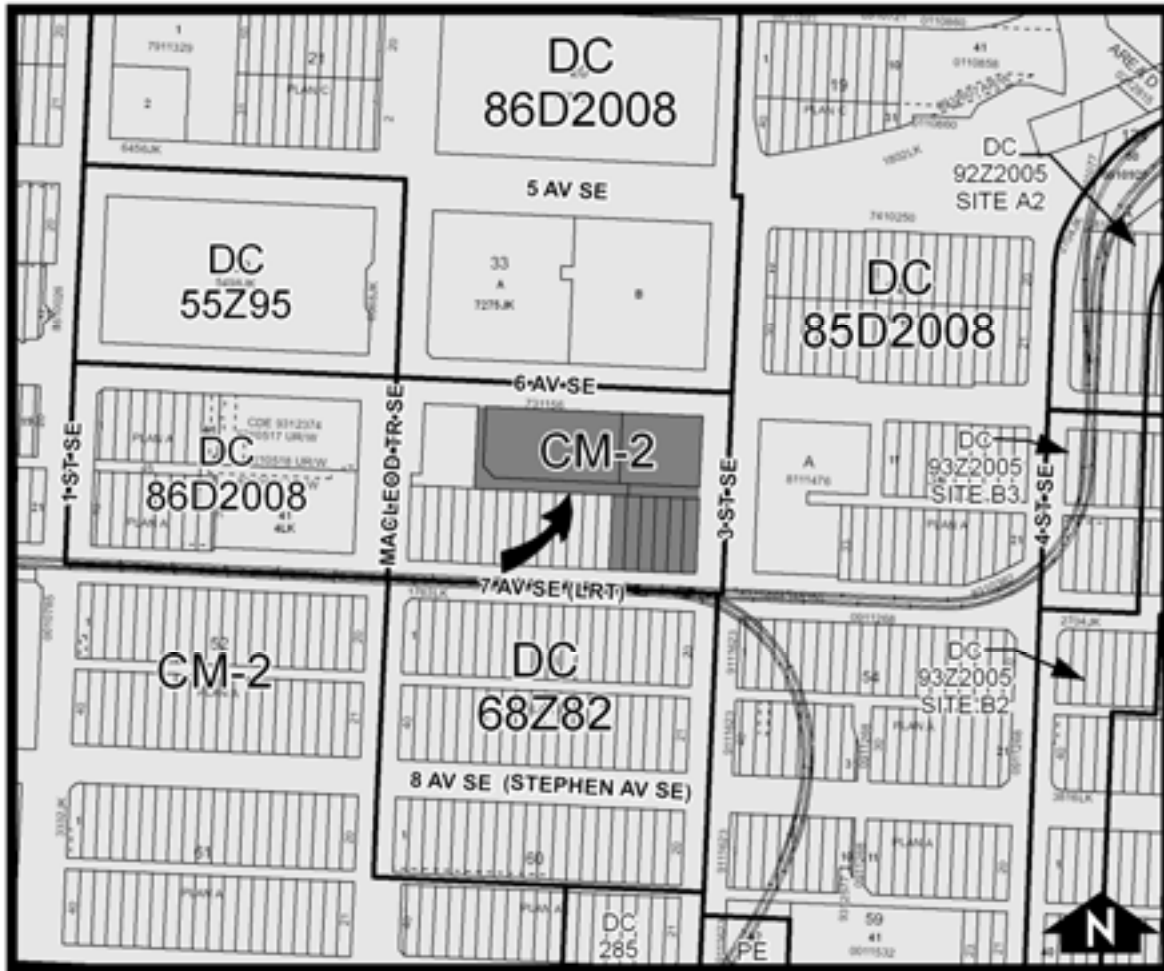


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 03	
	File No:	DP2008-2727
	CPC Date:	2009 June 25

CENTRE CITY
(Ward 7- Alderman Farrell)



PROPOSAL: Provincial Training Centre (Bow Valley College: Phase II)

APPLICANT: GEC Architecture	OWNER: Board of Governors of Bow Valley College; City of Calgary - Corporate Properties
MUNICIPAL ADDRESS: 307, 323 and 345 - 6 Avenue SE 611 and 627 - 3 Street SE	LEGAL DESCRIPTION: A portion of Lot 2 and all of Lot 3, Plan 731156; Lots 21 to 24 and a portion of Lot 25, Block 40, Plan A, and a portion of Closed Lane on Plan 0814623 (Map 15C)
EXISTING LAND USE DISTRICT(S): CM-2 Downtown Business District	
AREA OF SITE: 0.43 ha □ (1.07ac □)	
CURRENT DEVELOPMENT: Vacant site	

ADJACENT DEVELOPMENT:

NORTH: Bow Valley College Ph. I, Workers Compensation Board building

SOUTH: City of Calgary Police Services Headquarters, City Hall - Municipal Complex

EAST: City of Calgary Police Service parking facility (4 level parkade)

WEST: William Castell Central Library Branch, City of Calgary Police Services Headquarters

DEVELOPMENT SUMMARY

RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	7.0+ (dependent on bonusing)	5.36	No Relaxation
PARKING	1900	223	1677

EXTERIOR FINISH MATERIALS

Walls: Moeding clay tile system (beige colour)

Roof: SBS Membrane, 4th floor roof terrace - variety of patterned rock, 3rd floor canopies - planted

Windows: Transparent clear glazing

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	<p>Overall satisfaction with the proposal in particular due to the open concept design and significant use of glazing resulting in optimal building transparency and CPTED design incorporation throughout the project including within the parkade.</p> <p>It was noted that all (OPEN TO BELOW) areas should have glazed barriers that are sufficient in height to keep individuals from attempting to climb on top of the railings and/or from attempting to jump across or over the opening(s). Glazing will enable security to observe at a glance what is happening on upper levels from below.</p> <p>In addition to the incorporation of CPTED design features, the Applicant is encouraged to adopt and implement a sound mechanical, physical and organized security program for the College.</p>
URBAN DESIGN REVIEW COMMITTEE	See Urban Design Review Panel section.
SPECIAL REFEREE(S) Calgary Municipal Land Corporation	Emphasised the importance of the building's relationship with the public realm and subsequently encouraged the Applicant to commit to a high level of urban design.
COMMUNITY ASSOCIATION Calgary Downtown Association	Supportive of the proposal acknowledging the positive impact an expanded facility will have on the existing College building. For complete Community Association comments, see Appendix III.

PLANNING EVALUATION

Introduction

This Development Permit application is for the second phase building in Bow Valley College's (BVC) overall redevelopment and expansion initiative. The subject site is located one block south of BVC's existing phase I building, near the Centre City's East Village neighbourhood. The L-shaped site is bound by 6 Avenue SE to the north, 7 Avenue SE (LRT corridor) to the south, 3 Street SE to the east and the Calgary Police Services building and William Castell Central Library Branch and 2 Street SE beyond to the west.

Operated by the Board of Governors of Bow Valley College, the proposal calls for an L-shaped seven storey 23,325 sq. meter (251,068 sq. foot) building with a three-and-a-half level underground parkade. The building is designed to house a variety of the College's core uses including: student registrar and enrolment services, human resources, extensive classroom and laboratory space, a student bookstore, student organizational space, food services and cafeteria space and additional undesignated shell space to accommodate future BVC needs.

Site Context

Originally approved under Development Permit DP2006-0750 as a three phase development, this Development Permit proposal constitutes a complete redesign of the facility.

Since the Province of Alberta committed the Remand Centre/Provincial Courts site to BVC for expansion purposes, BVC has become increasingly aware of the objectives of the City of Calgary in relation to comprehensive redevelopment of the entire Block 40 holdings. These objectives for Block 40 began to emerge during the initial Development Permit application in 2006 in which Administration and some members of Council expressed concern that BVC's original expansion plans for the former Provincial Court site would potentially compromise future re-development plans and objectives for the Central Public Library.

In response to these concerns, City Council endorsed and approved the Block 40 collaborative development study in 2006, which was prepared on behalf of the Block 40 stakeholder parties (The City of Calgary, Calgary Public Library, BVC) by a private planning consultant. Results of the study identified the significant potential of these parties to work together in order to optimize the entire site's development footprint and capacity to share common facilities.

It is anticipated that a coordinated Block 40 design will yield cost savings, enable shared capital costs and will require long-term joint management agreements. It is also expected to allow for greater opportunities to develop a dynamic people space which will contribute positively toward meeting a variety of objectives envisioned within the Centre City Plan (CCP).

It is expected that the total redevelopment of Block 40 will be phased over several years, and at present, the stakeholder parties are in the final stages of developing a Memorandum of Understanding (MOU). The Purpose of the MOU is to establish principles, major elements and design details necessary to achieve the full potential for Block 40. The MOU will form the basis of discrete agreements related to land transfers, rights of access, shared facilities (Plus 15 outdoor terrace garden, shipping and receiving, waste handling, access ramps for the parkade and loading dock), shared capital costs and collaborative governance and management of completed development. The current BVC phase II proposal has been designed in keeping with these abovementioned MOU principles.

Block 40 and the BVC site are located in the eastern portion of Downtown amongst a variety of civic and institutional buildings located in the general vicinity. The site and future building assume a critical connective role between these buildings and more broadly as an important transitional link between the Downtown and East Village.

Additionally, the current Downtown LRT design places an outbound station at City Hall, with an inbound station one block to the east. However, in the near future, this existing layout and platform design will be reconfigured to support a twin platform design adjacent to City Hall and Block 40. This future design is intended to act as a prominent 'gateway' station within the Centre City with the southeast corner of the BVC phase II site along 7 Avenue SE abutting the future inbound LRT platform.

Land Use District

The CM-2 Downtown Business District governs the subject site. This land use district supports a wide variety of commercial, residential and institutional uses while establishing a comprehensive system to support the provision of at-grade and Plus 15 level public amenities in

order to meet the unique needs of the Centre City.

The proposal is consistent with 'Universities, Colleges, and Provincial Training Centres (C.U.)' which are identified as Discretionary Uses within the District and with a proposed Floor Area Ratio of 5.36 the proposal is in keeping with the development potential of the CM-2 District.

Site Characteristics

The L-shaped site, which was previously developed (Provincial Courts/Remand Centre and City of Calgary parkade) has been rough graded in anticipation of future redevelopment and contains no significant topographic or environmental features.

Legislation & Policy

The Calgary Plan

The Calgary Plan recognizes the importance of fostering a healthy, diverse and highly educated workforce that is both supported and complemented by educational opportunities at the secondary and post-secondary levels. The Calgary Plans acknowledges that the maintenance of a well-educated community is integral to maintaining Calgary's competitive advantage within the global marketplace.

The Centre City Plan

The CCP identifies directives for the Downtown core that are focused on improving the area's overall image, evening and night-time vibrancy, development diversification beyond predominantly office development and finally overall Downtown liveability.

Realizing the vital importance of educational institutions specifically for their ability to provide both amenities and services to residents and employees of the Centre City as well as to provide a forum for community engagement and civic dialogue, the CCP:

- Encourages the City to provide support to institutions seeking to expand or locate new facilities in the Centre City (including BVC);
- Encourages both the clustering of educational institutions to create significant nodes, but also supports the diversification of locations throughout the Centre City to promote pedestrian movement between educational centres; and lastly
- Encourages the incorporation of student housing with new educational facilities to further add vitality and provide affordable housing opportunities for students.

Site Layout & Building Design

As illustrated in Appendix I, the building is designed in an L-shape. This design was selected in order to preserve and enhance the relationship with BVC's phase I building to the north across 6 Avenue SE, while also maximizing opportunities to support comprehensive and collaborative future development of the entire Block 40 in a manner that effectively responds to current and future pedestrian, vehicular, transportation, transit and LRT requirements in the area.

In response to these abovementioned design objectives, a variety of future shared facilities have been incorporated or anticipated in the design of the current proposal. These include: development of an underground parkade which may be expanded and shared to accommodate future Block 40 development, shared loading facilities with connected shipping and receiving areas and most prominently, a shared outdoor terrace garden space at the Plus 15 level which may be accessed by BVC users via future accesses located on the second storey of the building.

Designed with internal pedestrian connectivity in mind and based on a quadrangle concept, the building's main floor plan contains a north/south and east/west axis. External entrances to the building are provided in two locations along 7 Avenue SE, the building's main entrance accessed by risers along 3 Street SE, and two entrances along 6 Avenue SE.

The main floor has been set to meet the minimum floodplain requirements and contains: BVC's registrar offices and a small café space in the southeast portion of the main floor, a student bookstore and copy centre at the northeastern portion of the main floor and career and student services facilities in the northwest portion.

The second storey of the building houses a variety of special purpose student facilities in the southeast portion of the floor plan and classrooms in the northeast portion. The northwest portion of the second floor is dedicated to a large food services and cafeteria seating area, which will ultimately open out onto the shared second storey Plus 15 garden terrace.

The third storey contains a variety of classroom and BVC administrative offices, while the fourth storey is dedicated to classroom type facilities. Floors above have been designed as shell space flexibly accommodate future BVC needs.

A double deck Plus 15 / Plus 30 bridge providing linkage to the BVC Phase I building to the north across 6 Avenue SE and the broader Plus 15 network is also provided. The building also contains structural elements that will allow the system to be perpetuated to the east across 3 Street SE should extension of the current system occur in the future.

Massing

An L-shape building design with the main seven storey tower block and mechanical penthouse oriented in a north/south configuration fronting primarily onto 3 Street SE (as well as portions of 6 Avenue SE and 7 Avenue SE). The main tower block (including mechanical penthousing) reaches an approximate height of 40 meters, while the building's three storey podium portion which extends toward the western edge of the site primarily fronting 6 Avenue SE reaches a height of approximately 15 meters.

A variety of architectural features have been incorporated to increase architectural interest and break up the appearance of the building's massing. These include: 1) provision of a band of vertical glazing which spans the height of the building adjacent to an enclosed exterior stairwell near the southern portion of the building's eastern façade, 2) a cantilevered two story 'glass box' architectural feature situated above the building's primary entrance along 3 Street SE, which has been brought slightly proud of the building plane to provide a greater ceremonial emphasis to the main building entrance below, and 3) a canopy feature at the building's second storey ceiling level which cantilevers out from the building facade and traverses the length of the building's north elevation.

Exterior Finish Materials

A curtain wall clear glazing system is employed predominantly throughout the podium level of the building (with the podium ranging in height between 5m to 15m depending upon location and building elevation), with the exception of the 6 Avenue SE elevation. The predominant curtain wall podium glazing treatment along this elevation is modified by the repetitive expression of seven moeding clay tile clad archway forms that are incorporated along the length of the building's first storey elevation.

The upper storeys of the building (all elevations) are clad in a non-repetitive pattern with moeding clay tile and clear glazing, with the mechanical penthouse screened by a zinc ribbed metal cladding intended to de-emphasize the penthouse's visual presence.

The Plus 15/30, which crosses 6 Avenue SE, has been designed to be as transparent as possible designed predominantly with clear glazing and light coloured anodized aluminium fascia trim.

Urban Design Review Panel

The following table presents the Panel's analysis of the proposal as well as the Applicant's response and actions.

UDRP Panel Comments	Applicant Response / Action
The Panel commends the Applicant for providing a coherent design solution for the street-level building elements of BVC north and south.	Acknowledged.
The Panel commends the Applicant for pursuing LEED silver or better.	Acknowledged.
The Panel commends the Applicant for the use of green roofs and would like to ensure these are retained in the project.	Landscape roofs have been indicated on plans and the Applicant is committed to retain them.
The Panel feels it is important that a long-term vision is developed for the site's short term street parking and drop off lay bay zones - a vision which perhaps goes beyond the site boundaries. The Panel would like to encourage that outside of rush hour and evening/weekends, metered short term parking along the 6 th Avenue and 3 rd Street would be allowed for the users of the College grounds.	The Applicant supports this initiative. Discounted after hours parking will be provided to students and potentially the general public.

<p>The Panel believes that the north building entry should be enhanced as it is currently poorly denoted.</p>	<p>The design intent of the mid-block entry on 6 Avenue SE, is to reflect the similar scale of the mid-block entry across the street to the north. Additionally, this entry has been downplayed, with respect to 3 Street SE and 7 Avenue SE entries in order to decrease the potential for pedestrians to jaywalk across 6 Avenue SE at this location. The Applicant believes that a 1.2m recessed entry complete with cedar soffit and recessed light fixtures are appropriate for this location.</p>
<p>The Panel encourages the Applicant to reconsider the connections from grade level to the Plus 15 level.</p>	<p>The Applicant has provided direct access from mid-block 6 Avenue SE, 3 Street SE, the southeast corner of the site and adjacent to the LRT platform into the heart of the building, to the main feature stair and elevator core. Additional direct exterior access to the 6 Avenue Se Plus 15 is available via the north stairwell. The Applicant believes that these elements adequately promote the connection of the Plus 15 to grade.</p>
<p>The Panel encourages more transparency from the street to enhance public security and to allow an easier access to the food services on the Plus 15 level at the north-side entry location.</p>	<p>The Applicant has revised the Plus 15 access from grade to the north stairwell to include direct visibility to the Plus 15 stair (refer to elevations). The extent of transparency to the stair on the second and third floor is limited by the requisite unprotected opening requirements abutting the Plus 15/30 glazing.</p>
<p>The Panel is concerned with the lack of street retail activity indicated as a goal of the block 40 design brief. For example the corner bookstore purporting to support this goal is accessible only through the building, rather than being independently accessible.</p>	<p>The 1044.m floodplain requirement in combination with the change in grade along 3 Street SE prohibit an entry from being realistically located at the northeast corner. Additionally, the Applicant requires one point of control for security reasons to the retail bookstore. Therefore, the Applicant believes that locating one point of sale adjacent to the main entrance on 3 Street SE is the most appropriate response to these circumstances.</p>
<p>The southeast corner Café lacks a street patio.</p>	<p>The Applicant is open to the use of the adjacent sidewalk on their site for a potential street level outdoor patio space, however, this will ultimately be dictated by the operator of</p>

	the café (refer to DP-2.0 and DP-L001).
<p>The Panel questions some uses of the main floor and its overall benefits to the street level public realm. The Panel encourages the Applicant to reconsider the current location of Food Services with its potential relocation to the main floor.</p>	<p>Acknowledged. The Applicant is funded by the Provincial Government. Currently, the government does not have a mandate for financing retail space that is not directly related to the project being funded. The College has made an effort to place active uses adjacent to the street, including: the bookstore, a print and copy centre, the office of enrolment, learner success services, the student prospect centre, and a café.</p>
<p>The Panel is concerned that the 16 class two bicycle stalls indicated along 6th Avenue will interfere with pedestrian sidewalk movement.</p>	<p>In response to the request to 'unclutter' both 6 Avenue SE and 3 Street SE, the Applicant requested: 1) that the bylaw requirement of 76 class 2 stalls be relaxed to 48 given the proximity of the building to public transit; and 2) revised the location of bicycle racks to allow for a minimum clearance of 3.2m from the face of tire to the back of curb. The bicycle racks have been removed from 6 Avenue SE (refer to DP-2.0 and DP-L001).</p>
<p>The Panel is concerned with the urban condition along 3rd Street. Understanding that there are underground services prohibiting efficient tree planting, the Panel recommends that the Applicant explore opportunities to provide additional landscape elements, such as planters, benches or other features that would create a more vibrant streetscape.</p>	<p>In response the Applicant provided additional landscape elements along 3 Street SE (refer to DP-L001).</p>
<p>The Panel requests that the Applicant provide a lighting plan.</p>	<p>Acknowledged. A site lighting plan is currently being completed and will be forthcoming as a prior to release condition. Site lighting is similar to the North Campus and will meet minimum CPTED and City of Calgary illumination standards.</p>

	<p>Lighting will be off of the building: 1) recessed warm colour temperature CFLs will be located in the soffits directly above all entries, 2) light spillage from the interior of the building will meet LEED and City of Calgary Dark Skies initiatives, 3) the Sistemalux 'Bob' light fixture will provide feature lighting at each steel column location along 6 Avenue SE, and 4) additional street pole mounted lighting is being explored where required for 3 Street SE and 7 Avenue SE. It is intended that these compliment the adjacent LRT scheme.</p>
<p>The Panel requests that the Applicant provide a clear signage drawing package.</p>	<p>Sign locations have been indicated on amended elevation drawings. The Applicant is committed to pursuing contemporary signage applications throughout the entire project such as LED 'halo' back lit lettering and channel routed back lit metal panels (refer to typical sign details provided on DP-0.1)</p>

Environmental Site Assessment

A Phase I Environmental Site Assessment was submitted as a component of the BVC Development Permit application in 2006 that assessed the subject redevelopment site; therefore, a new study was not required with this application.

The results from the study did however, identify that due to the historical uses on the site, a Contamination Discovery and Contingency Plan be prepared by a qualified professional and reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management). This requirement was reconciled earlier this year in conjunction with a land use redesignation and road closure application (LOC2009-0110) which was approved in order to facilitate comprehensive future development of the site and the entire Block 40 under the CM-2 Downtown Business District Land Use designation.

Landscaping

Site and building landscape features include:

- 1) A consistent street tree planting scheme along 6 Avenue SE to reflect the street tree planting scheme on the north side of the Avenue (BVC Ph. I) in order to emphasize connectivity and uniformity and ceremonial entryway significance;
- 2) Application of a patterned/coloured sidewalk treatment (sandblasted and broom finished paving sections) echoing the sidewalk treatment on BVC Ph. I site in order to emphasize connectivity, uniformity and notions of 'place' between the buildings;

- 3) The integration of two linear shaped planter boxes, planted with Karl Foster reed grass species in proximity to the main building entrance on 3 Street SE which are intended to provide a vertical organic presence as a solution in lieu of street trees which may not be planted along 3 Street SE due to utility line assignments spanning the length of the block;
- 4) The incorporation of a number of wood and metal frame benches in a variety of locations around the perimeter of the building, and
- 5) The incorporation of a variety of planted landscaped roof areas throughout the project.

Site Access & Traffic

Vehicle and dedicated loading access/egress into the facility is proposed via one main entrance/exit ramp (with three overhead doors) located in a mid-block location along 6 Avenue SE. This access/egress will serve as the sole shared vehicular access/egress point for all future Block 40 redevelopment. The parkade has also been designed in a capacity (knockout panel system) to allow for future tie-in and expansion related to future Blok 40 redevelopment.

A Transportation Impact Assessment (TIA) was not required for this application. A TIA and parking study was reviewed by Transportation Planning in conjunction with the initial BVC Development Permit application (DP2006-0750). The study concluded that the adjacent road network would be able to accommodate additional traffic generated by the expansion without the need for substantive infrastructure improvements.

Parking

A parking study was not required for this application. BVC has continuously operated under a reduced parking program, providing parking primarily for faculty and staff. In accordance with the Bylaw parking requirements for 'Universities, Colleges and Provincial Training Centres', this proposal would require approximately 3800 parking spaces based on the ratio of one parking stall per 1.5 students minus the fifty percent reduction requirement due to the site being within the Downtown Restricted Parking Area which ultimately would result in a 1900 stall total requirement. Therefore, a 1677 parking stall relaxation is required to support the proposed 223 parking spaces that have been provided with this proposal.

The TIA submitted for the initial application was accompanied by a Transit Service Statement that identified the justification for relaxation to Bylaw 2P80 parking requirements. The basis for this parking relaxation is the premise that BVC is adequately served by existing and future public transit and alternate modes of transportation. Located in an area served by eight regular bus routes as well as Olympic Plaza, City Hall and 3 Street SE, LRT stations which provide access to the College from the three arteries of the light rail system.

Recognizing the site's relationship to public transit, alternate modes of travel and public parking within the vicinity, the Development Authority is in support of the parking relaxation that is sought for both this and the previously approved Development Permit application.

Site Servicing for Utilities

Site servicing for utilities are available. The site will be developed to current municipal standards

with any infrastructure or utility improvements required to be completed at the developer's expense.

Environmental Sustainability

As outlined specifically in the Applicant submission letter and LEED checklist (Appendix III) a variety of environmentally sustainable building design practices have been incorporated. Briefly, these include: 1) the selection of optimal building envelope glazing to wall ratios to reduce overall heating and cooling loads in the building, 2) the use of high efficiency lighting equipment in conjunction with a strategically designed lighting system to reduce energy consumption, 3) building design which optimizes natural daylighting opportunities, 4) the use of low flow and ultra low flow plumbing fixtures and faucets, 5) a sensitivity to building acoustics, 6) the use of durable low maintenance building materials, 7) the incorporation of green roof technologies, and lastly 8) the pursuit of educational showcasing opportunities within the development to highlight the building's 'green' design features.

Further, the Applicant and owners have committed to enrolment within the Canada Green Building Council's LEED certification program with a targeted LEED Silver rating.

Community Association Comments

The Calgary Downtown Association (CDA) is supportive of the proposal and recognizes the opportunity that an institution of this nature has toward contributing to the area's overall vibrancy and animation, while also contributing to a diversification of uses within the Centre City. See Appendix II for the complete CDA letter.

Adjacent Neighbour Comments

No adjacent neighbour comments were received by the CPC Report submission date.

CONCLUSION:

The proposal is supported for the following reasons:

1. The development proposal aligns with the principles and objectives set out within the Calgary Plan and Centre City Plan.
2. The proposal is compatible with a variety of other uses and amenities in proximity such as the Calgary Public Library Central Branch and Olympic Plaza, and further, is well serviced by existing and future public transit bus and LRT routes/stations.
3. Redevelopment and expansion of an educational institution in this location will contribute toward the development of an educational node or precinct in the area while further enhancing the overall urban realm conditions and street level pedestrian transition from the Downtown core into the East Village.

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 Development Authority.

Planning:

1. Submit a total of 7 (2 sets in colour) complete sets of amended plans (file folded and collated) to the Development Planner 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 plan set(s) (in greyscale) 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 \$886.00 recirculation fee may apply.
2. Submit a detailed site lighting plan for the proposed development.
3. Update the materials legend to ensure corresponding accuracy with the elevations drawings (DP-2.14-DP-2.17).
4. Plans show the vehicle parkade entrance structure to be constructed to the west of the site's western property line. A Mutual Access Agreement (s) shall be registered on all affected titles and the City of Calgary shall be named a party to the Agreement(s). The Agreement(s) shall be submitted to and approved by the City Solicitor to ensure that the signatories do not amend, terminate or discharge the agreement without the City's consent.
5. Provide a lighting and material plan detail for the underside of the Plus 15/30 bridge. The Plus 15/30 bridge shall be under lit at a minimum where the bridge deck spans the pedestrian realm.
6. The property owner shall enter into a Development Agreement with the City of Calgary to the satisfaction of the Development Authority. Please contact the Development Agreement Administrator at 403-268-5416.
7. Clearly indicate the structural support locations for a future Plus 15 across 3 Street SE on plans. On the second floor plan (DP2-2.2) show the future routing to accommodate the Public Access Agreement in this location.
8. Submit contribution to the Plus 15 fund at the current rate at the time of payment. Please contact the Development Agreement Administrator at 403-268-5416 for the current Plus 15 fund rate prior to payment.
9. Provide additional detail showing the connection of the temporary Plus 15 as it connects into the existing City of Calgary Police Services building. Provide confirmation that the location of this connection as currently shown is accurate.
10. All stairwell doors and elevator access areas to the parkade shall be installed with a transparent panel for visibility.

Urban Development:

11. Amend the plans to:

Roads

- a. Remove the encroachments 4 illuminated bollards from with the City right-of-way.
 - b. Revise tree trench details. All tree grates to be rectangular, a minimum of 1.2 meters X 1.83 meters. The City standard is cast iron "sunburst" design. Alternative grates would be considered with approval from Roads if the developer executes a perpetual maintenance agreement. Contact the Design Technician, Roads at 403-268-3801 for details.
12. Provide a revised Waste and Recycling Protocol which identifies the types of waste and recycling materials anticipated to be generated from the development, the approximate amount of each, and the estimated number of weekly pick-ups of each material. Any hazardous, medical or commercial food production wastes must be identified, and the protocol must indicate how these materials will be handled, stored and collected separate from the regular waste products.

The protocol indicates a health care program which requires disposal of hazardous materials. Ensure the protocol addresses this use and that the layout for the waste disposal area provides for an additional medical/hazardous waste container(s).

Amend the plans to:

- a. Indicate a separate ventilated waste and recycling location for the hazardous medical material.

Contact an Urban Development Technologist at 403-268-5690 for further site specific details.

13. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$492, 074.16 will be provided the amount when property line dimensions are confirmed) 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 6 AV SE and 7 AV SE for the proposed development (104.16m).
14. 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 the site

15. 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. Closure and removal of existing driveway crossings on 3 Street SE and 6 Avenue SE
- c. Construction of new driveway crossings on 6 Avenue SE
- d. Construction of new sidewalks adjacent to site
- e. Construction of new wheelchair ramps,
- f. Construction of new curb and gutter adjacent to the site

Note: Execute a Perpetual Maintenance Agreement for the non standard surface treatments in the City right-of-way at the Indemnification Agreement stage to the satisfaction of Roads.

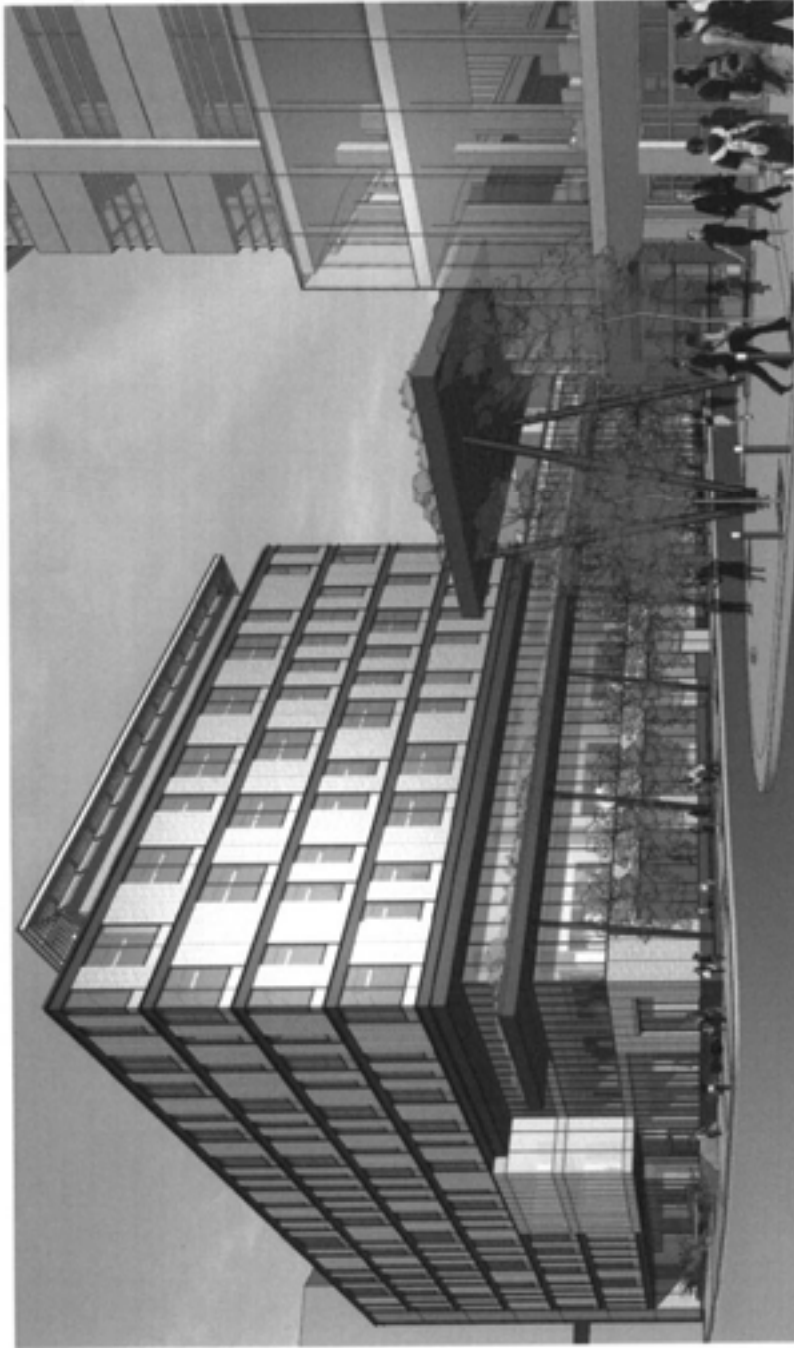
Transportation:

16. Relocate or cover the utility grates on 3 Street SE which are currently situated in the sidewalk clear walking width. If site constraints prevent relocation, the Applicant is requested to contact the City of Calgary and Enmax to work toward developing non-slip surface solutions for grates and vaults.
17. To secure vehicular access in perpetuity, a Mutual Access Easement Agreement(s) shall be registered on all affected titles and the City of Calgary shall be named a party to the Agreement(s). The Agreement(s) shall be submitted to and approved by the City Solicitor to ensure that the signatories do not amend, terminate or discharge the agreement without the City's consent.
18. 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).
 - a. Class 1 (secure) bicycle parking facility shall have its own secure entrance within the parkade. Provide a direct entrance to the vestibule beside the elevator shaft.
 - b. Provide 158 Class 1 parking (secure) bicycle parking stalls. Only 120 Class 1 stalls are shown.
19. Provide additional design details and operational protocols which demonstrate the design feasibility of the overhead access doors which are currently designed to be flush with the building face.

34. Fascia signage shall be placed only in the designated sign areas as indicated on the approved plans.
35. Loading and delivery shall take place in the designated loading areas as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parkade.

Urban Development:

36. The subject parcels shall be either consolidated onto a single title or Condominium Plan shall be registered.
37. 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).
38. 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.
39. In accordance with the *Encroachment Policy* adopted by Council on June 24, 1996, and as amended on February 23, 1998, encroachments of retaining walls, planters, entry features, building projections, etc. are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense.
40. 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).
41. 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.
42. Contain storm run-off on site.

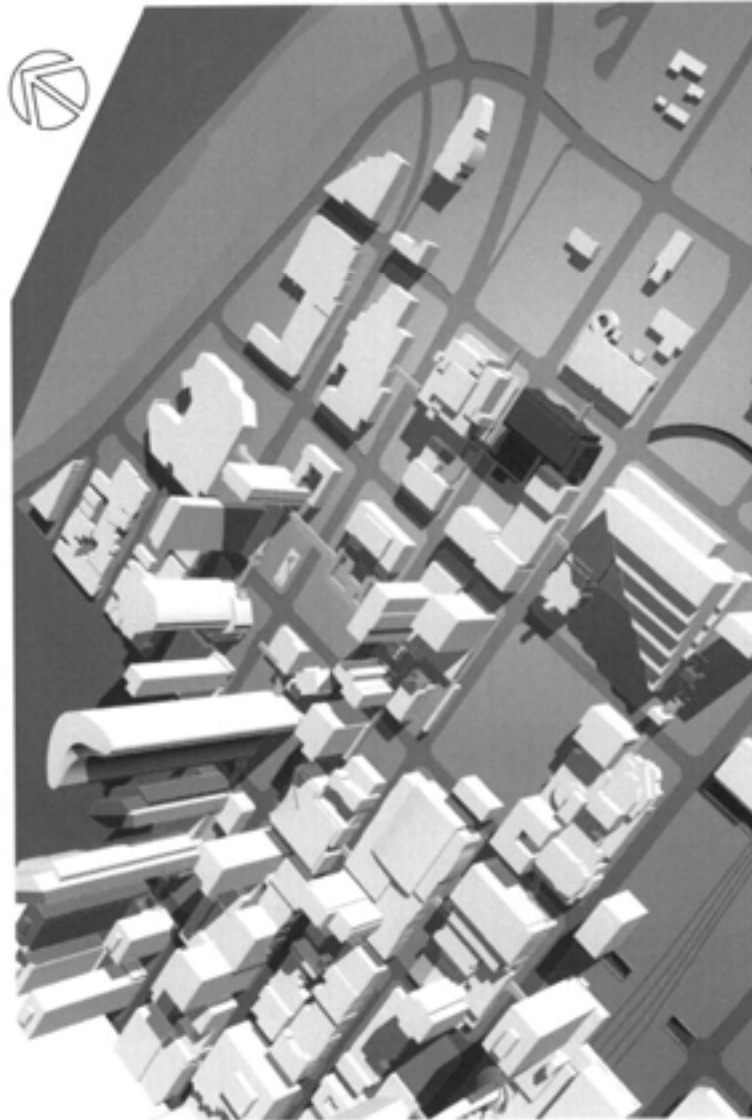


Bow Valley College: A Gateway to Education

A Gateway to Education

CALGARY PLANNING COMMISSION JUNE 25, 2009





Project Statistics:

Zoning:
 CM-2: Downtown Business District
Discretionary Use: Universities & Colleges
Municipal Address: 323 4th Avenue SE
Legal Address: Plan 271156, Block 40, Lot 2, 3, & 21-25
Number of Storeys: 7 storeys above grade
 & 3.5 levels below grade

Areas:
Gross Site Area: 4,355 sqm.
Gross Floor Area: 23,325 sqm.
F.A.R. Allowed: 7.0+ (dependent on bonusing)
F.A.R. Proposed: 5.36

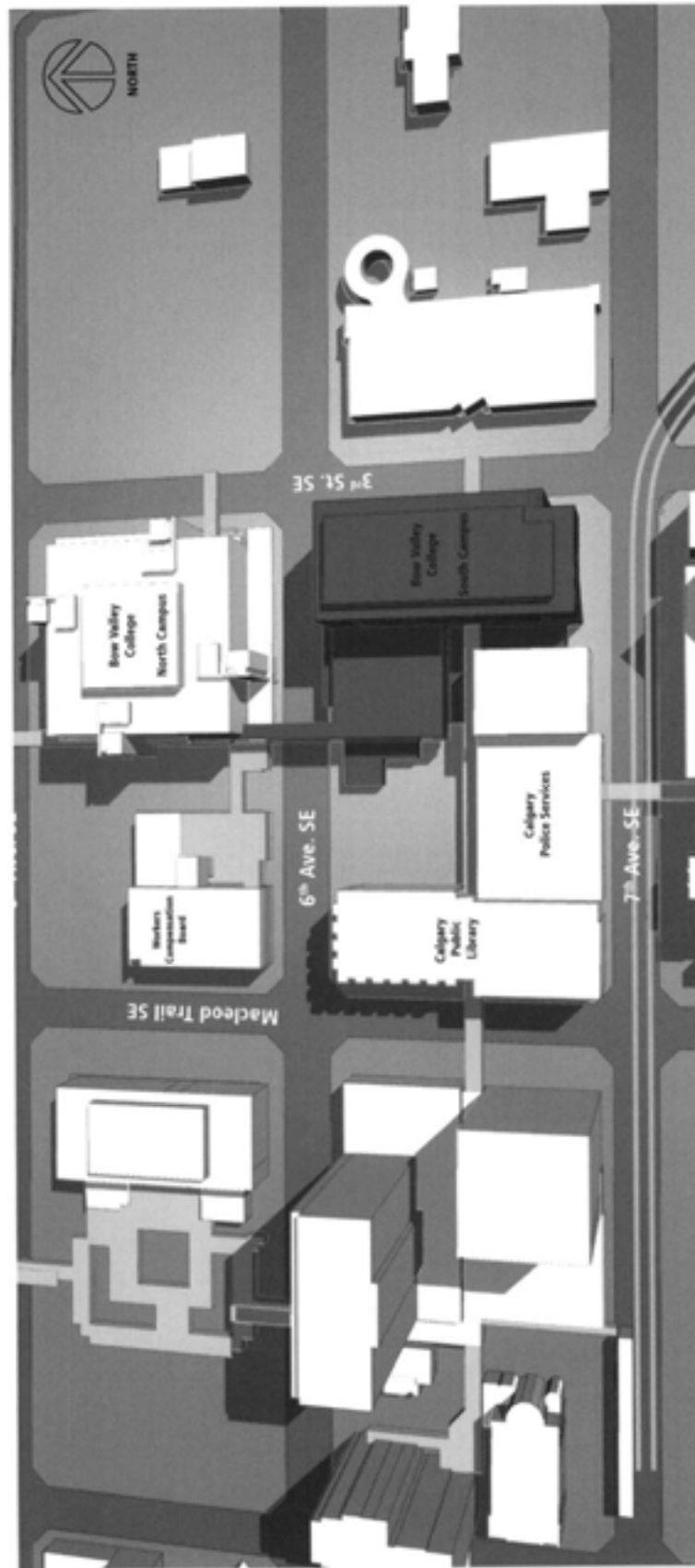
Parking:
Parking Provided: 223 stalls on 3.5 levels
Loading Stalls Provided: 6 loading stalls & 3 courier bays (Shared on P2)
Bicycle Stalls provided: 158 Class 1 stalls (P1 level) & 74 Class 2 stalls (at grade)

Waste Management & Recycling:
Garbage Collection: 2 loading stalls (Shared on P2)
Recycling Collection: Paper, Glass, Metal, & Plastics (Shared on P2)

LOCATION PLAN

Location Plan





Vicinity Plan

CONTEXTUAL PHOTOGRAPHS



1. 6TH AVE SE: LOOKING WEST



2. CORNER 6TH AVE & 3RD ST SE: LOOKING NORTH



3. CORNER 6TH AVE & 3RD ST SE: LOOKING SOUTHWEST



4. 3RD ST SE: LOOKING SOUTH



5. 3RD ST SE AT LANE: LOOKING WEST



CONTEXTUAL PHOTOGRAPHS



6. 6TH AVE SE: LOOKING SOUTHEAST



7. 6TH AVE SE: LOOKING EAST



8. CORNER 6TH AVE & 2ND ST SE: LOOKING EAST



9. CORNER 6TH AVE & 2ND ST SE: LOOKING EAST



10. 5TH AVE SE: LOOKING NORTH



CONTEXTUAL PHOTOGRAPHS



11. CORNER 5TH AVE & 3RD ST SE: LOOKING NORTH



12. 3RD ST SE: LOOKING EAST



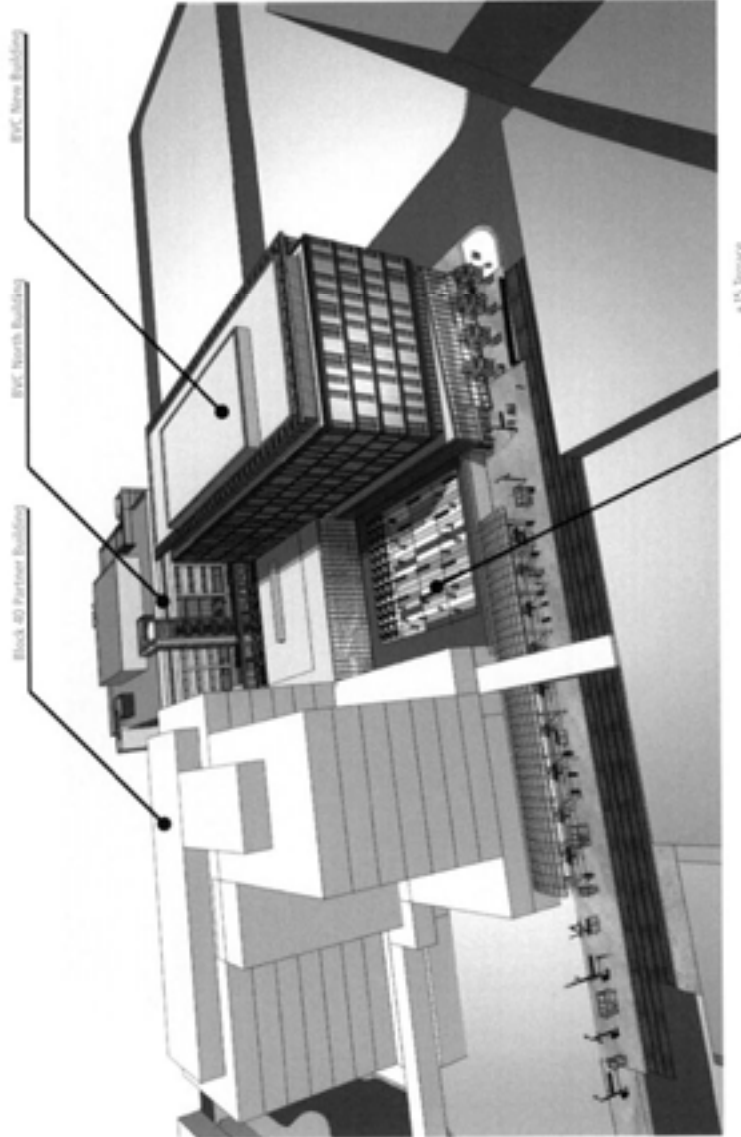
13. CORNER 7TH AVE & 3RD ST SE: LOOKING SOUTH



14. CORNER 7TH AVE & 3RD ST SE: LOOKING WEST



BLOCK 40



Since the Province of Alberta committed the Remand Centre/Provincial Courts site to Bow Valley College, BVC has become aware of the objectives of the City of Calgary vis-à-vis the redevelopment of Block 40. This issue first came to light during the initial Development Permit (DP) application process for the Bow Valley College comprehensive development. City Administration and some members of Council expressed concerns that BVC's plans for the Provincial Court site would result in a configuration for Block 40 that compromised the objectives for the Library. In spite of these concerns, BVC had to press ahead with the comprehensive development plans in order to be able to commence their expansion and redevelopment project in a timely manner. A comprehensive DP was approved and ultimately released for both the existing Main Campus and the Provincial Courts site.

In 2006, City Council endorsed and approved the Block 40 collaborative development study prepared on behalf of the parties by the Corolis Consulting Corp. This study identified the potential of the parties working together to optimize the site development footprint and share common facilities. BVC has worked closely with The City of Calgary and the Calgary Public Library (CPL) in planning for the integrated development of Block 40. This exercise, though challenging, has been collaborative and synergistic, producing an optimum solution for everyone. In recognition of this The City of Calgary, BVC and CPL have agreed to coordinate the design and construction of their projects. This coordinated design will yield cost savings, enable shared capital costs and will require long-term joint management agreements. It will create a more dynamic people space and make a significant contribution to the vitality and quality of urban design in downtown Calgary, as envisioned in the Centre City Plan.

The total redevelopment of Block 40 will be phased over several years. At present, the parties are in the final stages of developing the Memorandum of Understanding (MOU). The purpose of this MOU is to establish the principles, major elements and design details necessary to achieve the full potential for Block 40. It will form the basis of discrete agreements relating to land transfers, rights of access, shared facilities (Plus 15 outdoor terrace garden, shipping/receiving, waste handling, access ramps for the parkade and the loading dock (shipping & receiving)), shared capital costs and collaborative governance and management of the completed development.

The BVC project team has designed the Phase 2A building embracing the MOU principles.

Block 40 shared loading and parking facility



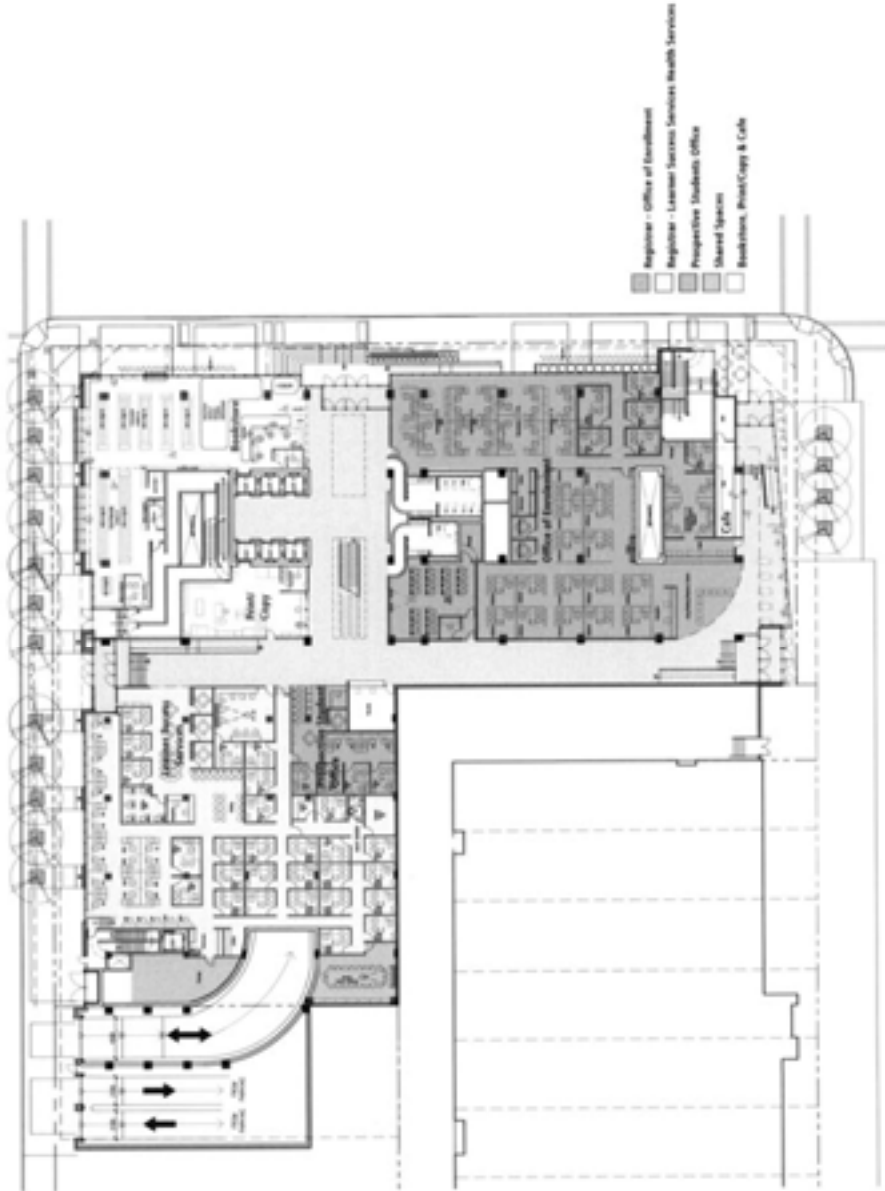
BLOCK 40



Major Principles

- The City, BVC and CPL will collaborate on their designs to optimize the redevelopment of Block 40.
- Land required for each major development will be exchanged between the partners to provide an optimal site for each building project.
- Shared facilities such as underground parking, shopping and receiving areas, an outdoor terrace garden and the Plus 15 corridor have been identified and integrated into the plan.
- Capital costs for those shared facilities will be equitably allocated, as will their governance, management and maintenance.
- Both buildings will respect the principles of the Centre City Plan as it relates to street content and the needs for public access.
- This integrated development will optimize the pedestrian, vehicular, transportation, transit and LRT requirements in this area of downtown Calgary.
- This collaborative design will recognize, respect and enhance the wider expectations of other major developments in the surrounding area.



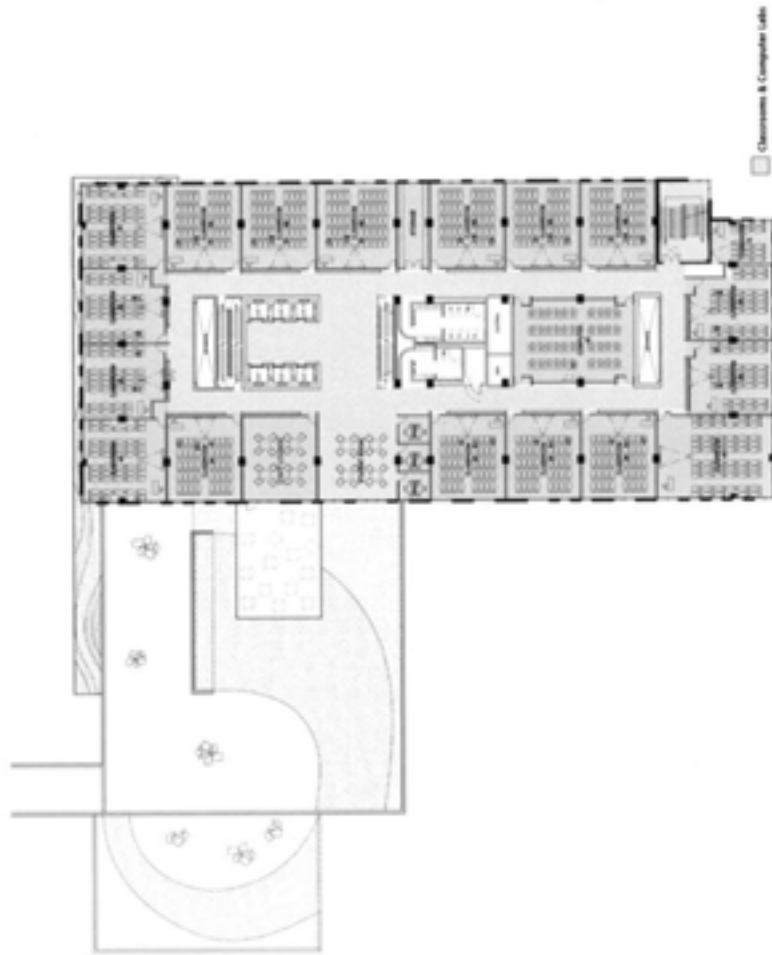


Main Floor Plan





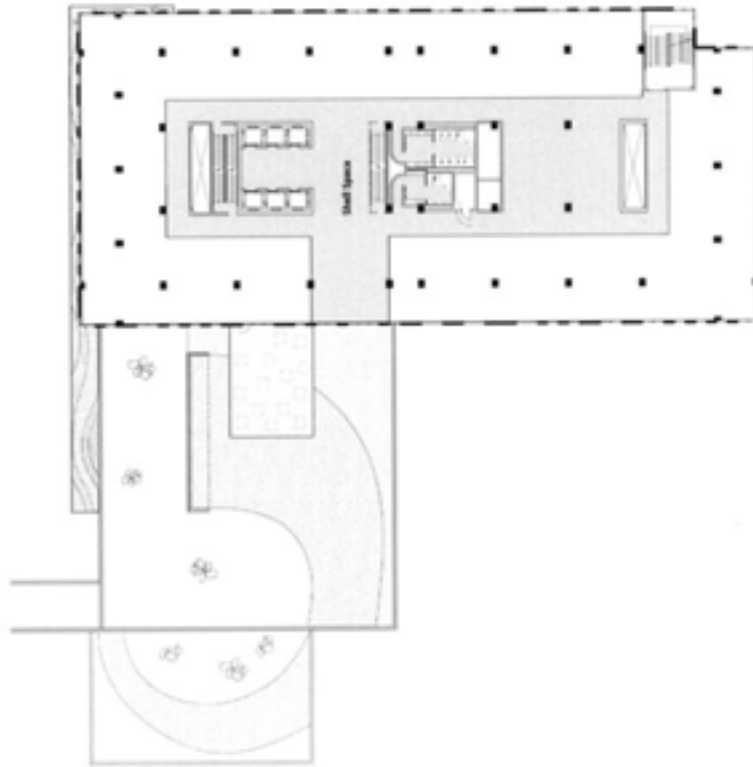
Second Floor Plan



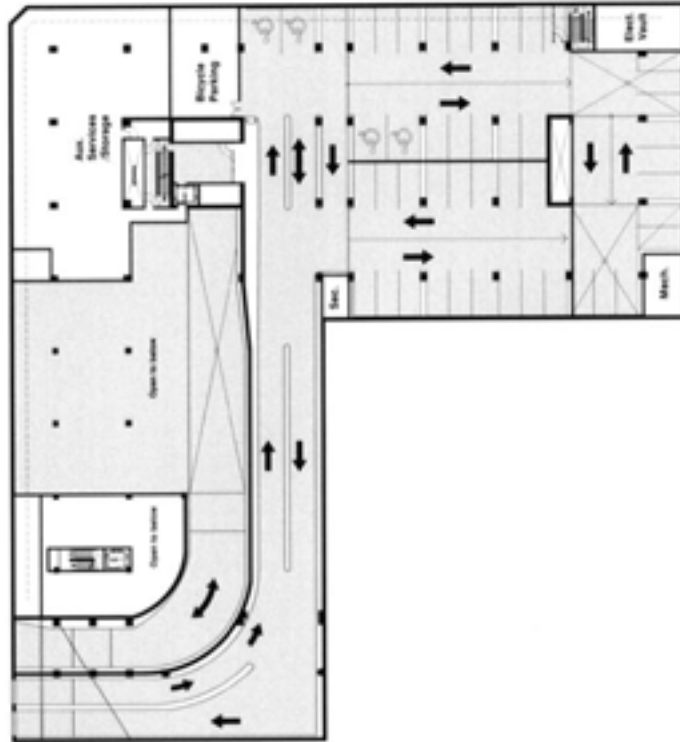
Fourth Floor Plan

35
MAY 2009
CALGARY PLANNING COMMISSION



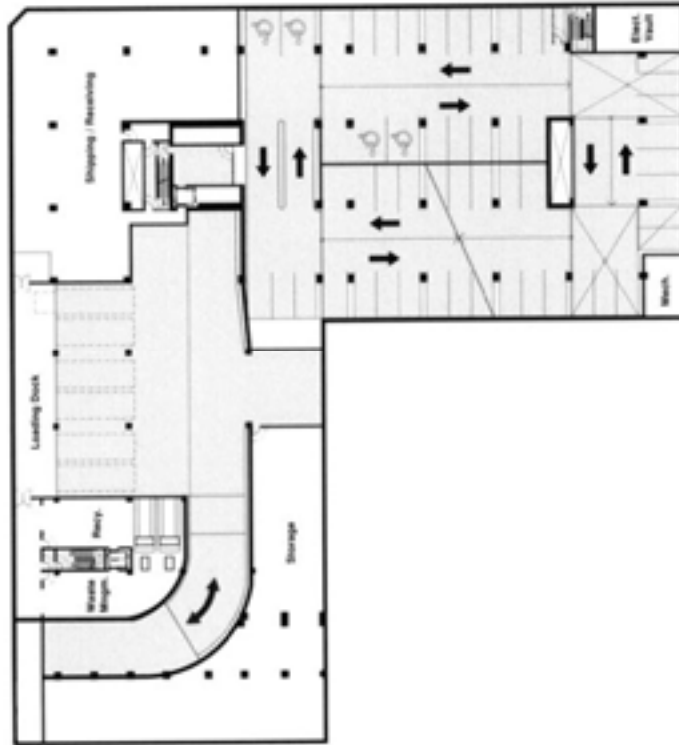


Shell Floor Plan



Parking Level 1





Parking Level 2

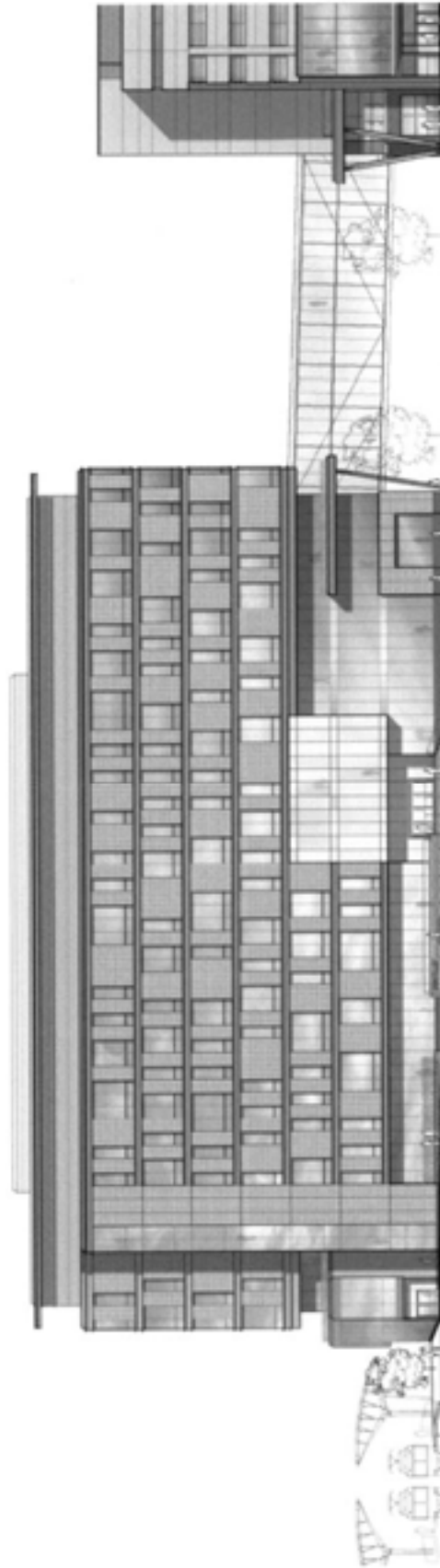




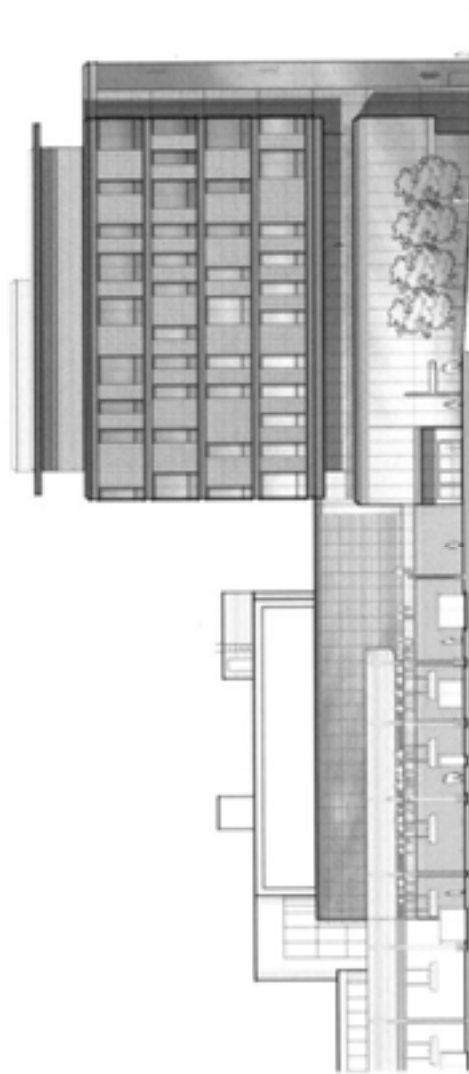
Parking Level 3



3rd Street SE (East) Combined Elevation

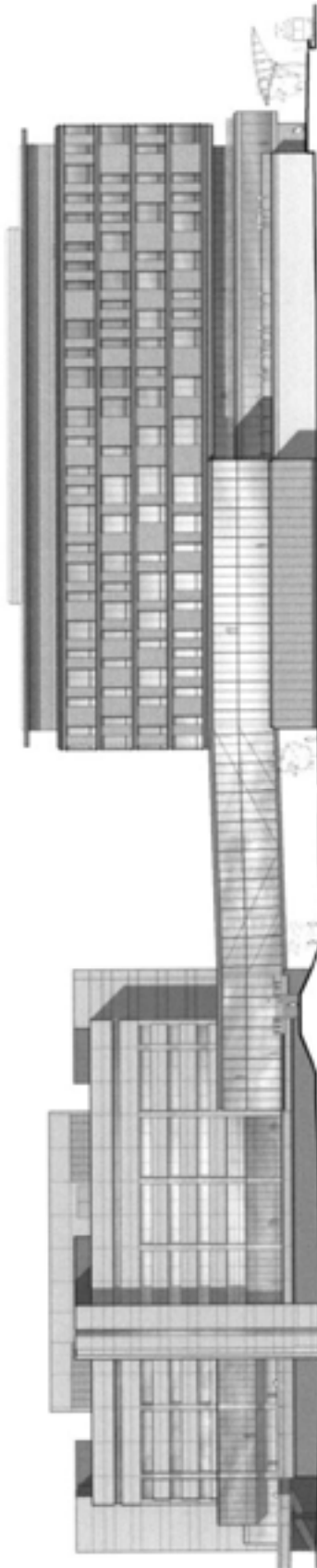


3rd Street SE (East) Elevation

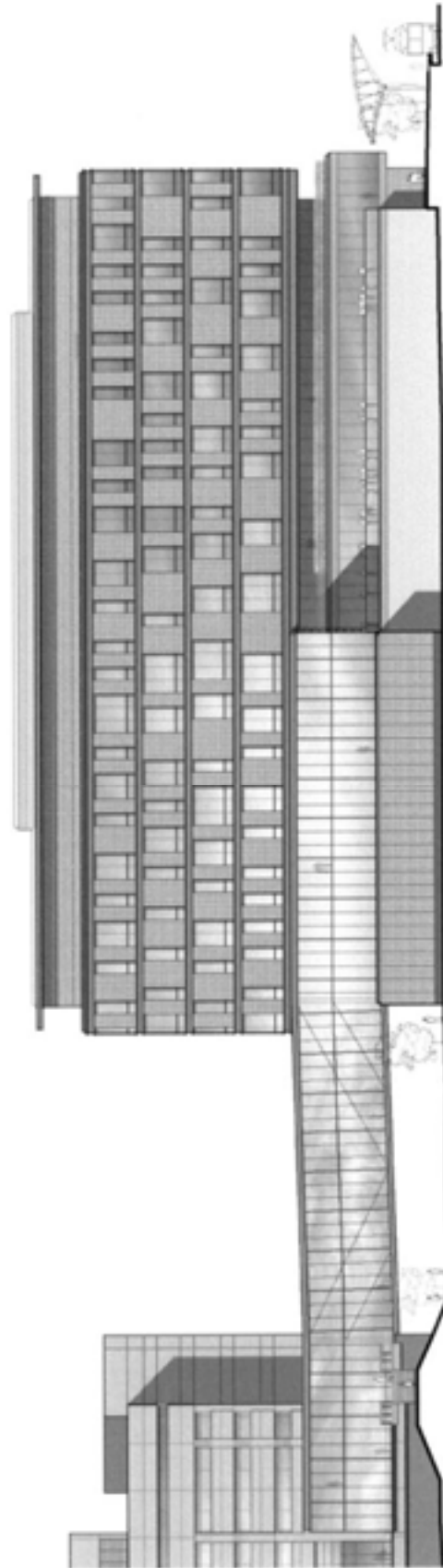


7th Avenue (South) Elevation

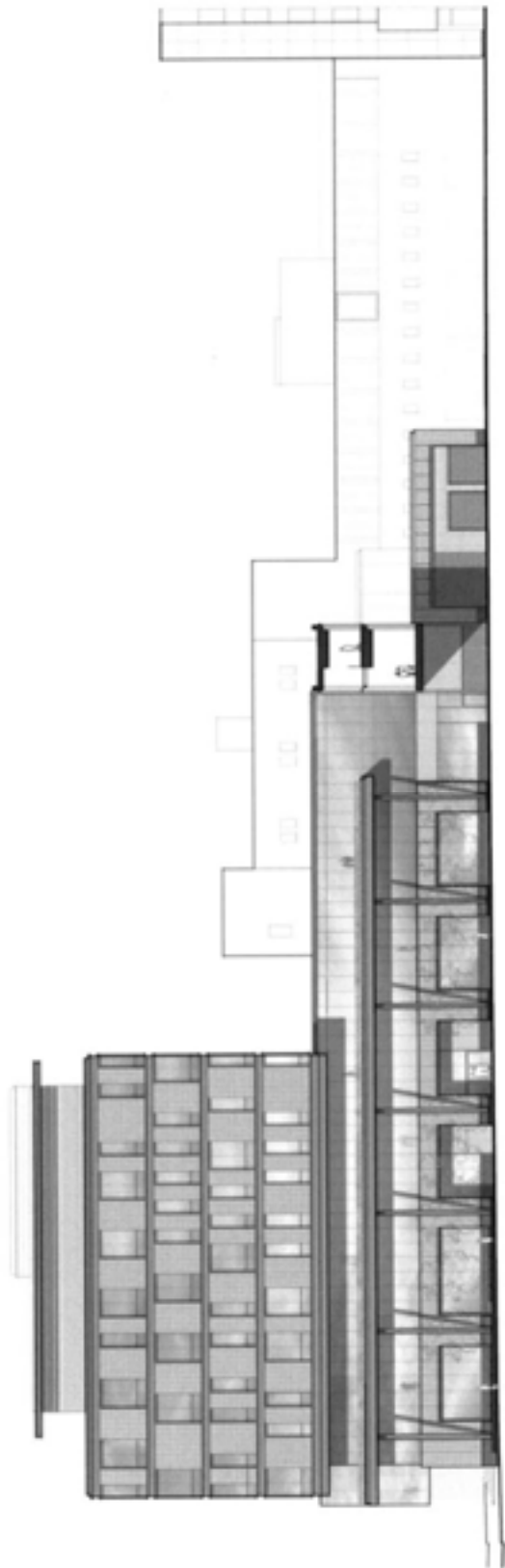




6th Ave SE (West) Combined Elevation

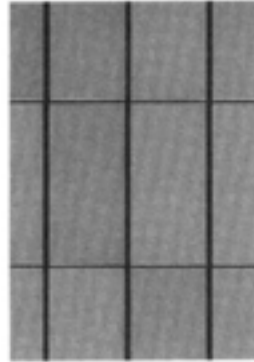
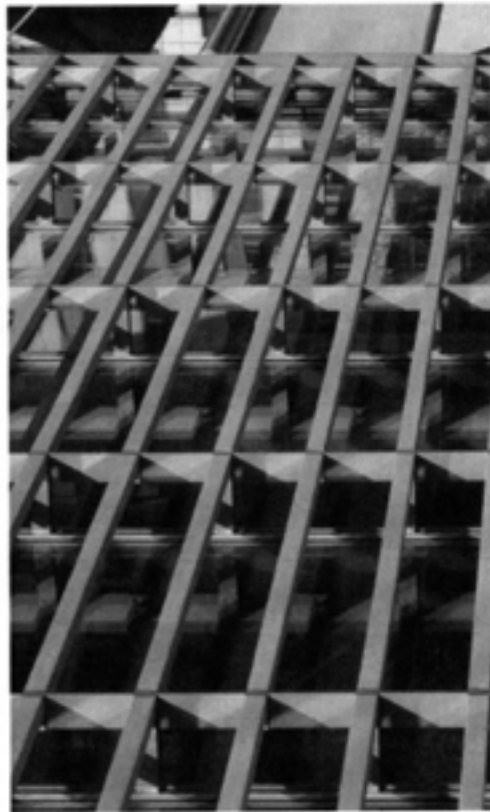


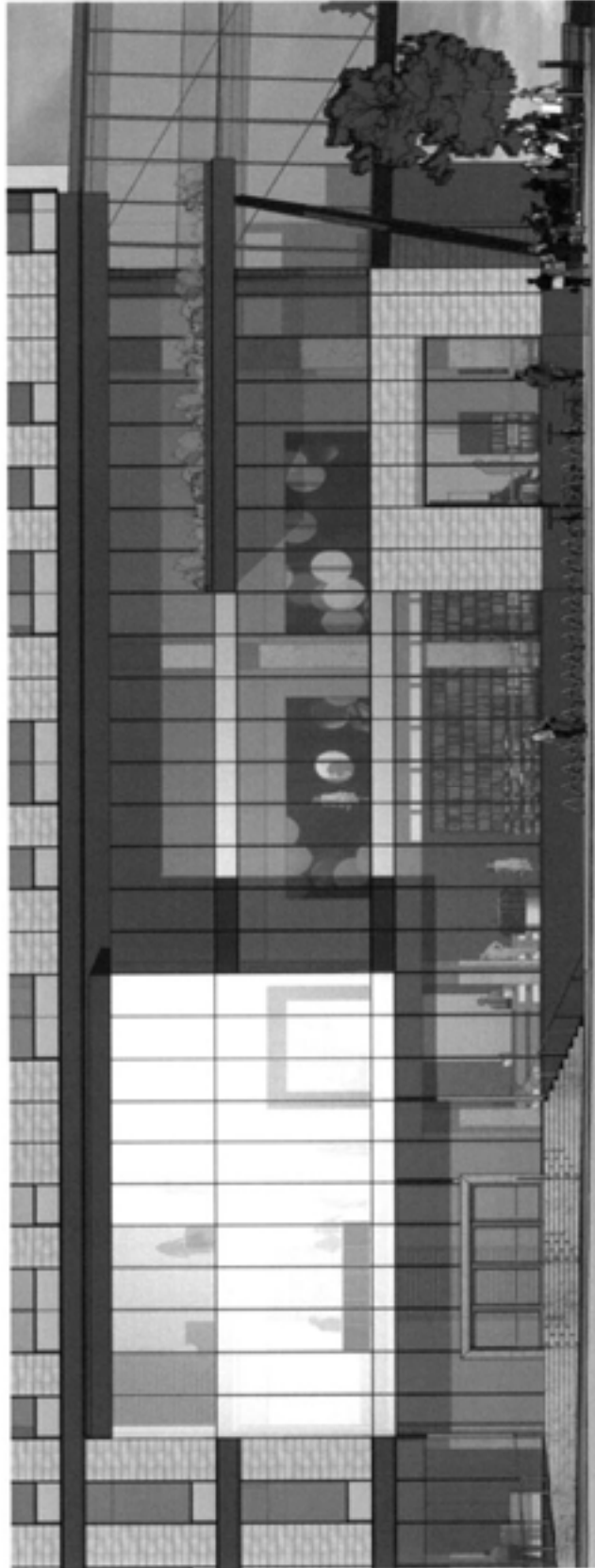
West Elevation



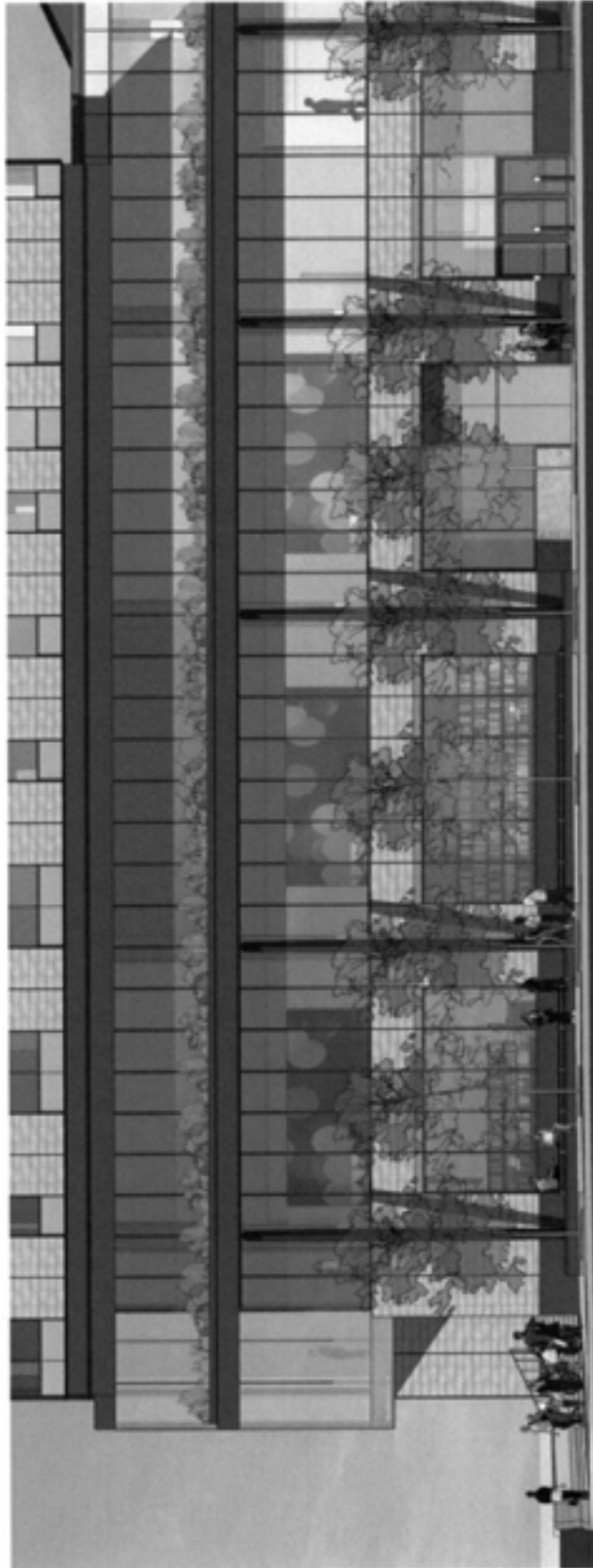
6th Avenue (North) Elevation

MATERIALS - MOEDING CLAY-TILE FACADE SYSTEM

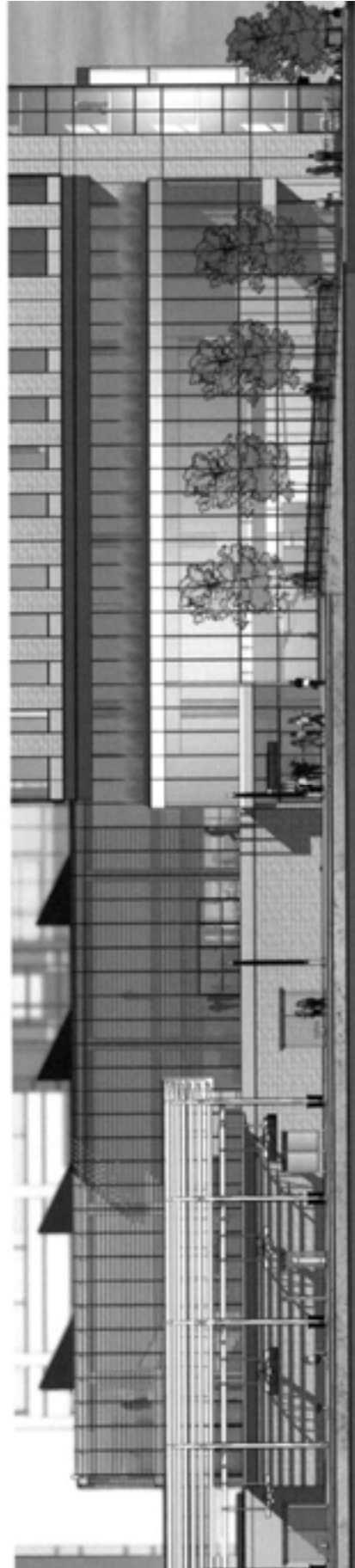




Partial Large Scale West Elevation

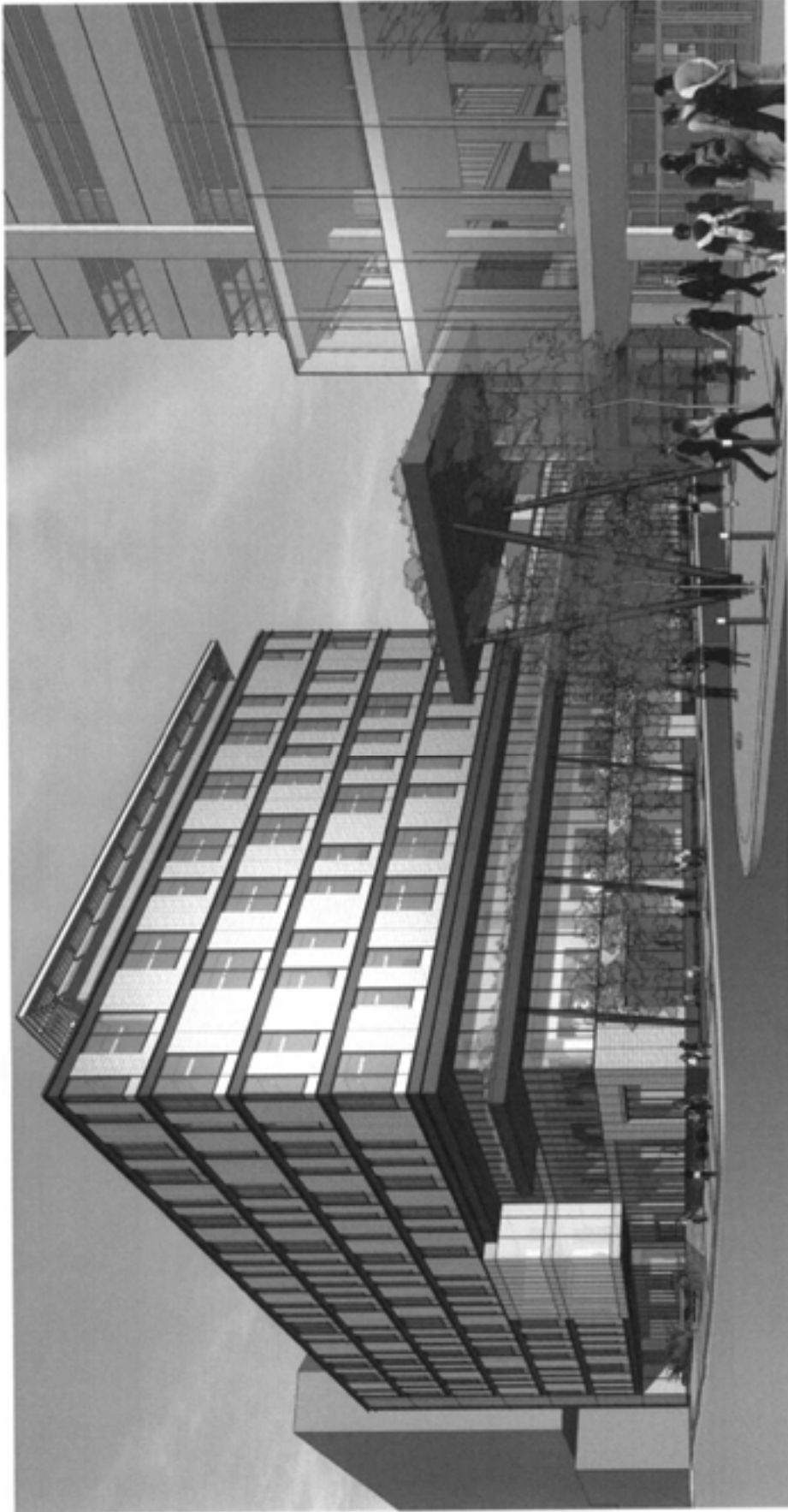


Partial Large Scale North Elevation



Partial Large Scale South Elevation





3rd Street Looking South West



6th Avenue Looking West



6th Avenue Looking South



6th Avenue Streetscape Looking West



+15 Pedestrian Access



6th Avenue Looking East





3rd Street Looking West



3rd Street Looking West Toward Entry



3rd Street Looking North





7th Avenue Looking Northwest



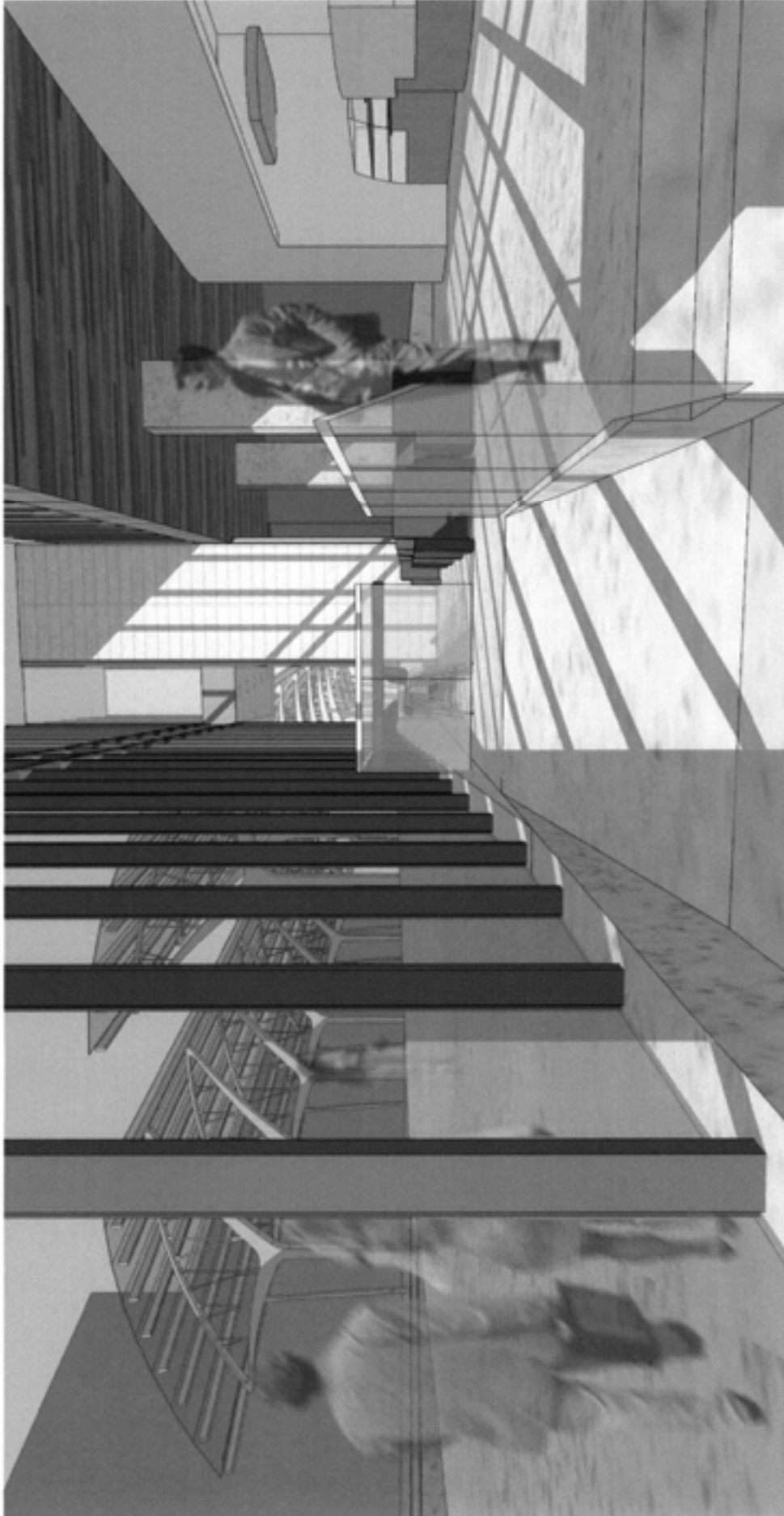


7th Avenue Looking North West Toward LRT





7th Avenue Looking Northeast



Interior View of South LRT Lobby



Interior View of +30 Looking East at Atrium



Interior View From +30 Looking East Along 6th Avenue

March 13, 2009

The City of Calgary
Development Circulation Controller
Development and Building Approvals #8073
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Attn: Stuart Gripton

Dear Stuart:

Re: DP 2008-2727 Bow Valley College Redevelopment

The Calgary Downtown Association's (CDA) Urban Development Committee has reviewed the application and attended a presentation by GEC Architecture on the second phase of the Bow Valley College expansion. We believe this development will be a positive addition to the campus currently under renovation and to the downtown.

Below is a summary of our discussion. I trust that it will assist you and the architects in understanding the elements the CDA supports and where our concerns lie.

1. We are very pleased with the amount of effort which has been put into integrating the new structure with the soon-to-be built LRT platform. The addition of a commercial venture (coffee shop) at the entrance on 7th Avenue is very positive, and will not interrupt the pedestrian flow of the station.
2. The CDA is supportive of the bookstore positioning at street level at 6th Avenue and 3rd Street. In addition to the bookstore, we would like to see further consideration given to enlivening the 6th Avenue streetscape. If only street-front service operations are selected for the remainder of the block, transparency to activity within the building, animated lighting and/or public art should be investigated to make the pedestrian realm more engaging. Although we understand the seating presented has not been finalized, we would support seating of an appropriate nature along 6th Avenue.



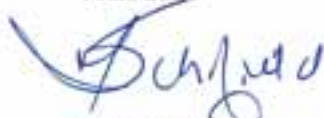
- 2 -

3. We have concerns about the canopy treatment over the sidewalk on 6th Avenue. There is a significant risk of ice collecting on the sidewalk beneath the treatment. Consideration must be given to the appropriate and safe drainage of the treatment to prevent the accumulation of ice.
4. We are concerned about the existing entrance, mid-block on 6th Avenue, and the potential for a high number of jaywalkers cutting across the block to get to the north building of the campus. The CDA suggests that planters, bicycle racks, etc. be considered at that doorway to deter people from darting across 6th Avenue.
5. We are very happy to know that bicycle parking/storage has been included and that there are 200 vehicle parking stalls available in the building. The CDA strongly recommends that the majority of the stalls be allocated for short-stay parking, and that the rates for those stalls be heavily discounted during the evenings and weekends.
6. The large stairwell proposed on the corner of 7th Avenue and 3rd Street has a very positive visual affect which could be greatly enhanced with a major public art installation and/or animated lighting.
7. During construction, the CDA would not support extensive sidewalk or lane closures. With the exception of short-term closures for safety, we believe the pedestrian and vehicular traffic should not be interrupted.
8. The CDA would like to see prominent signage on the east end of the building identifying the campus. This could be on either the north or south buildings, or both.
9. A great deal of consideration has been given to the social gathering spaces on all levels of the building, which the CDA commends. The addition of more students in this area will have a very positive impact on the area.
10. The CDA understands that consideration is being given to beautification of the site hoarding during construction. We support and encourage the integration of artwork in the hoarding and have attached information on one solution available for companies to utilize.



I trust our comments will be useful and we look forward to an update on the project as details are finalized. Feel free to contact me at 215-1565 should you wish to discuss the project further.

Yours truly,



Maggie Schofield
Executive Director

Attachment

cc: Martin Jones, GEC Architecture
Paul Polson, Stuart Olson
Dave Breckon, Centre City
UDC





1110 - 1st Street SW
Calgary, Alberta
Canada, T2R 0V1
T: 403.283.7796
F: 403.283.7779
www.gecarch.com

Project 4907B

May 22, 2009

Corporate Planning Applications Group

City of Calgary
3rd Fl. 800 MacLeod Tr.
Calgary, AB T2P 2M5

Attention: Stuart Gripton

Dear Stuart

RE: DP Application #: DP2008-2727

Leadership in Energy and Environmental Design (LEED) principles.

In developing the schematic design for the Phase 2A project, a number of sustainable design principles have been incorporated. A Design Objective Think Tank was held with the owner and design team on September 2, 2008. The main themes identified during this exercise were:

Building envelope/glazing – The proposed building envelope optimizes the ratio between glazing and walls. The target is approximately 40% glazing for the entire surface area of the building envelope (roof, walls, soffits). The higher insulation value in the exterior walls (behind the cladding) combined with dual glazed spectrally selective glazing units set in thermally broken high performance curtain wall framing reduces the heating and cooling loads in the building.

Energy/lighting – The heating, cooling, and lighting loads in the building are reduced as a result of high efficiency equipment and a carefully calculated and distributed lighting system design.

Daylighting/solar control – The spectrally selective glazing proposed for the building greatly reduces the need for externally mounted sunshades to control unwanted solar heat gain in the cooling months. These new advances in glazing

PARTNERS

David Edmunds,
Architect, AAA, MABC, IRAIC

Ken Corrier,
Architect, AAA, MABC, IRAIC

Martin Jones,
Architect, AAA, MABC, IRAIC

PARTNER EMERITUS

Barry Graham,
Retired, AAA, IRAIC

technology also allow for more visible light transmittance through the windows thus giving the opportunity to switch lights off during the day.

Acoustics – Many green buildings are sparsely finished and often have acoustical issues due primarily to the lack of absorptive finishes and noisy air delivery systems. The proposed design for Phase 2A will strike a balance between function and finish. The proposed 'chilled beams' are quieter than standard air delivery systems.

Water – Water use will be reduced by approximately 40% within the building by specifying low flow and ultra low flow plumbing fixtures and faucets.

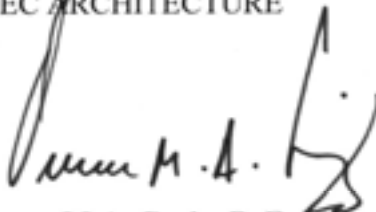
Operational costs – The building systems requiring periodical maintenance and service will be accessible throughout the building. Parts and replacements will be standard and consistent throughout the facility. Required space for spare parts will be optimized.

Teaching/educational – Showcasing the green aspects of the facility throughout will act as a learning tool for building occupants as well as those interested in associated trades. A green element showcase display is being considered for the facility.

Building structure – A long lasting, solid, durable and easily maintained building is proposed. The frame of the building is reinforced cast-in-place concrete. Exterior cladding and glazing components selections will allow for future maintenance with minimum disruption as work will occur from the exterior side of the building. The **minimum** targeted LEED certification rating for this project, through the Canada Green Building Council, is a **Silver rating**. LEED (Leadership in Energy & Environmental Design) is an internationally recognized rating system for green buildings. Of the 70 possible points in the LEED NC 1.0 rating system, a minimum of 33 points will need to be achieved to qualify for the LEED Silver certification rating.

Yours truly,

GEC ARCHITECTURE



Owen M.A. Craig, B. Env. Des., M.Arch.
Architect, A.A.A., LEED AP





LEED Canada - NC 1.0 Project Checklist

BVC Phase 2A - Project No. 49078
 Calgary, Alberta
 May 21, 2009

9	1	4	Sustainable Sites	Responsibility	Remarks	14 Points
10	1		Prereq 1: Erosion & Sedimentation Control			Required
10	1		Cred 1: Site Selection			
10	1		Cred 2: Development Density			
10	1		Cred 3: Redevelopment of Contaminated Site			
10	1		Cred 4.1: Alternative Transportation, Public Transportation Access			
10	1		Cred 4.2: Alternative Transportation, Bicycle Storage & Changing Rooms			
10	1		Cred 4.3: Alternative Transportation, Alternative Fuel Vehicles			
10	1		Cred 4.4: Alternative Transportation, Parking Capacity			
10	1		Cred 5.1: Reduced Site Disturbance, Protect or Restore Open Space			
10	1		Cred 5.2: Reduced Site Disturbance, Development Footprint			
10	1		Cred 6.1: Stormwater Management, Rate and Quantity			
10	1		Cred 6.2: Stormwater Management, Treatment			
10	1		Cred 7.1: Heat Island Effect, Non-Roof			
10	1		Cred 7.2: Heat Island Effect, Roof			
10	1		Cred 8: Light Pollution Reduction			
4	1		Water Efficiency			5 Points
10	1		Cred 1.1: Water Efficient Landscaping, Reduce by 50%			
10	1		Cred 1.2: Water Efficient Landscaping, No Potable Use or No Irrigation			
10	1		Cred 2: Innovative Wastewater Technologies			
10	1		Cred 3.1: Water Use Reduction, 20% Reduction			
10	1		Cred 3.2: Water Use Reduction, 30% Reduction			
4	1		Energy & Atmosphere			17 Points
10	1		Prereq 1: Fundamental Building Systems Commissioning			Required
10	1		Prereq 2: Minimum Energy Performance			Required
10	1		Prereq 3: CFC Reduction in HVAC/R Equipment			Required
10	5	2	Cred 1: Optimize Energy Performance			1 to 10
10	1		Cred 2.1: Renewable Energy, 5%			
10	1		Cred 2.2: Renewable Energy, 10%			
10	1		Cred 2.3: Renewable Energy, 20%			
10	1		Cred 3: Best Practice Commissioning			
10	1		Cred 4: Ozone Protection			
10	1		Cred 5: Measurement & Verification			
10	1		Cred 6: Green Power			
4	1		Materials & Resources			14 Points
10	1		Prereq 1: Storage & Collection of Recyclables			Required
10	1		Cred 1.1: Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof			
10	1		Cred 1.2: Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof			
10	1		Cred 1.3: Building Reuse: Maintain 50% of Interior Non-Structural Elements			
10	1		Cred 2.1: Construction Waste Management: Divert 50% from Landfill			
10	1		Cred 2.2: Construction Waste Management: Divert 75% from Landfill			
10	1		Cred 3.1: Resource Reuse: 5%			
10	1		Cred 3.2: Resource Reuse: 10%			
10	1		Cred 4.1: Recycled Content: 7.5% (post-consumer + 1% post-industrial)			
10	1		Cred 4.2: Recycled Content: 15% (post-consumer + 1% post-industrial)			
10	1		Cred 5.1: Regional Materials: 10% Extracted and Manufactured Regionally			
10	1		Cred 5.2: Regional Materials: 20% Extracted and Manufactured Regionally			
10	1		Cred 6: Rapidly Renewable Materials			
10	1		Cred 7: Certified Wood			
10	1		Cred 8: Durable Building			
4	1		Indoor Environmental Quality			15 Points
10	1		Prereq 1: Minimum IAQ Performance			Required
10	1		Prereq 2: Environmental Tobacco Smoke (ETS) Control			Required
10	1		Cred 1: Carbon Dioxide (CO ₂) Monitoring			
10	1		Cred 2: Ventilation Effectiveness			
10	1		Cred 3.1: Construction IAQ Management Plan: During Construction			
10	1		Cred 3.2: Construction IAQ Management Plan: Testing Before Occupancy			
10	1		Cred 4.1: Low-Emitting Materials: Adhesives & Sealants			
10	1		Cred 4.2: Low-Emitting Materials: Paints and Coatings			
10	1		Cred 4.3: Low-Emitting Materials: Carpet			
10	1		Cred 4.4: Low-Emitting Materials: Composite Wood and Laminated Adhesives			
10	1		Cred 5: Indoor Chemical & Pollutant Source Control			
10	1		Cred 6.1: Controllability of Systems: Perimeter Spaces			
10	1		Cred 6.2: Controllability of Systems: Non-Perimeter Spaces			
10	1		Cred 7.1: Thermal Comfort: Compliance			
10	1		Cred 7.2: Thermal Comfort: Monitoring			
10	1		Cred 8.1: Daylight & Views: Daylight 75% of Spaces			
10	1		Cred 8.2: Daylight & Views: Views 90% of Spaces			
4	1		Innovation & Design Process			5 Points
10	1		Cred 1.1: Innovation in Design - exemplary performance - water reduction			
10	1		Cred 1.2: Innovation in Design - exemplary performance - 100% parking is underground			
10	1		Cred 1.3: Innovation in Design - green housekeeping			
10	1		Cred 1.4: Innovation in Design - educational outreach program			
10	1		Cred 2: LEED Accredited Professional			
24	14	11	Project Totals (pre-certification estimates)			73 Points

Certified (24-11) points Silver (24-20) points Gold (26-31) points Platinum (32-70) points