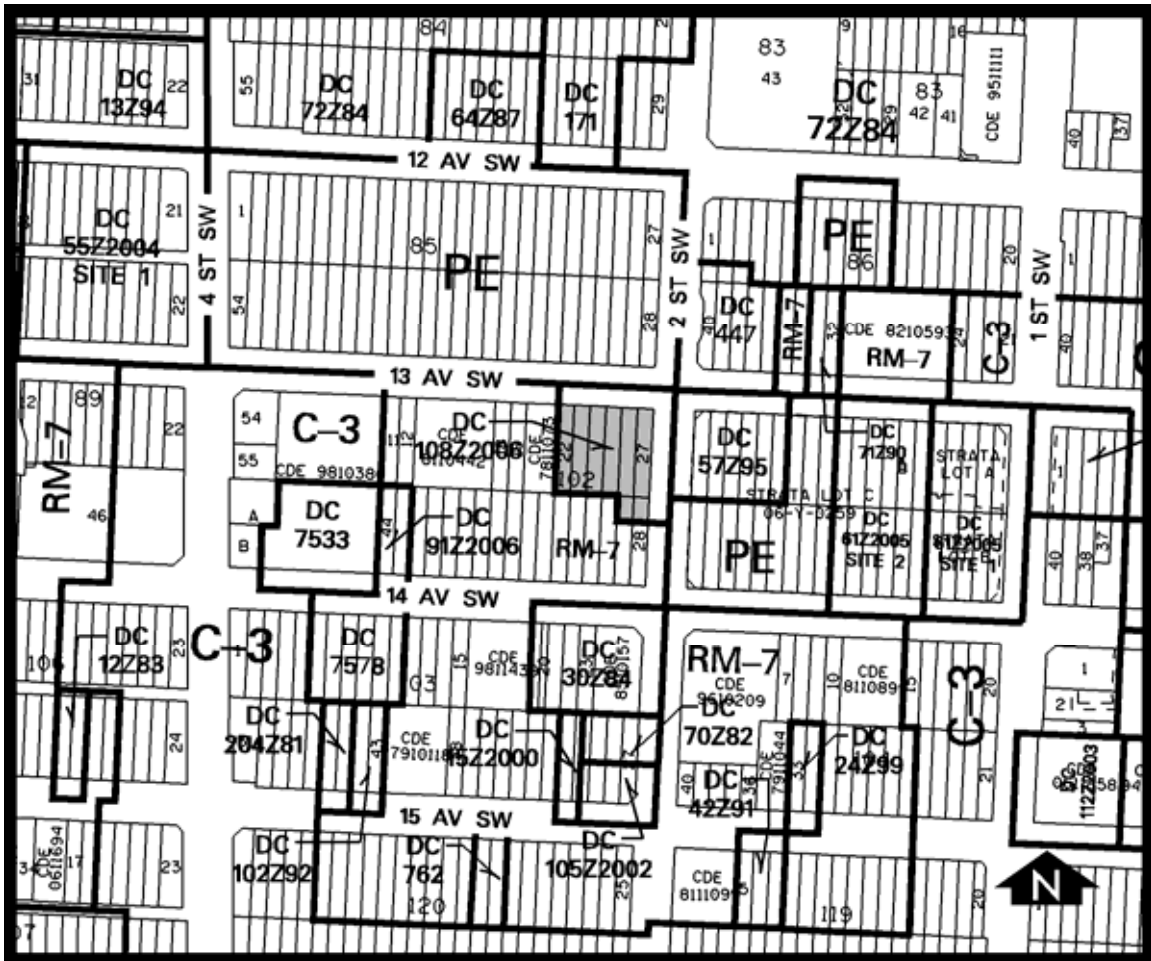


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 14	
	CPC DATE:	2007 March 22
	DP NO:	DP2006-3835

BELTLINE
(Ward 8 - Alderman King)



PROPOSAL:
New Apartment Building (100 units)

APPLICANT: IBI Group Inc.	OWNER: Lake Placid Properties (Park) Inc.
MUNICIPAL ADDRESS: 301 and 309 – 13 Avenue SW; 1309 and 1311 – 2 Street SW	LEGAL DESCRIPTION: Plan C, Block 102, Lots 22 to 27 and portions of lots 28 to 29
EXISTING LAND USE DISTRICT(S): DC Direct Control District	
AREA OF SITE: 0.21 ha ± (0.52 ac ±)	
CURRENT DEVELOPMENT: Apartment Building, Single Detached Dwellings	

ADJACENT DEVELOPMENT:

NORTH: Central Memorial Park

SOUTH: Low-Rise Apartment Buildings, Single Detached Dwellings

EAST: 2 Street SW, Haultain Park

WEST: Mid-rise Apartment Buildings

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	Maximum of 7.0 FAR	7.0 FAR	None
HEIGHT	No Maximum Height		
PARKING	0.9 Stalls for each unit (100 units = 90 stalls) 0.15 Stalls per unit for each visitor parking stall (100 units = 15 stalls)	165 Stalls provided	None
LANDSCAPING	A minimum of 40 percent of the site at grade or on podium levels.	42.6 percent provided at grade or the top of the podium	None

EXTERIOR FINISH MATERIALS

Podium: Sandstone with concrete pergola accents, glass railing.

Tower: Light blue tinted glazing, light blue spandrel, suspended glass panel balconies

Roof: Reflective white vinyl roof system, green roof on podium tops.

PLANNING EVALUATION

Introduction

This Development Permit is for a 100 unit apartment building located in the Beltline. The project is a single tower on a podium of street level townhouses and apartment units with underground parking.

Site Context

The site is located at the southwest corner of 13 Avenue and 2 Street SW. The area is a mix of mid-rise apartment buildings, low-rise apartment buildings, and single detached dwellings. The site is bounded by two parks; Central Memorial Park to the north, and Haultain Park to the east.

Land Use District

The Direct Control District accommodating this project was approved by City Council in 2006 December. Contained within those guidelines were provisions for yards, building design, and landscaping.

Density is determined through the application of the Density Bonusing system contained in the Beltline Area Redevelopment Plan. The bonus system allows for additional floor area if certain public amenity features are provided. The proposed project complies with this policy direction.

The overall density achieved is 7.0 FAR. The following table illustrates how areas have been apportioned to the various bonus categories.

BONUS	F.A.R.
Base Density	5.0
Green Roof	0.5
Use of water efficient landscaping/water use reduction (eliminate use of potable water for irrigation)	0.1
Housing Diversity	0.4
Contribution to the Beltline Community Investment Fund	1.0
TOTAL	7.0

The applicant has chosen to contribute to the Beltline Community Investment Fund for the remainder of the density. This payment shall be made at the current rate at time of release of Development Permit.

The amount of additional density is supportable given the site access and its location within the Beltline, and the design merits of the building.

Legislation & Policy

Development of the site is guided by the policies of the Beltline Area Redevelopment Plan (Approved by Council 2006 May). The application is contained within the primarily residential area of the Plan. Within this area, the policy calls for:

- Promotion of building forms that respect the local context and interfaces with adjacent properties, including consideration of visible facades, decks, roofs, access points and balconies from various view points;
- Providing for a range of housing types and unit sizes to meet the needs of a diverse urban population; and
- Promotion of live-work units in a variety of configurations.

As well, the policy identifies key design initiatives for development such as:

- New properties shall design the front setback treatment to compliment and integrate with the public realm treatment of sidewalks and boulevards;
- Building edges that are oriented toward a public right of way or park should be lined with uses that create activity and provide natural surveillance;
- The base of a building should be designed to create a human scaled street wall and establish a strong visual rhythm;
- The character of lower storey units within apartment buildings should be reinforced by providing easily identifiable units with individual front doors and windows relating directly to, and providing an overview of streets and pedestrian pathways;
- Building bases are encouraged to use masonry or other durable materials and other architectural details that establish a strong visual rhythm with human scaled elements; and
- Use existing rear lanes where they are available and create shared service areas where feasible.

The Beltline Area Redevelopment Plan also contains shadow protection guidelines for the major parks contained within the community. While the plan is designed to allow for residential development adjacent to “frame” the park with active uses, it does recognize that tall buildings do have environmental impacts on the public realm.

Site Layout & Building Design

The project is a 100 unit apartment building, with a mix of apartment units and townhouses. At grade, the project is individual townhouse units that front onto both 13 Avenue SW and 2 Street SW. These units on the main floor have been provided with individual entries as well as a semi-private terrace. These units have been raised 2.5 feet above the sidewalk to provide for a separation between the public realm and the private area. A small central lobby exists on 13 Avenue SW for the remainder of the project.

The rear of the building at the main floor is the loading and garbage space for the project. There was considerable discussion regarding the screening of the rear from adjacent properties, with an original proposal of metal fencing. The applicant has revised this to provide a solid screening wall. A prior to release condition has been added to further articulate this solid screening wall.

The podium for this project continues with the two storey apartment units, with individual balconies fronting onto 13 Avenue and 2 Street SW. At the fifth floor, there is a recession of the units and the one storey apartment units appear. This allows for a more gradual transition between the podium and the tower. The tower portion begins on floor 7, with a curved floor plate providing a well articulated design. The tower floor plate for the project is 780 square metres. While this is above the floor plate restrictions in the ARP, the policy also states the approving authority is not bound by the restrictions if a building is complying with a shadow policy. Floors 15 – 18 provide a recessed top to the building, with variations in the floor plate for the project. The decorative roof feature houses the elevator shafts as well as mechanical equipment.

The rear of the tower is 4.5 metres from the south property line. There was considerable discussion regarding the distance to the rear property line, and the resulting impact on the developability of the property to the south. The applicant maintains the project is close to the rear property line due to the required compliance with the shadow policies. Administration is supporting the 4.5 metres for the following reasons:

- The depth of the lots on this block is 42 metres, allowing this projects more latitude in spacing from future projects to the south;
- While the Beltline ARP does call for a 24 metre tower separation, it does suggest this may be relaxed for small infill sites to allow for maximizing density possibilities; and
- The site to the south would need a sufficient street frontage to maximize the density on the site. This street frontage requirement allows for configurations on the site that would still achieve up to a 650 metre floor plate and a 16 – 20 metre separation (when measured from this project's building face). Due to location, the site to the south will not be as encumbered by the shadow policies, allowing for a taller building on site.

A prior to release condition has been added to the project to remove the rear balconies that project into the 4.5 metres, ensuring an unencumbered setback.

Shadow provision guidelines are included in the DC Direct Control District to limit the amount of shadow that can be cast on the parks. These provisions are also contained in the Beltline ARP. The applicant has demonstrated that the project will not encroach beyond the 20 metre line in both Central Memorial Park and Hautain Park on September 21 from 10am to 4pm.

The project has a sandstone base with lightly tinted blue glazing throughout the tower. Glass railings have been provided at the podium with landscaping in front to soften the project at the street edge.

The application was circulated to the Urban Design Review Panel (see complete comments in APPENDIX IV). The following table lists the main comments of the panel and how they were addressed during the review of this application.

Urban Design Review Panel Comment	Applicants Response
The Panel supports the one-way entrance with vehicular access from 13 Avenue and suggests that Transportation accept the curb cut as designed to save the boulevard elm on 13 Avenue;	Applicant has eliminated the access to 13 Avenue SW. All loading and garbage facilities shall be accessed from 2 Street SW.
The Panel is concerned with the conflict of the garbage recycling area with the adjacent residential units, and suggests appropriate screening or full enclosure of the garbage recycling area;	Applicant has revised the iron railing and replaced this with solid wall screening.
The Panel requests that the applicant remain committed to the landscaping as shown on the landscape plan, including the saving of the existing elm tree on 13 Avenue;	Noted by the Applicant
The Panel has concerns with the residential units being placed close to the south property line adjacent to the neighbouring property and the impact of this condition on any future development to the south of the project;	Applicant maintains this was required in the site development in order to comply with the shadow policies.
The Panel suggests significantly lighter color for the glass be used on the building exterior to make a more vibrant and visually permeable project.	Applicant has provided a lightly tinted blue glazing for the project.

Landscaping

Required landscaping for this development has been provided at grade as well as throughout the podium. In order to achieve 0.5 additional FAR for the site, a green roof has been provided. (Defined in the ARP as a system of plants, growing medium, and root/waterproof membranes that, as a whole, act to maximize the available environmental benefits on the roof of any type of building). A combination of low shrubs and perennials (ribbon grass) have been provided on most of the levels of the podium.

At grade, hard landscaping is provided in the form of the private amenity spaces for the project. Shrubs to soften the building edge have been provided along 13 Avenue and 2 Street SW. Street Trees, subject to line assignment, have been provided along the 13 Avenue and 2 Street elevations.

Sustainable Design Features

The applicant is looking to shadow LEED certified for the project. The applicant, through the bonusing, has provided Vegetative Green Roof to reduce solar heat gain and the urban heat island effect as well as assist in managing storm runoff water. Rain water will be collected to irrigate landscaping and reduce the consumption of potable water.

Site Access & Traffic

There is one shared vehicular access point located off 2 Street SW. This access point is a shared space for access to the underground parkade, as well as for loading and garbage facilities. All manoeuvring for the project can be completed on site.

Parking

Parking has been provided on site as per the bylaw. Bicycle storage facilities have been provide at grade and on the first floor of the parkade.

Site Servicing for Utilities

The site can be serviced to city standards. Any required upgrading of utilities shall be completed at the developer's expense.

Environmental Site Assessment

No issues or concerns arose.

Community Association Comments

A letter of support was received from the Beltline Planning Group (see APPENDIX III). No concerns or issues were noted.

Adjacent Neighbour Comments

No comments received

CONCLUSION:

The proposal is supported for the following reasons:

1. The development meets the development goals of the Beltline Area Redevelopment Plan.
2. The project is compatible with adjacent development along 13 Avenue SW and 2 Street SW.
3. The street presence for the project provides for visual interest for pedestrians, and provide a compliment to the adjacent park spaces.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

The Corporate Planning Applications Group recommends APPROVAL with the following conditions:

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority.

Planning:

1. Submit a total of SEVEN complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address the prior to decision issues of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments;
2. Payment is required for contribution to the Beltline Community Investment Fund equivalent to 1.0 FAR at the rate current at the time of payment;
3. Delete all projections on the south facing wall to provide a clear setback of 4.5 metres and mitigate conflicts with future development to the south. The exception shall be the balconies on the southeast corner of the project, which shall be reduced in depth towards the south;
4. Revise the east and south facades on the podium showing the materials for this area. A durable, good quality finish with some articulation to relieve the massing shall be provided;

Urban Development:

5. Revise the waste and recycling collection facilities as follows:
 - a) Undersized waste / recycling collection location; and
 - b) Overhead clearance at pick up location to be minimum 6.4 meters;
6. Address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Property lines dimensioned from the lip gutter and the back of sidewalk;
 - b. Bylaw corner cuts dimensioned from the existing property lines;
 - c. Removal of encroachments (patio, planters, underground parkade levels (see note below), etc) from City corner cut;
 - d. In lieu of a required corner cut, Roads will accept a public access easement for the same area provided that there is no encroachment of parkade level 1, and the roof structure of parkade level 2 is upgraded to support a live load of 5 tons. All other surface improvements at ground level must conform to City of Calgary guidelines (no exposed aggregate concrete, broom finish or approved stamped concrete patterns only);
 - e. A detailed driveway cross-section complete with ramp grades and elevations at face of curb, back of sidewalk, property line and driveway ramp on private property; and
 - f. Show existing corner bulb at 13 Avenue & 2 Street (along 2 Street side only);
7. The applicant shall submit a current Phase I Environmental Site Assessment report. The report will be used to determine if the site is suitable for the intended development, as related to environmental issues. The report is to be prepared in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the Canadian Standards Association (2001) "Phase I Environmental Site Assessment - Z768-01," or its successor.

If the Phase I Environmental Site Assessment report indicates that there is actual or potential site contamination, then the applicant is to submit a current Phase II

Environmental Site Assessment report. The report is to be prepared in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the Canadian Standards Association (2000) "Phase II Environmental Site Assessment - Z769-00," or its successor.

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

All Phase I and II Environmental Site Assessments submitted to The City that have been commissioned on or after 2005 November 1 must conform to The City of Calgary Phase I and II Environmental Site Assessment Terms of Reference. Please visit www.calgary.ca for the latest version. Any Phase I and Phase II Environmental Site Assessments that do not conform will require additional work to meet the standard. All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental Management);

8. The developer shall remit payment for the Centre City Utility Levy to Urban Development in accordance with Bylaw 9M2007. This off-site levy is for the construction, upgrading and replacement of water and sanitary sewer mains required for or impacted by the proposed development in the Centre City Area. The Utility Levy amount is determined by using \$1,823 per meter of site frontage (on the avenues only) of the proposed development;
9. The developer shall consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title;
10. The developer shall remit payment, in the form of a certified cheque, bank draft, or letter of credit. An estimate of the costs will be prepared by the City and provided to the applicant. The estimate will be prepared once the applicable comments relating to the Business Unit(s) noted below are resolved on the plans.

Calgary Roads

- a. Approved driveway crossings;
 - b. Driveway crossing closures; and
 - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel;
11. The developer shall provide a letter to confirm the owner will remove or relocate the encroachments, planters, etc. from City rights-of-way, future bylaw setback and/or corner cut at the owner's expense within 30 days' notice from The City of Calgary requesting removal due to road widening, sidewalk construction, utility installation, etc;

Transportation:

12. Provide operating protocol for parkade overhead doors;
13. On sheet A1-4, correct leader to indicate that 2 bicycle racks have the capacity to hold 4 bikes, rather than 6;

14. Sheet A2-04 makes reference to a legend for signage. Transportation did not see the legend provided; please provide a copy;
15. Areas within the parkade that are not intended to be parking areas (such as outside doorways) should be hatched with paint and signed "NO PARKING" to prevent motorists from attempting to use them as stalls. Indicate this on the drawings of the parkade levels;
16. The stairway beside the parkade ramp on the ground floor creates a visibility issue. Pedestrians must step off the stairs onto the roadway and may surprise motorists either approaching from the parkade or from the drive aisle. Revise this area so that pedestrians have a refuge (i.e. a small sidewalk area at the bottom of the stairs) at street level so that they can see motorists from all directions and vice versa. The area should also be signed so that motorists are aware of the potential for pedestrians in the area. Do not design the refuge area so that it encroaches into the drive aisle;

Parks:

17. Revise detail 1-A-4 to 1m of soil depth for trees. Note that a minimum of 750mm of soil is required for shrubs;
18. Revise plans to indicate a note that states that the driveway should be hand excavated only (portion on the city right of way) as the eastern edge of proposed new entrance is <2m from trunk of public elm to remain. The City of Calgary requires compensation for any/all public trees damaged or removed to facilitate new hard surfaces; and
19. Proposed trees are to be planted in a continuous trench. Provide a detail which is to be reviewed and approved by Parks Urban Forestry.

Permanent Conditions

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority;
2. No changes to the approved plans shall take place unless authorized by the Development Authority;
3. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit;
4. Upon completion of the main floor subfloor, proof of the geodetic elevation of the constructed subfloor must be submitted to and approved by the Development Authority prior to any further construction proceeding;
5. All enclosed parking areas shall have walls and ceilings painted a white or light colour and have a lighting system to meet the average minimum lighting illumination of 54 LUX;

6. Parking areas shall be for the sole use of residents, customers, or staff and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core;
7. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property;
8. Any trees and shrubs indicated on the site plan or on the podium levels which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size.

Urban Development:

9. If during construction of the development, the applicant, the owner of the development, or any of their agents or contractors becomes aware of any contamination:
 - a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary, and
 - b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary, and
 - c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

Prior to issuance of a Development Completion Permit, a letter from the qualified professional who prepared the Remedial Action Plan and/or a Risk Management Plan is to be issued to The City of Calgary in which the qualified professional certifies that the Remedial Action Plan and/or Risk Management Plan has been implemented.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of The City of Calgary (Environmental Management).

10. The developer shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
 - a. Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.)
 - b. Relocation of works (survey monuments and underground/overhead utilities, etc.)
 - c. Upgrading of works (road widening and watermain upgrading, etc.)
 - d. Construction of new works (lane, paving, sidewalks, curbs, etc.)
 - e. Reconstruction of City facilities damaged during construction

All work performed on public property shall be done in accordance with City standards and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, street lighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing and landscaping.

Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the developer shall pay the difference, upon receipt of notice, to The City;

11. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purpose of shoring, tie-backs, piles, sidewalks, lane paving, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in City rights-of-way and setback areas must be removed to the satisfaction of the Manager of Urban Development, at the developer's expense, upon completion of foundation work.
12. The developer, and those under their control, shall develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking). Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control. The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events. Please refer to the current edition of The City of Calgary Guidelines for Erosion and Sediment Control for more information;
13. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense, prior to issuance of a Development Completion Permit;
14. The developer shall submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan. Certification is to be completed within the timelines specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specifications and Guidelines; and

Parks:

15. Public trees located on the City boulevard adjacent to site shall be retained and protected during all phases of construction, by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence.

Advisory Comments

The following advisory comments are provided as a courtesy to the applicant and property owner. They represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval

Planning:

1. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority;

2. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter;
3. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the building, including those which are required through the building permit process;
4. In addition to your Development Permit, you should be aware that a Building Permit is also required. Once your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information;
5. All trees and shrubs indicated on the approved site plan including those indicated in the adjacent boulevard or on the podium to be retained shall be protected during all phases of construction. If any trees or shrubs die at any time during construction or after, they must be replaced by trees or shrubs of comparable species and size to the satisfaction of the Development Authority;

Urban Development:

6. The developer is advised that the property line is 4.0 m from lip of gutter, 0.3 m from back of sidewalk on 2 Street SW;
7. The developer is advised that the property line is 5.5 m from lip of gutter, 0.3 m from back of sidewalk on 13 Avenue SW;
8. The developer is advised that a corner cut of 4.5m x 4.5m is required adjacent to 2 Street SW & 13 Avenue SW;
9. The developer is advised that driveway applications may be required. The locations and design of driveways must be approved by Transportation Planning. New driveways including driveway modifications or relocations must be constructed to City standards at the developer's expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developer's expense;
10. The developer is advised that driveway closures may be required. Existing driveways that are not required for the development must be closed (removed), to City standards at the developer's expense;
11. The developer is advised that Calgary Roads is responsible for determining whether the existing sidewalks, driveway crossings, street lighting, curb and gutter, etc., are to City standards. Replacement and/or rehabilitation would be at the developer's expense;
12. Water connection is available from 13 Avenue SW (150mm CI, 1910);
13. Show details of proposed changes to servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter;
14. The developer is advised that the water service connection is to be constructed under an Indemnification Agreement (Downtown area);

15. Review with Fire Prevention Bureau for hydrant coverage and Siamese connection location. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plan for Building Permit approval. Contact FPB at 268-5378. Principal Entrance(s) to be labelled on the DSSP;
16. Redundant services are to be disconnected at the source and new service installed at the owner's expense. For further information, contact the Calgary Waterworks Development Technician at 268-5739 or 268-5006;
17. A dual service is required to service this site;
18. No construction permitted over water lines 100mm and larger;
19. If further subdivision occurs in the future (including strata subdivisions), each titled parcel MUST have separate service connections to a public mains (water and sanitary);
20. The size of service installed needs to be compatible with the size of the main (i.e. if they want a 250mm service, then they need to upgrade the main to a 250mm). If services are required to be larger than the main in which it connects, it is obvious that the public main is undersized for the site requirements. In this case, upgrades will be required at the developer's expense;
21. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Waterworks Specifications. The watermains are 90 years and older and although there has been minimum breaks during their life span, any disturbance during construction such as a new service connection or other alterations can cause breaks. Lead joints of old cast iron mains are very sensitive to ground movements;
22. Future water main replacements in the Downtown area will require a minimum main size of 200mm. A cut-in of a 200x200x (size of water service(s)) Tee with a 200mm separation valve (on dual services) will be required. This will mean less disruption when the main replacement occurs and the work and materials invested at the time of the service installation will not be redundant when the main is replaced;
23. Show all proposed and existing shallow utilities on the Development Site Servicing Plan;
24. Sanitary sewer connection is available from 13 Avenue SW;
25. Storm sewer connection is available from 13 Avenue SW and 2 Street SW;
26. Show all existing and proposed sewers on the development site servicing plans at the Building Permit stage;
27. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96;
28. All open run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;
29. The allowable stormwater run-off coefficient shall be 30%;
30. Ponding is required for 1:100 year storm events;

31. Direct all roof drainage to on-site storm;
32. All building openings, ramps, etc., adjacent to trap lows are to be min, 0.3 meters higher than the maximum water elevation at the 1:100 year depth or depth of spill, whichever is greater;
33. Storm Redevelopment Fees will be required;
34. Contain storm run-off on site;
35. All on-site sewers are to be designed to City of Calgary specifications;
36. Adequate easement protection will be required for all utilities. No trees, shrubs, permanent structures or unauthorized change of grades are permitted within the utility right-of-way;
37. All stormwater drainage is to be controlled on site with downspouts and roof leads directed away from adjacent properties. The lot must have positive grading away from the foundation of the dwelling structure;

Transportation:

38. Transit, carpooling and active travel choices should be encouraged and promoted;
39. To mitigate the need for offsite transportation improvements, the developer should integrate Transportation Demand Management (TDM) program infrastructure (e.g. bicycle parking, carpool parking and walkway/sidewalk connections) into the development plans.

The developer/owner/manager shall appoint a traffic demand management (TDM) coordinator to develop strategies for a TDM program that will achieve reductions in motor vehicle use. These strategies should be implemented in the development and management of the site.

The developer and future site managers shall provide a written commitment to promote and monitor the TDM program to reduce peak hour site-generated vehicle traffic and report on the TDM program to the Director of Transportation Planning annually.

The approved Beltline ARP identifies 13 Avenue as a greenway, which will place priority on pedestrian and bicycle travel;

Parks:

40. The plan indicates both public poplars and public are to be removed. These three trees have replacement value only. The City of Calgary requires written request for public tree removal, compensation, and an indemnified contractor must be used. The plan indicates one public elm to remain and to be protected. If clearance pruning is required, as indicated on plan, Urban Forestry (216-5252) must be notified and an indemnified contractor used;

41. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land;
42. All tree planting in the City of Calgary boulevard is subject to Line Assignment approval from Engineering Services;
43. A condition of the issuance of permits by City of Calgary Roads may be the requirement for a tree protection plan when construction activities are within 6 meters of a tree on Public land. Requirements and specifications for a Tree Protection Plan may be obtained at www.calgary.ca/parks by following the Urban Forestry links for by telephoning Urban Forestry at 216-5252;
44. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. You may wish to consider this cost during the design and development of your project. The Public Tree(s) adjacent to this project are valued at \$12,575.27. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".

Dwayne Drobot
2007 March

APPLICANT'S SUBMISSION

We are pleased to submit Centuria on the Park for Development Permit. Located at the southwest corner of 13th Avenue SW and 2nd Street SW, between Central Memorial and Haultain Parks, the site is superbly situated. We have developed a building design which we believe will enhance this site. The key characteristics of the design are as follows:

Street Relationship; The lower 4 floors include 2 storey townhouses and above these, two storey city homes. With patios with entry ways directly off the street, the townhouse will provide security and animation at street level. The lower level podium level is designed to relate in scale and materials to the library, providing a streetscape that is complementary to this important historic building.

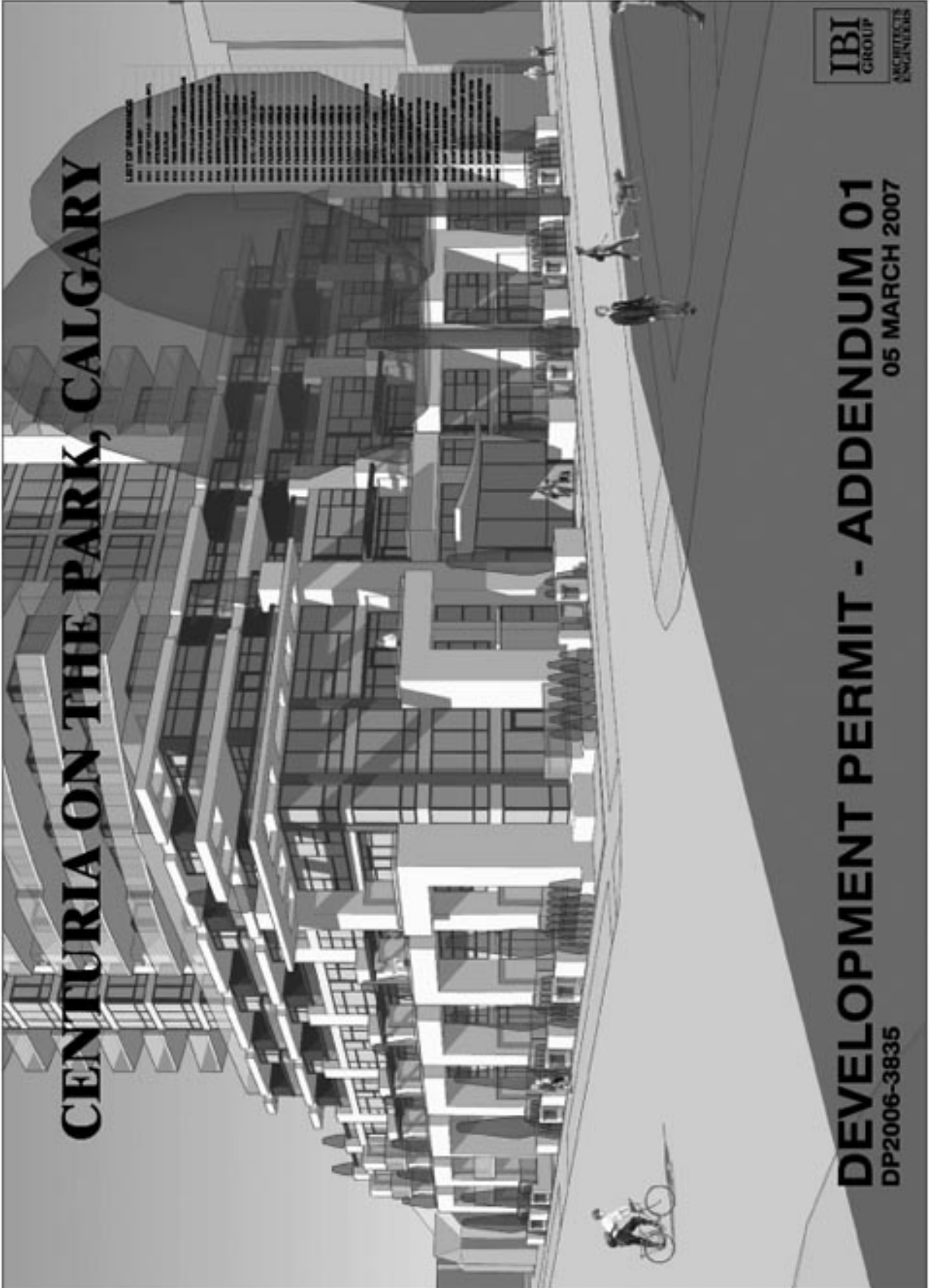
Slender Tower; The tower, which has a small floor plate, is oriented in a north-south direction, and is located towards the east edge of the site, minimizing shadowing impact on the park. The upper six levels which step back diagonally provide a striking roofscape while at the same time, maximizing daylight and sunlight at street level.

Parking and Servicing; The service areas of the building are located off street, and are screened from view by the townhouses. No vehicular access occurs along 13th Avenue to promote the development of a green street adjacent to Central Memorial park.

Environmental; The project will pursue many sustainable features including:

- Vegetative Green Roof to reduce solar heat gain and the urban heat island effect as well as assist in managing storm runoff water.
- Rain water will be collected to irrigate landscaping and reduce the consumption of potable water.
- Dual flush toilets and low water flow plumbing fixtures will reduce overall water consumption.
- Energy efficient lighting will reduce power consumption and solar panels on the roof will reduce peak demand time consumption.
- Low E – Argon glazing will provide energy efficiency to the building envelope.
- Individual suite mechanical units and utility metering will allow residents to control their personal energy usage.
- An extensive recycling centre will be provided to promote sustainable waste management.
- Recycled building materials will be used in the buildings structure (fly ash in concrete and recycled metal in reinforcing steel)
- Renewable materials such as Bamboo flooring will be used in the interior finishing.
- The project is located within walking distance of the downtown core and mass transit facilities to reduce the need for vehicular transportation.

Centuria on the Park will add a vibrant pedestrian friendly residential community to the Beltline. We look forward to your support.





CONTEXT PLAN



TRANSPORTATION MAP

SITE AND BUILDING INFORMATION

SOUTH SIDE LOTS		NORTH SIDE LOTS	
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
101	10,000	101	10,000
102	10,000	102	10,000
103	10,000	103	10,000
104	10,000	104	10,000
105	10,000	105	10,000
106	10,000	106	10,000
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117	10,000	117	10,000
118	10,000	118	10,000
119	10,000	119	10,000
120	10,000	120	10,000

PARKING CALCULATION

1. FLOORSPACE - 204,100 SQ. FT.
 2. FLOORSPACE - 204,100 SQ. FT.
 3. FLOORSPACE - 204,100 SQ. FT.
 4. FLOORSPACE - 204,100 SQ. FT.
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 8. FLOORSPACE - 204,100 SQ. FT.
 9. FLOORSPACE - 204,100 SQ. FT.
 10. FLOORSPACE - 204,100 SQ. FT.

UNIT COUNT

1. UNIT COUNT - 20
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 10. UNIT COUNT - 20

PROJECT NO. 10-01-001
 SHEET NO. 10-01-001-01
 DATE: 10/10/01

PROJECT NAME: 18 STOREYS - PART 1

CLIENT: 18 STOREYS - PART 1

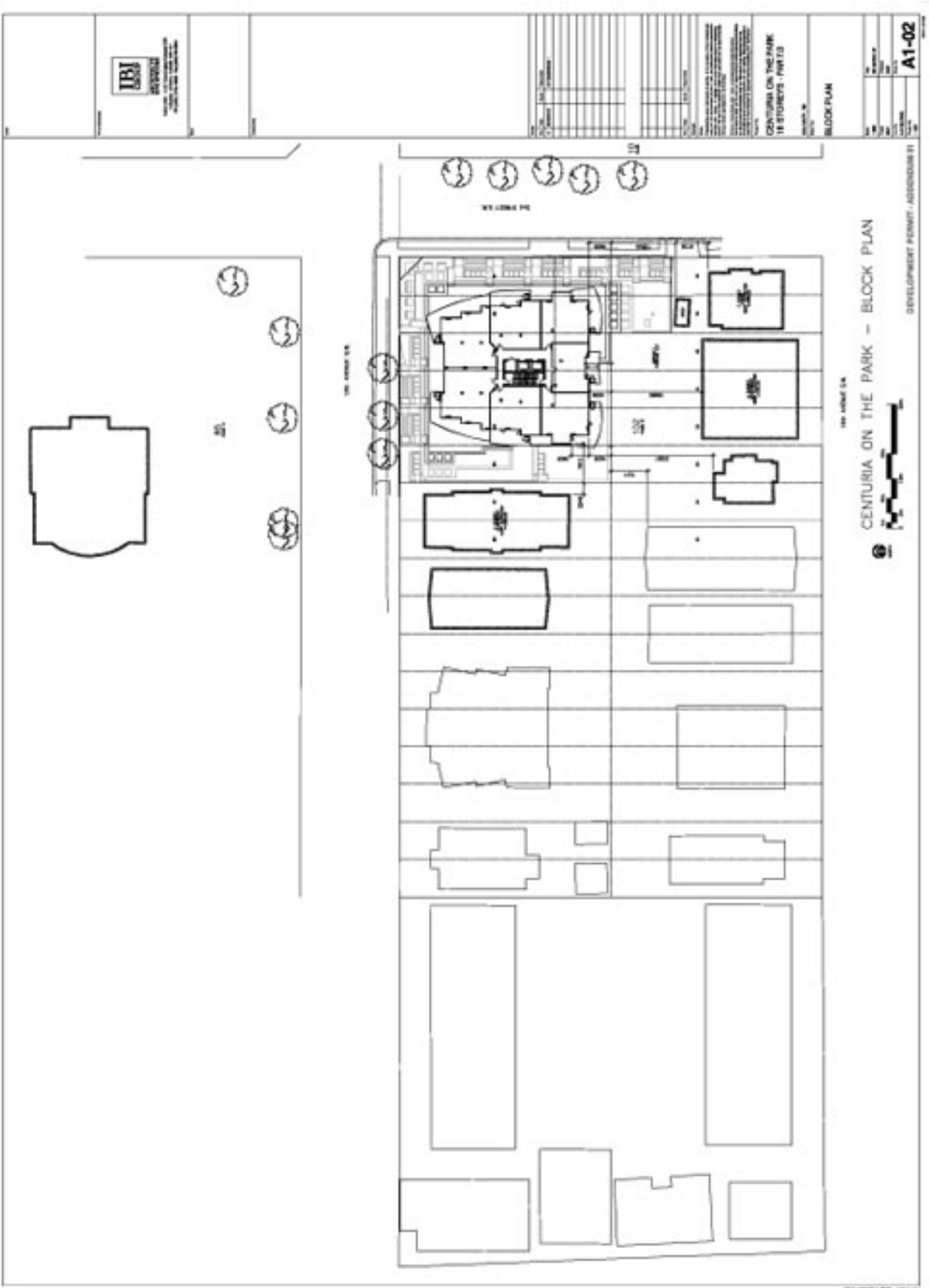
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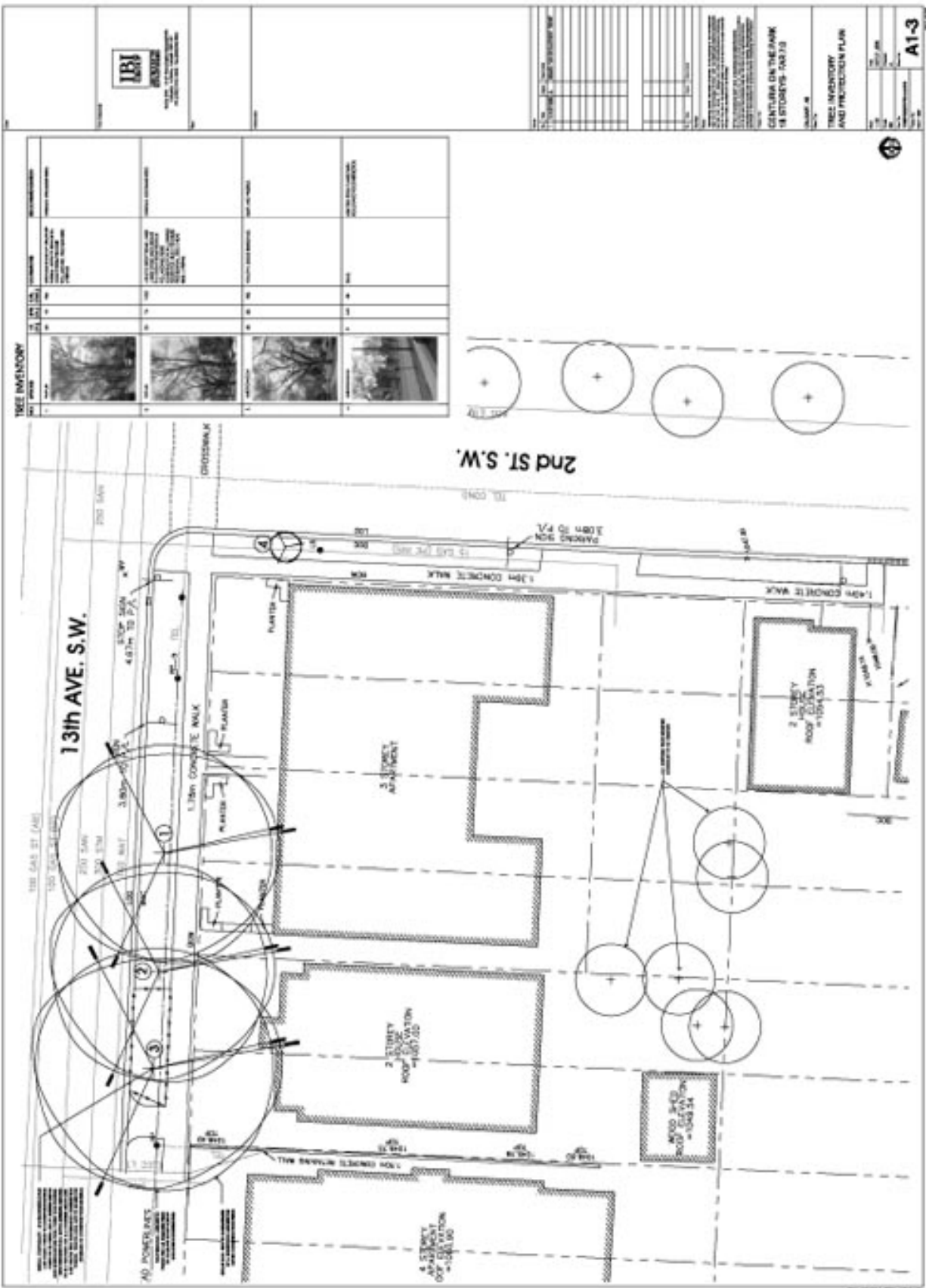
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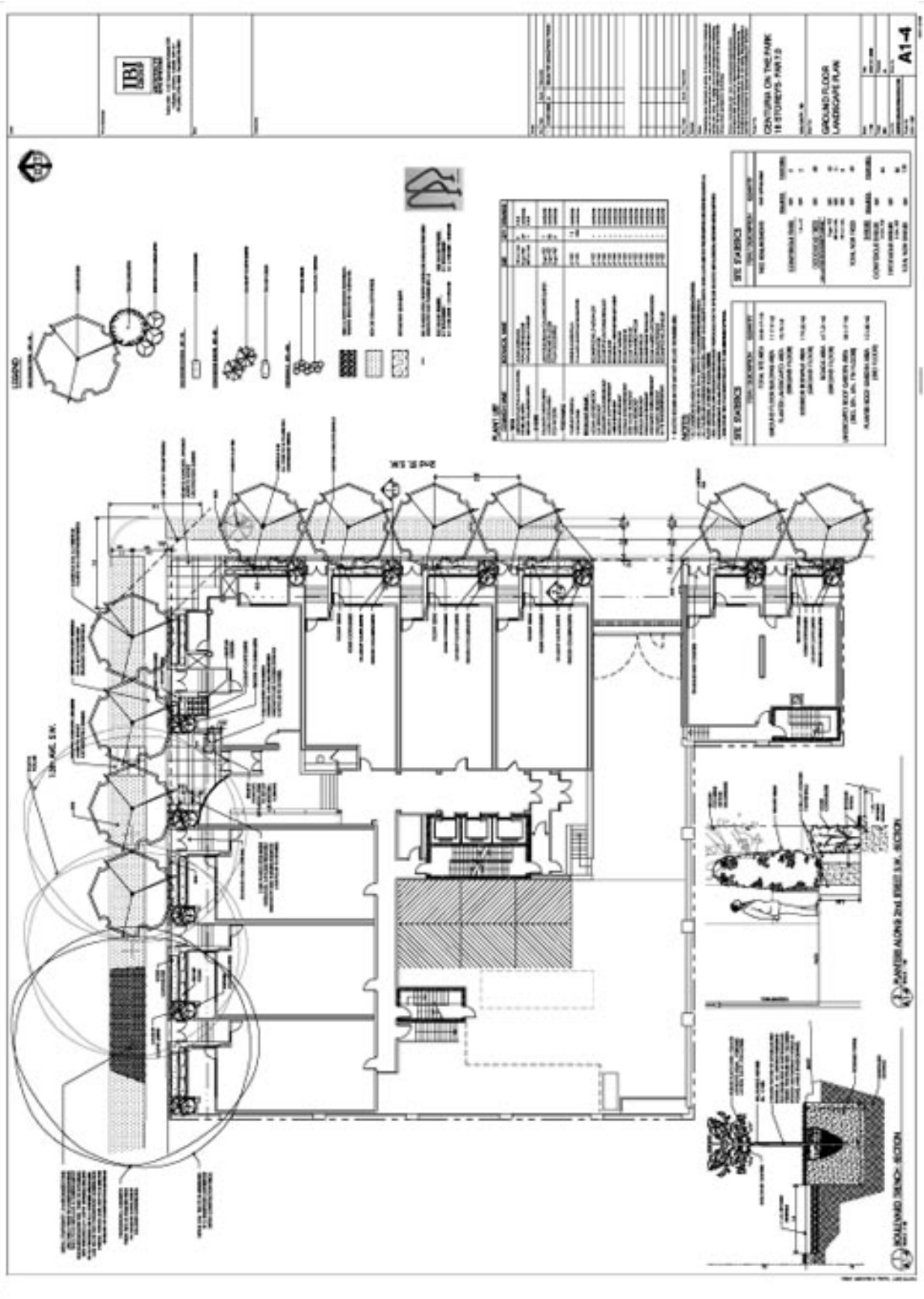
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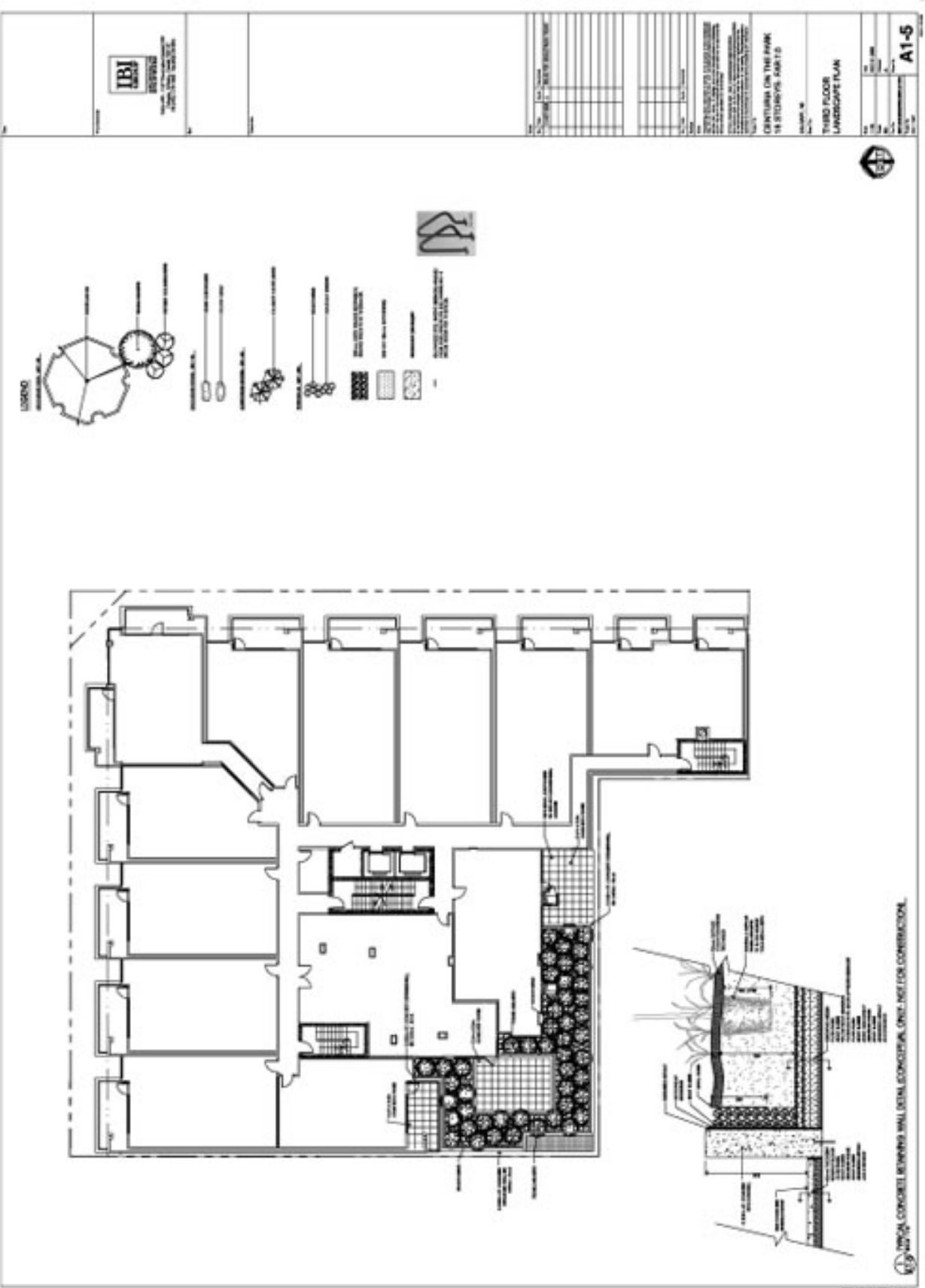
DEVELOPMENT PERMIT - ADDENDUM 11

AO-01





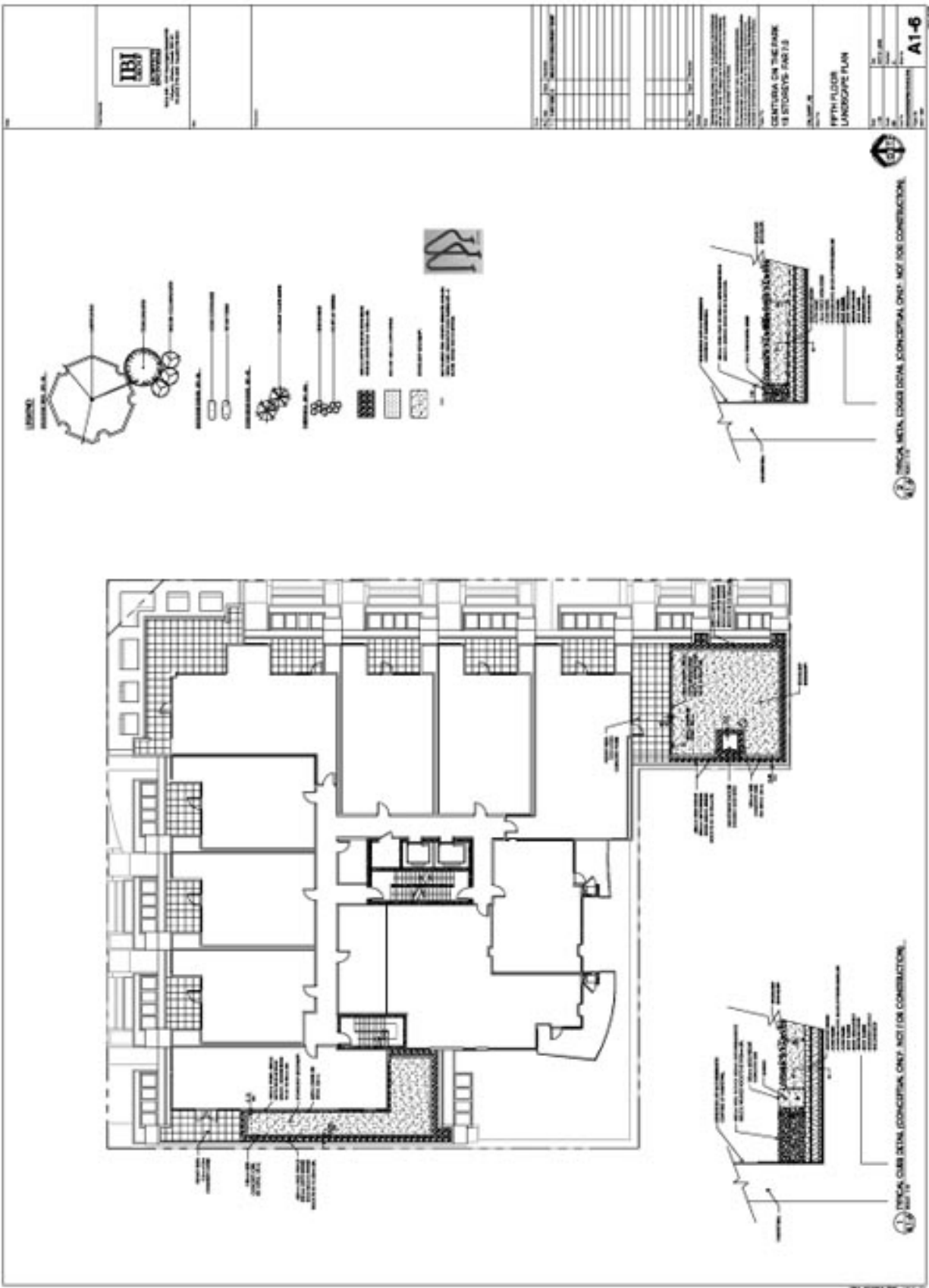


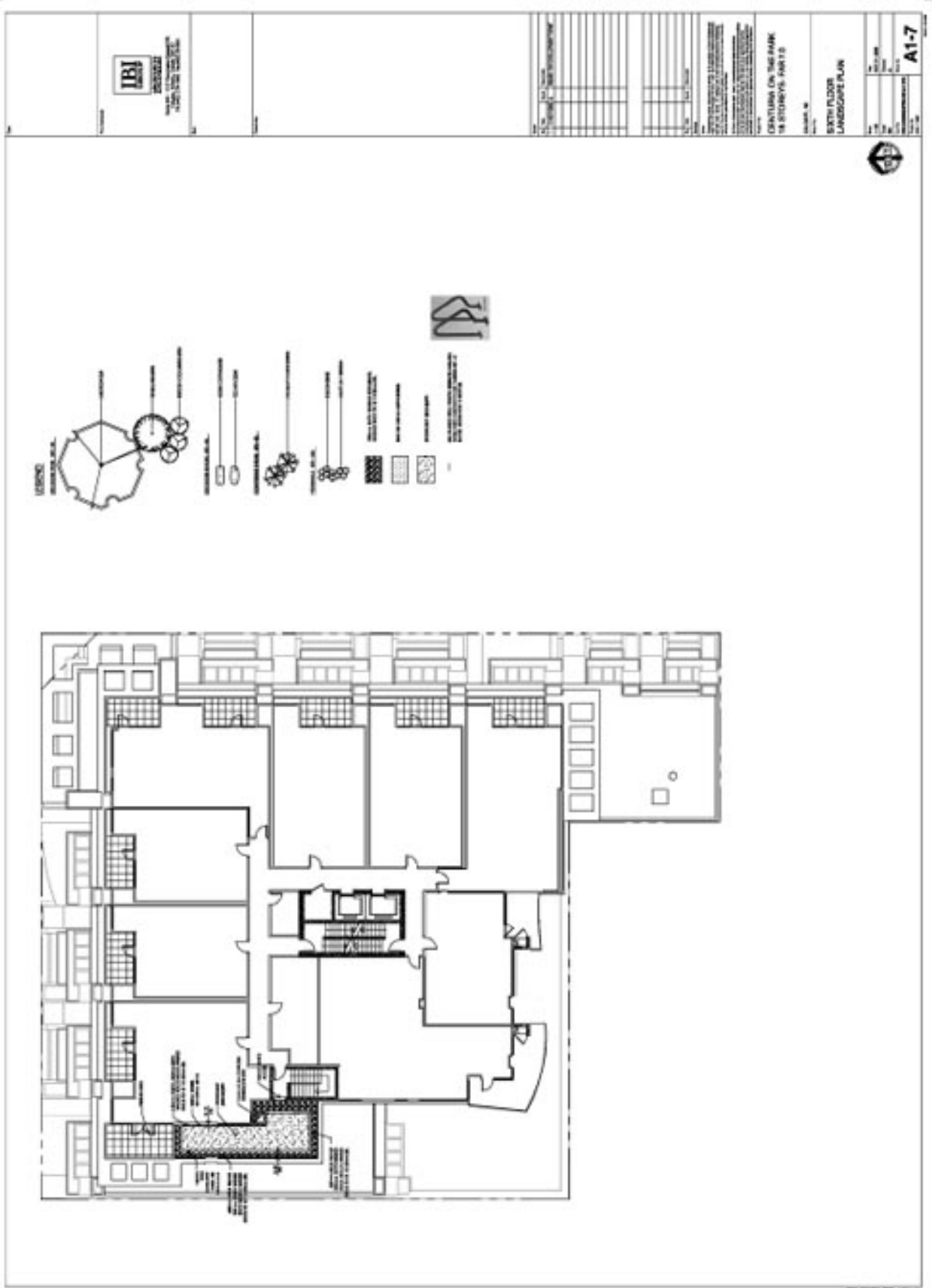


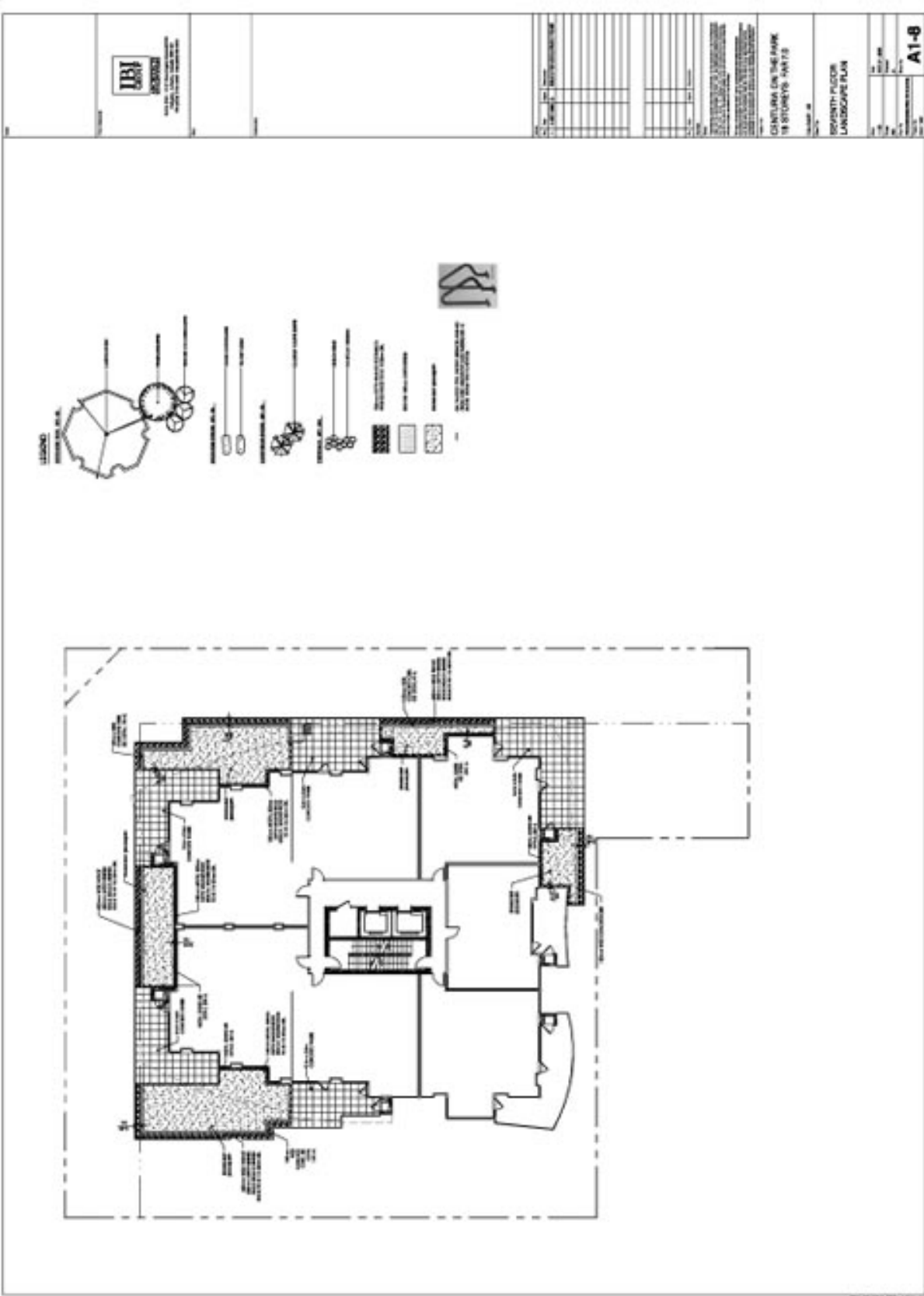
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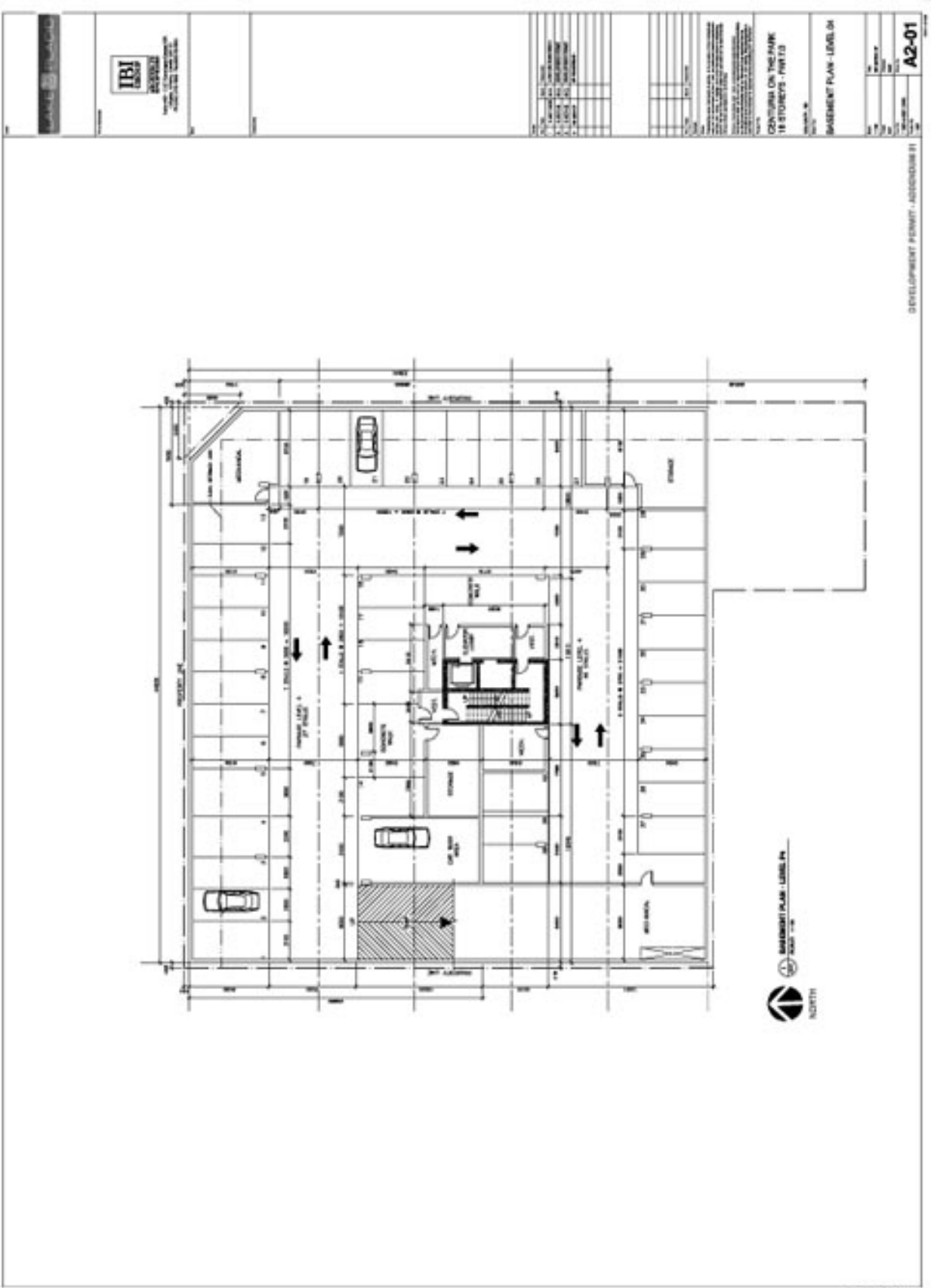
THIRD FLOOR
LANDSCAPE PLAN

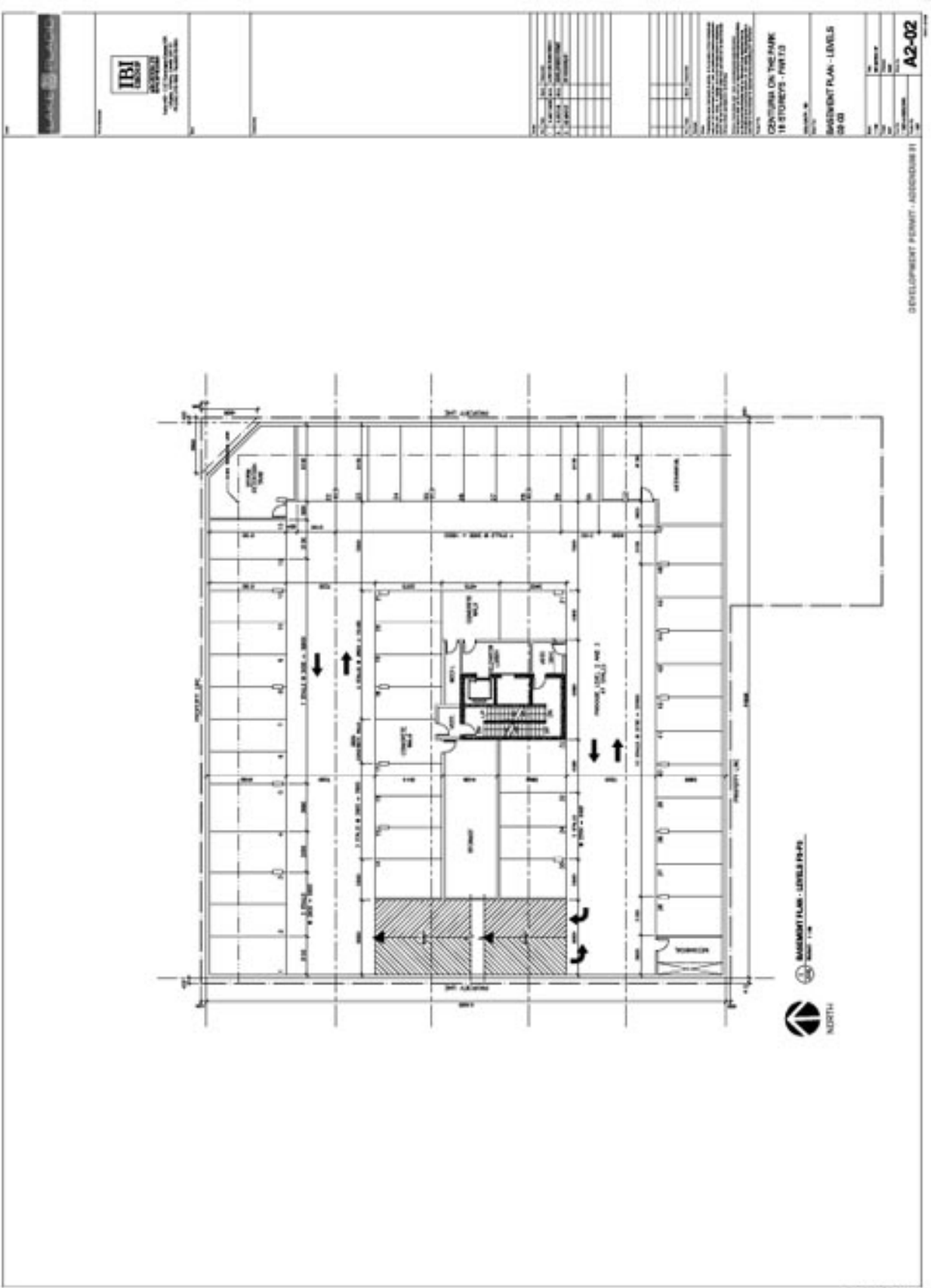
CENTURIA ON THE PARK
18 STOREYS TOWER

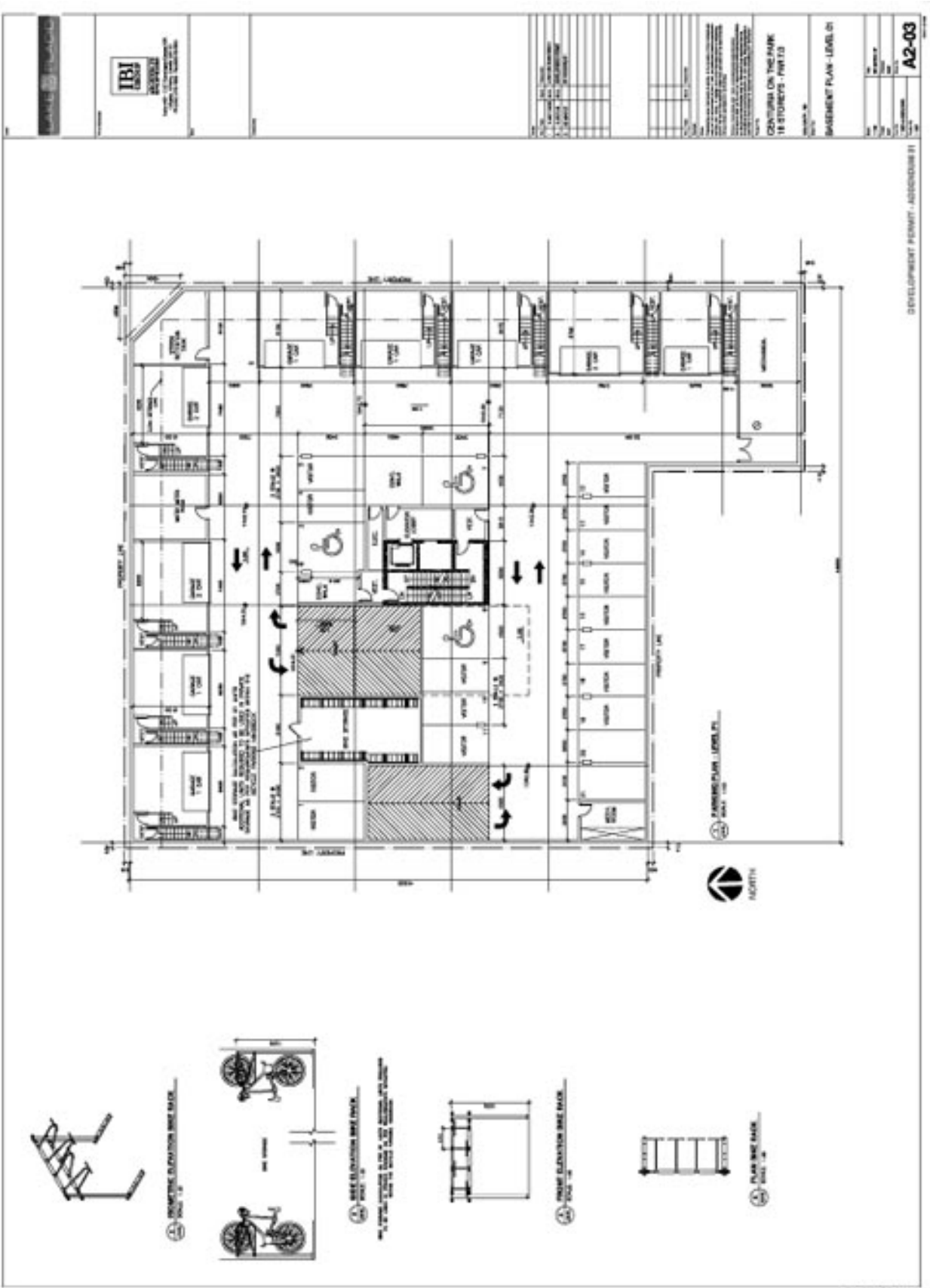


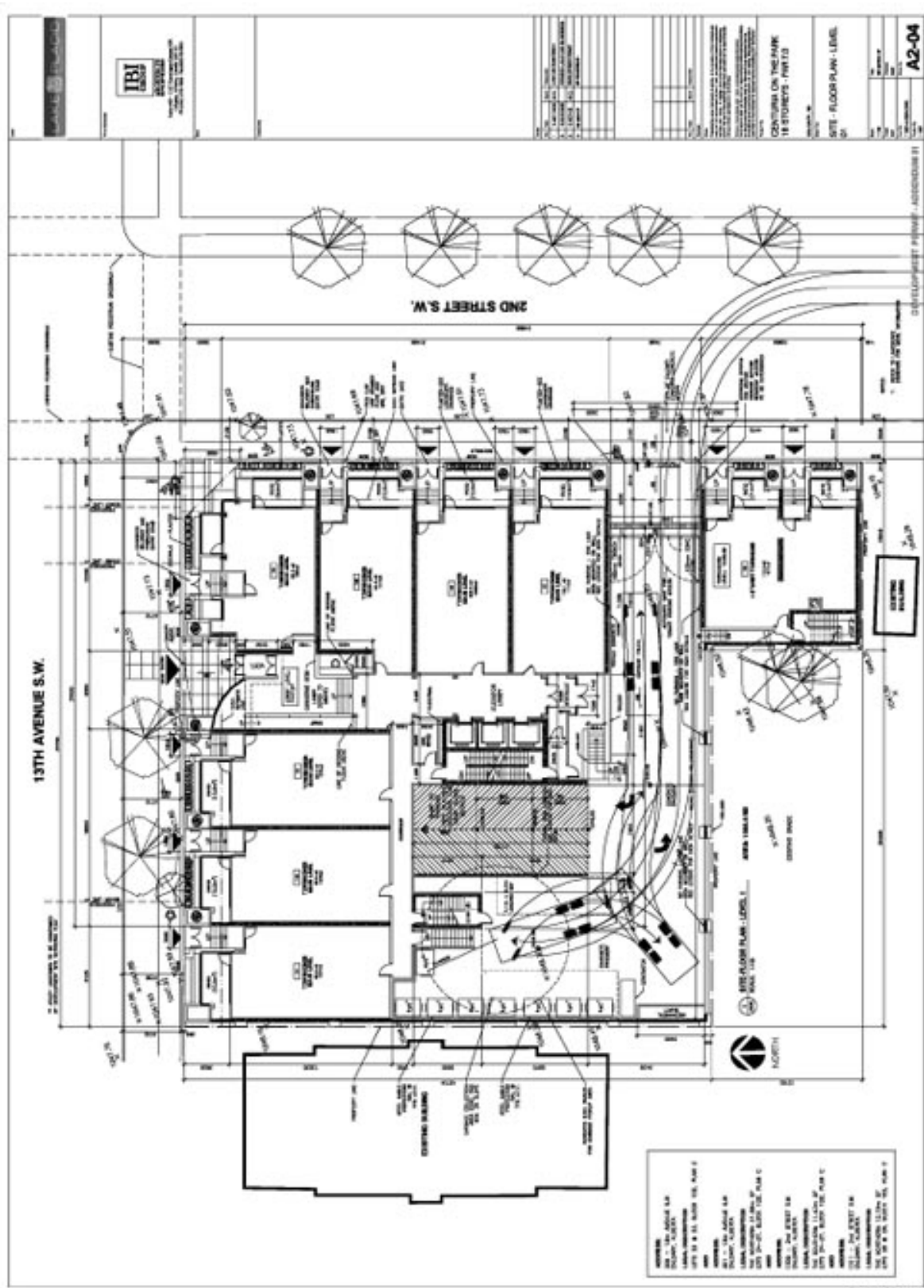




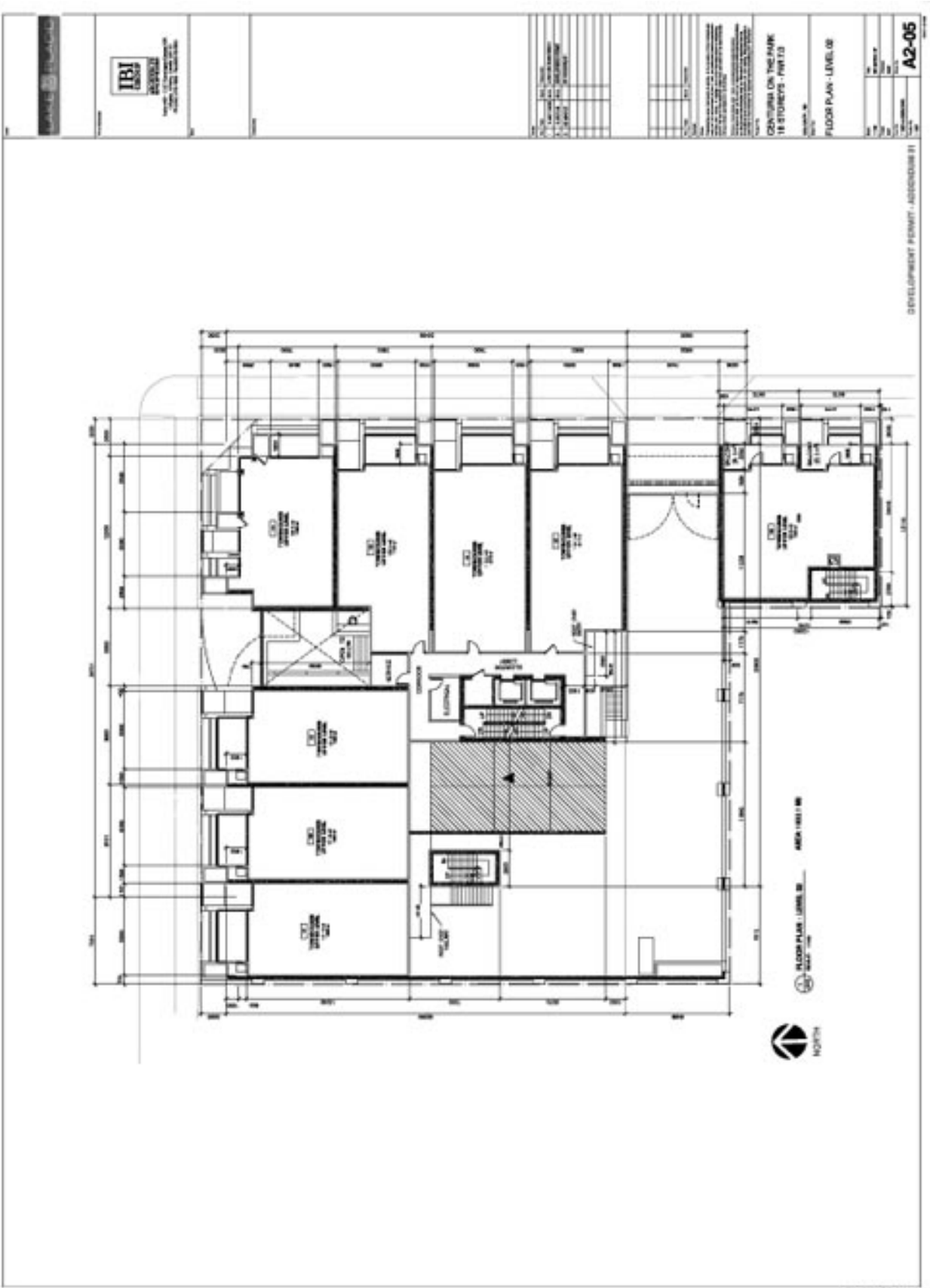


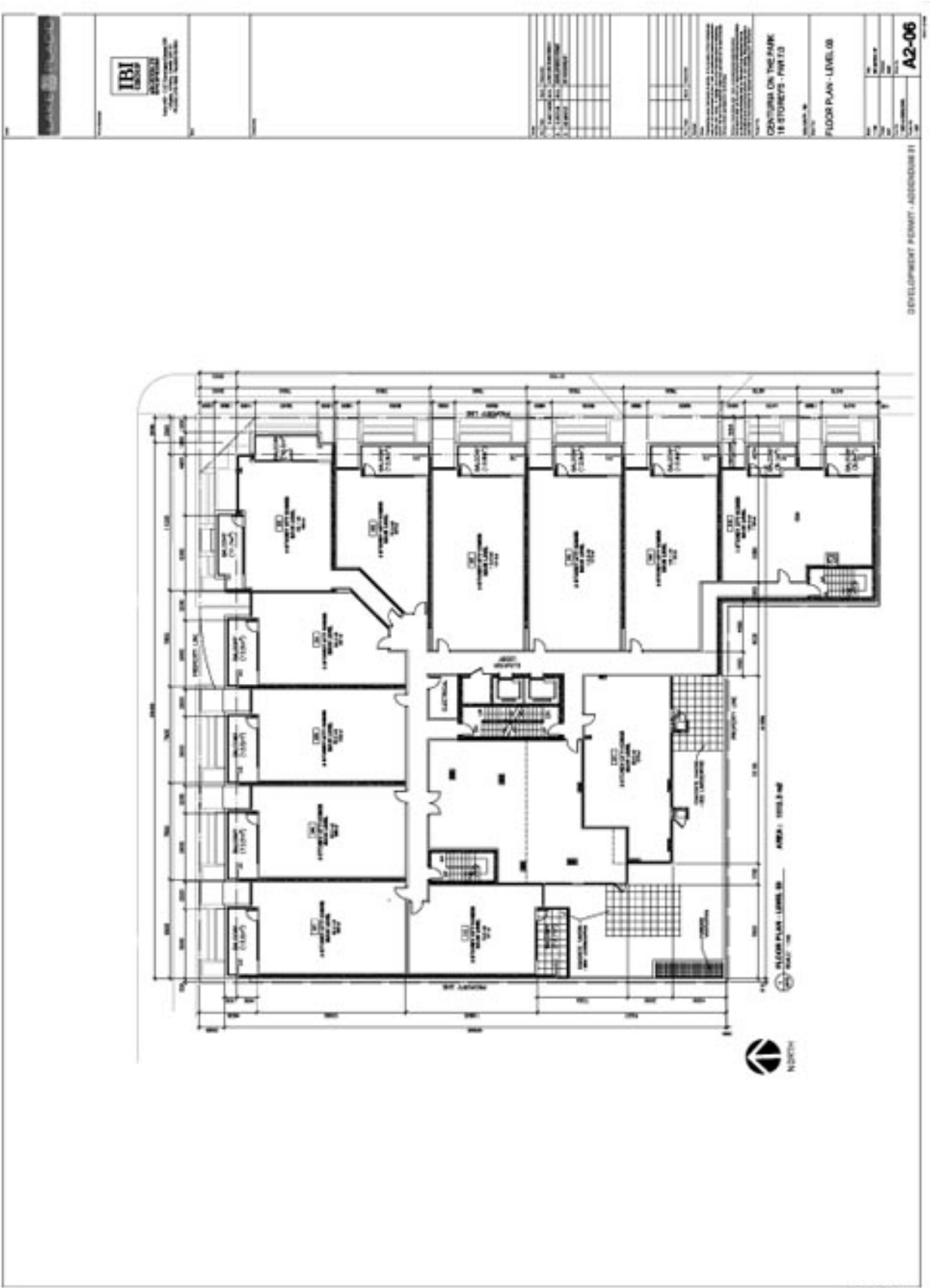


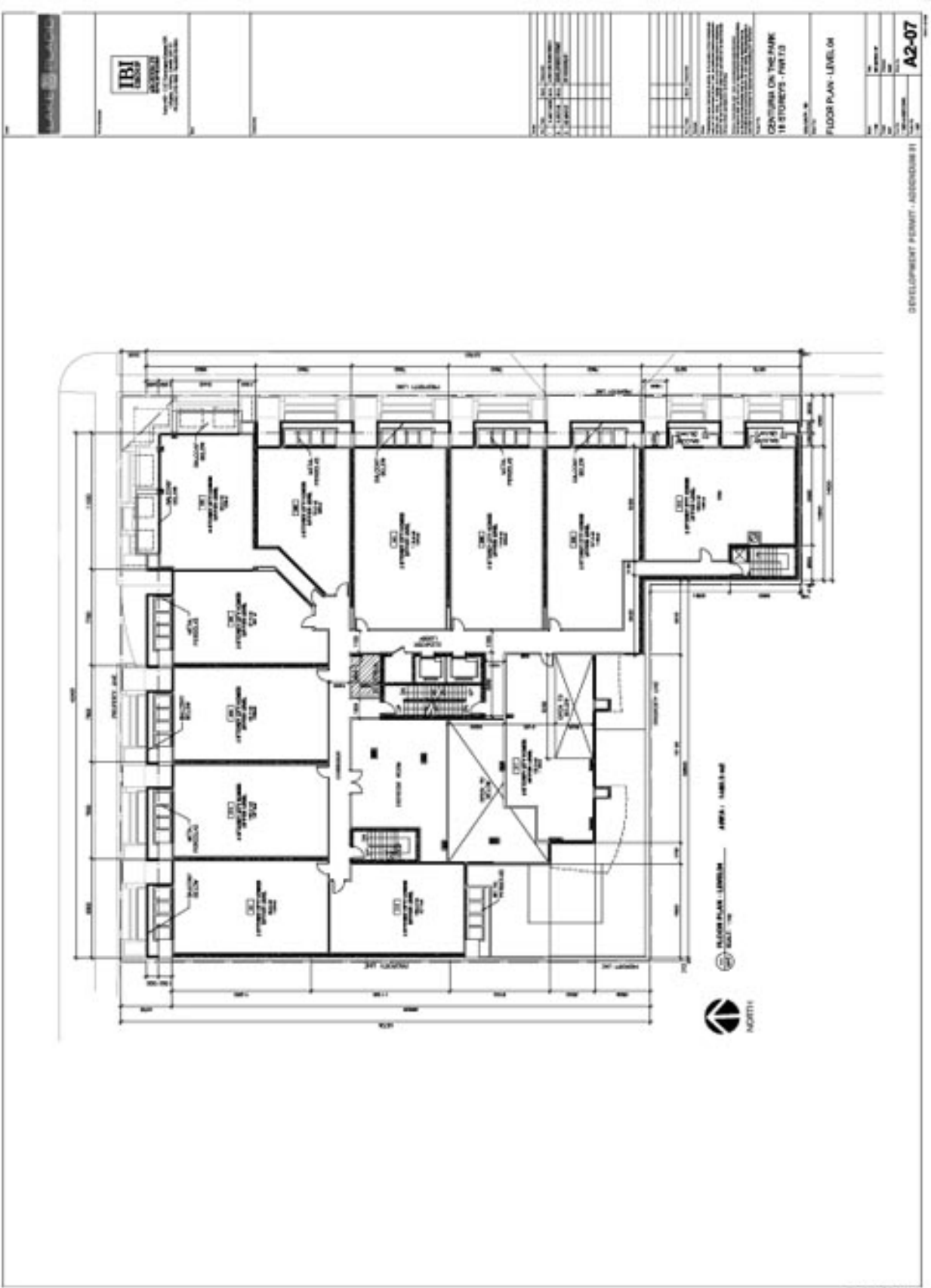


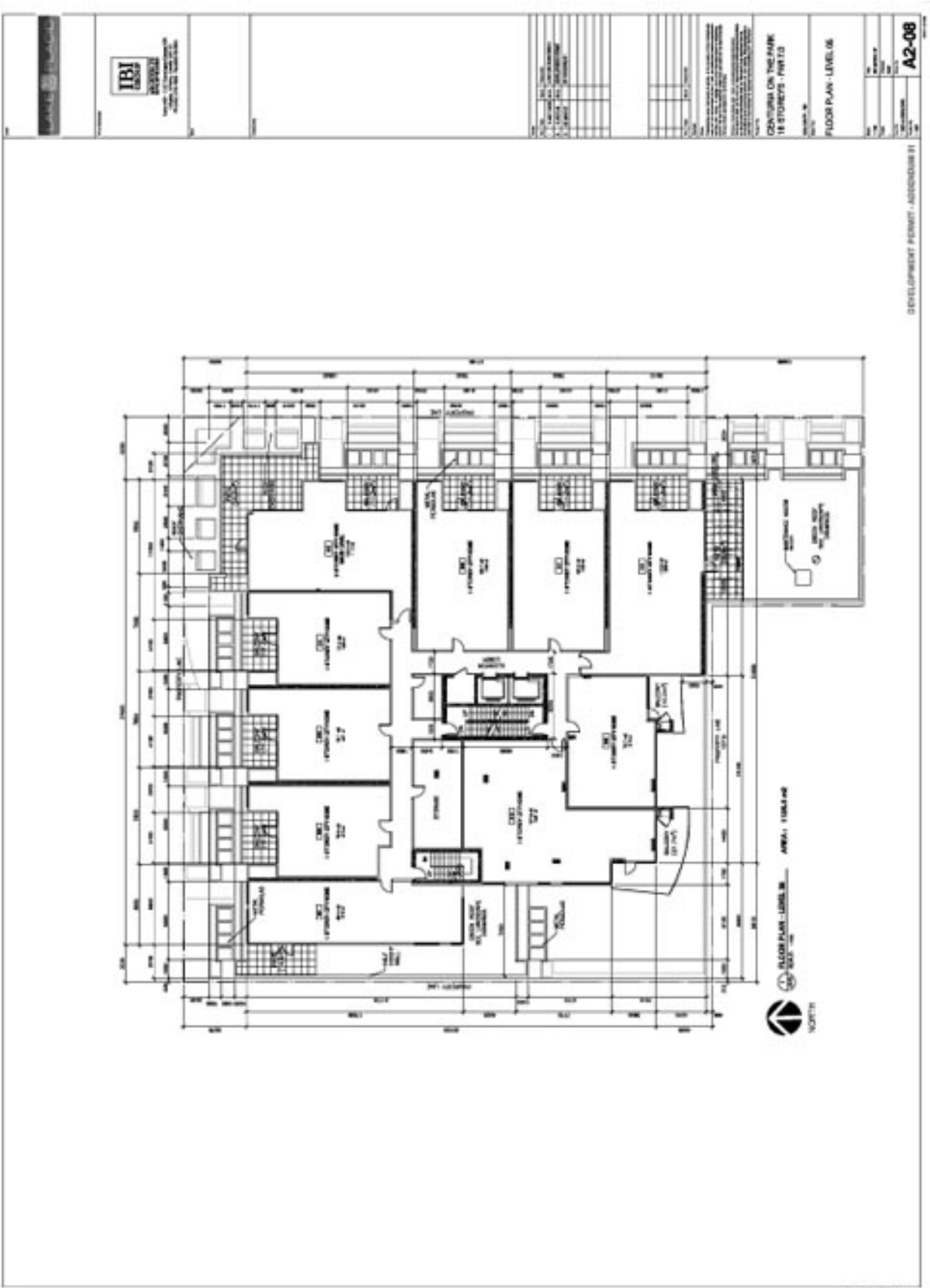


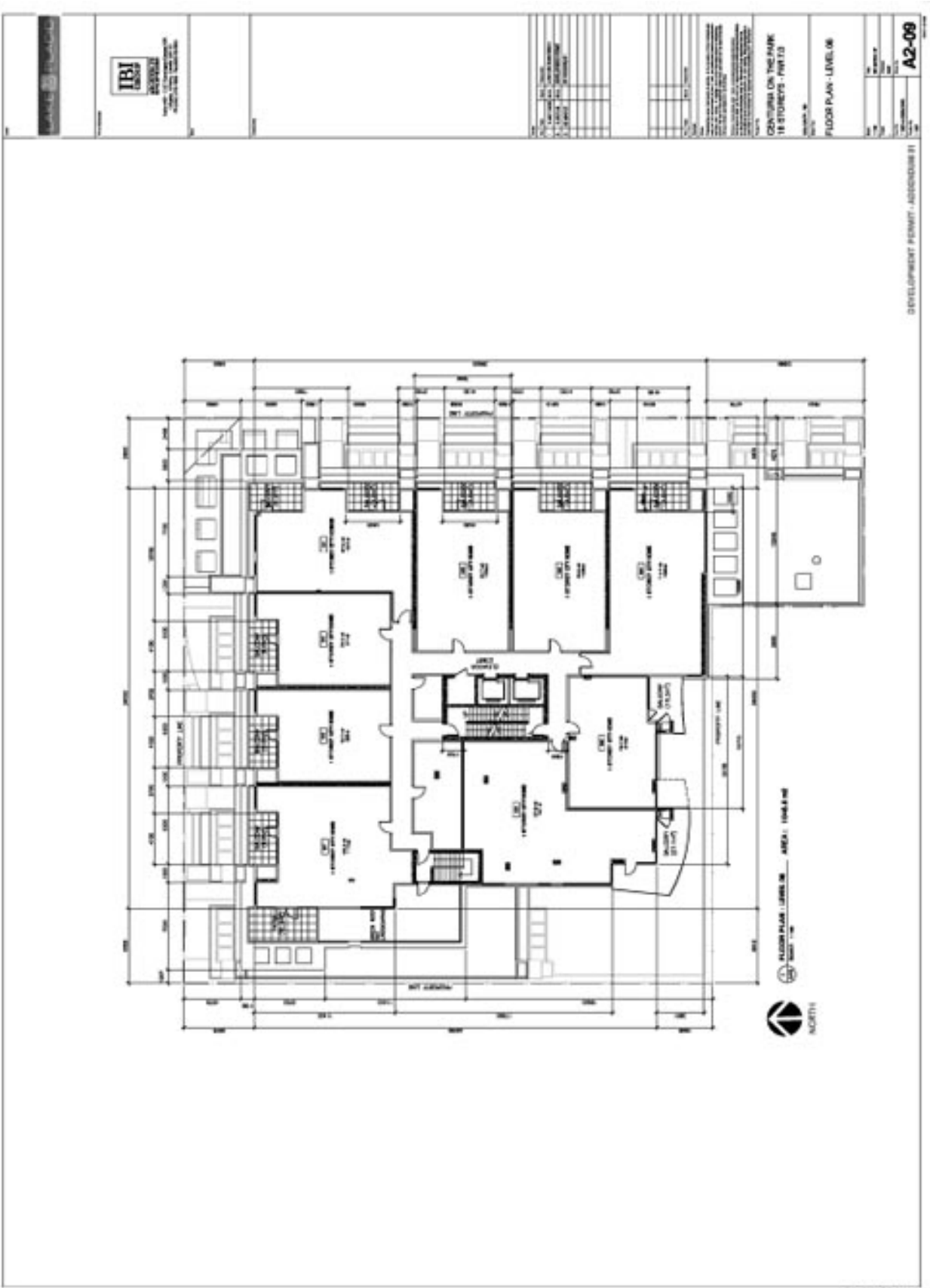
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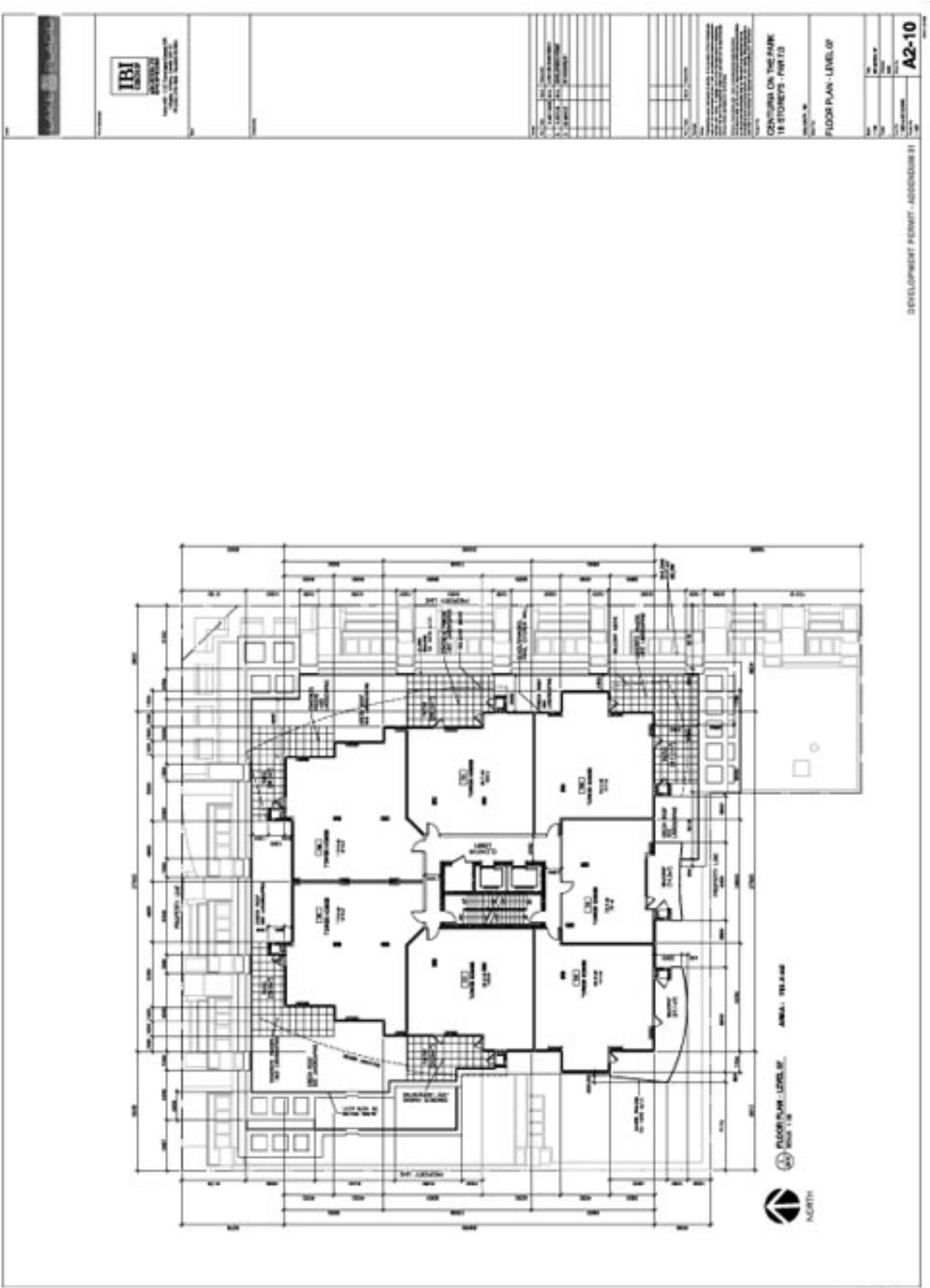












DEVELOPMENT PERMIT - ADDENDUM #1



IBI GROUP
ARCHITECTS
1000 WEST 10TH AVENUE
SUITE 1000
VANCOUVER, BC V6H 3G9
TEL: 604.681.1111
WWW.IBIGROUP.COM

DATE: 2007.03.22
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

PROJECT: CENTURIA ON THE PARK
18 STOREYS - PHASE 1.3

FLOOR PLAN - LEVEL 09

AREA: 118.41 SQM

NO. OF SHEETS: 10
SHEET NO.: A2-10

DATE: 2007.03.22

PROJECT: CENTURIA ON THE PARK
18 STOREYS - PHASE 1.3

FLOOR PLAN - LEVEL 09

AREA: 118.41 SQM

NO. OF SHEETS: 10
SHEET NO.: A2-10

DATE: 2007.03.22

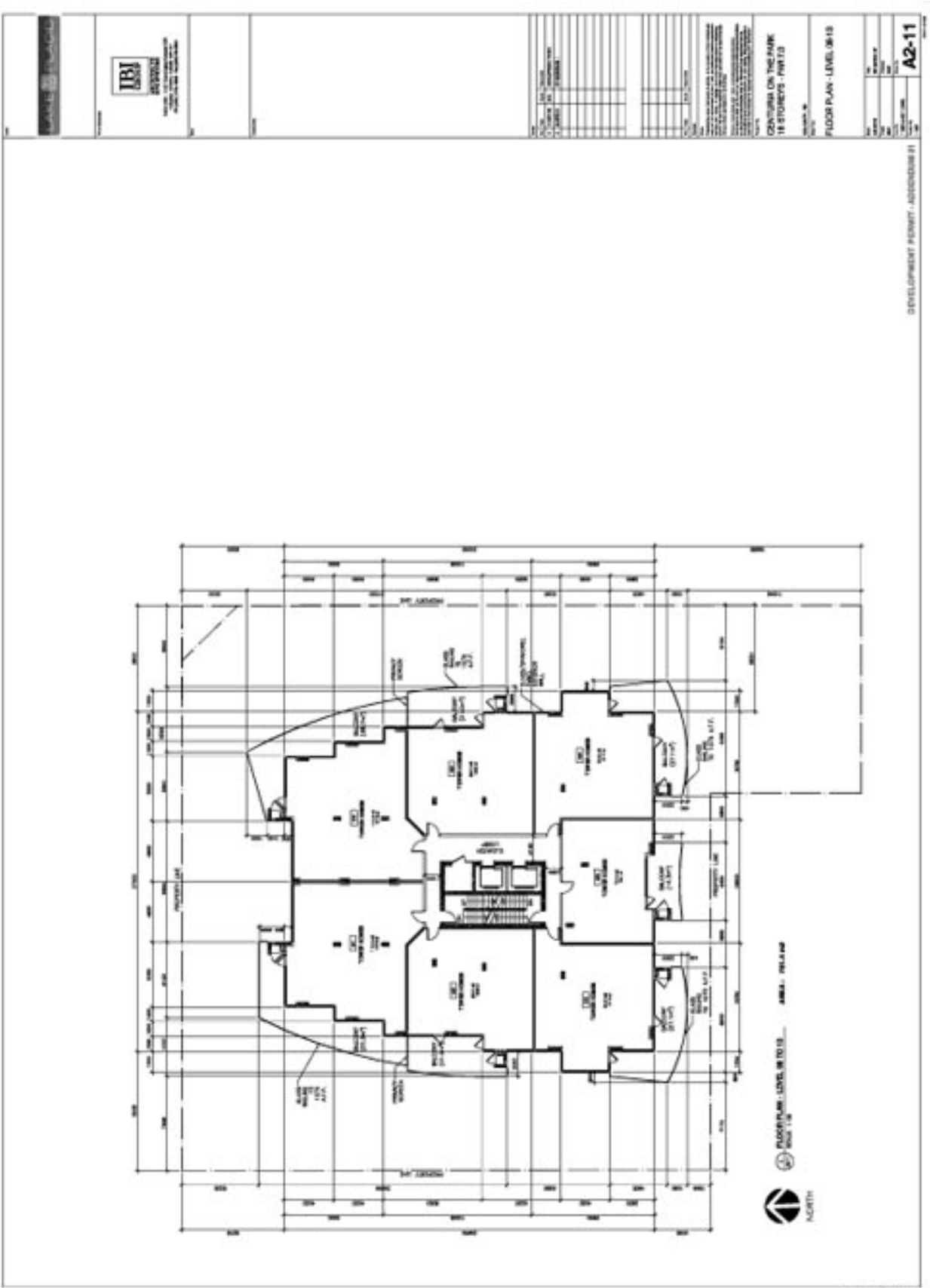
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18 STOREYS - PHASE 1.3

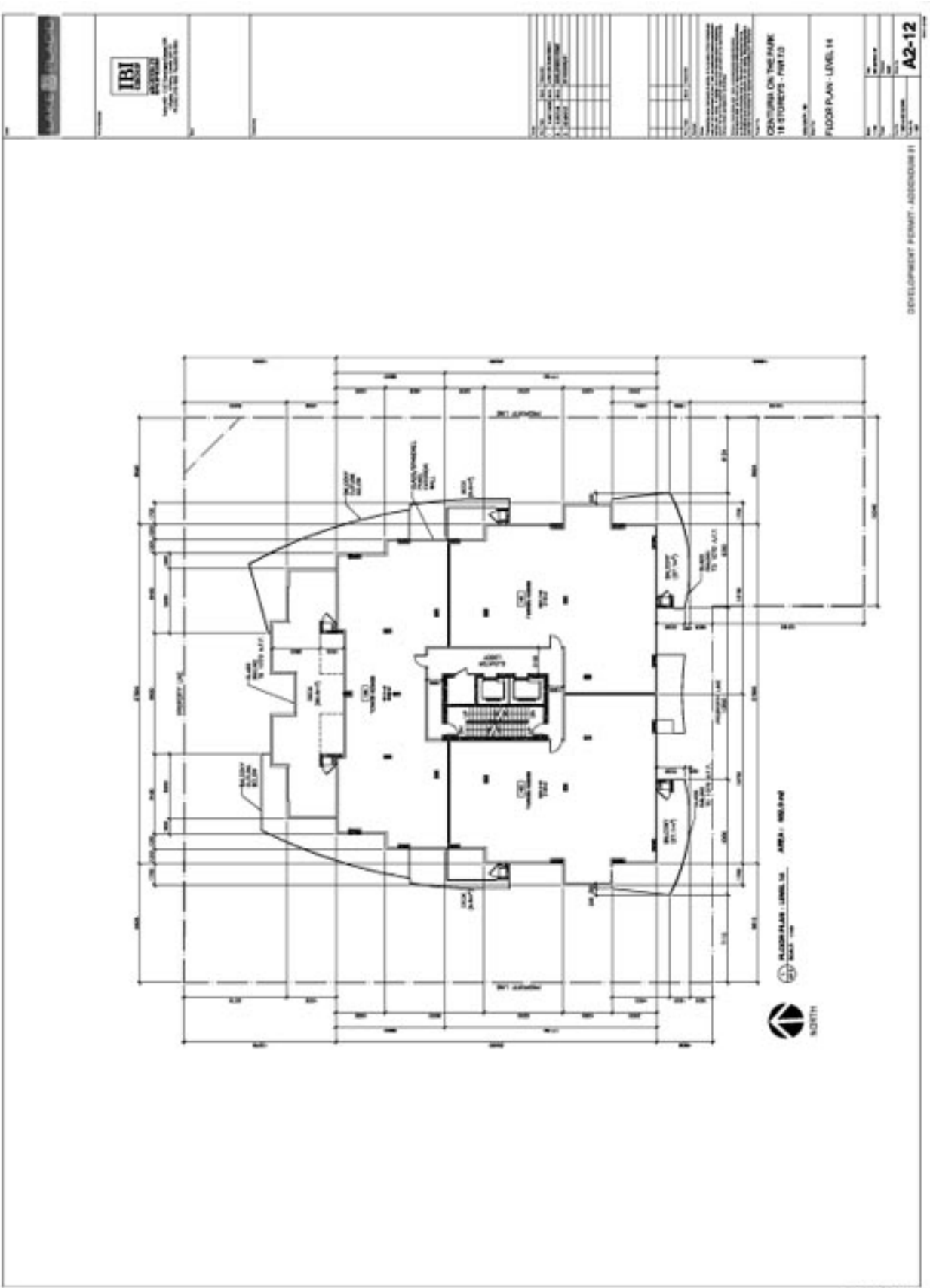
FLOOR PLAN - LEVEL 09

AREA: 118.41 SQM

NO. OF SHEETS: 10
SHEET NO.: A2-10

DATE: 2007.03.22



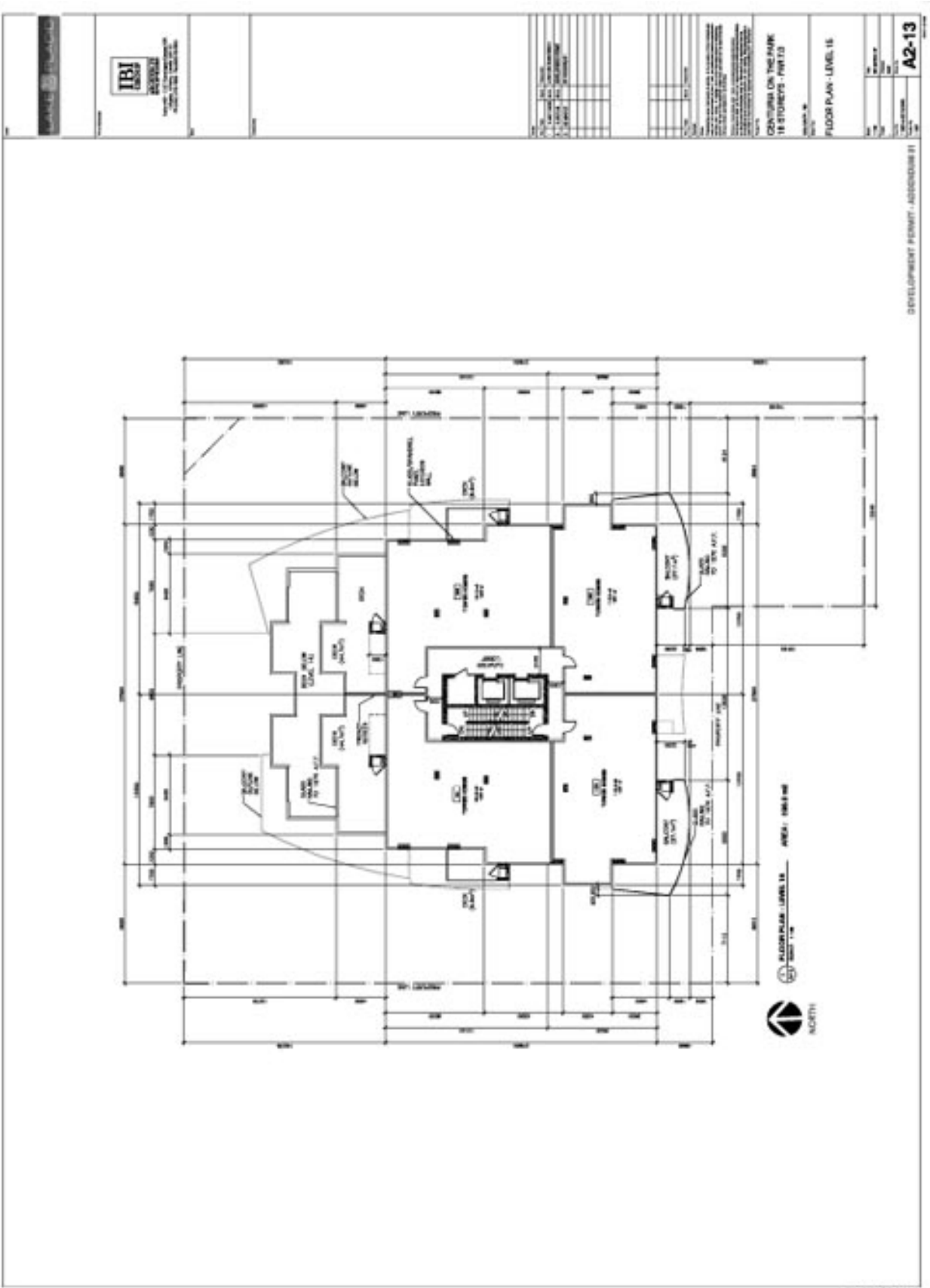


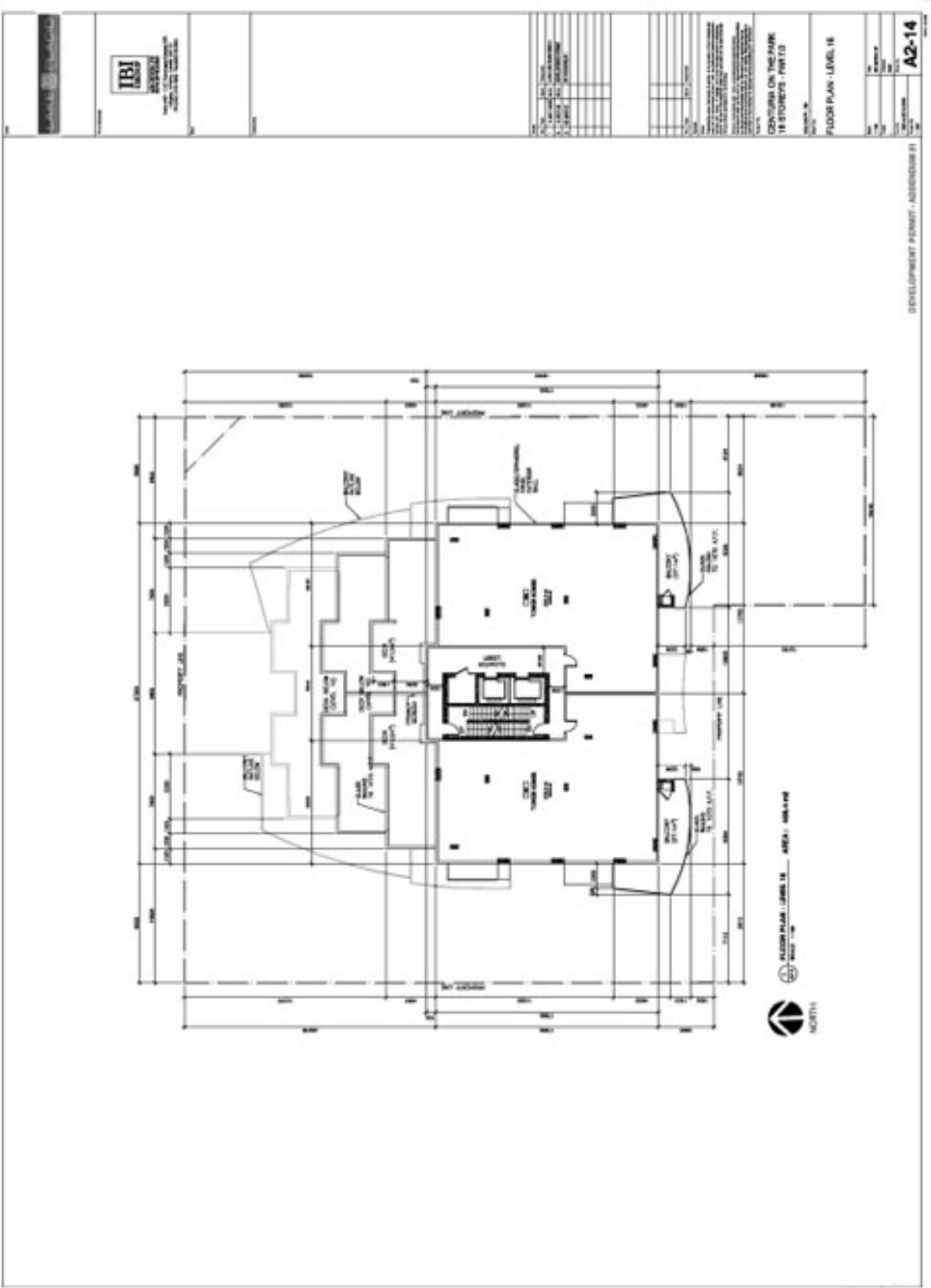
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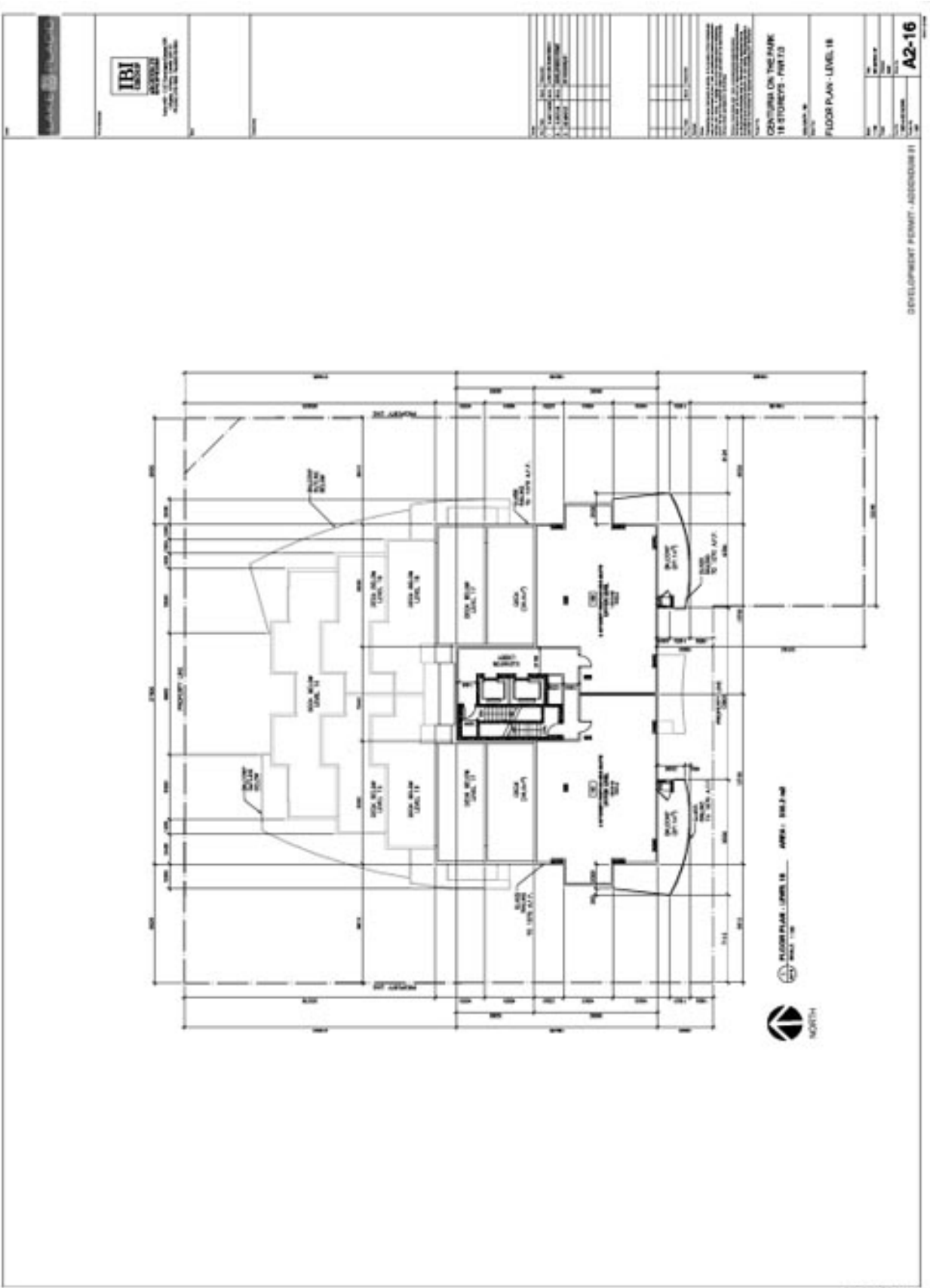
IBI GROUP
ARCHITECTS
100 WATERLOO STREET
SUITE 1000
TORONTO, ONTARIO M5X 1C1
CANADA
TEL: 416 593-9100
WWW.IBIGROUP.COM

NO.	REVISION	DATE
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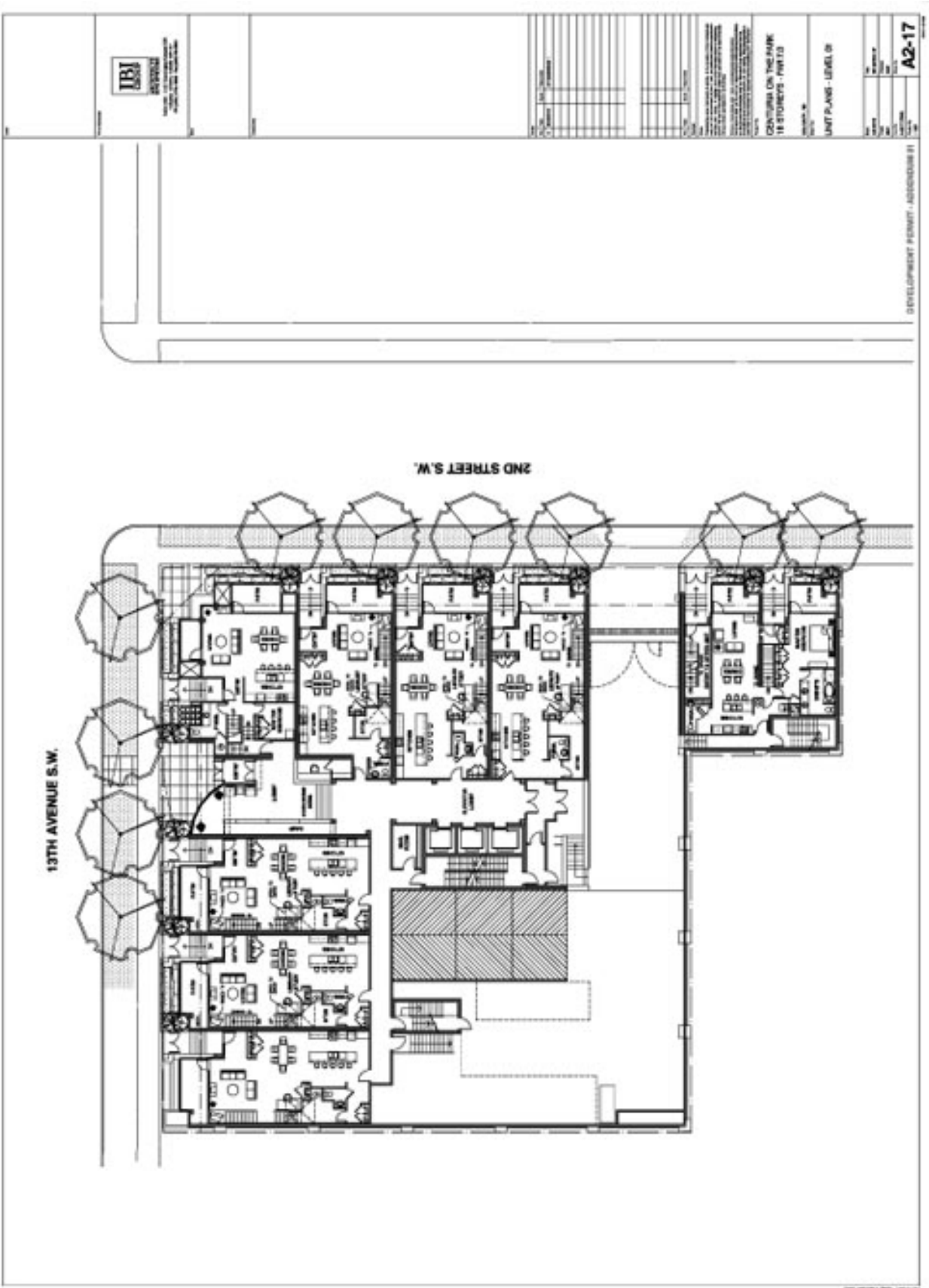
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18 STOREYS - PHASE 1.2
DATE: 2007.03.22
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CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO.: A2-12
TOTAL SHEETS: 12

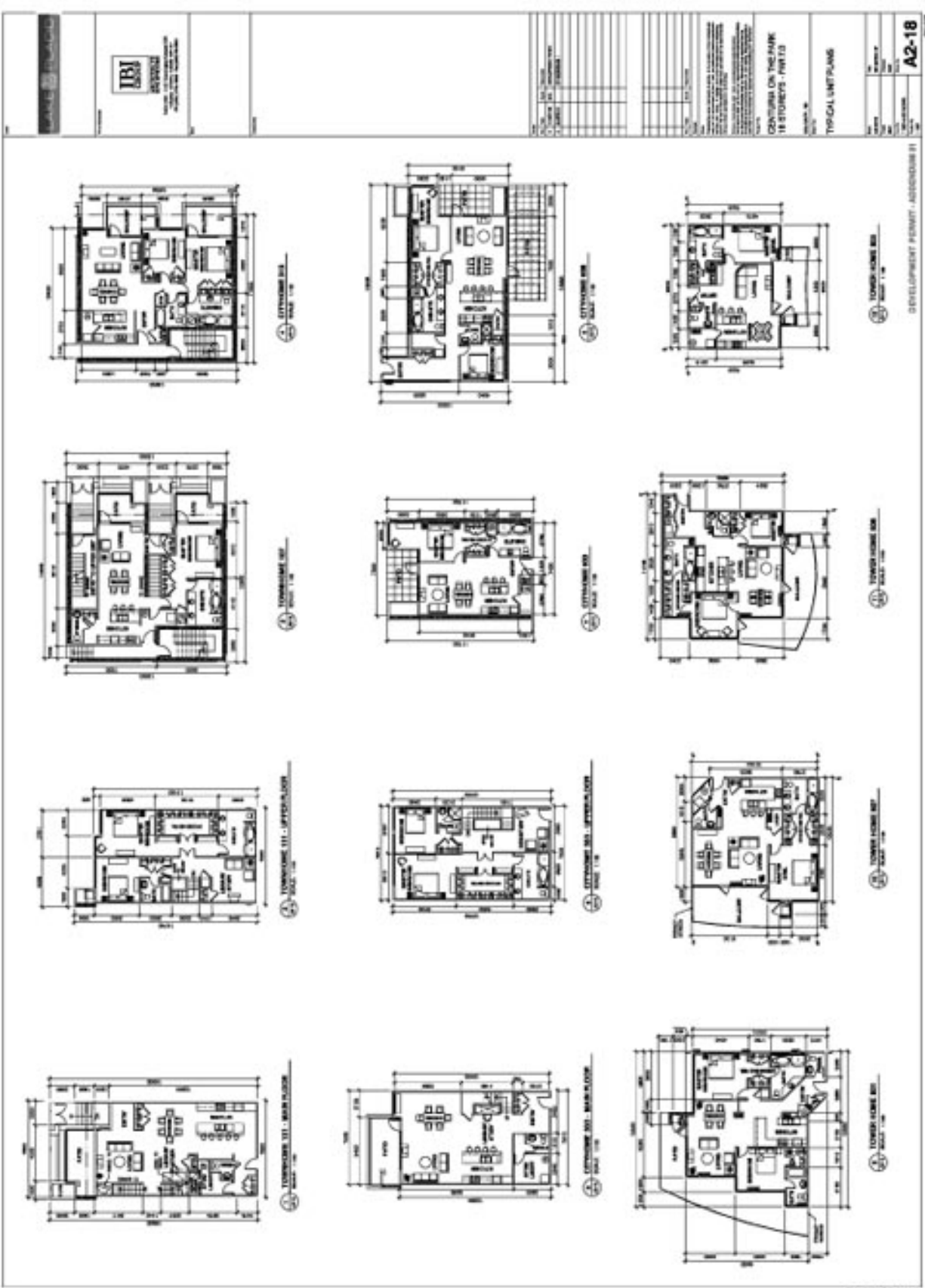


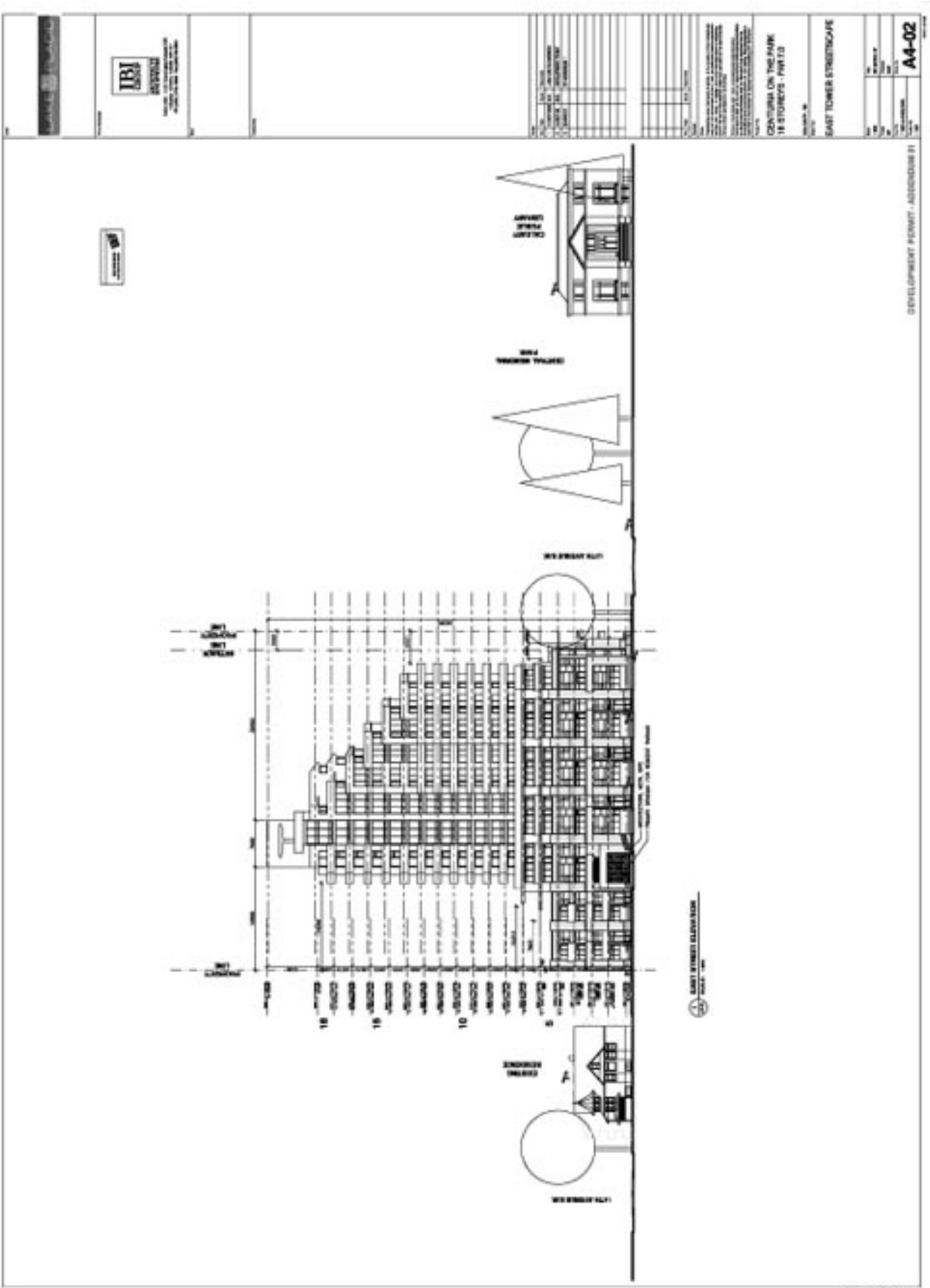


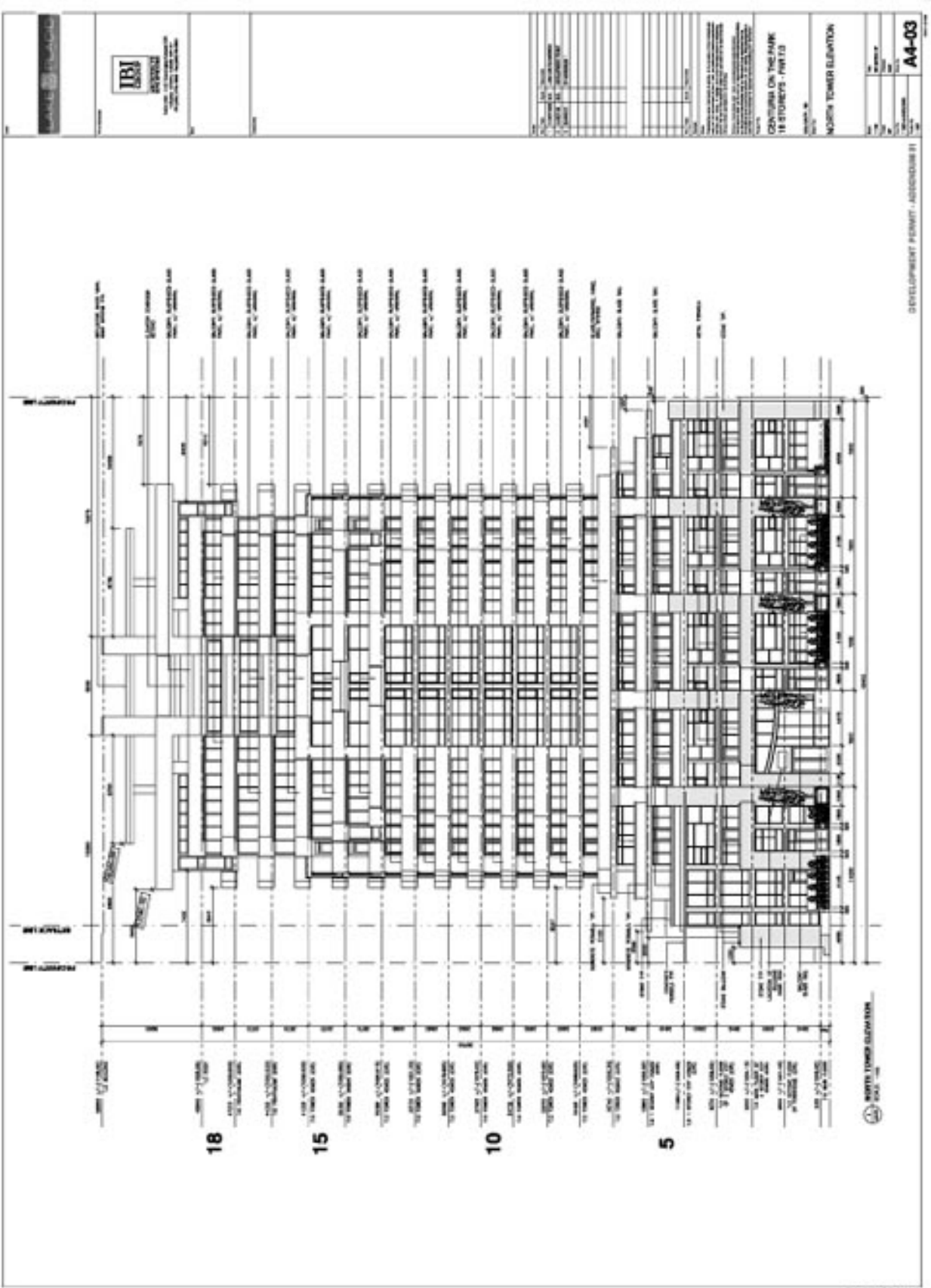


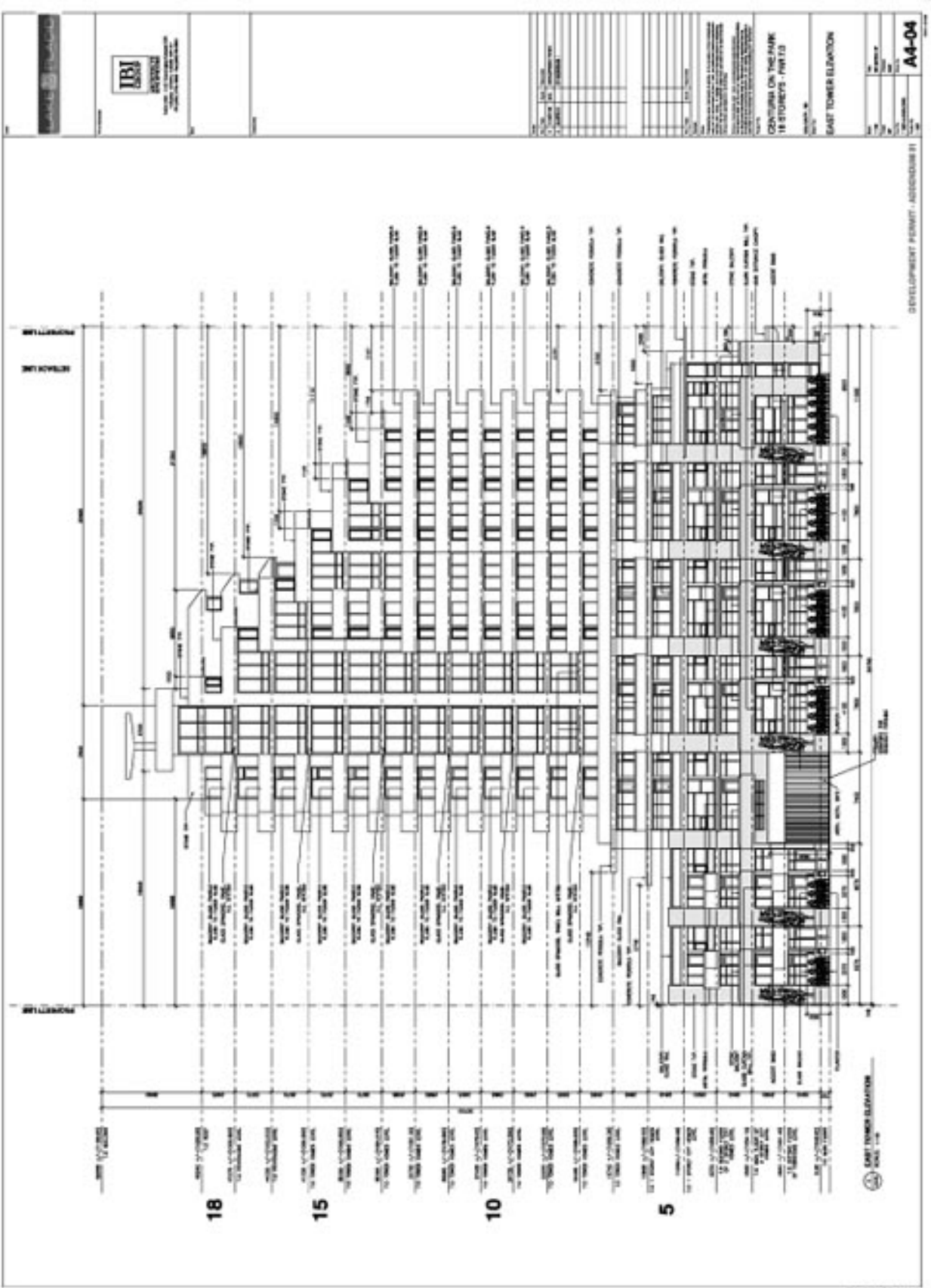
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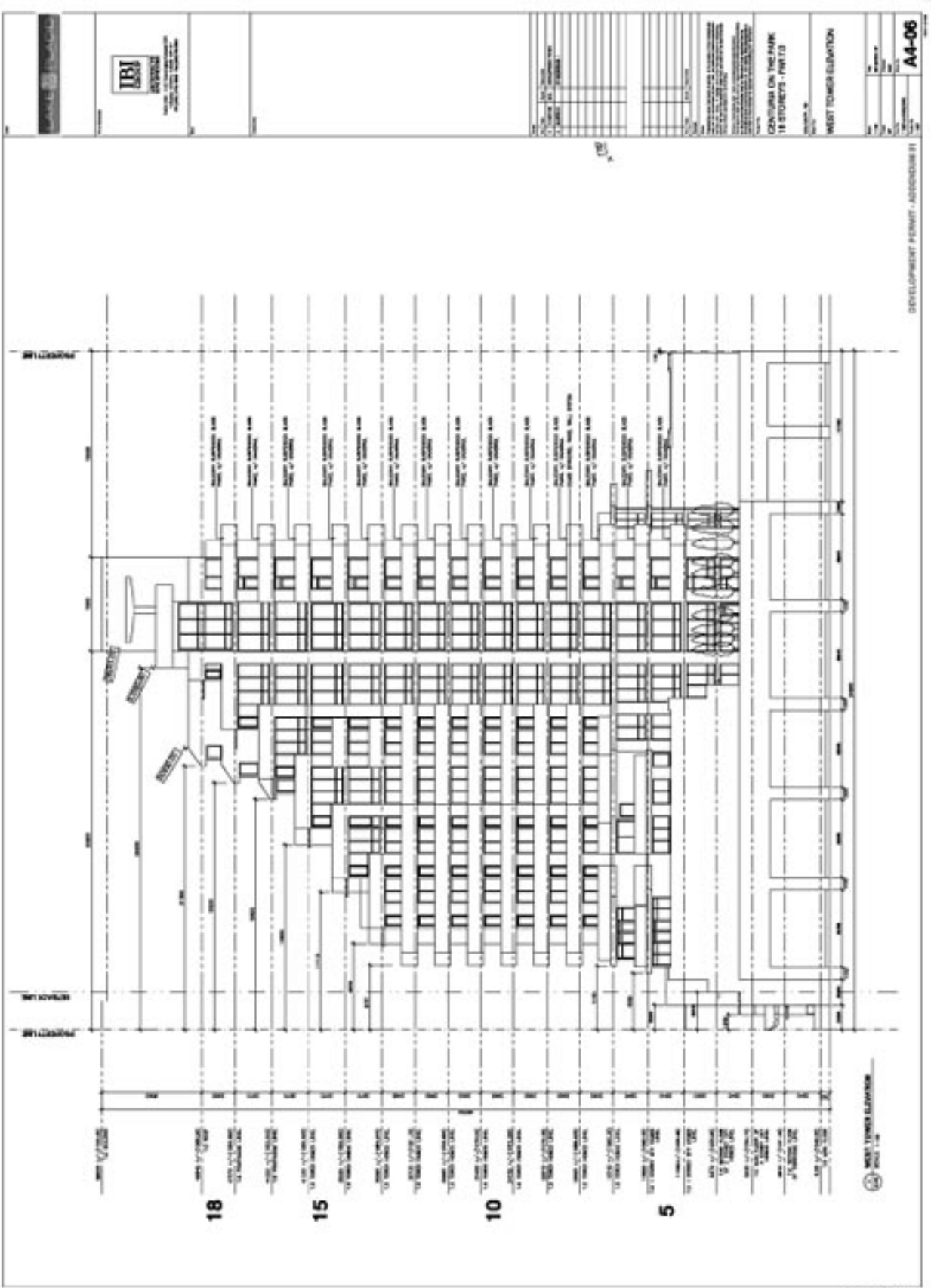


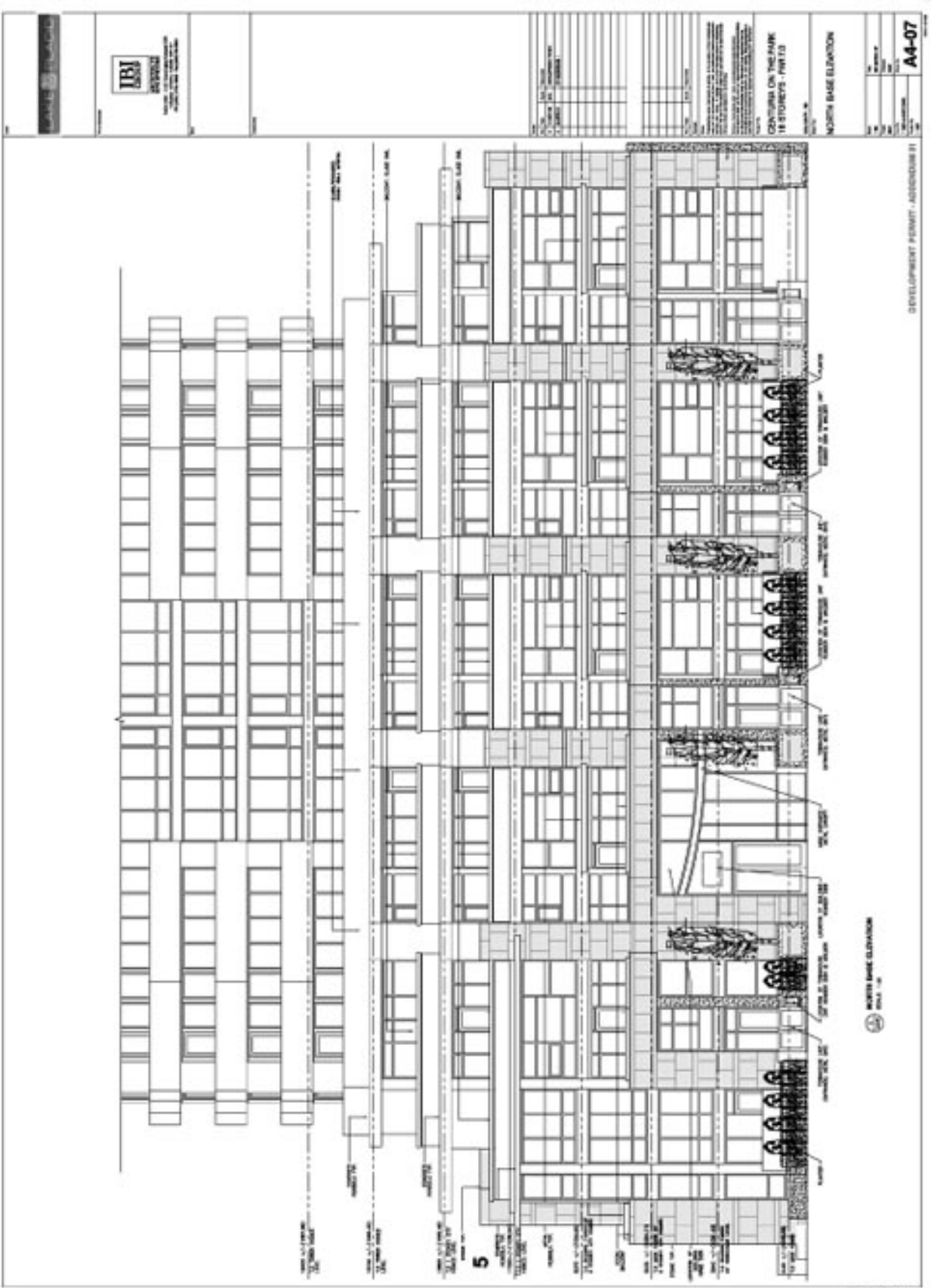










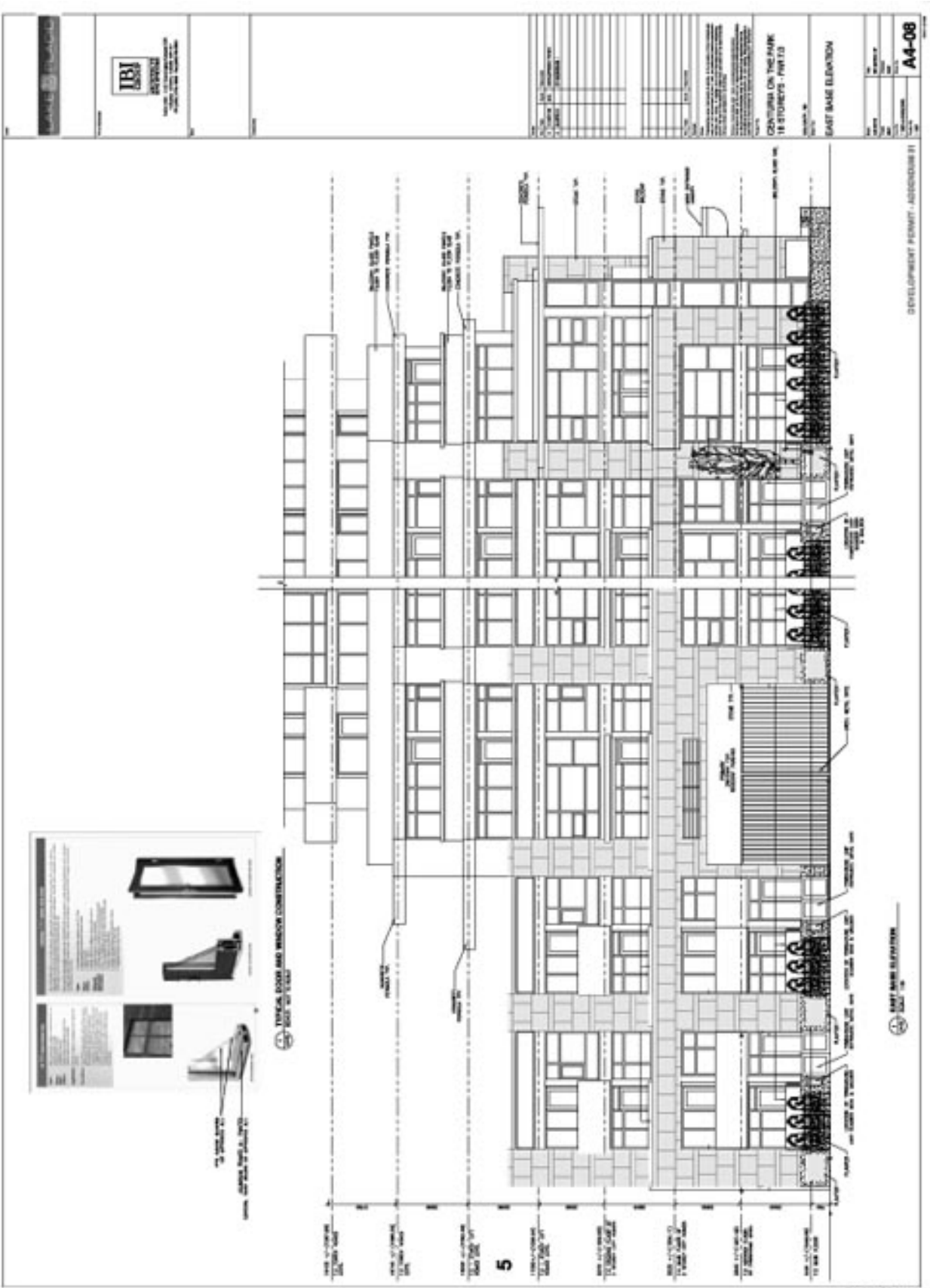


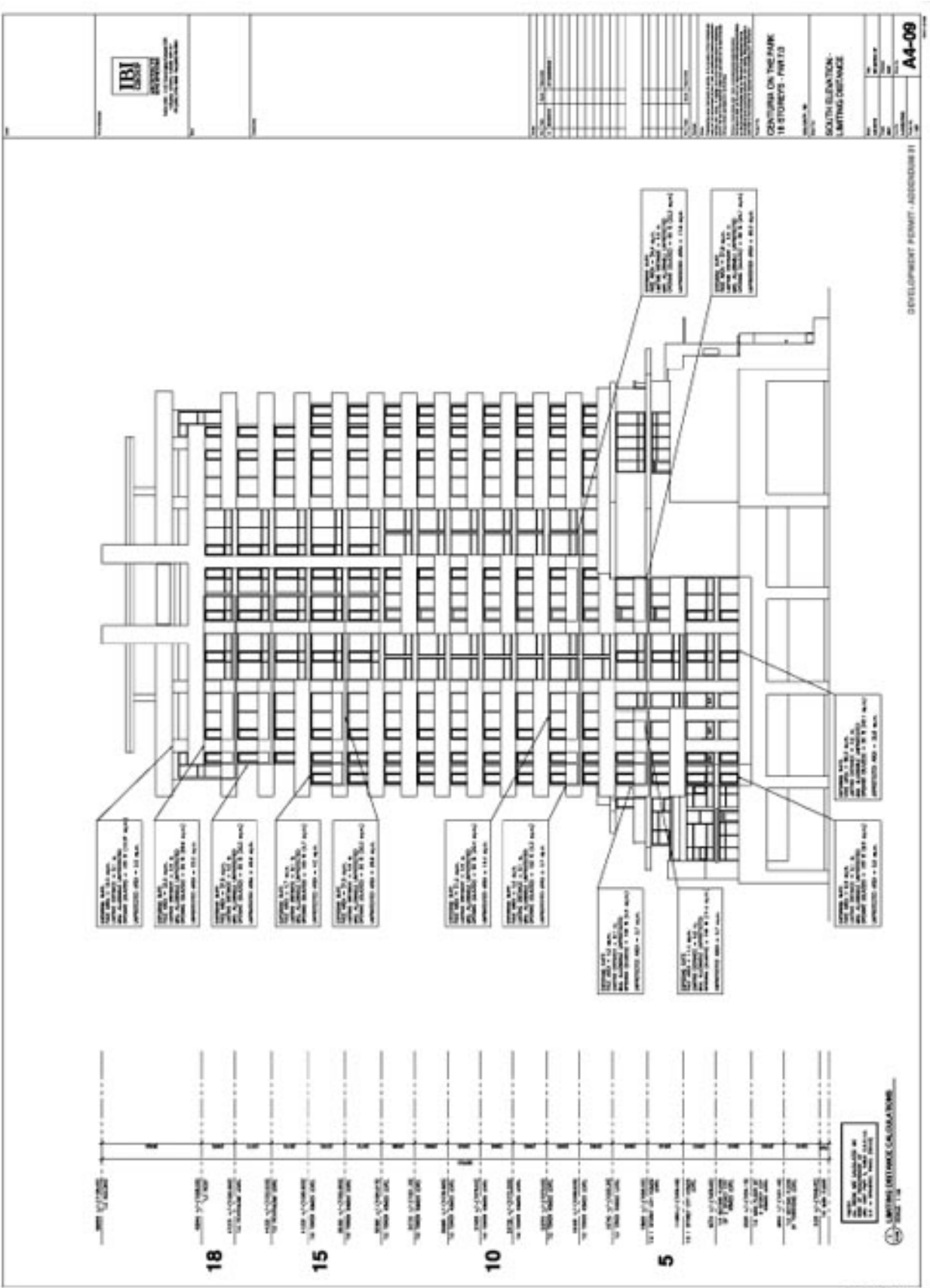
A4-07

CENTURA ON THE PARK
18 STOREYS - PHASE 1.1

DEVELOPMENT PERMIT - ADDENDUM #1

NORTH BASE ELEVATION



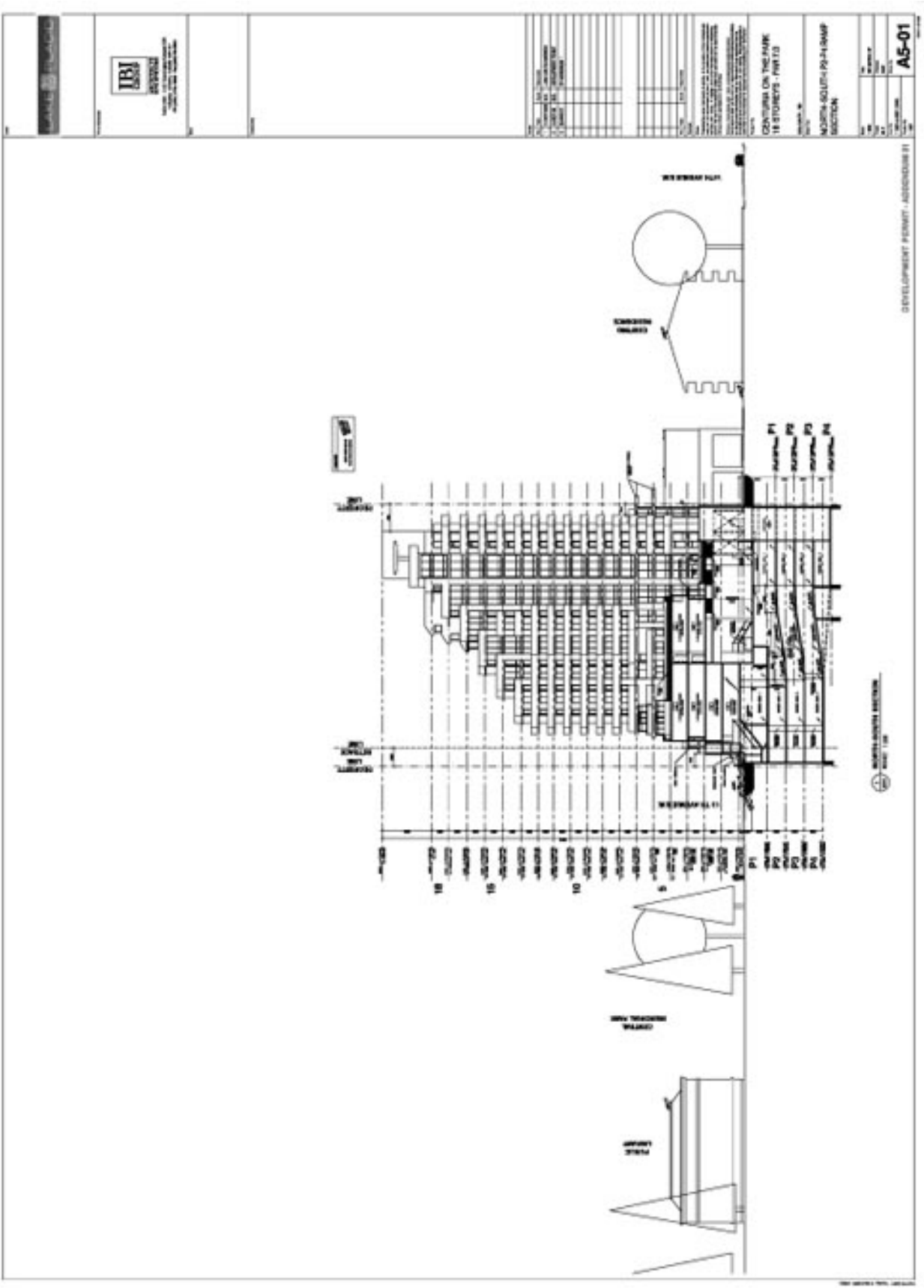


DEVELOPMENT PERMIT - ADDENDUM #1

A4-09

CONTRACTOR ON THE PARK
18 STOREYS - FWB.13

SOUTH ELEVATION -
LIMITING DISTANCE



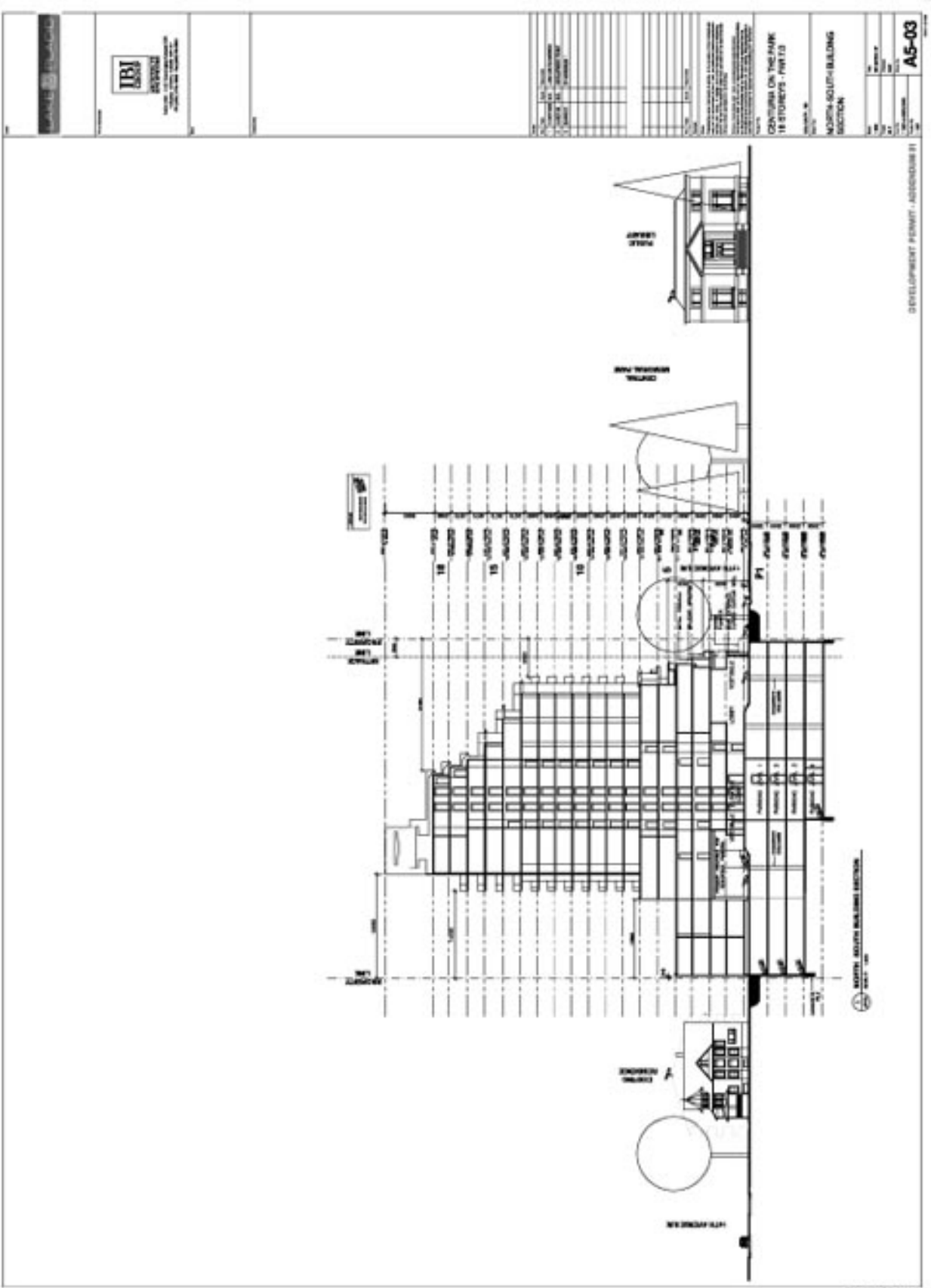
DEVELOPMENT PERMIT - ADDENDUM #1

NORTH-SOUTH SECTION
SECTION 18

A5-01



PROJECT NO.	DP2006-3835
DATE	2007.03.22
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SECTION 19	
SECTION 20	
SECTION 21	
SECTION 22	
SECTION 23	
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SECTION 25	
SECTION 26	
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SECTION 95	
SECTION 96	
SECTION 97	
SECTION 98	
SECTION 99	
SECTION 100	





 IBI GROUP

 ARCHITECTS

 1000 WEST 10TH AVENUE

 SUITE 1000

 DENVER, CO 80202

 TEL: 303.733.1234

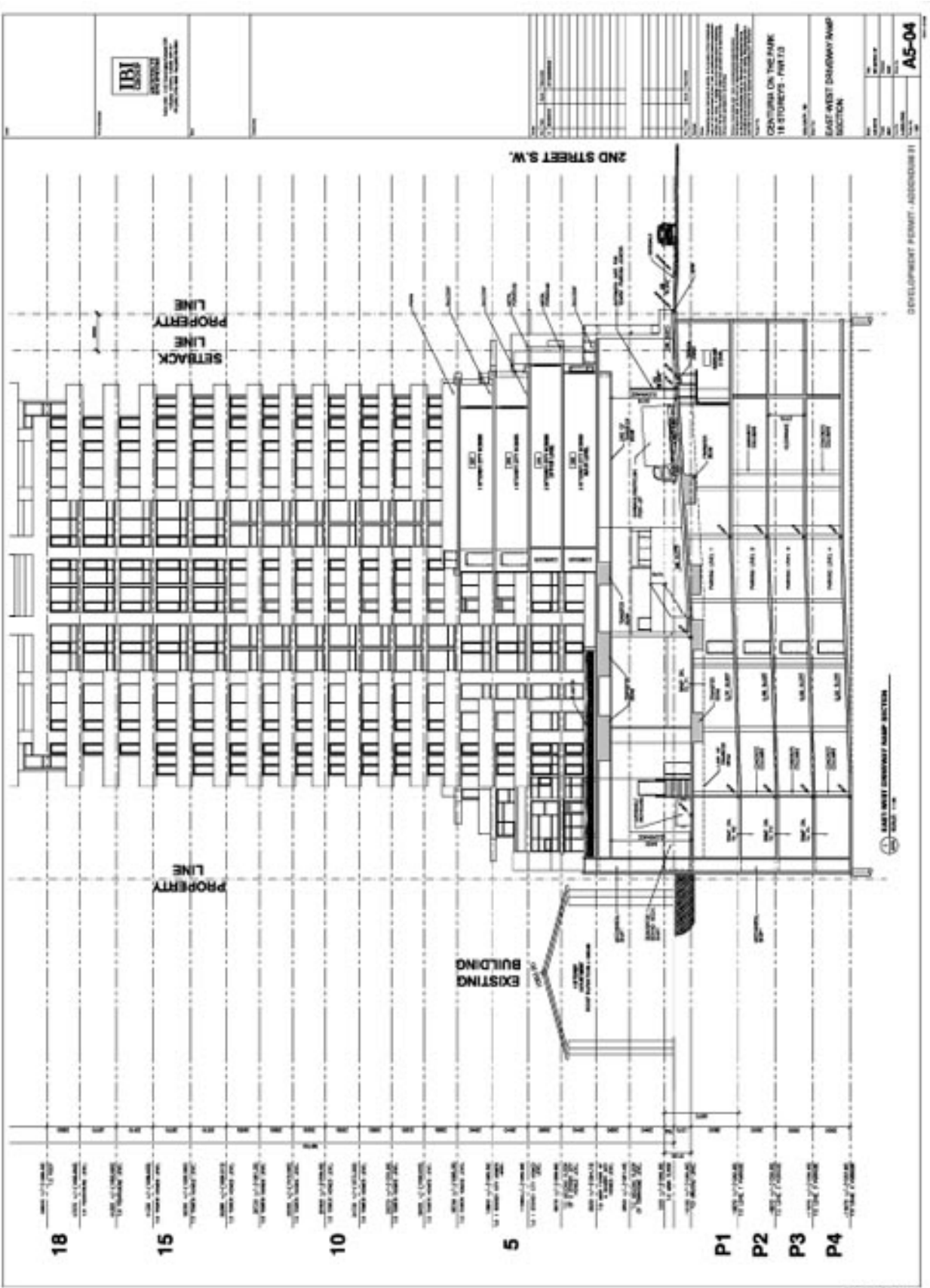
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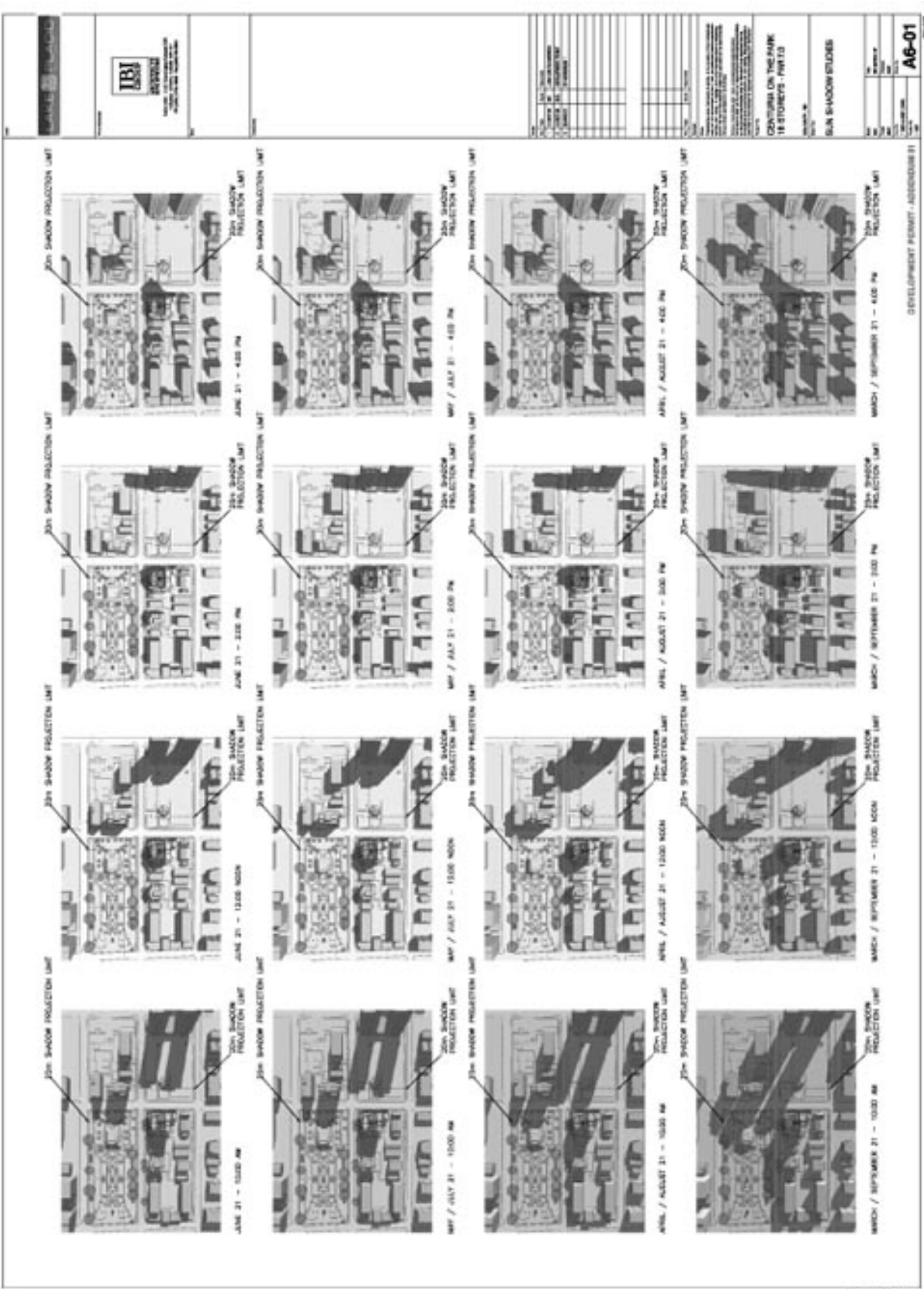
 WWW.IBIGROUP.COM

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90	04/10/07	REVISED PER PERMIT COMMENTS
91	04/10/07	REVISED PER PERMIT COMMENTS
92	04/10/07	REVISED PER PERMIT COMMENTS
93	04/10/07	REVISED PER PERMIT COMMENTS
94	04/10/07	REVISED PER PERMIT COMMENTS
95	04/10/07	REVISED PER PERMIT COMMENTS
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97	04/10/07	REVISED PER PERMIT COMMENTS
98	04/10/07	REVISED PER PERMIT COMMENTS
99	04/10/07	REVISED PER PERMIT COMMENTS
100	04/10/07	REVISED PER PERMIT COMMENTS

DEVELOPMENT PERMIT - ADDENDUM #1

 A5-03





DEVELOPMENT PERMIT - ADDENDUM #1

A6-01

IBJ GROUP
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.IBJGROUP.COM

DATE: 08/21/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Name]

CONTRACTOR: [Name]
 18 STOREYS - FWB13

SUN SHADOW STUDIES



Beltline Planning Group
January 25th, 2007

Attention: Dwayne Drobot
DP2006-3835
Applicant: IBI Group INC

Dear Dwayne,

Following a review of the 'Centuria on the Park' development application and a presentation from IBI Group Inc, the Beltline Planning Group would like to express very strong support for this development proposal.

It is our belief that the proposal fits with the surrounding neighborhood and is in compliance with the Beltline Area Redevelopment Plan. We also feel that the contemporary palette of materials and colors is an appropriate contextually-relevant choice for this site. The proposal is a well thought out response to the site context and has great potential to enhance the surrounding area greatly. In addition, Beltline Planning Group would like to encourage that live-work uses may be explored/considered at grade.

Further, we commend the effort put forth to re-design the proposal in a manner that maintains the quality and intentions of the original design, while respecting the BARP shadowing guidelines for both of the parks adjacent to the site.

We trust that the Memorial Park Library has been notified of this application. We anticipate discussing the proposal with them in the near future and may have further comments at that time.

Overall, we are pleased to see development interest in this site within our community and we would like to reiterate our strong support for the proposal. On behalf of Beltline Planning Group, thank-you for considering our response to this application and we appreciate your patience in waiting for our reply.

Sincerely,
Melissa Bain
Urban Planning Analyst
Beltline Planning Group

Cc: Lucas Rojek, Chair, Beltline Planning Group
Rob Taylor, President, Beltline Communities
Jerry Hacker, Circulations, Beltline Planning Group

ITEM NO. 2: Dwayne Drobot
(2:15 pm)

COMMUNITY: BELTLINE

FILE NUMBER: DP2006-3835

MUNICIPAL ADDRESS: 1309 – 2 Street SW

APPLICANT: IBI Group Inc.

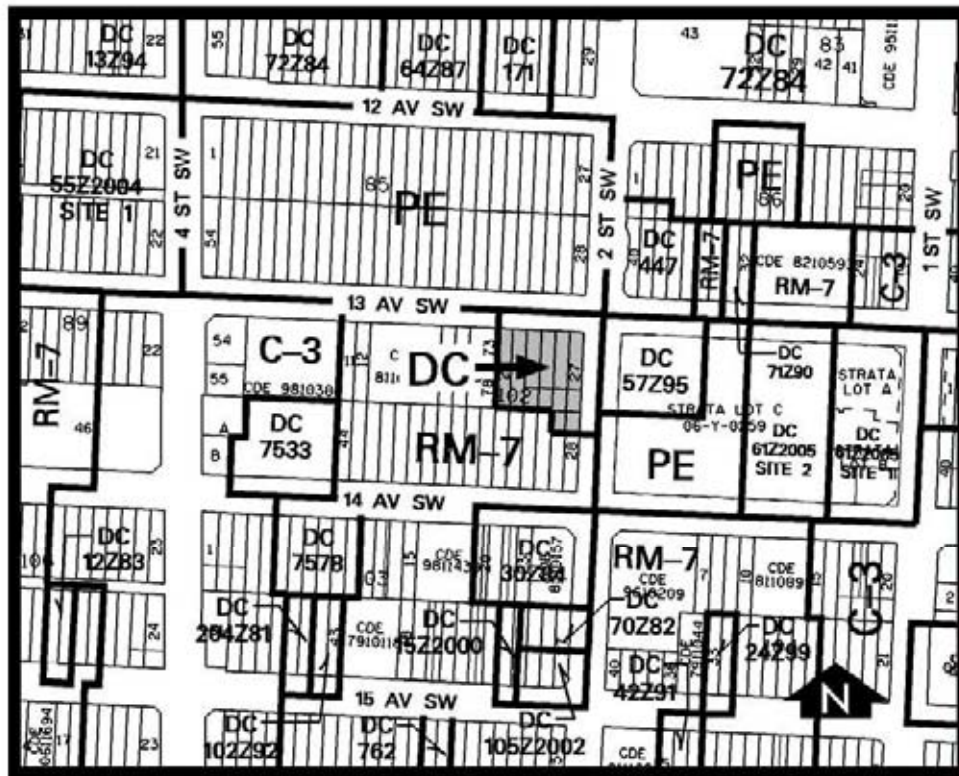
DESCRIPTION: Apartment Building (100 Units)

Comments Provided by the Panel:

- The Panel is concerned with the lack of a data sheet for the project (F.A.R., parking counts, etc.);
- The Panel supports the one-way entrance with vehicular access from 13th Avenue and suggests that Transportation except the curb cut as designed to save the boulevard elm on 13th Avenue;
- The Panel is concerned with the conflict of the garbage recycling area with the adjacent residential units, and suggests appropriate screening or full enclosure of the garbage recycling area;
- The Panel requests that the applicant remain committed to the landscaping as shown on the landscape plan, including the saving of the existing elm tree on 13 Avenue;
- The Panel has concerns with the residential units being placed close to the south property line adjacent to the neighbouring property and the impact of this condition on any future development to the south of the project;
- The Panel is pleased with appearance and design of the project, in particular the townhouse units and their relationship to the street; and
- The Panel suggests significantly lighter color for the glass be used on the building exterior to make a more vibrant and visually permeable project.

**Amendment LOC2006-0047
Bylaw 108Z2006
Council Approval: 2006 December 11**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District as the Permitted and Discretionary Uses respectively with the additional Discretionary Use of Live-work unit.

For the purpose of this bylaw, "live-work unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on site.

2. Development Guidelines

The General Rules of Residential Districts contained in Section 20 of Bylaw 2P80, shall apply to all uses and the Permitted Use Rules of the RM-7 Residential High Density

Amendment LOC2006-0047 Bylaw 108Z2006

SCHEDULE B

CONTINUED

Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply to the Discretionary Uses unless otherwise noted below:

- (a) Yards
 - (i) A minimum yard of 3.0 metres adjacent to 13 Avenue SW and 2 Street SW; and
 - (ii) No yard requirement for all other yards.
- (b) Parking
 - (i) a minimum of 0.9 stalls for each residential and live-work unit; and
 - (ii) 0.15 stalls per residential unit for visitor parking, unless a lesser amount is demonstrated sufficient to the satisfaction of the Approving Authority.
- (c) Shadow Protection on Central Memorial Park and Haultain Park

New buildings shall not cast shadows beyond a line measured 20 metres into the park, parallel to any exterior property line between the hours of 10:00am and 4:00pm on September 21.
- (d) Gross Floor Area
 - (i) A base of up to 5.0 FAR; and
 - (ii) FAR may be increased from 5.0 to a maximum of 7.0 for residential/mixed use development in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as approved and amended by Council from time to time.
- (e) Building Design

All uses at grade shall be street oriented and include entrances at grade directly fronting the public street.

Amendment LOC2006-0047

Bylaw 108Z2006

SCHEDULE B

CONTINUED

- (f) Landscaping
 - (i) A minimum of 40 per cent of the site area plus all public boulevards shall be landscaped;
 - (ii) Landscaped areas contained either at grade or at the top of a podium shall be counted towards the 40 per cent landscaping requirement;
 - (iii) All areas at grade that are not covered by building or driveway access shall be landscaped; and
 - (iv) All areas at the top of the podium not required for access shall be landscaped.
- (g) Building Height

No maximum height.
- (h) Live-Work Units
 - (i) Live-work units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
 - (ii) The working area shall not exceed 50 percent of the total floor area;
 - (iii) A maximum of one non-resident employees or business partners may work on site;
 - (iv) Signage is limited to the interior of the building;
 - (v) No aspect of the operation shall be visible from outside the building;
 - (vi) There shall be no outside storage of material, goods or equipment on or immediately adjacent to the site;

Amendment LOC2006-0047 Bylaw 108Z2006

SCHEDULE B

CONTINUED

- (vii) A sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development;
 - (viii) No live-work unit shall be located on the same storey as a purely residential use; and
 - (ix) No live-work unit shall be located on a storey above a purely residential use.
- (i) **Garbage Storage**
- (i) Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space; and
 - (ii) The space for storage and collection of garbage shall be readily accessible for pick-up.
- (j) **Recycling Facilities**
- Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority.