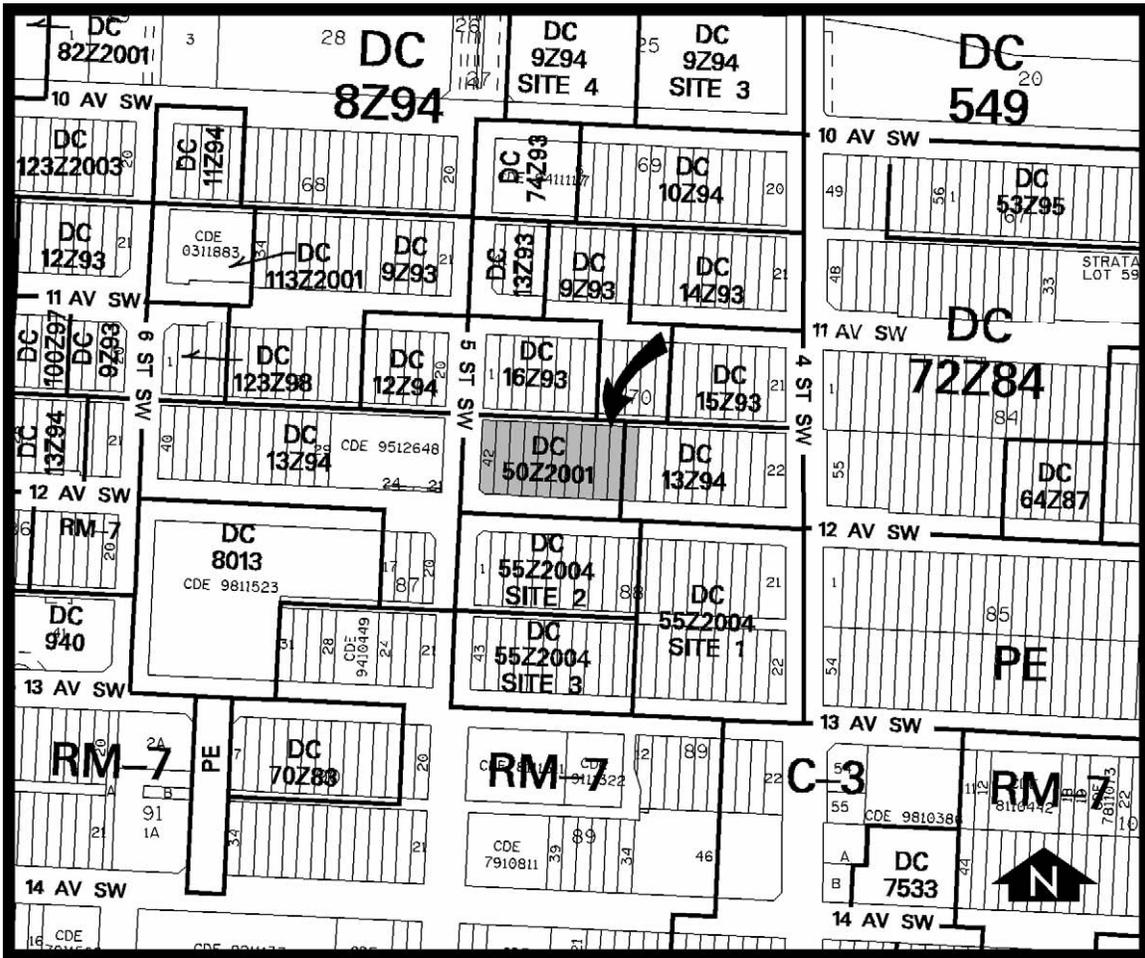


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 5
CPC DATE:	2005 November 03
DP NO:	DP2005-1444

BELTLINE
(Ward 8 - Alderman King)



PROPOSAL:
Apartment Building & Exterior Renovations and Addition to Commercial Building

APPLICANT: Abugov Kaspar	OWNER: Homburg L.P. Management Inc.
MUNICIPAL ADDRESS: 540 – 12 Avenue SW	LEGAL DESCRIPTION: Plan 0512871, Block 70, Lot 43 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC Direct Control Districts 50Z2001 & 13Z94	
AREA OF SITE: 0.33 ha ± (0.82 ac ±)	
CURRENT DEVELOPMENT: Existing commercial building and surface parking	

ADJACENT DEVELOPMENT:

NORTH: Commercial Buildings

SOUTH: 12 Avenue SW, former Colonel Belcher Hospital site

EAST: Commercial Building

WEST: 5 Street SW, Commercial Building

SITE CHARACTERISTICS: flat topography

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DIRECT CONTROL GUIDELINE(S)	50Z2001 13Z94		
DENSITY	8.5 F.A.R.	6.77 F.A.R.	—
HEIGHT	19 storeys / 65 metres	19 storeys / 60.9 metres	—
PARKING	Residential (106 units): 0.9/unit = 96 stalls Visitor: 0.15/unit = 16 stalls Commercial: 1/90m ² NFA = 73stalls Total: 185 stalls	156 stalls 17 stalls 74 stalls 247 stalls	—

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
LANDSCAPING	All areas not covered shall be landscaped	470 m2 hard and soft landscaping 21 trees	—
EXTERIOR FINISH MATERIALS			
Walls: Masonry, Stone Cladding, Tyndall Stone, Metal Panels (white and bronze)			
Roof: Prefinished Metal Cladding and Screening (mechanical penthouse)			
Windows: Aluminium Curtain Wall/Windows with Green and Dark Green Glazing			

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	Concerns with courtyard (should not be publicly accessible and gated off) and publicly accessible, internal parking stalls in the rear (should be gated off).
ENVIRONMENTAL MANAGEMENT	Phase I ESA reviewed to the satisfaction of Environmental Management
URBAN DESIGN REVIEW COMMITTEE	See Appendix III
SPECIAL REFEREE(S)	List as Not Applicable, if appropriate
COMMUNITY ASSOCIATION (Beltline)	Supports the application (see Appendix IV)

PLANNING EVALUATION

Introduction

This application is for commercial and residential intensification on the site of an existing commercial building (Confederation Building) in the Beltline. The proposed development at 540 12 Avenue SW, at the northeast corner of 12 Avenue and 5 Street SW, includes exterior renovations and addition to the existing 7 storey commercial building, a new 19 storey residential tower, and a 247 stall underground parkade.

Land Use District

Development is guided by Direct Control District 50Z2001 for the majority of the site and DC 13Z94 for the two eastern lots. Bylaw 50Z2001 allows for CM-2 Downtown Business District uses at a maximum of 8.5 F.A.R. and up 19 storeys / 65 metres of height. Bylaw 13Z94 refers to C-3 General Commercial District uses and development guidelines. The proposal complies with the land use districts.

Legislation & Policy

The site is located within the "Commercial Core Zone 2" of the Core Area Policy Brief, allowing for a full range of commercial, institutional and residential uses at relatively high intensity. Commercial projects may be allowed up to 8 F.A.R., while mixed-use or residential developments may achieve up to 11 F.A.R. The application conforms to this policy direction.

Both the non-statutory Blueprint for the Beltline and the Draft Beltline Area Redevelopment Plan encourage the intensification of underused sites and mixed use developments. The proposal supports this policy direction. With the proposed parking and loading areas off the lane and a small residential parking area at grade, the application does not provide the active uses facing the lane and lanescape upgrades asked for in the Blueprint.

Site Context

The site of the application is located between important east-west (11 and 12 Avenue) and north-south (4 and 5 Street) road connections of the Beltline. In addition, 4 Street SW is a major pedestrian route from the Beltline to the Downtown Business Area north of the railway tracks. Especially the residential component of this application will be able to make use of and support public amenities nearby, such as Central Memorial Park, Fourth Street Business Revitalization Zone and the proposed CHRA Health Centre on the site of the former Colonel Belcher Hospital.

Site Layout & Building Design

Drawings are contained in Appendix II of this report. The building massing on the site is distributed between a 7 storey, 27.4 metre high commercial structure at the corner and a 19 storey, 60.9 metre high residential tower in a mid-block location to the east. Both buildings are separated by a 10 metre wide "courtyard", a landscaped area slightly elevated from the sidewalk level. Above the main floor level the residential tower is providing a 6.65 metre setback from the east property line.

The proposed exterior renovations to the Confederation Building include new aluminium curtain walls, masonry and stone cladding at the lower levels, and metal panelling. At the pedestrian level, new window elements with lightly tinted glazing and metal canopy elements will provide for an improved environment and pedestrian scale. While the existing facades are characterized by a strong, but monotone rhythm and vertical orientation of columns and mullions, the proposed changes introduce horizontal elements and super-frames of metal panels. These design variations help to brake up the simple cube massing and provide some visual interest and articulation.

The existing height difference between sidewalk and main floor level limits opportunities for direct at-grade access to retail or restaurant units. Suggestions by the Urban Design Panel and the administration to open up the building corner and provide an additional building entrance were reviewed by the applicant, but not pursued any further. An addition to the east of the existing structure provides for the new main entrance. The application proposes a landscaped outdoor amenity space on the roof top.

The residential tower consists of a one storey podium with lobby, amenity rooms, service facilities and parking, 18 storeys with 4 to 6 units per floor resulting in a tower footprint of approximately 737 square metres, and a mechanical penthouse at the rooftop level. All units have access to private balconies/patios.

The application proposes two phases of development. Phase 1 includes renovations and addition to the commercial building as well as the first underground parking level. Phase 2 is the residential tower.

Urban Design Review Panel

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

Comment:	Response:
Provide a more pedestrian friendly façade on the existing building, which could include continuous canopies, transparent glazing to express the activities inside the building.	Canopies and transparent glazing were introduced to the design.
The Panel would like to see a more pedestrian friendly southwest corner that provides more public space for pedestrian safety and comfort.	Although encouraged by the panel and the administration, the applicant did not see a feasible solution to make changes to the corner – reasons being the existing building with an u/g parkade extending about 1 metre above sidewalk level.
The Panel encourages the use of the SW corner space for retail or restaurant uses.	The applicant supports this idea – however, tenancy at the main level has not been confirmed yet.
Provide continuous street trees along 5 Street and 12 Avenue edge	Provided.
The Panel is concerned about the safety and convenience of the access from the visitor parking. The applicant should look at more direct access from the parking into the lobby area, visibility from the building into the parking areas and the possibility of creating an access directly from the south east corner onto the plaza	Design changes were made to provide secure residential parking with direct internal access to the tower lobby.
The Panel commended the applicant on the high quality treatment of the public realm adjacent to the 12 Street edge of the residential building and in the courtyard between the two buildings.	Noted.

Landscaping

Elements of the proposed landscape plan include:

- an elevated courtyard area between the two buildings with decorative paving and landscaped planters, which serves pedestrian access purposes as well as an amenity space for residents;
- landscaped planters in front of the residential tower help with the transition of grades between sidewalk and building entry and add some definition between public and private space;
- a rooftop patio area on the commercial building serving as outdoor amenity space for commercial tenants; and
- upgrades to the sidewalks along 12 Avenue and 5 Street with decorative concrete paving and street trees along the curbs.

Site Access & Traffic

Site access for vehicular traffic (residential and commercial parkade, visitor parking, loading, garbage) is provided from the rear lane to the satisfaction of Transportation Development Services. A traffic study was not required.

Parking

A parking study was not required.

The proposed underground parkade makes use of one existing parking level under the existing commercial building, and provides for 4 additional new levels of commercial and residential stalls. The applicant was able to address concerns of the administration with respect to the phasing of the project and a potentially significant oversupply of parking should phase 2 (residential tower) not commence immediately after completion of the complete underground parkade. Such situation would be contrary to objectives of the Calgary Plan and Calgary Transportation Plan discouraging new parking supply for commuters in the downtown parking area. In addition to the designation of certain areas for residential parking use only, the drawings now include information that access to the lower levels of the parkade would be blocked off by temporary walls until phase 2 is completed.

Site Servicing for Utilities

The site can be serviced by existing City services in the area. Prior to release of the development permit a sanitary servicing study is required to identify any necessary upgrades to the public sanitary sewer system. Any costs associated with required upgrades will be born by the developer.

Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) was provided and reviewed to the satisfaction of Environmental Management.

Community Association Comments

The Beltline Planning Group provides general support for the application (see Appendix IV). However, they offer the following suggestions for improvements:

- trees to be planted in trenches
- surface parking off the lane should be provided underground
- lane to be developed as “mews” and courtyard treatment extended into lane

- green roof on top of commercial building

Tree planting in trenches is included as a prior to release condition pending line assignment. The applicant included landscaping elements (decorative paving, planters, trellises) to provide for an outdoor amenity space on the roof of the commercial building. The applicant does not support the idea of removing easily accessible visitor parking from the lane and questions the feasibility of any active use facing the lane at grade in this commercial context. Since the lane is already concrete paved, decorative paving treatment can not easily be achieved and is not intended by the applicant.

Adjacent Neighbour Comments

No comments received.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposal conforms with the statutory and non-statutory policy documents for the area;
2. The proposal is compatible with adjacent developments and land uses; and
3. The proposal provides for a mixed use intensification of an underused site in a central Beltline location, and the development is expected to positively contribute to the community by attracting additional residents, workers and customers.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

A. Prior to Release Conditions

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

Engineering:

1. A sanitary servicing study, submitted to Wastewater, is required to locate any points in the public sanitary sewer system that will be under capacity once the ultimate flows from this development are achieved. Any costs associated will be at developer's expense. For further information contact Wastewater at 268-1544.
2. Submit two (2) revised sets of plans to the File Manager to address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Property lines dimensioned from the lip of gutter and the back of sidewalk.
- b. Bylawed setback and/or corner cut dimensioned from the ultimate property lines.
- c. Identify the feature in front of the office building (vault?) on the site plan.

- d. Recess the access door on 5 ST to ensure the outswing will not encroach into the City right-of-way and pedestrian traffic.
 - e. Clarify ramp grade to underground parking. Cross section on sheet DP25 is showing 11.5%, while sheets DP3, 4 and 13 are showing 14%.
3. Submit five (5) sets of Development Site Servicing Plans to the Building Grades Supervisor, Land Information and Mapping, and obtain approval from Calgary Waterworks and Wastewater & Drainage. (See Advisory Comments for details.)
 4. Request quotation and remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Driveway crossing closures
- b. Sidewalks
- c. Wheelchair ramps
- d. Streetlighting
- e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel

Calgary Waterworks

- a. Fire hydrant upgrading
- b. Service kill
- c. New service

Wastewater & Drainage

- a. Storm redevelopment
- b. Storm connection
- c. Storm extension
- d. Sanitary connection

5. Provide a letter of understanding to accept responsibility to ensure driveways will be constructed to plans approved by the Calgary Roads. The letter must be signed by the owner or authorized company representative.

The letter should state the following:

Company Letterhead or Owner's Name & Address

Development Permit Application # _____ Date _____

I understand that I am responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on plans that have been approved by the City of Calgary, Calgary Roads. I understand that the negative sloping of the driveway within the City boulevard is not acceptable to the City. Furthermore, I will be responsible for all costs to remove and reconstruct the entire driveway ramp if actual grades do not match the approved grades.

Signature of owner or authorized representative _____.

Planning:

6. Submit seven folded sets of amended drawings addressing all PTR concerns and requirements, including the following:
 - details of security screen for visitor parking and loading dock at grade;
 - elevations including locations, dimensions, materials and colours of comprehensively designed signage on the building facades;
 - provision for tree planting in trenches;
 - measures to address CPTED concerns with respect to unrestricted public access to the courtyard area;
 - details of landscaping on the second storey outdoor patios.
7. Indicate the location and details of the required lighting system which can be demonstrated to meet the average minimum lighting illumination value of 6 LUX and which will not adversely impact adjacent residential dwellings.
8. Provide confirmation from Waste and Recycling Services that there concerns have been addressed.

Transportation:

9. Provide operating protocol for parkade overhead doors.
10. Clearly sign visitor, office and residential stalls on the plans. Clearly sign residential and office bike parking on the plans, as well.
11. Provide barrier free access from visitor parking off the lane to the buildings (so that pedestrians do not have to go through the lane (and the loading area) and/or across the parkade access to get into the buildings).
12. Sign for peer enforcement a minimum of 10% of the office parking stalls (i.e. 8 stalls) as preferred parking for registered carpools, on the plans.

B. Permanent Conditions

Engineering:

1. 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).

2. Applicant 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:
 - Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.)
 - Relocation of works (survey monuments and underground/overhead utilities, etc.)
 - Upgrading of works (road widening and watermain upgrading, etc.)
 - Construction of new works (lane paving, sidewalks, curbs, etc.)
 - Reconstruction of City facilities damaged during construction
3. Public work to be City standard and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, streetlighting, 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.
4. 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 applicant shall pay the difference, upon receipt of notice, to The City.
5. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purposes 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 applicant's expense, upon completion of foundation work.
6. The Applicant understands that he is responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on plan that have been approved by Calgary Roads. Negative sloping of the driveway within the City boulevard is not acceptable to the City. The Applicant is responsible for all costs to remove and reconstruct the entire driveway ramp if actual grades do not match the approved grades.
7. The applicant is to 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 timeline specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with

all City Bylaws, Standards, Specification and Guidelines.

Planning:

8. 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.
9. Parking areas shall be for the sole use of residents or commercial tenants 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.
10. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property.
11. 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.
12. No changes to the approved plans shall take place unless authorized by the Development Authority.
13. A Development Completion Permit shall be applied for, and approval obtained, on completion of the development. 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.
14. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system.
15. This approval recognizes 2 phases on the approved plans. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase.
16. If construction of the subsequent phase has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be hydro-seeded or otherwise upgraded, in a manner consistent with general community standards. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion.
17. All roof top equipment shall be painted and/or screened to the satisfaction of the Development Authority.

Transportation:

18. A 2.134m Bylawed setback is required on both 12 Avenue and 5 Street SW. No permanent construction shall encroach within these setbacks.
19. No direct vehicular access will be permitted to/from either 12 Avenue or 5 Street SW.

20. Access to the site shall be designed to the satisfaction of the Director of Transportation Planning.

C. 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.

Engineering:

Calgary Roads

1. Property line is 2.1m from lip of gutter, 0.0m from back of sidewalk on 12 AV.
2. Property line is 3.4m from lip of gutter, 0.3m from back of sidewalk on 5 ST.
3. A bylawed setback of 2.134m is required adjacent to 12 AV as per the Land Use Bylaw.
4. A bylawed setback of 2.134m is required adjacent to 5 ST as per the Land Use Bylaw.
5. A corner cut of 4.5m x 4.5m is required adjacent to 12 AV and 5 ST in addition to the bylawed setback.
6. Calgary Roads is to determine if the existing driveway crossings, existing sidewalks, streetlighting, curb and gutter, etc. are to City standards. Replacement and/or rehabilitation is to be at the owner's expense.
7. On all developments with under drive garages or parking lots that are lower than the back of walk or curb or lane grade, the owner is to confirm in writing that all approved driveways required for this development will be constructed to ramp grades as shown on the plans submitted and approved by Calgary Roads. Negative sloping of driveways within City road right-of-way is not acceptable. If actual constructed grades do not match approved grades, the owner is responsible for all costs to remove and reconstruct driveway ramp grades to the approved grades.

Waterworks

8. Water connection available from 12 AV.
9. Water connection exists to site.
10. Show details of 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.
11. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development

Site Servicing Plans for Building Permit approval.

12. A dual service is required to service this site.
13. If further subdivision occurs in the future (including strata subdivision), each titled parcel MUST have separate service connections to the public mains (water and sanitary).
14. The size of service installed needs to be compatible with the size of the main (i.e. if they want a 250 service, then they need to upgrade the main to a 250 mm). 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 cost.
15. 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.

Wastewater & Drainage

16. Sanitary connection exists to site.
17. Storm sewer connection available from 12 AV extension.
18. Storm sewer extension is required at developer's expense.
19. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage.
20. Show all existing and proposed sewers on the Development Site Servicing Plans prior to release of Development Permit.
21. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
22. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
23. Allowable stormwater run-off co-efficient shall be 30%.
24. Ponding required for 1:100 year storm event.
25. Direct all roof drainage to on-site storm.
26. Each building shall be separately serviced from an on-site main.
27. All building openings, ramps, etc, adjacent to trap lows are to be min. 0.3 metres higher than the maximum water elevation at the 1:100 yr. depth or depth of spill, whichever is greater.

28. Storm Redevelopment Fees will be required.
29. Contain storm runoff on site.
30. Controlled stormwater discharge required.
31. All on-site sewers are to be designed to City of Calgary specifications.
32. Prior to the reuse of existing sewer(s), contact Mike MacIsaac, Wastewater & Drainage Operations Manager, at 268-1233, to arrange for an inspection by city personnel. If existing services are found to be unsuitable for reuse, new services shall be installed at the developer's expense.
33. If water service is replaced, then a new sanitary service is required.

Environmental Development Review

34. Environmental site information indicates that this building(s) may contain hazardous materials including, but not limited to, asbestos construction material (ACM), lead based paint (LBP), AREA formaldehyde foam insulation (UFFI), mercury containing switches, and/or polychlorinated biphenyls (PCB) with fluorescent light fixtures. A current assessment of the building may be required prior to renovation or demolition of the building(s). Handling and disposal of any hazardous building material must be done in accordance with applicable legislation/guidelines.

Parks:

35. The proposal is to comply with Bylaw 50Z2001 in terms of landscaping requirements.
36. A line assignment is required for any trees planted in the boulevard. Contact line assignments at 268-8482. Trees planted in the boulevard should be planted in trenches – contact Urban Forestry at 216-5252.

Planning:

37. If a subdivision between the commercial and residential development on the site is intended in the future, clarify that all relevant Alberta Building Code issues are resolved (including U/G parkade) and be aware that a mutual access agreement to the satisfaction of the City Solicitor will be required.
38. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
39. 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.
40. The garbage enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosure is not actively in use for delivery or removal of refuse.

41. All trees and shrubs indicated on the approved site plan to be retained shall be protected during all phases of construction. If any trees or shrubs die at any time either during construction or after, they must be replaced by trees or shrubs of comparable species and size to the satisfaction of the Development Authority.
42. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size.
43. The entire site shall be maintained at all times in a manner that does not have an undue adverse impact on adjacent properties. Should problems, such as excessive windborne dust, be a problem, remedial measures shall be taken immediately, to the satisfaction of the Development Authority.
44. In addition to your Development Permit, you should be aware that a Building Permit is also required. Now that your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information.

Transportation:

45. A sidewalk is to be provided along the property frontage at the full cost of the applicant to facilitate pedestrian access to transit service.
46. A sidewalk is to be provided between the building entrance and the public sidewalk to facilitate pedestrian access to transit service.
47. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes area to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.
48. The applicant is advised that the site is located within 400 metres of a transit route (or 600 metres of an LRT station). It is recommended that the applicant limit the number of parking stalls provided to the number required by The City of Calgary Land Use Bylaw.
49. Some variations of SE LRT consider 11 and 12 AV as possible routes for LRT.
50. Transit, carpooling and active travel choices should be encouraged and promoted.
51. To increase cyclist safety and comfort, ensure that the Class 2 bike parking is well-lit, covered by a roof or awning of some kind to protect against rain and snow, and visible from the street and the main entrance(s).

Applicant's Submission

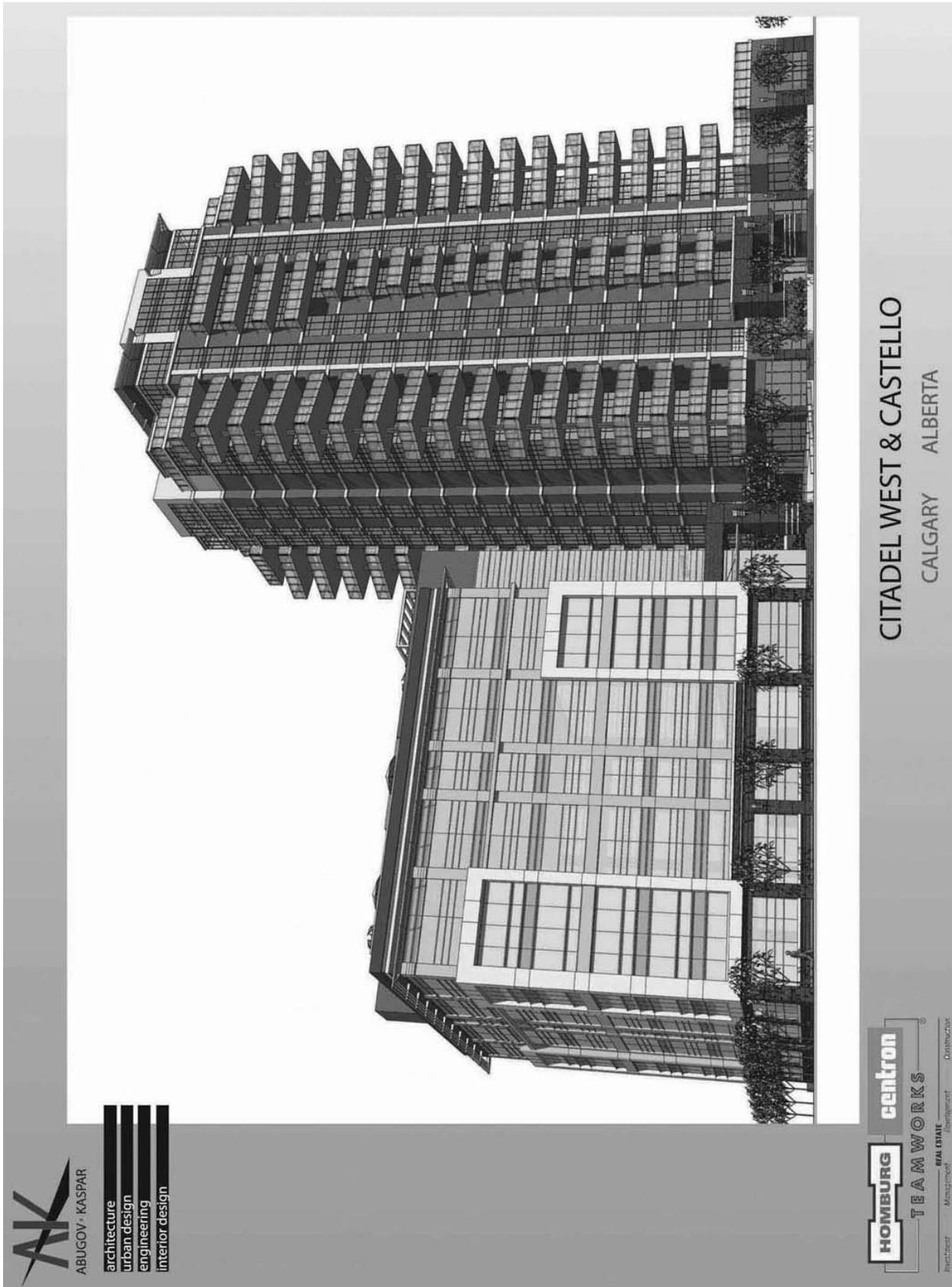
The project located at corner of 12th Avenue and 5th Street SW proposes redevelopment of existing Confederation Office building and adjacent parking lot as mixed use office-residential development. consisting of two towers and underground parking.

The office tower with retail component on ground floor will utilize existing 4 storey structure with supplemental addition of 3 stories and lobby / elevator core at east facade. Existing exterior finishes will be removed completely and replaced with new glass and metal finishes. The retail uses on ground floor and new transparent finishes will help enliven and revitalize the street and provide for safer and pedestrian friendly environment. Reuse of existing structure precludes direct access from the street into retail uses and does not allow for more open street corner. Continuous canopies at street frontages will help mitigate this condition.

Residential tower, intended as condominium project, will be located to the east of the existing structure, set back from the street, with elevated pedestrian plaza along the street and between the towers. The residential tower will be 19 stories high and provide accommodation in 106 mostly 2 bedroom units. Exterior finishes consisting of glass and metal with stone masonry will complement the finishes of the adjacent office tower.

The parking for both components of the project will be provided as 4 level underground parkade, located to the east of existing structure. Existing underground parking in basement of existing structure will be reconfigured to suit present by law requirements. All parking and service access is provided from the lane. Visitor parking for residential component is provided from the lane, covered, screened and secured during night with security screens.

New sidewalks with street trees – pending line assignment - will be provided along both street frontages. Pedestrian plaza as well as 2nd level decks will be finished with hard and soft landscaping. To soften the transition of public sidewalk to elevated pedestrian plaza, continuous planters are proposed along 12th Avenue.



ABUGOV · KASPAR

architecture
urban design
engineering
interior design



CITADEL WEST & CASTELLO

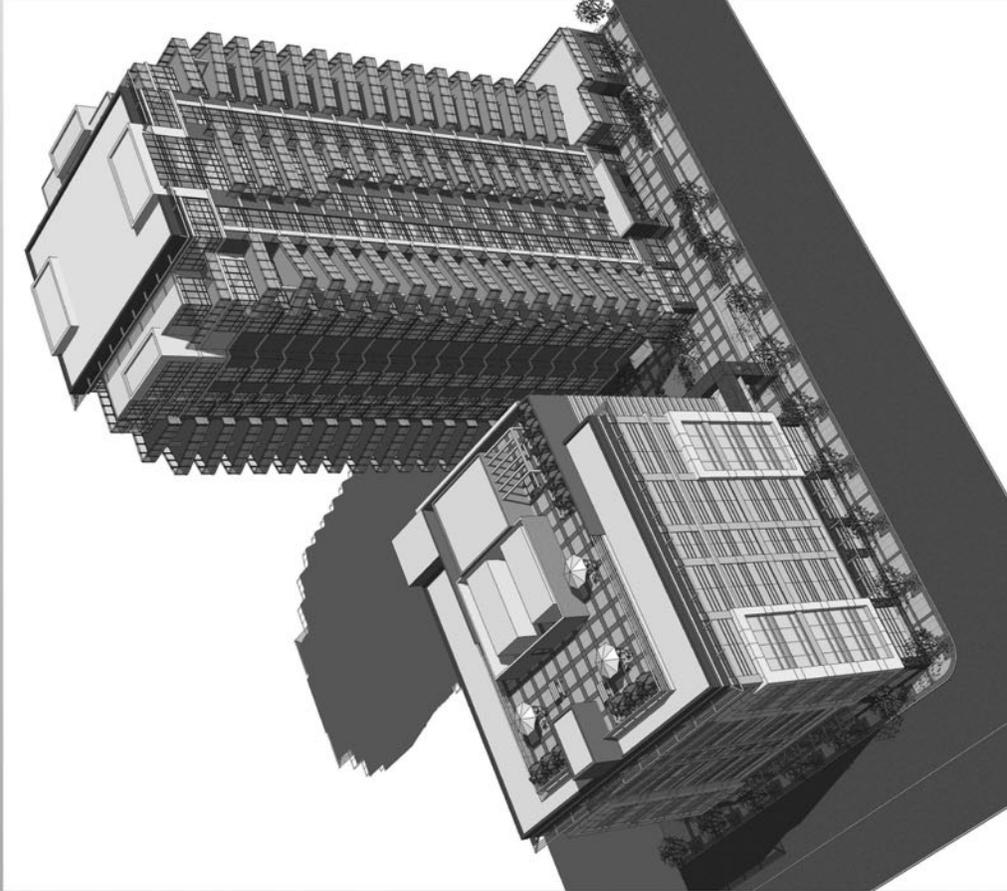
CALGARY ALBERTA



CITADEL WEST & CASTELLO

CALGARY ALBERTA

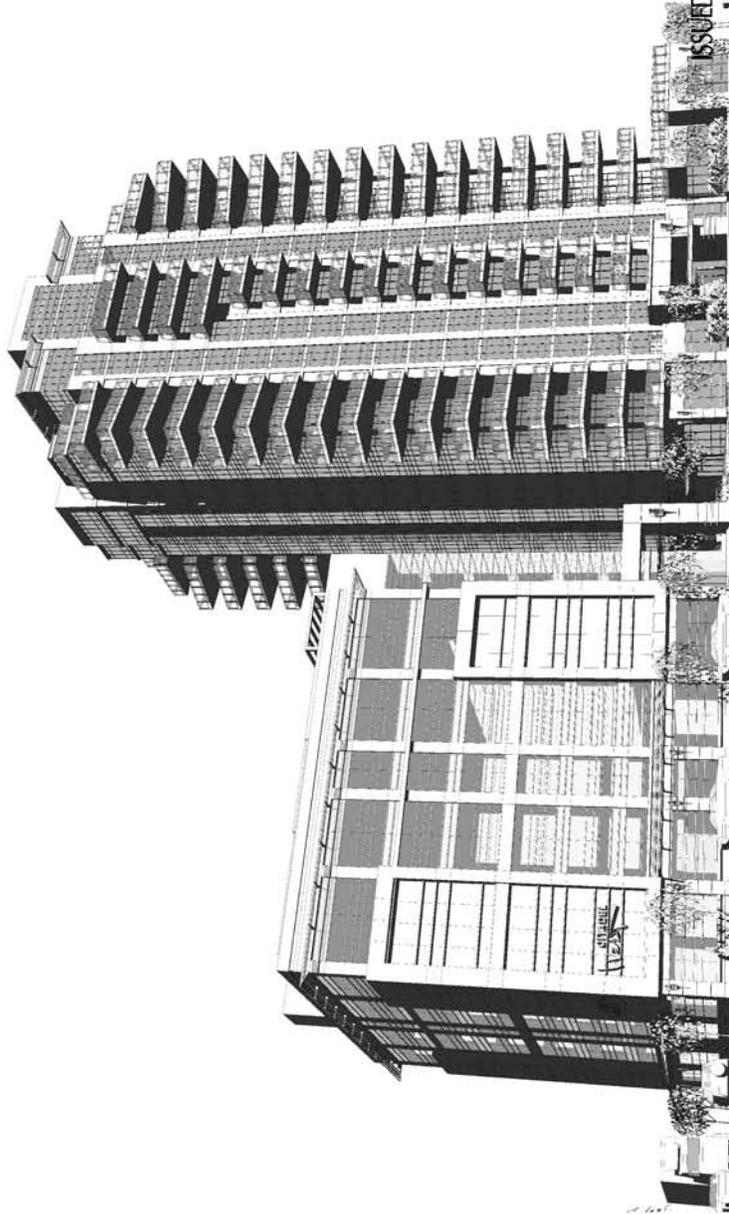




CITADEL WEST & CASTELLO

CALGARY ALBERTA





Centron Towers
 12 Avenue SW
 CALGARY Alberta

ISSUED FOR REV. DP
 Oct. 04, 2005
 ISSUED FOR REV. DP
 Aug. 18, 2005
 ISSUED FOR REV. DP
 July. 18, 2005
 ISSUED FOR DP
 April. 29, 2005

ABUGOV • KASPAR



architecture
 urban design
 engineering
 interior design



centron

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DATE	2005-11-03
PROJECT	CONDOMINIUM PLAN 951 2648
CLIENT	ABUGOV • KASPAR
SCALE	AS SHOWN
DRAWN BY	J. B. BROWN
CHECKED BY	J. B. BROWN
DATE	2005-11-03
PROJECT	CONDOMINIUM PLAN 951 2648
CLIENT	ABUGOV • KASPAR
SCALE	AS SHOWN
DRAWN BY	J. B. BROWN
CHECKED BY	J. B. BROWN
DATE	2005-11-03

ABUGOV • KASPAR
 ARCHITECTS

Centron Towers
 a division of
ABUGOV • KASPAR

SURVEY PLAN

DP02



NOTE:

1. Real Property Report Provided By Global Surveys Group. is shown for reference only and was not confirmed by a field survey.
2. Elevations shown are in Metres and decimals thereof. Elevations shown are Geodetic and derived from ASCM NO.293993. Elevations are shown thus 1048.64 Metres.
3. Commercial Building location was reconfirmed as shown only.

SURVEY PLAN



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DATE: 11/03/05

PROJECT: 11/03/05

SCALE: 1/8" = 1'-0"

DATE: 11/03/05



ABUDDY • KASPAR
ARCHITECTS



Centron Towers
11000 Centron Blvd
Centron, CA 94503

INTERIM LANDSCAPING PLAN

DP04.1

LEGEND

	CONCRETE PLASTER WITH MESH
	DESCRIPTIVE CONCRETE PAINTING PATTERN A
	DESCRIPTIVE CONCRETE PAINTING PATTERN B
	RED CONCRETE SIDEWALK
	TREE GRILLE
	SEEDING GRASS

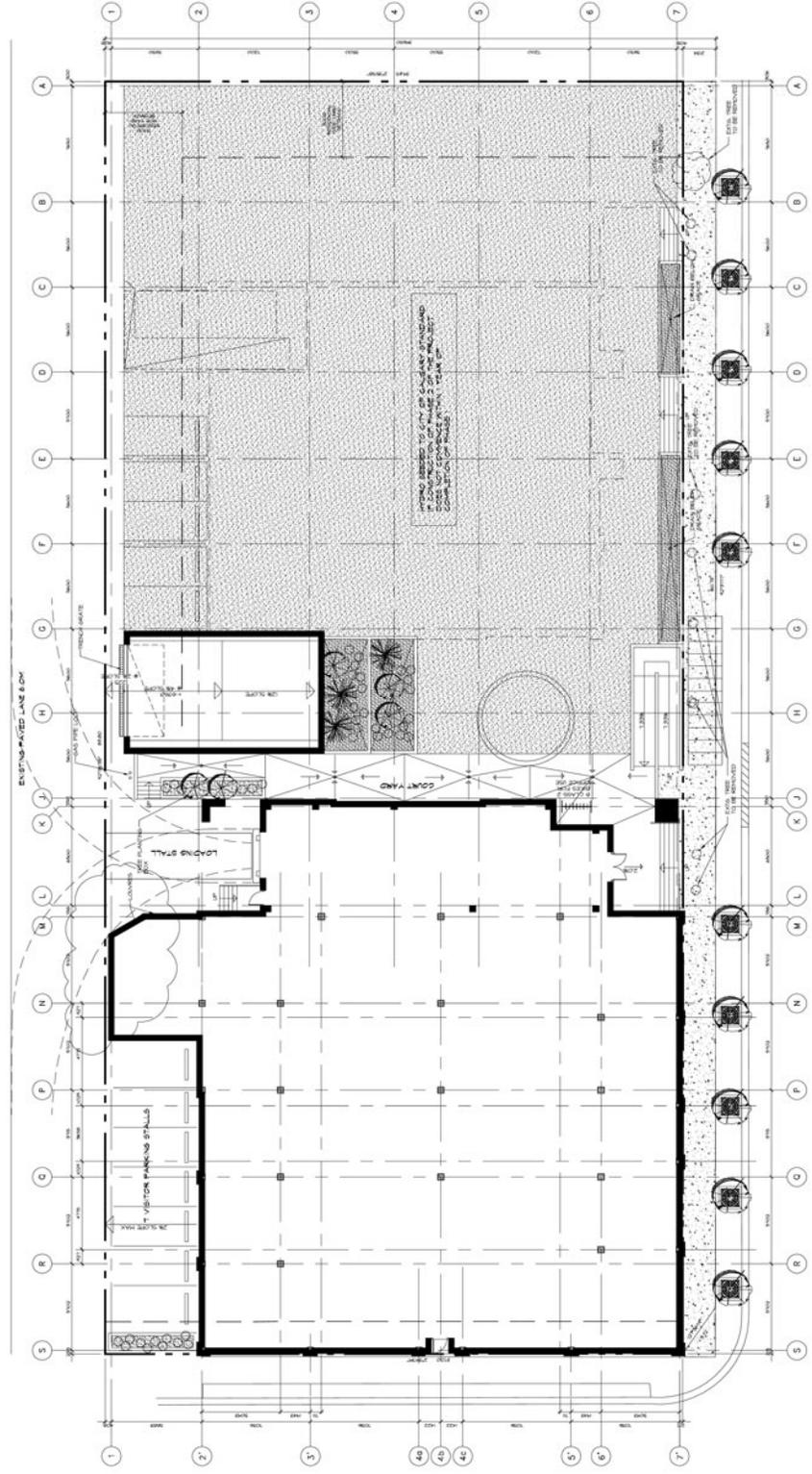
TOTAL LANDSCAPED AREA = 410 sq ft

NON TREES AND SHRUBS

SYMBOL	Latin Name	COMMON NAME	SIZE / CALIBER	HEIGHT
	PLUM	WHITE SPINDLE	24"	8'
	PLUM	INDIA SPINDLE	24"	8'
	PLUM	INDIA SPINDLE	24"	8'
	PLUM	INDIA SPINDLE	24"	8'
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NON TREES AND SHRUBS

SYMBOL	Latin Name	COMMON NAME	SIZE / CALIBER	HEIGHT
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	PLUM	INDIA SPINDLE	24"	8'
	PLUM	INDIA SPINDLE	24"	8'
	PLUM	INDIA SPINDLE	24"	8'



INTERIM SEEDING PLAN

THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE OTHER PLANS AND SPECIFICATIONS FOR THIS PROJECT.



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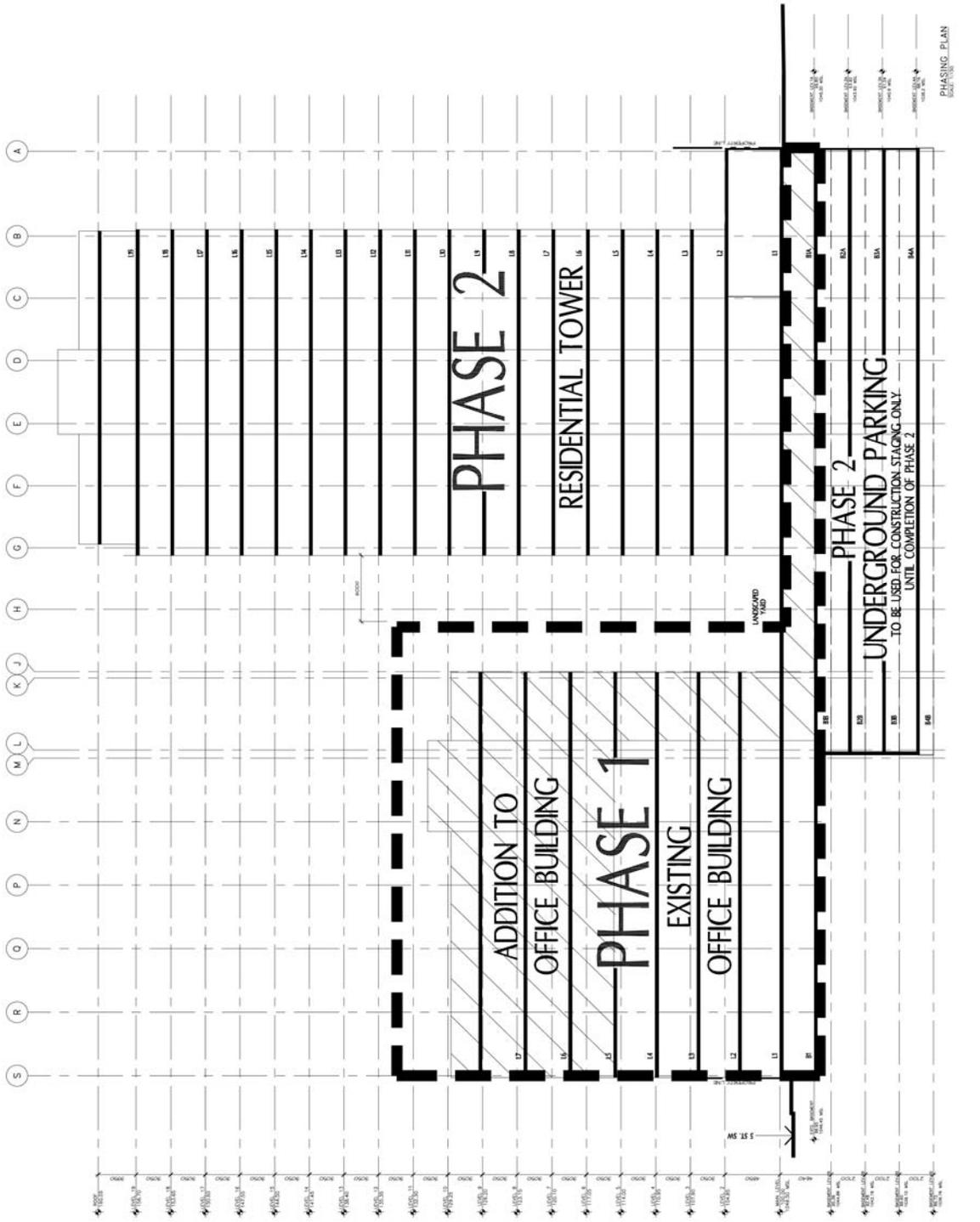
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Centron Towers
30000 1st
COCOA BEACH, FLORIDA

PHASING PLAN

DP07



centron

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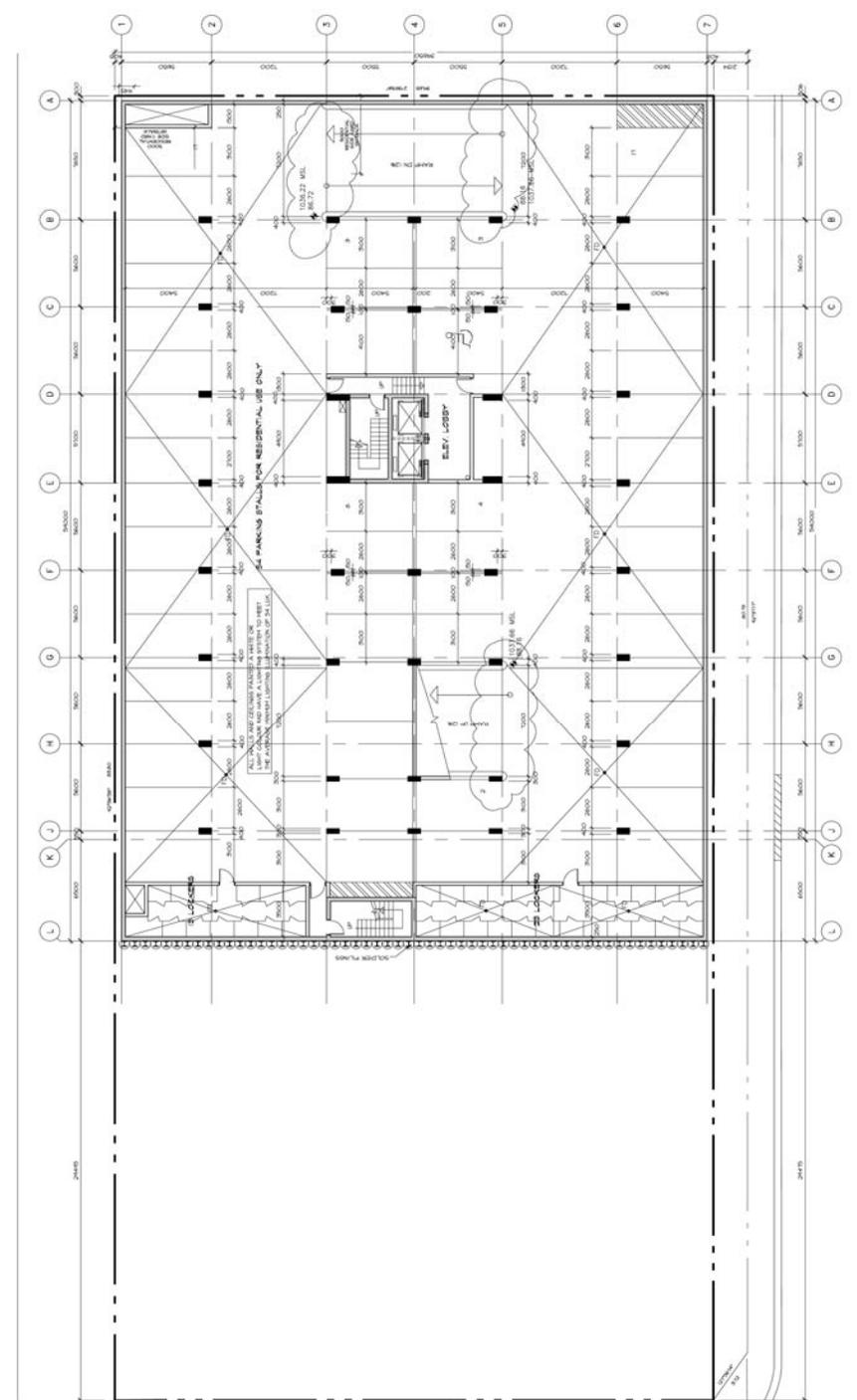


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www.ak-architects.com

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1000 10th Avenue SW
Calgary, Alberta T2P 1K1

BASMENT
LEVEL 4 FLOOR PLAN

DP11
REV



BASMENT L4 FLOOR PLAN