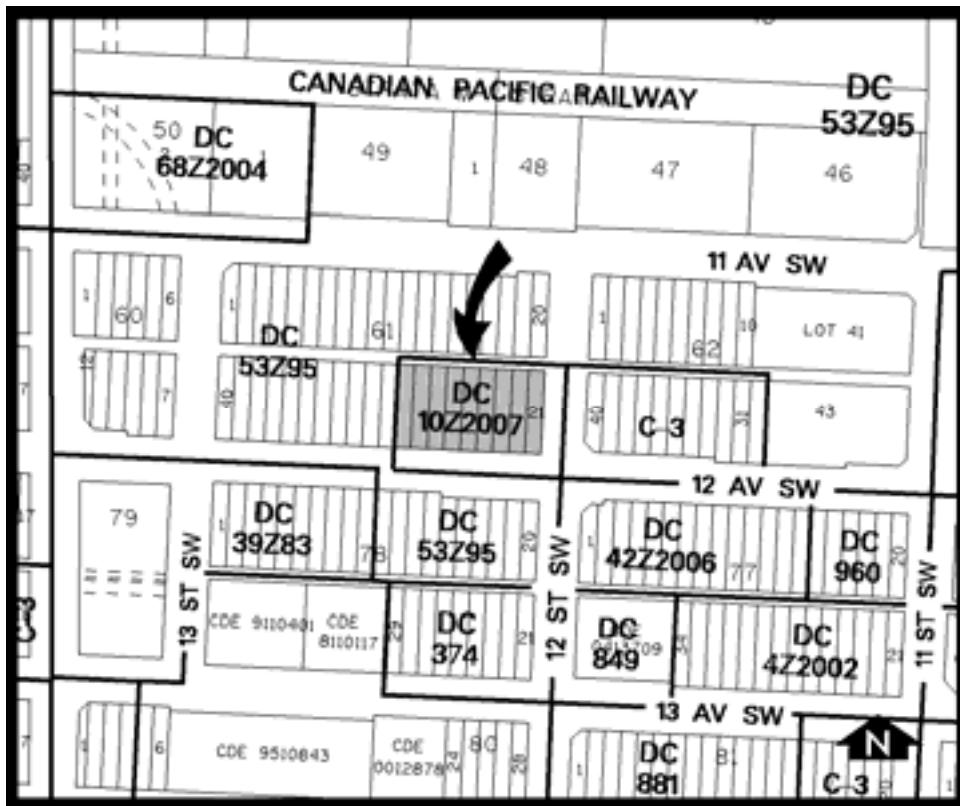


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 05	
	CPC DATE:	2007 December 13
	DP NO:	DP2007-2006

BELTLINE
(Ward 8 - Alderman Mar)



PROPOSAL:
Apartment Building (207 Units) with retail and restaurant-licensed at grade.

APPLICANT: Poon McKenzie Architects	OWNER: Homburg Management
MUNICIPAL ADDRESS: 1302 and 1316 – 11 Avenue SW	LEGAL DESCRIPTION: Plan A1, Block 61, Lots 21 to 29 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC 10Z2007	
AREA OF SITE: 0.274 ha ± (0.676 ac ±)	
CURRENT DEVELOPMENT: Vacant Land, Single Storey Building	

ADJACENT DEVELOPMENT:

NORTH: Two and four storey commercial development, surface parking lot;

SOUTH: Five storey office building (Red Cross), single storey warehouse, surface parking lot;

EAST: Two storey commercial buildings; and

WEST: Single and two storey commercial buildings.

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	A maximum of 12.0 FAR	9.54 FAR	None
PARKING	1.0 stalls for residential Development (207 stalls) 0.15 stalls for visitors (31 stalls) 1 stall per 100 metres of gross floor area for all other uses (6 stalls) Total required – 244 stalls	347 stalls	None
EXTERIOR FINISH MATERIALS Podium: Granite base with transparent glazing, aluminium spandrel panels Tower: Glass and spandrel glass panels.			

PLANNING EVALUATION

Introduction

This development permit is for a 207 unit apartment building in the Beltline, with a podium comprised of retail, restaurants, and apartment units.

Site Context

The site is located on the northwest corner of 11 Avenue and 12 Street SW. The area is a mix of high density residential, two storey commercial, and mid rise office buildings. There are two high rise residential developments within 200 metres of the site – Vantage Pointe located one block to the west along 11 Avenue, and Stella/Nova towers, located two blocks southeast of the project. A third, the Kai towers, is under construction across the street from this site.

Legislation & Policy

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

1. Promotion of live-work units in a variety of configurations;
2. Vibrant, pedestrian-friendly streets that provide activity throughout the daytime and evening hours; and
3. Street front elevations that are highly permeable and transparent by providing doorway entrances to the street, allowing for views directly into the business along the majority of the façade.

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

1. Front setbacks should incorporate trees and other urban planting/hard surface treatments and should accommodate a variety of commercial activities, including restaurant patios;
2. Building edges that are oriented toward a public right of way should be lined with uses that create activity and provide natural surveillance;
3. All parking areas shall be concealed from view from public spaces and ideally are located underground;
4. 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;
5. All rooftops, including podium and tower tops are encouraged to incorporate landscape amenities or green roofs in order to achieve aesthetic and environmental benefits;
6. The minimum horizontal separation between any two tall buildings shall be 24 metres for buildings taller than 36 metres; and
7. Particular attention should be given to the lighting of public and private areas at-grade to provide effective and attractive at-grade light. Special effects, including flood lighting of the tower portion and tower top portion may be included if it does not negatively impact

surrounding properties.

This site is also located within the Design District of the “character areas” defined in the Beltline ARP, where a combination of land uses and buildings have combined to create areas that are identifiable as having special or unique qualities different from neighbouring areas. The intent of policy for this area is to encourage eclectic and innovative design of buildings within the area.

Land Use District

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

Density has been determined through application of the Density Bonusing system contained in the Beltline Area Redevelopment Plan. This 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 proposed is 9.54 FAR. The following table illustrates how areas have been apportioned to the various bonus categories.

BONUS	F.A.R.
Base Density	8.0
Publicly accessible Private Open Space	0.94
Green Roof	0.5
Reduction in the use of Potable water for irrigation	0.1
TOTAL	9.54

As part of the application, open space has been provided in accordance with the density provisions in the Beltline ARP (See Site Layout and Building design below for details). Prior to release of the development permit, the applicant will be required to submit a public access easement agreement to delineate the limits of the plaza space (publicly accessible private open space). The applicant has chosen sustainable features for the remainder of the density.

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

Site Layout & Building Design

The project is a 207 unit apartment building, with a podium of retail, restaurants, and apartment units. The mix of residential units includes one bedroom (21%), two bedroom (76%) and penthouse suites (6%). Many optional schemes for massing and development of the site were entertained during review of this application. A key feature of this project is the plaza space at grade. The option to provide a significant portion of the site as a public plaza was seen as an opportunity to frame and enliven this emerging area of the Beltline as well as increase density. This plaza space is comprised of flowering trees and grasses planted in a circular pattern. This circular pattern is enhanced through the use of hard landscaping and seating arranged within the grassed area. The central feature of the space is a large water fountain. This water piece would be operational during the summer months, and then frozen in the winter months as an ice sculpture. The applicant has been encouraged to contact The City’s Public Art Consultants as part of the project.

At grade, the project has restaurants (with outdoor patios) and retail located along 11 Avenue SW, with the main door for the project located along the plaza space. Along 12 Avenue, there is a second small restaurant with an outdoor patio. Transparent glazing has been provided along with options for multiple doorways to allow for small scale retail as envisioned in the Beltline ARP. A small amenity space is provided along the plaza area in addition to the restaurants and patios. Apartment units are located on the second and third floors for the project.

Materials used for the base of the project are granite on the main floor, with aluminium spandrel panels on the second and third floors. Materials for the tower are glass and spandrel glass. A decorative metal roof element screens the mechanical penthouse for the project.

The plaza feature results in less site area over which the proposed F.A.R. could be distributed. Due to the area devoted to the plaza, the tower floor plate has been slightly expanded over the maximum of 750 square metres to 754 square metres. The Beltline A.R.P. makes provisions for a maximum floor plate of 750 m² in the Urban Mixed-Use Area where the impacts of shadow casting, tower separation and cumulative building mass have been satisfactorily mitigated. Reacting to this smaller area over which F.A.R. can be distributed, this application proposes a 3 metre setback from the lane along the north property line for the residential tower with no step-back to a smaller floor plate above the 36 metre height mark. Contemplating the benefits of revitalization of under-developed inner city blocks, Administration weighed the potential consequences associated with varying from the recommended setbacks for towers. As part of the analysis, Administration tasked the applicant to provide a study that would identify the impacts associated with shadow casting and tower separation as it relates to the broader context of the area.

In response, the applicant has provided a model showing one potential scenario for build-out of the surrounding block. The model acknowledges that the increase in floor plate size potentially compromises the 18 metre and 24 metre separation distances between towers on a north-south axis, but would maintain separation in an east-west axis. While this scenario for development cannot be guaranteed, it does however suggest that, if assembled as a block, the potential for redevelopment of up to five towers maintaining required separation could be accomplished.

Finding the proposed setbacks for this project do not appear to adversely impact public open space or important green space within the vicinity and that the remainder of the block does not appear to be compromised by the massing, Administration supports the proposed setbacks.

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.

Urban Design Review Panel Comment	Applicants Response
The Panel recommends that the entry plaza be pedestrian only, and only used by emergency vehicles. Panel recognizes that a unique design solution to accommodate this requirement will need to be developed;	Original application had the plaza space being used as a vehicular entry. The applicant has revised this to delete the vehicular entry for the project.
The Panel recommends a better transition from narrow sidewalk at the corner to wider sidewalk on the street where the plaza features intercept the sidewalk be created.	Noted and completed by the applicant

Landscaping / Sustainable Design Features

The applicant has indicated a desire to shadow LEED certified rating for this project. While LEED certification has not yet been mandated by The City of Calgary, The City Centre Plan recognizes and rewards sustainability in design and construction through the bonus program. A total of up to 1.0 F.A.R. may be granted for a package of sustainable building features such as a green roof, mixed uses and use of water efficient landscaping/elimination of potable water for irrigation.

Beyond the plaza space landscaping at grade, landscaping has been provided for the project in two other locations. These locations are used to qualify the project as a 'green roof' under the Beltline ARP provisions for density bonusing. Intended to provide environmental benefits such as improved air quality, storm water management and green space, the third floor includes a planting of prairie grasses along the western and northern edges of the project adjacent to active office uses including patios. The second concentration of 'green roof' treatment is on the fourth floor of the project along the east and west ends of the podium. The eastern space, including a manicured lawn, will be available to the residents of the tower via an internal corridor. The western space will be an active edge fronting living units.

A combination of Colorado spruce trees and shrubs have been provided along with native grasses. In order to qualify for the density bonusing, the project must eliminate the use of potable water for irrigation.

Site Access & Traffic

There is one vehicular access for this project located off the rear lane. A loading space has also been provided off the rear lane. The requirements for a Transportation Impact Assessment were completed and accepted through the Land use Amendment for the site.

Parking

The parking provisions for the Beltline area stipulate a minimum of 0.9 parking stalls per living unit. The applicant has provided 1.48 stalls per unit based upon a unit size ratio. According to the applicant, this parking ratio is a consequence of bringing higher income purchasers to the inner city where accommodating the parking needs of this type of buyer is critical to attracting them to the downtown.

The parking ratio for this project uses a baseline of 1 parking stall per unit. Approximately sixty-seven percent (67%) of the two bedroom suites will have the opportunity for two parking stalls. Additionally, each of the six penthouse suites would have an additional parking stall.

In reviewing this proposal, Administration looked at other recent examples in the Downtown/Beltline where parking has been structured around unit sizing, as well as The City of Calgary Transportation Planning's analysis of the ratio. Contemplating unit size as an expression of trip-generation may not necessarily be revealing in this area of the Downtown. Within close proximity to entertainment venues, employment and bus transit as well as other modes of travel, Administration recognizes that the pattern of automobile use may be different in this location.

The City's Transportation Planning Division has stated support for a maximum of 1.5 parking stalls with this proposal. All parking will be within the five levels of underground parkade with the exception of six retail stalls at grade, accessed from the lane.

Bicycle storage facilities have been provided at grade and on the first floor of the parkade.

Site Servicing for Utilities

Services are available for the proposed development. The developer is responsible for any required upgrades to the existing services including a contribution to the Centre City Development Levy.

Environmental Site Assessment

No concerns arose through the review of this application.

Community Association Comments

A letter of support was received from the Beltline Community Association (See APPENDIX II). They were supportive of the plaza space as long as there was no vehicular access for the project. As well, they were supportive of some of the initiatives taken for sustainability for the project.

The Beltline Planning Group commented on the requirement for four sided buildings, with the rear lane being "as active and safe as possible". While there is not as much activity along the rear lane at grade as other projects, measures have been taken to ensure this area is as safe as possible. They also commented on a narrowing of the carriageway along 12 Street SW. This is outside the scope of the Development Permit. While there is discussion about bylawed setbacks on other streets, there has been no intent to narrow carriageways within the Beltline.

Adjacent Neighbour Comments

No Comments Received.

CONCLUSION:

The proposal is supported for the following reasons:

1. The project aligns with the development goals of the Beltline Area Redevelopment Plan.
2. This high density development is compatible with adjacent development along 10 Avenue and 7 Street SW.
3. The plaza space provided is a unique compliment to the area, and provides for an urban amenity in a high density neighbourhood.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements:

If this development permit is approved, 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. The developer shall execute a Public Access Easement Agreement for the plaza space to the satisfaction of the Manager of Urban Development;

Urban Development:

2. Submit amended plans to the File Manager to specifically address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Indicate the new curb alignment (lip of gutter 3.76m) dimensioned from the bylawed setback line;
 - b. Removal of encroachments (outdoor café and bike parking) from within the bylawed setback; and
 - c. Relocate the tree planting along 11 AV SW into tree trenches adjacent to the back of curb;
3. The developer shall remit payment for the Centre City Utility Levy, in the amount of \$272,300.00, to Urban Development. This off-site levy is for Community Recreation, Transportation, Parks Upgrading, Greenways and 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 above is determined by using \$3,970 per meter of site frontage (on the avenues only) of the proposed development;
 4. The developer shall consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title;
 5. 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. Sidewalks
 - b. Wheelchair ramps
 - c. Concrete lane paving
 - d. Streetlight upgrading
 - e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel;
6. The developer shall execute Public Access Easement Agreement for the 2.134 metre bylawed setback and corner cut areas to the satisfaction of the Manager of Urban Development;

Transportation:

7. Curb cuts which are no longer required shall be closed and remediated at the client's expense. Indicate this on the plans;

8. Provide signage at grade indicating that parking for visitors is available within the parkade and indicate on the site plan the locations of this signage;
9. The developer shall provide a package outlining the custom transit shelter details. Contact Calgary Transit (Darlene Whiting, 537-7875) for submission requirements. Any custom shelter approved by Calgary Transit shall be supplied and installed at the developer's expense to the satisfaction of the Director, Calgary Transit. Alternatively, provide Calgary Transit a certified cheque for the current cost of an installed transit shelter if a custom shelter design cannot be agreed upon;

Parks:

10. Provide a landscape construction detail of the tree grate for the street trees on 12 Street SW and 11 Avenue SW;

Permanent Conditions

Planning:

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, 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;
14. 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;
15. 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;
16. The seven retail, 32-visitor, and 307 residential parking stall(s) must be provided and maintained during the life of the development in the numbers and locations as shown on the approved plan released with this development Permit. All parking, visitor and loading stalls must be made available for the sole use of the retail operators, residents and their visitors to the site. All stalls must be properly marked indicating its use to the satisfaction of the D Authority;
17. 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:

18. 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;
- 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);

19. 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.); and
 - e. Reconstruction of City facilities damaged during construction.

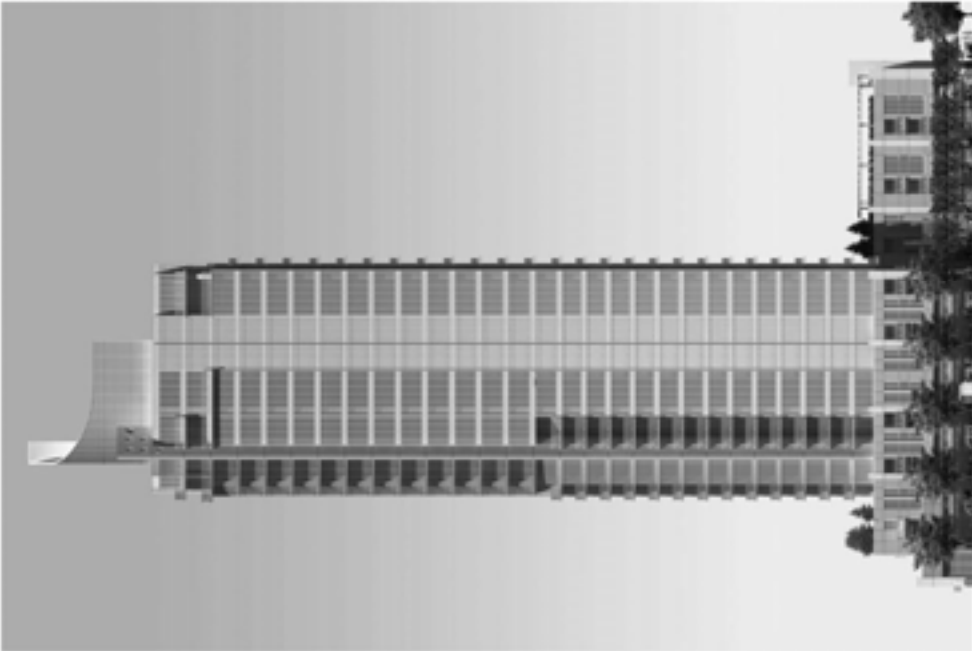
All work performed on public property shall be done in accordance with City Standards and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, street lighting, traffic signs and control devices, power and utility poles, electrical 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;

20. 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;

21. 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; and
12. 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.

Dwayne Drobot
2007 December



CRISTAL

#1302 to #1320 - 11 AVENUE SW

CALGARY, ALBERTA

LOTS 21-25, BLOCK 61, PLAN A1

FOR CENTRON CONSTRUCTION CORPORATION

DEVELOPMENT PERMIT SUBMISSION

JUNE, 2007
REVISED NOVEMBER, 2007
JOB NO. 2006-038
DP NO. DP2007-2006



FORD MATTHEW
ARCHITECTS
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



PROJECT INFORMATION

PROJECT NO: 107
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT CITY: [REDACTED]
 PROJECT STATE: [REDACTED]
 PROJECT ZIP: [REDACTED]

OWNER

[REDACTED]

DESIGNER

[REDACTED]

DATE

[REDACTED]

SCALE

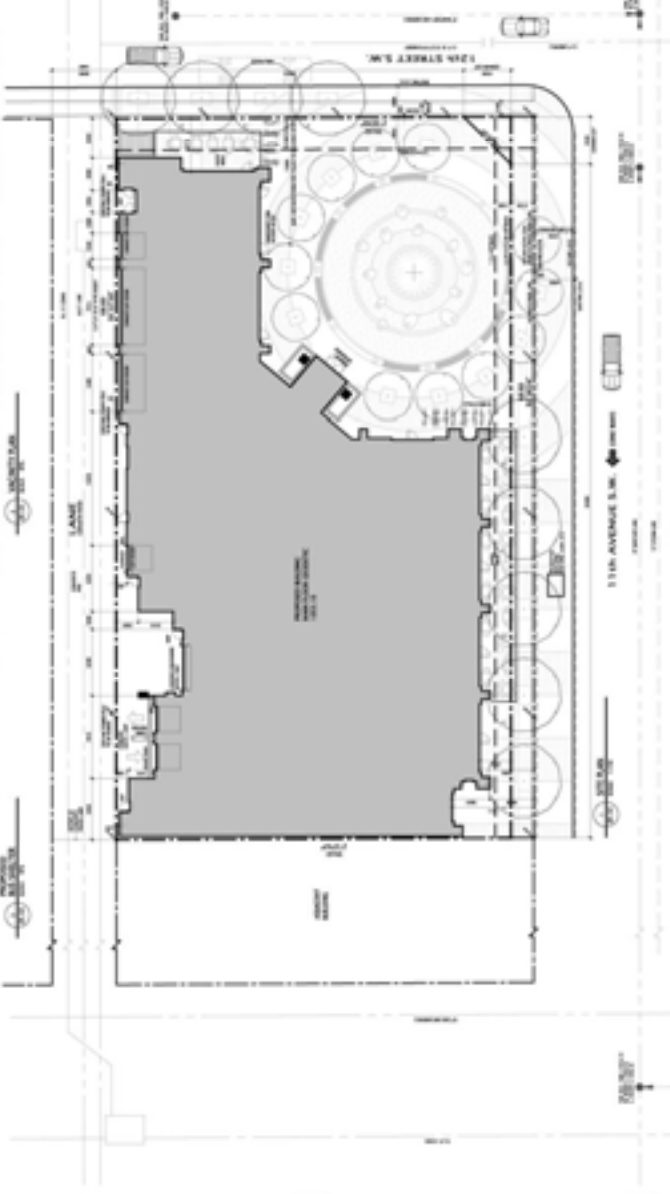
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PROJECT NO.

DP-101

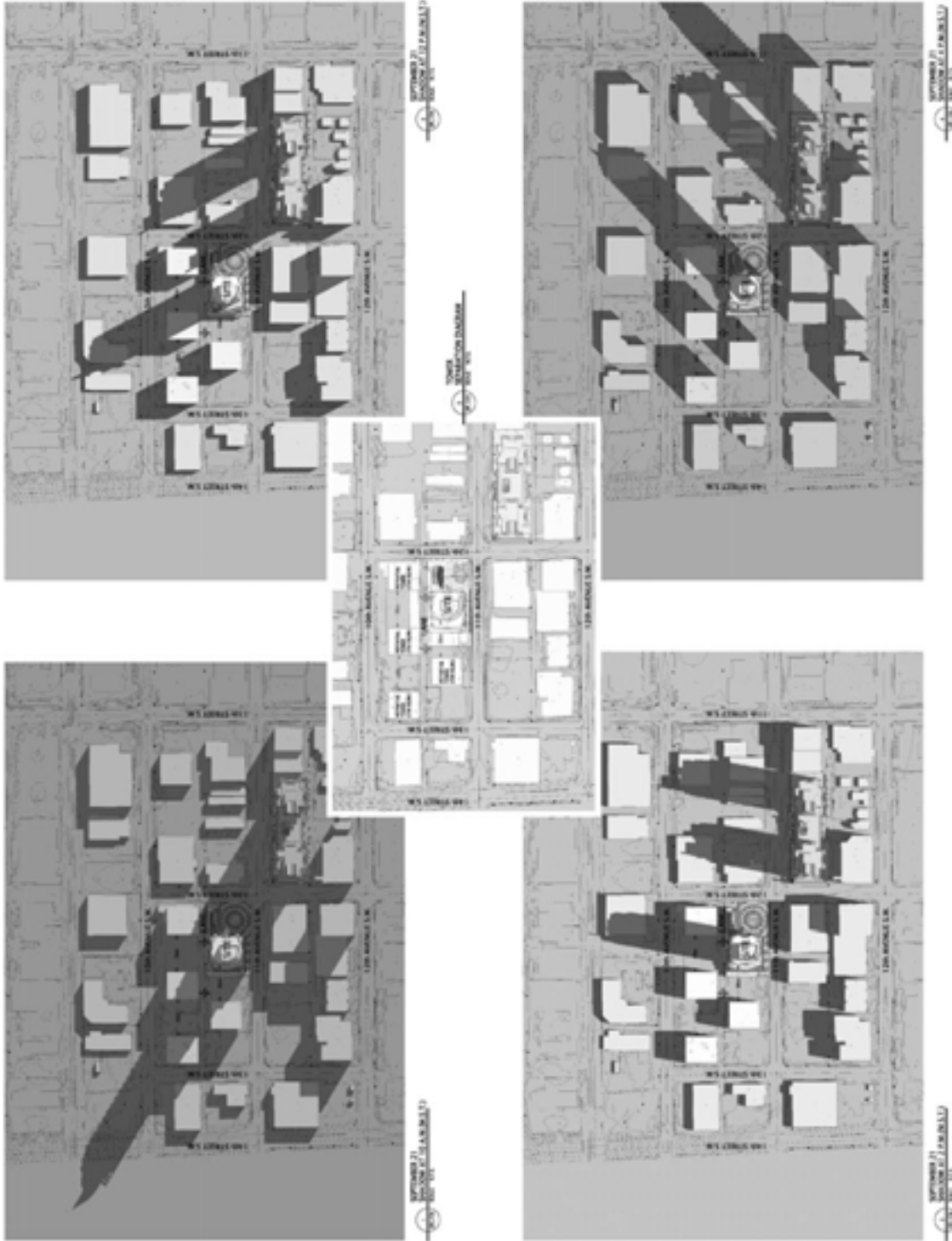
REVISIONS

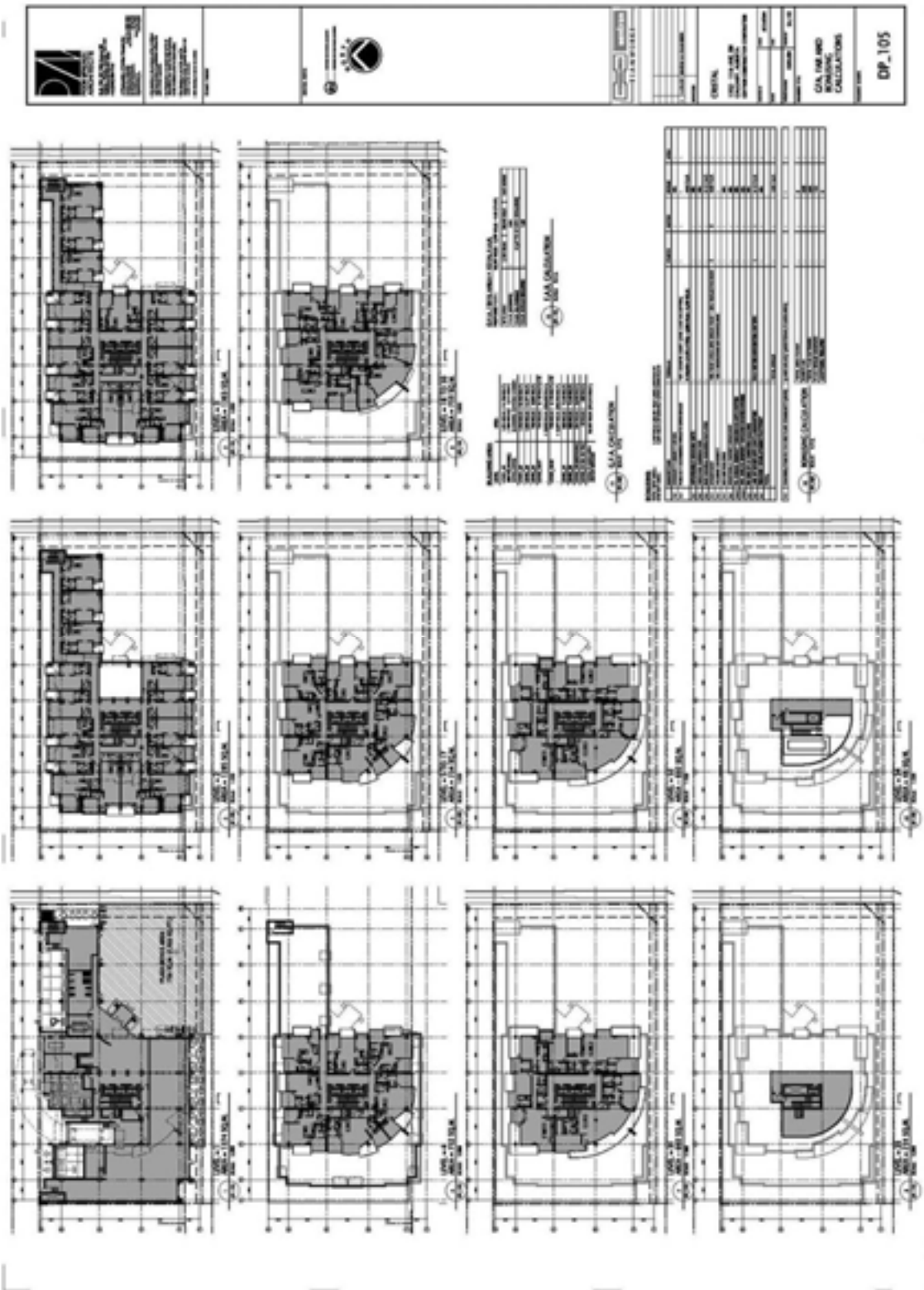
NO.	DATE	DESCRIPTION
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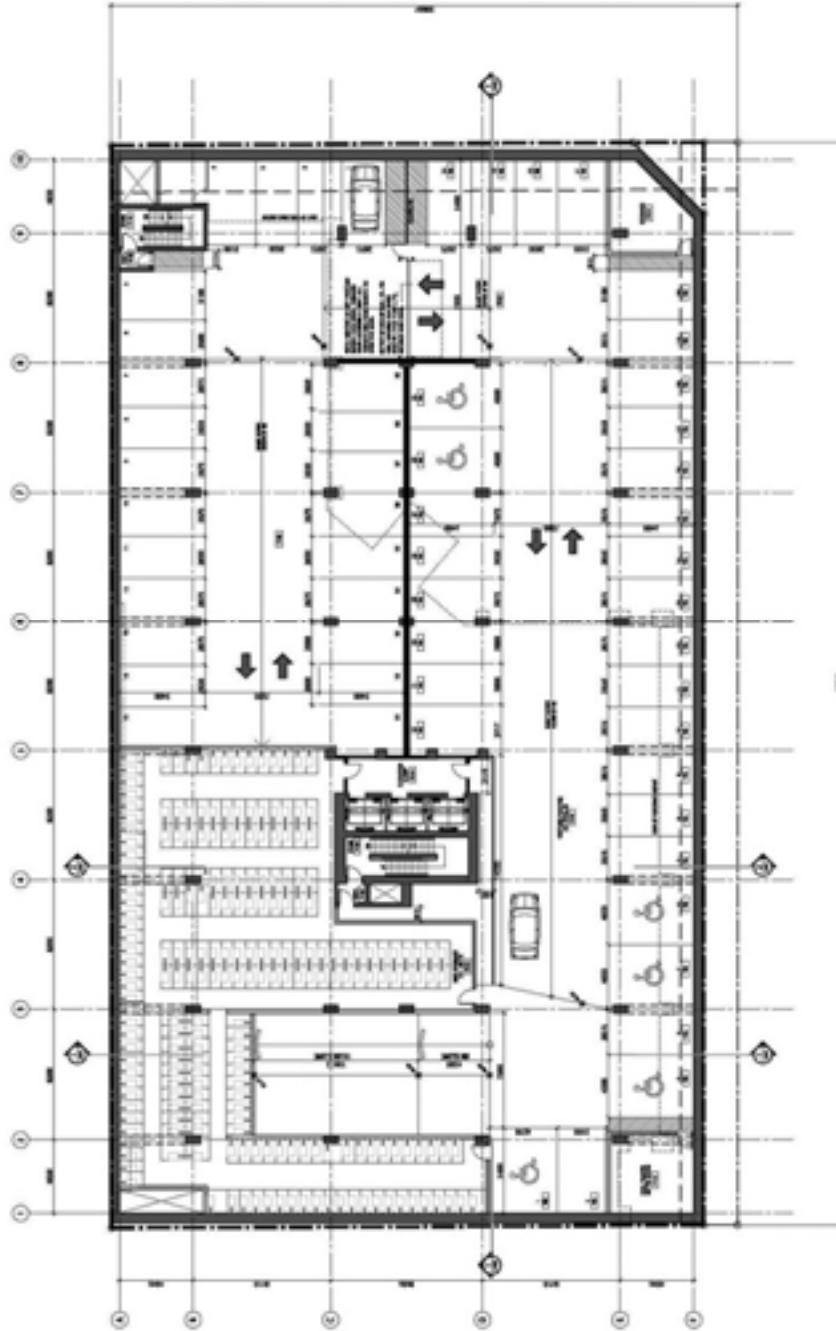
This architectural drawing set includes a detailed floor plan of a building, showing room layouts, corridors, and structural elements. It also features two elevations: a side elevation showing the building's profile and a perspective view of the building's facade. The drawing is annotated with various labels, including 'MECHANICAL ROOM', 'ELECTRICAL ROOM', and 'STAIR'. A title block in the upper right corner identifies the project as 'DP-103' and lists the architect as 'KIMLEY-HORN AND ASSOCIATES, INC.'. A legend in the lower left corner provides a key for the drawing's symbols and materials. The drawing is oriented vertically on the page.

 <p>DA ARCHITECTS 1000 15th Street, Suite 1000 Denver, CO 80202 Tel: 303.733.1000 Fax: 303.733.1001 www.daarchitects.com</p>	 <p>North Arrow</p>	 <p>FILE NUMBER</p>	PROJECT NAME		DATE	
			CANTON		12/13/07	
DESIGNED BY		DRAWN BY		CHECKED BY		
DATE		DATE		DATE		
SCALE		SCALE		SCALE		
TOWER SEPARATION & SHADOW STUDY						
DP_104						

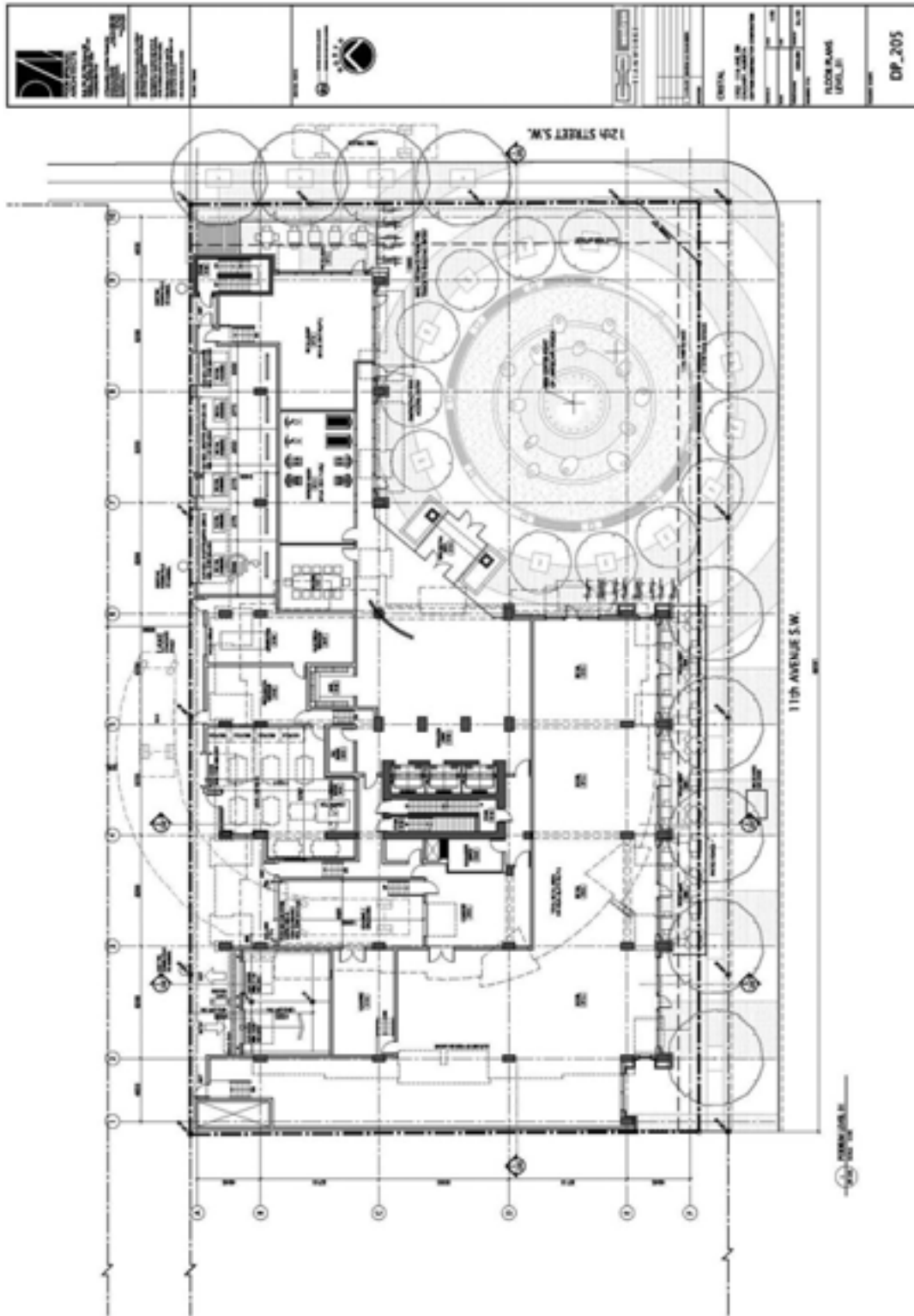


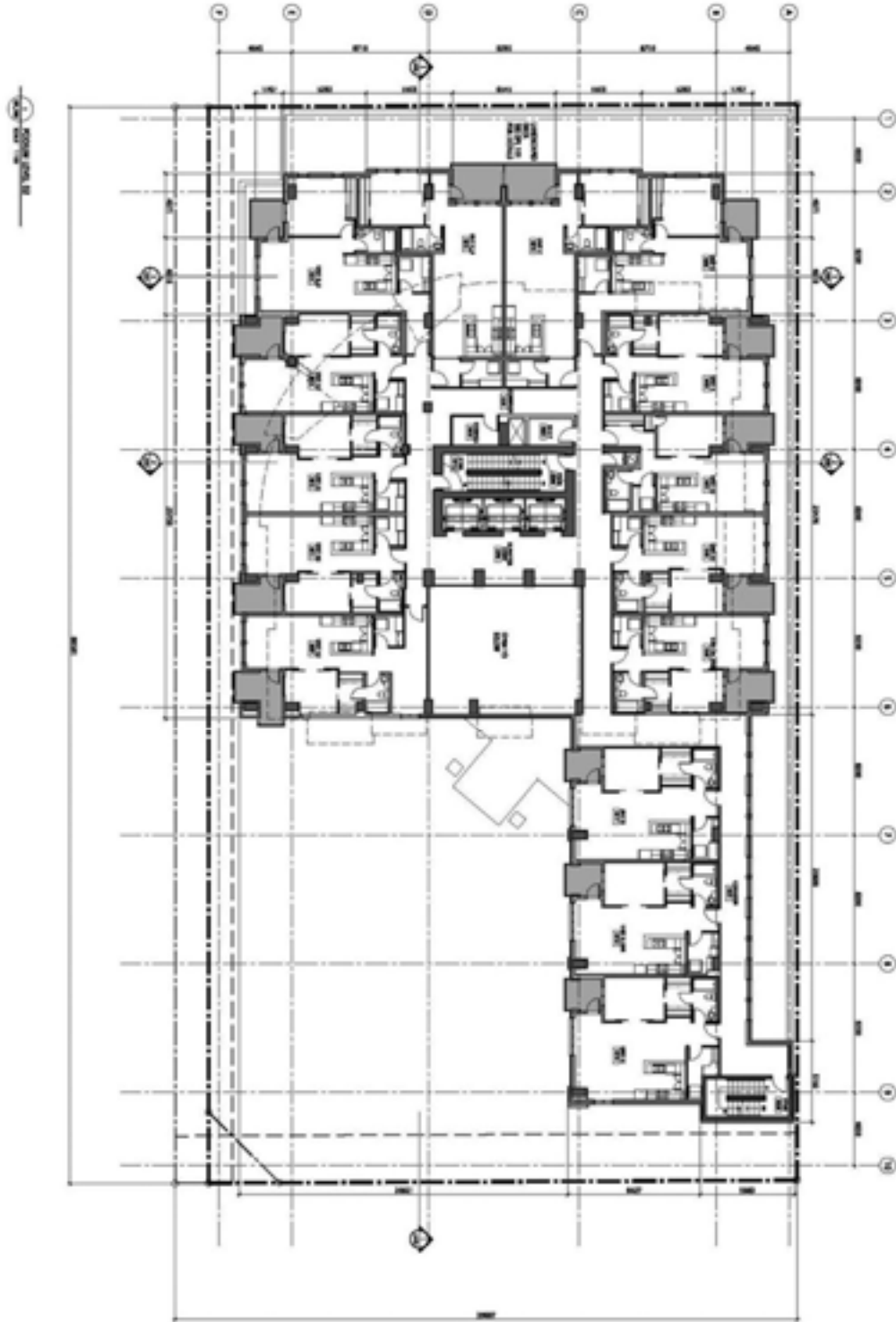


 CITY OF TORONTO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING 100 KING STREET WEST TORONTO, ONTARIO M5X 1C3 TEL: 416-392-3111 WWW.CITYOFTORONTO.CA	 N	 PROJECT: [REDACTED] DRAWING TITLE: [REDACTED] DRAWING NUMBER: DP_204



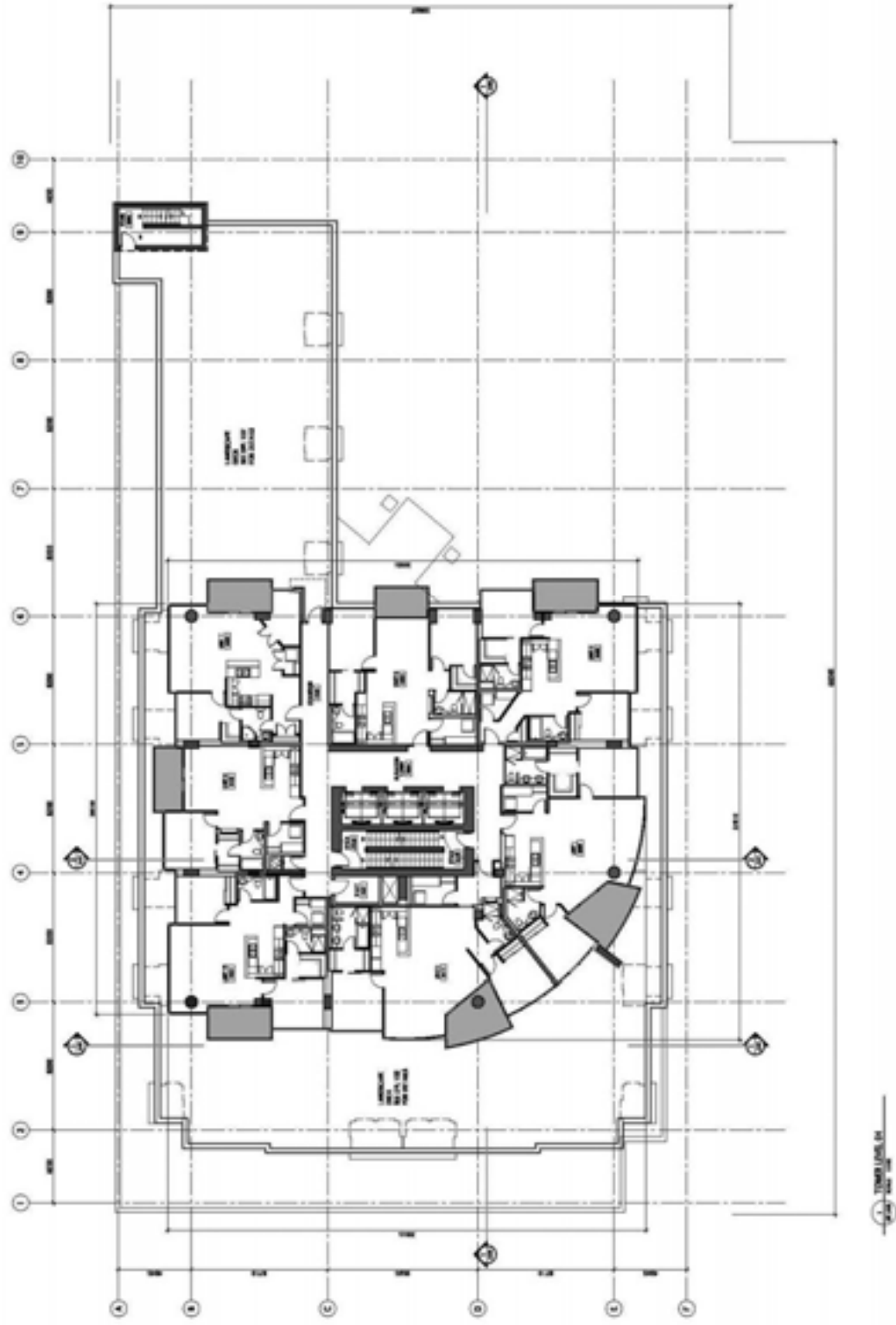
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BY: [REDACTED]
CHECKED BY: [REDACTED]



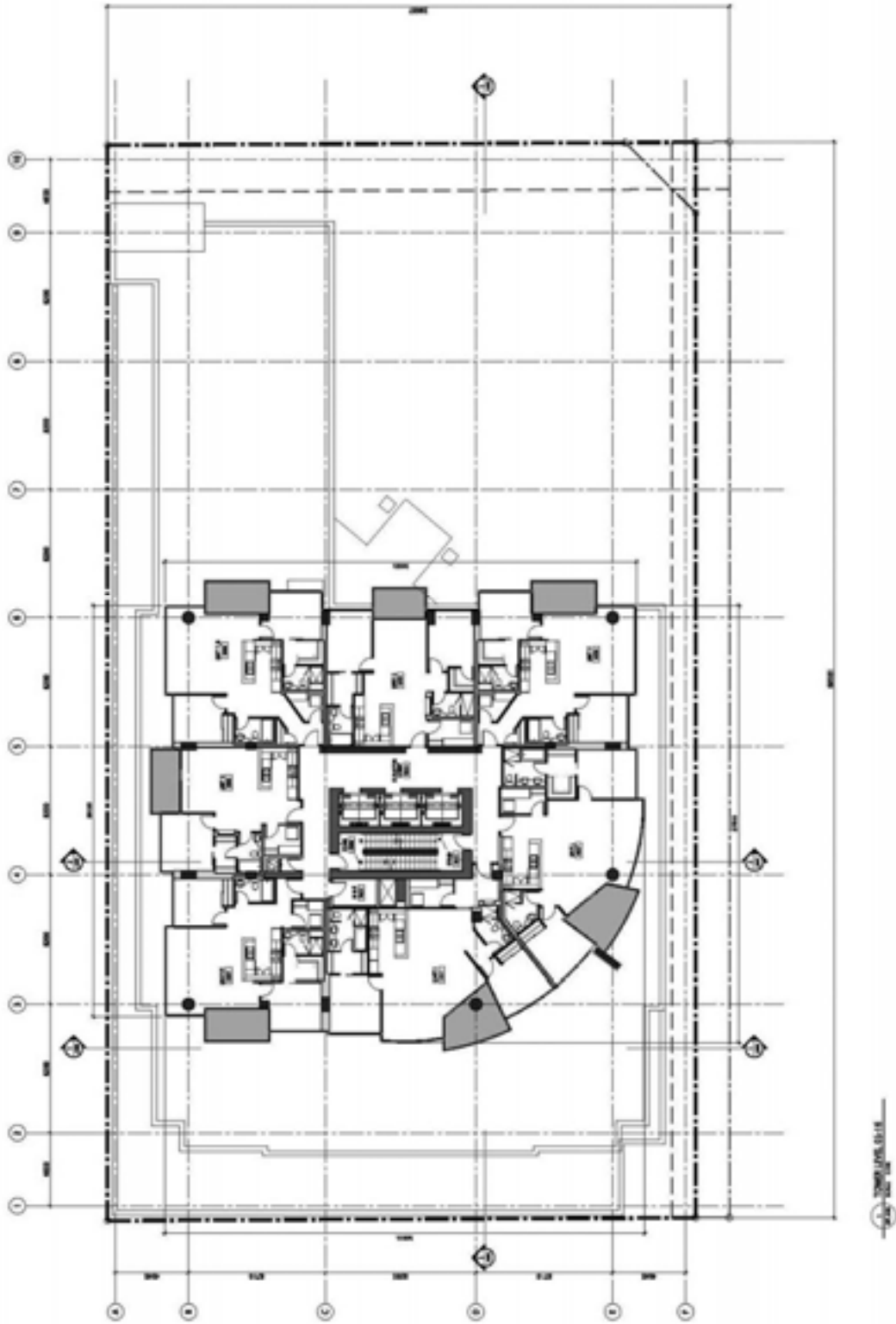


	PROJECT Cape Town City of Cape Town Department of Planning and Economic Development
	CLIENT City of Cape Town Department of Planning and Economic Development
DESIGNER City of Cape Town Department of Planning and Economic Development	
DATE 2007	
SCALE 1:100	
PROJECT NO. DP_206	
PROJECT NAME Floor Plan Level 21	

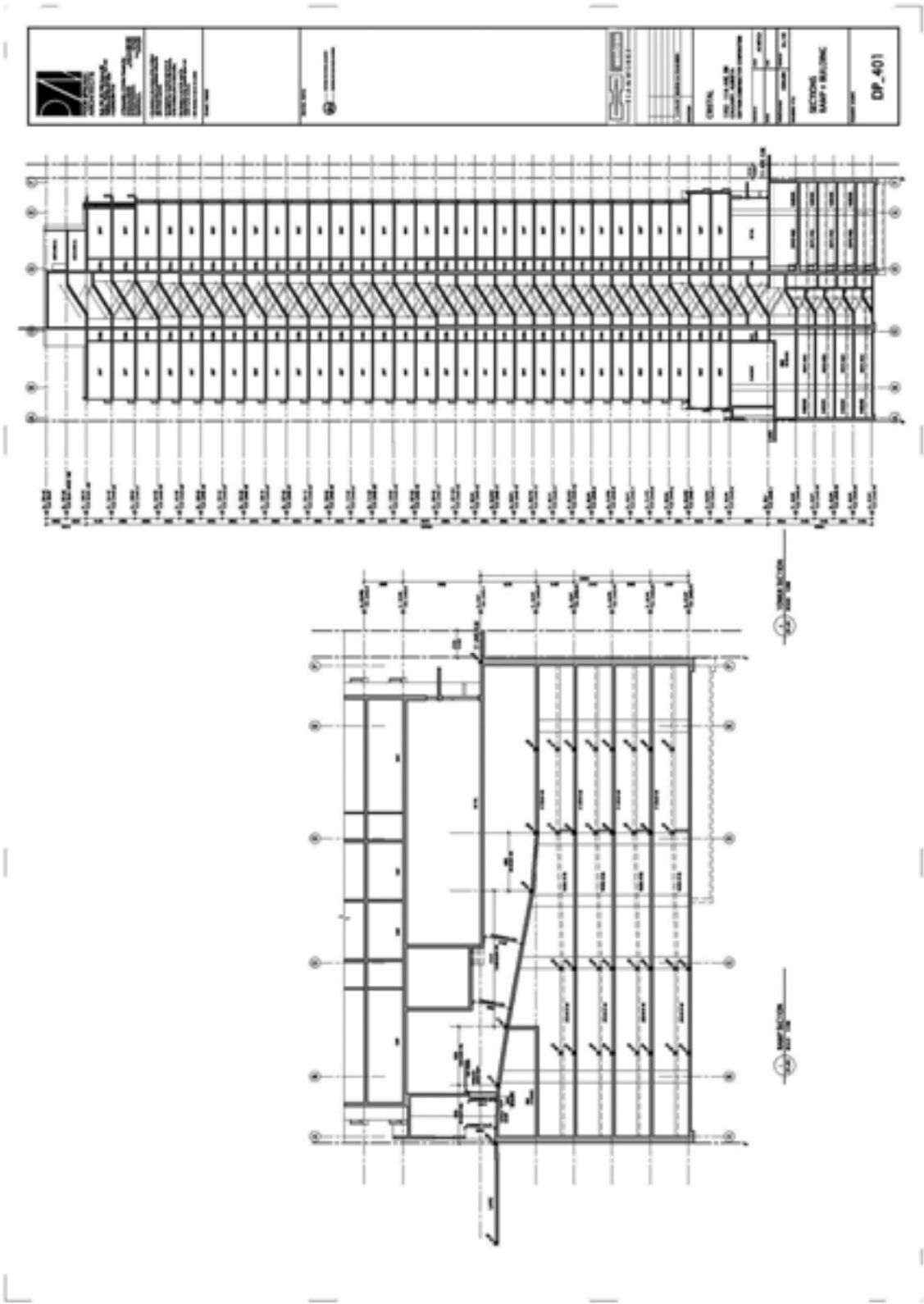
	UNIVERSITY OF TORONTO DEPARTMENT OF ARCHITECTURE 100 St. George Street, 4th Floor Toronto, Ontario M5S 1A5 Tel: (416) 978-2800 Fax: (416) 978-2801 www.architecture.utoronto.ca		FLOOR PLAN	DATE: _____	
				DESIGN: _____	DATE: _____
UNIVERSITY OF TORONTO DEPARTMENT OF ARCHITECTURE 100 St. George Street, 4th Floor Toronto, Ontario M5S 1A5 Tel: (416) 978-2800 Fax: (416) 978-2801 www.architecture.utoronto.ca				FLOORING PLAN LEVEL 04	
				DP_206	

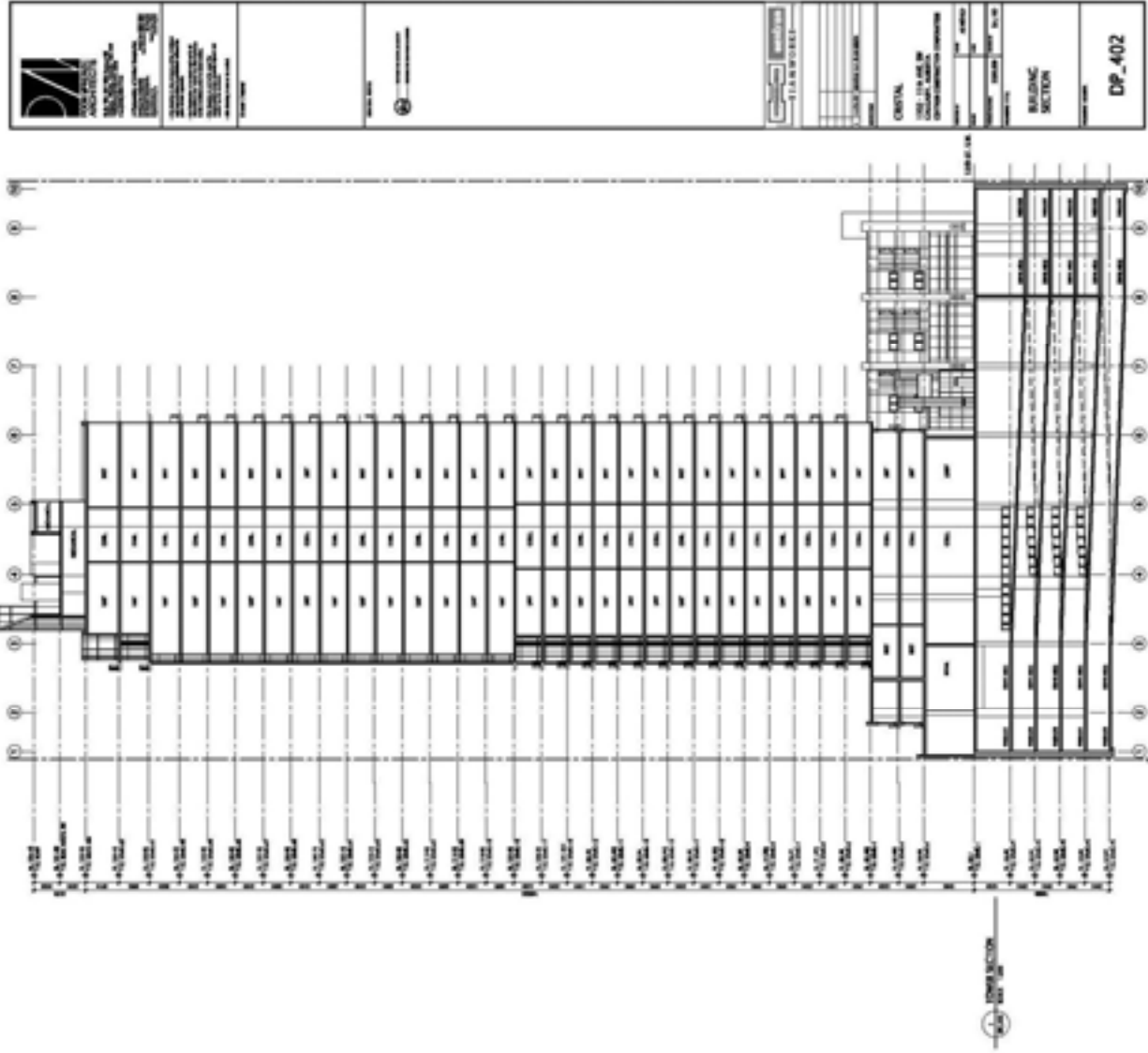


 CITY OF CHICAGO DEPARTMENT OF PUBLIC WORKS 100 N. LAKE STREET CHICAGO, IL 60602 TEL: (773) 334-3300 WWW.CITYOFCHICAGO.IL.GOV	 N	FLANNERY STREET	CITY OF CHICAGO 100 N. LAKE STREET CHICAGO, IL 60602 TEL: (773) 334-3300 WWW.CITYOFCHICAGO.IL.GOV		DATE: 12/13/07 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN	FLOOR PLANS LEVEL 209
			DATE: 12/13/07 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN			



100 N. LAKE STREET

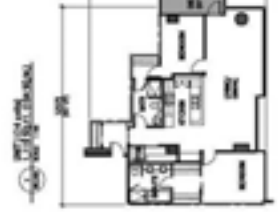




 <p>DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT CITY OF TORONTO 100 KING STREET WEST, 10TH FLOOR TORONTO, ONTARIO M5X 1C3 TEL: 416-392-3100 WWW.CITYOFTORONTO.CA</p>	<p>PROJECT NO. DP-2007-2006 UNIT NO. 501 DATE: 2007-12-13</p>	<p>UNIT NAME RESIDENTIAL</p>	<p>DP_501</p>



 <p>DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT CITY OF TORONTO 100 KING STREET WEST, 12TH FLOOR TORONTO, ONTARIO M5X 1C3 TEL: 416-392-3111 WWW.CITYOFTORONTO.CA</p>	PROJECT NO. DP-2007-2006 PROJECT NAME 100 KING STREET WEST REVISIONS	DATE 2007-12-13	DRAWN BY CHECKED BY APPROVED BY	SCALE 1:100	SHEET NO. DP_502

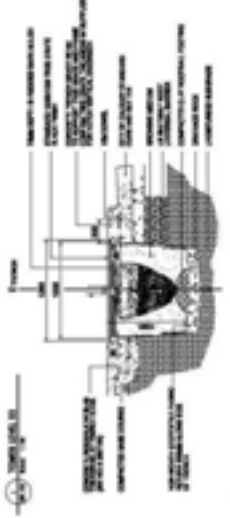
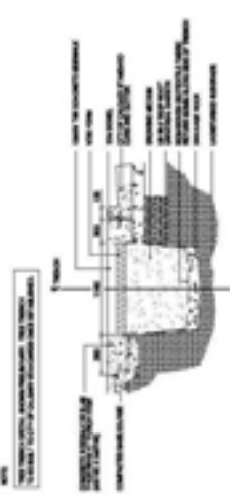
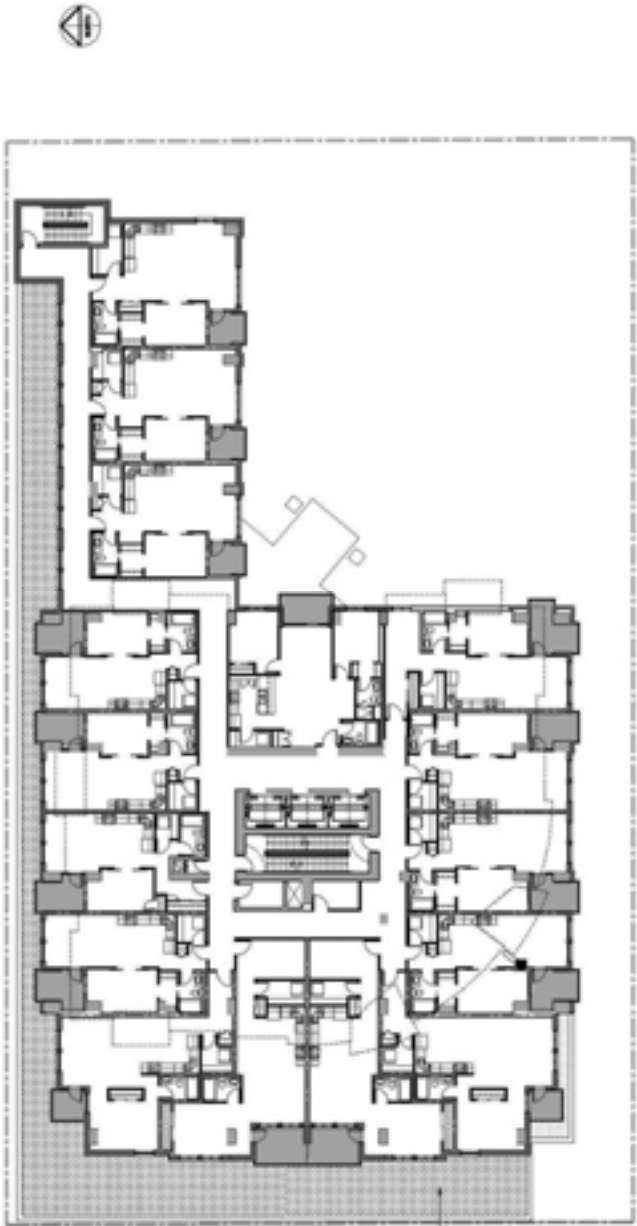


 <p>DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT CITY OF TORONTO 100 KING STREET WEST, 10TH FLOOR TORONTO, ONTARIO M5X 1C3 TEL: 416-392-3100 WWW.CITYOFTORONTO.CA</p>	PROJECT NO. DP-2007-2006	DATE: 11/20/07	DRAWN BY: [Name]	CHECKED BY: [Name]	SCALE: 1/8" = 1'-0"	SHEET NO. 503	SHEET NAME UNIT PLAN



DP_503

	PROJECT: LOCATION: DATE:	SHEET NO. OF SHEETS:	DATE:	DRAWN BY:	CHECKED BY:	TITLE:	SCALE:	PROJECT NO.:	SHEET NO.:	TOTAL SHEETS:
	LANDSCAPE PLAN LEVEL 01									



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3	PLANTING 3' X 3' PLANTERS	5	SQ. FT.	200	1000
4	PLANTING 4' X 4' PLANTERS	3	SQ. FT.	300	900
5	PLANTING 5' X 5' PLANTERS	2	SQ. FT.	400	800
6	PLANTING 6' X 6' PLANTERS	1	SQ. FT.	500	500
7	PLANTING 7' X 7' PLANTERS	1	SQ. FT.	600	600
8	PLANTING 8' X 8' PLANTERS	1	SQ. FT.	700	700
9	PLANTING 9' X 9' PLANTERS	1	SQ. FT.	800	800
10	PLANTING 10' X 10' PLANTERS	1	SQ. FT.	900	900
11	PLANTING 11' X 11' PLANTERS	1	SQ. FT.	1000	1000
12	PLANTING 12' X 12' PLANTERS	1	SQ. FT.	1100	1100
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14	PLANTING 14' X 14' PLANTERS	1	SQ. FT.	1300	1300
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16	PLANTING 16' X 16' PLANTERS	1	SQ. FT.	1500	1500
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18	PLANTING 18' X 18' PLANTERS	1	SQ. FT.	1700	1700
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21	PLANTING 21' X 21' PLANTERS	1	SQ. FT.	2000	2000
22	PLANTING 22' X 22' PLANTERS	1	SQ. FT.	2100	2100
23	PLANTING 23' X 23' PLANTERS	1	SQ. FT.	2200	2200
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25	PLANTING 25' X 25' PLANTERS	1	SQ. FT.	2400	2400
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95	PLANTING 95' X 95' PLANTERS	1	SQ. FT.	9400	9400
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108	PLANTING 108' X 108' PLANTERS	1	SQ. FT.	10700	10700
109	PLANTING 109' X 109' PLANTERS	1	SQ. FT.	10800	10800
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112	PLANTING 112' X 112' PLANTERS	1	SQ. FT.	11100	11100
113	PLANTING 113' X 113' PLANTERS	1	SQ. FT.	11200	11200
114	PLANTING 114' X 114' PLANTERS	1	SQ. FT.	11300	11300
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124	PLANTING 124' X 124' PLANTERS	1	SQ. FT.	12300	12300
125	PLANTING 125' X 125' PLANTERS	1	SQ. FT.	12400	12400
126	PLANTING 126' X 126' PLANTERS	1	SQ. FT.	12500	12500
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130	PLANTING 130' X 130' PLANTERS	1	SQ. FT.	12900	12900
131	PLANTING 131' X 131' PLANTERS	1	SQ. FT.	13000	13000
132	PLANTING 132' X 132' PLANTERS	1	SQ. FT.	13100	13100
133	PLANTING 133' X 133' PLANTERS	1	SQ. FT.	13200	13200
134	PLANTING 134' X 134' PLANTERS	1	SQ. FT.	13300	13300
135	PLANTING 135' X 135' PLANTERS	1	SQ. FT.	13400	13400
136	PLANTING 136' X 136' PLANTERS	1	SQ. FT.	13500	13500
137	PLANTING 137' X 137' PLANTERS	1	SQ. FT.	13600	13600
138	PLANTING 138' X 138' PLANTERS	1	SQ. FT.	13700	13700
139	PLANTING 139' X 139' PLANTERS	1	SQ. FT.	13800	13800
140	PLANTING 140' X 140' PLANTERS	1	SQ. FT.	13900	13900
141	PLANTING 141' X 141' PLANTERS	1	SQ. FT.	14000	14000
142	PLANTING 142' X 142' PLANTERS	1	SQ. FT.	14100	14100
143	PLANTING 143' X 143' PLANTERS	1	SQ. FT.	14200	14200
144	PLANTING 144' X 144' PLANTERS	1	SQ. FT.	14300	14300
145	PLANTING 145' X 145' PLANTERS	1	SQ. FT.	14400	14400
146	PLANTING 146' X 146' PLANTERS	1	SQ. FT.	14500	14500
147	PLANTING 147' X 147' PLANTERS	1	SQ. FT.	14600	14600
148	PLANTING 148' X 148' PLANTERS	1	SQ. FT.	14700	14700
149	PLANTING 149' X 149' PLANTERS	1	SQ. FT.	14800	14800
150	PLANTING 150' X 150' PLANTERS	1	SQ. FT.	14900	14900
151	PLANTING 151' X 151' PLANTERS	1	SQ. FT.	15000	15000
152	PLANTING 152' X 152' PLANTERS	1	SQ. FT.	15100	15100
153	PLANTING 153' X 153' PLANTERS	1	SQ. FT.	15200	15200
154	PLANTING 154' X 154' PLANTERS	1	SQ. FT.	15300	15300
155	PLANTING 155' X 155' PLANTERS	1	SQ. FT.	15400	15400
156	PLANTING 156' X 156' PLANTERS	1	SQ. FT.	15500	15500
157	PLANTING 157' X 157' PLANTERS	1	SQ. FT.	15600	15600



Box 97, Suite 100, 1039 17th Avenue SW
Calgary, Alberta
T2T 2B2
(403) 670-5499 ext. 3

July 11, 2007

DP2007-2006 'Cristal Tower' 1302 11 AV SW

Dear Dwayne,

Following the presentation from Poon McKenzie Architects and Centron, Beltline Planning Group would like to express its strong support for this application.

This development is bringing the density, quality and variety that the community seeks. We commend the applicant for incorporating green building features under the "Built Green" program checklist. The green roof features, and other amenity spaces will make this a good project for both residents of the tower and the community as a whole.

BPG feels the project lives up to the policies and objectives of the Blueprint for the Beltline and the Beltline Area Redevelopment Plan.

As with all projects, we encourage '4 sided' buildings with active uses on all elevations facing a street or lane. We encourage the applicant look at including more active, pedestrian-friendly uses on the lane elevation. Currently there are at-grade parking uses that could be better utilized for other uses such as commercial, amenity space or residential units.

The plan includes a 'public plaza' at grade on the SE corner of the site. BPG strongly supports this concept. However, there is a curb cut and driveway proposed through this space. This will eliminate the possibility that the plaza can function as anything more than a landscaped island to a driveway. The community strongly opposes a driveway cutting through the 'plaza' except for emergency vehicle purposes. By eliminating the driveway it will provide the opportunity for active uses such as a restaurant patio to 'spill out' onto the plaza area. BPG also feels that more seating opportunities should be provided in the

plaza area around the public art. BPG commends the applicant for the public art concept proposed, which will include misting and icing features depending on season.

Due to its location on a street north of 12th Avenue, there are excessively wide carriageways and narrow sidewalks – a remnant of the industrial nature of this area in the past. BPG recommended the addition of a boulevard on the 12th street to create a more attractive public realm. As with Kai Towers to the SE of this project, the developer expressed interest in creating a boulevard on the 12th Street side. It is BPG's understanding that the City is reviewing all rights of way within the Centre City. BPG has been pushing particularly for the review of the outmoded rights of way north of 12th Avenue within the Beltline. We ask that the possibility be considered in the development process that the developer may provide the boulevard within the public right of way with the City's cooperation.

Sincerely,

Josh White
Community Planner
Beltline Planning Group

CPC 2007 December 13	DP2007-2006	APPENDIX III	Page 1
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**ITEM NO. : 3
(2:30 pm)**

Dwayne Drobot

COMMUNITY:

BELTLINE

FILE NUMBER:

DP2007-2006

MUNICIPAL ADDRESS:

1302 – 11 Avenue SW

APPLICANT:

Poon McKenzie

DESCRIPTION:

Apartment Building (207 Units) – Mixed Use

Comments Provided by the Panel:

- The Panel commends the applicant for a creative and quality project;
- The Panel recommends that the entry plaza be pedestrian only, and only used by emergency vehicles. Panel recognizes that a unique design solution to accommodate this requirement will need to be developed; and
- The Panel recommends a better transition from narrow sidewalk at the corner to wider sidewalk on the street where the plaza features intercept the sidewalk be created.

**Amendment LOC2006-0079
Bylaw 10Z2007
Council Approval: 2007 January 19**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the CM-2 Downtown Business District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, except for the following:

- (a) Live-work units (N.P.) shall be a Discretionary Use; and
- (b) the following uses shall be deleted:

Amusement Arcades
Automotive services
Automotive specialties
Gaming Establishment – Bingo

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SCHEDULE B

CONTINUED

Signs – Class 2.

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 for Downtown Districts contained in Section 42.1 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the CM-2 Downtown Business District shall apply to Permitted Uses and the Discretionary Use Rules of the CM-2 Downtown Business District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Gross Floor Area

- (i) A base of up to 5.0 F.A.R. for commercial development;
- (ii) A base of up to 8.0 FAR for residential/mixed use development; and
- (iii) FAR may be increased from 5.0 FAR to a maximum of 8.0 FAR for commercial development, and from 8.0 FAR to a maximum of 12.0 FAR for residential/mixed use development in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan and amended by Council from time to time.

(b) Existing Uses

Any use approved by the Approving Authority and existing as of the date of passage of this Bylaw, shall be deemed to be a Discretionary Use but if that use is discontinued for a period of six consecutive months or more, any future use of the land shall conform with the uses specified in this Bylaw.

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SCHEDULE B

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(c) Yards

- (i) A minimum yard of 1.5 metres adjacent to 11 Avenue SW;
- (ii) A minimum of 3.0 metres adjacent to 12 Street SW; and
- (iii) No other yards required.

(d) Parking

- (i) A minimum of 1.0 stalls for each residential and live-work unit;
- (ii) A minimum of 0.15 visitor parking stalls per residential unit unless a lesser amount is demonstrated sufficient to the satisfaction of the Approving Authority;
- (iii) 1 stall per 90 square metres of net floor area for office uses; and
- (iv) All other uses shall provide 1 stall per 100 square metres of net floor area.

(e) Building Design

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

(f) Landscaping

- (i) A minimum of 35 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 35 per cent landscaping requirement; and
- (iii) All areas at grade that are not covered by building or driveway access shall be landscaped.

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SCHEDULE B

CONTINUED

- (g) **Building Height**

No maximum height.
- (h) **Guidelines for Commercial Uses**
 - (i) No commercial uses shall be located on a same storey or above a residential use; and
 - (ii) Except for live-work units, commercial uses shall have separate entry from that of the residential component of the building.
- (i) **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;
 - (vii) A sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority,

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SCHEDULE B

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indicating that live-work units are allowable within the development;

- (viii) No live-work unit shall be located on the same story as a purely residential use; and
- (ix) No live-work unit shall be located on a story above a purely residential use.

(j) **Outdoor Cafe**

The use of outdoor speaker system(s) is prohibited.

(k) **Drinking Establishment**

A maximum net floor area of 100 square metres.

(l) **Recycling Facilities**

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority.