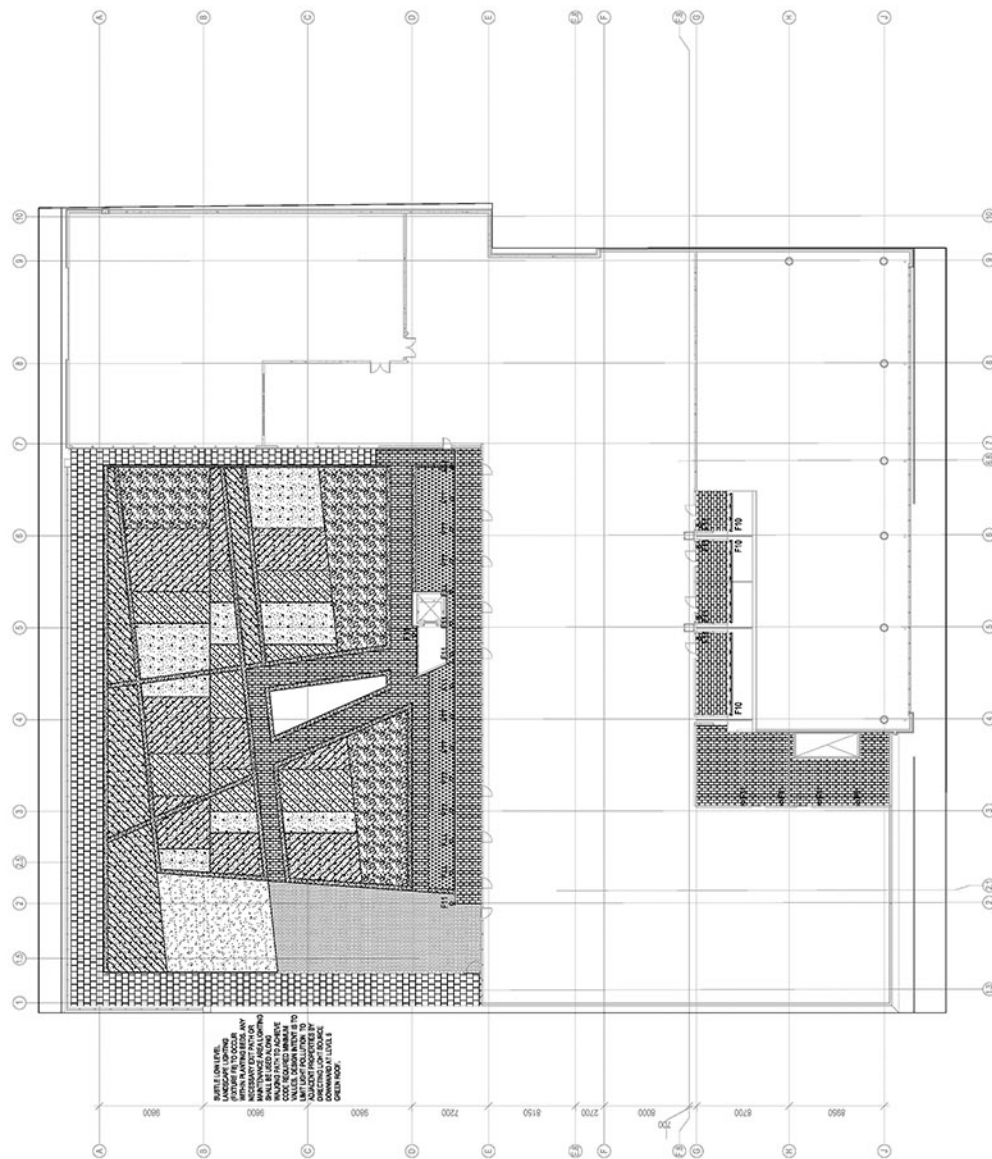
CLIENT
NEW URBAN CONSULTING, INC.
316 - 17 Avenue SE,
Calgary, AB, Canada



151 S. HIGH STREET C-202
LOS ANGELES, CA
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213-633-6060
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① LEVEL 5 LIGHTING LAYOUT
1 : 200

LT-108

LEVEL 5 LIGHTING LAYOUT

Sheet 53 of 57

KGM
270 CORAL CIRCLE
EL SEGUENDO, CA 90245
TEL 310.552.2791
FAX 310.552.2792
www.kgmradio.com

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Calgary, AB, Canada



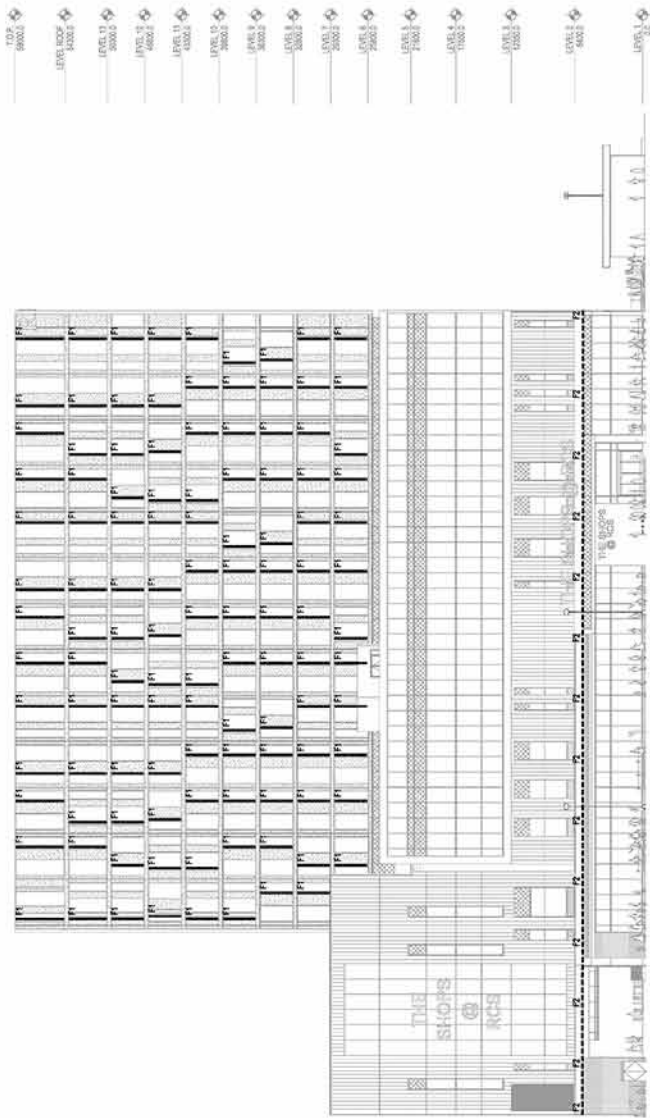
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1 NORTH ELEVATION
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LT-201
NORTH ELEVATION
Sheet 14 of 17



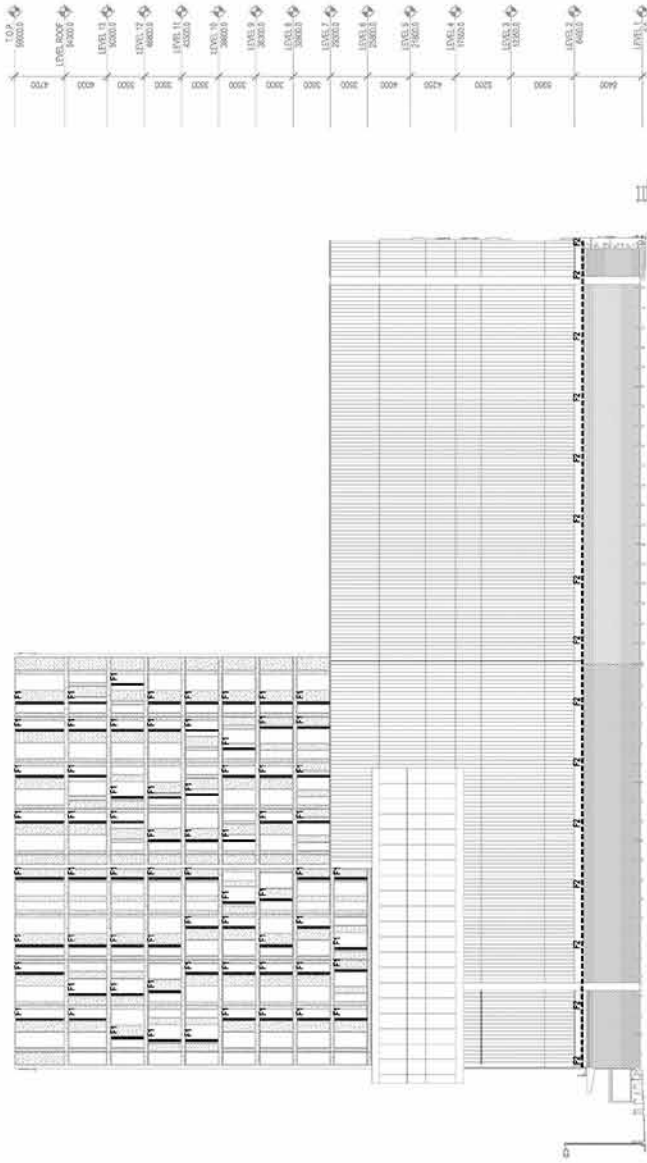
CLIENT
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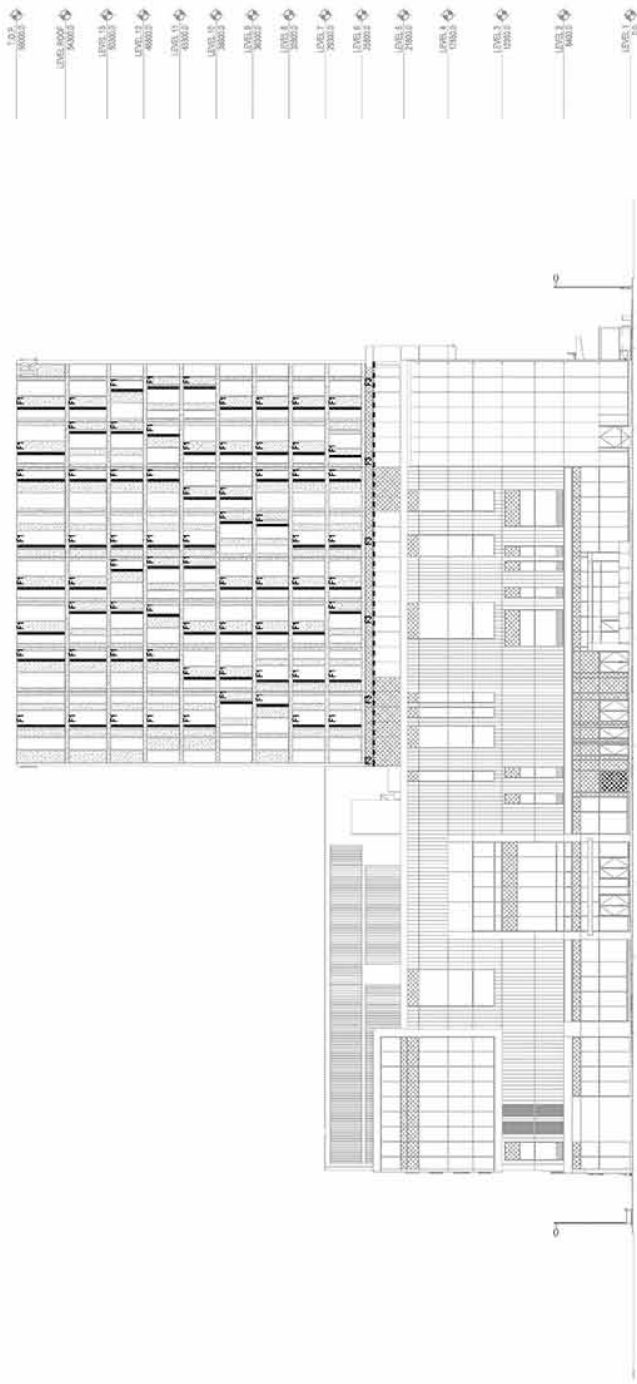




① EAST ELEVATION
1:200



1 SOUTH ELEVATION
1:200



1 WEST ELEVATION
1:200

LT-204
WEST ELEVATION
Sheet LT-204

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NEWurban

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VICTORIA PARK

urban calgary

January 10, 2013

Joseph Yun

The City of Calgary
Development and Building Approvals #8201
P.O. Box 2100 Station M
Calgary AB, T2P 2M5

RE: DP2013- 4855

Dear Joseph,

Overall we feel that the Renaissance Clubsport development will be a key anchor for the Victoria Park area. The concept promotes a diversity of uses and contributes to enhancing the quality of the public realm in the area. We believe the combination hotel and fitness uses, with restaurant and retail uses at grade will help to animate the area and provide natural surveillance for the adjacent proposed park. The proposed architectural design, materiality and lighting are of modern interpretation and complimentary to its context. We are very encouraged to see this site become a vibrant feature to the area.

The Victoria Park BRZ would like to provide the following comments on DP2013-4855.

- 1) **We highly encourage an integrated approach in the design and operations of the Renaissance Clubsport and the Enoch Sales House.** The Enoch Sales house is a significant historical asset and is the last of its kind in Victoria Park. Ensuring that the Enoch Sales House remains a symbol and reminder of the areas past is a key priority for the Victoria Park BRZ. We recommend a further exploration of design and operational integration between the Enoch Sales House and the adjacent complementary restaurant use(s) in the Renaissance Clubsport. It is our understanding that the applicant has offered to move, rehabilitate and maintain the historical asset to its proposed location in the adjacent park. We are challenged to see how the City of Calgary plans to move, rehabilitate and maintain the historical asset with its current budget constraints. We highly encourage all stakeholders and City departments to further explore and implement this option. This application must be taken into context with the proposed park plans.

VICTORIA PARK

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- 2) **We support the proposed at grade large format retail use in this context; however we highly encourage the applicant to explore protections through design solutions and lease agreements to maintain visual permeability at grade.** Policy documents including the *Beltline ARP* and the *Centre City Plan* advocate for highly permeable street front elevations with doorway entrances and pedestrian views directly into the businesses along the majority of the facade. However, this policy leaves a gap between implementation at the building design level and implementation at the occupancy stage, particularly with big box stores. This has been a long standing issue in Victoria Park where large format retailers have boarded up street facing windows with promotional displays creating poor quality pedestrian and street level interfaces.
- 3) **We highly encourage the applicant to re-evaluate the necessity of the layby located along 12 Avenue SE. The layby opposes the Victoria Park BRZ priority to create and maintain high quality pedestrian streets in the Victoria Park area.** The streetscape and public realm conditions in this portion of Victoria Park are generally poor with the exceptions of where new developments have accounted for the necessary upgrades. These poor conditions have made fluid pedestrian movement difficult, and discourage pedestrian traffic flows to at grade uses. We strongly recommend that the necessity of the layby be re-evaluated in this context.
- 4) **We would encourage the applicant to explore opportunities to maximize permeability and accessibility along the western edge of the development into the adjacent restaurant uses.** We encourage the applicant to maximize public entrance locations along the western interface and western corners of the development. We encourage the applicant to explore flexible patio configurations and furnishings adjacent to the park that read as publicly accessible and maximize seasonal opportunities. We would encourage the exploration of other seasonal outdoor patio locations and restaurant use extensions in the park by the applicant and City departments involved.
- 5) **We support the proposed LED digital signage; however we would highly recommend that its usage be restricted for community benefit and artistic purposes.** We encourage the applicant to explore usage of the west facing LED digital signage to complement the historical, public nature of the adjacent park. We would oppose the use of the digital LED signage for any third party advertising. The *Third Party Advertising Sign Guidelines* states that signs of this nature are not appropriate in BRZ areas. The proliferation of third party advertising detracts from the area's attractiveness, negatively impacts the area's image, and provides no investment in or benefit to the community (for both businesses and residents). The current LED digital signage is vehicular oriented in size and nature. Where its usage is intended for Club Renaissance advertisements, we highly encourage it is at a pedestrian oriented size and nature.

VICTORIA PARK

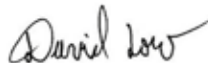
urban calgary

- 6) **We would encourage the applicant to explore entry/egress options that would complement the potential two way conversions of 11 and 12 Avenues South.** The two way conversion of 11 and 12 Avenues South is an ongoing priority for the Victoria Park BRZ. The conversion to two way traffic would enhance local vehicular and cyclist circulation throughout the day; enhance pedestrian comfort and safety, and improve activity for at grade restaurants and retail businesses. The design and operations of the entry/egress to the porte cochere and underground parking should take this into account.
- 7) **We would encourage the applicant to explore opportunities to enhance the public realm and maximize pedestrian comfort and safety in the construction phase of development.** Opportunities include the use of modified shipping containers for pedestrian safety measures and enhanced screening and hoarding applications.

Overall we feel that this development will be a positive contribution to the area.

Thank you for providing the Victoria Park BRZ with the opportunity to respond to this application.

Kind regards,



David Low
Executive Director
Cc. Alderman John Mar



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

January 8, 2013

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

RE : DP2012-4855 – New: Hotel, Fitness Centre, Retail and Consumer Service, Restaurant: Food Service only, Restaurant: Licensed - Medium

Dear Joseph,

Beltline Planning Group has met with the applicant on a number of occasions and strongly supports this application.

This is a key anchor site for east Victoria. BPG considers this site to be of the utmost importance to the future development of the area. This truly mixed use development has a synergy with Stampede Park that will activate the street and help revitalize east Beltline.

The development of this site is integral to the success of the adjacent proposed Enoch Sales House Park. By using extensive transparency and locating active uses on this frontage the park, the design of this building embraces and enhances this future use.

We commend the use of high quality, contemporary materials in this project.

With regard to the application, BPG asks that the following be considered:

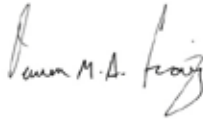
1. The Enoch Sales House is an important heritage asset to the city of Calgary. This project presents a unique opportunity to preserve, restore and revitalize this asset. We have no reservations about the proposed private use of the house. The Boxwood Restaurant in Central Memorial Park is a similar example of a private use successfully activating a public space. The setback of the house from 12th Avenue is appropriate historically and should be maintained. BPG strongly encourages the City to work with the applicant to find a solution for the Enoch Sales House.
2. BPG is enthusiastic about an alternate building typology from point tower on podium. We support diversity and variety of built form throughout the Beltline. The building design is well conceived and works to reduce the perceived size of the hotel.
3. Given that the site accounts for nearly 2/3 of a block with no lane, having independent two-way access off 11th and 12th Avenues is appropriate. We feel that having curb-cuts on two different block faces will not adversely affect the pedestrian realm or unduly increase local traffic.
4. BPG recognized that a Porte-cochère is important to a Hotel use. We applaud the applicant's creativity which minimizes the number of curb-cuts. We find the size of the Porte-cochère is suitable for the development.
5. We continue to support a parking ratio driven by the applicant's business plan. The retail and restaurant amenities provided are not destination in nature; they will primarily be used by people staying in the hotel and area residents.

6. BPG finds that the treatment of the East façade to be appropriate given the zero-lot line firewall requirements of the building code. The varied metal panel texture and high quality stone base provides visual interest. We would encourage the applicant to explore lighting enhancements that complement the hotel tower.
7. The extensive green roof below 36m is a substantial landscape feature. This along with the soft and hard surface at grade landscape features is entirely adequate given the proximity to the proposed park.

We look forward to the realization of this exciting vision.

Thank you for your consideration.

Sincerely,



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

cc: Alderman John Mar (john.mar@calgary.ca)
Joshua White (joshua.white@calgary.ca)
Anne Charlton (anne.charlton@calgary.ca)
Darryl Cariou (darryl.cariou@calgary.ca)
Development Circulations Controller (dp.circ@calgary.ca)

**Project Statement for Renaissance ClubSport – Calgary
Development Permit Submission
April 26, 2013**

Introduction

The Developer, New Urban Consulting Inc., proposes a single phase mixed-use development in the form of a podium and hotel tower design. The Renaissance ClubSport (RCS) development is comprised of a shared 4 storey commercial podium housing a 2–storey retail tenant accessed from 11th Avenue SE, a 2-story private membership athletic club accessed from 12th Avenue SE, a 9 storey tower 232 guestroom hotel and a 3 level underground parkade.

Located in the Centre City's Beltline neighbourhood, the subject site is approximately ±0.64 hectares (±1.57 acres) in size and situated in a mid-block location between the proposed East Victoria Park and Macleod Trail SE to the west and a corner parcel and 3 Street SE to the east. The site is bound to the north by 11 Avenue SE and 12 Avenue SE to the south.

Although the site may be described as underdeveloped, it nonetheless contains a rich historical past and is located prominently within the Beltline's Warehouse District. The currently vacant Enoch Sales House constructed in 1908 is situated at the southwest corner of the site and is proposed to be relocated and restored on the proposed East Victoria Park. The Developer was in discussions with the City's Parks Department to facilitate the moving of the Enoch Sales House. However, with the recent approval of the East Victoria Park without the Enoch Sales House incorporated, the fate of the Enoch Sales House is unknown. The developer would like to continue to work with the City on incorporating the house within the East Victoria Park.

Land Use District

The site is governed by the CC-X Centre City Mixed Use District. The project supports the District's desires for:

- a mix of commercial, residential (hotel), and retail uses on sites within the Centre City area of the City
- mixed uses that are sensitive to adjacent districts that allow residential uses
- a building form that is street oriented
- a maximum base density with the opportunity for a density bonus over and above base density to achieve commercial-residential mixed use, public benefit and amenities within the same community

Policy

The Renaissance ClubSport (RCS) project supports the Centre City Plan policy as a major employment, housing, shopping and cultural focal point through the encouragement of diverse business activities, additional cultural and leisure opportunities and continued development of appropriate and sensitively designed commercial precincts.

The Beltline Area Redevelopment Plan is the primary guiding policy document for the neighbourhood and identifies the site as being within an "Urban Mixed Use District". The "Urban Mixed Use District" policy supports a wide range and mix of uses in many possible configurations, both within buildings and within the local context resulting in vibrant, pedestrian streets. The policy emphasis is on ensuring active

pedestrian orientated streets and a high level of architectural building design, which the proposed application for Development Permit supports.

The project respects a variety of detailed policies and development guidelines while supporting the development of areas and streetscapes that are:

- active
- pedestrian scaled
- aesthetically pleasing
- visually interesting
- permeable and transparent
- safe
- sensitive to residential uses adjacent to or in close proximity to, a commercial area; and able to meet the needs of both the local residential population, local employees and other visitors to the area

High Quality Architecture

Due to the prominent location of the RCS site and the view corridor the proposed East Victoria Park provides into the RCS project site, the Developer has commissioned RTKL Architects Inc. to create a landmark building that acts as a gateway to the Calgary Stampede, the Warehouse District and Calgary's central business district on the subject parcel.

The proposed development has been designed with the intent to compliment and integrate in a contemporary form with other buildings in the community, particularly, through the appropriate use of building scale and materials.

The proposed building is characterized by a modern clean design with modulating building heights and building material transitions. The transparency and unique form of the building massing integrates a variety of active uses that can be viewed from many perspectives – street level, neighborhood level, roadway level, and within the building itself. At grade, the podium houses the hotel lobby, restaurant, and retail uses. The upper levels of the podium house the pool, meeting rooms, and the private membership athletic club. These vibrant uses animate the street promoting pedestrian safety by having additional eyes on the street and adjacent proposed East Victoria Park. The tower's façade is articulated through the use of varying window sizes and cladding materials creating a random and interesting pattern.

Interface with East Victoria Park

The Developer agrees with and supports the City's desire to make the proposed East Victoria Park succeed in becoming a vibrant year round urban amenity. The Renaissance ClubSport project immediately adjacent to the east edge of the Park houses activities such as outdoor patios, food and beverage offerings and hotel and retail entries. This will encourage use of the Park and promote safety in the Park day and night and on weekdays and weekends. The Renaissance ClubSport project supports that vision statement by providing the contemporary urban park with a contemporary building background and activities that add to the vibrancy of the area of the City.

Vehicular Access

As with all projects, the movement of traffic on and off the site has received a great amount of thought. To support the multiple uses on site and the desire by the City of Calgary to create a safe and high quality experience for pedestrians and adjacent properties, the project's design consolidates the loading

docks and trash areas for the retail and hotel uses internal to the site. This contains the sights and sounds associated with back of house loading areas versus having a large loading dock entrance on either Avenue serving the site, therefore the carriageway that joins these two access points are necessary. For efficient use of the limited site area, and the operational requirements of any major hotel, one entrance ramp to the subterranean parkade is required. Service vehicles and vehicles coming to the site to support the retail use will use the north entry (11th Ave. SE). The address for the retail use shall support this vehicular movement.

The placement of the carriageway that brings the traffic onto the site and to the below grade parkade was also carefully analyzed. The proposed solution with the carriageway on the east side of the project site will ensure:

1. Vehicles coming to the site to support the hotel and club use will access the site from the south entry (12th Ave. SE). The address for the hotel and club use shall support this vehicular movement.
2. Service vehicles will access the site from 11th Avenue SE. As a result, the larger service vehicles such as the SU-9 and HSU trucks are kept away from 12th Avenue SE to maintain a more pedestrian-oriented boulevard per the City's Beltline plans.
3. Site access for vehicles as far as possible away from the East Victoria Park.

Conclusion

We believe the Renaissance ClubSport project as proposed in the Development Application represents a design that exceeds a great number of the policy goals of the City of Calgary