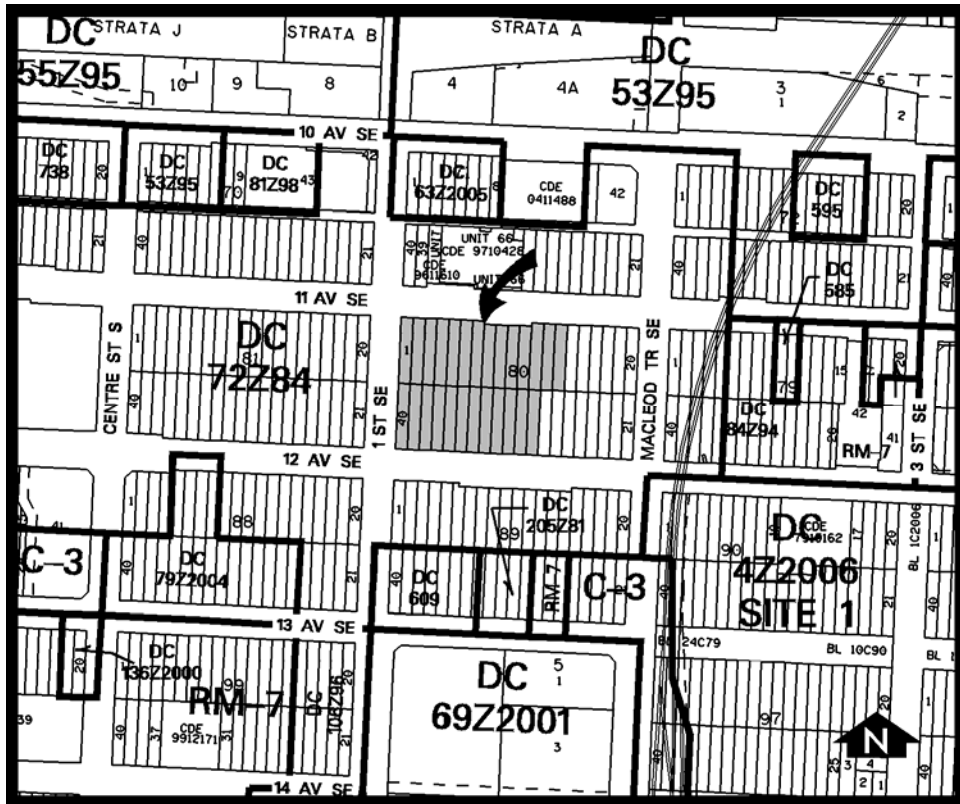


**REPORT TO THE CALGARY PLANNING COMMISSION**

<b>DEVELOPMENT PERMIT</b>	<b>ITEM NO: 2</b>	
	CPC DATE:	2006 July 27
	DP NO:	DP2006-0348

**BELTLINE**  
(Ward 8 - Alderman King)



**PROPOSAL:**  
Mixed Use Development  
(2 Apartment Buildings – 429 units, one 13 storey office building, and a podium of commercial uses)

<b>APPLICANT:</b> Gibbs Gage Partnership	<b>OWNER:</b> Balboa Land Investments Inc.
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<b>MUNICIPAL ADDRESS:</b> 1110 and 1114 – 1 Street SE; 206, 210, 214, 216, 220, and 224 – 12 Avenue SE; 215 and 223—11 Ave SE	<b>LEGAL DESCRIPTION:</b> Plan C, Block 80, Lots 1 to 15, 28 - 40 (Map 15C)
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**EXISTING LAND USE DISTRICT(S):** DC Direct Control District (72Z84)

**AREA OF SITE:** 0.87 ha ± (2.15 ac ±)

**CURRENT DEVELOPMENT:** Surface Parking Lot, Two storey Office Building (CUPE Local 38 office)

**ADJACENT DEVELOPMENT:**

**NORTH:** Propane Fuel Depot, Converted Warehouse Building (Imperial Lofts), Two storey Office Building;

**SOUTH:** Single and two storey Office Buildings, Local Commercial Uses;

**EAST:** Two storey Office Buildings (Flamingo Block); and

**WEST:** Automotive Service (gas station), Surface Parking Lot (Former Co-op Site)

<b>DEVELOPMENT SUMMARY</b>			
<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
<b>DENSITY</b>	Maximum 8.0 FAR	8.0 FAR	None
<b>PARKING</b>	1 stall/unit residential (429 units) 0.15 stalls/unit visitor (65 stalls) 1 stall/139.4 m net floor area for commercial uses (18 Stalls) 1 stall/93m net for office uses (207 Stalls)	719 Stalls Required 794 Stalls provided	None

<b>DEVELOPMENT SUMMARY</b>			
<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
<b>EXTERIOR FINISH MATERIALS</b>			
Podium: Brick and Concrete, Transparent Glazing, Metal spandrel accents and canopies			
Towers: Office – Tinted glass, Spandrel panels			
Residential – Tinted glass, metal and glass Spandrel panels			
Roof: Prefinished Metal Panels and louvers,			

## **PLANNING EVALUATION**

### **Introduction**

This Development Permit is for a mixed use residential/office project consisting of 3 buildings on a podium of commercial and residential uses. Located in the Beltline, the project consists of two apartment buildings totalling 429 units, a 13 storey office tower, retail and other commercial uses at grade, and underground parking.

### **Site Context**

Located adjacent to 1 Street SE, the site is located on the western portion of the block bounded by 11 and 12 Avenues SE. The site is mainly a surface parking lot with a few office buildings. This site is one of many parking lots contemplating redevelopment to a mix of high density residential/office development within the Beltline.

North of the site across 11 Avenue are the Imperial Lofts. The Imperial Lofts are a historic warehouse structure converted to residential dwellings. The applicant has demonstrated that while this development will shadow the Lofts at varying times, the placement and footprint buildings will provide for sunlight penetration at various times during the day.

### **Legislation & Policy**

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

- A wide range and mix of uses in many possible configurations, both within buildings and within the local context resulting in vibrant pedestrian streets.
- Vibrant pedestrian streets that provide activity throughout the daytime and evening hours
- Encouragement of innovation and experimentation in how different uses can be combined within new and existing buildings.
- Provide for uses that serve the local and broader population
- Create streetscapes that respond to the context of the particular area, that have buildings that are built to and frame the sidewalk, and that have a high degree of permeability between interior and exterior space through the use of transparent windows and doors.
- Promote building forms that respect the local context and interfaces with adjacent properties, including consideration of visible facades, deck, roofs, access points, and

balconies from various view points.

- Encourage built form that is an expression of its time, is technologically and environmentally innovative and of the highest urban design and architectural quality.

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

- To provide building forms that are an expression of their time and employ timeless architectural principles rather than the replication of historic styles. New buildings must contribute to the sense of pedestrian comfort and aesthetic interest and allow for the creation of healthy and livable neighbourhoods.
- Encourage diversity in building siting, massing, heights, materials, setback, site coverage, orientation and overall design that complements and is in context with surrounding development, streetscapes and landscapes
- Large scale and comprehensive mixed-use development/redevelopment are encouraged to provide courtyard spaces as part of their overall site. These courtyards may be public space, publicly accessible private space or entirely private space. These spaces should be visible from public streets and lanes.”
- Priority for improved and where possible, widened sidewalks shall be placed on 11<sup>th</sup> and 12<sup>th</sup> Avenues.”
- New building forms should be located and planned to fit with neighbouring buildings, surrounding urban blocks, the neighbourhood and community as well as frame and support special places and linkages.
- Building bases are encouraged to use masonry or other durable materials and other architectural details that establish a strong visual rhythm with human scaled elements. The base of a building should be designed to create a human scaled street wall and establish a strong visual rhythm.
- All rooftops, including podium and tower tops are encouraged to incorporate landscape amenities or green roofs in order to achieve aesthetic and environmental benefits.
- The minimum horizontal separation between any two tall buildings shall be 24 metres for buildings taller than 36 metres.

The Beltline Area Redevelopment Plan identifies this site as a “character area”, where a combination of land uses and buildings have combined to create areas that are identifiable as having special or unique qualities that are different from neighbouring areas. This site is located within the Secondary Warehouse district. The intent of policy for this area is to allow for greater design freedom, but ensure that new development does not disregard the warehouse building form and character:

- New development should respect the existing street wall heights and cornice lines through building massing, setbacks or other architectural detailing.
- The use of brick and masonry, in a colour palette that is representative of the warehouse era is strongly encouraged to be used on the building base with the addition and

integration of appropriate contemporary building materials. The use of veneer or artificial masonry products is discouraged.

- New development should be sensitive to the interface of residential lofts within historic warehouse buildings in the area, particularly with respect to addressing sunlight access and penetration.

While the application for this project was received five months before approval of the Beltline Plan, the project was designed to be in compliance with the policies of the ARP.

### **Land Use District**

The site is currently designated Direct Control 72Z84. This designation was given to many of the properties located south of 10 Avenue South as part of the Core Area Policy Brief, and contains many similarities to the CM-2 District of the Land Use Bylaw 2P80. Under this Bylaw, a maximum Gross Floor Area of 8 FAR applies to the site. The bylaw also has distinct parking and loading requirements, +15 provisions, and garbage storage, but has flexibility in building design, guidelines for residential, and no height requirement.

### **Site Layout & Building Design**

The project is a mixed-use development consisting of two towers of 429 residential units and a 13 storey office tower. All three buildings are contained on a podium varying between two and three storeys with retail uses at grade, and amenity space or residential units on the other podium floors.

The towers have been angled in such a way to provide for sunlight penetration throughout the project, to minimize impact on adjacent properties to the north, and provide proper window separation between the towers. While the applicant is not in compliance with the 30 metre maximum length of towers as called for in the Beltline ARP, the applicant has demonstrated most of the buildings comply with the 24 metre tower separation guidelines, and the orientation of windows minimize impact where the project is not in compliance with the guideline.

The 13 storey office building is located at the northwest corner of the site. While the floor plate for this tower is 21,000 square feet (1944 square metres), adequate variation has been provided in the massing and design to reduce the impact of the larger floor plate. The top floors of the project have been stepped back to allow for landscaped area and the mechanical rooms.

The residential towers are located at the northeast and the southern portions of the site. The southern residential tower is 26 storeys, while the northeast residential tower is 34 storeys. While the site is located within the portion of the Urban Mixed use area that affords a maximum floor plate of 930 square metres, the floor plates for the residential towers are each 725 square metres. The floor plates are reduced at the top floors to provide variation in the massing for the project. Lightly tinted glazing has been provided on the residential towers to reduce massing.

The rooftops of the project have been articulated with notches and lattice work to provide variation from the monolithic feel of metal panelling. This has been done on all the towers to provide articulation and some variation in the Calgary skyline.

The podium for this project is a mix of commercial uses on the main floor, with residential and commercial uses on the other floors. The podium varies in height from two to three storeys, based on the location above the shorter office building (2 storey podium) or the larger residential towers (3 storey podium). A combination of brick and concrete with transparent

glazing has been provided on the podium as a reflection of the location within the secondary warehouse district within the Beltline. Storefront entrances have been provided along all streets to provide permeability for the project. The office and residential lobby sizes have been minimized and lined with retail space. The corner entrance to the office lobby has been demarcated with a large overhead canopy.

While not a requirement for the project, the applicant has provided for a future +15 connection across 1 Street SE should the adjacent property to the west desire a connection. An internal +15 connection is provided to link the two residential towers to the outdoor amenity spaces and indoor private residential amenity areas.

An internal roadway or “Mews” runs north to south through the site. This roadway provides vehicular access to the parkades, access to loading and garbage spaces, and a small amount of parking for the retail spaces. The mews has been designed to accommodate active uses and the residential lobby for one of the towers as a way to animate the area. Consideration has been given to pedestrian wayfinding through the site. Signage and canopies animate the space when combined with clear storefront glazing and lighting of the area. Plazas have been provided at both entrances to the area; the larger of the two along the 11 Avenue SE entrance.

The application was circulated to the Urban Design Review Panel; their full comments are contained in Appendix III. The following is a summary of their comments for this application:

<b>Urban Design Review Panel Comment</b>	<b>Applicants Response</b>
<p>The Panel has concerns about the quality of space in the drive-through with the pedestrian interface with respect to daylight, vehicular accesses to underground parking and loading, safety and security, lack of soft landscaping, wind and overall environmental quality.</p>	<ul style="list-style-type: none"> <li>• The applicant has provided a sun shadow study to show there will be sufficient daylight for the internal mews area.</li> <li>• The pedestrian Realm for the project was clarified to provide a distinct pedestrian walkway through the internal mews.</li> <li>• An outdoor plaza along 11 Avenue SE complete with additional planting has been provided.</li> </ul>
<p>The Panel requests that the applicant maximizes the number of entries along all streets to improve the pedestrian friendliness and permeability of the project. The Panel would like to see the use of clear glazing at all street levels as well as the extensive use of canopies as indicated in the plans.</p>	<ul style="list-style-type: none"> <li>• Clear glazing has been provided along all storefronts on 1 Street SE, 11 and 12 Avenue SE, and the internal mews for the project.</li> <li>• While the retail spaces are not excessively large through most of the project, the applicant has increased the number of entries to the retail spaces and demonstrated how the retail areas can be demised and additional entrances added.</li> <li>• Canopies have been added to the entryways for the project</li> </ul>

<p>Although the Panel recognizes the value of a podium and the scale that it creates along the street for pedestrians, this podium functions more as a façade and appears as a boom town front. The Panel feels this podium is not effectively integrated with the towers above.</p>	<ul style="list-style-type: none"><li>• The podium has been changed to a three storey podium in a few locations with active uses behind.</li></ul>
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## Landscaping

Landscaping has been provided in three locations for this project. A large landscaped terrace is located on the top of the podium as an amenity space for residents and office users. Small landscaped areas are located on other levels of the podium containing a combination of hard and soft landscaping.

Landscaped terraces are shown at the tops of each tower for this project. While the Urban Design Panel commented on the viability of the plantings in this location, the applicant has offered a rationale about the choice of species that can tolerate the climate at that location.

Hard landscaping plazas have been provided at the residential entrances to the project along 11 and 12 Avenue SE. The plaza space at 11 Avenue SE contains planting boxes with flowering shrubs and narrow canopied trees. Variations on the paving have been shown on the drawings along the internal roadway to demarcate the pedestrian space from the vehicular space.

Street trees are proposed along 12 Avenue SE and 1 Street SE. Various types of concrete banding shall be constructed adjacent to the main roads for the project. Due to an Enmax Power line, no street trees can be accommodated along the 11 Avenue SE right-of-way.

## Site Access & Traffic

A Traffic Impact Study (TIS) was submitted and accepted as part of this Development. Transportation Development Services is in general agreement with the conclusions of Bunt and Associates TIS, namely that sufficient capacity exists on the adjacent street network to accommodate the traffic generated by the development. Transportation is aware that a significant increase in background volumes at the intersection of 12 Avenue SE - 1 Street SE has been forecast for the 2010 time horizon. These volumes are significantly higher than those derived by Bunt using growth factors for the 2008 horizon, and require that implementation of a dual eastbound right turn will address this problem. The developer shall therefore enter into a special development agreement to cover the costs associated with the upgrades. Endeavour to assists will be provided from adjacent developments.

Vehicular access to the underground parkade is located on the internal roadway that runs north-south throughout the site. There are two access points from this internal roadway to the underground parkade. Loading and garbage facilities are located on the internal road network and contained within the podium. The amount of access points off the internal roadway has been minimized in order to maintain a comfortable pedestrian environment.

Bicycle storage facilities at-grade are located at various points throughout the development. Storage facilities inside have been provided to the satisfaction of Transportation Planning.

## **Parking**

The project supplies all the required parking as per bylaw for this project. A breakdown of visitor, commercial, office, and residential stalls was provided for this development. No variances were requested as a result of this development. There are 14 stalls located above grade along the internal roadway. These stalls are allocated for commercial parking and are anticipated to be utilized for short term retail store users.

While there is restricted parking during rush hour, there is metered parking along 11 and 12 Avenue SW.

## **Site Servicing for Utilities**

The site can be serviced to city standards. The applicant is responsible for the cost of any required upgrading of services.

## **Environmental Site Assessment**

A Phase 1 Environmental Site Assessment was provided as part of this application. No concerns or issues arose as a result of its review.

## **Community Association Comments**

A letter of support was received from the Beltline Planning Group for this project (see comments in APPENDIX IV). While they commended the applicant on the project, they shared many of the concerns raised by Administration and Urban Design Panel. They were supportive of the inner roadway but wanted more emphasis on the pedestrian instead of the vehicle in this area. The applicant has revised their plans accordingly. They also had a concern about sunlight penetration and the use of materials (particularly brick included with the contemporary materials) in the project. The applicant has provided sun shadow studies to demonstrate there will be sufficient sunlight penetration on adjacent sites and for this development, and has revised the drawings to increase the utilization of brick as an integral part of the development instead of as just a reference.

A letter of support was also received from the Victoria Crossing Business Revitalization Zone (See comments in APPENDIX V). Like the Beltline Planning Group, they were supportive of the project and the mixed use nature of the design, but shared the concerns about the podium level on the project with respect to height and use of materials. The applicant has increased the podium height on the residential portion of the site and provided active uses within the podium. The utilization of brick and concerns about the alleyway were similar to the comments from the Beltline Planning Group, and have been addressed accordingly.

## **Adjacent Neighbour Comments**

No comments were received. As part of this application, an open house was held with the residents of the Imperial Lofts to discuss the application. No concerns arose from the open house.

## **CONCLUSION:**

The proposal is supported for the following reasons:

1. The project meets many of the main principles of the Beltline ARP with respect to



providing for High Density and Mixed use development while ensuring neighbourhood livability;

2. Massing and design of the development has complimented the adjacent historic warehouse buildings in the area; and
3. The creation of the internal mews which accommodates active uses while allowing for pedestrian and vehicular traffic to mingle is unique.

**CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION:** APPROVAL

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

**Prior to Release Conditions**

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

Engineering:

Greg Harrison 268-5690

1. The applicant is to consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title.
2. Address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- (i) All adjacent boulevards graded at 2% up from the top of curb to the existing or ultimate property line. Any deviation resulting from excessive cuts or fills must be approved by Calgary Roads.
- (ii) Contact Brian Dore of Roads at 268-5062.

Utility Line Assignments

- (i) Provide a separate landscaping plan showing curbs and walk including all offsets to property line. Provide tree box details on landscaping plans. Show property lines and setback lines on all plans and sections.
- (ii) Contact Marc Sabraw of Utility Line Assignments at 268-2190.

Wastewater & Drainage

If sanitary connection from 1 Street is proposed then a sanitary sewer servicing study is required to identify potential impacts and/or "pinch points" within the public sanitary sewer system which will be resultant of the ultimate flows generated by the proposed development. Associated costs will be at the expense of the Developer. Alternative cost sharing arrangements may be made to the satisfaction of the Director of Water Resources. For further information, contact the Manager of Engineering at 268-1786. This is not required if a connection from 11 Avenue is proposed.

Waste & Recycling

Waste / garbage facilities are insufficient. Contact Waste and Recycling Services Technical Assistant at 230-6646.

3. Site is within the Elbow River 1:100 year overland flow zone. First floor elevation shall be 0.3 m minimum above highest adjacent street center line grade for all buildings (recommended for R1 & R2 and mandatory for the rest). In addition (for all developments except R1 & R2) all major electrical and mechanical equipment shall also be raised to a minimum 0.3 m above highest adjacent street grade within the Elbow River 1:100 year overland flow zone. Buildings shall be designed so as to prevent structural damage by floodwaters. According to City records the highest adjacent street center line grade for the site is 1045.29m. Contact Sean Hoover of Wastewater & Drainage at 268-2184.
4. Request quotation and remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Approved driveway crossings
- b. Driveway crossing closures
- c. Street lighting

Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel.

5. Provide a letter to confirm the owner will remove or relocate the benches, bike racks, kiosk, tables, etc. from within the City rights-of-way, future bylawed setback and/or corner cut AT OWNER'S EXPENSE within 30 days' notice from The City of Calgary requesting removal due to road widening, sidewalk construction, utility installation, etc.
6. Execute Public Access Easement Agreement to the satisfaction of the Manager of Urban Development.

Parks:

Curesha Moodley 268-1396

7. Indicate (species, size) any boulevard trees and identify whether they are to be removed or retained. If removed, compensation will be required to be paid to The City of Calgary.
8. All proposed boulevard trees are to be planted a minimum of 1.0 m from the back of curb. The trees are to be planted in a continuous trench. Provide a detail of the trench. Boulevard trees are subject to line assignment approval. Contact Utility Line Assignments at 268-5794. Coordinate all boulevard tree planting with Urban Forestry (216-5252).

Planning:

Dwayne Drobot 268-6727

9. Provide a copy of the Pedestrian Level wind study for this project. The study shall address the wind conditions at the street edges, the second floor amenity areas, and the internal lane area.
10. Submit details of how the parking supply will be restricted to a maximum of 100% of the required parking for phase 1, or an agreement to the satisfaction of the Approving

Authority regarding the management of any surplus parking for public short-stay parking

only.

Transportation:

Dan Doupovec 268-2849

11. The applicant shall contact Pat Grisak, Traffic Signal Engineer at 268-2513 to obtain a cost estimate for signal infrastructure relocation on the southeast corner of 11 Avenue and 1 Street and the northeast corner of 12 Avenue and 1 Street SE.
12. The developer will be responsible for all associated road improvements and traffic control modifications that are identified in the transportation assessment relating to this development. "TDS is aware that a significant increase in background volumes at the intersection of 12 Avenue SE - 1 Street SE has been forecast for the 2010 time horizon. These volumes are significantly higher than those derived by Bunt using growth factors for the 2008 horizon, and result in a volume to capacity ratio exceeding 0.9 in the PM peak hour for the eastbound right turn (495 vph). TDS has determined, in consultation with Calgary Roads Traffic Signals Division, that implementation of a dual eastbound right turn will address this problem. Accordingly, the developer will be obligated to provide for the implementation of this improvement." The developer shall therefore enter into a special development agreement to cover the costs associated with the upgrades. Endeavour to assists will be provided from adjacent developments.
13. The property owner provide a letter of credit to the City of Calgary for the initial cost estimate for the relocation of any signal infrastructure at the southeast corner of 11 Avenue and 1 Street and the northeast corner of 12 Avenue and 1 Street SE. Also, a letter from the property owner will be required, under Corporate Seal, indicating that they will be responsible for any costs of installing this signal in excess of the amount of the letter of credit.
14. Cross sections with grades, elevations and transitions shall be indicated on the development plans, to current City standards for driveways to 11 and 12 Avenues SE.
15. The applicant shall indicate on the drawings the locations of any existing driveway curb cuts that are not in use, and that these will be closed and rehabilitated at the expense of the developer.
16. The applicant shall provide detailed cross sections of the proposed external and internal parkade ramps indicating all grades, transitions and elevations, to current City standards. The cross sections shall be taken from the inside of the curve on spiral ramps and the plans shall be revised to indicate the same. (Transition lengths are shorter and grades are steeper.) Provide grades, elevations and transitions on DP-11C for the 4% ramp sections through the parkades.
17. The applicant shall also indicate wheelchair ramps at the pedestrian crossings at the intersections of 11 Avenue and 12 Avenue with 1 Street SE. The wheel chair ramps on the proposed driveway flares on 11 and 12 Avenues SE do not meet driveway specifications and shall be removed from the plans.
18. The applicant shall supply information on the protocol for accessing the parkades for customers, visitors and tenants.
19. For the residential dwelling units, signs advising motorists of the available visitor parking must be prominently displayed in front of the building and a visitor parking sign placed in front of each visitor parking stall. The plans shall indicate the same.

20. Transportation Demand Management (TDM) Program

- a. TDM programs and initiatives shall be identified, implemented and integrated into the ongoing management of the proposed development. The aim of the program is to reduce the number of drive-alone trips to the site, reduce parking demand and meet proposed trip reduction targets. TDM programs and initiatives are becoming increasingly popular and effective. Integrating a TDM program into the management of the site could give this development a market advantage.
- b. A TDM program shall have the following components:
  - i. Facilities
    1. Provide facilities to promote travel alternatives such as sidewalks, bike parking, shower and locker facilities, and integrating transit into the development plan. These facilities encourage walking, cycling and transit as alternatives to driving alone and reduce vehicle trip generation, vehicle kilometres traveled and greenhouse gas production from commuter transportation sources.
  - ii. Promotion & Management
    1. Successful TDM programs also require ongoing promotion and management. Initiatives such as a universal type transit pass or transit subsidies for tenants and residents, promoting carpooling, facilitating ride-matching, parking management, and carsharing are some examples of initiatives that are being successfully implemented in other cities to reduce vehicle trips from similar developments.
    2. The developer/owner/property manager shall appoint a traffic demand management coordinator for the proposed development to ensure that the applicant's transportation demand management program is integrated into the development and management of the site to meet the trip reduction targets proposed in the plan.
  - iii. Monitoring & Reporting
    1. Reports outlining TDM activities and achievements relative to proposed trip reduction targets shall be produced annually and submitted to the Director of Transportation Planning. The scope of these status reports shall be agreed upon between the developer/owner/property manager and the Director of Transportation Planning from time to time.
- c. To satisfy this condition regarding TDM on DP2006-0348:
  - i. Submit a list of the facilities that will be provided on-site and included on the site plans to support alternative travel modes (i.e. #carsharing stalls, # bike parking spaces and class, # shower and locker facilities, confirm distance to LRT or transit, and sidewalk connections).
  - ii. Provide a letter under corporate seal confirming a commitment to implement a TDM program, to promote and manage the TDM program on an ongoing basis, to monitor program progress, and to submit annual reports to the Director of Transportation Planning.

- d. Contact Ron Schafer, Transportation Demand Management Coordinator at 268-1629 there are any further questions regarding TDM requirements.
21. The applicant shall update the drawings C-01 and C-02 to correspond to the changes on the latest site plan.
22. The applicant shall provide a minimum amount of Class 1 and Class 2 bike parking as described in the Bicycle Parking Handbook ([http://www.calgary.ca/DocGallery/Bu/planning/pdf/bicycle\\_parking\\_handbook\\_draft.pdf](http://www.calgary.ca/DocGallery/Bu/planning/pdf/bicycle_parking_handbook_draft.pdf))

Residential, more than 20 dwelling units

- a. Class 1: 0.5 spaces required per dwelling unit; 457 units \* 0.5 = 229 spaces (390 stated on Drawing DP-01, but locations not specified in application package)
- b. Class 2: 0.1 spaces required per dwelling unit; 457 units \* 0.1 = 46 spaces (not stated nor shown)
- Office, downtown (1,765 m<sup>2</sup> office and conference centre + 20,600 m<sup>2</sup> office tower one= 22,365 m<sup>2</sup> GFA?)
- c. Class 1: 1.0 space required per 600 m<sup>2</sup> GFA; 22,365/600 = 38 spaces (not stated nor shown)
- d. Class 2: 1 space required per 1,000 m<sup>2</sup> GFA; 22,365/1,000 = 23 spaces (not stated nor shown)

Retail, individual establishment

- e. Class 1: none required
- f. Class 2: 1 space required per 250 m<sup>2</sup> GFA; 2775/250 = 11 Spaces
23. Class 2 bike parking racks shall be relocated near the building's main entrances. The plans shall indicate the same.
- Some Class 2 bike parking shall be provided at the retail entrance on the corner of 1 Street and 12 Avenue SE.
  - Class 2 bike parking shall be removed from the parkade.
  - Class 2 bike parking shall be designed and located to the satisfaction of Transportation Planning.
  - Class 2 bike parking areas should be protected from the weather where possible and located in well-lit and highly visible locations.
24. The applicant shall indicate locations and rack arrangement details of Class 1 bike parking areas in office and residential parkades. On the plans, label the Class 1 bike parking areas for office or residential use or if the Class 1 bike parking areas are for combined office and residential use. For more information regarding bicycle parking requirements, please contact Blanka Bracic, Transportation Planner, at 268-1158 or visit [http://www.calgary.ca/DocGallery/Bu/planning/pdf/bicycle\\_parking\\_handbook\\_draft.pdf](http://www.calgary.ca/DocGallery/Bu/planning/pdf/bicycle_parking_handbook_draft.pdf)

## Permanent Conditions

### Engineering:

1. If during construction of the development, the applicant, the owner of the development, or any of their agents or contractors becomes aware of any contamination:

- a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary, and
- b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary, and
- c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

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

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

2. Applicant shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
  - a) Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.)
  - b) Relocation of works (survey monuments and underground/overhead utilities, etc.)
  - c) Upgrading of works (road widening and watermain upgrading, etc.)
  - d) Construction of new works (lane paving, sidewalks, curbs, etc.)
  - e) Reconstruction of City facilities damaged during construction
3. Public work to be City standard and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, streetlighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing, and landscaping.
4. Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the applicant shall pay the difference, upon receipt of notice, to The City.
5. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the Developer's expense, prior to issuance of a Development Completion Permit.
6. The applicant is to submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, Registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan. Certification is to be completed within the timeline specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specification and Guidelines.

Parks:

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

Planning:

8. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority.
9. This approval recognizes two (2) phases on the approved plans. A Development Completion Permit may be issued for each phase. The Podium, lane paving, office tower, and one residential tower shall be completed in the first phase of development, with the second tower and residual landscaping to be completed in the second phase.
10. If construction of the subsequent phase has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be hydro-seeded or otherwise upgraded, in a manner consistent with general community standards. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion.
11. No changes to the approved plans shall take place unless authorized by the Development Authority.
12. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit.
13. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans and shall not require a development permit.
14. All enclosed parking areas shall have walls and ceilings painted a white or light colour and have a lighting system to meet the average minimum lighting illumination of 54 LUX.
15. A lighting system shall be provided for the internal roadway to meet the average minimum lighting illumination value of 22 LUX.
16. Parking areas shall be for the sole use of residents, customers or staff and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core.
17. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property.
18. All trees and shrubs indicated on the approved site plan including those indicated in the adjacent boulevard to be retained, shall be protected during all phases of construction. If any trees or shrubs die at any time during construction or after, they must be replaced by trees or shrubs of comparable species and size to the satisfaction of the Development Authority.

Transportation:

19. No direct vehicular access is permitted to or from 1 Street SE.
20. Access to 11 And 12 Avenues SE is restricted to right turns in and out only.
21. No permanent structures shall be constructed within the bylaw property line setbacks. The bylaw property line setback along 11 and 12 Avenues SE is 2.134 metres. The bylaw property line setback along 1 Street SE is 5.182 meters.

**Advisory Comments**

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

Building Regulations

Raymond Yuen 268-5659

1. The underground parkade shall be served by at least two exits at all times (3.4.2.1(1)).
2. The travel distance to the nearest exit in the parkade shall not exceed 45 m 3.4.2.5(1)).
3. Building services that penetrate a fire separation shall be fire stopped to maintain the integrity of the separation (3.1.9.1(1)). Typical details of the fire stop system used shall be provided in the building permit application and approved before the issuance of the permit (2.3.1.1(1)).

Engineering:

Calgary Roads

4. Environmental site information indicates that this building(s) may contain hazardous materials including, but not limited to, asbestos construction material (ACM), lead based paint (LBP), UREA formaldehyde foam insulation (UFFI), mercury containing switches, and/or polychlorinated biphenyls (PCB) within fluorescent light fixtures. A current assessment of the building may be required prior to renovation or demolition of the building(s). Handling and disposal of any hazardous building material must be done in accordance with applicable legislation/guidelines.
5. Property line is 3.4m from lip of gutter, 0.3m from back of sidewalk on 11 Avenue SE
6. Property line is 2.7m from lip of gutter, 0.0m from back of sidewalk on 1 Street SE.
7. Property line is 3.4m from lip of gutter, 0.3m from back of sidewalk on 12 Avenue SE.
8. A bylawed setback of 2.134m is required adjacent to 11 Avenue SE and 12 Avenue SE as per the Land Use Bylaw.
9. A bylawed setback of 5.182m is required adjacent to 1 Street SE as per the Land Use Bylaw.



10. A corner cut of 4.5m x 4.5m is required adjacent to 11 Avenue SE and 1 Street SE and 12 Avenue SE and 1 Street SE.
11. Locations and dimensions of driveways must be approved by Transportation Planning. New driveways including driveway modifications or relocation must be constructed to City standards at the owner's expense. Obstructions such as storm catch basins, hydrants, power poles, etc. must be relocated to City standards at owner's expense. Wheelchair ramps are required where proposed driveway grades do not match intersecting sidewalk.
12. Existing driveways that are not required for this development must be closed (removed) to City standards at the owner's expense.
13. Calgary Roads is to determine if the existing driveway crossings, existing sidewalks, streetlighting, curb and gutter, etc. are to City standards. Replacement and/or rehabilitation is to be at the owner's expense.
14. Boulevard grade differences between existing/ultimate curbs and existing/ultimate property lines are not to exceed 2%.
15. Contact Barry Poon of Roads, Streetlighting, at 268-3770 for streetlighting information.

#### Waterworks

16. Water connection available from 11 Avenue SE and 12 Avenue SE.
17. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plans for Building Permit approval. Contact Fire Prevention Bureau at 268-5378.
18. Existing water service to be killed by City Waterworks and a new service installed at owner's expense.
19. A dual service is required to service this site (residential towers).
20. If further subdivision occurs in the future (including strata subdivision), each titled parcel MUST have separate service connections to the public mains (water and sanitary).
21. The size of service installed needs to be compatible with the size of the main (i.e. if they want a 250 service, then they need to upgrade the main to a 250 mm). If services are required to be larger than the main in which it connects, it is obvious that the public main is undersized for the site requirements. In this case, upgrades will be required at the developer's cost.
22. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Waterworks Specifications. The watermains are 90 years and older and although there has been minimum breaks during their life span, any disturbance during construction such as a new service connection or other alterations can cause breaks. Lead joints of old cast iron mains are very sensitive to ground movements.

## Wastewater & Drainage

23. Sanitary sewer connection available from 11 Avenue SE or 1 Street SE.
24. Storm sewer connection available from 11 Avenue SE.
25. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage.
26. Sanitary service test facility is required.
27. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
28. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
29. Allowable stormwater run-off co-efficient shall be 30%.
30. Ponding required for 1:100 year storm event.
31. Direct all roof drainage to on-site storm.
32. Each building shall be separately serviced from an on-site main.
33. All building openings, ramps, etc, adjacent to trap lows are to be min. 0.3 metres higher than the maximum water elevation at the 1:100 yr. depth or depth of spill, whichever is greater.
34. Storm Redevelopment Fees will be required.
35. Contain storm runoff on site.
36. Controlled stormwater discharge required.
37. All on-site sewers are to be designed to City of Calgary specifications.
38. Adequate easement protection will be required for all utilities. No trees, shrubs, permanent structures or unauthorized change of grades are permitted within the utility right-of-way.
39. Prior to the reuse of existing sewer(s), contact Mike Maclsaac, Wastewater & Drainage Operations Manager, at 268-1233, to arrange for an inspection by city personnel. If existing services are found to be unsuitable for reuse, new services shall be installed at the developer's expense.
40. If further subdivision occurs in the future (including strata subdivision), each titled parcel must have separate service connections to the public mains.
41. The Calgary River Valleys Plan was approved by City Council in April, 1984. Section C 1.2.2 of the Plan refers to Residential Infill Development/Redevelopment (RR1, R1 & R2 in the Floodplain and makes the following statement:

The following ADVISORY guidelines should be provided to all land owners/developers proposing construction in the floodplain areas in the City of Calgary. These advisory guidelines will not be included in the Land Use Bylaw.

### GENERAL

- a. Where it is desirable to have a detached single-family dwelling with a basement below the designated flood level, this floor should not contain bedrooms.
- b. Basements should not be utilized for storage of immovable or hazardous materials that are flammable, explosive or toxic.
- c. Footings and foundation walls should be cast-in-place concrete.
- d. The top of the basement walls should be a minimum of 12 inches/300mm above the designated flood level.
- e. Basement walls should be provided with at least two openable windows located on opposite sides of the building. The window sill should be at least 6 inches/150mm above the designated flood level.
- f. Where practical, stable fill may be used to raise the lowest portion of the building above the designated flood level, provided the building is not raised to a height which is not in keeping with surrounding buildings or conflict with the Land Use Bylaw.
- g. Where possible, buildings should be constructed with a longitudinal axis parallel to the direction of flood flow.

### ANCHORAGE

In order to resist floatation and lateral movement, the basement floor joists should either have the ends embedded in the basement concrete wall or the header joist mechanically fastened to the required anchor bolts for the sill plate, or any other system providing similar protection.

### BASEMENT DRAINAGE SYSTEM

- a. A sump pump shall be provided in the basement.
- b. The outfall pipe should be looped and discharge above the designated flood level.
- c. A separate electrical circuit should be provided for the sump pump with the operating switch located above the designated flood level.
- d. Basement walls should be made water tight through the use of paints, membranes and mortars to minimize seepage.
- e. Installation of cutoff valves on sewer lines or the elimination of gravity flow basement drains.

## ADDITIONAL INFORMATION

For additional information on flood protection and damage reduction alternatives in the floodplain, contact Wastewater & Drainage at 268-5731. For more information on land use matters in the floodplain, contact Development & Building Approvals at 268-5333.

Floodway/Floodplain maps may be purchased from Planning & Transportation Policy Information Centre, 4<sup>th</sup> Floor, Municipal Building at 268-5333.

Copies of the Land Use Bylaw, Section 19.1 Floodway and Floodplain Special Regulations (Bylaw No. 5P85) are available from Planning & Transportation Policy, Information Centre, 4<sup>th</sup> Floor, Municipal Building at 268-5333 or online at [calgary.ca/docgallery/bu/planning/pdf/land\\_use\\_bylaw2P80/bylaw.pdf](http://calgary.ca/docgallery/bu/planning/pdf/land_use_bylaw2P80/bylaw.pdf).

Calgary Roads should be contacted to ensure building grades are compatible with future road grades.

42. The applicant must apply for a line assignment from Utility Line Assignments for tree planting in the City road right-of-way (boulevard). This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and five (5) landscape plans showing all of the following information:
- property lines
  - curb/sidewalks
  - species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
  - existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
  - dimensions from property line to all of the above features.

Include the Development Permit Number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to Mr. Sid Hoover, Supervisor, Utility Line Assignments, 6<sup>th</sup> Floor – 800 Macleod Trail S.E., Calgary, Alberta, T2P 2M5.

### Parks:

43. Future subdivision of this site may require a dedication of reserve.
44. The Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land.
45. Permits issued by City of Calgary Roads are required if construction activities use or cross any portion of the road rights-of-way (including boulevards). Permits are obtained at Traffic Engineering Division, 2808 Spiller RD SE. For further permit information call 268-1082 or consult The City of Calgary Roads' website at [www.calgary.ca/roads](http://www.calgary.ca/roads) and follow the "Permit" link.
46. A condition of the issuance of permits by City of Calgary Roads may be the requirement for a tree protection plan when construction activities are within 6 meters of a tree on Public land. Requirements and specifications for a Tree Protection Plan may be obtained at [www.calgary.ca/parks](http://www.calgary.ca/parks) by following the Urban Forestry links for by telephoning Urban Forestry at 268-2677.

47. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. Individual Public Trees can have values ranging in the thousands of dollars depending on size and species. For example, a 50-cm diameter American Elm can have a value of \$8300.00. For further information on tree value and compensation please call Urban Forestry at 268-2677 or [www.calgary.ca/parks](http://www.calgary.ca/parks) and follow the Urban Forestry links. You may wish to consider this cost during the design and development of your project. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Arborists are found in the telephone directory under 'Tree Service'.

Planning:

48. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
49. The development must commence before July 27, 2009 or this permit will no longer be valid.
50. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter.
51. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the building, including those which are required through the building permit process.
52. The lighting system for the above grade mews area shall be located in such a manner that it does not adversely affect the nearby residential development.
53. In addition to your Development Permit, you should be aware that a Building Permit is also required. Now that your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information.

Transportation:

54. The applicant shall make arrangements in advance to use City ROW for the purpose of construction. Contact Traffic Assessment at 268-5711 to arrange for a hoarding permit.
55. 11 Av S is a signed on-street bikeway through the downtown. Bicycle access to and through the site, including to Class 1 (secure) and Class 2 (short stay) bike parking areas, should take this into consideration.

Dwayne Drobot  
2006 July 27

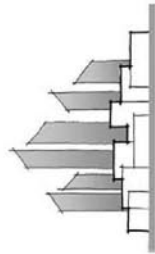
### Applicant's Submission

Keynote Development Corp is pleased to offer Keynote, the Beltline Communities true comprehensively designed, mixed use project. Located between 11th and 12th ave. S.E. and also fronting onto 1st Street S.E., this site plays a significant role in the continued redevelopment and resurgence of the Beltline District. As well as being located on the primary East-West one-way couplets that serve the district, it also occupies a focal point for the southward movement of Downtown pedestrians and motorists as they leave the downtown core into the communities of the south. These communities and districts include Victoria Park and Connaught, while also linking the site and the downtown core with the redevelopment of the Stampede Park to the East.

Designed as an "Urban Village", this development provides for a mixture of high quality residential units in a variety of configurations, a Class A office tower, and restaurant, retail and food store commercial uses along the street edges. Underground parking (4 levels) is provided for commercial, retail and residential users of the project and short term visitor parking is also provided along the interior courtyard linking 11th to 12th ave. This internal mews also provides an important pedestrian link from the downtown to the new N.W entry to Stampede Park. This internal courtyard provides a mid block pedestrian connection through the site providing additional retail and residential access points along its path, while removing all loading, service and underground parkade access conditions from the City street frontages, leaving them free for uninterrupted active uses. The development will also include a weather-protected plus 15 link from the 2nd residential tower to the retail podium to promote pedestrian travel within the complex.

A varied mixture of street level massing, incorporating traditional brick masonry and warehouse proportions, is melded into a contemporary, pedestrian friendly environment that meets and exceeds the planning directives as highlighted in the newly formed Beltline ARP. The three towers that emerge from the masonry base are a simple yet elegant combination of metal and glass forms that step up in height. The three towers begin with the lower scaled office tower, with its main entry off of 11th ave and 1st St, a residential condo tower that is mid point along 12th ave, up to the tallest tower (and last phase) at mid-block along 11th ave. Each of these towers is visually rotated at 45 degrees to the street grid to improve sunlight penetration within and around the block, to create clear unimpeded sight lines from within each of the towers past the next, and to create a dynamic, powerful collection of angled forms, reflective of the importance of this transitional site from the Downtown to the Beltline.

As much attention has been paid to the street level experience and active uses, an equal level of detailing has been provided on upper public terraces and roof-top landscaped decks at the tops of all three towers. The greening of these levels both promotes and enhances the functionality of the roofscapes, while also contributing to the extensive sustainable focus of this development (incorporating highly absorptive roofing material while providing a vegetative roofing cover). The project will incorporate numerous "green principles" including but not limited to: water efficient irrigation and low flow fixtures, energy efficient glazing and mechanical systems (supported by efficient controls and operable windows), pervasive use of low emitting (low VOC) materials throughout the project, and both a recycling program that is initiated prior to construction as well as promoting long term programs aimed at facility occupants. In addition to these quantifiable sustainable objectives, and as evidenced by its very name, the development will lead the sustainable directive to promote the ideals of live, work and play in unison and in harmony with its environment.



# KEYNOTE

## DEVELOPMENT PERMIT APPLICATION

PRIOR TO DECISION

JULY 12, 2006

**Gibbs Gage**  
ARCHITECTS  
INC. 100 EAST WASHINGTON STREET, SUITE 1000  
ANN ARBOR, MI 48106-1000

### DRAWING LIST

DP-01	VICINITY PLAN, PHASING DIAGRAM, SITE STATISTICS	DP-06	FLOOR PLANS - LEVELS 7+	DP-13	BUILDING ELEVATIONS (INTERIOR STREET)
DP-02	SURVEY SITE PLAN	DP-07	FLOOR PLANS - LEVELS 23+	DP-13A	BUILDING ELEVATIONS / DETAILS
DP-03	SITE PLAN / FLOOR PLAN - LEVEL 1	DP-08	FLOOR PLANS - PENTHOUSE LEVELS	DP-13B	BUILDING ELEVATIONS / DETAILS
DP-03A	VEHICLE ACCESS TO SITE AND LOADING AREAS	DP-09	FLOOR PLANS - MECHANICAL	DP-14	SITE SECTION
C-01	SITE SERVICING PLAN	DP-09A	RESIDENTIAL SUITE LAYOUTS	DP-15	TOWER SEPARATION DIAGRAM
C-02	SITE GRADING PLAN	DP-10	PARKADE PLAN - LEVEL 1	DP-16	SHADOW STUDY (MARCH 1ST)
DP-L1	CONCEPTUAL LANDSCAPE PLAN	DP-11	PARKADE PLAN - LEVEL 2	DP-16A	SHADOW STUDY (JUNE 1ST)
DP-L2	CONCEPTUAL LANDSCAPE PLAN - TERRACE LEVELS	DP-11A	PARKADE PLAN - LEVEL 3	DP-16B	SHADOW STUDY (SEPTEMBER 1ST)
DP-L3	DETAILS	DP-11B	PARKADE PLAN - LEVEL 4		
DP-04	FLOOR PLAN - LEVEL 2	DP-11C	PARKADE RAMP SECTIONS		
DP-05	FLOOR PLAN - LEVEL 3	DP-12	BUILDING ELEVATIONS		
DP-05A	FLOOR PLAN - LEVELS 4+				





Notes:  
 1. All dimensions are in meters and are rounded to the nearest millimeter.  
 2. All bearings are given in degrees, minutes and seconds.  
 3. All bearings are given in degrees, minutes and seconds.  
 4. All bearings are given in degrees, minutes and seconds.  
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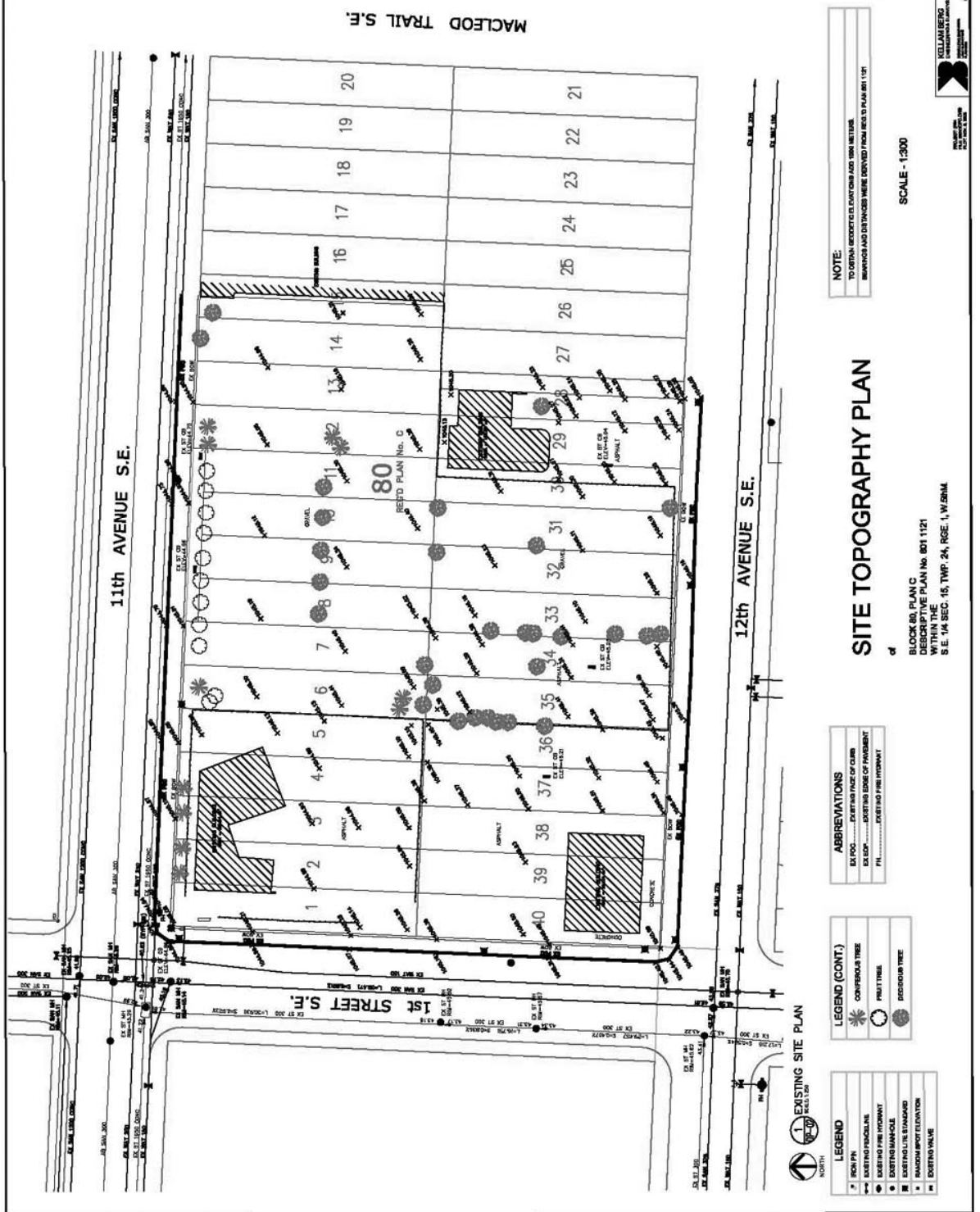
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

Revisions	By	Date
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2	JK	06-22-06
3	JK	06-22-06
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5	JK	06-22-06
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39	JK	06-22-06
40	JK	06-22-06

Project:  
 KEYNOTE  
 OFFICE &  
 RESIDENTIAL  
 SURVEY SITE PLAN  
 Calgary, Alberta  
 Survey No. 06-22-06

**Gibbs Gage**  
 ARCHITECTS  
 100, 10th Avenue S.E.  
 Calgary, Alberta  
 T2G 1A1  
 Tel: 403.243.5500  
 Fax: 403.243.5501

Plan No. **DP-02**  
 Scale: 1:300



**NOTE:**  
 TO OBTAIN ACCURATE ELEVATIONS AND SPOT ELEVATIONS  
 SURVEYING AND DISTANCES WERE OBTAINED FROM REELS OF PLAN BY 1:501

**SITE TOPOGRAPHY PLAN**  
 BLOCK 80, PLAN C  
 DESCRIPTIVE PLAN No. 801 1121  
 WITHIN THE  
 S.E. 1/4 SEC. 15, TWP. 24, RGE. 1, W. 29M

**LEGEND**

CON FR	EXISTING FENCE LINE
CON TR	EXISTING FIRE HYDRANT
CON M	EXISTING MANHOLE
CON L	EXISTING LITE STANDARD
CON E	RANDOM SPOT ELEVATION
CON V	EXISTING VALVE

**LEGEND (CONT.)**

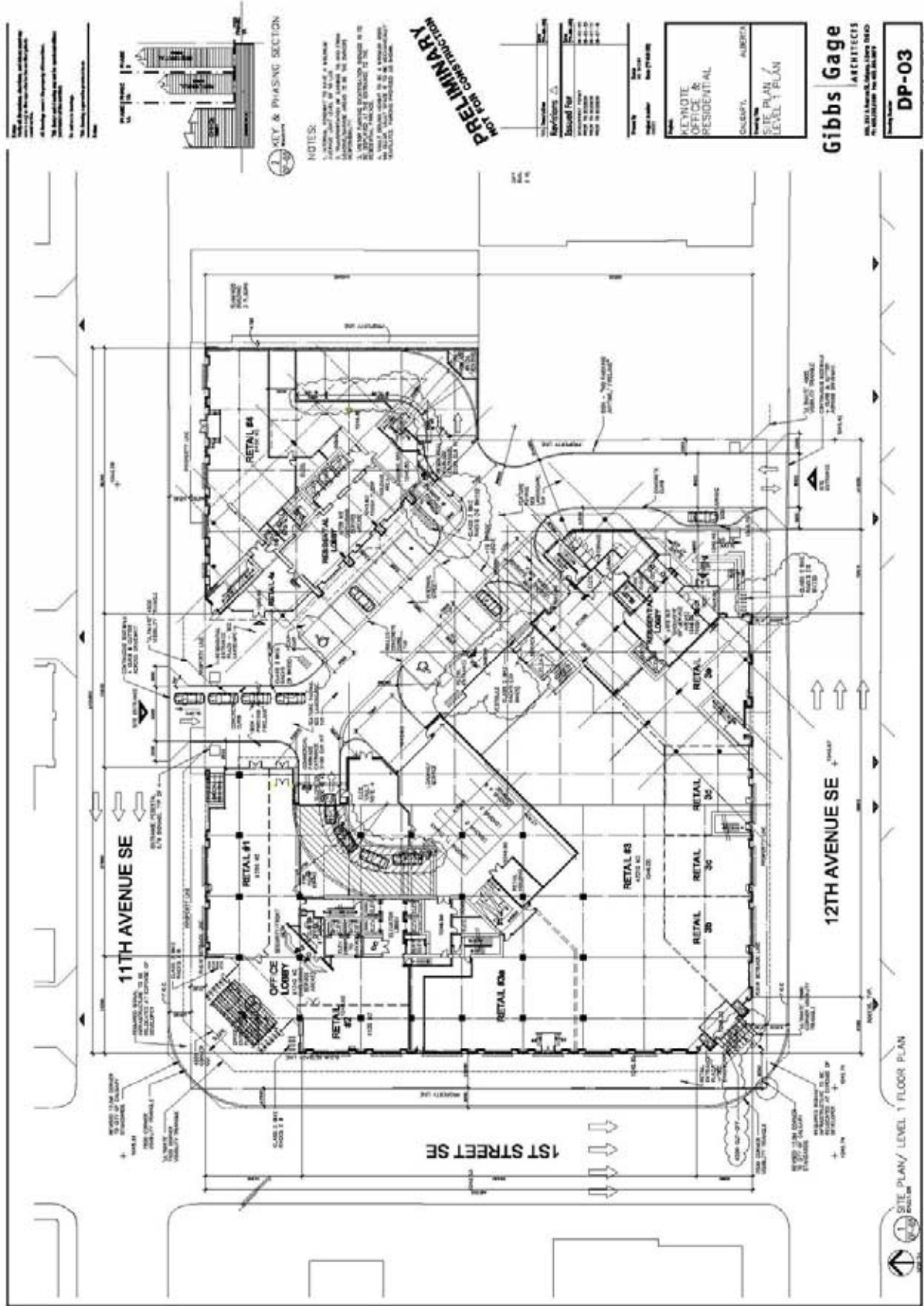
CON T	CONIFEROUS TREE
CON F	FRUIT TREE
CON D	DECIDUOUS TREE

**ABBREVIATIONS**

EX FOC	EXISTING FACE OF CURB
EX ED	EXISTING EDGE OF PAVEMENT
EX PI	EXISTING FIRE HYDRANT



PROFESSIONAL ENGINEER  
 PROVINCE OF ALBERTA  
 No. 10000  
 J. K. [Name]



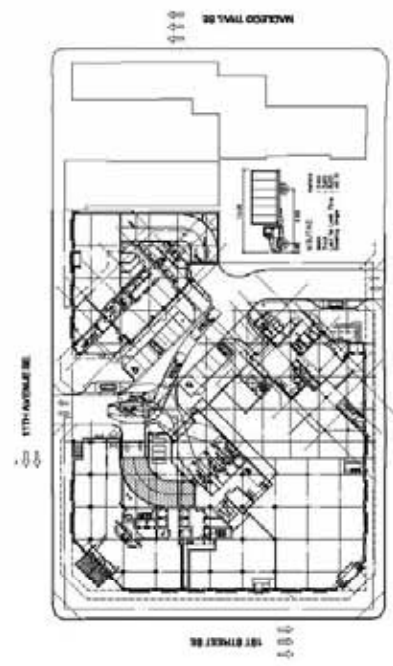
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 2. All dimensions are in meters unless otherwise specified.  
 3. All dimensions are to the centerline of the structure unless otherwise specified.  
 4. All dimensions are to the centerline of the structure unless otherwise specified.  
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**PRELIMINARY**  
 NOT FOR CONSTRUCTION

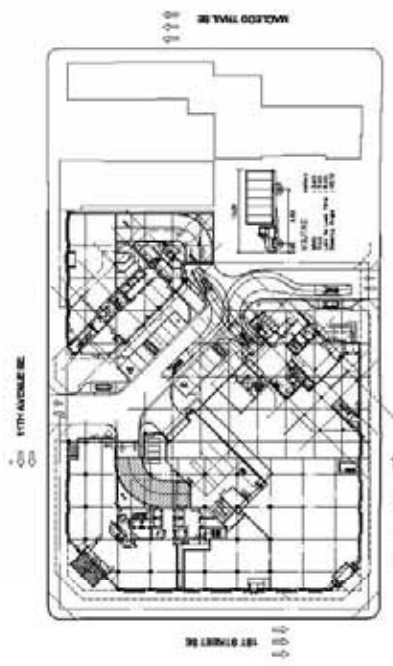
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North Arrow	As Shown
Author	JAG
Checked	JAG
Date	2006-07-27

**KEYNOTE OFFICE & RESIDENTIAL**  
 CALGARY, ALBERTA  
**VEHICLE ACCESS TO SITE AND LOADING AREAS**

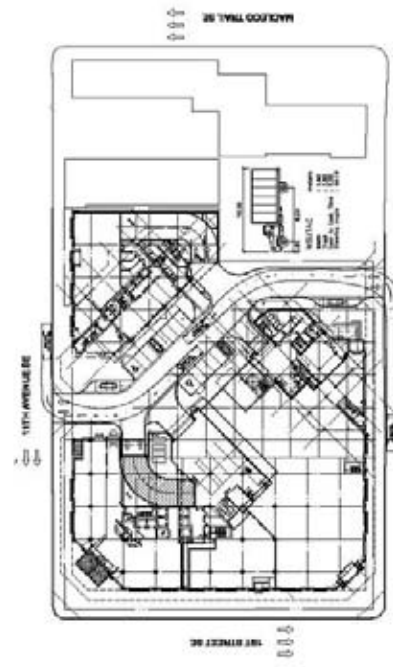
**Gibbs Gage**  
 ARCHITECTS  
 1001 10th Avenue SW, Suite 1000  
 Calgary, Alberta T2P 1C9  
**DP-3a**  
 Final 2006-07-27



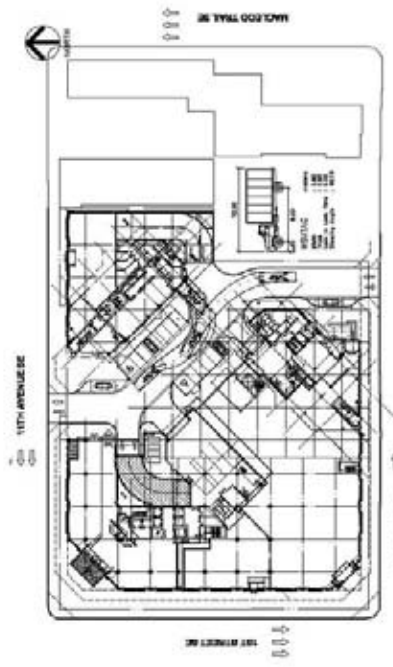
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 (Scale 1:500)



1 VEHICLE ACCESS TO LOADING AREA  
 (Scale 1:500)



1 VEHICLE ACCESS TO SITE  
 (Scale 1:500)



1 VEHICLE ACCESS LOADING AREA  
 (Scale 1:500)

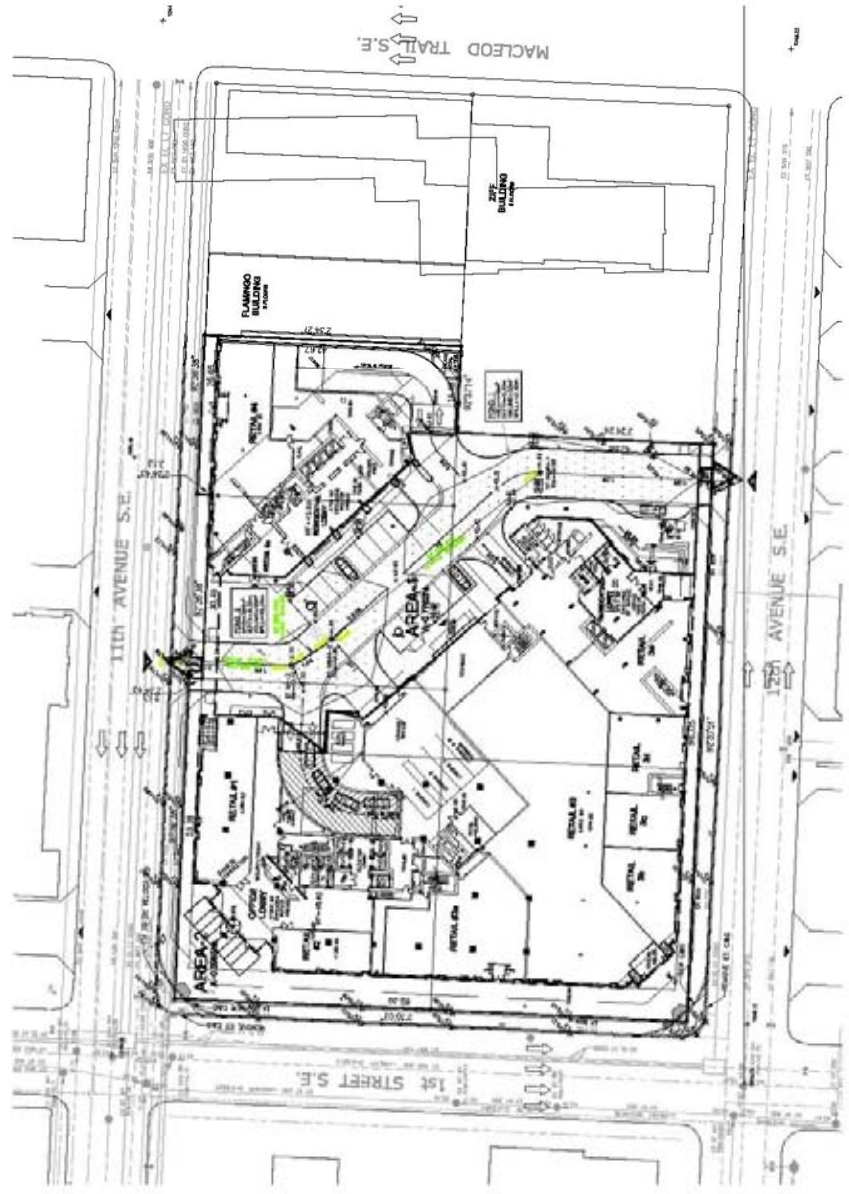
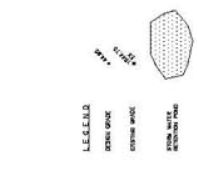


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ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

THE DESIGN OF THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF CALGARY AND THE ALBERTA HEALTH SERVICES.

THE DESIGN OF THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE CITY OF CALGARY AND THE ALBERTA HEALTH SERVICES.



**PRELIMINARY**  
NOT FOR CONSTRUCTION

Not Issued	Date (YY-MM-DD)
Revisions	△
Issued For	Date (YY-MM-DD)
Project To Release	Date (YY-MM-DD)

Project: KEYNOTE OFFICE & RESIDENTIAL

Location: CALGARY, ALBERTA

Site: SITE GRADING PLAN

**Gibbs Gage**  
ARCHITECTS

406 207 8 Avenue S.E. Calgary, Alberta T2C 2G0  
Tel: 403.243.0000 Fax: 403.243.0001

Project Number: **C-02**

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CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS

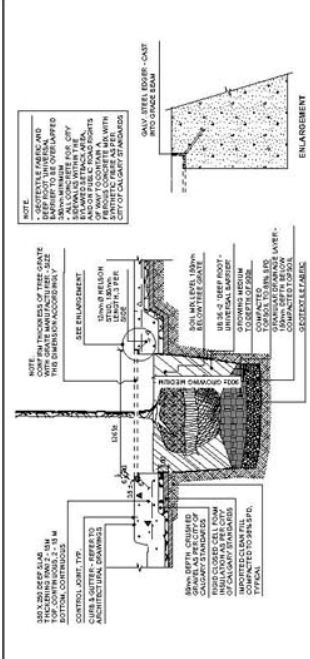
1040 - 15, ST. SW. CALGARY, AB T2H 3G1  
PHONE: (403) 242-0000 FAX: (403) 242-0005

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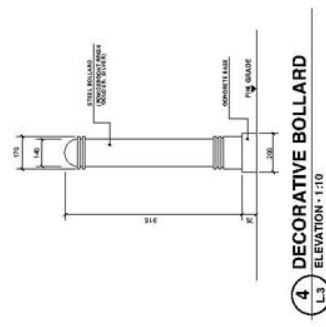




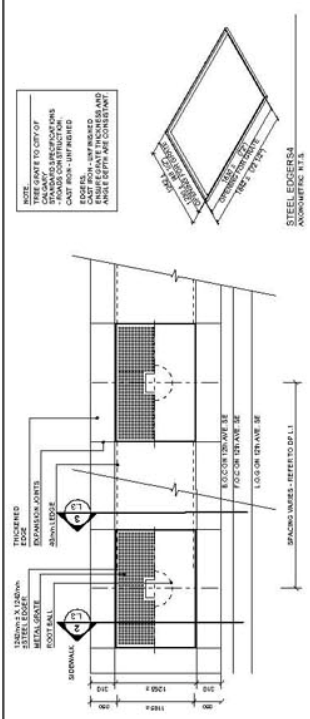
Notes:  
 1. All dimensions, materials, and details are to be as shown unless otherwise indicated.  
 2. All materials to be approved by the City of Calgary.  
 3. All materials to be approved by the City of Calgary.  
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 5. All materials to be approved by the City of Calgary.  
 6. All materials to be approved by the City of Calgary.  
 7. All materials to be approved by the City of Calgary.  
 8. All materials to be approved by the City of Calgary.  
 9. All materials to be approved by the City of Calgary.  
 10. All materials to be approved by the City of Calgary.



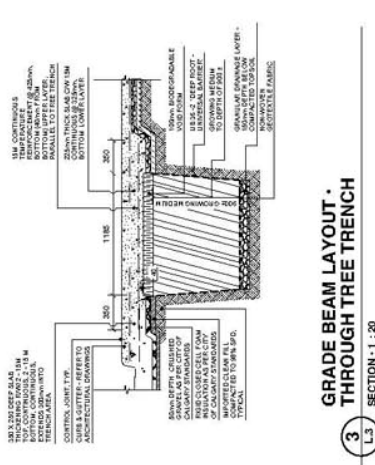
2. GRADE BEAM LAYOUT - AT EDGE OF TREE GRATE  
 SECTION - 1:20



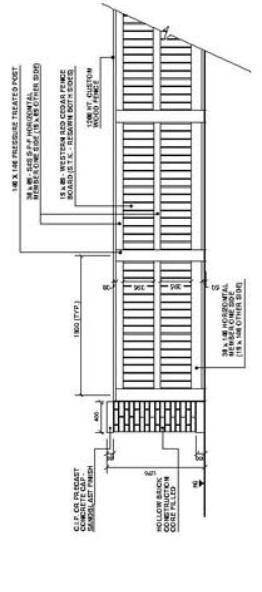
4. DECORATIVE BOLLARD  
 ELEVATION - 1:10



1. SQUARE TREE GRATE AND TREE TRENCH LAYOUT  
 PLAN - 1:30



3. GRADE BEAM LAYOUT THROUGH TREE TRENCH  
 SECTION - 1:20



5. DECORATIVE FENCE  
 ELEVATION - 1:25

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	2006/07/27	MM
2	FOR TO DECISION	2006/08/02	MM
3	FOR TO DECISION PROJECT TO PROCEED	2006/07/18	MM
4	FOR TO DECISION PROJECT TO PROCEED	2006/07/18	MM

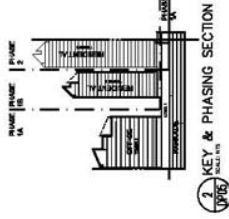
Project: KEYNOTE OFFICE & RESIDENTIAL DETAILS  
 Location: CALGARY, ALBERTA  
 Drawing No: DP-1.3

**Gibbs Gage ARCHITECTS**  
 302, 271, 4 Avenue SW, Calgary, Alberta T2C 2C2  
 P: 403.243.2008 F: 403.243.0879  
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Notes:  
 1. All dimensions are shown in millimeters and shall be maintained throughout the construction process.  
 2. All dimensions are to the centerline of the wall unless otherwise indicated.  
 3. All dimensions are to the centerline of the column unless otherwise indicated.  
 4. All dimensions are to the centerline of the beam unless otherwise indicated.  
 5. All dimensions are to the centerline of the slab unless otherwise indicated.  
 6. All dimensions are to the centerline of the wall unless otherwise indicated.  
 7. All dimensions are to the centerline of the column unless otherwise indicated.  
 8. All dimensions are to the centerline of the beam unless otherwise indicated.  
 9. All dimensions are to the centerline of the slab unless otherwise indicated.  
 10. All dimensions are to the centerline of the wall unless otherwise indicated.



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

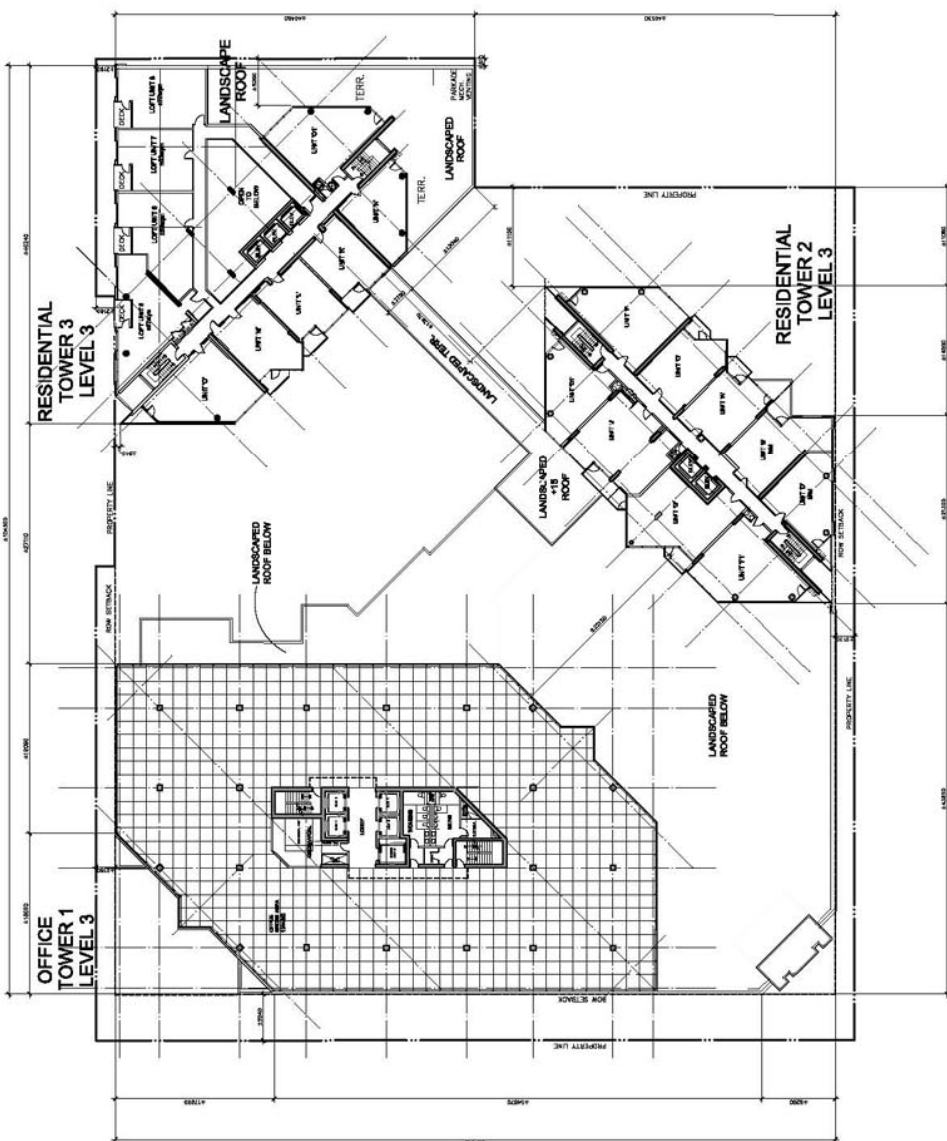
Scale	1:100
Revisions	Issued For
DATE OF PRINT	10-10-06
PROJECT NO.	DP-05

Drawn By: **SKB**  
 Checked By: **SKB**  
 Project Number: **DP-05**  
 Date: **10/10/06**

**KEYNOTE OFFICE & RESIDENTIAL**  
**RESIDENTIAL FLOOR PLANS LEVELS 3**  
 CALGARY, ALBERTA

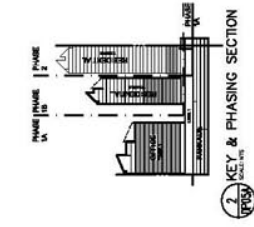
**Gibbs Gage** ARCHITECTS  
 100, 20 & 30 Street, S.E. Calgary, Alberta  
 T2G 1R7  
 Phone: (403) 243-1100  
 Fax: (403) 243-1101  
 Email: info@gibbsgage.com

Project Number: **DP-05**  
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LEVEL 3  
 DP-05  
 NORTH

Notes:  
 1. All dimensions are indicated in millimeters and shall be taken from the center of the member unless otherwise indicated.  
 2. All dimensions are to be taken from the center of the member unless otherwise indicated.  
 3. All dimensions are to be taken from the center of the member unless otherwise indicated.  
 4. All dimensions are to be taken from the center of the member unless otherwise indicated.  
 5. All dimensions are to be taken from the center of the member unless otherwise indicated.



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

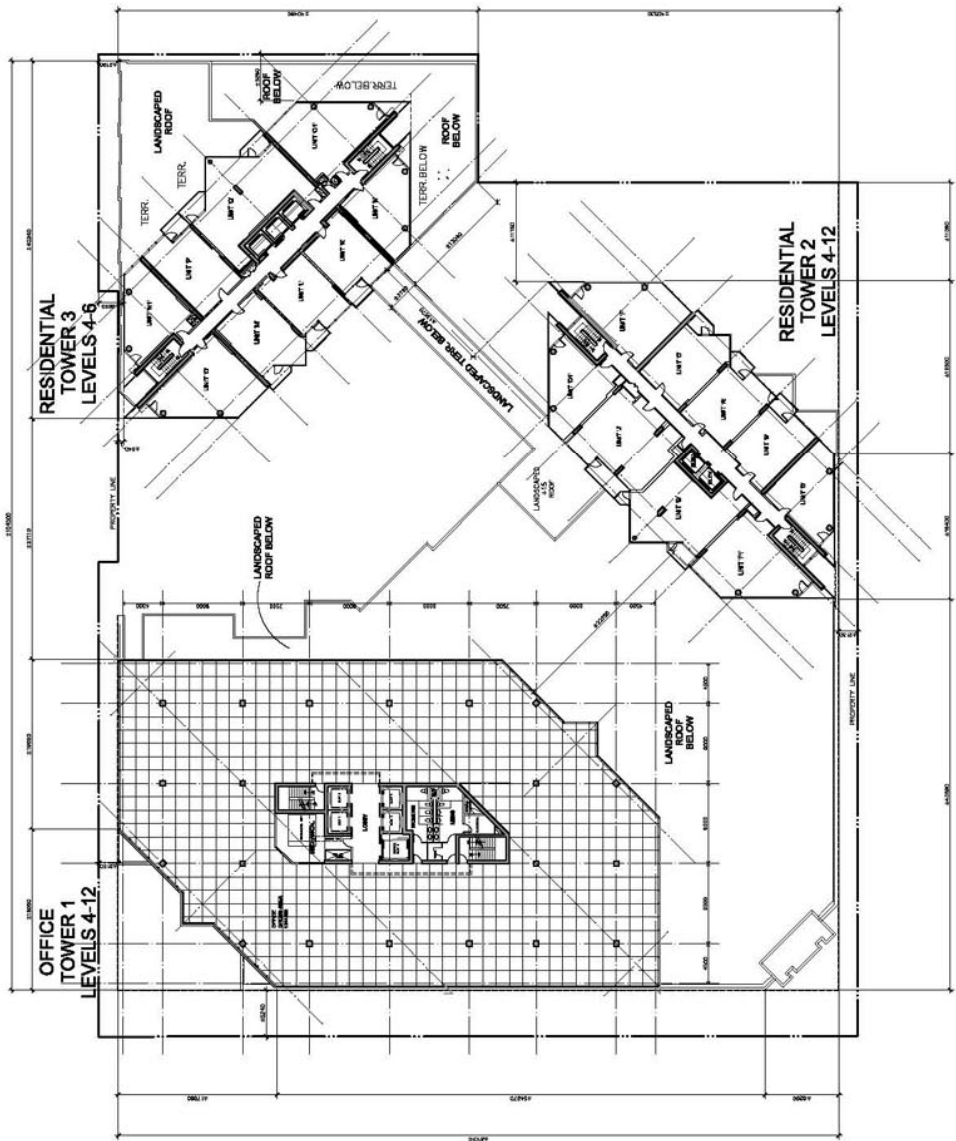
Wall Assembly	(1) 150 mm
Roof Assembly	(1) 150 mm
Slab Assembly	(1) 150 mm
Column Assembly	(1) 150 mm

Drawn By: [Name]  
 Project Number: [Number]  
 Date: [Date]

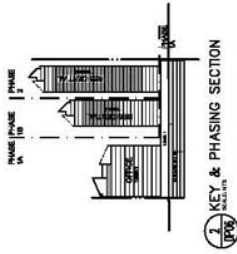
**KEYNOTE OFFICE & RESIDENTIAL**  
 CALGARY, ALBERTA  
 FLOOR PLAN LEVELS 4+

**Gibbs Gage ARCHITECTS**  
 100, 207, 8 Avenue SE, Calgary, Alberta T2C 1S0  
 Tel: 403.233.2800 Fax: 403.234.4877

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Notes:  
 1. All construction shall be in accordance with the City of Calgary Building Code and all applicable standards.  
 2. All construction shall be in accordance with the City of Calgary Building Code and all applicable standards.  
 3. The design and construction shall be subject to the approval of the City of Calgary.  
 4. All construction shall be in accordance with the City of Calgary Building Code and all applicable standards.  
 5. All construction shall be in accordance with the City of Calgary Building Code and all applicable standards.



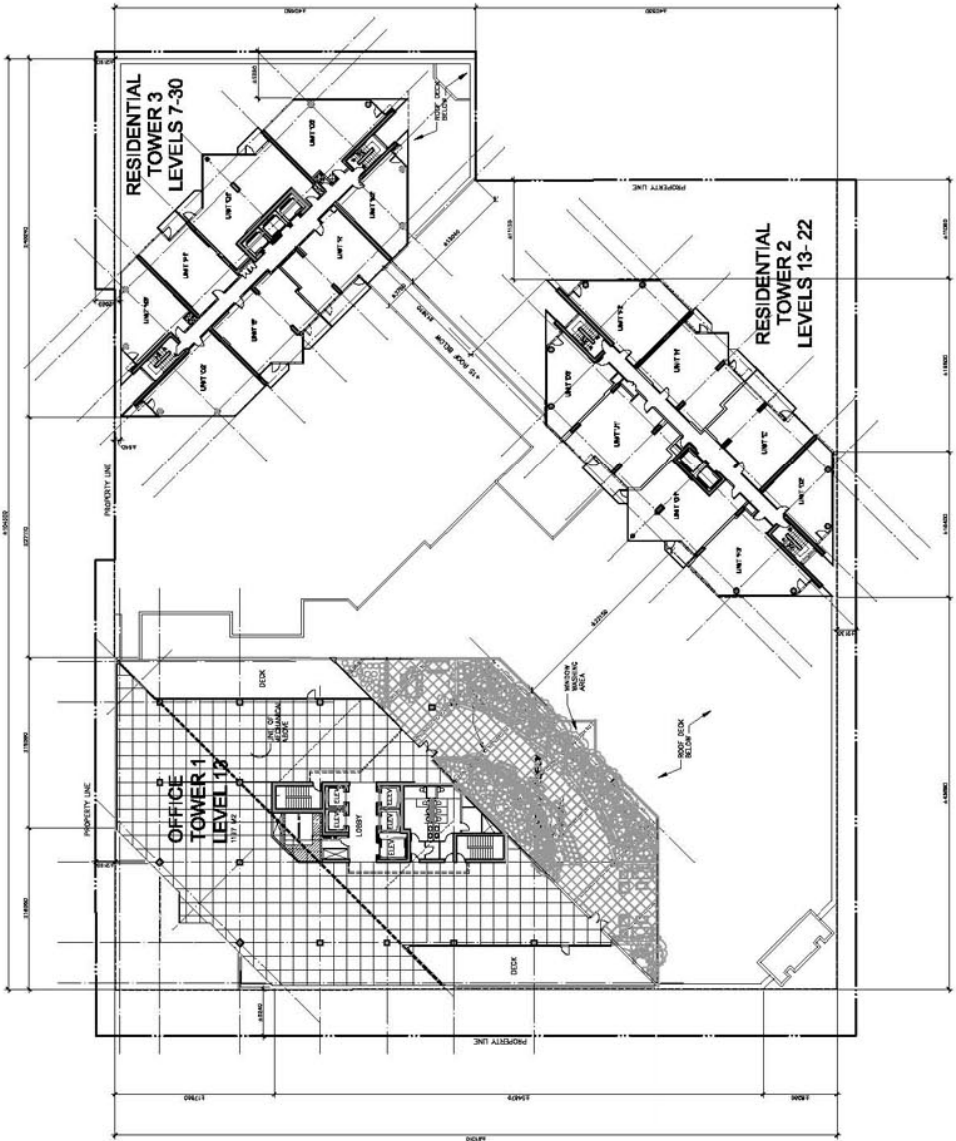
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

Revisions	By	Date

Drawn By: [Name]  
 Checked By: [Name]  
 Project Number: [Number]  
 Date: [Date]

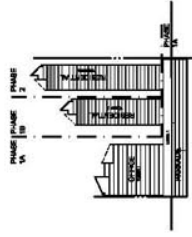
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 CALGARY, ALBERTA  
 FLOOR PLANS LEVELS 7+  
 Project: [Name]  
 Drawing No: [Number]

**Gibbs Gage**  
 ARCHITECTS  
 500, 177, 18th Avenue SE, Calgary, Alberta T2C 0C3  
 PH: 403.243.2200 FAX: 403.243.2201  
 Drawing Number: **DP-06**



**LEVELS 13+**  
 100%  
 100%  
 100%

Notes:  
 1. All dimensions are in millimeters unless otherwise specified.  
 2. All work is to be done in accordance with the Alberta Building Code.  
 3. All work is to be done in accordance with the Alberta Fire Code.  
 4. All work is to be done in accordance with the Alberta Electrical Code.  
 5. All work is to be done in accordance with the Alberta Gas Code.  
 6. All work is to be done in accordance with the Alberta Mechanical Code.  
 7. All work is to be done in accordance with the Alberta Plumbing Code.  
 8. All work is to be done in accordance with the Alberta Fire Protection Code.  
 9. All work is to be done in accordance with the Alberta Fire Alarm Code.  
 10. All work is to be done in accordance with the Alberta Fire Sprinkler Code.



2 KEY & PHASING SECTION  
 07/07

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

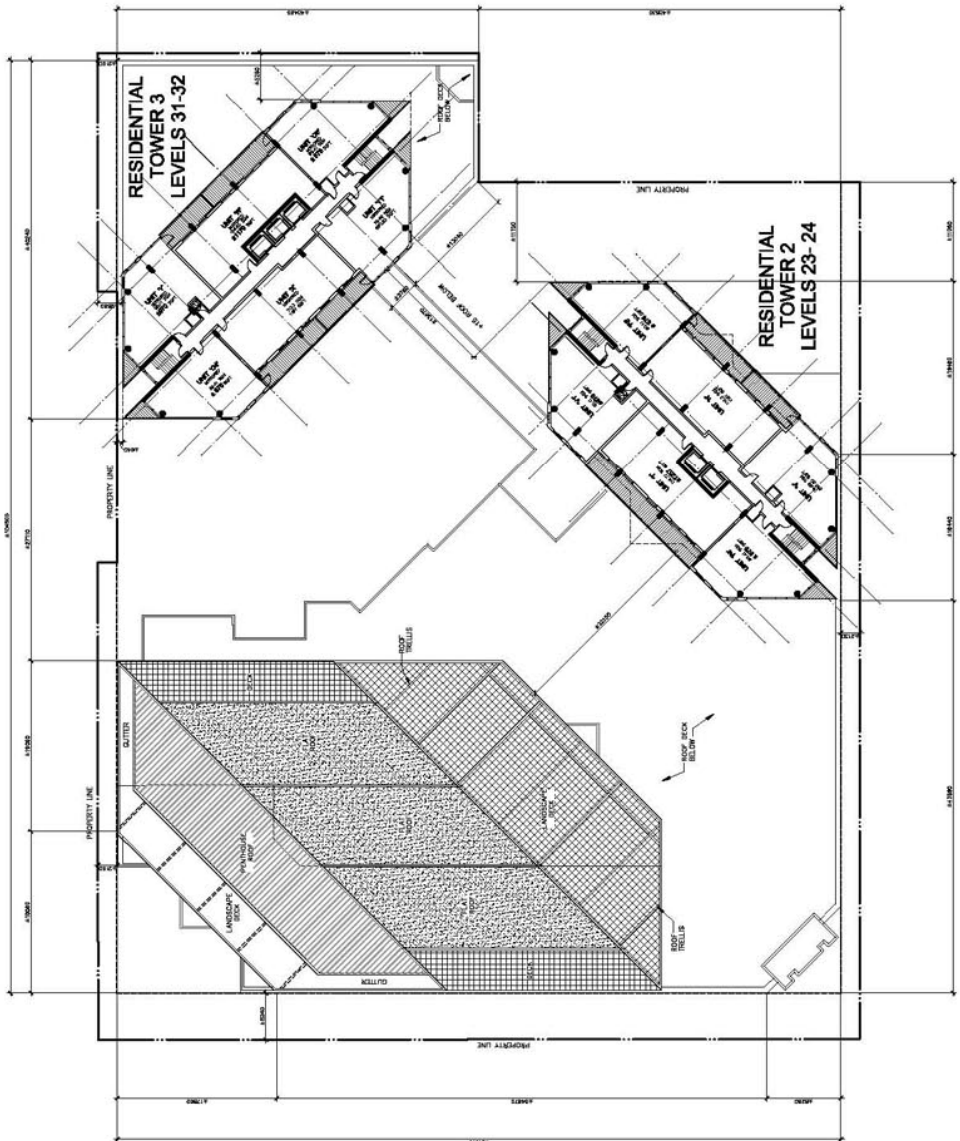
Revisions	Issued For
1. 07/07	07/07
2. 07/07	07/07

Drawn By	Scale
07/07	1:100
07/07	1:100

Project:  
 KEYNOTE  
 OFFICE &  
 RESIDENTIAL  
 ALBERTA  
 PROJECT PLANS  
 LEVELS 23+

**Gibbs Gage**  
 ARCHITECTS  
 200, 27th Avenue, Calgary, Alberta T2C 1K2  
 TEL: (403) 243-1111  
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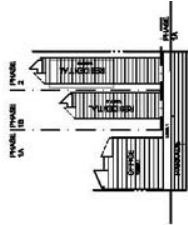
Drawing No: **DP-07**



**RESIDENTIAL TOWERS - LEVELS 23+**



These drawings, specifications, and other documents shall be read in conjunction with the contract documents for the project.  
 All work shall be in accordance with the contract documents.  
 The design is intended to be used for the purposes stated in the contract documents.  
 The design is intended to be used for the purposes stated in the contract documents.  
 The design is intended to be used for the purposes stated in the contract documents.



KEY & PHASING SECTION

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

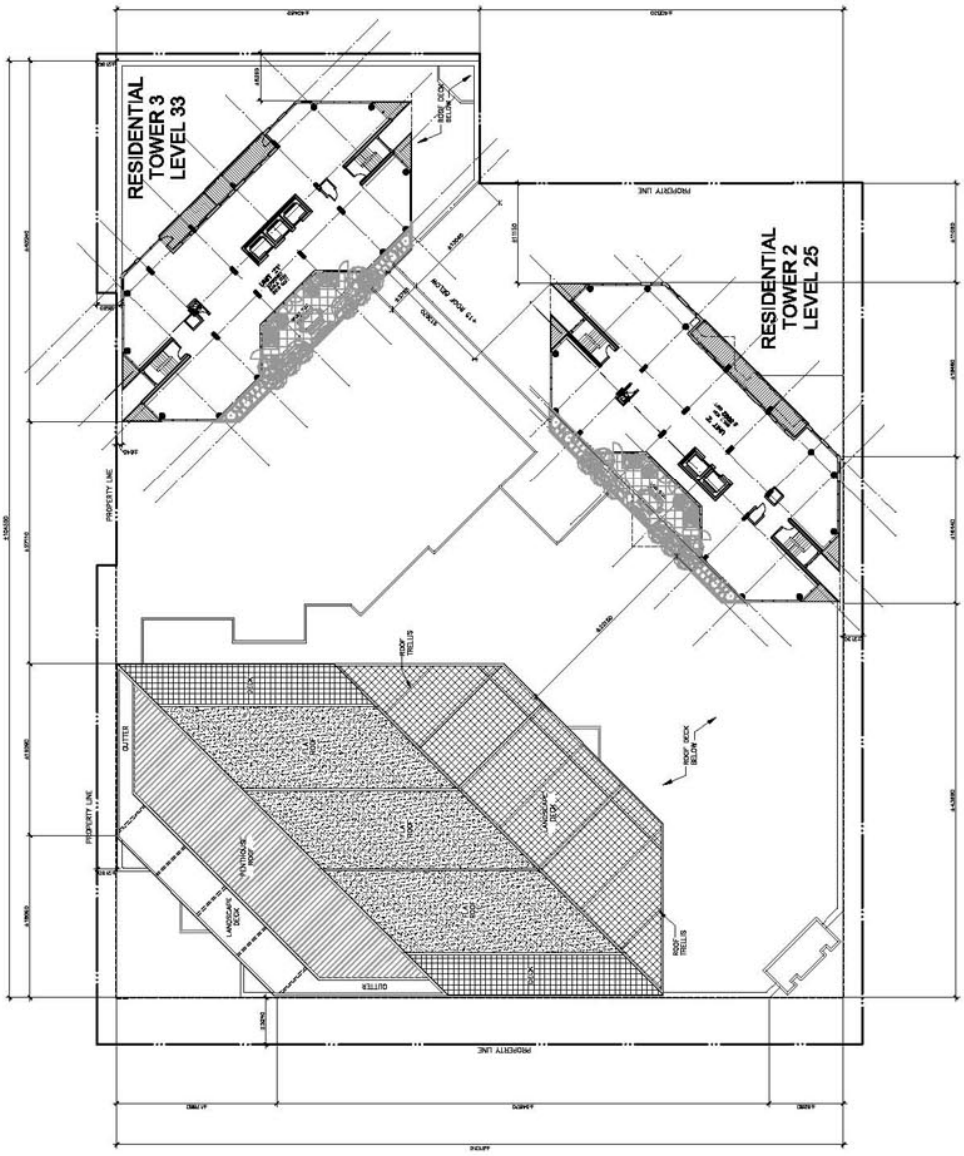
Revisions	Issued For
1	FOR PERMITTING
2	FOR CONSTRUCTION

Drawn By	Scale
Checked By	Date

**KEYNOTE CENTRE RESIDENTIAL**  
 CALGARY, ALBERTA  
 FLOOR PLANS  
 PENTHOUSE LEVELS

**Gibbs Gage**  
 ARCHITECTS  
 1000 10th Avenue, Suite 1000  
 Calgary, Alberta T2P 1K1

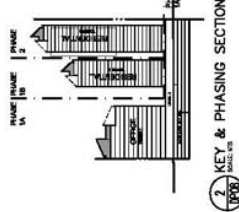
Drawing Number  
**DP-08**



RESIDENTIAL TOWERS - PENTHOUSE



Notes:  
 1. All dimensions, locations, and elevations are shown for information only. They are not to be used for construction purposes.  
 2. All drawings are the property of the architect.  
 3. The design and construction are subject to the local laws and codes of the jurisdiction.  
 4. The architect is not responsible for the construction of the building.



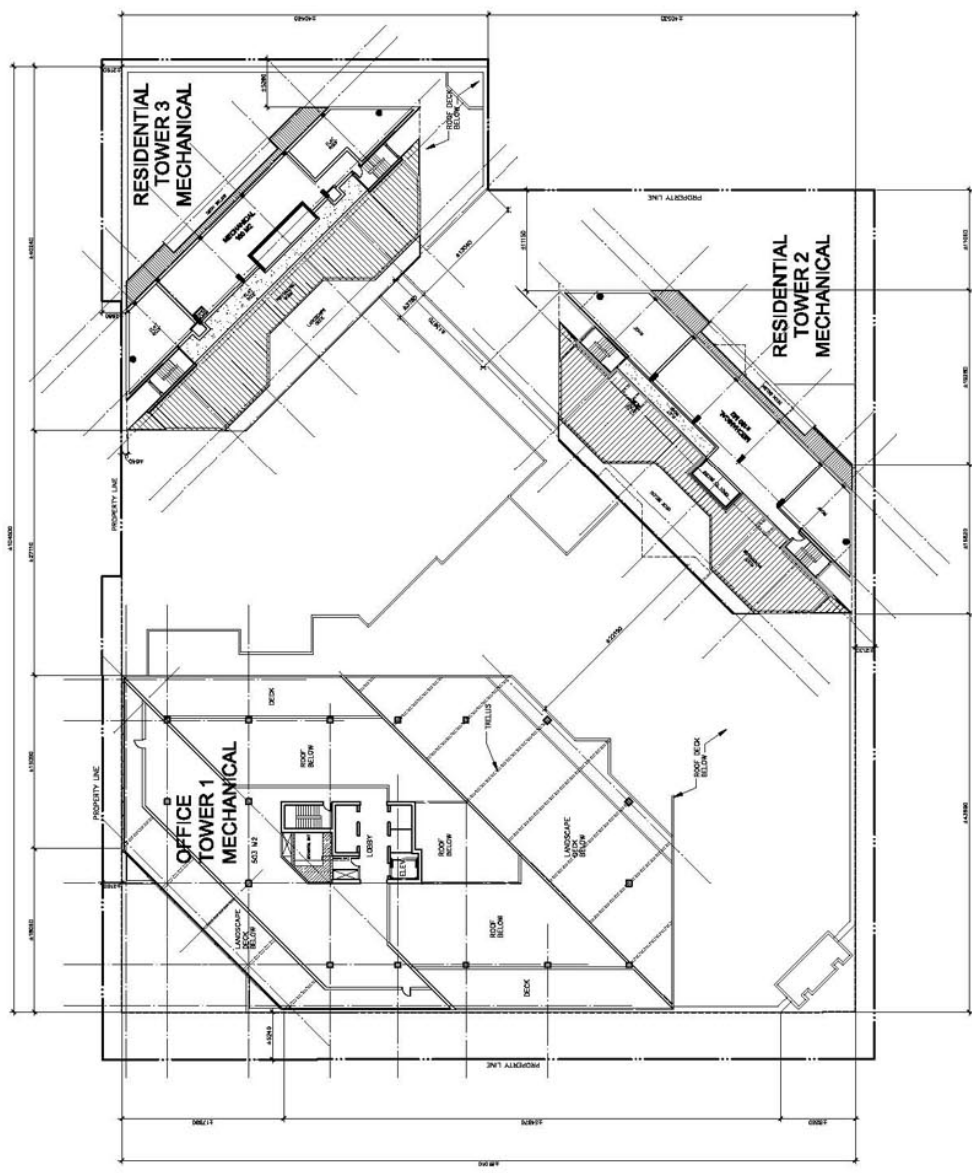
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

No.	Description	Date
1	Issued For	06-24-06
2	Revisions	07-27-06

Drawn By: [Name]  
 Checked By: [Name]  
 Date: 06-24-06

**KEYNOTE OFFICE & RESIDENTIAL FLOOR PLANS MECHANICAL**  
 CALGARY, ALBERTA

**Gibbs Gage ARCHITECTS**  
 100, 121, & 123 Avenue SE, Calgary, Alberta T2C 1S4  
 PH: 403.271.5000 Fax: 403.271.5001  
**DP-09**



1 OFFICE & RESIDENTIAL TOWER MECHANICAL FLOOR PLANS  
 NORTH

Notes:  
 1. All dimensions, including wall thicknesses, are shown in millimeters.  
 2. All dimensions are to the centerline of the wall unless otherwise noted.  
 3. All dimensions are to the centerline of the wall unless otherwise noted.  
 4. All dimensions are to the centerline of the wall unless otherwise noted.  
 5. All dimensions are to the centerline of the wall unless otherwise noted.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

Revised By	Issue No.
Revised Date	Issue Date
Revised For	Issue For
Revised By	Issue No.
Revised Date	Issue Date
Revised For	Issue For

Drawn By: [Name]  
 Scale: [Scale]  
 Project Number: [Number]  
 Date: [Date]

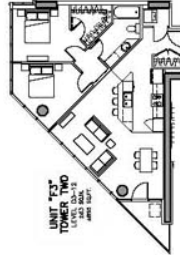
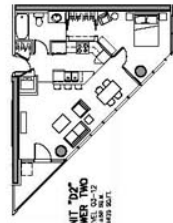
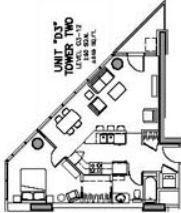
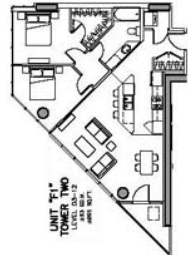
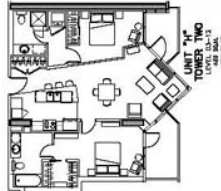
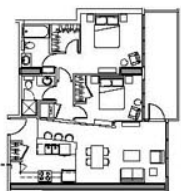
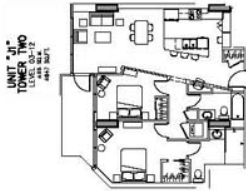
**KEYNOTE**  
**OFFICE &**  
**RESIDENTIAL**  
**RESIDENTIAL SUITES**  
**LAYOUTS**

CALGARY, ALBERTA

**Gibbs Gage**  
 ARCHITECTS

300, 207, 4 Avenue SE, Calgary, Alberta T2C 4A2  
 PH: 403.271.5000 Fax: 403.243.8999

Project Number: **DP-09a**



RESIDENTIAL SUITE LAYOUTS (TYPICAL LOWER LEVELS)

RESIDENTIAL SUITE LAYOUTS (TYPICAL UPPER LEVELS)