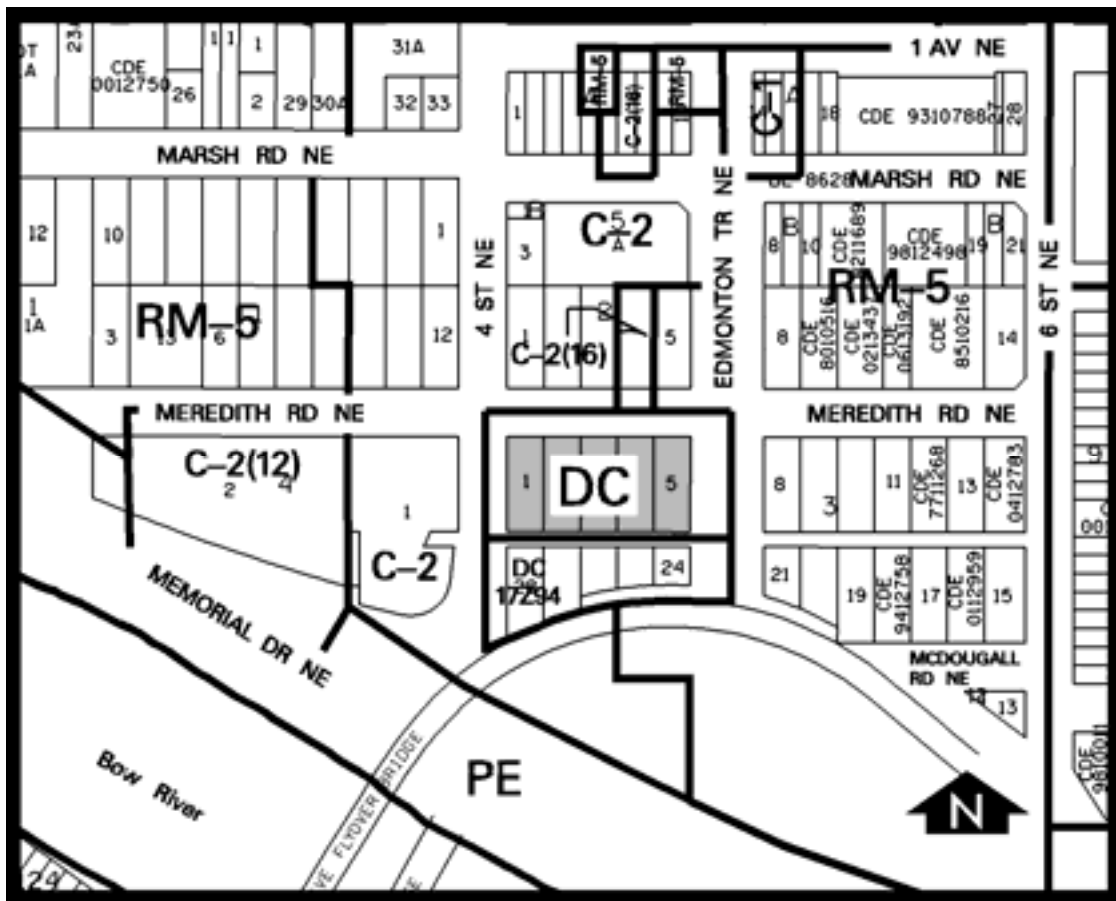


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 04	
	CPC DATE:	2008 May 01
	DP NO:	DP2007-4455

Bridgeland / Riverside
(Ward 9 - Alderman Ceci)



PROPOSAL: 8 storey mixed use development

APPLICANT: Gibbs Gage Architects	OWNER: Sokol Developments Inc
MUNICIPAL ADDRESS: 14 and 22 – 4 Street NE and 611, 613, 615 and 617 Meredith Road NE	LEGAL DESCRIPTION: Plan E, Block 3, Lots 1 to 5 (Map 15 C)
EXISTING LAND USE DISTRICT(S): DC Direct Control District	
AREA OF SITE: 0.30 ha ± (0.75 ac ±)	
CURRENT DEVELOPMENT: Sokol Developments Sales Office and Car Parking facilities and Single Detached Dwellings	

ADJACENT DEVELOPMENT:

NORTH: Retail, Restaurant, Surface Parking and Single Detached Dwellings

SOUTH: Laneway, Gas Station, Convenience Store and Starbucks restaurant and drive-through.

EAST: Edmonton Trail NE and Single Detached Dwelling

WEST: 4 Street NE and 3 Storey Mixed Use Building

DEVELOPMENT SUMMARY

RULE	DC BYLAW STANDARD	PROPOSED
DIRECT CONTROL GUIDELINE(S)	C-2 General Commercial District	Complies
Commercial Component	Mix of commercial and dwelling units	Main floor (commercial): 2128m ² Floor 2-5 (office): 10,376m ² Floor 6-8 (residential): 41 Units
Gross Floor Area	Maximum of 6 FAR Minimum of 30% of GFA to be dwelling units	5.97 FAR 30.1%

DEVELOPMENT SUMMARY		
RULE	DC BYLAW STANDARD	PROPOSED
Ground Floor Access	Direct entries from sidewalks	Complies
Recycling Facilities	Provided to the satisfaction of the Development Authority	Complies
Building Height	Maximum of 34 metres	33.5 metres
Landscaped Area	Minimum of 40%	45.11% (Soft landscaping proposed = 31%)
Amenity Space	Roof top amenity space to be setback a minimum of 3 metres from edge of building façade.	Complies
Parking	<u>Residential:</u> Minimum of 0.75 stalls per dwelling unit / 0.1 visitor stalls per dwelling unit	Complies
	<u>Retail / Office</u> 1 parking stall per 46 square metres of net floor area	Complies
EXTERIOR FINISH MATERIALS Walls / Roof: brick, stucco, wood siding, painted aluminium, metal canopy/cornice. Windows: Metal window, clear anodized aluminium.		

SUMMARY OF CIRCULATION REFEREES	
CPTD ASSESSMENT Crime Prevention Through Environmental Design	No objections.
ENVIRONMENTAL MANAGEMENT	All Environmental Management prior to decision requirements have been met.
COMMUNITY ASSOCIATION Bridgeland / Riverside	The Bridgeland / Riverside Community Association support the proposed development subject to the signage requirements being met.

PLANNING EVALUATION

Introduction

This development permit application is for an 8 storey mixed use office, retail and residential development located at 14 and 22 – 4 Street NE and 611, 613, 615 and 617 Meredith Road NE. The subject site has three road frontages and direct access to a lane. The proposed development is to include retail at the main floor level, four levels of offices and three floors or residential units located at the top of the building.

This application is before the Calgary Planning Commission as a result of a motion arising from LOC2007-0005 requiring that the development permit be brought back to the Calgary Planning Commission for a decision.

Site Context

The subject site contains six parcels of land and has three separate street frontages. The site fronts onto Meredith Road to the north, Edmonton Trail NE to the east and 4 Street NE to the West. Abutting the site to the south is a paved laneway.

The de Waal block to the north and Reliance block to the west are characteristic of the early 1900's construction of commercial / industrial buildings featuring repeated window forms and horizontal cornice lines.

Adjoining the subject site to the south is a gas station, convenience store and drive through restaurant.

Land Use District

The subject site was redesignated DC Direct Control District by The City of Calgary on 2007 November 12 (DC109Z2007) with specific land use and development guidelines.

The purpose of the DC Direct Control District is to allow intensification of the development potential of this site, whilst restricting the maximum overall building height and density for future development. The development guidelines relating to mixed use, density, recycling facilities, building height, landscaping, amenity space and parking enabled a quality mixed use development. The guidelines intensified the development potential of the land whilst providing for an increase in density, housing options and mix of uses that will respect and positively impact the Bridgeland / Riverside community.

The proposed development meets all of the guidelines as outlined in the Direct Control District (DC107Z2007).

Site Characteristics

The subject site is relatively flat with no discernible slope. Containing a mix of land uses, the site has 3 street frontages and direct access to a laneway. The subject parcel of land currently contains single detached dwellings, a Laundromat and Sokol Developments Sales Office and associated surface parking facilities.

Legislation & Policy

The land use redesignation approved by Council on 2007 November 12 included an amendment to the Bridgeland / Riverside Area Redevelopment Plan. The amendment was required to change the future land use direction of the property located between Edmonton Trail and

4 Street NE. Originally, the ARP recommended that automobile oriented uses be allowed along the Edmonton Trail couplet, however the approved ARP amendment allowed mixed use development comprising of regional commercial uses, local commercial uses and residential uses.

The proposed development meets the intent of the policies and guidelines outlined in the Bridgeland / Riverside Area Redevelopment Plan.

Site Layout & Building Design

The application proposes an 8 storey mixed use building that conforms to the DC Direct Control District requirements. The building will contain one level of retail, four levels of office and three levels of residential. Vehicle access to a four level underground parkade is located via the rear lane. Frontages along the three streets provide for a vibrant pedestrian environment that will enhance future development along the Edmonton Trail couplet. The design concept proposed respects the existing character of the surrounding area in terms of exterior materials used and building design.

Environmental Site Assessment

Prior to release of development permit, the applicant shall provide a plan that addresses the concerns outlined in Tiamat Environmental Consultants Ltd.'s *Phase II Environmental Site Assessment, Holiday Cleaners Ltd., 18-4th Street NE, Calgary, Alberta* (dated 2003 Aug 12) and Letter Report "Groundwater Results, Holiday Cleaners, 18-4th Street NE" (dated 2007 April 4). All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental & Safety Management).

Landscaping

A total of 45.11 percent of the site is to be landscaped, which includes landscaping at grade and at the roof top level. Soft landscaping has been provided in the form of boulevard trees at grade. At the roof top level a green roof has been proposed that will contain a variety of trees and shrubs.

Retention of existing mature boulevard trees along Edmonton Trail NE and Meredith Road is proposed.

Site Access & Traffic

The City of Calgary Transportation department required the applicant to provide a letter of credit in the amount of \$190,000 for the signalization of 4 Street Meredith Rd NE. This letter of credit will expire 2 years after initial occupancy in the event traffic signals are not installed within this timeframe.

Parking

The proposed development will provide a total of 272 vehicle parking stalls located in the underground parkade. Access to the parkade will be via the rear lane. The proposal meets the parking requirements for the residential, office and retail components of the development.

Site Servicing for Utilities

All services are available for the proposed development.

Environmentally Sustainable Design Practices

The applicant has advised that this proposal will deliver a redevelopment of a currently under utilized and valuable urban site close to the vibrant downtown core. The new building will create an inviting work environment for employees who will be able to use the existing public transportation network bordering the site. This infill approach is in keeping with the City's efforts to limit urban sprawl and to leverage existing infrastructure. As an alternative to public transportation or private vehicles, employees will be encouraged to bike to work and to take advantage of the safe and secure interior bike storage areas. Given the mixed use nature of the building, we anticipate that residents of the building will work in the office floors. Additionally, employees of the office floors will not be commuting into the downtown core, and there is potential that car trips will be made in the opposite direction of rush hour traffic, reducing idling and vehicle emissions.

During construction, Meredith Block will employ strict erosion and sedimentation controls in consideration of the best practice construction approach in Calgary. These measures are intended to prevent unwanted pollution of our natural waterways and to safeguard the fish and waterfowl in the area. By including a green roof system, dirty run off reaching the Bow River will be minimized.

Meredith Block will enforce sorting and collection of building material waste for recycling to reduce the impact on our landfill sites. Once the suites are operational, tenants will be encouraged to use the recyclable storage facilities in the building.

Providing superior air quality for future tenants is a fundamental principle for this project. All materials like carpets, sealants, paints, and coatings have been specified to minimize Volatile Organic Compounds. Regionally available building materials such as the steel, concrete, and masonry units have been selected to minimize the transportation distances and the burning of fossil fuels which pollute the air and contribute to green house gases.

Artificial and natural lighting have been integrated into the design through careful planning of exterior and interior light sources. Low E glass and carefully placed sunshades will limit solar heat build up inside the tenant spaces. Uncontrolled solar gain leads to larger cooling loads, requiring oversized HVAC devices, the consumption of additional energy, and increased environmental pollution. However, access to natural day lighting and views to the exterior, increase employee productivity and contribute to a healthier, happier work force. These concerns have been addressed through passive means, like narrowing the footprint of the buildings, orientation of windows, and sizing of vision glass panels. Night time light pollution is minimized through the effective placement of cut-off style light fixtures to prevent glare and light spillage onto adjacent sites.

The applicant has also advised that green initiatives like the purchase of green power for the site, and green housekeeping procedures could be incorporated into the Meredith Block project in the future.

Public Benefits

The proposed development provides approximately 1140 square metres of public space at grade on the north, east and west sides of the building. The public spaces have been designed with sidewalks that are substantially wider than typical City sidewalks. A key aspect of the sidewalks is the provision of custom designed seating areas that will be integrated into the overall landscape concept in terms of materials and colours. Boulevard trees and shrubs are also proposed.

Landscape plans submitted show tree protection details for existing mature trees along Edmonton Trail NE and Meredith Road NE.

The applicant will be providing in excess of \$100,000 (benches, boulevard trees, public art, etc) towards the beautification of the sidewalks on each frontage to the site.

The applicant's contribution to the provision of Public Art for this site will be in consultation with the Bridgeland / Riverside Community Association and City of Calgary Public Art Board at the appropriate time.

It must be noted that all of the sidewalk improvement and public art has been provided over and above what is required for this site by Council policy and the land use bylaw.

Community Association Comments

The Bridgeland / Riverside Community Association support the proposed development subject to the signage requirements being met.

The applicant has submitted amended plans addressing all land use bylaw sign requirements.

Adjacent Neighbour Comments

No objections to the proposed development have been received from the surrounding neighbours.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development has been designed in accordance with the requirements of the Bridgeland / Riverside Area Redevelopment Plan and complies with the DC Direct Control district requirements.
2. The proposed development allows for an appropriate and compatible redevelopment of the subject land.
3. The proposed development will contribute to create a high quality pedestrian environment along Edmonton Trail NE, 4 Street NE and Meredith Road NE.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements

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

Planning:

1. Submit a total of five (5) complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address the prior to release conditions of all Departments as specified below. In order to expedite the review of the amended plans, one (1) plan set(s) shall highlight all of the amendments. Please ensure that all plans affected by the revisions are amended accordingly.
2. A 'conflict resolved' letter from ENMAX will be required prior to the release of this development permit.
3. The owner is to enter into a Licence of Occupation for the development contained within the City of Calgary right-of-way. Contact the Corporate Properties Group at 268-2244.

Urban Development:

4. Provide a letter to confirm the owner will (remove / relocate) the street furniture from within the City road right-of-way at the owner's expense within 30 days' notice from The City of Calgary requesting removal.
5. The applicant shall provide a plan that addresses the concerns outlined in Tiamat Environmental Consultants Ltd.'s *Phase II Environmental Site Assessment, Holiday Cleaners Ltd., 18-4th Street NE, Calgary, Alberta* (dated 2003 Aug 12) and Letter Report "*Groundwater Results, Holiday Cleaners, 18-4th Street NE* (dated 2007 April 4). All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental & Safety Management).
6. Amend the plans to:
Roads
 - a. Indicate the 5.50 metre lip gutter and the 0.90 metre back of sidewalk dimensioned from the property line on Meredith Road NE. Plans conflict, is there one or two layby's?
 - b. Indicate the existing and proposed facilities including structures, trees, street lighting, utility poles, hydrants, storm catch basins, access driveways, fences, sidewalks, curb and gutter, etc.
7. Remit a security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure within the public right-of-way to address the requirements of the Business Unit as listed below:
Roads
 - a. Construction of new concrete lane located adjacent to south side of site.

- b. Construction of new driveway crossings, street light upgrading, sidewalks, wheelchair ramps, curb and gutter, etc., through a site inspection by Roads personnel.
8. Submit a letter accepting responsibility for the transportation of garbage containers to and from the permanent storage location(s) and staging / collection location(s) on the scheduled collection day to the satisfaction of the Manager, Urban Development and/or the Director, Waste & Recycling Services. Indicate that slab can support 25,000 kg vehicle.
9. Water Resources
Consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title or alternatively we will accept a letter under company letterhead stating that a Condominium Plan will be registered.
10. Amend the plans to:
Water Resources – Water Servicing
 - a. Indicate an adequate water meter room adjacent to an exterior wall where the services (100mm and larger) enters the building,
 - b. Indicate on the parkade plan – P01 where the meter room as shown on proposed site servicing plan is located.

Transportation:

11. Amend the plans to provide a minimum width of 6.7 metres for the overhead parkade door. Alternatively, two 3.0 metre doors may be provided.
12. Amend the plans to provide a pedestrian clear zone on the public sidewalk with a minimum width of 2.0 metres. Pedestrian routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs such as the proposed information kiosks and public art installations.
13. Sidewalks are to be constructed with curb cuts where there is a change in elevation. Amend the plans to provide wheelchair ramps at the SW corner of Edmonton Trail and Meredith Road and at the SE corner of 4 Street and Meredith Road NE.
14. Amend the plans to indicate the use for all parking stalls and provide signage to advise motorists of the available parking. Signs must be prominently displayed in front of the building to advise visitors of the available parking and a visitor parking sign placed in front of each visitor parking stall. Visitor parking shall be located closest to the parkade entrance.
15. Provide a parkade access protocol.
16. Handicapped parking stalls shall be located directly adjacent to the elevators.
17. Submit amended plans addressing the following parking requirements as per the Land Use Bylaw 2P80, Section 18.
 - a) Parking stalls abutting a physical barrier shall be a minimum width of 3.1 metres.
18. Bicycle parking shall be provided in accordance with The City of Calgary's Bicycle Parking Handbook

http://www.calgary.ca/DocGallery/Bu/planning/pdf/bicycle_parking_handbook_draft.pdf).

- a. Class 1 and 2 bike parking calculations on DP-1.1 are correct, except for Class 1 for office use. Use downtown requirements for office use: a minimum of one Class 1 (secure) bike parking stall shall be provided per 600 m² GFA, which results in 18 stalls required instead of 11 for a total Class 1 requirement of 39 bike parking stalls.
- b. Class 2 (short-stay) bicycle parking shall be located in a well-lit and highly visible location to ensure security and personal safety. Relocate the Class 2 stalls from the lane; the bike parking stalls need to be near the main building entrances to increase the likelihood that they will be used by cyclists.
- c. Class 2 (short-stay) bicycle parking shall be located entirely on-site.
- d. Class 1 bike parking must not be more than one level away from grade level; relocate the Class 1 bike rooms from levels 2, 3 and 4 of the parkade to the ground level or level 1 of the parkade.

For additional information, please contact Blanka Bracic at 268-1158.

Parks:

19. Verify the extent of the planting trench on the landscape plan in plan view or as concept. Provide details of the planting trench to be illustrated in cross-section view.
20. Confirm the shrub species for tolerance to salt.
21. Install protective fence 3 metres from trunk and water once per week during construction. Contact Kevin Brownlee at 311 to arrange Tree Protection Plan approval. Urban Forestry must be notified if root or canopy require pruning, and an indemnified contractor must be used.
22. Indicate the Gas main and service from Meredith Road NE on the site plan. Keep new service away from drip line of public elm.
23. The 'turf island' around public elm is permitted but minimum 28 cubic meters of soil volume is required to ensure tree long-term survivability.
24. All tree plantings within the City of Calgary boulevard is subject to Line Assignment approval from Land Information and Mapping.
25. Remove the following notations from the Tree Protection Notes on sheet L.3 as they are not required for existing boulevard trees:
"All trees to be staked or guyed as appropriate to ensure stability during construction."
"Stakes to be removed two growing seasons after construction completion or when root system has sufficiently re-established."

26. Re-word the notation "Contractor shall notify Urban Forestry (403-216-5252) within two (2) working days of any suspected damage to trees resulting from construction activities" to state that "Urban Forestry shall be contacted (311) within two (2) working days of any damages occurring to the existing boulevard trees on public lands as a result of the construction activities.
27. Applicant and/or property owner shall be responsible for compensation to Urban Forestry for any damages to the existing boulevard trees within public lands through construction activities.
28. All types of pruning work required are to be conducted by indemnified contractor only with the authorization of Urban Forestry.
29. All maintenance of public trees is to be performed by indemnified contractor only with the authorization of Urban Forestry.

Permanent Conditions

Planning:

1. The land owner shall review all public art proposed with the Public Art Board (Sheila Perry: 268-1403).
2. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
3. No changes to the approved plans shall take place unless authorized by the Development Authority.
4. A Development Completion Permit shall be issued for the development; **before the use is commenced or the building occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.
5. All roof top mechanical equipment shall be screened as shown on the approved plans.
6. All areas of soft landscaping shall be irrigated as shown on the approved plans.
7. All trees and shrubs shown on the approved site plan to be retained shall be protected during all phases of construction. Any trees or shrubs which die must be replaced on a continuing basis with trees or shrubs of comparable species and size to the satisfaction of the Development Authority.
8. Any noise or music shall be contained on the site in accordance with the Noise Bylaw.
9. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
10. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
11. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.

12. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.
13. The garbage garage(s) enclosure(s) shall be kept in a good state of repair at all times
14. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans.

Urban Development:

15. The developer shall ensure the site is developed in accordance to Tiamat Environmental Consultants Ltd. *Proposed Environmental Risk Management Plan, Meredith Mixed Use Development, 14 – 4 Street NE, Calgary, Alberta* (dated 2008 April 04) or any updates. A final report certifying completion of the remedial work shall be submitted to The City of Calgary (Environmental & Safety Management).
16. 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.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of the Manager, Environmental Assessment and Liabilities.

17. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.
18. The developer understands that he is responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on plan that have been approved by Roads. Negative sloping of the driveway within the City boulevard is not acceptable to the City. The developer shall be responsible for all costs to remove and reconstruct the entire driveway ramp if actual grades do not match the approved grades.
19. In accordance with the Encroachment Policy adopted by Council on 1996 June 24, and as amended on 1998 February 23, (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.**
20. 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 approved Development Permit site grading plan / Development Site Servicing Plan (DSSP). Certification is to be completed within the timelines, to the specifications, and in a format as specified in Section 9 of the Lot Grading Bylaw 32M2004.

Transportation:

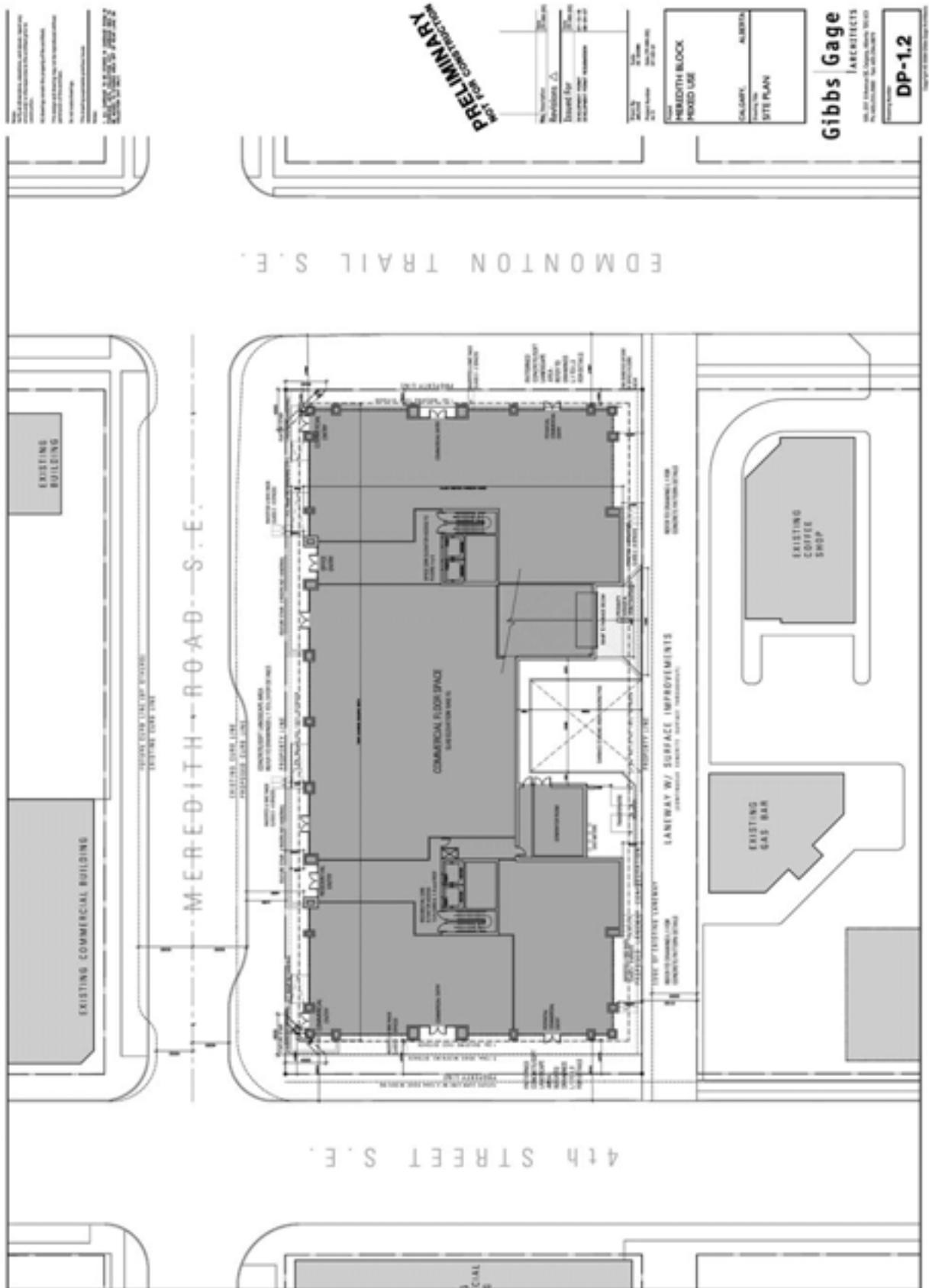
21. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer / owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.
22. No direct vehicular access is permitted to or from Edmonton Trail NE.
23. No direct vehicular access is permitted to or from 4 Street NE.
24. No direct vehicular access is permitted to or from Meredith Road NE.

Parks:

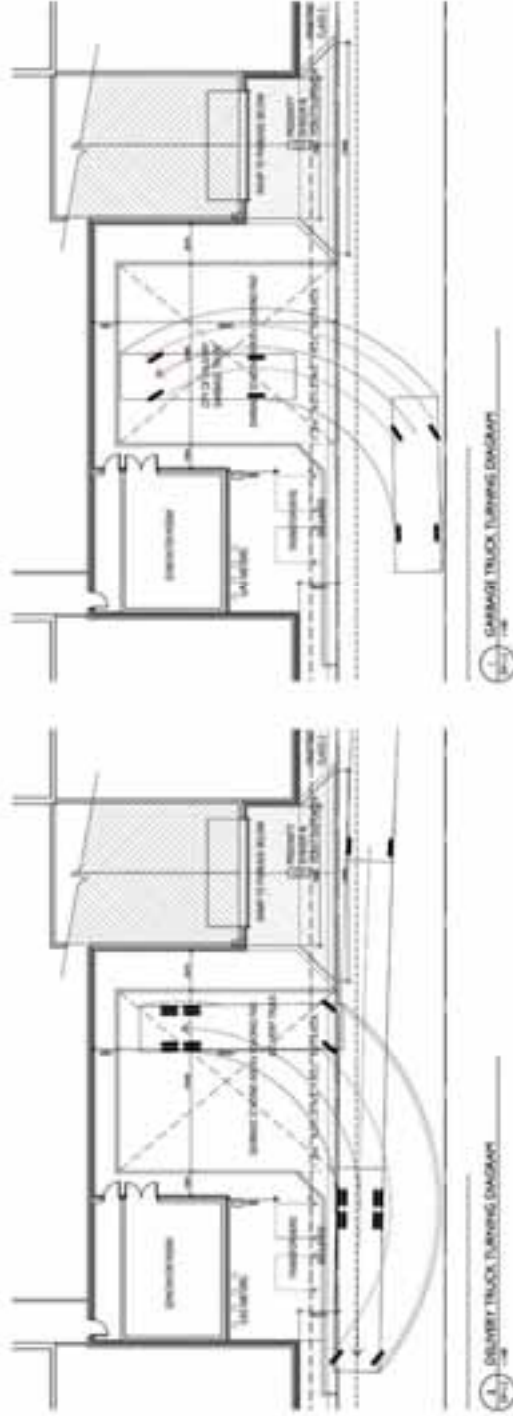
25. Public trees located on the City boulevard adjacent to site shall be retained and protected during all phases of construction, by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence.
26. There will be no dumping or storage on construction materials onto the adjacent park lands.
27. There will be no parking of construction trades vehicles onto the adjacent park lands.
28. Any damage occurring to public lands, resulting from encroachment onto same during construction, will require restoration at the applicant's cost. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector (268-4760).
29. Public trees located on the City park 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.
30. Site grades shall be matched to existing grades of adjacent parks open space, with all grading confined to the private property. The applicant shall be responsible for any remedial work required, at their sole cost, to enable positive drainage away from the parks open space, to be approved by the Parks Development Inspector (268-4760).

Anthony Haddad
2008/May





NOTES:
1. All dimensions are in millimeters unless otherwise stated.
2. All dimensions are to the centerline of the road.
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NOT FOR CONSTRUCTION

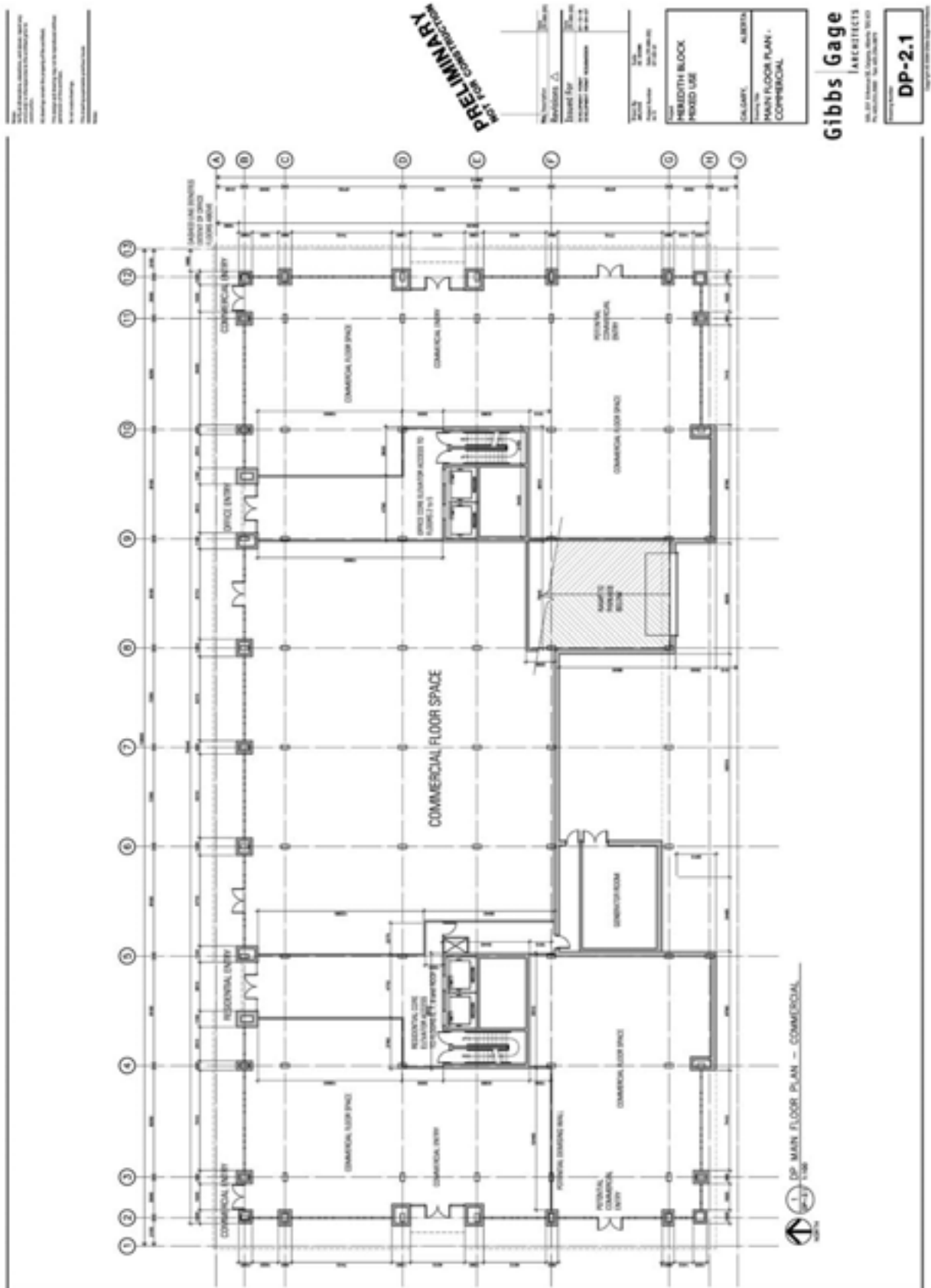
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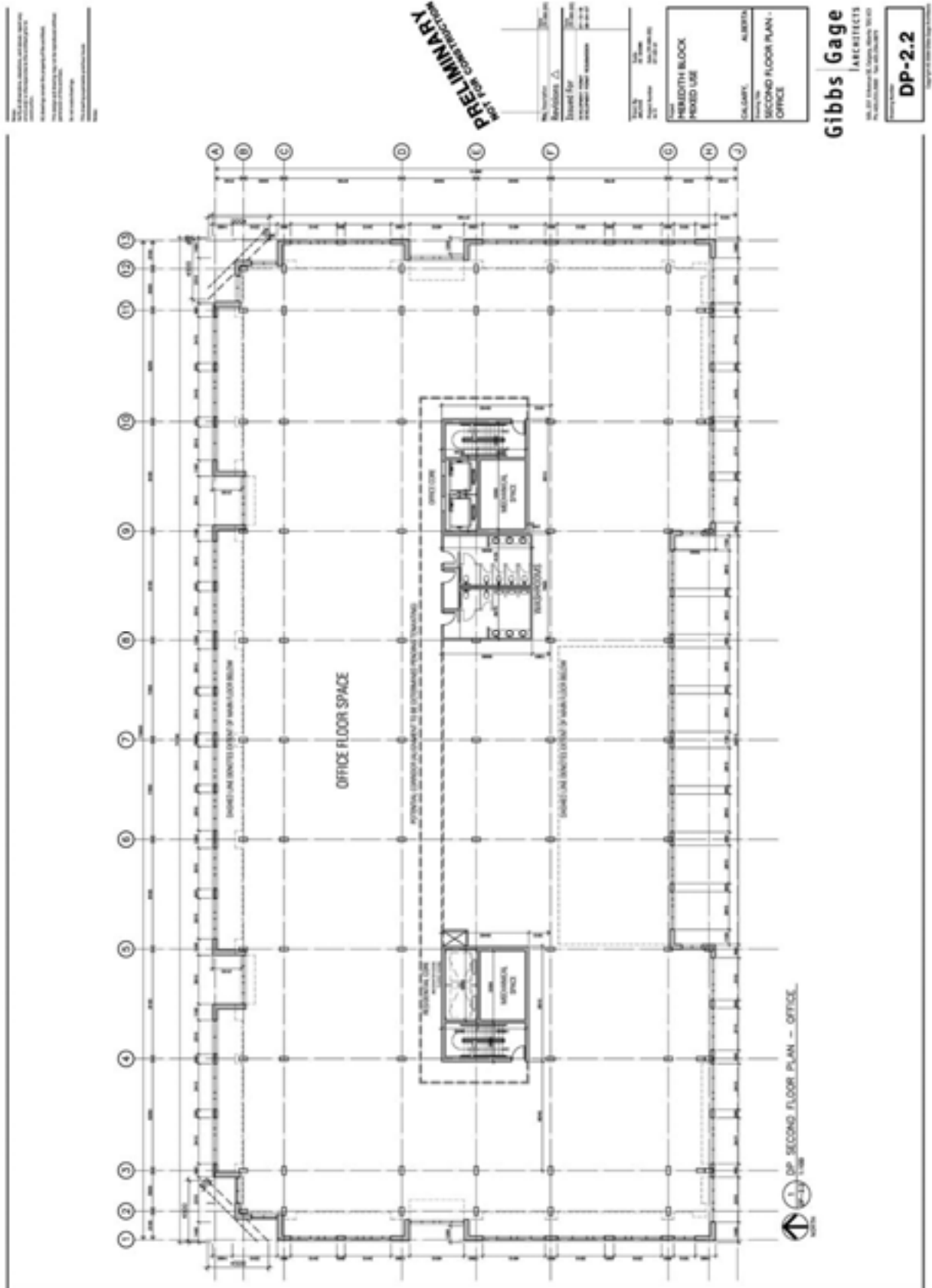
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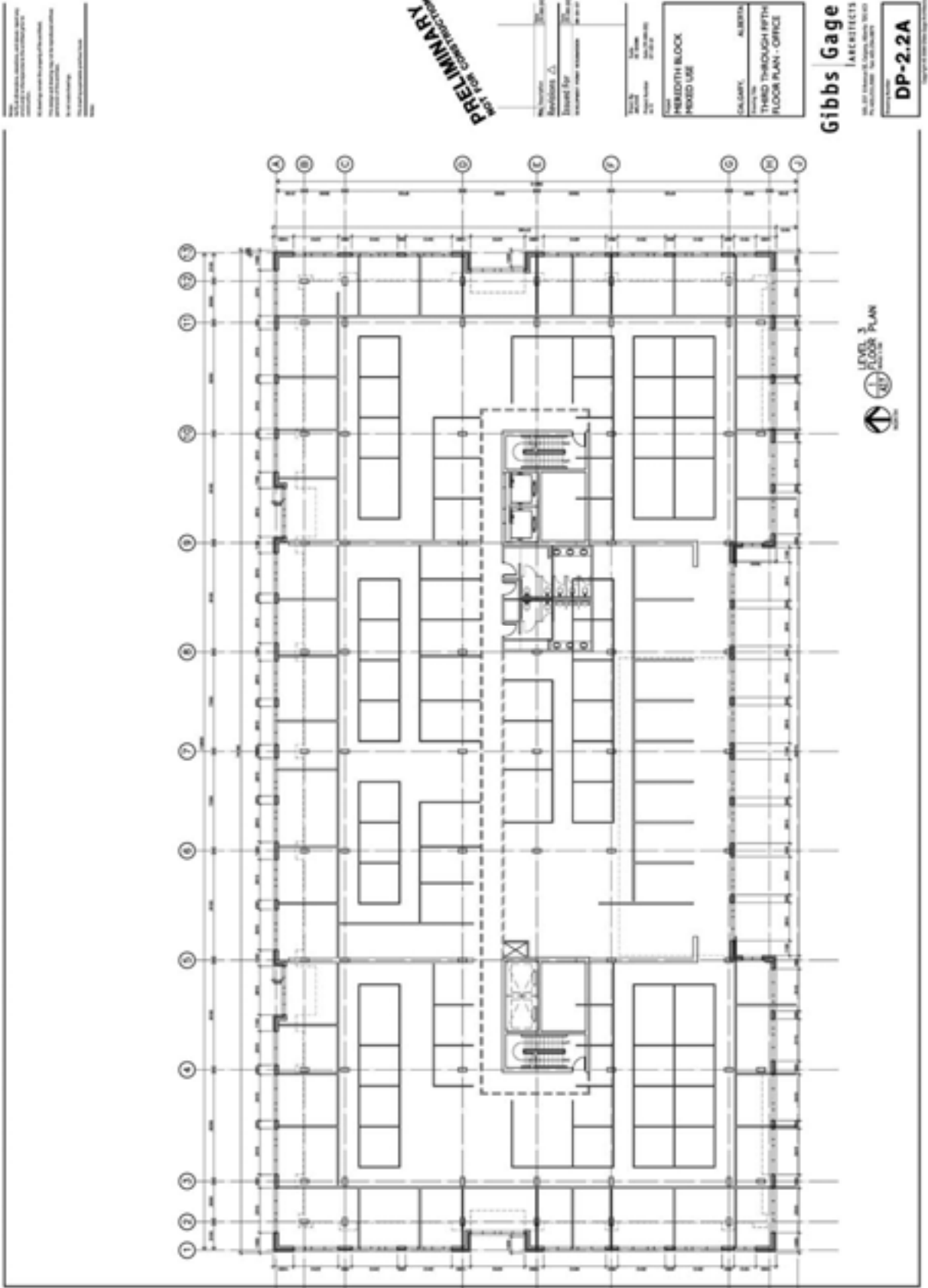
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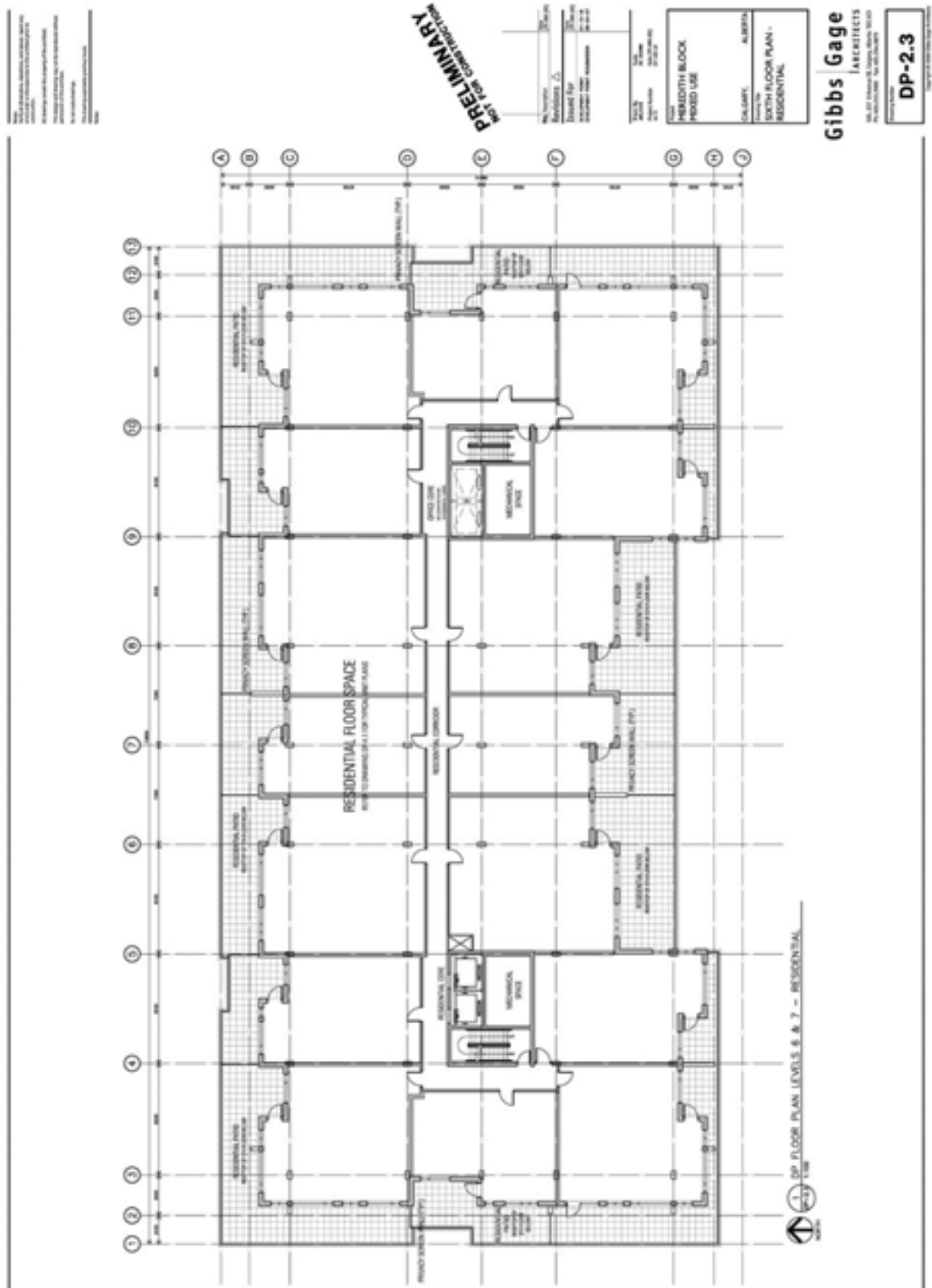
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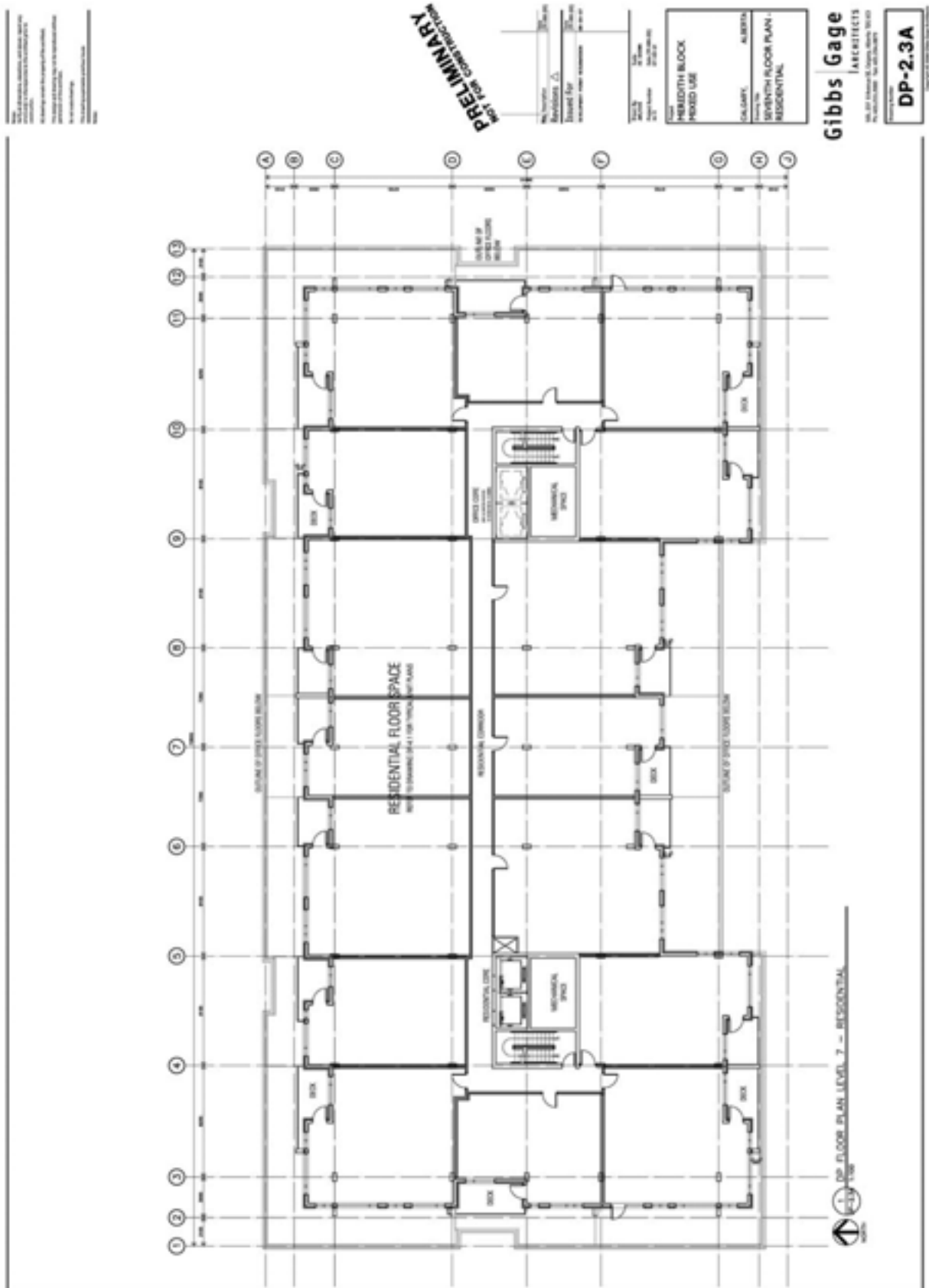
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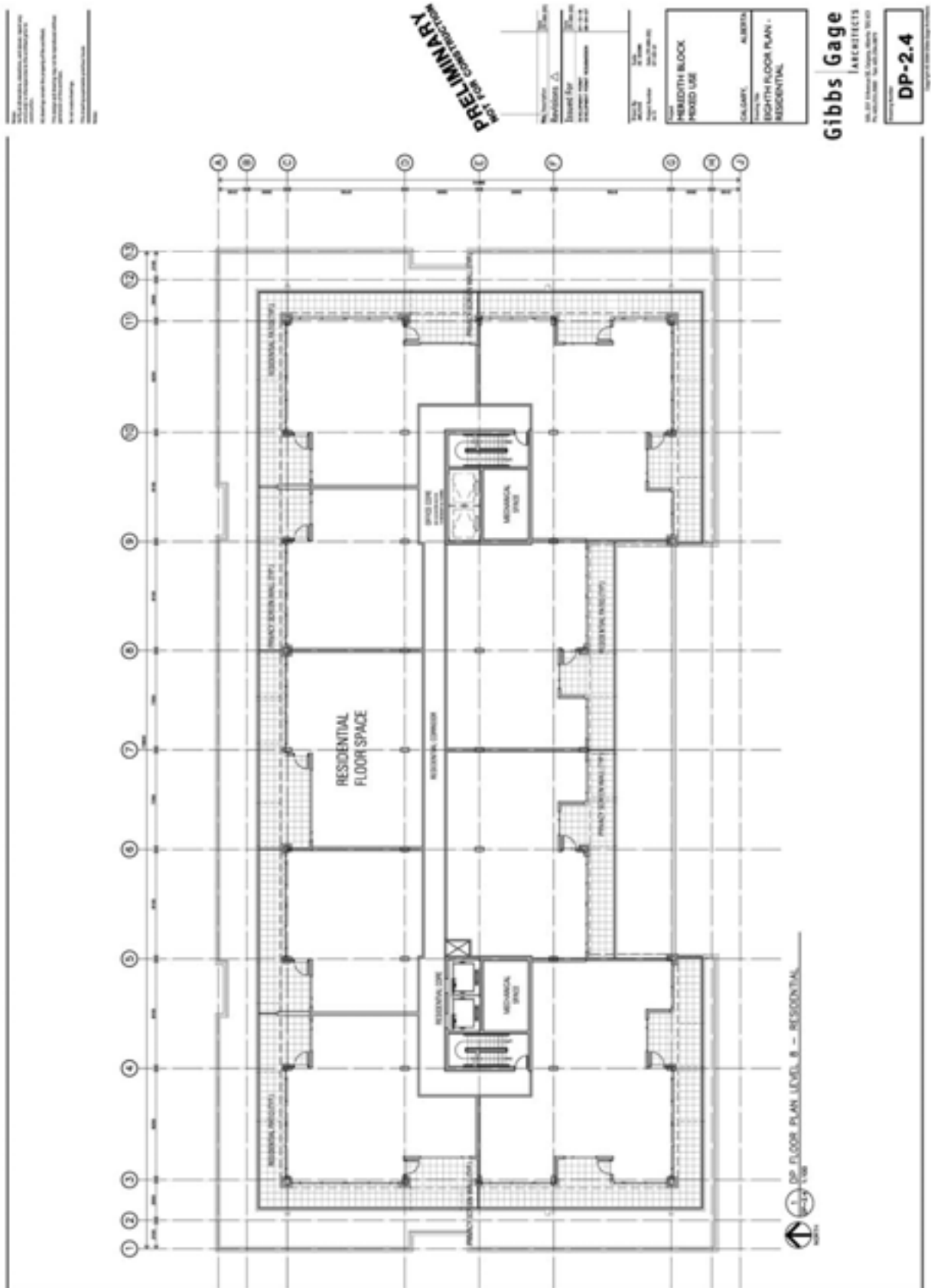


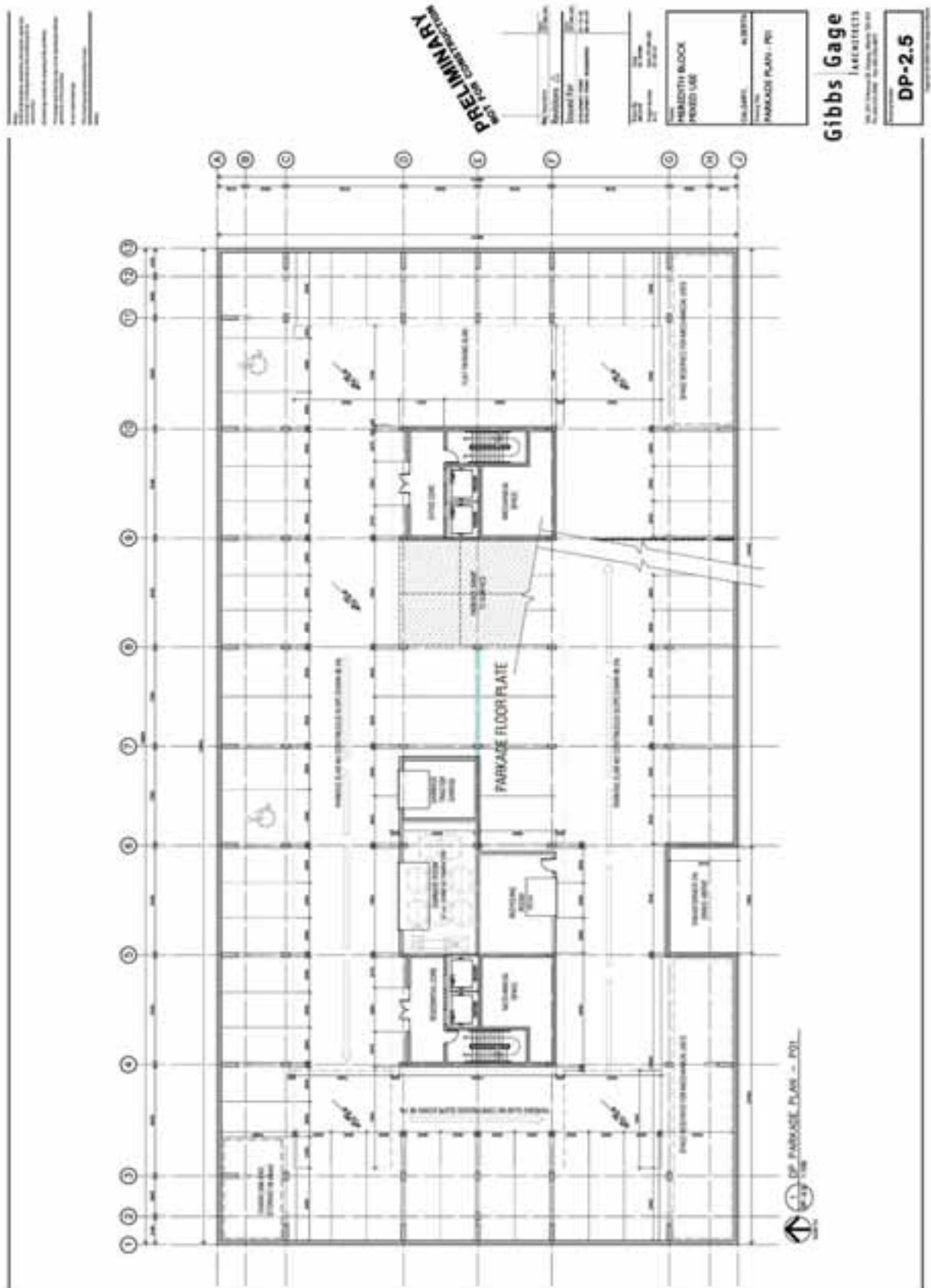


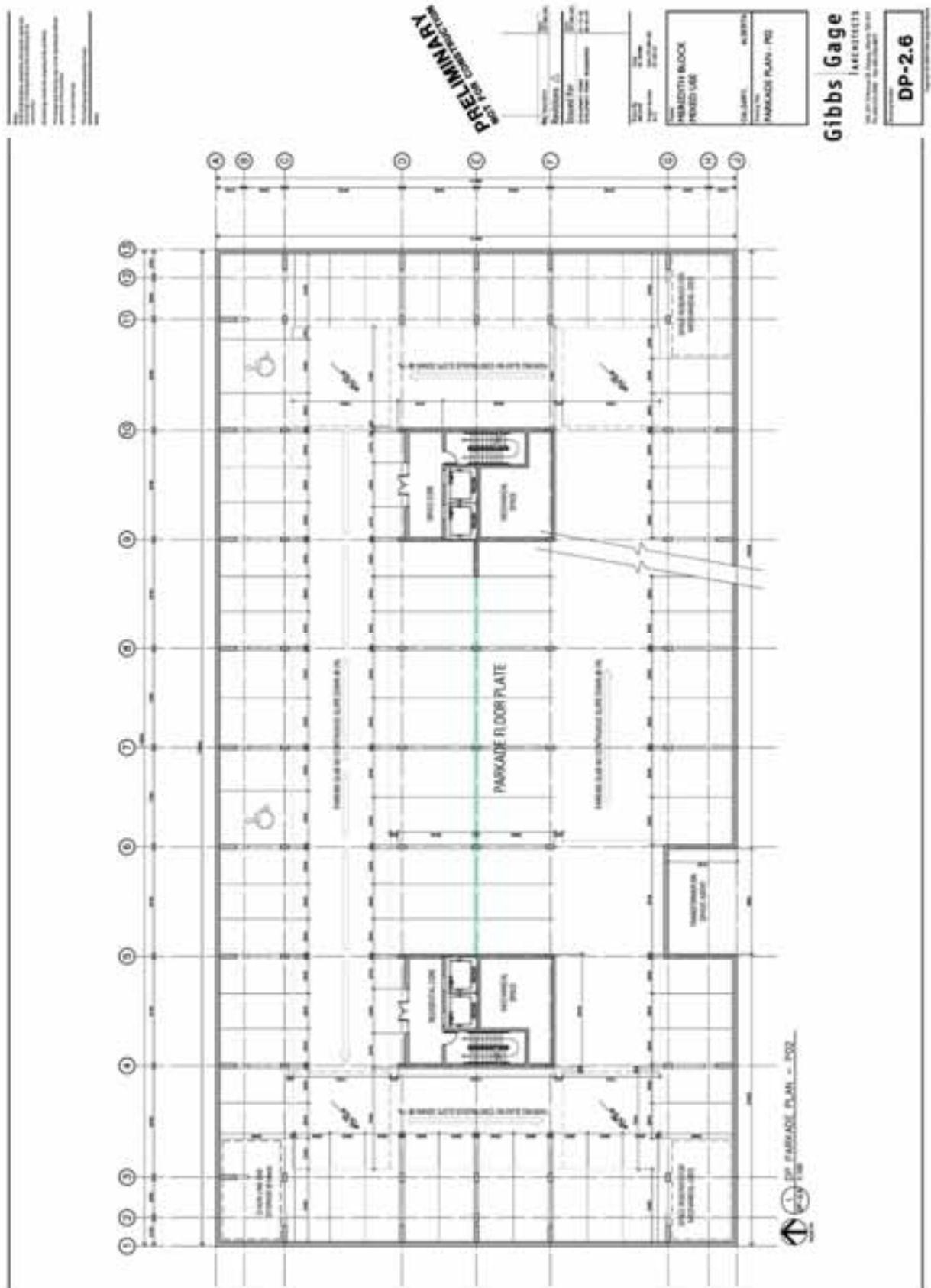


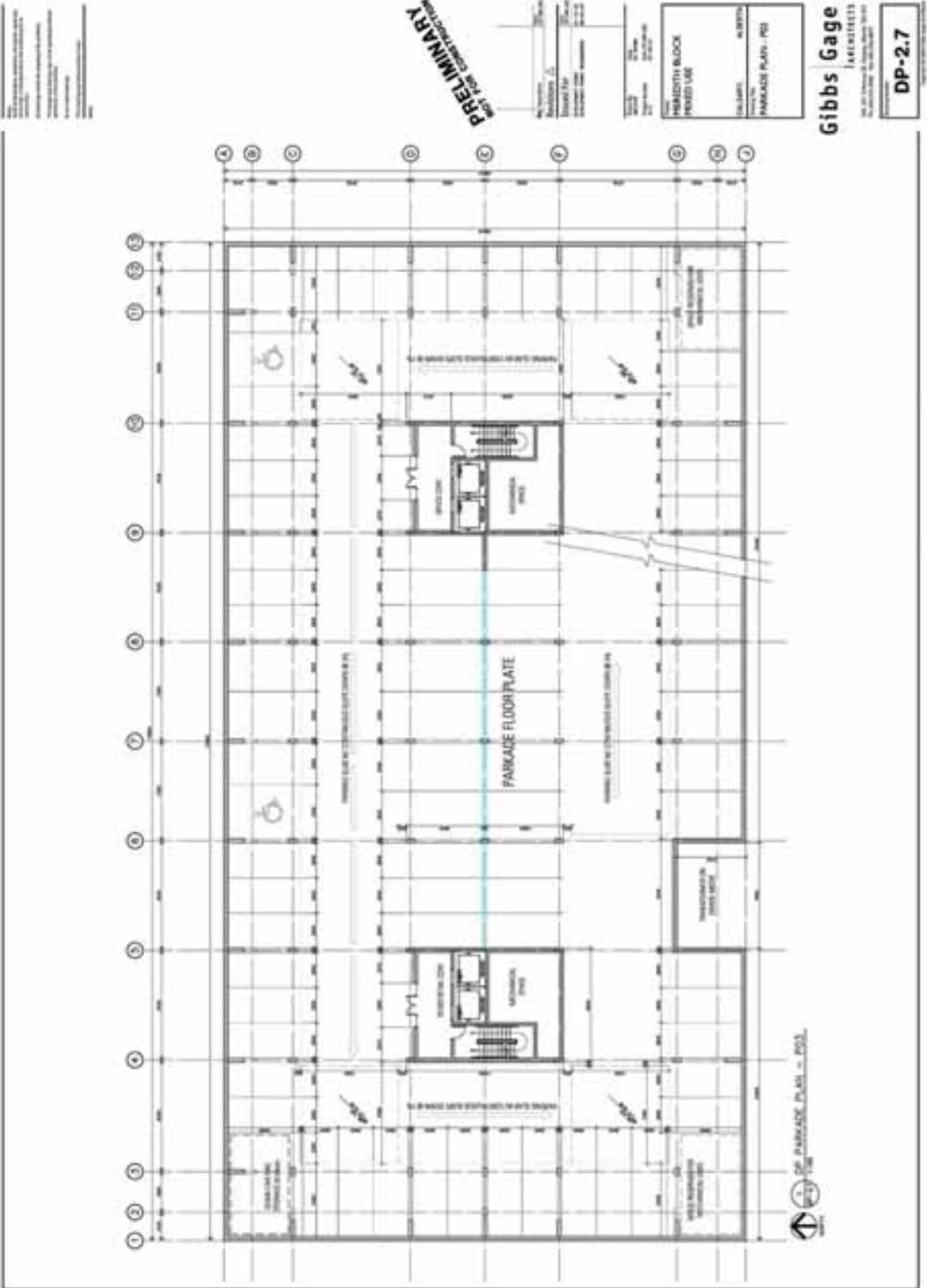


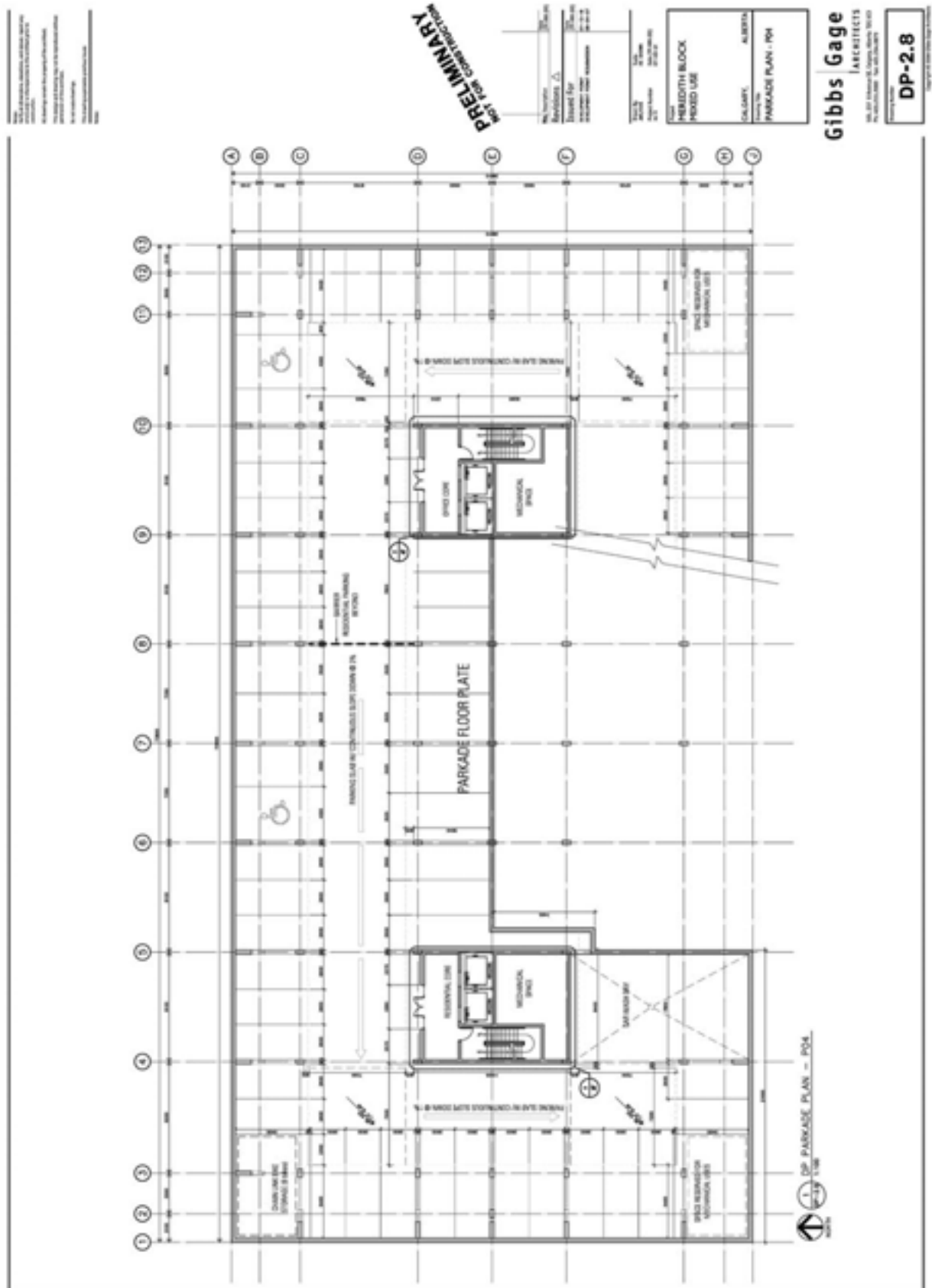


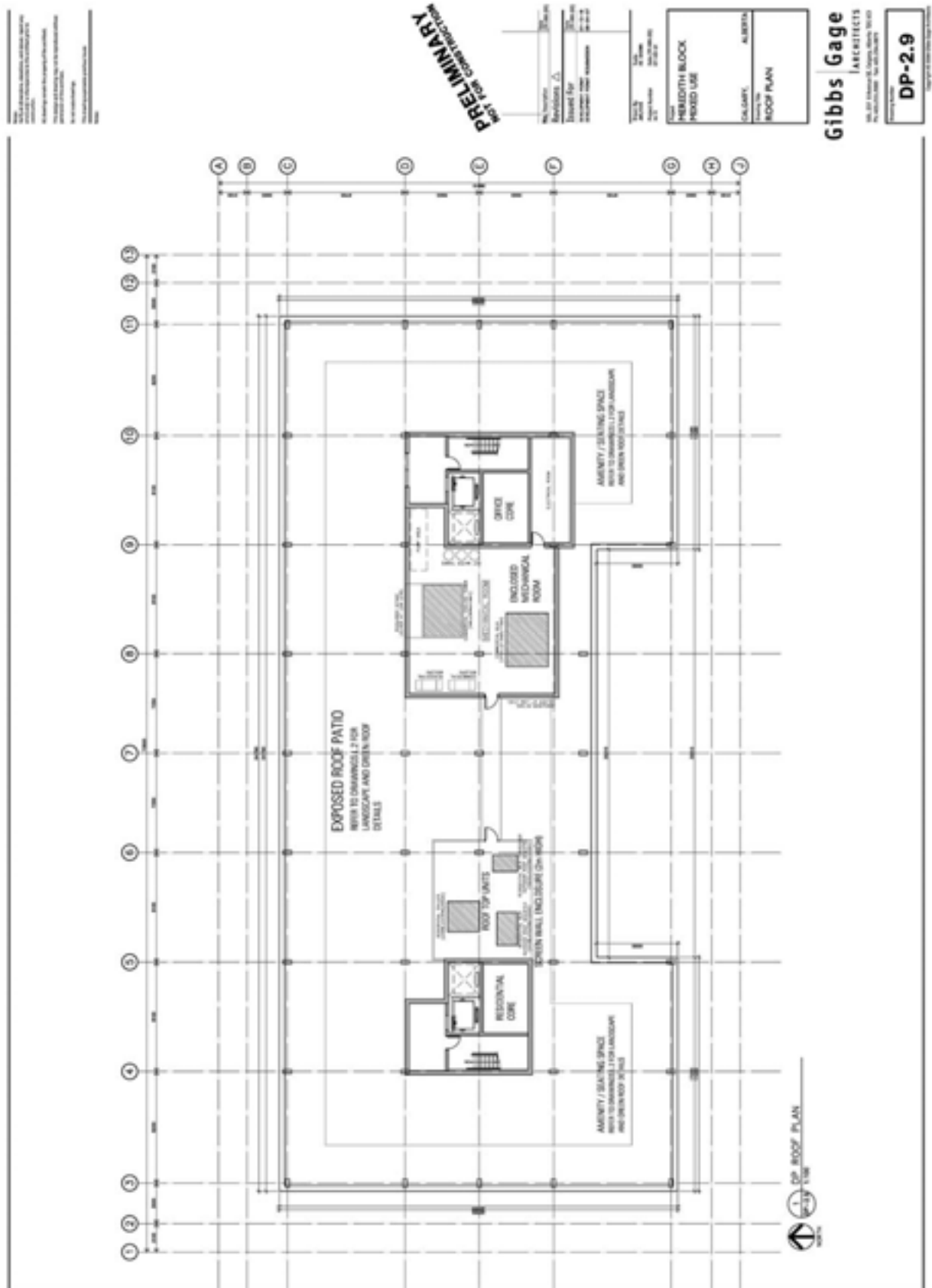


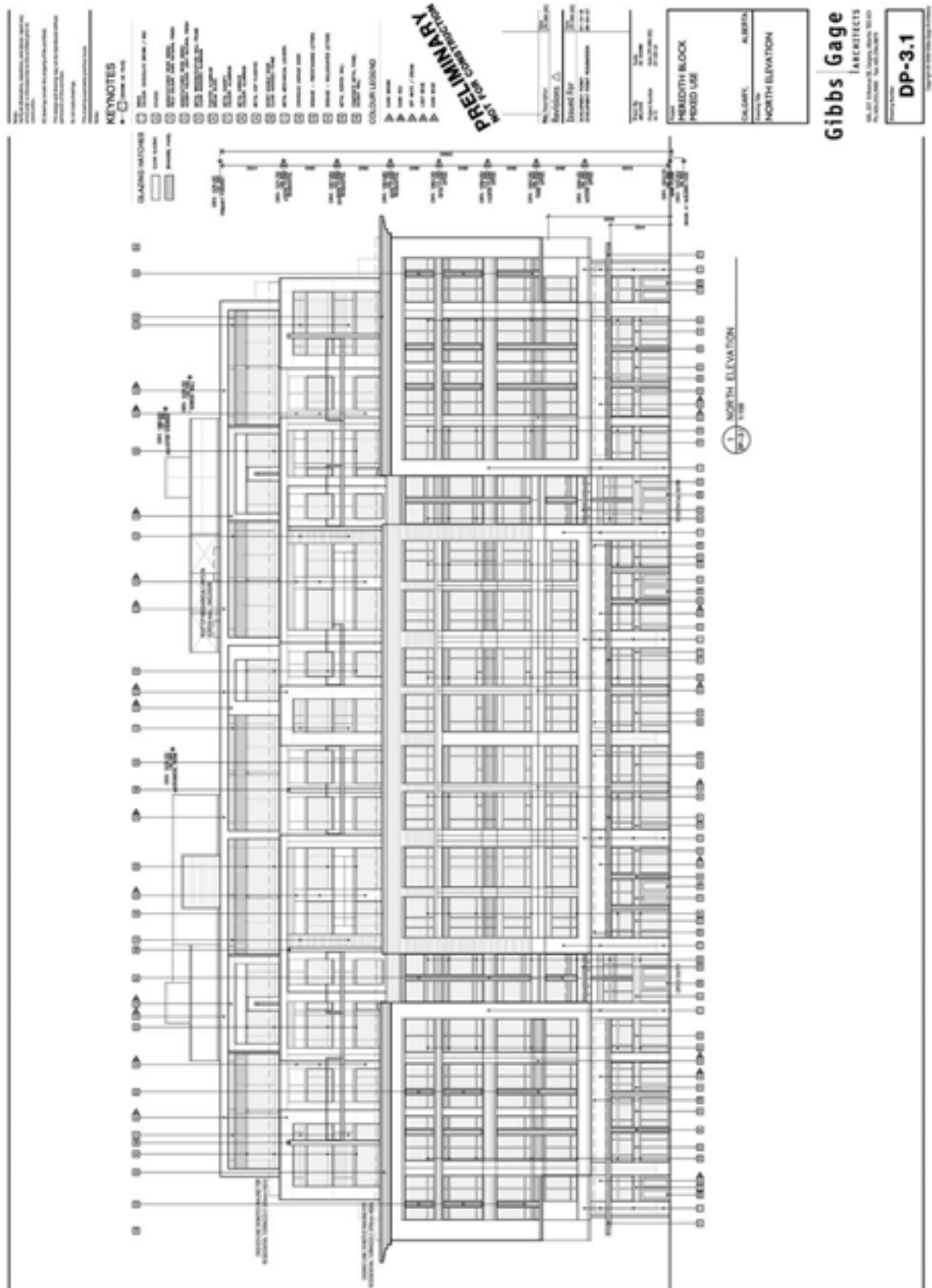


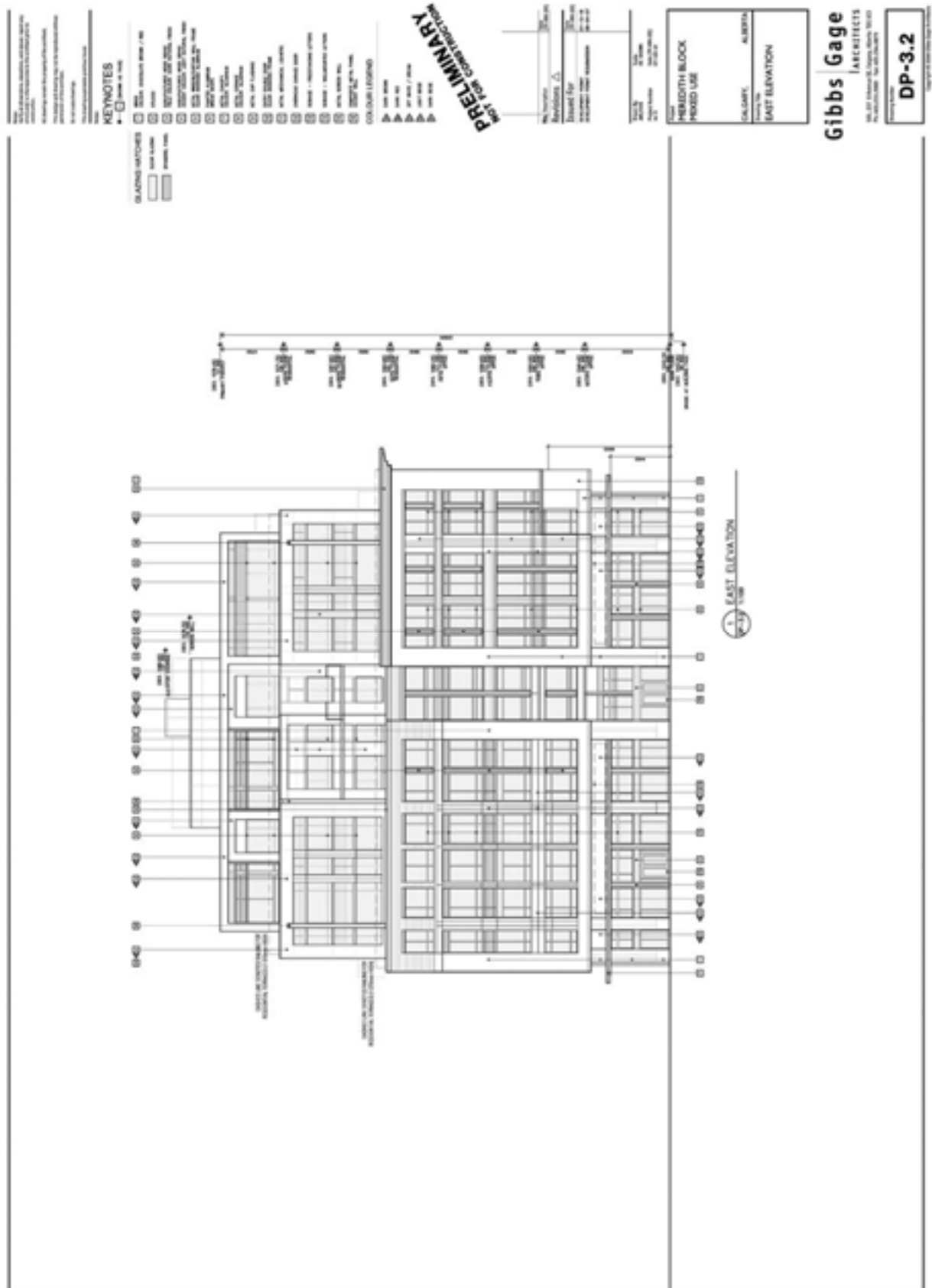


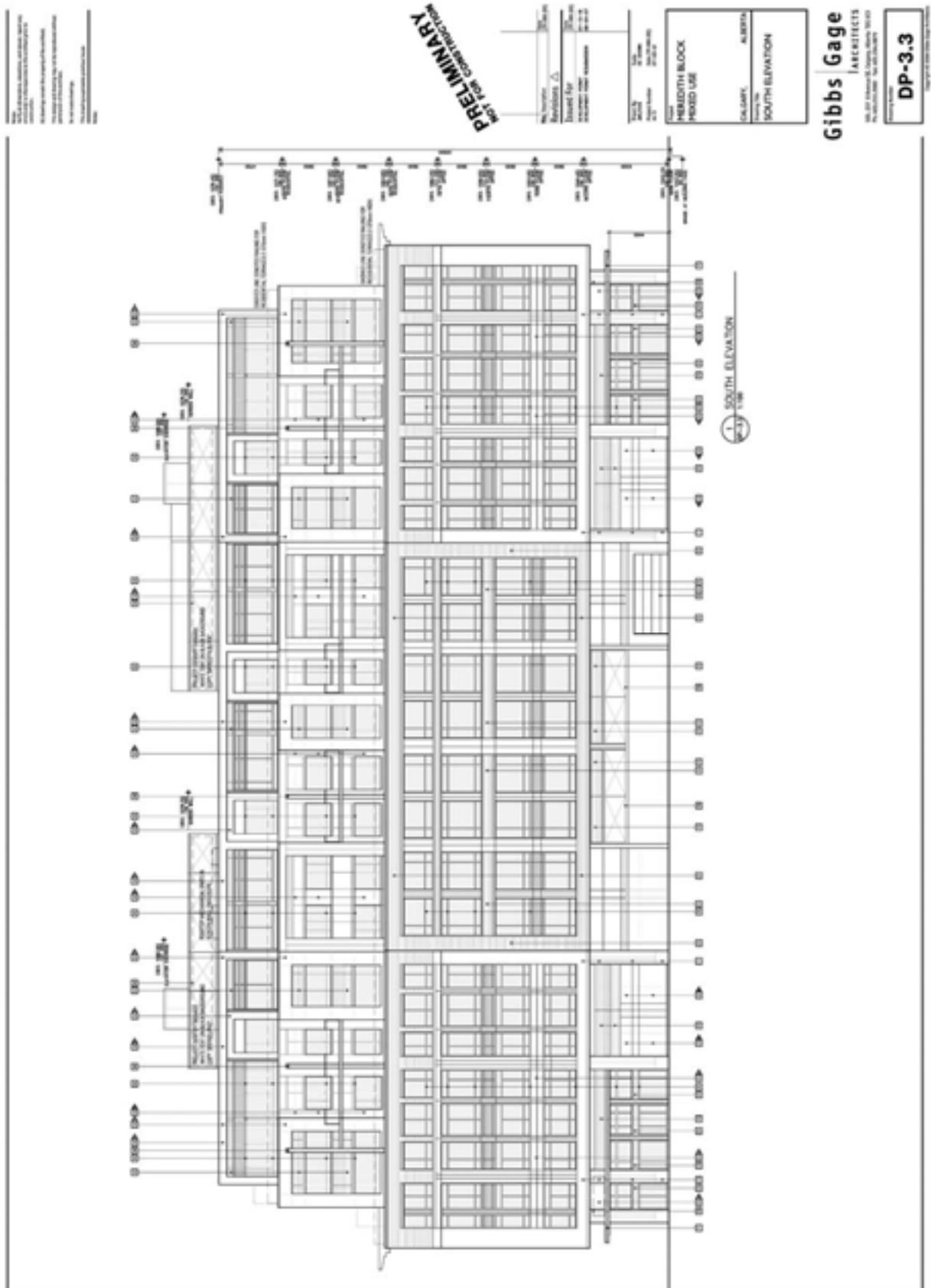


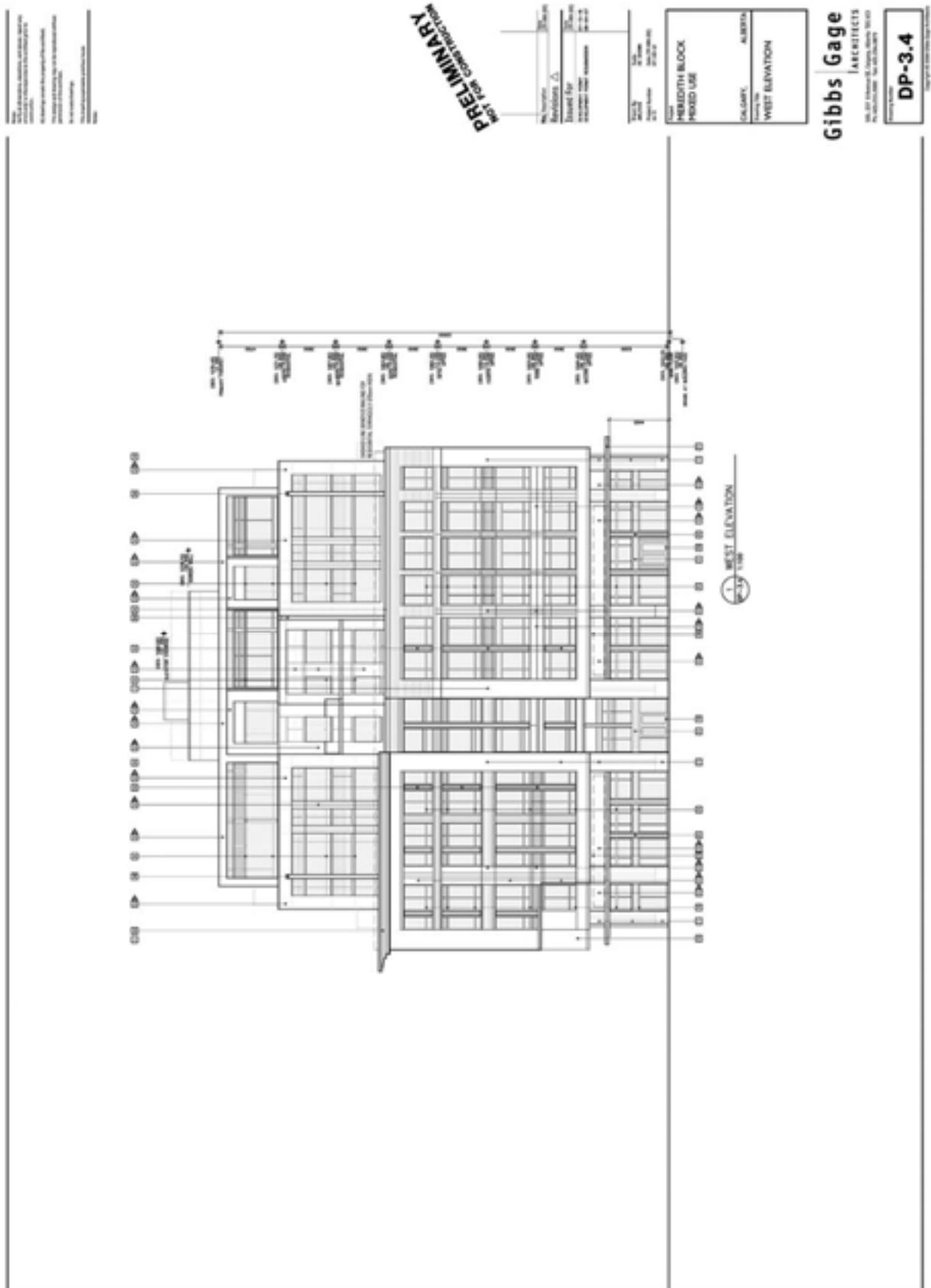


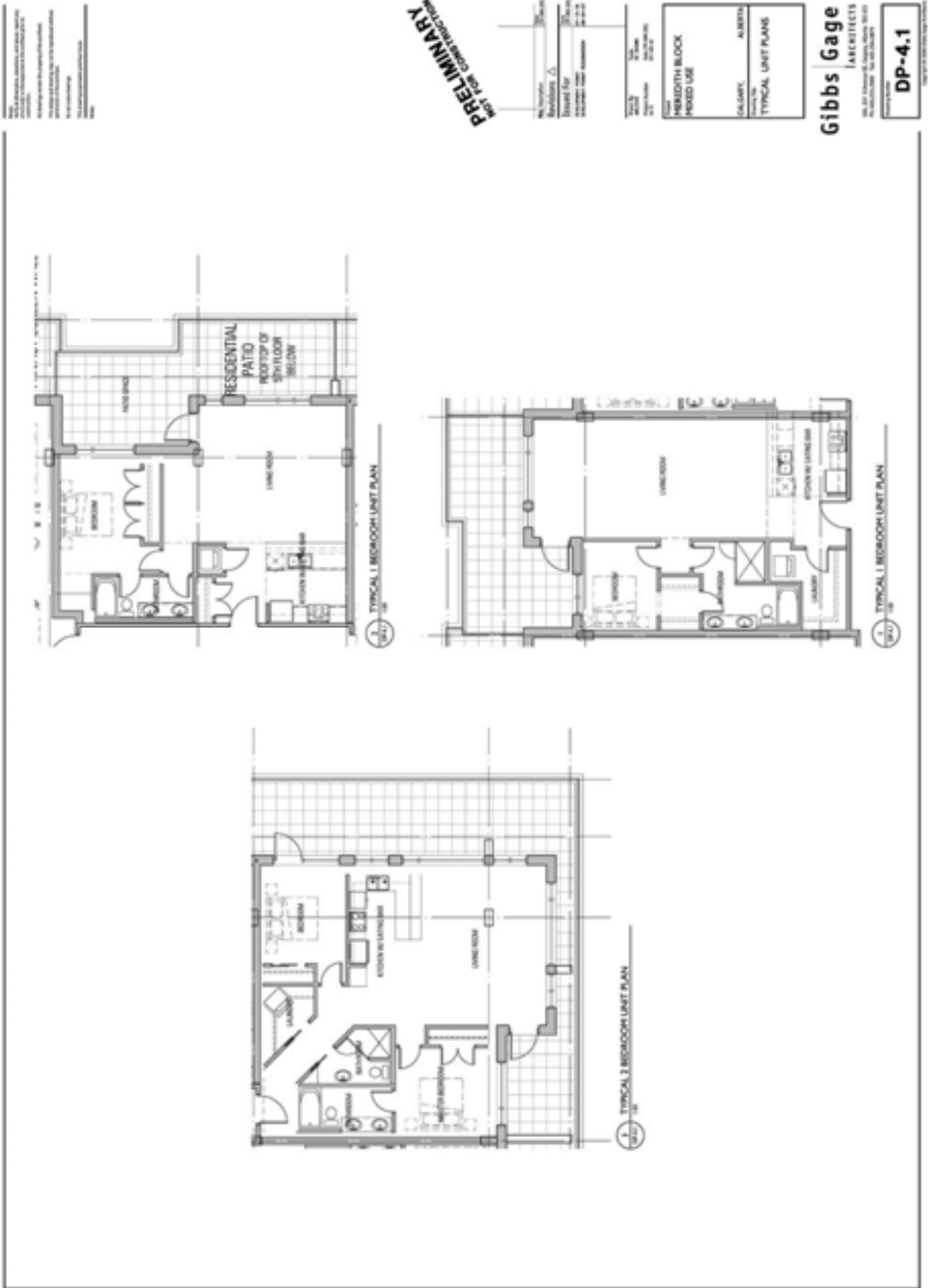


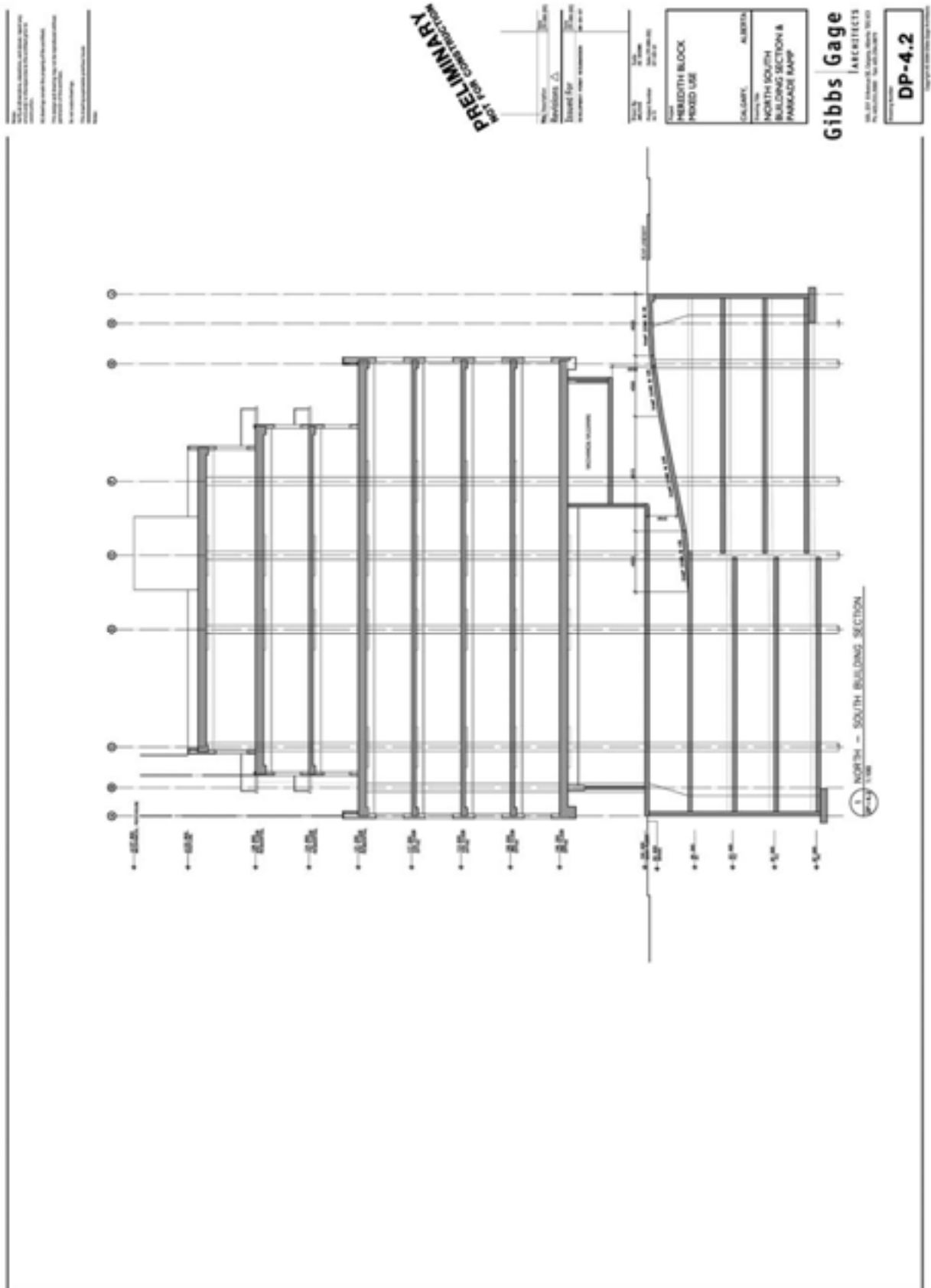


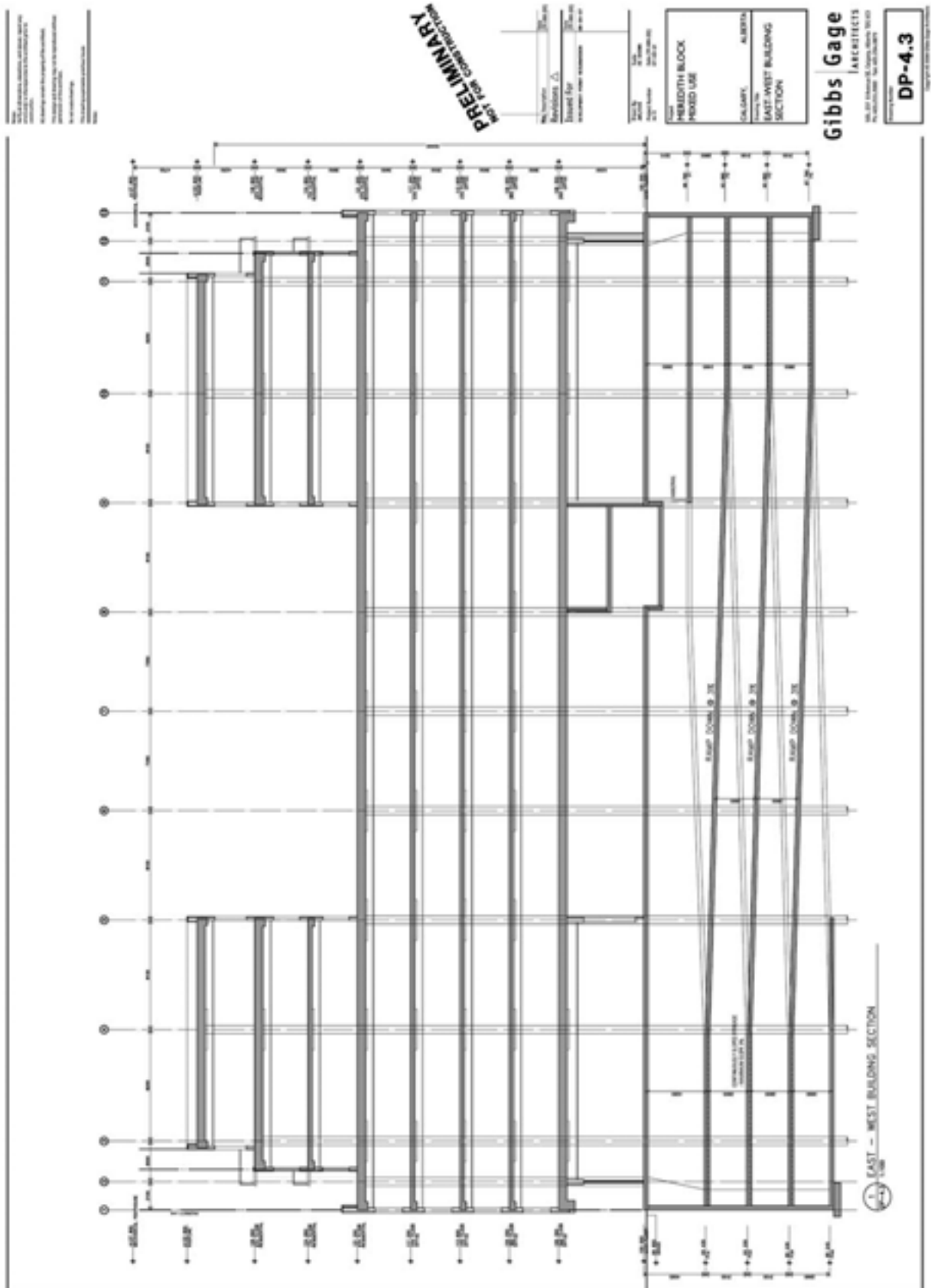


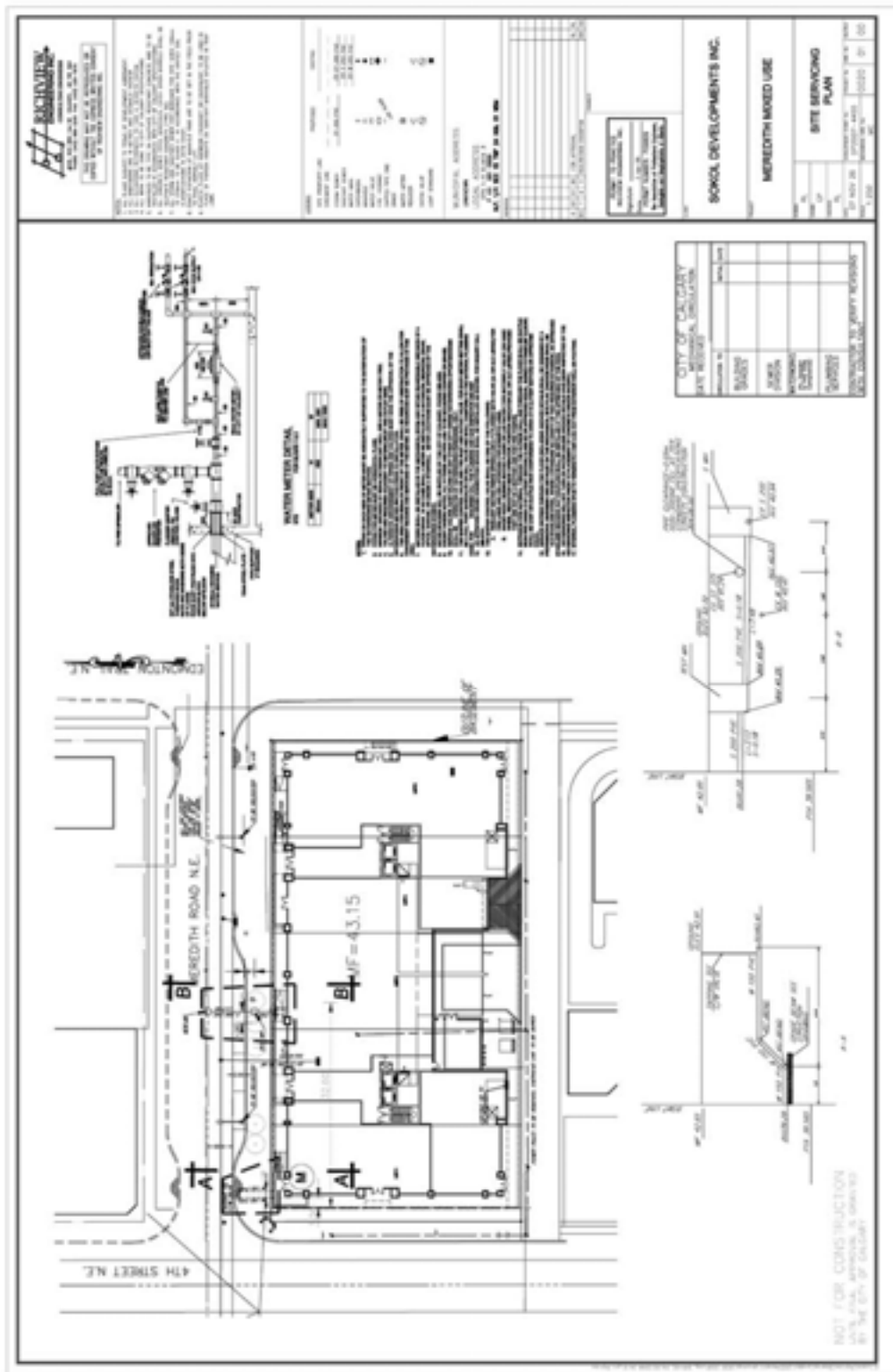


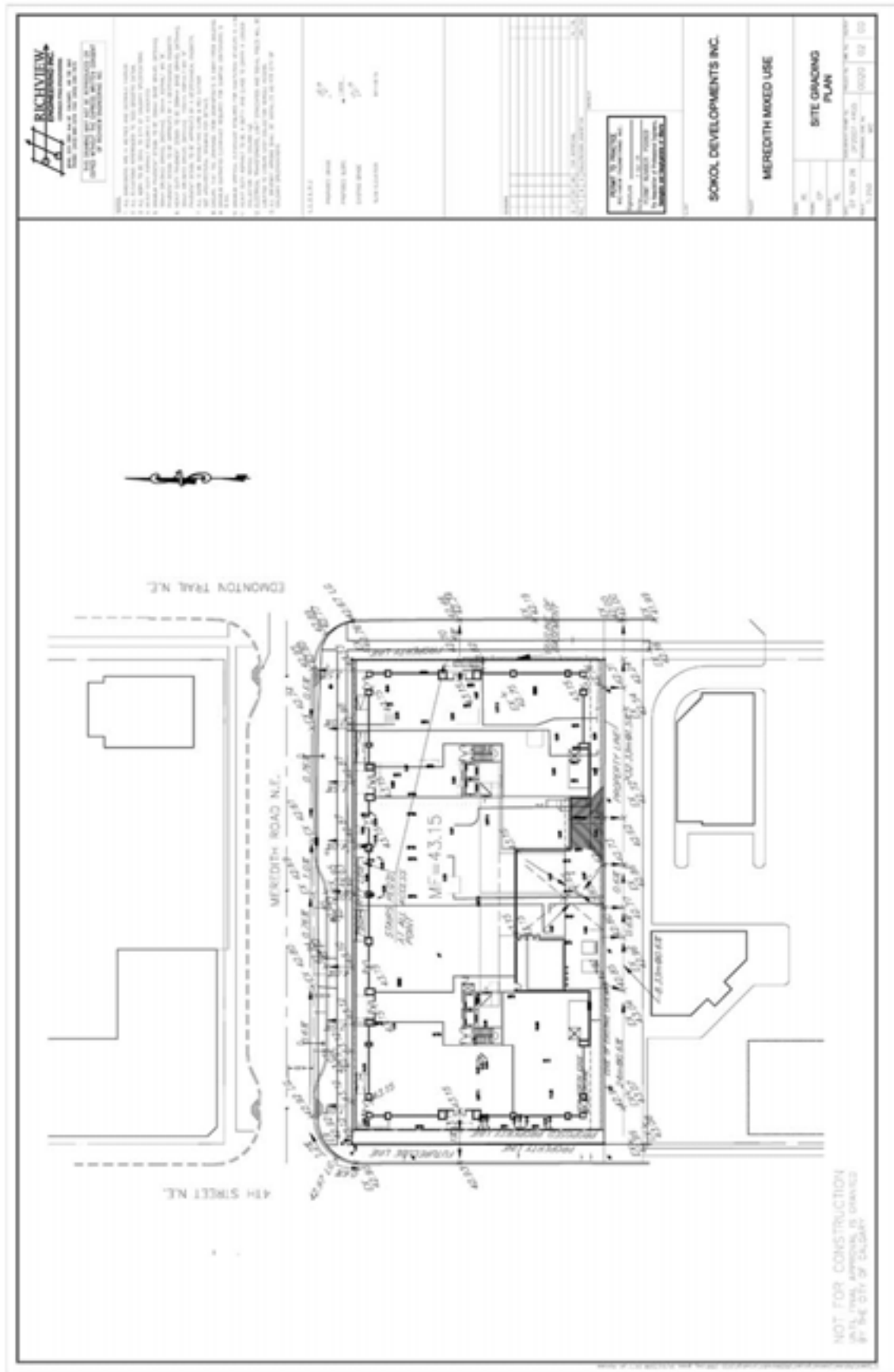


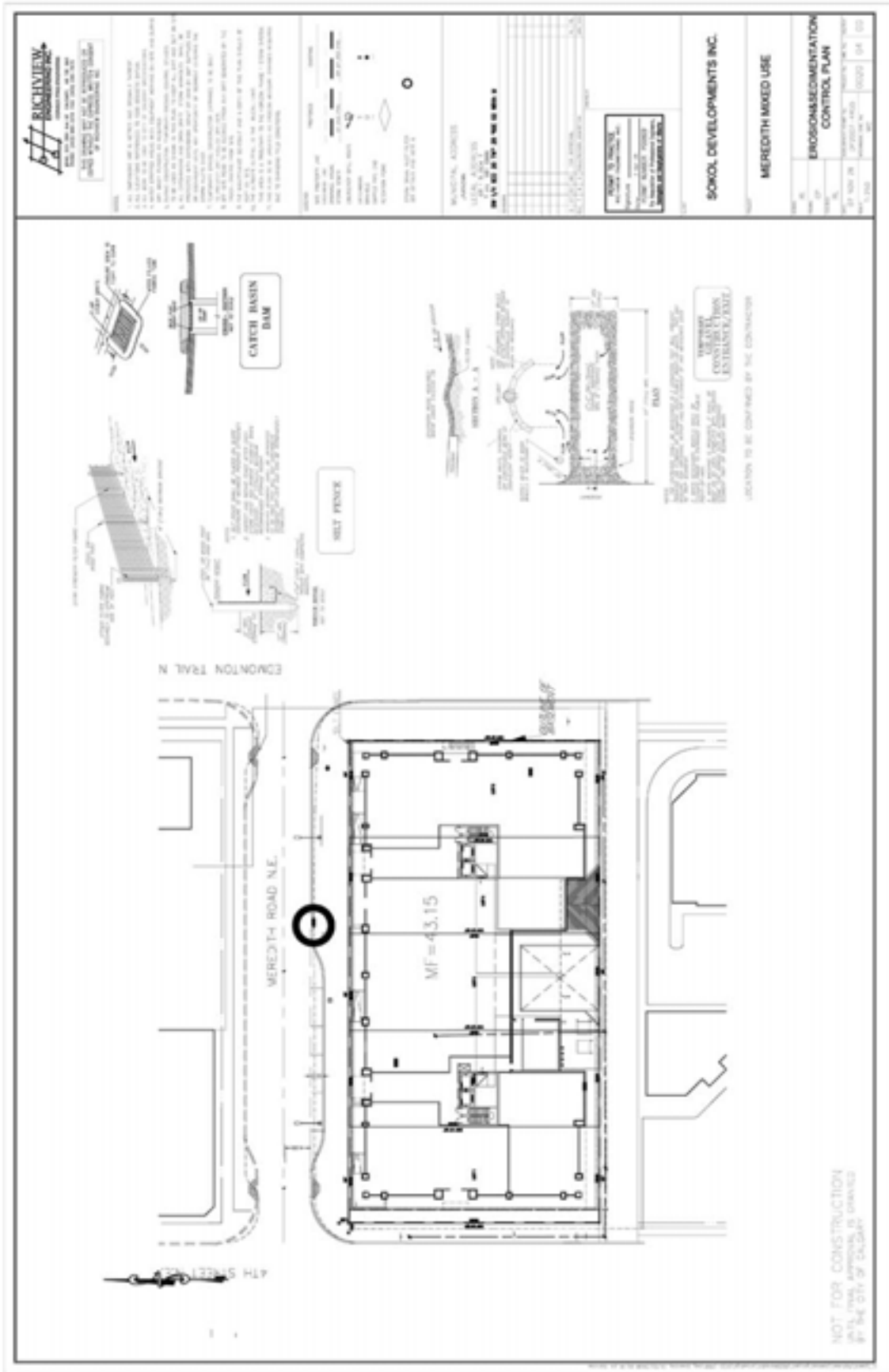


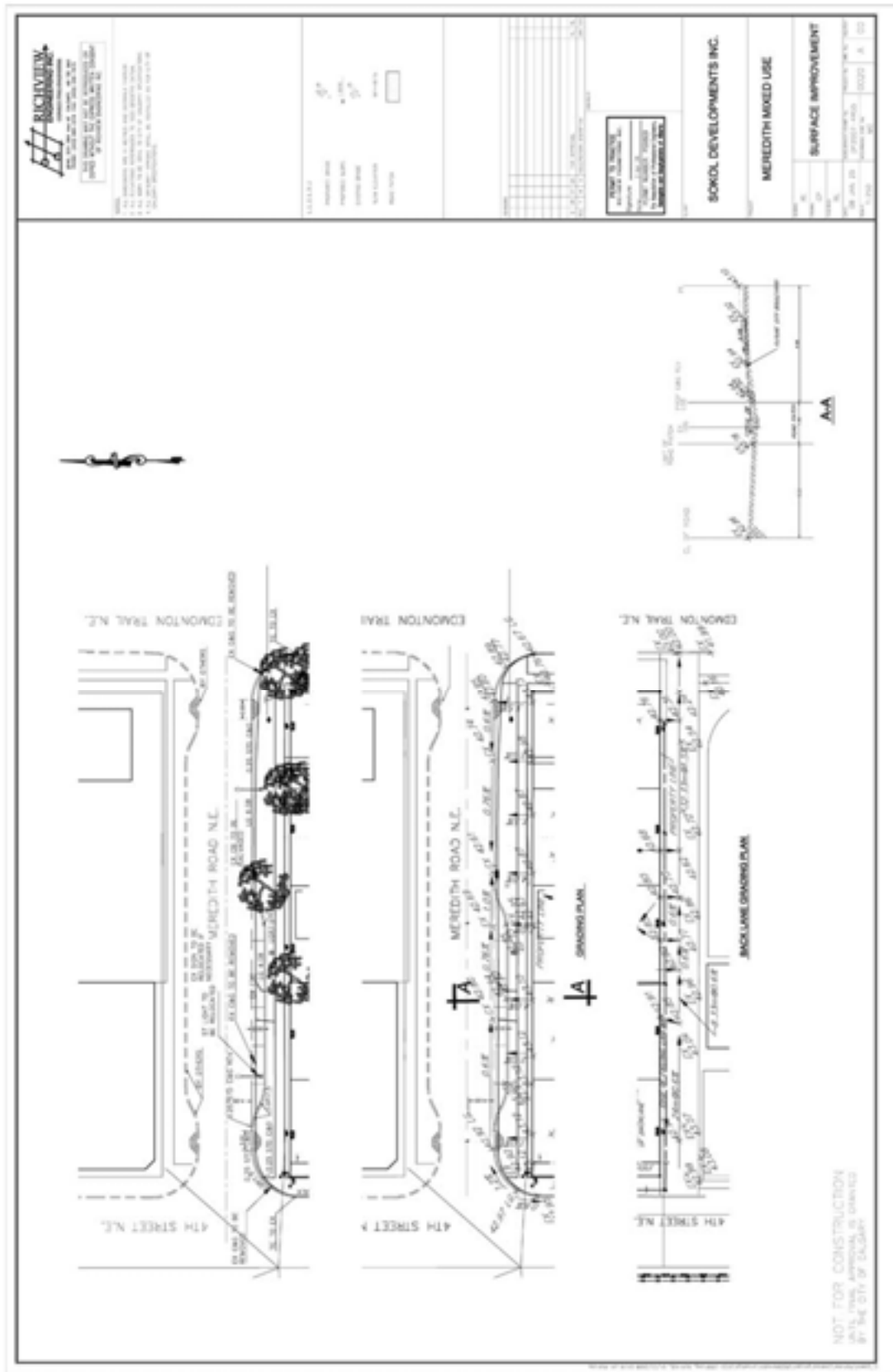


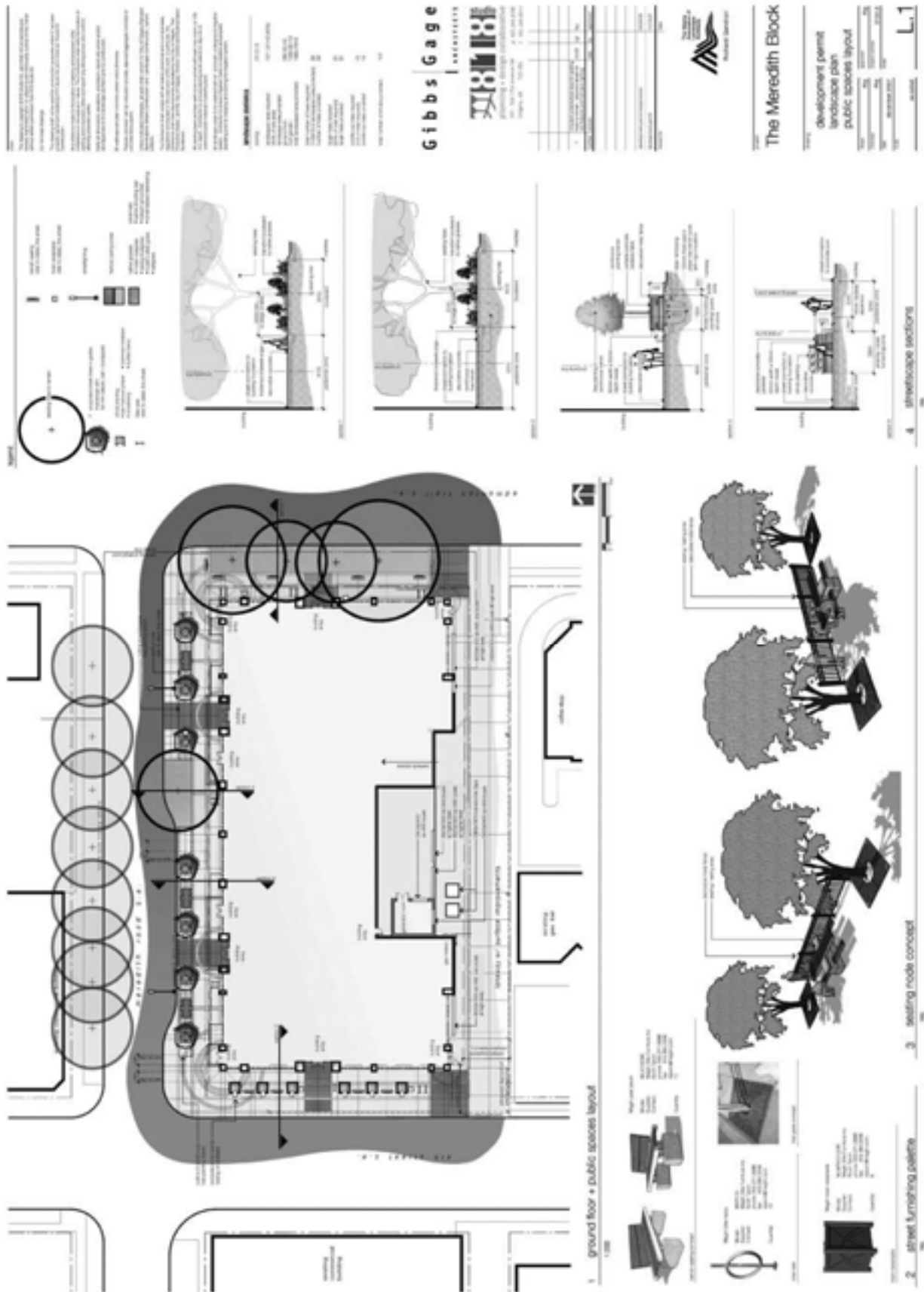


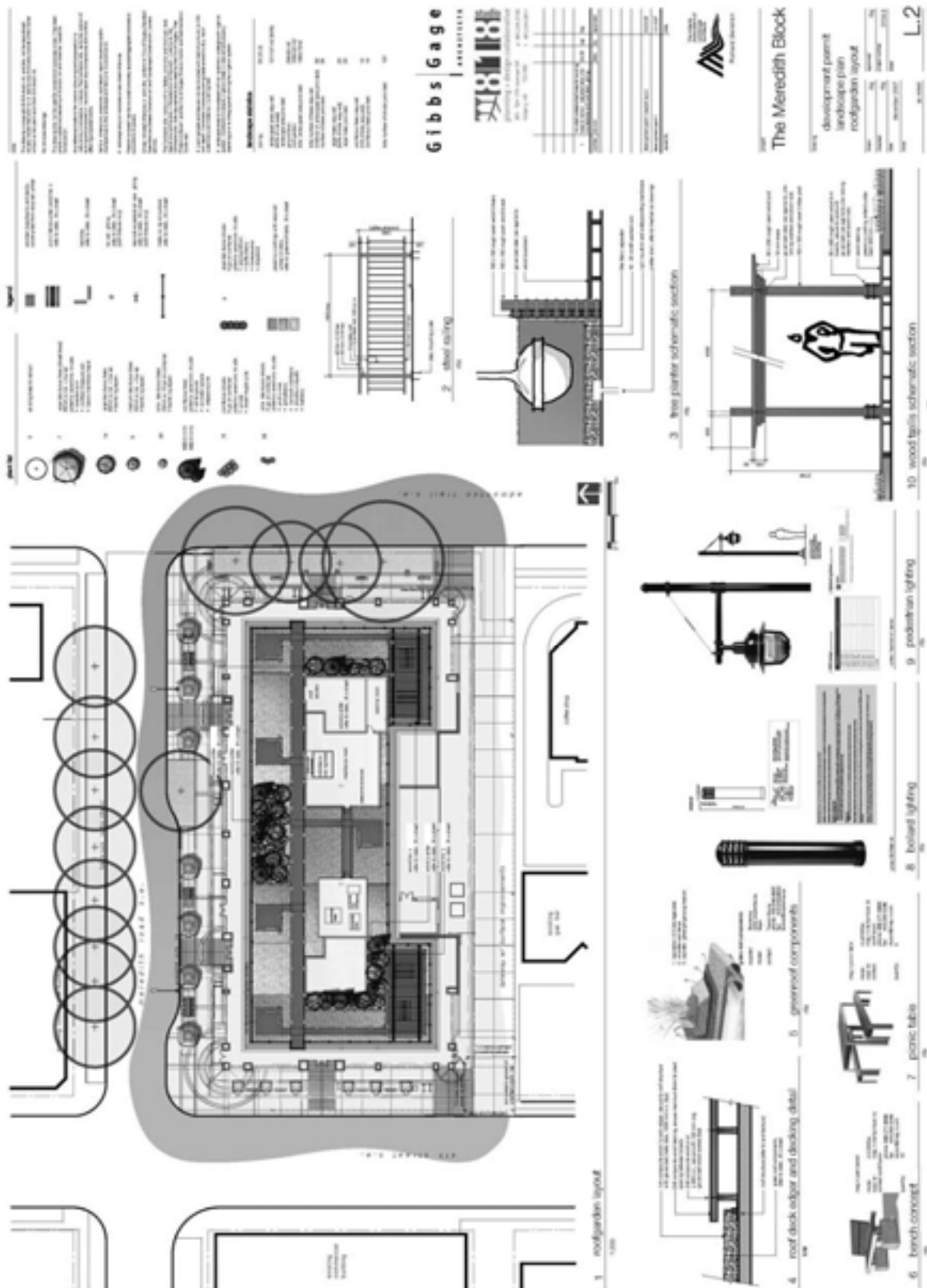


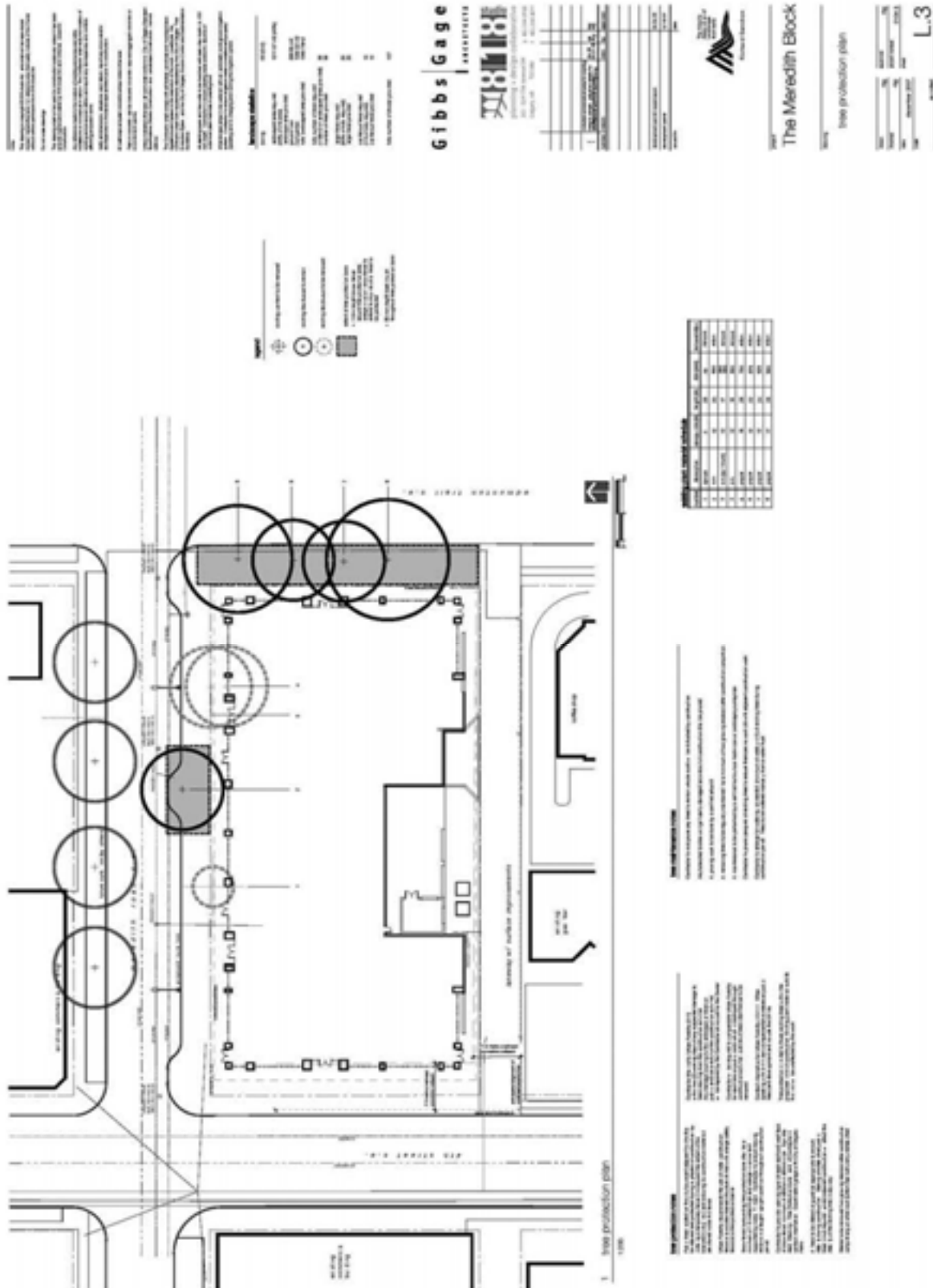


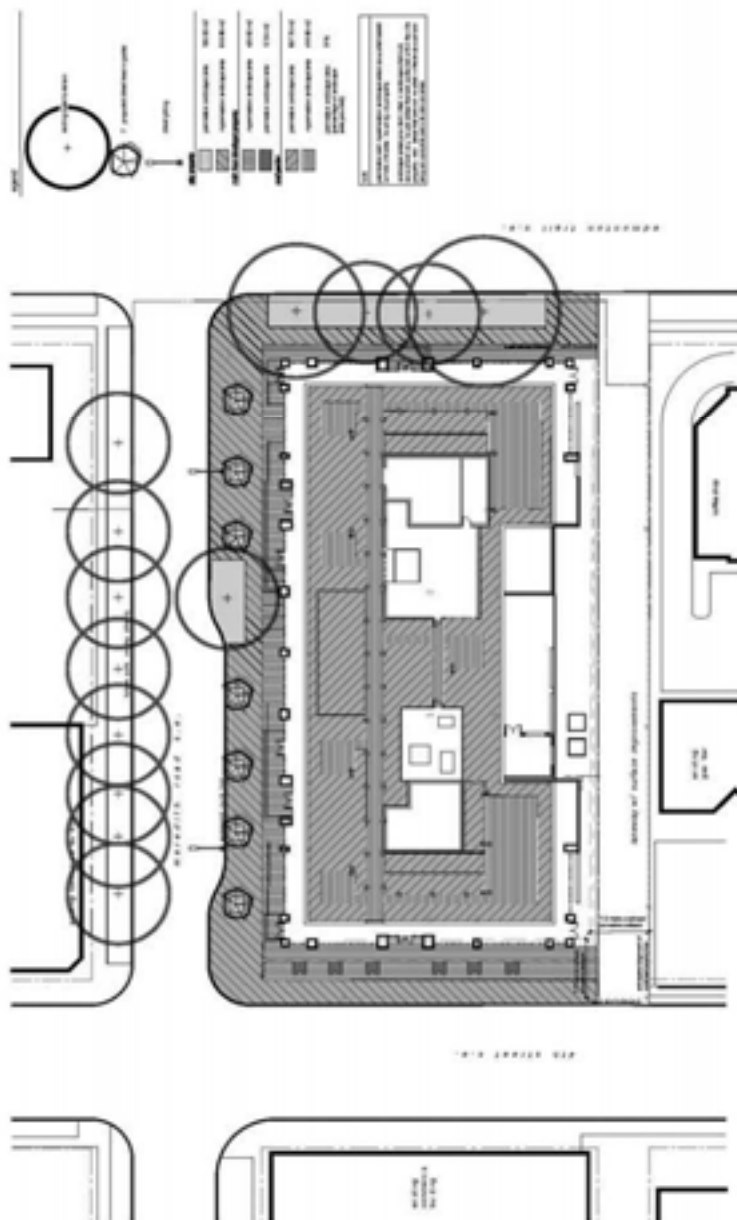












DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of C-2 General Commercial District shall be the Permitted and Discretionary Uses respectively excluding auto body and paint shop, automotive sales and rentals, automotive services and automotive specialties.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-2 General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-2 General Commercial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Commercial Component

The development shall contain mixed uses of commercial and dwelling units.

(b) Gross Floor Area

A maximum of 6 FAR with a minimum of 30% of the gross floor area being comprised of dwelling units.

(c) Ground Floor Access

Each commercial use located on the ground floor shall have direct entries from the public sidewalk and to be considered at the same level as the sidewalk.

(d) Recycling facilities

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

(e) Building Height

Maximum building height is 34 metres.

(f) Landscaped Area

(i) A minimum of 40 per cent of the site shall be landscaped, ensuring that soft landscaping is optimized on the site;

(ii) Landscaped areas contained either at grade, roof top or at terraced levels shall be counted towards the 40 per cent landscaping requirement; and

(iii) The adjacent boulevards must be landscaped.

(g) Amenity Space

Outdoor amenity space located on the roof top shall be setback a minimum of 3.0 metres from the edge of the building facade.

(h) Parking

In addition to the rules and regulations contained in Section 18 of Bylaw 2P80 the following shall apply:

- (i) The minimum number of motor vehicle parking stalls for each dwelling unit is 0.75 stalls per unit for resident parking; and
- (ii) A minimum of 0.1 visitor parking stalls per dwelling unit.



917 Centre Ave NE
Calgary, AB T2E 0C6
403-263-5755

City of Calgary

Development and Building Approvals
P.O. Box 2100, Station M
Calgary, Alberta
T2P 2M5

April 2, 2008

Att: Anthony Haddad

Dear Anthony:

RE: DP2007-4455, 14 4 St NE

The Planning Committee met April 1, 2008 to discuss this application.

The Committee feels that the signage needs to meet the intent of the Land Use Bylaw. The Committee is uncomfortable with the signage area indicated and it is suggested that the signage respect and reflect the character of the neighbourhood.

The Committee acknowledges the balcony discrepancies as well as the rooftop patio. It is felt that this be left to the discretion of the approving authority.

Sincerely,

Sharon McKendrick
Planning Chairman

Planning Members

Mary Jo De Waal	Mike Ricketts
Lori Losowy	Chito Pabustan
Stephanie Felker	Jacqui Arling
Glen Wiezbra	Tony Greco