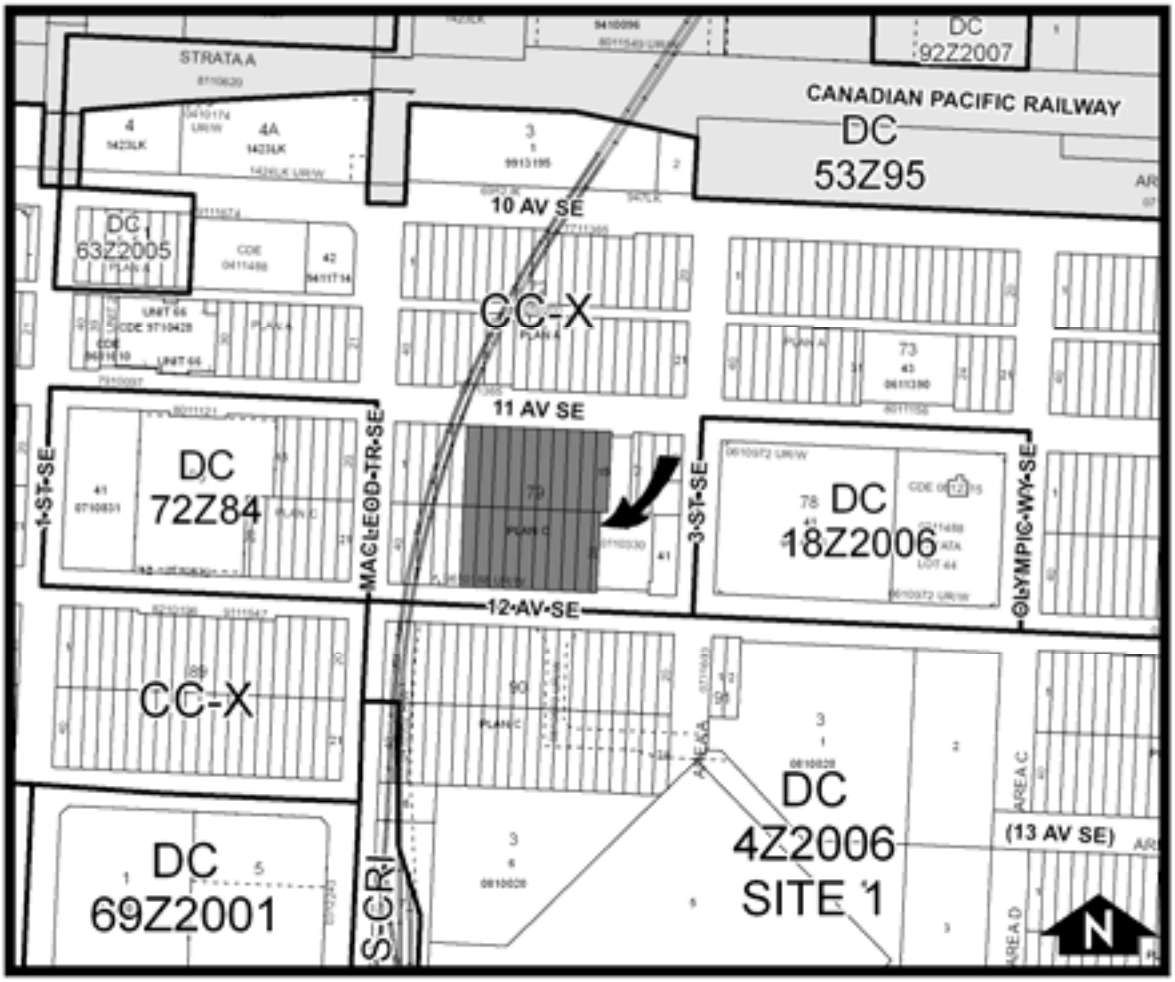
REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	**ITEM NO: 10**
	CPC DATE: 2009 March 19
	DP NO: DP2008-2645

Beltine
(Ward 8 – Alderman Mar)



PROPOSAL: Hotel (157 Units), Multi-Residential Development (90 Units), Restaurant: Licensed – Small/Medium, Retail

APPLICANT: Torode Commercial	OWNER: TRL Real Estate Syndicate (05) Ltd.
MUNICIPAL ADDRESS: 321 11 Av SE 323 11 Av SE 327 11 Av SE 314 12 Av SE 322 12 Av SE 328 12 Av SE	LEGAL DESCRIPTION C;79;10,11 C;79;12,13 C;79;14,15 C;79;6-9,31-35 C;79;29,30 C;79:26-28 (Map15 C)
EXISTING LAND USE DISTRICT(S):CC-X Centre City Mixed Use District	
AREA OF SITE: 0.64 ha ± (1.57 ac ±)	
CURRENT DEVELOPMENT: Undeveloped gravel site with vacant Enoch Sales House situated at the southwest corner of the site	

ADJACENT DEVELOPMENT:

NORTH: Louise Block – commercial office, Ribtor Buildings - commercial office

SOUTH: Undeveloped Stampede Park site

EAST: Fairey Terrace Building, surface parking

WEST: Temporary surface parking lot, Macleod Trail SE right-of-way

DEVELOPMENT SUMMARY

RULE	BYLAW STANDARD	PROPOSED	RELAXATION
BUILDING HEIGHT	No Max. Building Height	41.75m (Hotel) 44.80m (Residential)	Not required
MAXIMUM DENSITY	Max. Base Desnity 5.0 FAR	4.2 FAR	Not required
RESIDENTIAL FLOORPLATE RESTRICTION	Over 36m above grade – 650sq.m to a Max. of 750sq.m	747sq.m	Relaxation supported as per Beltline ARP
TOWER SEPARATION	Below 36m - 0m Above 36m -18m	17m 23m	Not required
YARDS (BUILDING SETBACK) Front Setback Area	Where a parcel shares a property line with a street, the front setback area must have a min. and max. depth as: (1)(d) 11 Av (West of Olympic Wy): Min 1.5m & Max. 3.0 (4)(m) 12 Av (E of Macleod Tr): Min.3.0m & Max.6.0	2m 2m	Not required Relaxation supported
LANDSCAPING	30% of the area of the parcel	36% of the site area landscaped	Not required
PARKING	Retail 1.0 stall per 90sq.m GUFA Hotel 3.5 stalls per 100sq.m GUFA	**Total Commercial**	

DEVELOPMENT SUMMARY			
RULE	**BYLAW STANDARD**	**PROPOSED**	**RELAXATION**
	Total Commercial stalls required: 437	**Provided: 233 (204 Deficient)**	Relaxation supported
	Dwelling Units 0.75 stalls per unit = **68 required** to Max. 1.5 stalls per unit = **135 stalls**	**Total Dwelling Stalls Provided:127 (59 Surplus)**	Relaxation supported
	Visitor Parking 0.1 stalls per unit = **9 stalls required**	**Total Visitor Stalls Provided:14 (5 Surplus)**	Relaxation supported
		Overall required: 514	
		Overall Provided: 374 (140 Deficient)	Relaxation supported
EXTERIOR FINISH MATERIALS; See 'Architecture/Image' report subsection			

SUMMARY OF CIRCULATION REFEREES	
URBAN DESIGN REVIEW COMMITTEE	See UDRP minutes in Appendix III
CPTED ASSESMENT Crime Prevention Through Environmental Design	No objections
COMMUNITY ASSOCIATION Beltline Community Association	No comments received
Victoria Crossing BRZ	No comments received

PLANNING EVALUATION

Introduction

This Development Permit application proposes a multiphase mixed-use development in the form of a podium and mid-rise tower design. The development is comprised of a shared 2 storey commercial podium base, one 12 storey (157 unit) hotel tower, one 12 storey - including penthouse (90 unit) residential tower and a 3 level underground parkade.

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

Although the site may be described as underdeveloped, it nonetheless contains a rich historical past and is located prominently within the Beltline's Warehouse District. The currently vacant two storey Enoch Sales House constructed in 1908 is situated at the southwest corner of the site.

Land Use District

The site is governed by the CC-X Centre City Mixed Use District. The District's purpose is:

a) intended to provide for a mix of commercial, residential and a limited range of light industrial uses on sites within the Centre City area of the City;

b) intended for mixed uses that are sensitive to adjacent districts that allow residential uses;

c) intended to provide a building form that is street oriented at grade; and

d) Intended to provide a maximum base density with the opportunity for a density bonus over and above base density to achieve commercial-residential mixed use, public benefit and amenities within the same community.

Site Characteristics

Separate parcels to both the east and west and 11 Avenue SE to the north and 12 Avenue SE to the south bind this mid-block rectangular site. This gravelled site (which has informally been utilised for parking), is flat and home to the Enoch Sales House. Located in the southwest corner of the site at 314 12 Avenue SE, the Enoch Sales House, although currently vacant, has been identified as a Category 'A' site on the City's Inventory of Evaluated Historic Resources. Despite its inclusion on the Inventory, no formal municipal or provincial heritage designation of the house has been contemplated.

Legislation & Policy
The Calgary Plan calls for ongoing enhancement of the Centre City's role as a major employment, housing, shopping and cultural focal point in the City through the encouragement of diverse business activities, additional cultural and leisure opportunities and continued development of appropriate and sensitively designed residential precincts.

The Beltline Area Redevelopment Plan is the primary guiding policy document for the neighbourhood and identifies the site as being within an area intended for mixed-use development. The plan offers a variety of detailed policies and development guidelines which intend to support the development of areas and streetscapes that are:

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

In addition to the Beltline ARP, Administration consulted the Centre City Plan which also provides non-statutory recommendations for neighbourhood specific areas within the Beltline. According to the CCP's Beltline neighbourhood distinctions, the subject site is located within an area identified as East Victoria Crossing. The CCP acknowledges East Victoria Crossing's unique warehouse history, proximity to a variety of downtown districts, the Elbow River and the area's considerable amount of existing undeveloped lands as a prime opportunity for the area to redevelop as a unique urban mixed-use neighbourhood. In addition to this neighbourhood specific vision, the CCP offers an overall vision for the Centre City as a liveable, caring and thriving place with fundamental principles focused on:

- building liveable inclusive and connected neighbourhoods;
- prioritization of the pedestrian;
- creation of great streets, buildings and places with a focus on the end users;
- ongoing support for and enhancement of the Centre City as a place for communication and cultural/informational exchange;

- continued development of the Centre City as a favourable setting for both big and small businesses in local, national and international arenas;
- creation of an inclusive setting in which personal diversity may be celebrated and access to necessary goods and services required to meet basic needs of health, shelter and safety are accessible;
- fostering of a lively, active and vibrant Centre City through the pursuit of a wide variety of urban realm strategies; and
- endeavouring to be a model of sustainable urban ecology through embracement and promotion of new technologies and ideas which attempt to make a positive contribution to or reduce the overall human impact on the natural environment.

The current development permit application is believed to successfully incorporate a majority of the abovementioned policy directives and guidelines.

Site Layout & Building Design

Site Layout

Situated mid-block, the development is comprised of two mid-rise towers connected by a two storey commercial podium with three levels of underground parking. The development's podium presents street oriented commercial frontages in a fine grained rhythm along 11 Avenue SE and 12 Avenue SE respectively.

The podium is situated on a raised plinth elevated approximately 0.5m above the future public sidewalk elevations along 11 Avenue SE and 12 Avenue SE due to City of Calgary floodway/floodplan requirements. Therefore, street-oriented entrances located fronting 11 Avenue SE and 12 Avenue SE are accessed by a series of stairs and/or access ramps.

The development's shared commercial podium consisting of the hotel's large glass lobby, hotel support offices, athletic amenities and shared second storey landscaped terrace courtyard fronts westward toward Macleod Trail SE and directly onto a landscaped laneway. This landscaped laneway connects 11 Avenue SE and 12 Avenue SE in a north/south alignment. A porte-cochere acts as the central entranceway feature of the lane.

Pedestrian Access and Circulation

Pedestrian access to the residential tower is possible through a dedicated residential lobby fronting 11 Avenue SE. Pedestrian access to the hotel is possible through a secondary hotel lobby entrance fronting onto 12 Avenue SE and the principal hotel lobby entrance which may be accessed via the north/south landscaped laneway connecting 11 Avenue SE and 12 Avenue SE.

Vehicular Access and Circulation

Primary vehicular access to the site including vehicle pick up/drop off at principal hotel lobby entrance/porte-cochere and all vehicular access/egress to and from the development's underground parkade will occur via the north/south landscaped laneway connecting 11 Avenue SE and 12 Avenue SE. The parkade access/egress ramp is situated immediately to the north of the porte-cochere. Commercial service deliveries and waste and recycling management services will occur in an internal service court and staging area located within the podium's first storey. This service court is accessed via an entrance driveway from 11 Avenue SE.

Architecture/Image

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

The first two podium storeys are comprised of light beige, grey and mocha coloured masonry and brown earth tone coloured concrete to complement the surrounding historic Warehouse District. Highly transparent fenestration throughout the podium levels is provided to allow optimum street level visual permeability.

The proposal's towers are treated with transparent lightly tinted green and grey/blue tinted accent glass with grey anodized aluminium window frames and composite dark grey metal panels in select areas. These light and transparent tower materials were selected in an effort to visually minimize the impact of the tower massing in response to the human scale.

Site Lighting

A comprehensive site lighting plan has been proposed to illuminate and accentuate key areas and architectural building features associated with the development. Lighting features of considerable note include: 1) tracing linear L.E.D. fixtures to provide light along architectural projections, 2) L.E.D fixtures to provide backlight for glowing bands of spandrel glass between floors, and 3) an L.E.D. illuminated 'sparkling' landscape feature wall.

Urban Design Review Panel

Panel comments and applicant actions are presented in the table below.

UDRP PANEL COMMENTS	ACTION
• The Panel commends the applicant on the quality and the thoroughness of the application.	Acknowledged
• The Panel compliments the applicant for their aesthetic response to the materiality, texture and scale of the	Acknowledged

warehouse district design guidelines by reinterpreting the existing condition rather than simply replicating the historic motif.	
• The Panel has concerns regarding the resolution of the ground plane and the degree of pedestrian interface with the building. The panel encourages the applicant to work with administration to resolve the following: o Resolve setback issues o Increase effective width of the pedestrian precinct o Reduce or eliminate the scale of the wall that separates the sidewalk from the transition ramps o Increase the degree of access to retail directly from the sidewalk (consider internal grade transitions vs. external grade transitions).	Plans were amended to maintain 5.02m setback area from face of curb free from obstructions along 11Av and 12 Av SE, wall sections separating the sidewalk and building plinth replaced by stairs leading onto building plinth (ramp accesses also remain).
• The panel encourages the applicant to further study the vehicular circulation (turning radiuses) relative to both the porte cochere and the parkade entrance as it relates to pedestrian safety.	The applicant conducted a thorough audit of the porte cochere and parkade access in relation pedestrian safety. It was determined (in conjunction with Administration) that the integration of a variety of design features (shape and location of the planted entranceway island, varied road surfacing materials and parkade and landscape feature wall position) would serve as appropriate features to organize and direct vehicular and pedestrian movements ensuring pedestrian safety and discouraging vehicular three point turning. In future, should the operation of the port cochere and parkade entry become compromised, additional directional and traffic control signage will be implemented. A revised parkade entrance wall was incorporated to enhance visibility for vehicles exiting the parkade and to

	eliminate visual obstructions. Modifications to the wall between the parkade ramp and the hotel entry was achieved through incorporation of a series of 'punched out' openings in the wall to enhance all around visibility of both the access lane and parkade ramp.
• The panel encourages the applicant to look at a comprehensive design of a pedestrian realm on the site, including the historical building on the southeast corner.	The design of a comprehensive pedestrian realm for the site was examined with Administration to ensure overall pedestrian boulevard design intent and consistency with the arriVa property to the east as well as compliance with the pedestrian boulevard guidelines set out within the 12 Avenue SE North Streetscape Handbook.

Landscaping
Site landscaping is an integral component of the overall design of the proposal. The landscape design utilises a variety of hardy local plant material with interesting form, colour and texture in order to promote year round interest and reliance on low water irrigation systems. Key landscaping features associated with the proposal include:

- Regularly spaced deciduous street trees (American Elm) lining 11 Av and 12 Av SE;
- Accent (Swedish Columnar Aspen) and signature/ornamental (Crab-apple) tree plantings situated at the principal hotel entrance;
- A second storey outdoor terraced courtyard common amenity space, complete with outdoor seating spaces, stone patio terrace pavers, landscaped tree and shrub beds, a centrally located water feature, and turf and green roof planting areas;
- Green roof areas on hotel tower levels 10, 11 and 12;
- Green roof areas on residential tower levels 11 and 12;
- A common landscaped outdoor space ('sky deck' on plans) complete with outdoor seating, protective canopies and tree and shrub planting areas on level 12 of the residential tower;
- Patterned broom finished coloured concrete paving along 11 Av and 12 Av sidewalks (concrete buff and smoke colour);
- Regularly spaced seatwall/planter boxes along 11 Av and 12 Av SE;
- North/south access lane with cut stone and cobble stone looking colour paving pattern;

- Landscape feature wall adjacent to the north/south access lane complete with integrated plantings; and lastly

- An extensive site lighting/accenting plan for all landscape site features/areas including: illuminated bollards at the principal entrance, metal halide cable mounted lantern fixtures suspended above the north/south access lane between the building and decorative landscape feature wall, and LED 'sparkling' accent lighting integrated within the landscape feature wall.

Environmental Sustainability
Although the Developer does not plan to pursue LEED accreditation; a commitment has been made to incorporate a variety of sustainable building features as outlined in Appendix II of this report.

Site Access & Traffic
A Transportation Impact Assessment was not required.

Parking
A parking study was not required for this application. Under the CC-X District, commercial uses are parked at the rate of 1.0 stalls per 90 sq. meters of gross usable floor area. Residential parking requirements are based on a scale between a minimum of 0.75 stalls per dwelling unit to a maximum of 1.5 stalls per dwelling unit. Hotel uses are currently calculated at the rate of 3.5 stalls per 100 sq. meters of gross usable floor area, equal to 418 stalls required for this proposal. However, Administration has been advised that this was never the intent. Rather, Hotel uses were to be exempted from the gross usable floor area ratio and calculated at the rate of 1 stalls per 2.5 guest rooms. Administration has been made aware that an amending bylaw will be forthcoming to City Council to provide clarity and correction.

In consideration of the standard hotel use parking ratio of 1 stall per 2.5 guest rooms, Administration finds that while the numbers under the CC-X district do suggest a relaxation, the number provided is proportionate the standard parking ratio for hotels and is therefore supported.

Site Servicing for Utilities
The full complement of City utilities is available to the site for development.

Environmental Site Assessment
A Phase II Environmental Site Assessment (ESA) was prepared for the site. In light of this study, the Developer shall prepare and provide a current remedial action plan specific to the subject site. All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary – Environmental & Safety Management.

Community Association Comments
No Community Association comments were received.

Adjacent Neighbour Comments
As of the date of this report, Administration has not received any written or verbal communications with adjacent neighbours identifying concerns associated with the proposal.

CONCLUSION:

The proposal is supported for the following reasons:

1. The development proposal aligns the policies and objectives set out within, the Centre City Plan and the Beltline Area Redevelopment Plan as well as the CC-X Centre City Mixed Use District.

2. The mixed-use commercial/hotel/residential building design and pedestrian street-oriented site design will integrate successfully within the surrounding area and contribute positively toward overall vibrancy within the Beltline.

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 6 complete sets (3 colour sets) of amended plans (file folded and collated) to the File Manager that comprehensively address the prior to release conditions of all Departments as specified below. In order to expedite the review of the amended plans, 3 non-colour plan sets shall highlight all of the amendments. Please ensure that all plans affected by the revisions are amended accordingly. In the event that the prior to release conditions are not resolved, an $800.00 recirculation fee may apply.

2. In the event the Enoch Sales House is not relocated or retained as part of this development; historical archival documentation shall be provided to the Development Authority. This archival documentation should include a detailed recording and comprehensive history of the building and site.

   A commemorative element or feature shall also be incorporated into the proposed development to the satisfaction of the Development Authority.

Urban Development:

3. Execute an Easement Agreement – Public to the satisfaction of the Manager of Urban Development for bylawed setback areas on 11 Ave and 12 Ave SE.

4. Amend the plans to:

   Roads
   a. Remove the metal halide tree accent lights from within the road right of way

5. Amend the plans to:

   Waste and Recycling Services
   a. Indicate, dimension (minimum 3 meters wide x 2.1 meters in height) and label the three overhead waste container access doors to the Waste/Recycling Storage areas.

6. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of $666,367.24 to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 28M2008 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using $4,484 per meter of site frontage (on avenues only) for the proposed development (148.61m).

7. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

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

   Roads
   a. Street lighting upgrading adjacent to 11 Ave and 12 Ave SE

8. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

   The developer is responsible arrange for the construction of the infrastructure either with their own forces or may elect to have the City construct the infrastructure on their behalf.

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

   Roads
   b. Construction of new driveway crossings on 11 Ave and 12 Ave SE
   c. Construction of new sidewalks adjacent to 11 Ave and 12 Ave SE
   d. Construction of new wheelchair ramps,
   e. Construction of new curb and gutter adjacent to 11 Ave and 12 Ave SE

9. The developer shall provide a current remedial action plan specific to the subject site. All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary – Environmental & Safety Management.

Transportation:

10. Driveway flares shall not encroach into neighbouring sites unless written permission by the adjacent owner is obtained.

11. Ensure the driveway sections and plan views shown on the Surface Improvements drawing (DP.04) reflect the driveway designs of the Site Plan (DP.08). Revise the grade of the driveways between the property line and top of curb to a maximum of 2% as per current City standards. Currently a grade of 5% is shown on Section A-A and Section B-B (DP.04).

12. Provide an operating protocol for the proposed Service Court Entrance garage door.

13. Relocate or cover utility grates in the sidewalk clear walking width. The clear walking width must be free of utility elements, as specified in the Calgary Pedestrian Policy and Needs Report.

14. Provide bicycle parking in accordance with the City of Calgary's Bicycle Parking Handbook: http://www.calgary.ca/DocGallery/Bu/trans_planning/cycling/bike_parking_2008_order.pdf.
    - Provide a 0.6 metre separation distance between bicycle parking stalls and any physical barriers, including other bicycle parking stalls.
    - Ensure rows of bicycle parking devices are separated by at least 2.0 metres.

15. Indicate that 22 Class 2 (short-stay) bicycle parking stalls have been provided on all plans.

Permanent Conditions

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions.

2. No changes to the approved plans shall take place unless authorized by the Development Authority.

3. This Development Permit recognizes three phases (A, B, C). A Development Completion Permit shall be issued for each phase of the development; before the use is commenced or the development occupied. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.

4. Any noise from an outdoor speaker system shall be contained on the site in accordance with the Noise Bylaw.

5. All roof top mechanical equipment shall be screened as shown on the approved plans.

6. The grades indicated on the Development Permit approved plans must match the grades on the development site servicing plan ("DSSP") for the development site. Prior to the issuance of the Development Completion Permit, the Consulting Engineer must confirm, under seal, that the development was constructed in accordance with the grades submitted on the Development Permit.

7. All areas of soft landscaping shall be irrigated as noted on the approved plans.

8. Crushed aggregate or materials including but not limited to brick, pea gravel, shale, river rock and gravel are not permitted within required landscape areas.

9. All electrical servicing for signage and lighting shall be provided from underground.

10. A lighting system to meet a minimum of 54 LUX for parkades with a uniformity ratio of 4:1 on pavement shall be provided.

11. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.

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

13. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.

14. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.

Urban Development:

15. The subject parcels shall be either consolidated onto a single title or Condominium Plan shall be registered.

16. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,

    a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, the Calgary Health Region and The City of Calgary (311).

    b. on City of Calgary lands or utility corridors, the City's Environmental Assessment & Liabilities division shall be immediately notified (311).

17. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.

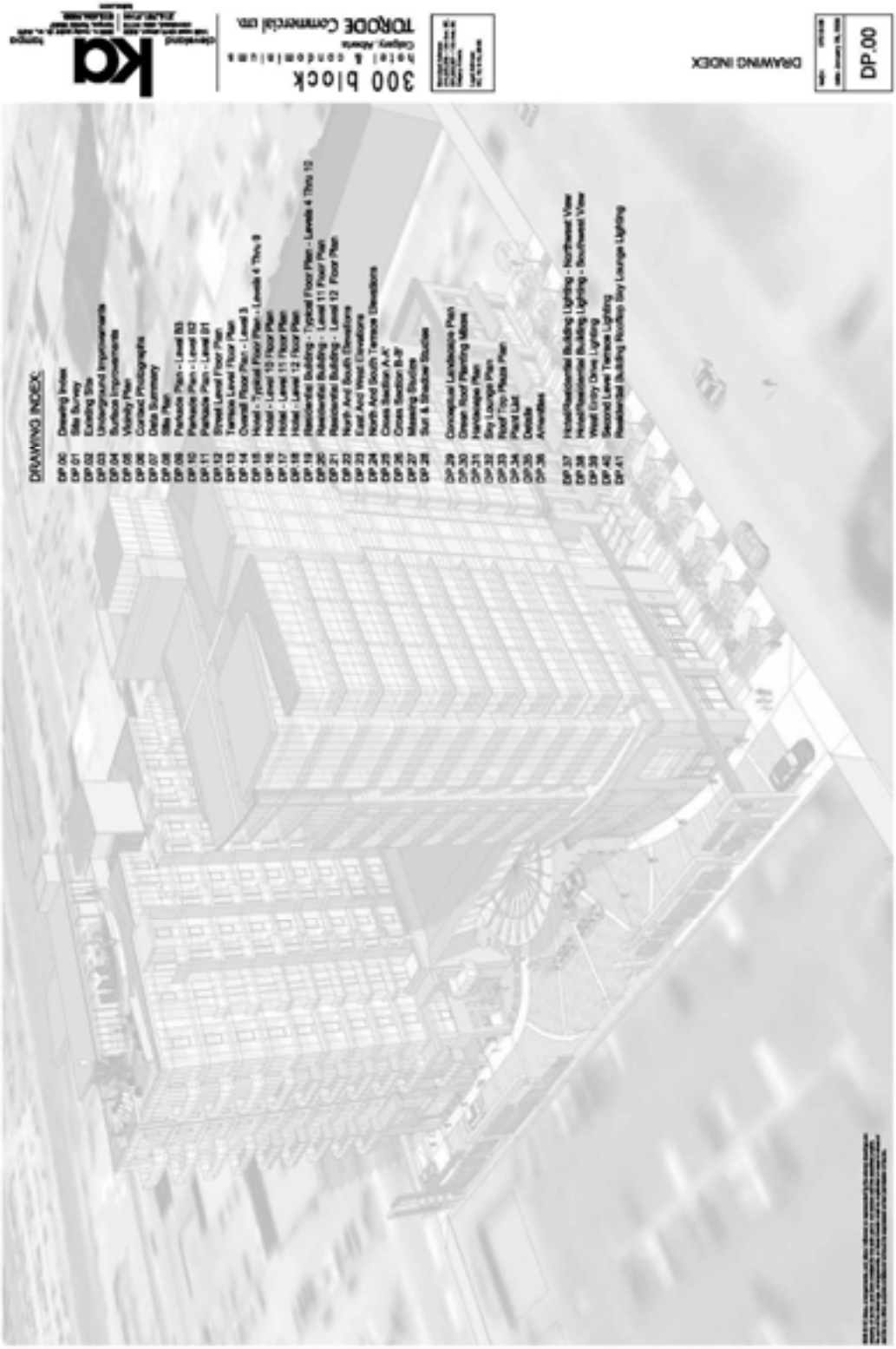
18. The grades indicated on the approved Development Permit (DP) plans must match the grades on the Development Site Servicing Plan (DSSP) for the subject site. **Prior to the issuance of the development completion permit (DCP),** the developer's Consulting Engineer must confirm under seal that the development was constructed in accordance with the grades submitted on the development permit (DP).

19. The owner, and those under their control, shall develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of the *Guidelines for Erosion and Sediment Control*. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control. The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events.

20. Contain storm run-off on site.

Stuart Gripton
2009/March 19


300 block hotel & condominiums
11th and 12th AVENUES SE
CALGARY, ALBERTA
DEVELOPMENT PERMIT SUBMISSION PACKAGE
August 14, 2008
Revised: January 28, 2009
owner
TORODE Commercial LTD.
2nd Floor, 215 12th Avenue SE
Calgary, Alberta T2G 1A2 Canada
design architect / landscape architect
ka
1468 West 9th Street / #900
Cleveland, Ohio 44113 USA
surveyor / civil engineer
Stantec
Suite 200, 325 25th Street SE
Calgary, Alberta T2A 7H8 Canada
soils consultant
R. J. Bartlett Engineering Ltd.
Suite 201, 565 Priesman Street
Fredericton, New Brunswick E3B 5X8 Canada
structural / mechanical / electrical engineer
Thorson Baker & Associates
3030 West Streetsboro Road
Richfield, Ohio 44286 USA
local architect / architect of record
AK
ABUGOV - KASPAR
Suite 200, 422 11th Avenue SE
Calgary, Alberta T2G 0Y4 Canada
lighting designer
TLP
Suite 772, 600 Chestnut Street
Philadelphia, Pennsylvania 19106 USA


DRAWING INDEX:
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DP.02 Existing Site
DP.03 Underground Improvements
DP.04 Surface Improvements
DP.05 Vicinity Plan
DP.06 Context Photographs
DP.07 Data Summary
DP.08 Site Plan
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DP.10 Parkade Plan - Level B2
DP.11 Parkade Plan - Level B1
DP.12 Street Level Floor Plan
DP.13 Terrace Level Floor Plan
DP.14 Overall Floor Plan - Level 3
DP.15 Hotel - Typical Floor Plan - Levels 4 Thru 9
DP.16 Hotel - Level 10 Floor Plan
DP.17 Hotel - Level 11 Floor Plan
DP.18 Hotel - Level 12 Floor Plan
DP.19 Residential Building - Typical Floor Plan - Levels 4 Thru 10
DP.20 Residential Building - Level 11 Floor Plan
DP.21 Residential Building - Level 12 Floor Plan
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DP.23 East And West Elevations
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DP.31 Hardscape Plan
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DP.35 Details
DP.36 Amenities
DP.37 Hotel/Residential Building Lighting - Northwest View
DP.38 Hotel/Residential Building Lighting - Southwest View
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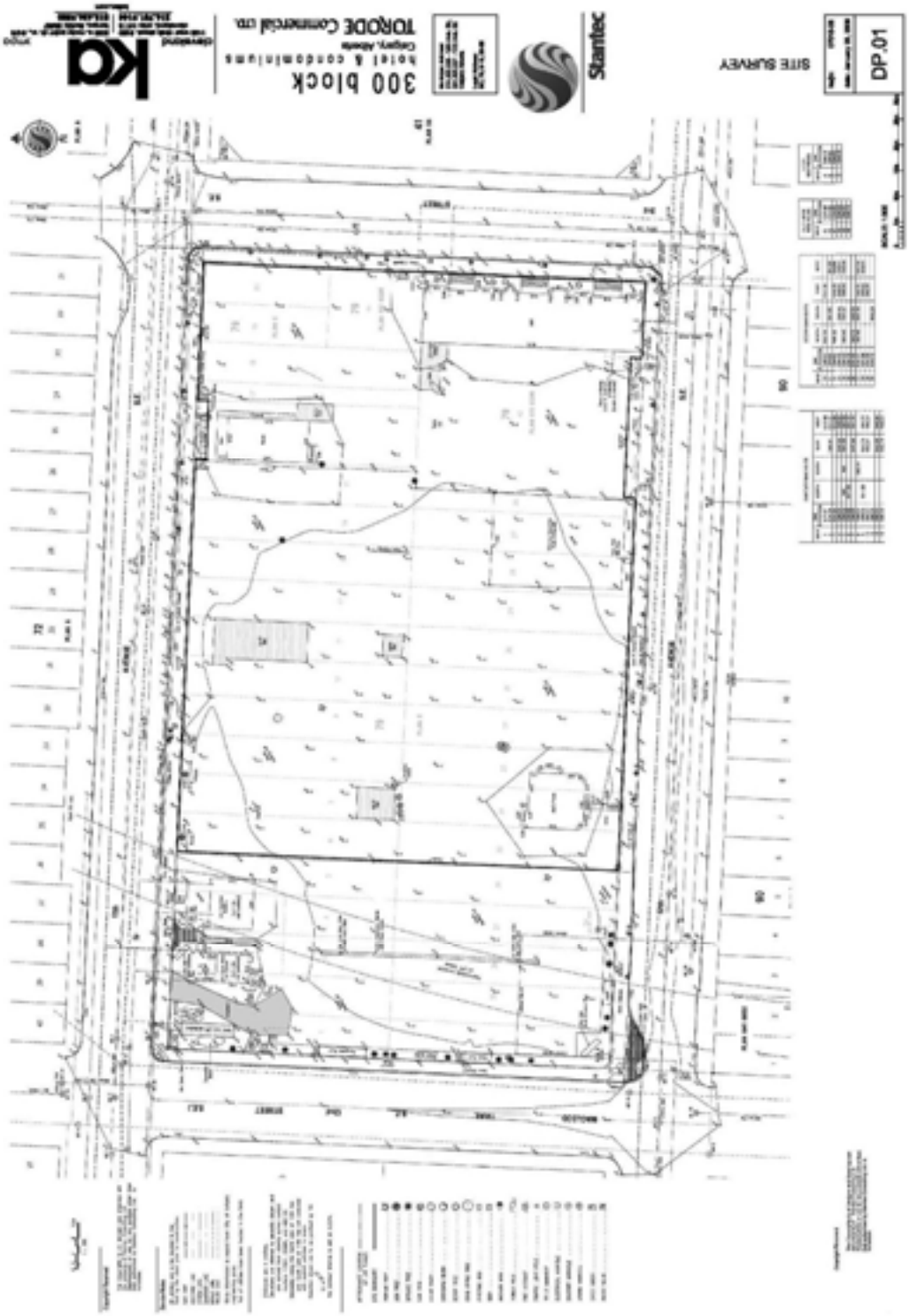
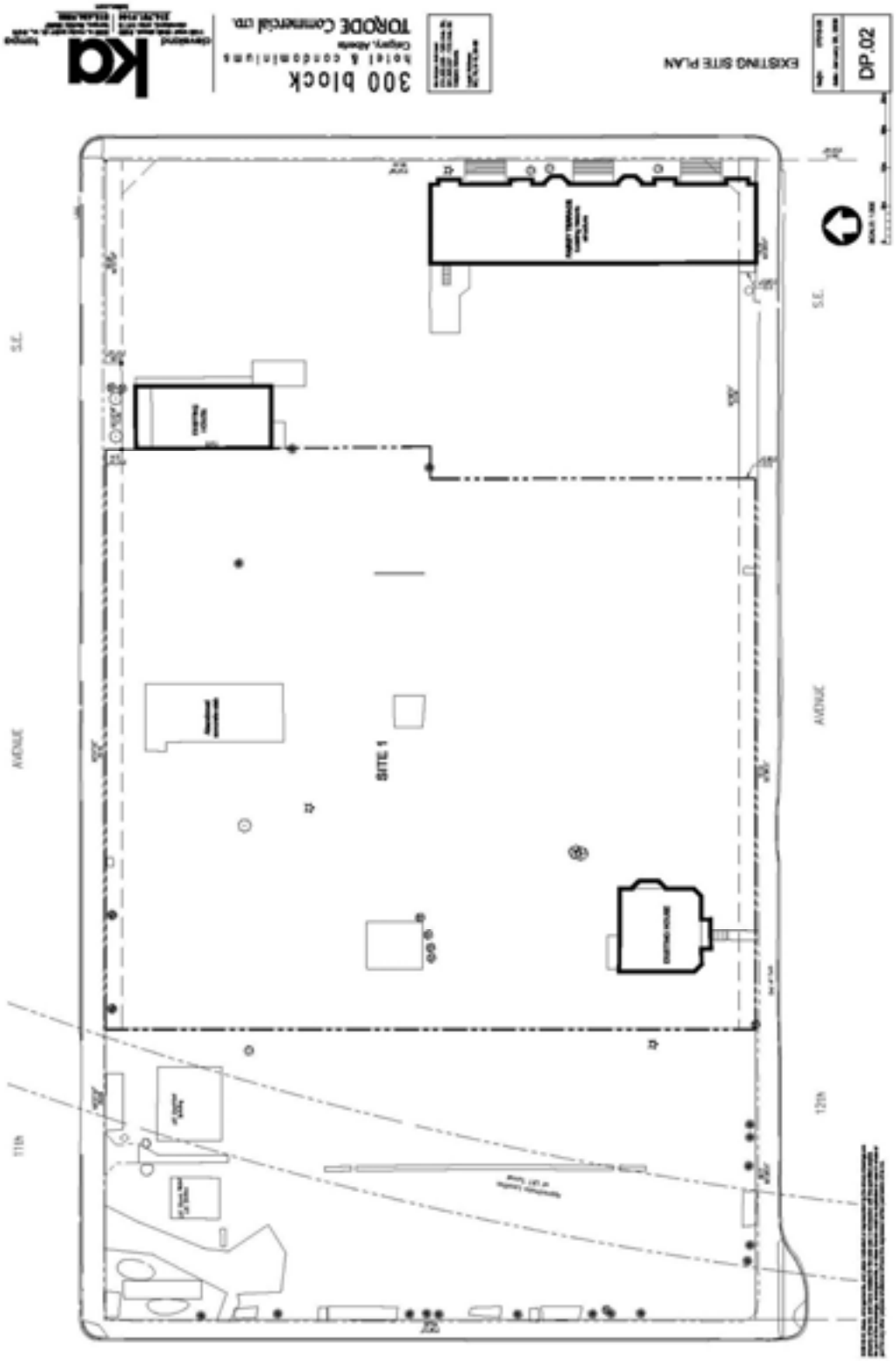
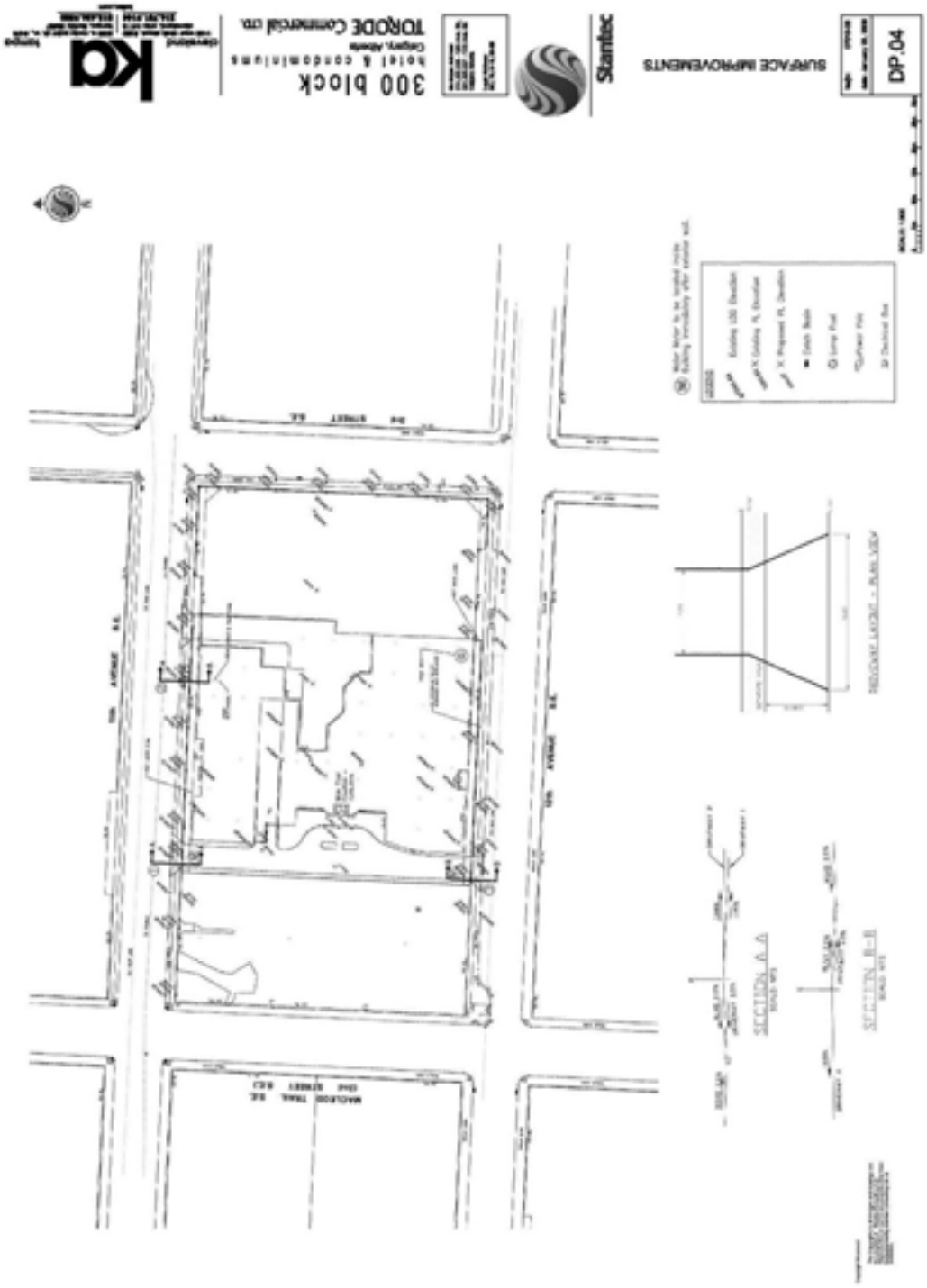
DP.40 Second Level Terrace Lighting
DP.41 Residential Building Rooftop Sky Lounge Lighting
300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
DRAWING INDEX
DP.00

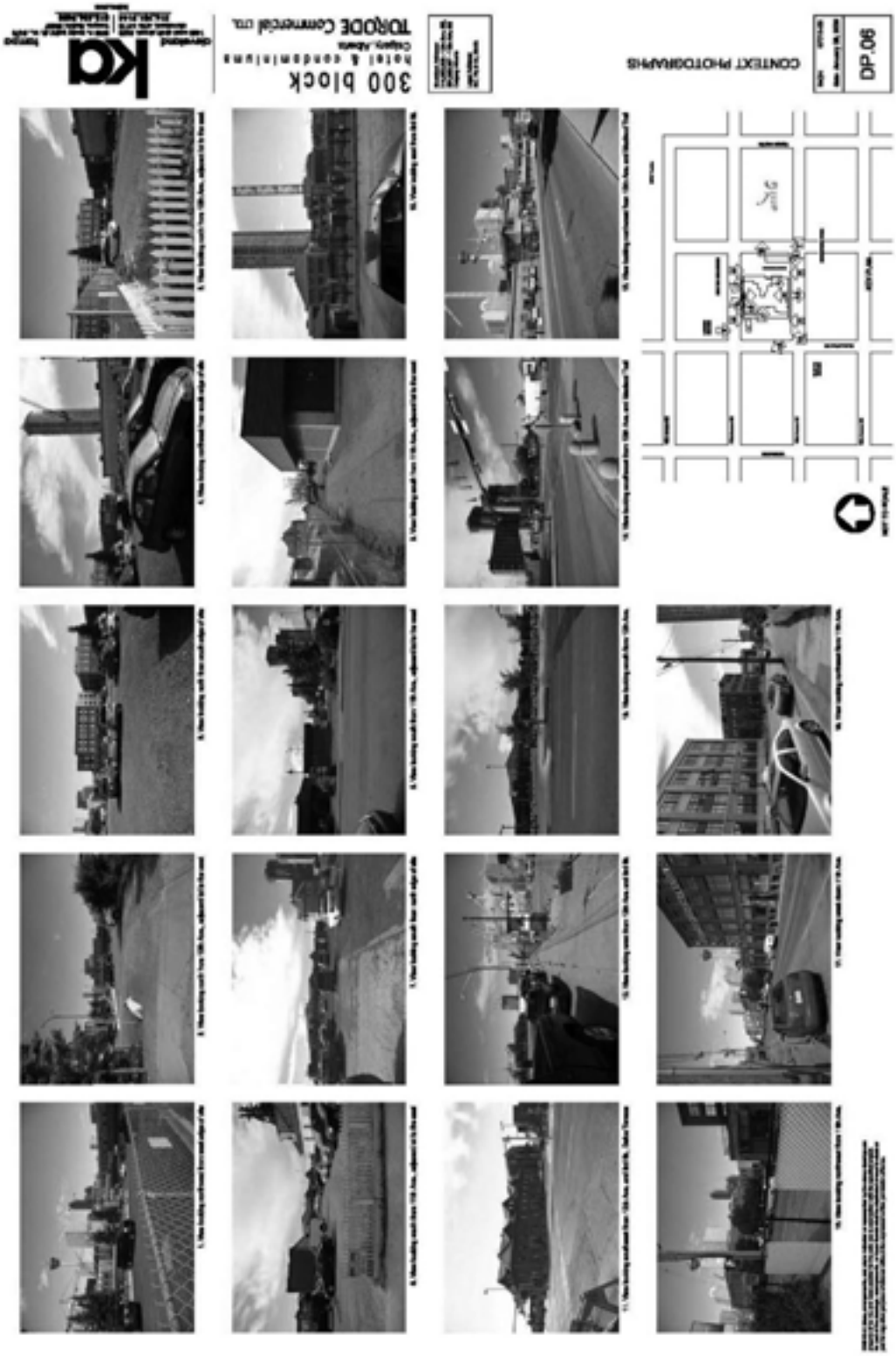

DP.01
SITE SURVEY
Stantec
300 block
TORODE Commercial Ltd.

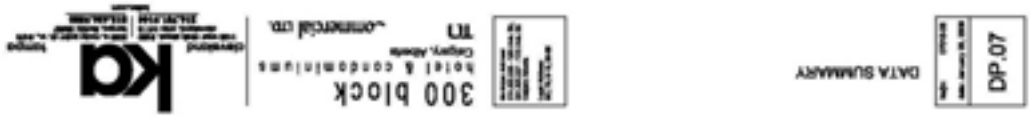

300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
EXISTING SITE PLAN
DP.02
SITE 1
11th
AVENUE
S.E.
12th
AVENUE
S.E.

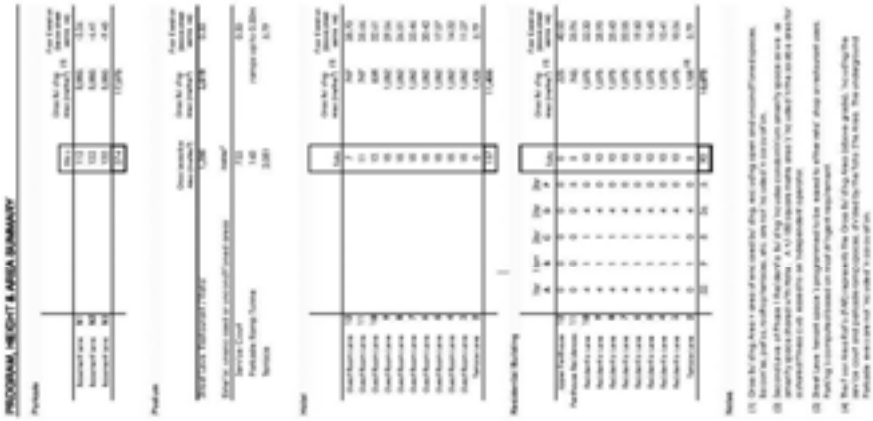

300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial LTD.
Stantec
UNDERGROUND
IMPROVEMENTS
DP.03
2nd STREET S.E.
MACLEOD TRAIL S.E.
(2nd STREET S.E.)
10th AVENUE S.E.
11th AVENUE S.E.
Private Sidewalk
Private Sidewalk
Private Sidewalk
Catch Basin
Lamp Post
Fire Hydrant

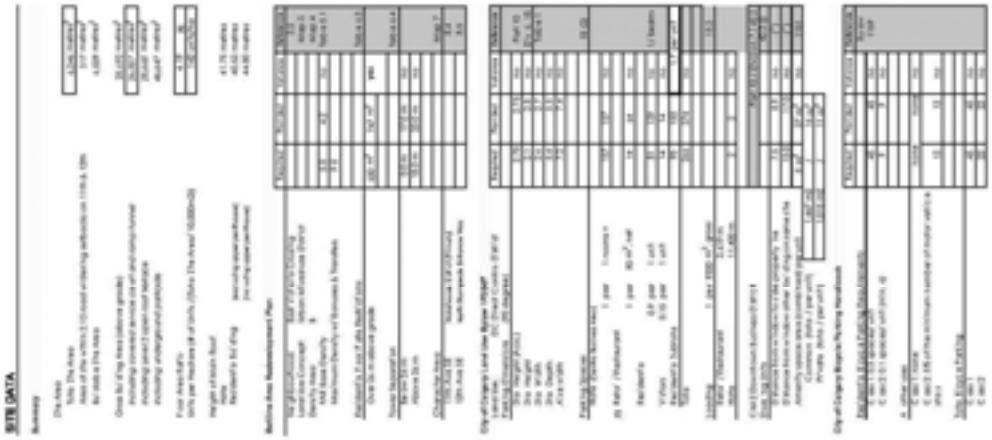

SURFACE IMPROVEMENTS
DP.04
Stantec
300 block
TORODE Commercial Ltd.
Calgary, Alberta
Hotel & condominiums
SECTION A-A
SECTION B-B
MAGAZINE TRAIL S.E.
2nd STREET S.E.
3rd STREET S.E.
4th STREET S.E.

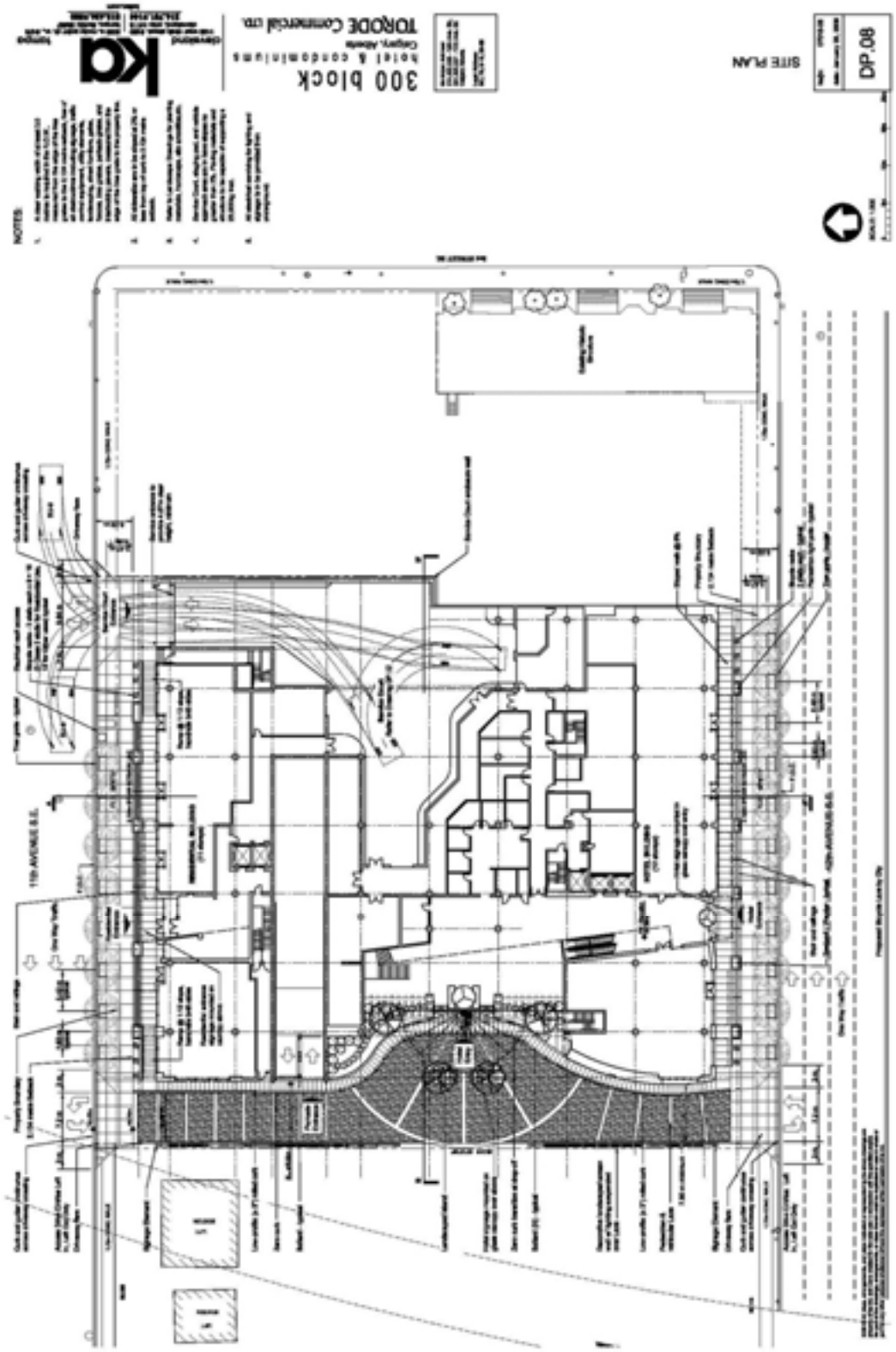

300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
VICINITY PLAN
DP.05
Floodway / Flood Fringe
Overland Flow Area
arria
CPR Tracks
Olympic Way SE
2nd Street SE
Stampede Park
Lobby Block
Office Block
Tower Block
Main Tower Block
Tower Block
1st Street SE
10th Avenue SE
11th Avenue SE
12th Avenue SE

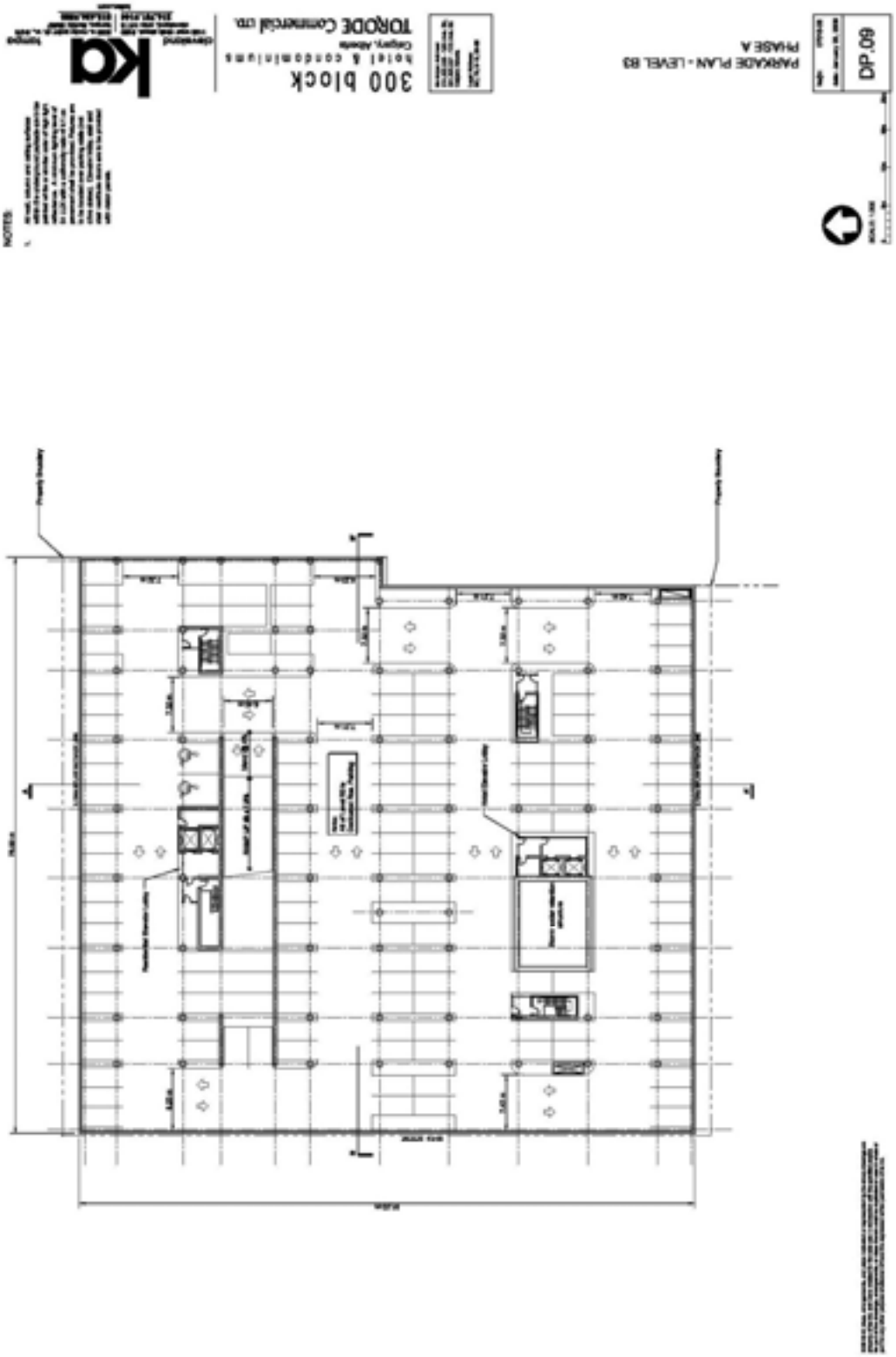

CONTEXT PHOTOGRAPHS
DP.06
300 block
hotel & condominiums
TOKODE Commercial ltd.

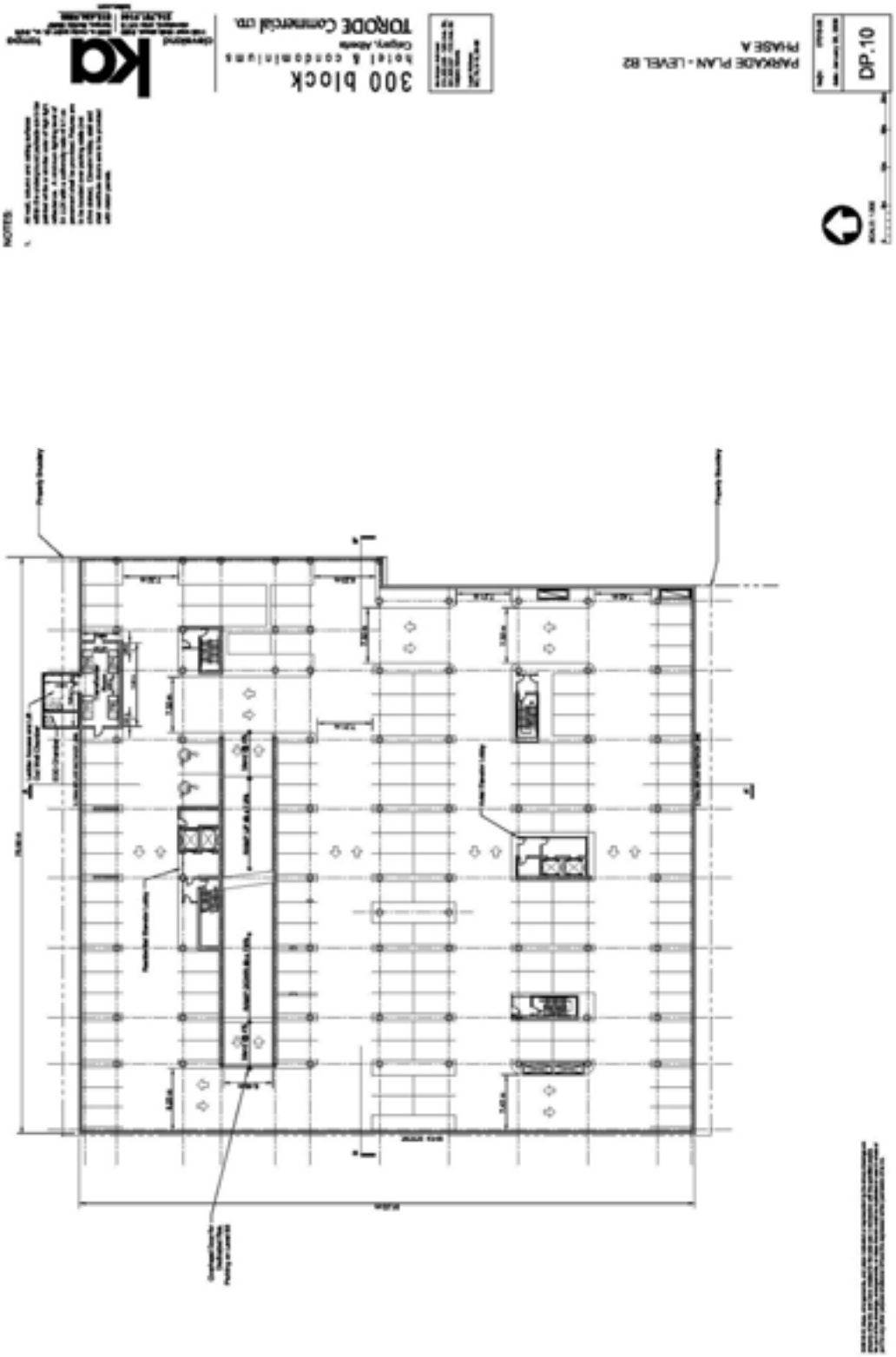

DATA SUMMARY
DP.07
300 block
Hotel & condominiums
Calgary, Alberta
TFI
COMMERCIAL LTD.

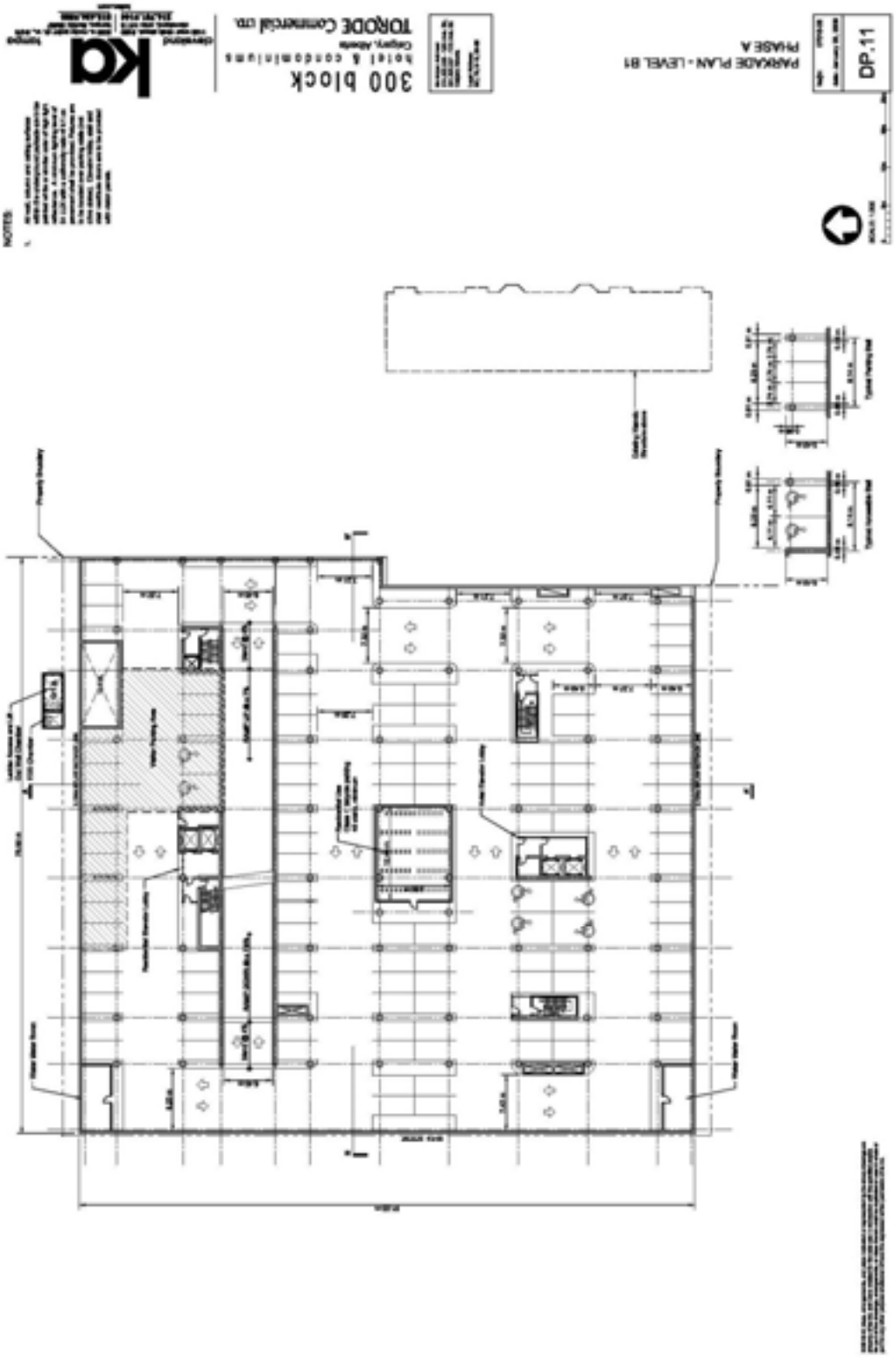

PROGRAM, HEIGHT & AREA SUMMARY

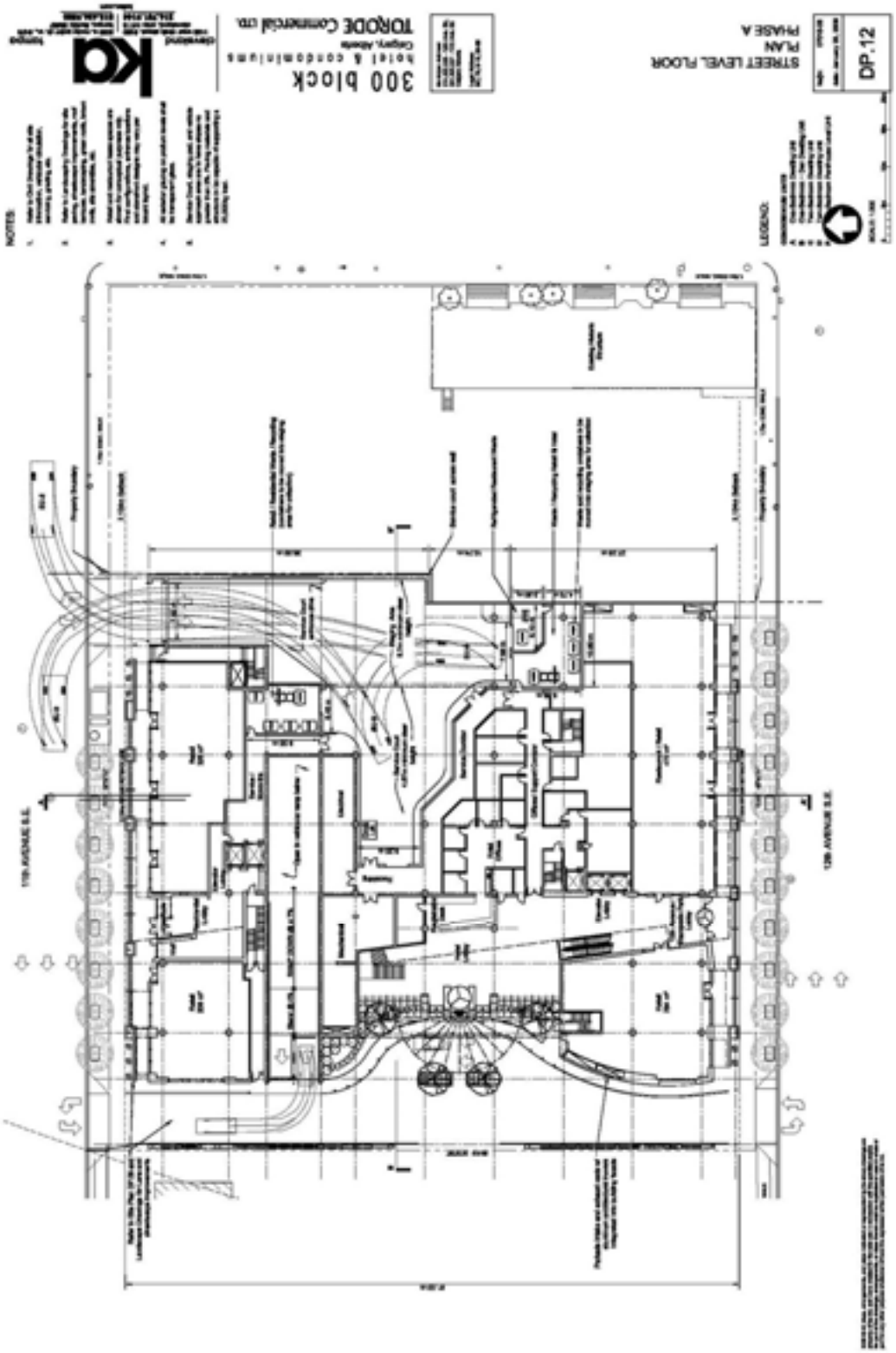

SITE DATA

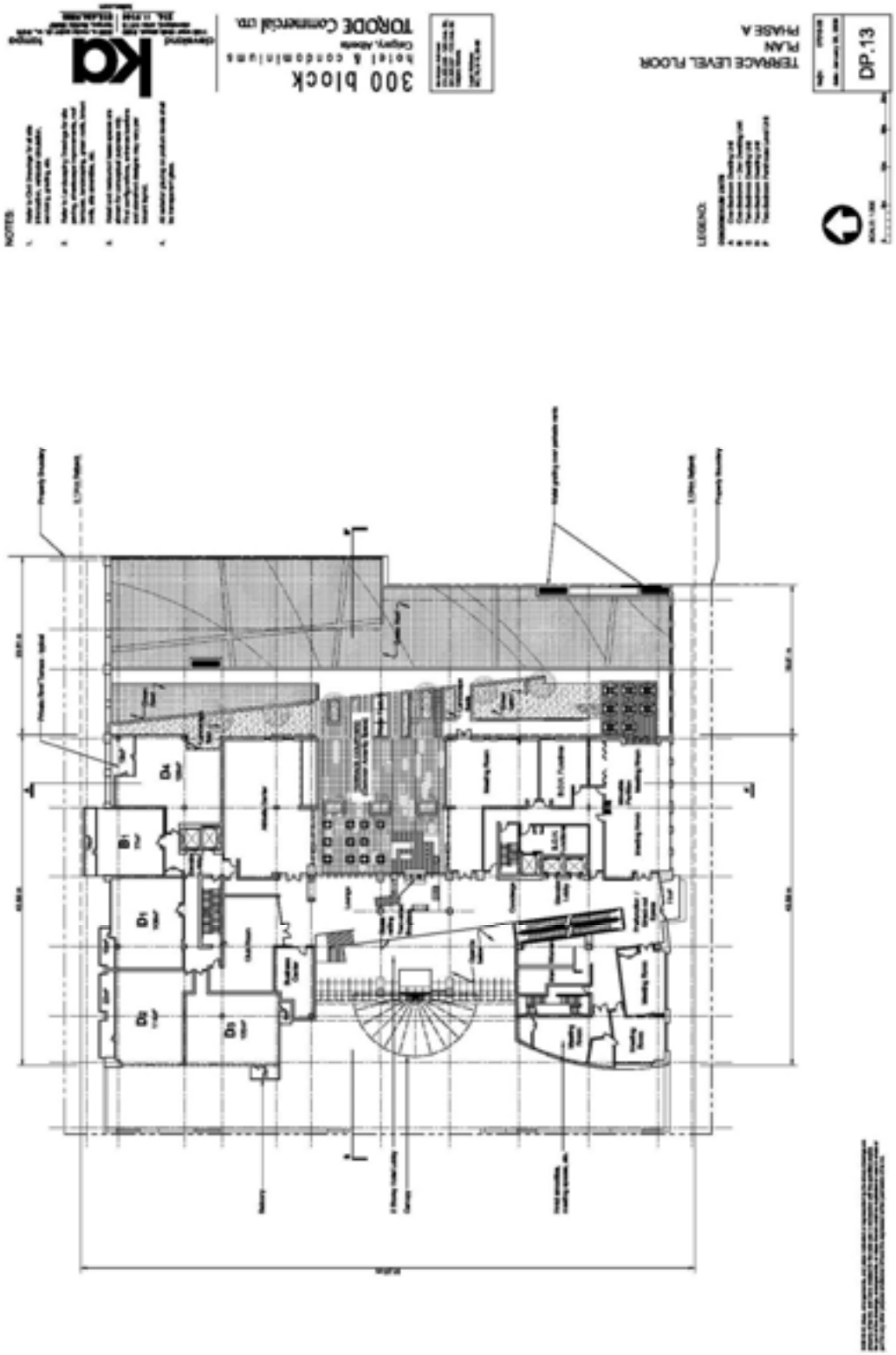

300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial LTD.
SITE PLAN
DP.08
NOTES:
110th AVENUE S.E.

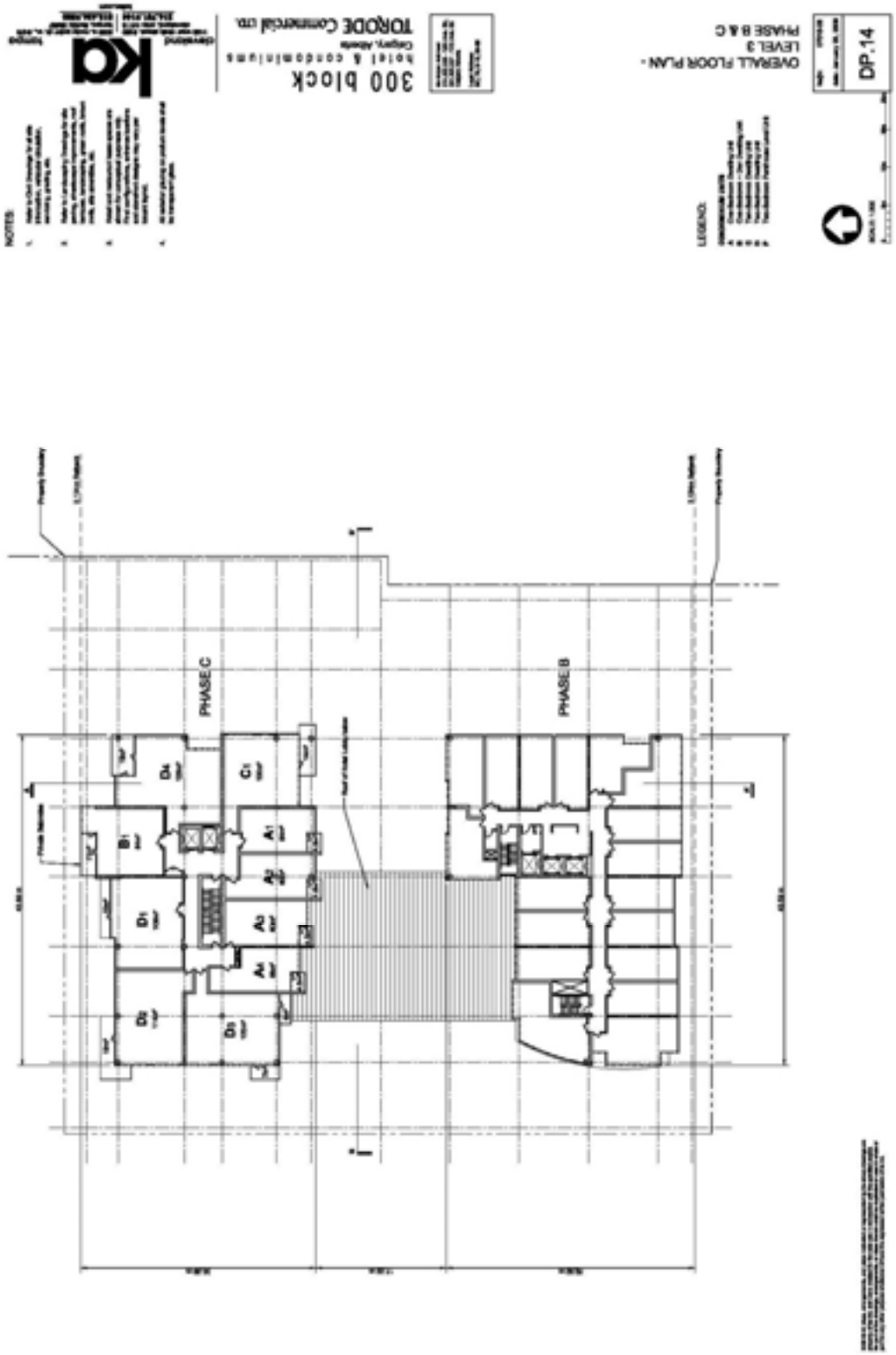

DP.09
PARKADE PLAN - LEVEL B3
PHASE A
300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.

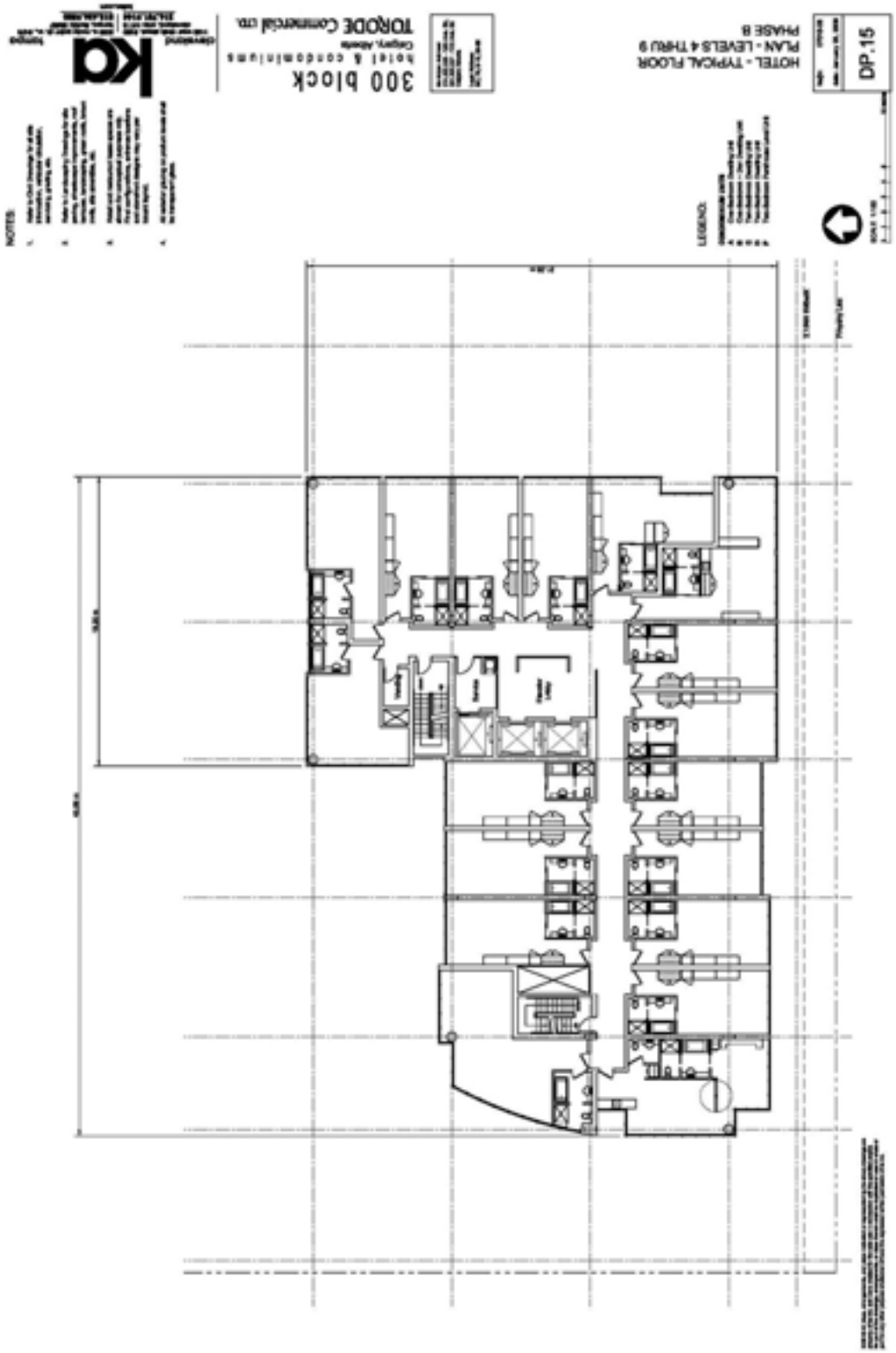

DP.10
PARKADE PLAN - LEVEL B2
PHASE A
300 block
TORODE Commercial Ltd.

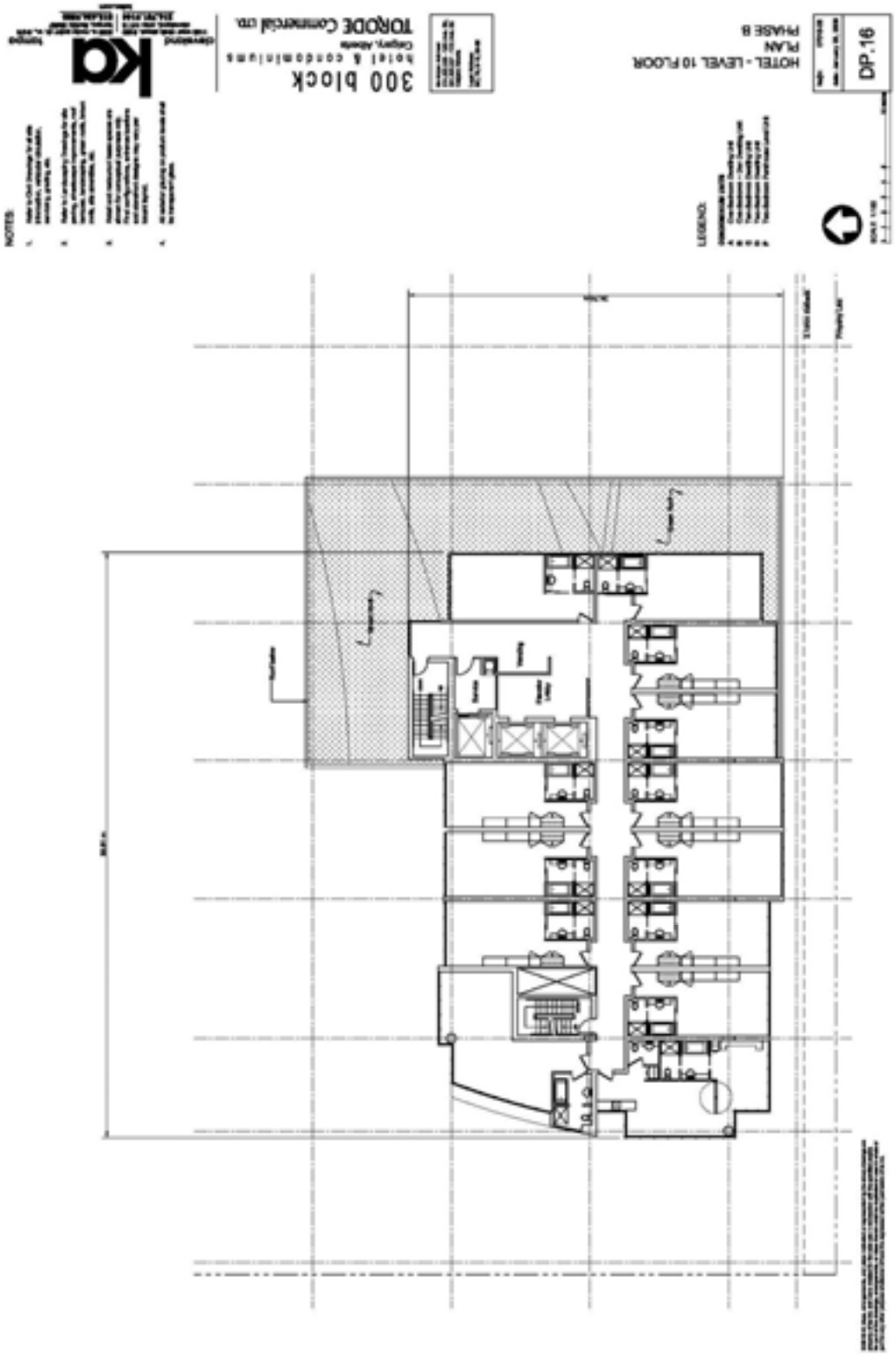

DP.11
PARKADE PLAN - LEVEL B1
PHASE A
300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial LTD.
NOTES:

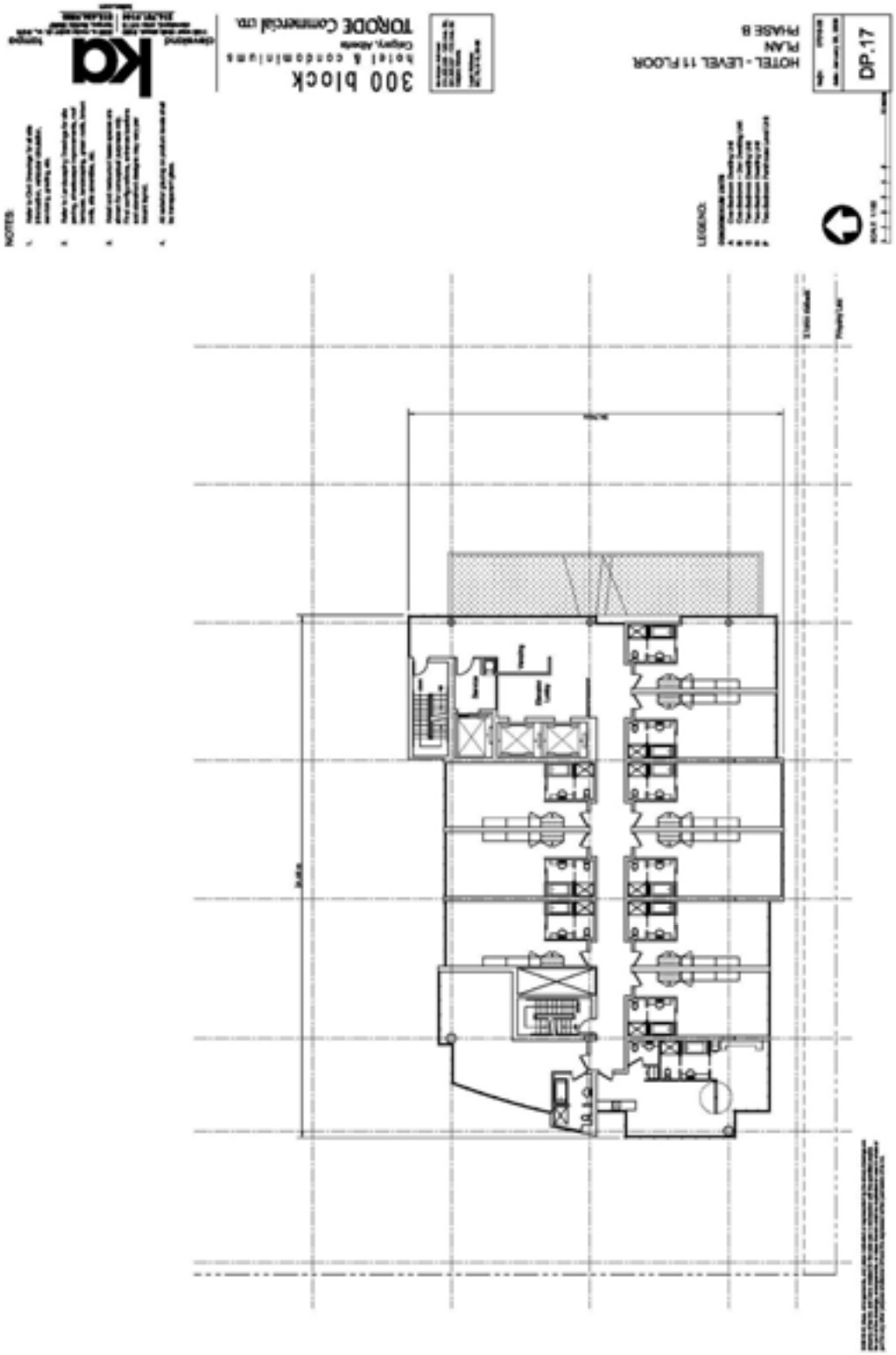

300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
STREET LEVEL FLOOR
PLAN
PHASE A
DP.12
NOTES:
LEGEND:
119 AVENUE S.E.
120 AVENUE S.E.

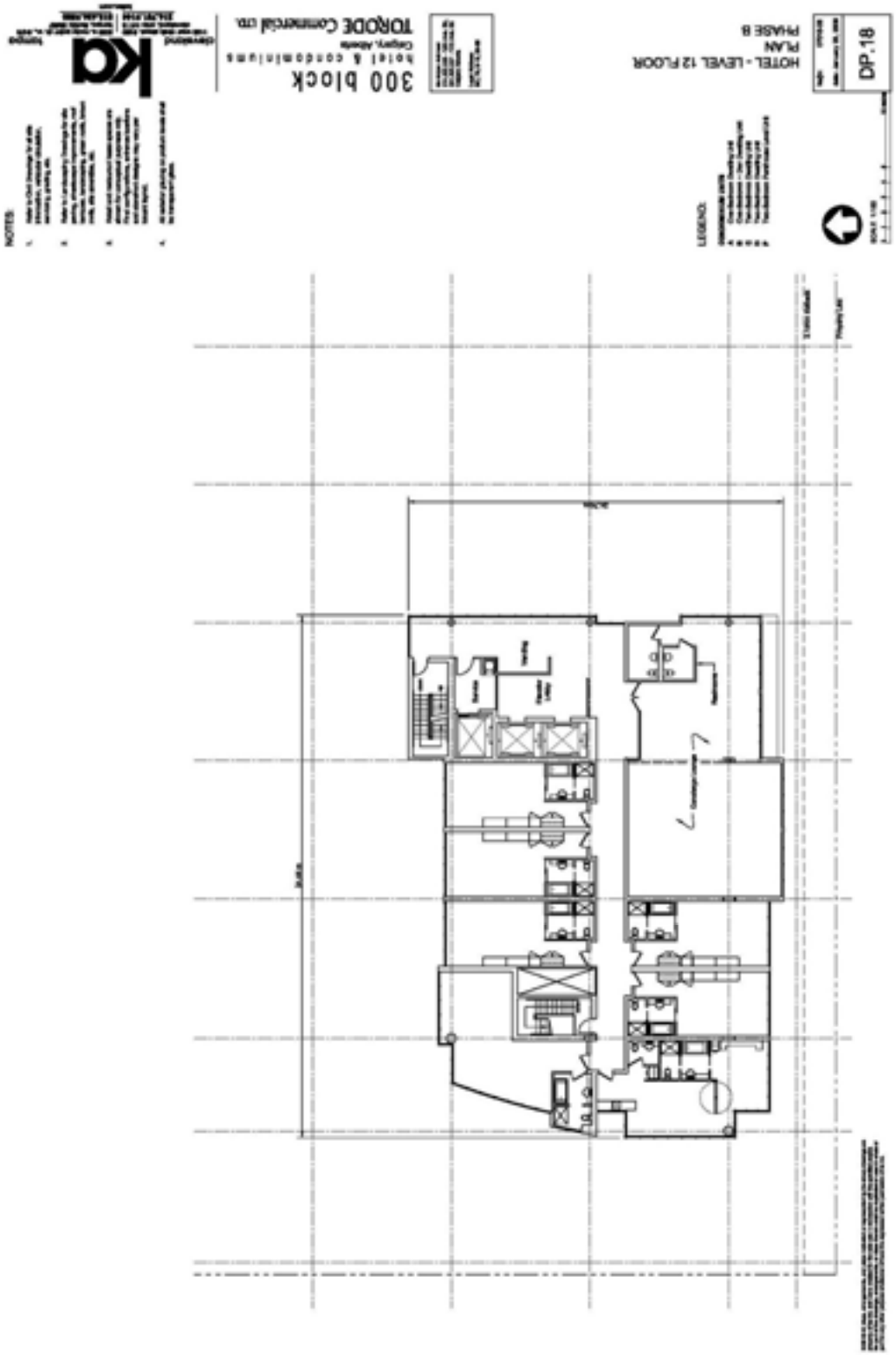

TERRACE LEVEL FLOOR PLAN PHASE A
DP.13
300 block
TORODE Commercial Ltd.

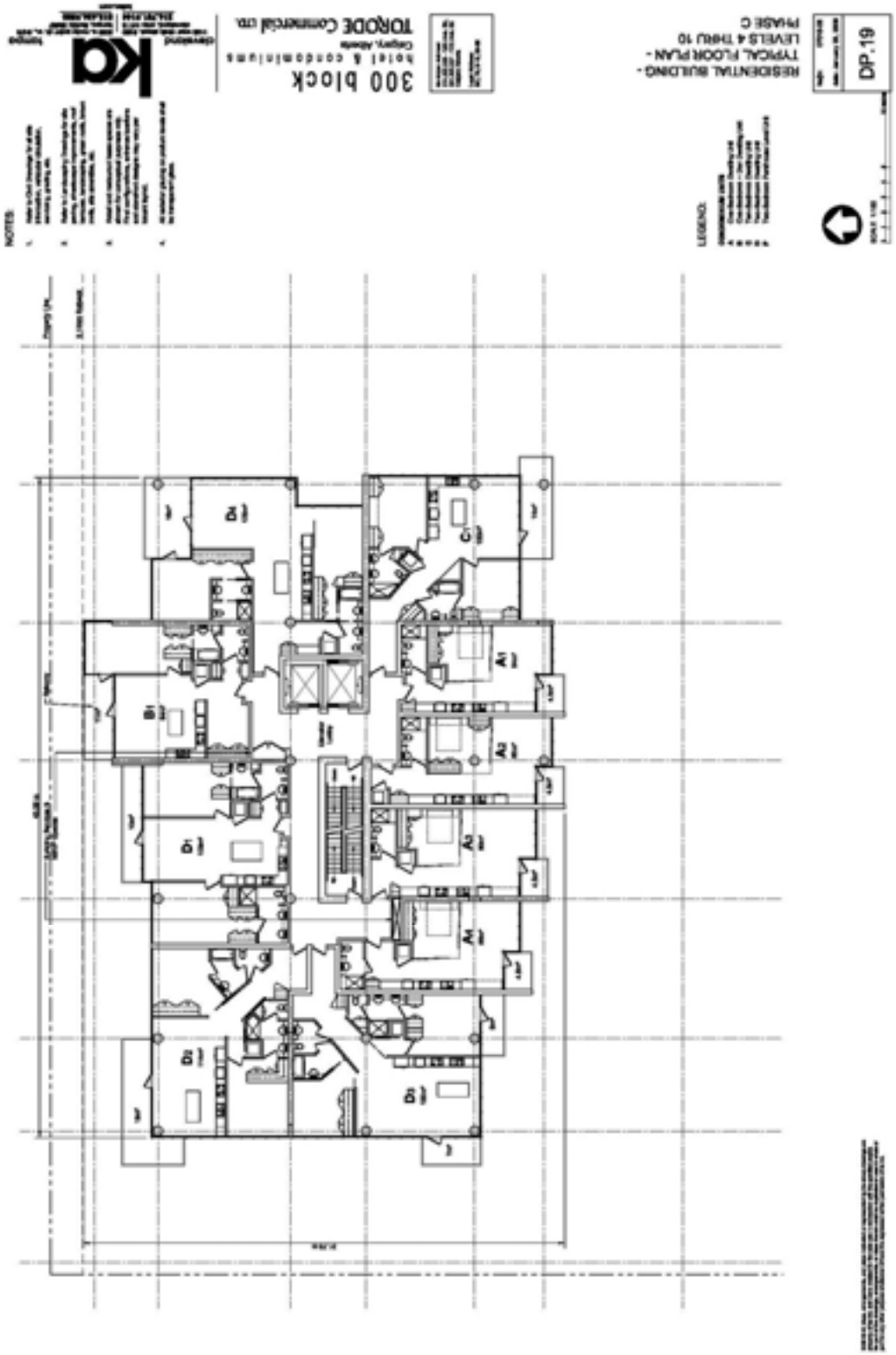

NOTES:
300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
LEGEND:
OVERALL FLOOR PLAN -
LEVEL 3
PHASE B & C
DP.14
PHASE C
PHASE B

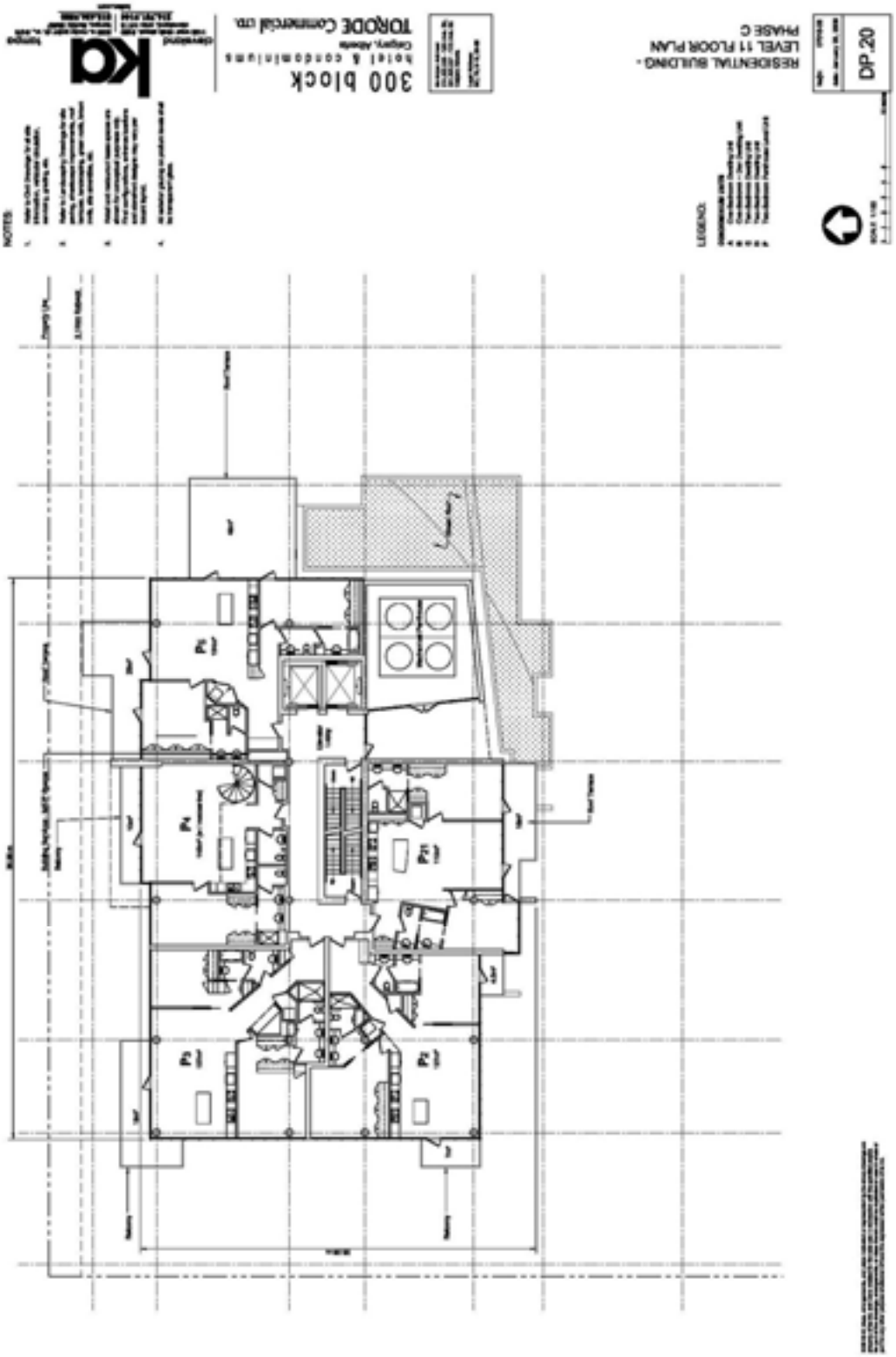

300 block
TORODE Commercial LTD.
HOTEL - TYPICAL FLOOR
PLAN - LEVELS 4 THRU 9
PHASE B
DP.15

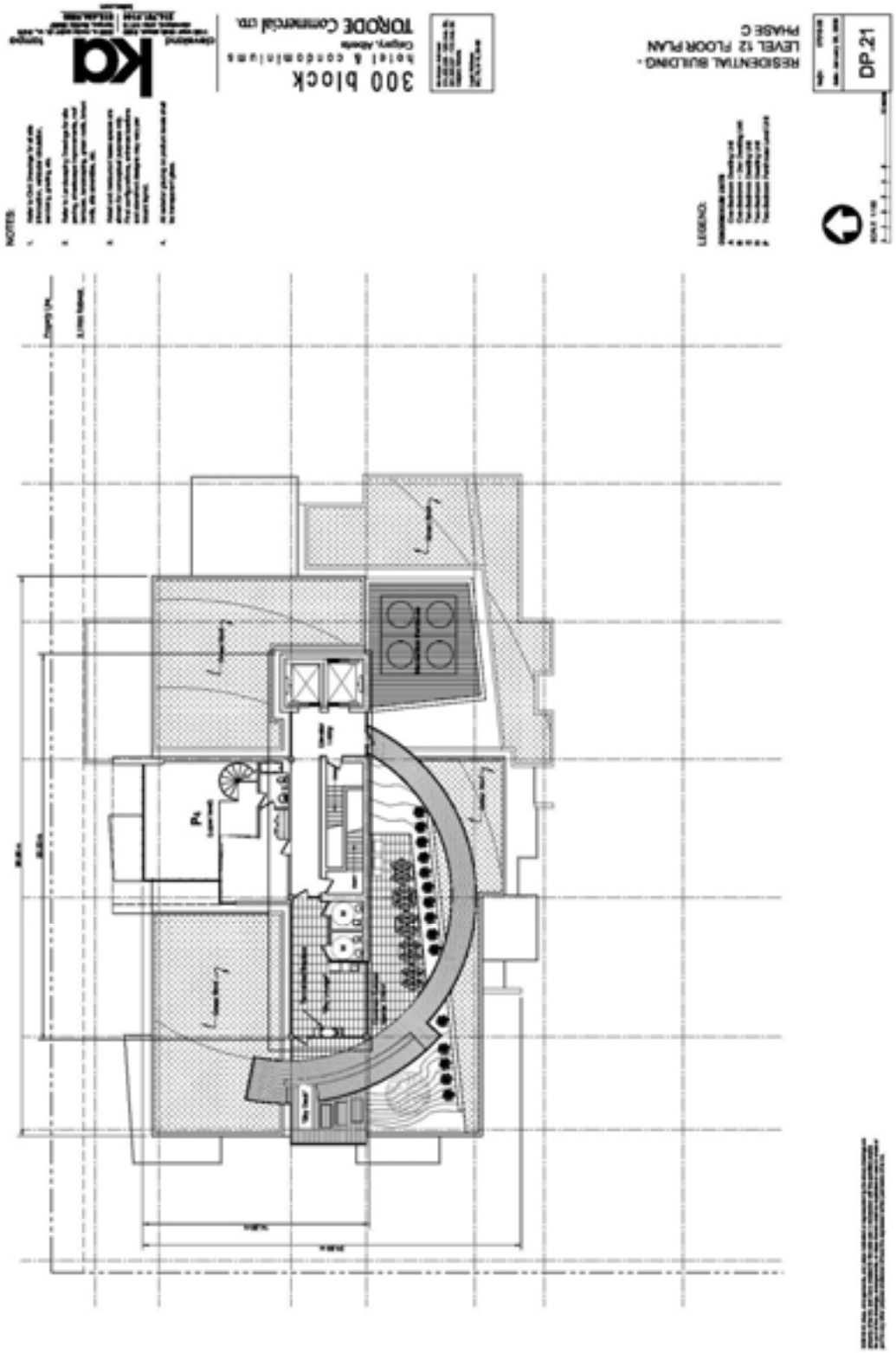

300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
HOTEL - LEVEL 10 FLOOR
PLAN
PHASE B
DP.16
NOTES:
LEGEND:

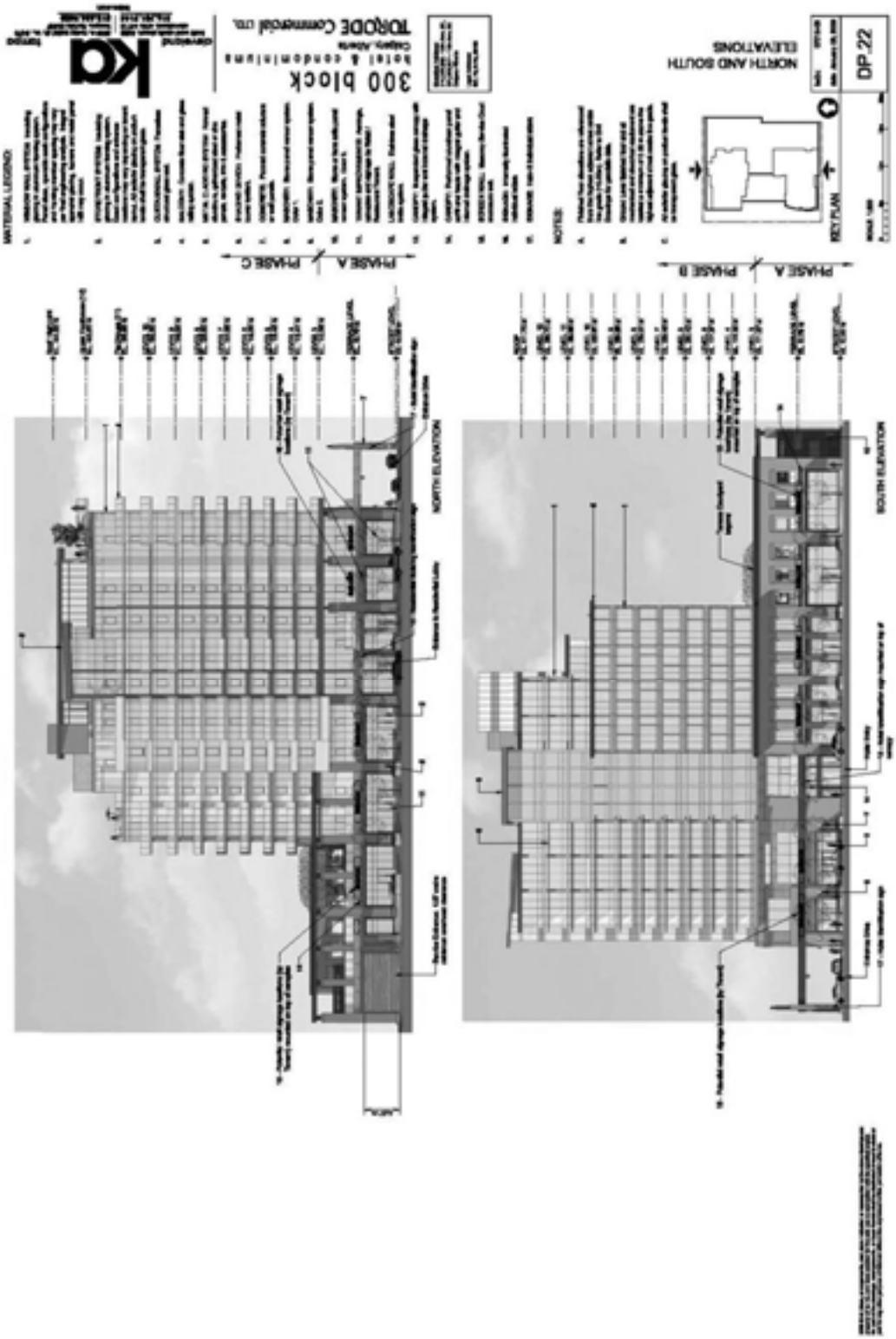

NOTES:
300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial LTD.
LEGEND:
HOTEL - LEVEL 11 FLOOR
PLAN
PHASE B
DP.17

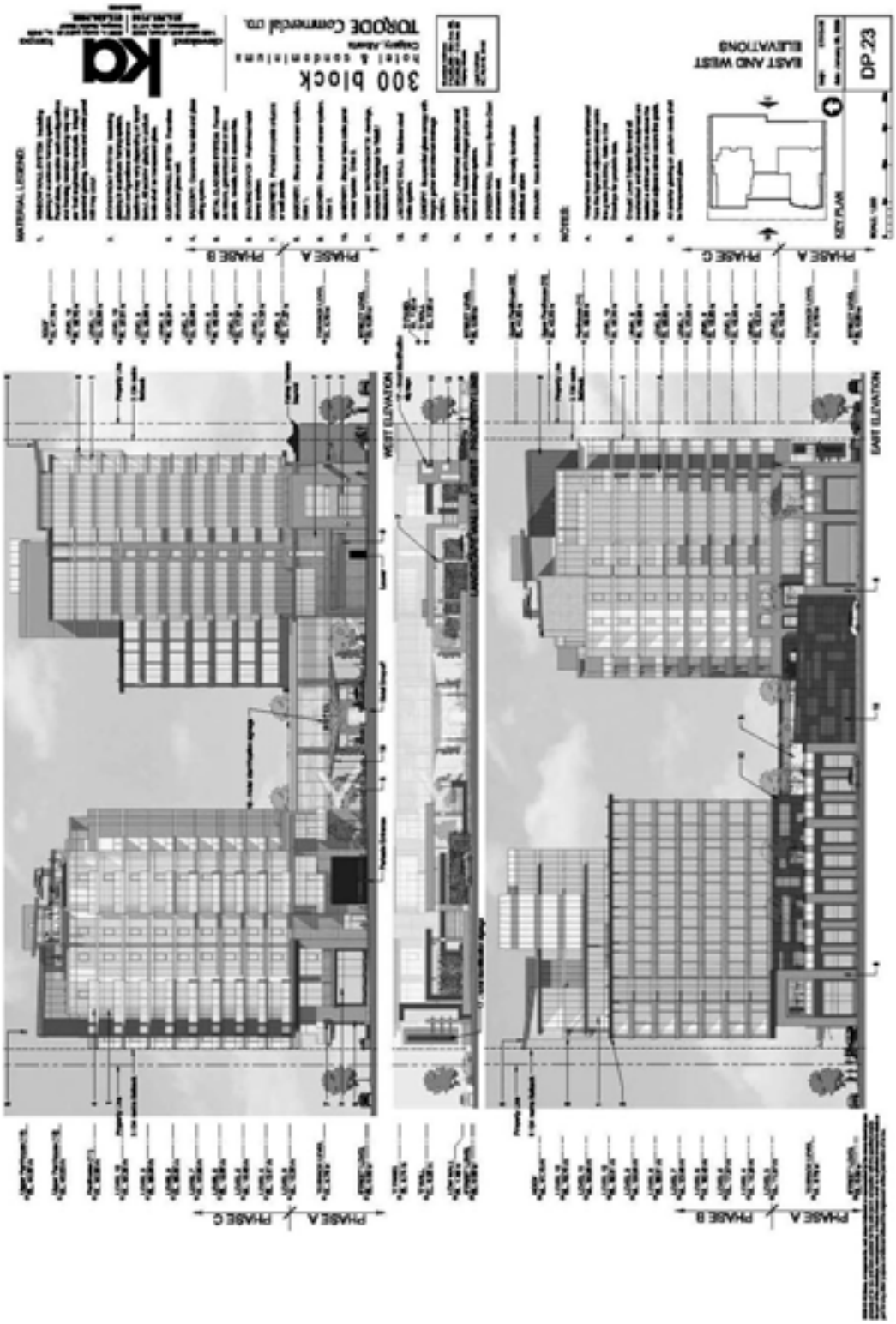

NOTES:
300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
HOTEL - LEVEL 12 FLOOR
PLAN
PHASE B
DP.18
LEGEND:

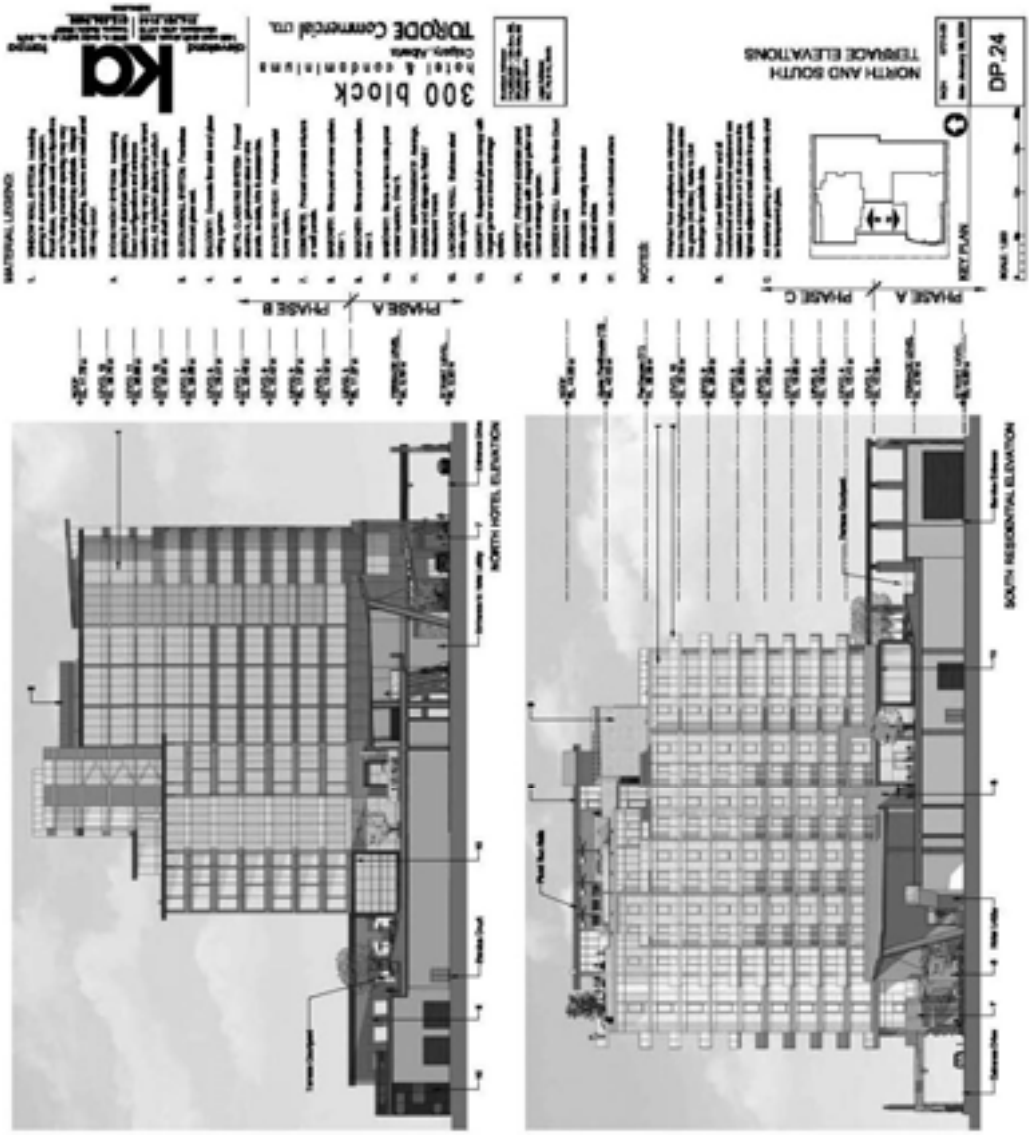

300 block
TORODE Commercial Ltd.
RESIDENTIAL BUILDING -
TYPICAL FLOOR PLAN -
LEVELS 4 THRU 10
PHASE C
DP.19

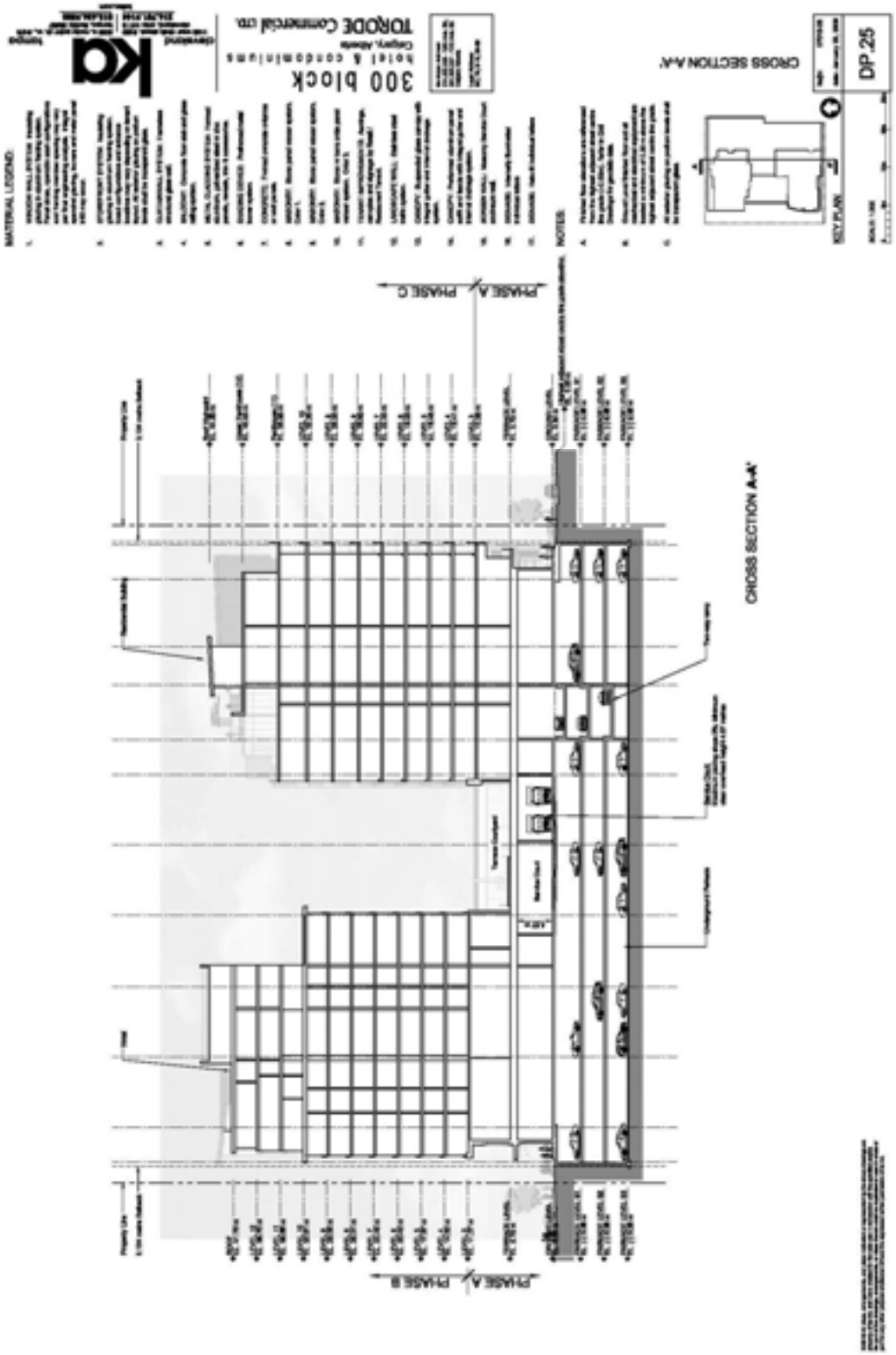

DP-20
RESIDENTIAL BUILDING -
LEVEL 11 FLOOR PLAN
PHASE C
300 block
TORODE Commercial Ltd.

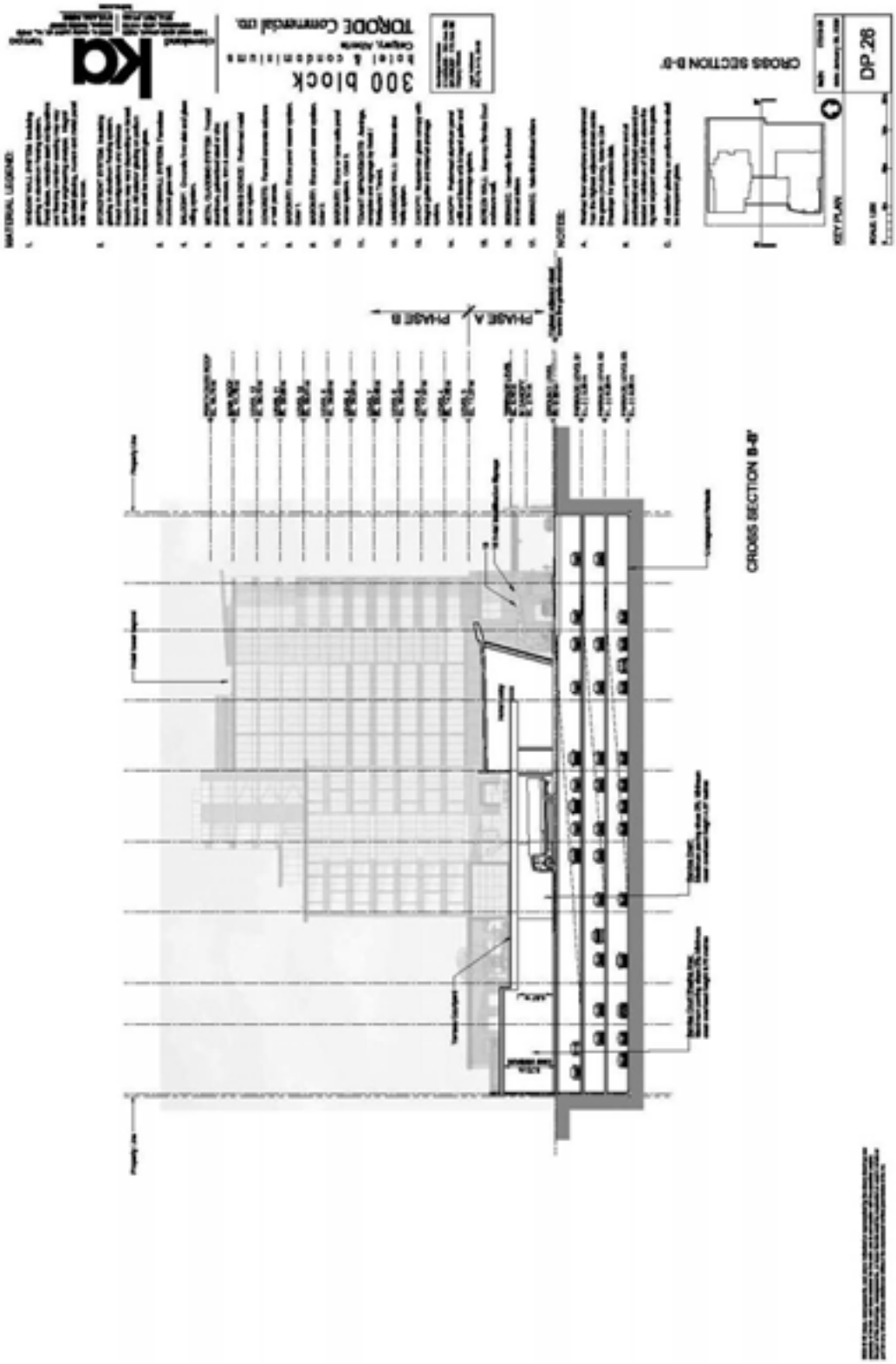

NOTES:
300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
RESIDENTIAL BUILDING -
LEVEL 12 FLOOR PLAN
PHASE C
DP-21
LEGEND:

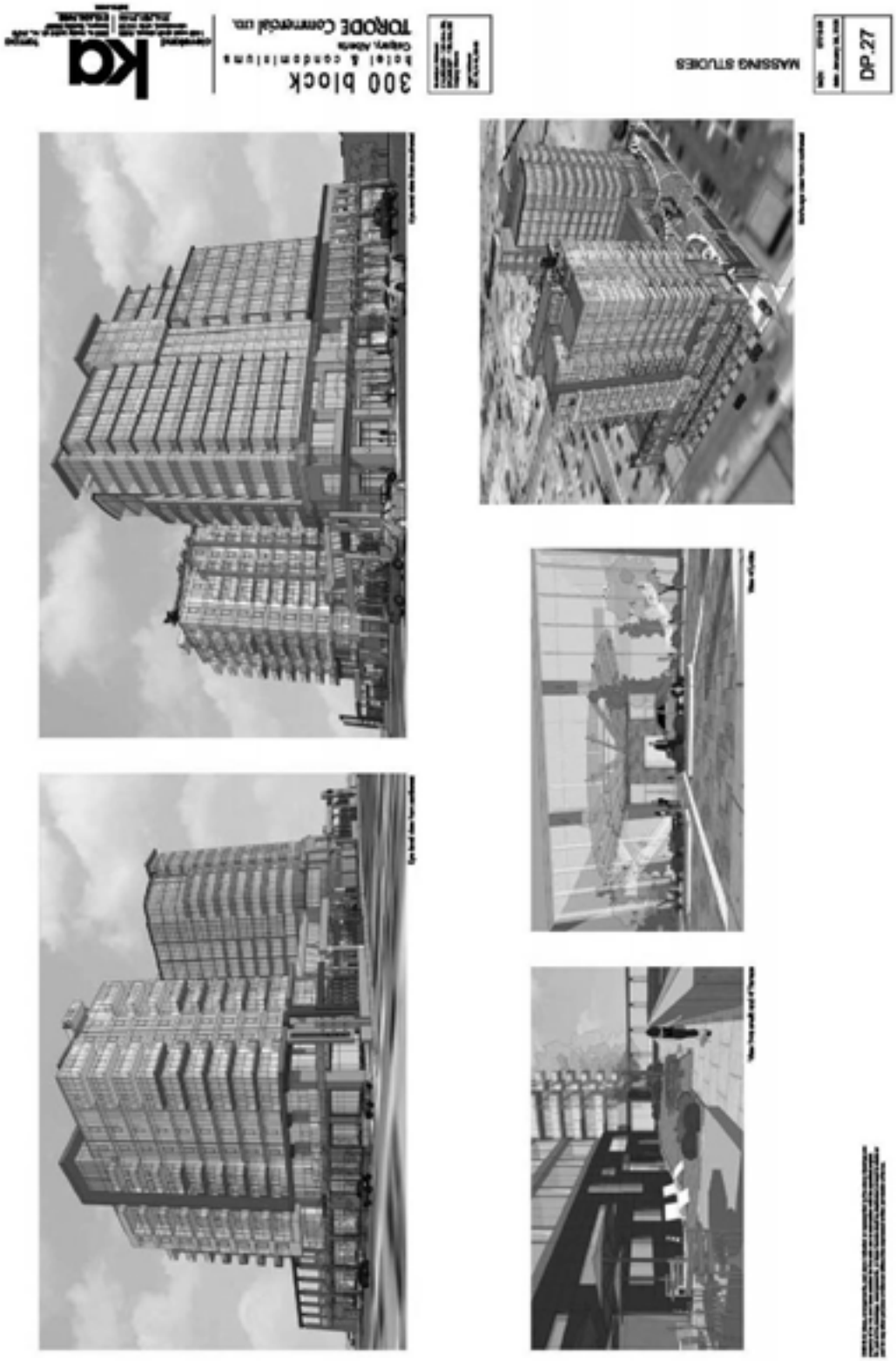

300 block
hotel & condominiums
Calgary, Alberta
TOSCODE Commercial Ltd.
NORTH AND SOUTH
ELEVATIONS
DP 22
KEY PLAN
PHASE A
PHASE B
PHASE C
NORTH ELEVATION
SOUTH ELEVATION

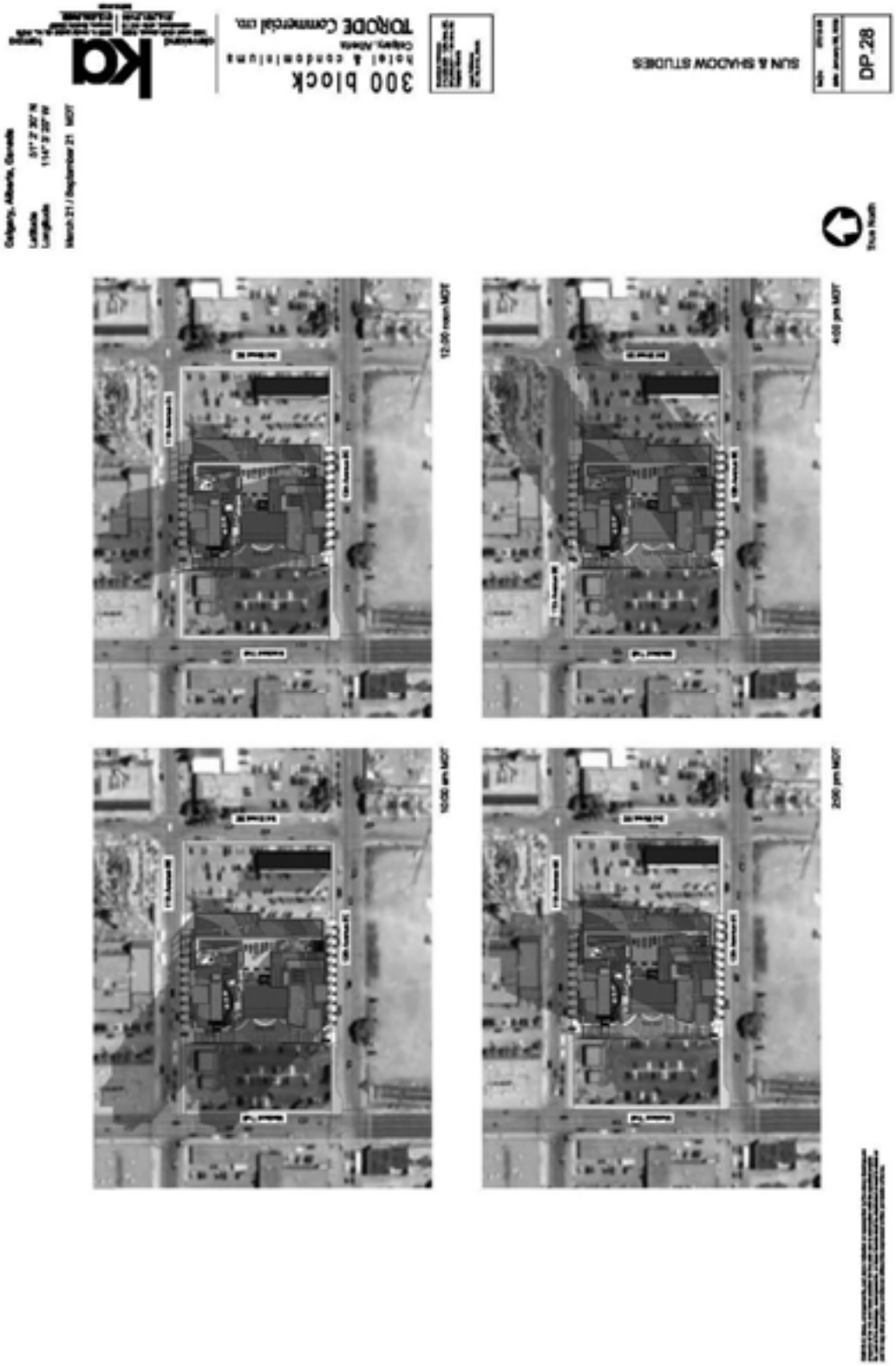

300 block
hotel & condominiums
TORODE Commercial ltd.
EAST AND WEST ELEVATIONS
DP 23
PHASE A
PHASE B
PHASE C
WEST ELEVATION
EAST ELEVATION

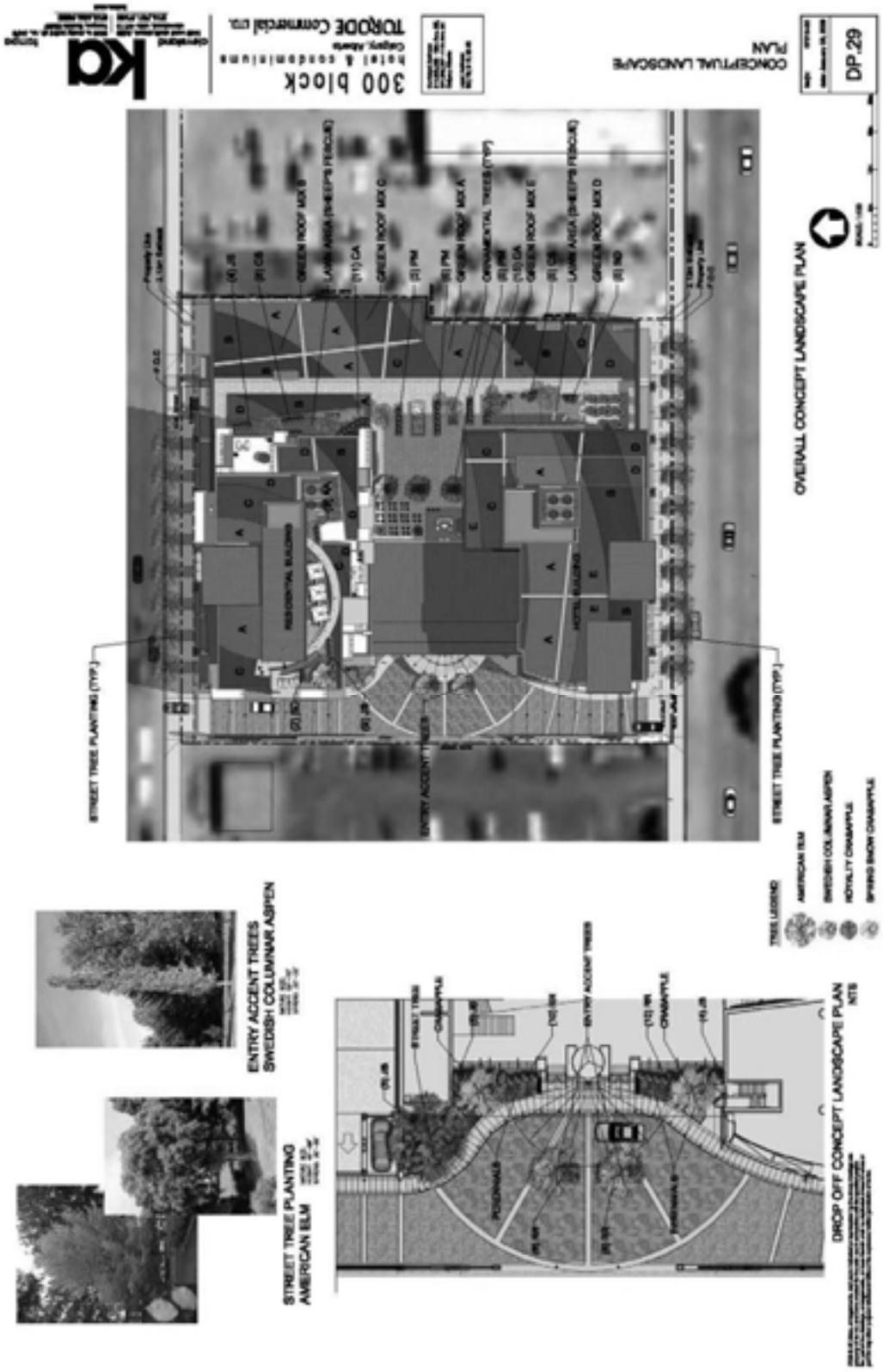

NORTH AND SOUTH
TERRACE ELEVATIONS
DP-24
KEY PLAN
PHASE A
PHASE C
PHASE A
PHASE B
300 block
hotel & condominiums
TOSCODE Commercial Ltd.
NORTH HOTEL ELEVATION
SOUTH RESIDENTIAL ELEVATION

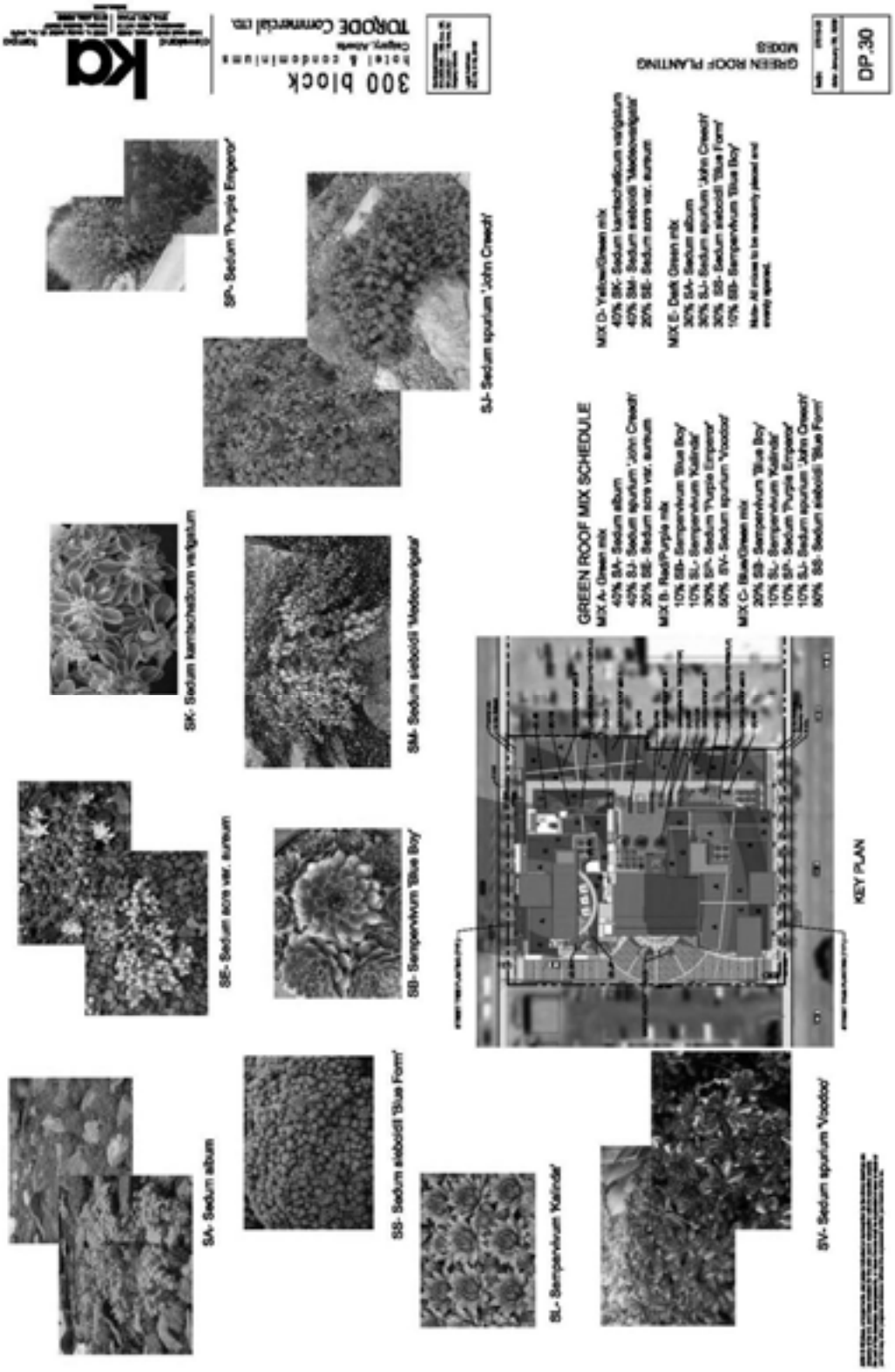

300 block
TORODE Commercial Ltd.
CROSS SECTION A-A'
DP-25
PHASE A / PHASE C
PHASE A / PHASE B

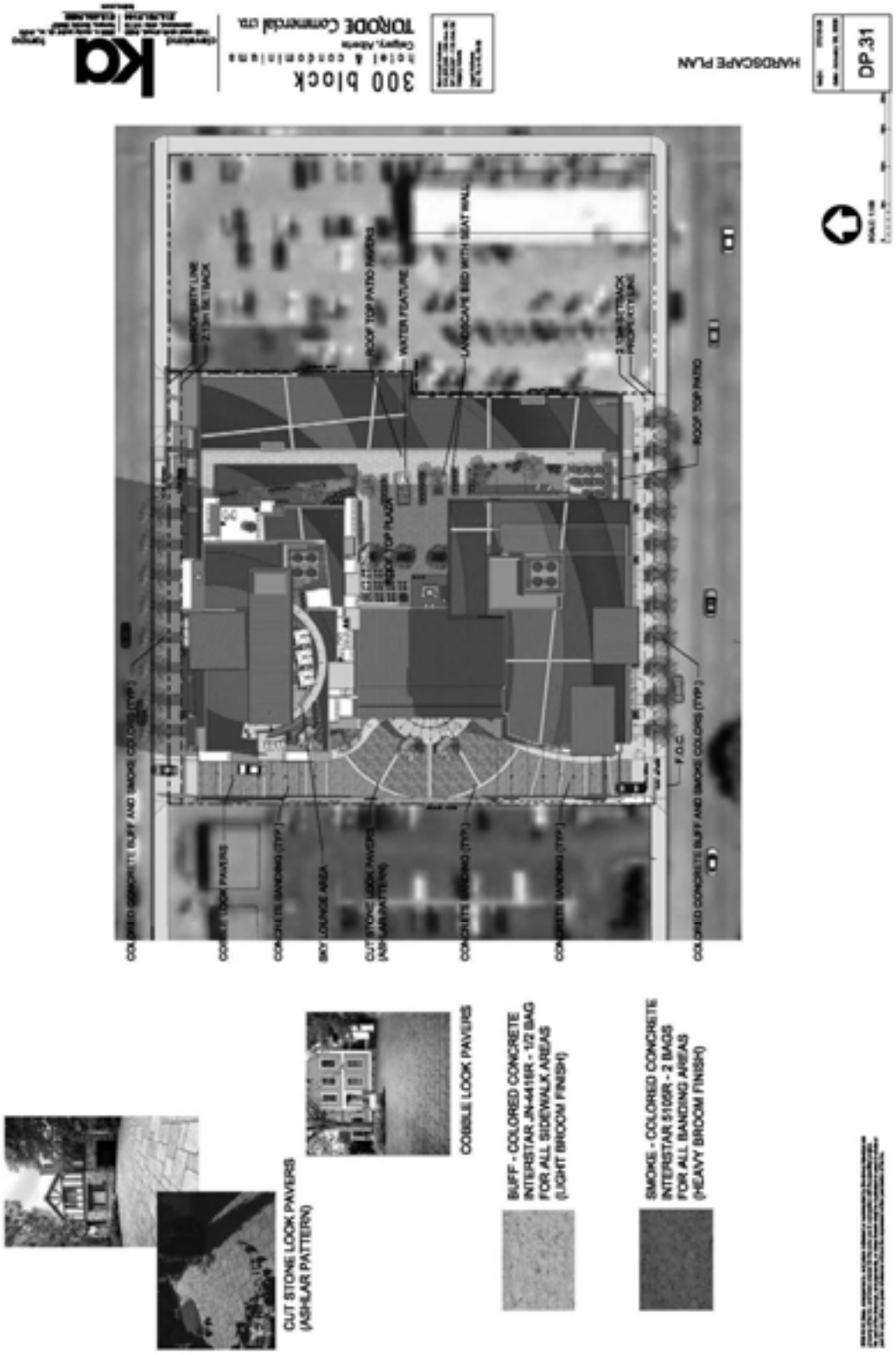

CROSS SECTION B-B'
PHASE A
PHASE B
300 block
TORODE Commercial Ltd.
CROSS SECTION B-B'
DP-26

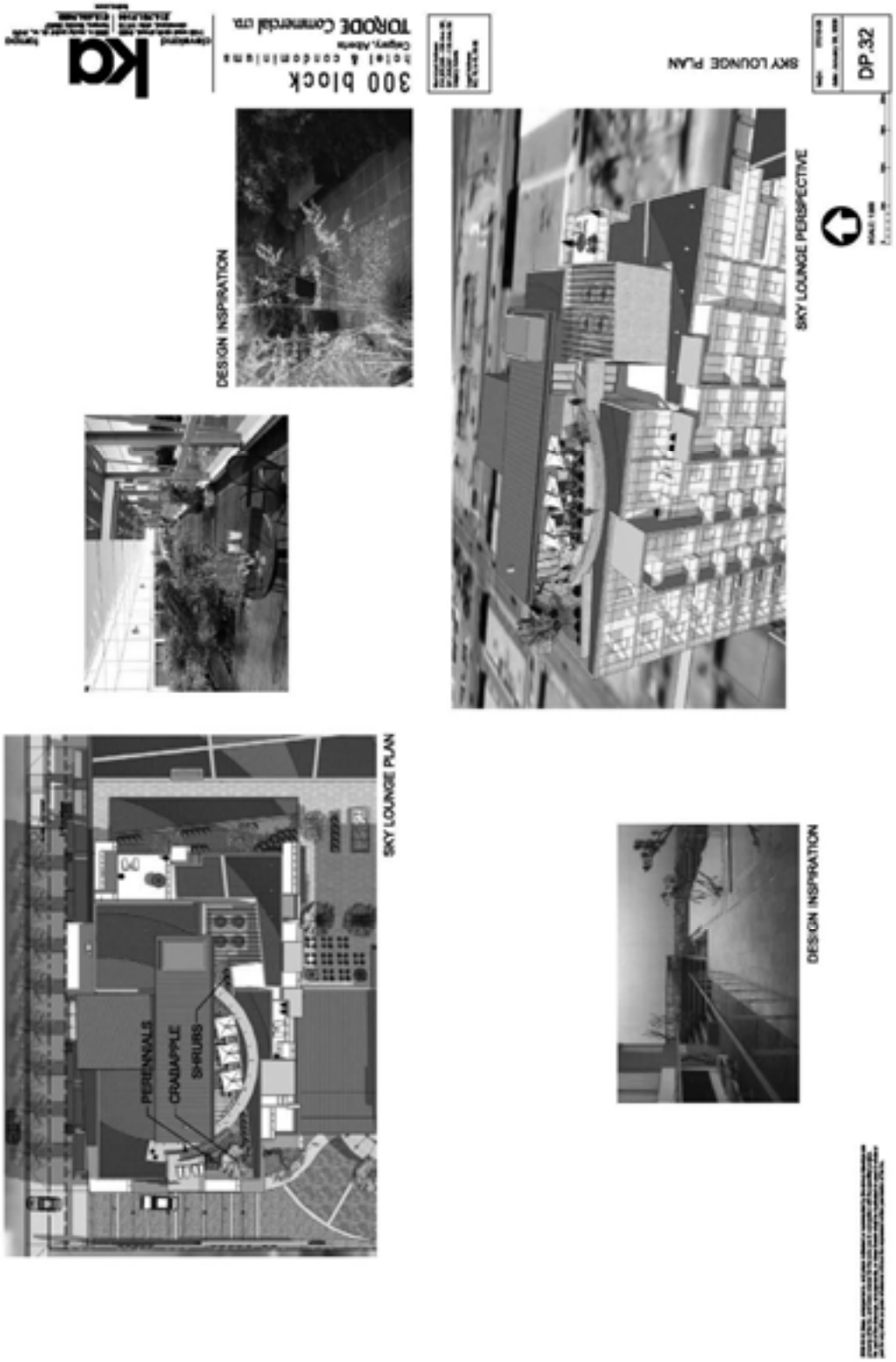

300 block
Hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
MASSING STUDIES
DP-27

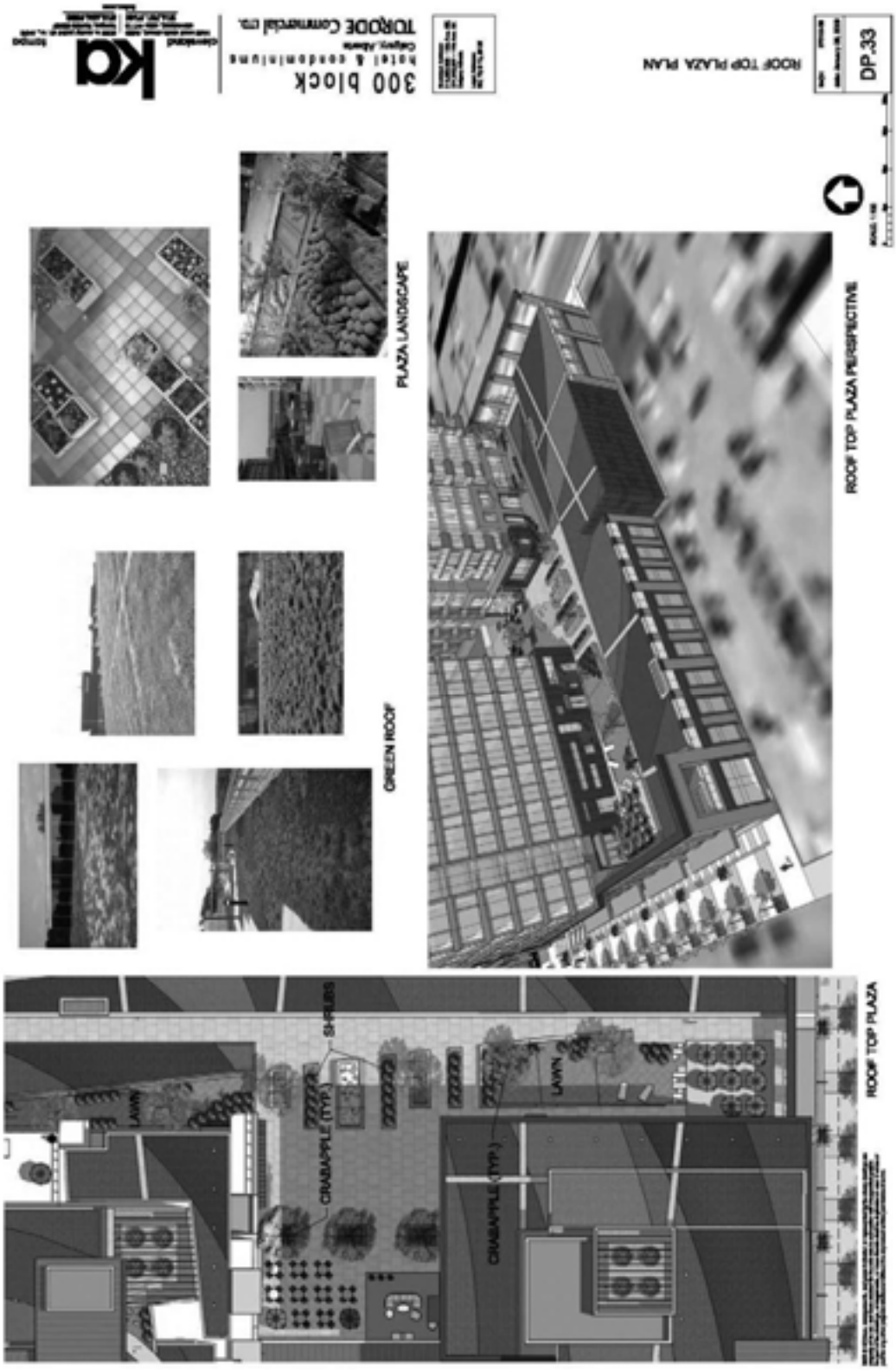

Calgary, Alberta, Canada
Latitude 51° 2' 30" N
Longitude 114° 3' 30" W
March 21 / September 21 MDT
300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
SUN & SHADOW STUDIES
DP-28
True North
12:00 noon MDT
4:00 pm MDT
10:00 am MDT
2:00 pm MDT

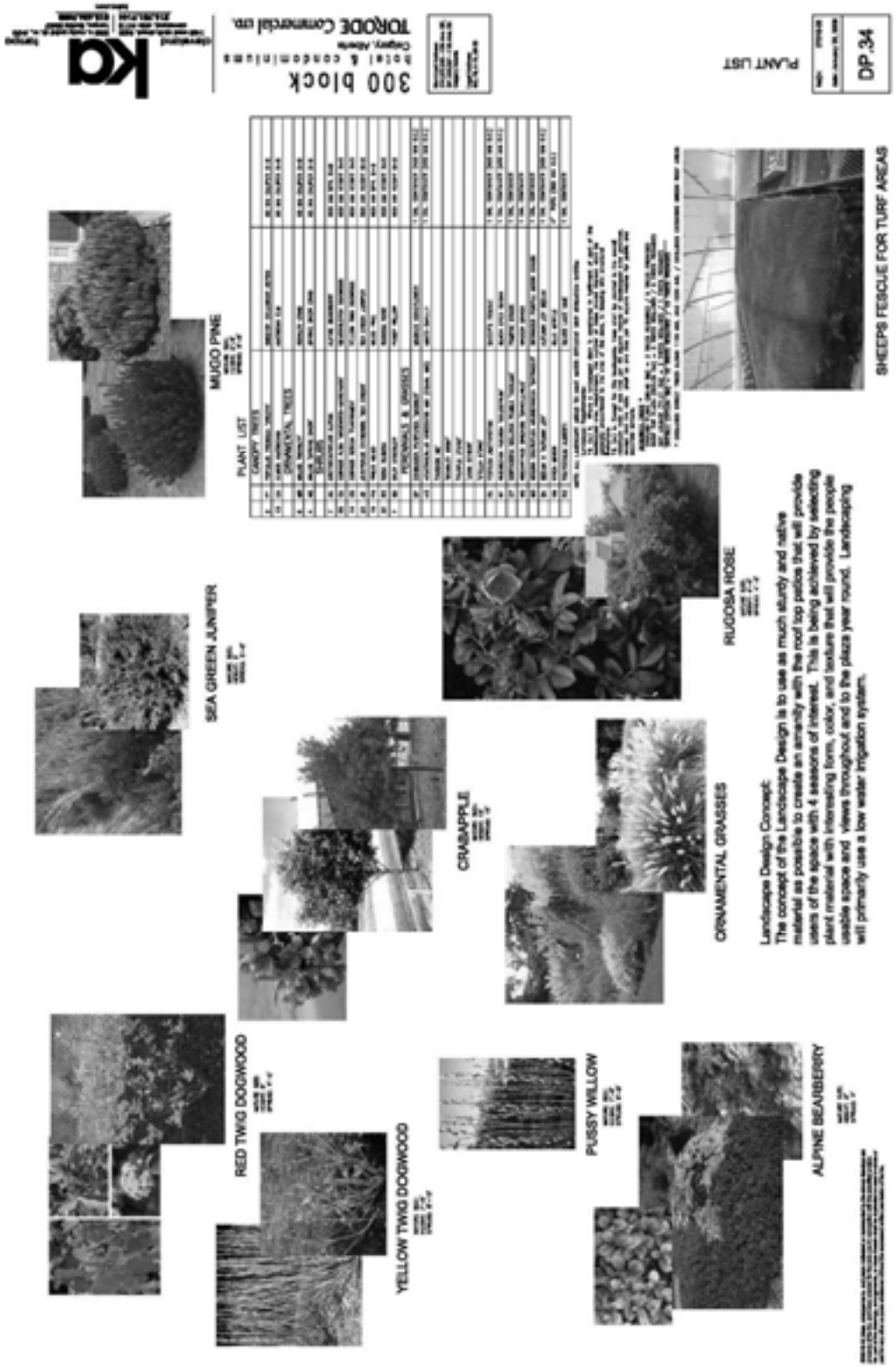

300 block
hotel & condominiums
calgary, alberta
TORODE Commercial Ltd.
CONCEPTUAL LANDSCAPE PLAN
DP.29
OVERALL CONCEPT LANDSCAPE PLAN
STREET TREE PLANTING (TYP.)
ENTRY ACCENT TREES
GREEN ROOF MIX B
GREEN ROOF MIX C
GREEN ROOF MIX A
ORNAMENTAL TREES (TYP)
GREEN ROOF MIX E
GREEN ROOF MIX D
RESIDENTIAL BUILDING
HOTEL BUILDING
TREE LEGEND
AMERICAN ELM
SWEDISH COLUMNAR ASPEN
ROYALTY CRABAPPLE
SPRING SNOW CRABAPPLE
ENTRY ACCENT TREES
SWEDISH COLUMNAR ASPEN
STREET TREE PLANTING
AMERICAN ELM
DROP OFF CONCEPT LANDSCAPE PLAN
NTS

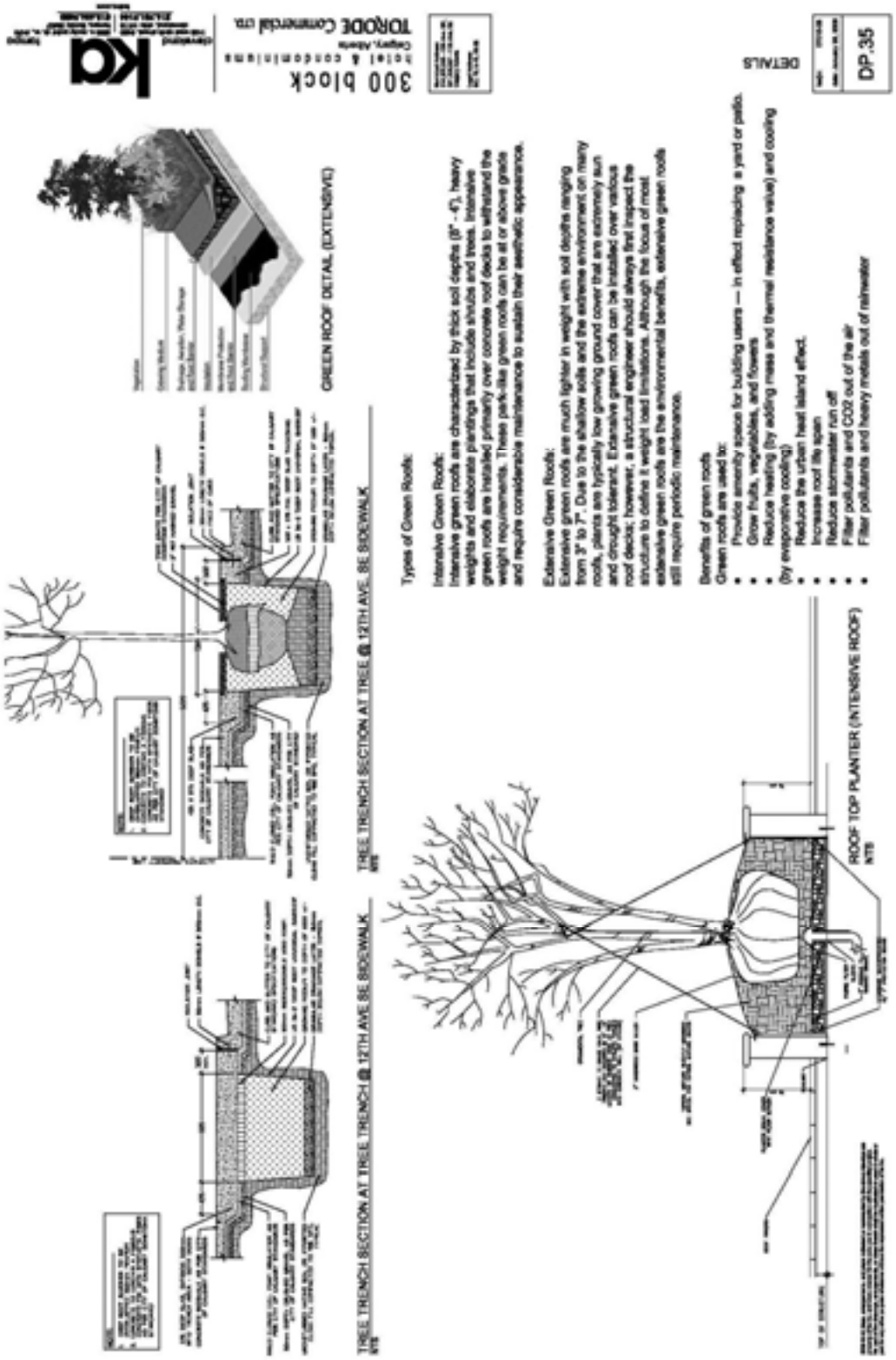

SA- Sedum album
SB- Sempervivum 'Blue Boy'
SE- Sedum acre var. aureum
SK- Sedum kamtschaticum var.ligatum
SS- Sedum sieboldii 'Blue Form'
SM- Sedum sieboldii 'Medoverigata'
SJ- Sedum spurium 'John Creed'
SP- Sedum 'Purple Emperor'
SL- Sempervivum 'Kalinda'
SV- Sedum spurium 'Voodoo'
GREEN ROOF MIX SCHEDULE
MIX A- Green mix
40% SA- Sedum album
40% SJ- Sedum spurium 'John Creed'
20% SE- Sedum acre var. aureum
MIX B- Red/Purple mix
10% SB- Sempervivum 'Blue Boy'
10% SL- Sempervivum 'Kalinda'
30% SP- Sedum 'Purple Emperor'
50% SV- Sedum spurium 'Voodoo'
MIX C- Blue/Green mix
20% SB- Sempervivum 'Blue Boy'
10% SL- Sempervivum 'Kalinda'
10% SP- Sedum 'Purple Emperor'
10% SJ- Sedum spurium 'John Creed'
50% SS- Sedum sieboldii 'Blue Form'
MIX D- Yellow/Green mix
40% SK- Sedum kamtschaticum var.ligatum
40% SM- Sedum sieboldii 'Medoverigata'
20% SE- Sedum acre var. aureum
MIX E- Dark Green mix
30% SA- Sedum album
30% SJ- Sedum spurium 'John Creed'
30% SS- Sedum sieboldii 'Blue Form'
10% SB- Sempervivum 'Blue Boy'
Note: All mixes to be randomly placed and evenly spaced.
KEY PLAN
GREEN ROOF PLANTING
MIXES
DP.30
300 block
Hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
KA

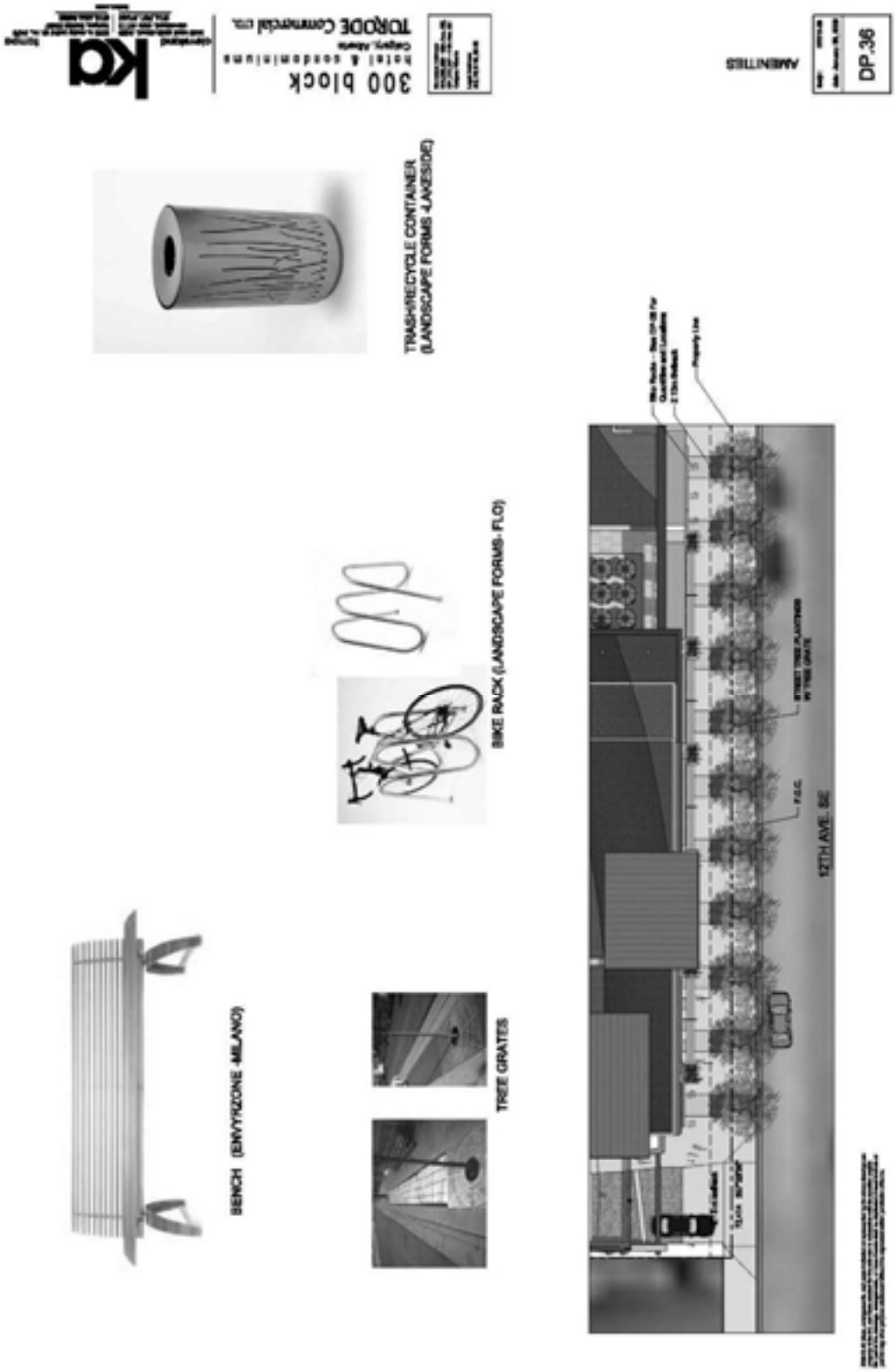

300 block
TORODE Commercial Ltd.
Calgary, Alberta
HARDSCAPE PLAN
DP.31
COLORED CONCRETE BUFF AND SMOKE COLORS (TYP.)
COBBLE LOOK PAVERS
CONCRETE BANDING (TYP.)
BBQ LOUNGE AREA
CUT STONE LOOK PAVERS (ASHLAR PATTERN)
CONCRETE BANDING (TYP.)
CONCRETE BANDING (TYP.)
COLORED CONCRETE BUFF AND SMOKE COLORS (TYP.)
ROOF TOP PATIO
F.O.C.
ROOF TOP PATIO PAVERS
WATER FEATURE
LANDSCAPE BED WITH SEAT WALL
PROPERTY LINE
2.13m SETBACK
CUT STONE LOOK PAVERS (ASHLAR PATTERN)
COBBLE LOOK PAVERS
BUFF - COLORED CONCRETE INTERSTAR JN-4418R - 1/2 BAG FOR ALL SIDEWALK AREAS (LIGHT BROOM FINISH)
SMOKE - COLORED CONCRETE INTERSTAR 5108R - 2 BAGS FOR ALL BANDING AREAS (HEAVY BROOM FINISH)

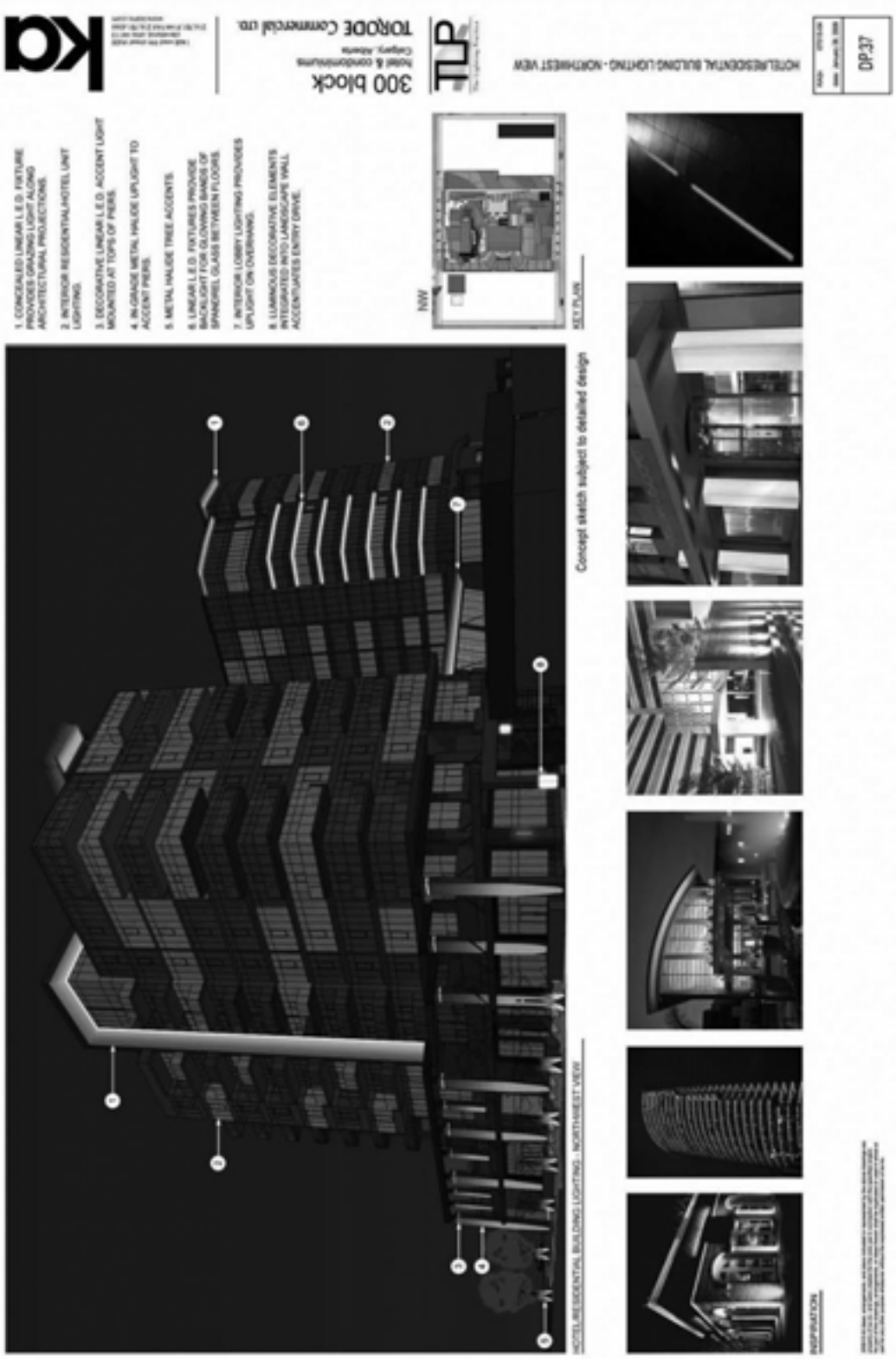

300 block
TORODE Commercial Ltd.
SKY LOUNGE PLAN
DP.32
DESIGN INSPIRATION
SKY LOUNGE PERSPECTIVE
DESIGN INSPIRATION
SKY LOUNGE PLAN
PERENNIALS
CRABAPPLE
SHRUBS

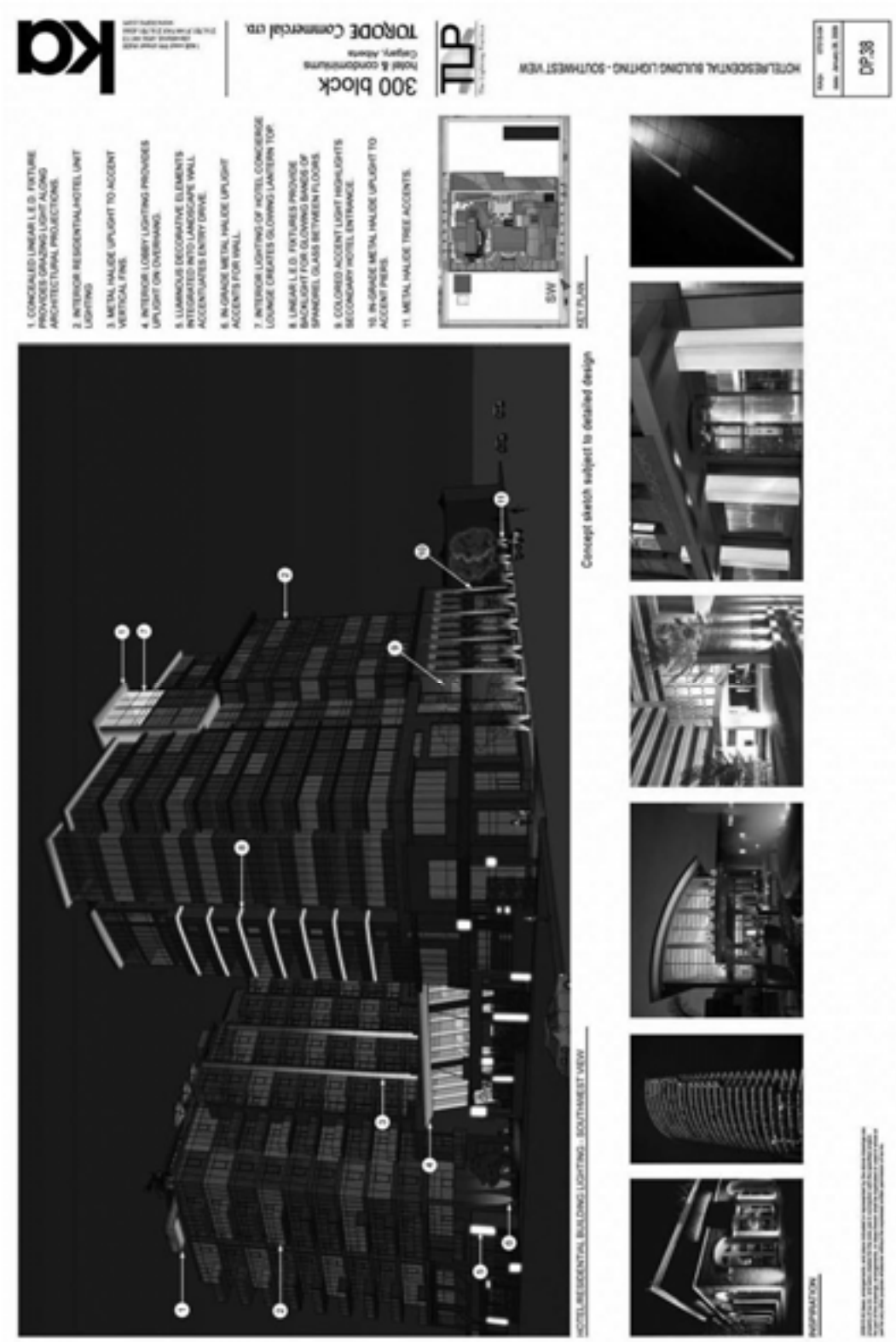

ROOF TOP PLAZA
LAWN
CRABAPPLE (TYP.)
SHRUBS
LAWN
CRABAPPLE (TYP.)
GREEN ROOF
PLAZA LANDSCAPE
ROOF TOP PLAZA PERSPECTIVE
ROOF TOP PLAZA PLAN
DP.33
300 block
hotel & condominiums
Calgary, Alberta
TORODE Commercial ltd.

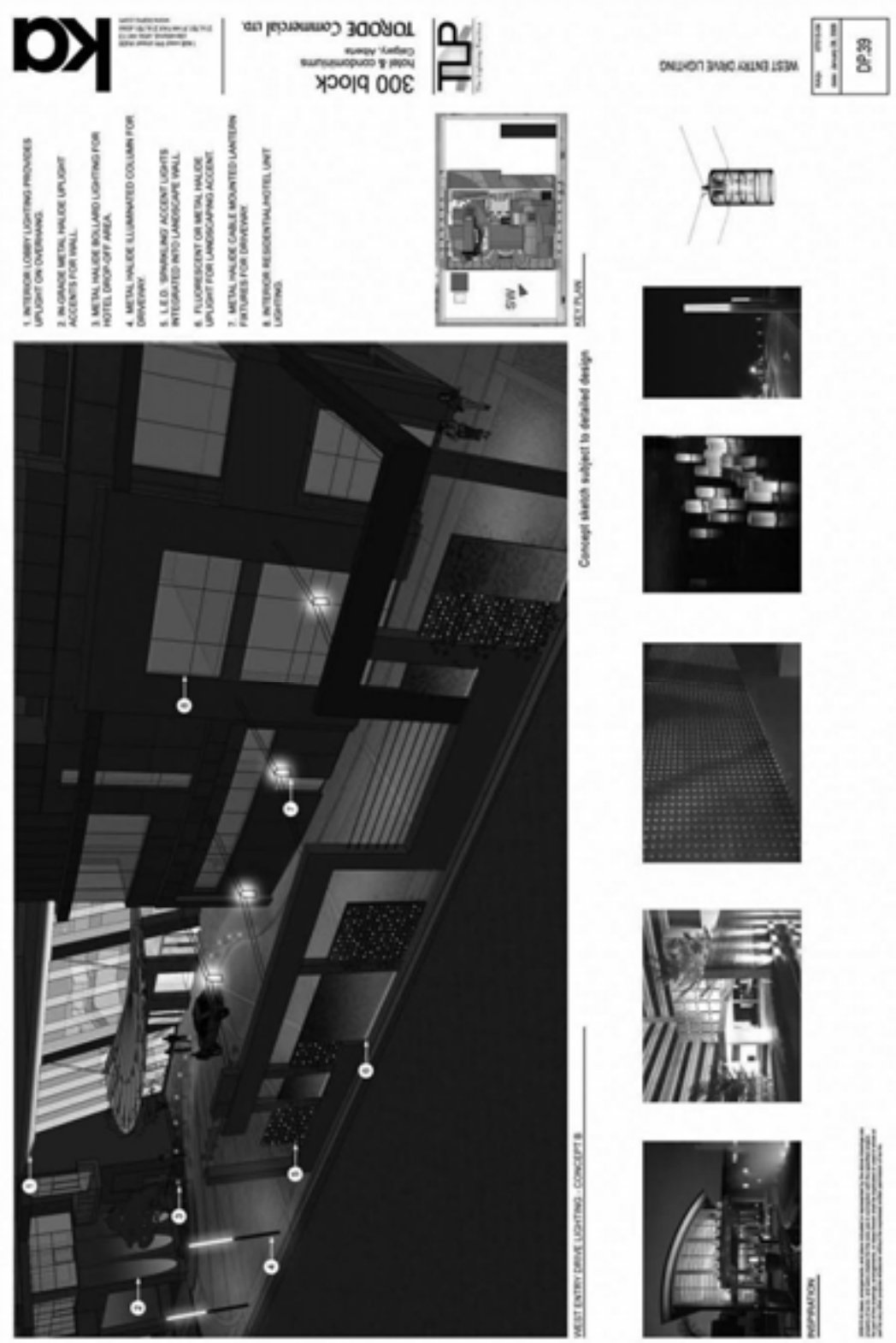

300 block
TORODE Commercial Ltd.
PLANT LIST
DP.34
MUGO PINE
SEA GREEN JUNIPER
RUGOSA ROSE
CRABAPPLE
ORNAMENTAL GRASSES
SHEEP'S FESCUE FOR TURF AREAS
RED TWIG DOGWOOD
YELLOW TWIG DOGWOOD
PUSSY WILLOW
ALPINE BEARBERRY
Landscape Design Concept:
The concept of the Landscape Design is to use as much sturdy and native material as possible to create an amenity with the roof top patios that will provide users of the space with 4 seasons of interest. This is being achieved by selecting plant material with interesting form, color, and texture that will provide the people usable space and views throughout and to the plaza year round. Landscaping will primarily use a low water irrigation system.

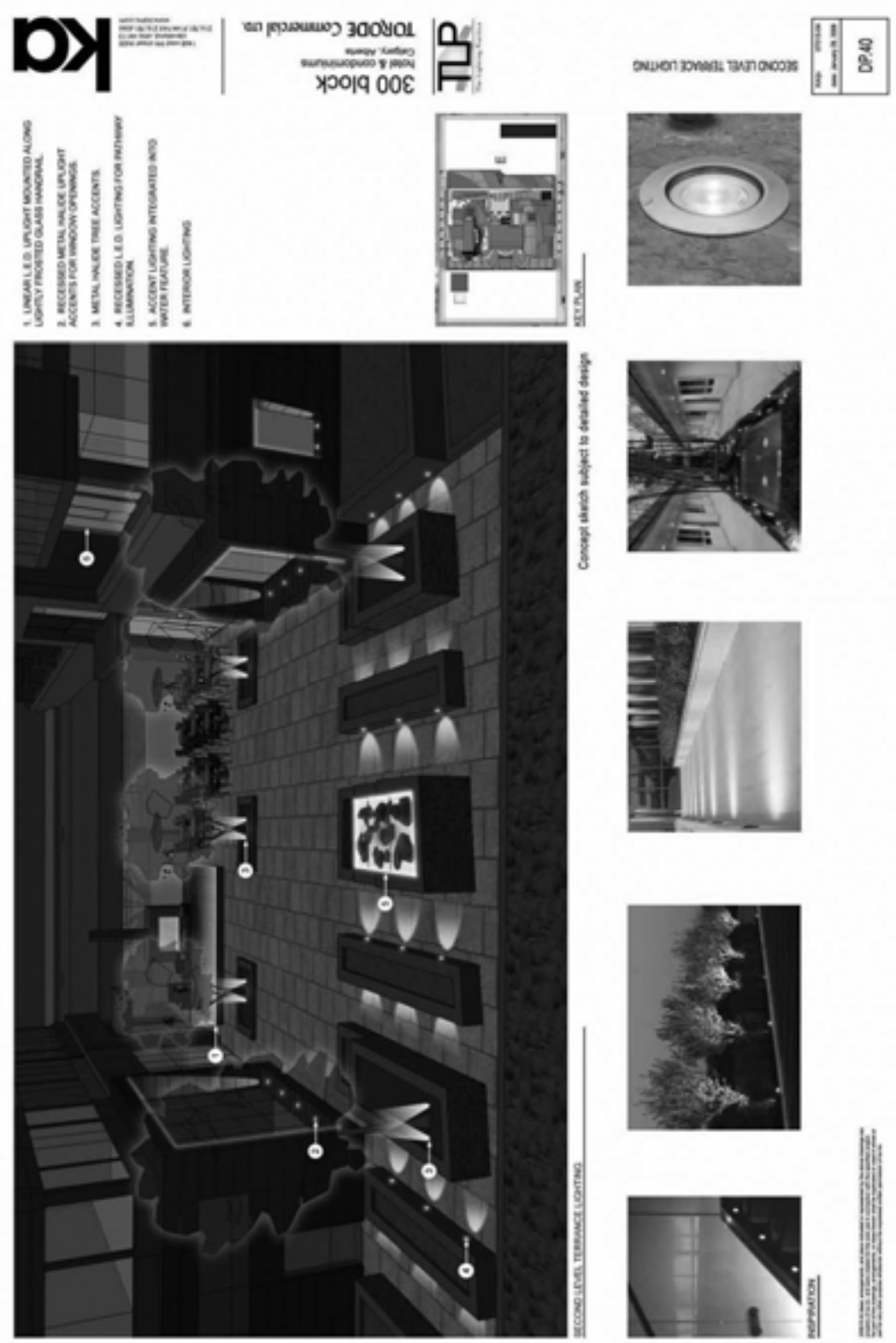

300 block
TORODE Commercial Ltd.
GREEN ROOF DETAIL (EXTENSIVE)
TREE TRENCH SECTION AT TREE @ 12TH AVE SE SIDEWALK
TREE TRENCH SECTION AT TREE @ 12TH AVE SE SIDEWALK
Types of Green Roofs:
Intensive Green Roofs:
Intensive green roofs are characterized by thick soil depths (8" - 6'), heavy weights and elaborate plantings that include shrubs and trees. Intensive green roofs are installed primarily over concrete roof decks to withstand the weight requirements. These park-like green roofs can be at or above grade and require considerable maintenance to sustain their aesthetic appearance.
Extensive Green Roofs:
Extensive green roofs are much lighter in weight with soil depths ranging from 3" to 7". Due to the shallow soils and the extreme environment on many roofs, plants are typically low growing ground cover that are extremely sun and drought tolerant. Extensive green roofs can be installed over various roof decks; however, a structural engineer should always first inspect the structure to define it weight load limitations. Although the focus of most extensive green roofs are the environmental benefits, extensive green roofs still require periodic maintenance.
Benefits of green roofs
Green roofs are used to:
Provide amenity space for building users — in effect, replacing a yard or patio.
Grow fruits, vegetables, and flowers
Reduce heating (by adding mass and thermal resistance value) and cooling (by evaporative cooling)
Reduce the urban heat island effect.
Increase roof life span
Reduce stormwater run off
Filter pollutants and CO2 out of the air
Filter pollutants and heavy metals out of rainwater
ROOF TOP PLANTER (INTENSIVE ROOF)
DETAILS
DP.35


300 block
hotel & condominiums
calgary, alberta
TORODE Commercial Ltd.
AMENITIES
DP.36
TRASH/RECYCLE CONTAINER
(LANDSCAPE FORMS -LANDESIDE)
BIKE RACK (LANDSCAPE FORMS - FLO)
SENCH (SINVYKZONE -MILANO)
TREE GRATES
12TH AVE. SE


1. CONCEALED LINEAR L.E.D. FIXTURE PROVIDES GRAZING LIGHT ALONG ARCHITECTURAL PROJECTIONS.
2. INTERIOR RESIDENTIAL/HOTEL UNIT LIGHTING.
3. DECORATIVE LINEAR L.E.D. ACCENT LIGHT MOUNTED AT TOPS OF PIERS.
4. IN-GRADE METAL HALIDE UPLIGHT TO ACCENT PIERS.
5. METAL HALIDE TREE ACCENTS.
6. LINEAR L.E.D. FIXTURES PROVIDE BACKLIGHT FOR GLOWING BANDS OF SPANDREL GLASS BETWEEN FLOORS.
7. INTERIOR LOBBY LIGHTING PROVIDES UPLIGHT ON OVERHANG.
8. LUMINOUS DECORATIVE ELEMENTS INTEGRATED INTO LANDSCAPE WALL ACCENTUATES ENTRY DRIVE.
NW
SITE PLAN
Concept sketch subject to detailed design
HOTEL/RESIDENTIAL BUILDING LIGHTING - NORTHWEST VIEW
INSPIRATION
300 block
Hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
TLP
HOTEL/RESIDENTIAL BUILDING LIGHTING - NORTHWEST VIEW
DP.37


1. CONCEALED LINEAR L.E.D. FIXTURE PROVIDES GRAZING LIGHT ALONG ARCHITECTURAL PROJECTIONS.
2. INTERIOR RESIDENTIAL/HOTEL UNIT LIGHTING
3. METAL HALIDE UPLIGHT TO ACCENT VERTICAL FINS.
4. INTERIOR LOBBY LIGHTING PROVIDES UPLIGHT ON OVERHANG.
5. LUMINOUS DECORATIVE ELEMENTS INTEGRATED INTO LANDSCAPE WALL ACCENTUATES ENTRY DRIVE.
6. IN-GRADE METAL HALIDE UPLIGHT ACCENTS FOR WALL.
7. INTERIOR LIGHTING OF HOTEL CONCIERGE LOUNGE CREATES GLOWING LANTERN TOP.
8. LINEAR L.E.D. FIXTURES PROVIDE BACKLIGHT FOR GLOWING BANDS OF SPANDREL GLASS BETWEEN FLOORS.
9. COLORED ACCENT LIGHT HIGHLIGHTS SECONDARY HOTEL ENTRANCE.
10. IN-GRADE METAL HALIDE UPLIGHT TO ACCENT PIERS.
11. METAL HALIDE TREE ACCENTS.
SW
SITE PLAN
Concept sketch subject to detailed design
HOTEL/RESIDENTIAL BUILDING LIGHTING - SOUTHWEST VIEW
300 block
Hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
TLP
HOTEL/RESIDENTIAL BUILDING LIGHTING - SOUTHWEST VIEW
DP.03
INSPIRATION


1. INTERIOR LOBBY LIGHTING PROVIDES UPLIGHT ON OVERHANG.
2. IN-GRADE METAL HALIDE UPLIGHT ACCENTS FOR WALL.
3. METAL HALIDE BOLLARD LIGHTING FOR HOTEL DROP-OFF AREA.
4. METAL HALIDE ILLUMINATED COLUMN FOR DRIVEWAY.
5. L.E.D. 'SPARKLING' ACCENT LIGHTS INTEGRATED INTO LANDSCAPE WALL.
6. FLUORESCENT OR METAL HALIDE UPLIGHT FOR LANDSCAPING ACCENT.
7. METAL HALIDE CABLE MOUNTED LANTERN FIXTURES FOR DRIVEWAY.
8. INTERIOR RESIDENTIAL/HOTEL UNIT LIGHTING.
300 block
Hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
TLP
SW
SITE PLAN
WEST ENTRY DRIVE LIGHTING
DP.09
WEST ENTRY DRIVE LIGHTING - CONCEPT B
Concept sketch subject to detailed design
INSPIRATION


1. LINEAR L.E.D. UPLIGHT MOUNTED ALONG LIGHTLY FROSTED GLASS HANDRAIL.
2. RECESSED METAL HALIDE UPLIGHT ACCENTS FOR WINDOW OPENINGS.
3. METAL HALIDE TREE ACCENTS.
4. RECESSED L.E.D. LIGHTING FOR PATHWAY ILLUMINATION.
5. ACCENT LIGHTING INTEGRATED INTO WATER FEATURE.
6. INTERIOR LIGHTING
SECOND LEVEL TERRACE LIGHTING
Concept sketch subject to detailed design
SITE PLAN
300 block
Hotel & condominiums
Calgary, Alberta
TORODE Commercial Ltd.
TLP
SECOND LEVEL TERRACE LIGHTING
DP.A0
INSPIRATION


1. INTERIOR LOUNGE LIGHTING.
2. IN-GRADE L.E.D. ACCENT LIGHTS PROVIDE PATHWAY LIGHTING.
3. CONCEALED LINEAR L.E.D. FIXTURE PROVIDES GRAZING LIGHT ALONG ARCHITECTURAL PROJECTION.
4. RECESSED L.E.D. FIXTURE FOR LANDSCAPE ACCENT.
5. CONCEALED FLUORESCENT WALL WASH ACCENTS FOR FEATURE WALL.
6. L.E.D. ACCENT LIGHTING INTEGRATED INTO CANOPY STRUCTURE.
7. L.E.D. LIGHTING CONCEALED UNDER RAISED WALKWAY DECK PROVIDES FLOATING EDGE EFFECT.
300 block
Hotel & condominiums
Calgary, Alberta
TORODE Commercial ltd.
TLP
RESIDENTIAL BUILDING - ROOFTOP SKY LOUNGE LIGHTING
DP41
RESIDENTIAL BUILDING - ROOFTOP SKY LOUNGE LIGHTING
Concept sketch subject to detailed design
SITE PLAN
INSPIRATION

August 4, 2008

Ms. Stephanie Bird
Torode Commercial Ltd.
215-12 Avenue SE
Calgary, Alberta Canada T2G 1A2

VIA: EMAIL / NEXT DAY A.M.

Re: 300 Block Condos and Hotel (formally West Arriva)
Calgary, Canada
ka/jn: 07015-04

Dear Ms. Bird:

Project review for
LEED Canada-NC 1.0 Rating System, December 2004
With LEED Canada-NC 1.0 Rating System Addendum, March 2007

The following is a review summary of credits and points for the above project. The summary is based on the design and information that was available at the time of the review. When pursuing LEED certification, the project's LEED AP will need to confirm compliance of all prerequisite and credit submittals with accurate information at the time of submission.

Requirements:

SSp1 – Erosion & Sedimentation Control
EAp1 – Fundamental Building System Commissioning
EAp2 – Minimum Energy Performance
EAp3 – CFC Reduction in HVAC&R Equipment
MRp1 – Storage & Collection of Recyclables
EQp1 – Minimum IAQ Performance
EQp2 – Environmental Tobacco Smoke (ETS) Control

Points earned by default or earned with minimal effort:

1 SSc1 – Site Selection
1 SSc2 – Development Density
1 SSc7.1 – Heat Island Effect: Non-Roof
1 SSc7.2 – Heat Island Effect: Roof
1 WEc1.1 – Water Efficient Landscaping: Reduce by 50%
2 EAc1 – Optimize Energy Performance
1 EAc3 – Best Practice Commissioning
1 EAc4 – Ozone Protection
1 MRc2.1 – Construction Waste Management, Divert 50% from Landfill
1 MRc4.1 – Recycled Content, 7.5% (post-consumer + ½ pre-consumer)
1 MRc5.1 – Regional Materials, 10% Extracted & Manufactured Regionally
1 MRc7 – Certified Wood
1 MRc8 – Durable Building

1468 west 9th street #600 | cleveland, ohio 44113 | p. 216.781.9144 | f. 216.781.6566 | kainc.com
3030 n rocky point dr. w #470 | tampa, florida 33607 | p. 813.636.9500 | f. 813.636.9510

1 EQc1 – Carbon Dioxide (CO2) Monitoring
1 EQc3.1 - Construction IAQ Management Plan: During Construction
1 EQc4.1 - Low-Emitting Materials - Adhesives & Sealants
1 EQc4.2 - Low-Emitting Materials - Paints & Coating
1 EQc4.3 - Low-Emitting Materials – Carpet
1 EQc4.4 - Low-Emitting Materials - Composite Wood & Laminate Adhesives
1 EQc6.1 - Controllability of Systems – Perimeter Spaces
1 EQc8.2 - Daylight & Views - Views for 90% of Spaces
1 IDc2 - LEED® Accredited Professional
23 Points

Points likely to be achieved with additional effort:

1 SSc4.1 – Alternate Transportation: Public Transportation Access
Confirm that 2 different public bus lines is within 400 Meters (1/4 Mile) or 1 light rail/commuter rail station is within 800 Meters (1/2 Mile).
1 SSc4.2 – Alternate Transportation: Bicycle Storage and Changing Rooms
Provide bicycle storage and changing/shower facilities for 5% of building occupants.
1 SSc6.1 – Stormwater Management: Rate and Quantity
Must determine existing imperviousness: If less than or equal to 50%, then do not increase existing discharge rate. If greater than 50%, then decrease by 25% over existing.
1 WEc3.1 & 3.2 – Water Use Reduction: 20% or 30%
By using efficient plumbing fixtures, reduce use of potable water by at least 20% (for 1 point).
1 EAc6 – Green Power
Contract with the local power company so that 50% of the power comes from "green" sources for at least two years.
1 MRc2.2 – Construction Waste Management, Divert 75% from Landfill
1 MRc4.2 – Recycled Content, 15% (post-consumer + ½ pre-consumer)
1 MRc5.2 – Regional Materials, 20% Extracted & Manufactured Regionally
1 MRc6 – Rapidly Renewable Materials
Use rapidly renewable materials (ten-year harvest or shorter) for at least 5% of the value of all building materials on the project.
1 EQc2 – Ventilation Effectiveness
Provide documentation that the ventilation (fresh air) supply into the building meets the requirements as outlined in the LEED reference guide.
1 EQc6.2 - Controllability of Systems – Non-Perimeter Spaces
Provide controls for light, temperature and airflow for non-perimeter occupants.
1 EQc7.1 - Thermal Comfort - Compliance
Provide documentation of compliance with ASHRAE Standard 55-2004.
1 IDc1.1 - Innovation in Design
Provide an educational kiosk to explain the sustainable achievements of the building.
13 Points

Total Points based on this review:

23 Points Minimum
36 Points Maximum

26 Points needed to achieve LEED Certification
33 Points needed to achieve LEED Silver

Other points that most likely will not be achieved and/or may take may take large effort to achieve:

1 *SSc3 – Redevelopment of Contaminated Site*
If it has been documented that the site has been contaminated, and provide remediation.
1 *SSc4.3 – Alternate Transportation: Alternate Fuel Vehicles*
Provide fueling stations or alternate fuel vehicles along with preferred parking to 3% of building occupants.
1 *SSc4.4 – Alternate Transportation: Parking Capacity*
Do not exceed zoning requirements for parking and provide preferred parking for car/van pools and co-ops for 10% of spaces.
1 *SSc5.1 – Reduced Site Disturbance: Protect or Restore Open Space*
1 *SSc5.2 – Reduced Site Disturbance: Development Footprint*
1 *SSc6.2 – Stormwater Management: Treatment*
1 *SSc8 - Light Pollution Reduction*
1 *WEc1.2 – Water Efficient Landscaping: No Potable Water Use or No Irrigation*
1 *WEc2 – Innovative Wastewater Technologies*
1 *EAc2.1, 2.2 & 2.3 – On-Site Renewable Energy: 5%, 10% or 20%*
1 *EAc5 – Measurement & Verification*
1 *MRc1.1 & 1.2 – Maintain 75% or 95% of Existing Walls, Floors & Roof*
1 *MRc1.3 – Maintain 50% of Interior Non-Structural Elements*
1 *MRc3.1 & 3.2 – Materials Reuse, 5% or 10%*
1 *EQc3.2 - Construction IAQ Management Plan: Testing Before Occupancy*
1 *EQc5 - Indoor Chemical & Pollutant Source Control*
1 *EQc7.2 - Thermal Comfort - Monitoring*
1 *EQc8.1 - Daylight & Views - Daylight 75% of Spaces*
3 *IDc1.2 to 1.4 - Innovation in Design*

If there are any questions, please feel free to contact our office.

Very truly yours,

ka architecture

Brad Saeger, LEED AP
Project Associate

Enclosures

c: RA Weeks, JR Setty
File

X:\Projects\07015\Documents\Letters Memos\2008-08-04 BES LT SBird 07015.doc/mt

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Project Checklist

Sustainable Sites — 14 Possible Points

■□□	Prereq 1	Erosion & Sedimentation Control	Required
■□□	Credit 1	Site Selection	1
■□□	Credit 2	Development Density	1
□□□	Credit 3	Redevelopment of Contaminated Sites	1
□■□	Credit 4.1	Alternative Transportation, Public Transportation Access	1
□■□	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
□□□	Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
□□□	Credit 4.4	Alternative Transportation, Parking Capacity	1
□□□	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
□□□	Credit 5.2	Reduced Site Disturbance, Development Footprint	1
□■□	Credit 6.1	Stormwater Management, Rate and Quantity	1
□□□	Credit 6.2	Stormwater Management, Treatment	1
■□□	Credit 7.1	Heat Island Effect, Non-Roof	1
■□□	Credit 7.2	Heat Island Effect, Roof	1
□□□	Credit 8	Light Pollution Reduction	1

Water Efficiency — 5 Possible Points

■□□	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
□□□	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
□□□	Credit 2	Innovative Wastewater Technologies	1
□■□	Credit 3.1	Water Use Reduction, 20% Reduction	1
□■□	Credit 3.2	Water Use Reduction, 30% Reduction	1

Energy & Atmosphere — 17 Possible Points

■□□	Prereq 1	Fundamental Building Systems Commissioning	Required
■□□	Prereq 2	Minimum Energy Performance	Required
■□□	Prereq 3	CFC Reduction in HVAC&R Equipment	Required
■□□	Credit 1	Optimize Energy Performance	1 - 10
□□□	Credit 2.1	Renewable Energy, 5%	1
□□□	Credit 2.2	Renewable Energy, 10%	1
□□□	Credit 2.3	Renewable Energy, 20%	1
■□□	Credit 3	Best Practice Commissioning	1
■□□	Credit 4	Ozone Protection	1

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□□□	Credit 5	Measurement & Verification	1
□■□	Credit 6	Green Power	1

Materials & Resources

14 Possible Points

■□□	Prereq 1	Storage & Collection of Recyclables	Required
□□□	Credit 1.1	Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof	1
□□□	Credit 1.2	Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof	1
□□□	Credit 1.3	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
■□□	Credit 2.1	Construction Waste Management: Divert 50% From Landfill	1
□■□	Credit 2.2	Construction Waste Management: Divert 75% From Landfill	1
□□□	Credit 3.1	Resource Reuse: 5%	1
□□□	Credit 3.2	Resource Reuse: 10%	1
■□□	Credit 4.1	Recycled Content: 7.5% (post-consumer + ½ post-industrial)	1
□■□	Credit 4.2	Recycled Content: 15% (post-consumer + ½ post-industrial)	1
■□□	Credit 5.1	Regional Materials: 10% Extracted and Manufactured Regionally	1
□■□	Credit 5.2	Regional Materials: 20% Extracted and Manufactured Regionally	1
□■□	Credit 6	Rapidly Renewable Materials	1
■□□	Credit 7	Certified Wood	1
■□□	Credit 8	Durable Building	1

Indoor Environmental Quality

15 Possible Points

■□□	Prereq 1	Minimum IAQ Performance	Required
■□□	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
■□□	Credit 1	Carbon Dioxide (CO_2) Monitoring	1
□■□	Credit 2	Ventilation Effectiveness	1
■□□	Credit 3.1	Construction IAQ Management Plan: During Construction	1
□□□	Credit 3.2	Construction IAQ Management Plan: Testing Before Occupancy	1
■□□	Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
■□□	Credit 4.2	Low-Emitting Materials: Paints and Coating	1
■□□	Credit 4.3	Low-Emitting Materials: Carpet	1

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■□□	Credit 4.4 Low-Emitting Materials: Composite Wood and Laminate Adhesives	1
□□□	Credit 5 Indoor Chemical & Pollutant Source Control	1
■□□	Credit 6.1 Controllability of Systems: Perimeter Spaces	1
□■□	Credit 6.2 Controllability of Systems: Non-Perimeter Spaces	1
□■□	Credit 7.1 Thermal Comfort: Compliance	1
□□□	Credit 7.2 Thermal Comfort: Monitoring	1
□□□	Credit 8.1 Daylight & Views: Daylight 75% of Spaces	1
■□□	Credit 8.2 Daylight & Views: Views 90% of Spaces	1

Innovation & Design Process		5 Possible Points
□■□	Credit 1.1 Innovation in Design	1
□□□	Credit 1.2 Innovation in Design	1
□□□	Credit 1.3 Innovation in Design	1
□□□	Credit 1.4 Innovation in Design	1
■□□	Credit 2.1 LEED Accredited Professional	1

Project Totals		70 Possible Points
□□□	**Certified**	26 - 32 points
□□□	**Silver**	33 - 38 points
□□□	**Gold**	39 - 51 points
□□□	**Platinum**	52 - 70 points

ITEM NO. : 1 **Stuart Gripton**
(1:30 pm)

COMMUNITY: Beltline

FILE NUMBER: DP2008-2645

MUNICIPAL ADDRESS: 314 – 12 Avenue SE

APPLICANT: Torode Commercial

DESCRIPTION: Apartment Building, Hotel, Restaurant – Licensed and Retail Store

Comments Provided by the Panel:

- The Panel commends the applicant on the quality and the thoroughness of the application.
- The Panel compliments the applicant for their aesthetic response to the materiality, texture and scale of the warehouse district design guidelines by reinterpreting the existing condition rather than simply replicating the historic motif.
- The Panel has concerns regarding the resolution of the ground plane and the degree of pedestrian interface with the building. The panel encourages the applicant to work with administration to resolve the following:
    - Resolve setback issues
    - Increase effective width of the pedestrian precinct
    - Reduce or eliminate the scale of the wall that separates the sidewalk from the transition ramps
    - Increase the degree of access to retail directly from the sidewalk (consider internal grade transitions vs. external grade transitions).
- The panel encourages the applicant to further study the vehicular circulation (turning radiuses) relative to both the porte cochere and the parkade entrance as it relates to pedestrian safety.
- The panel encourages the applicant to look at a comprehensive design of a pedestrian realm on the site, including the historical building on the southeast corner.