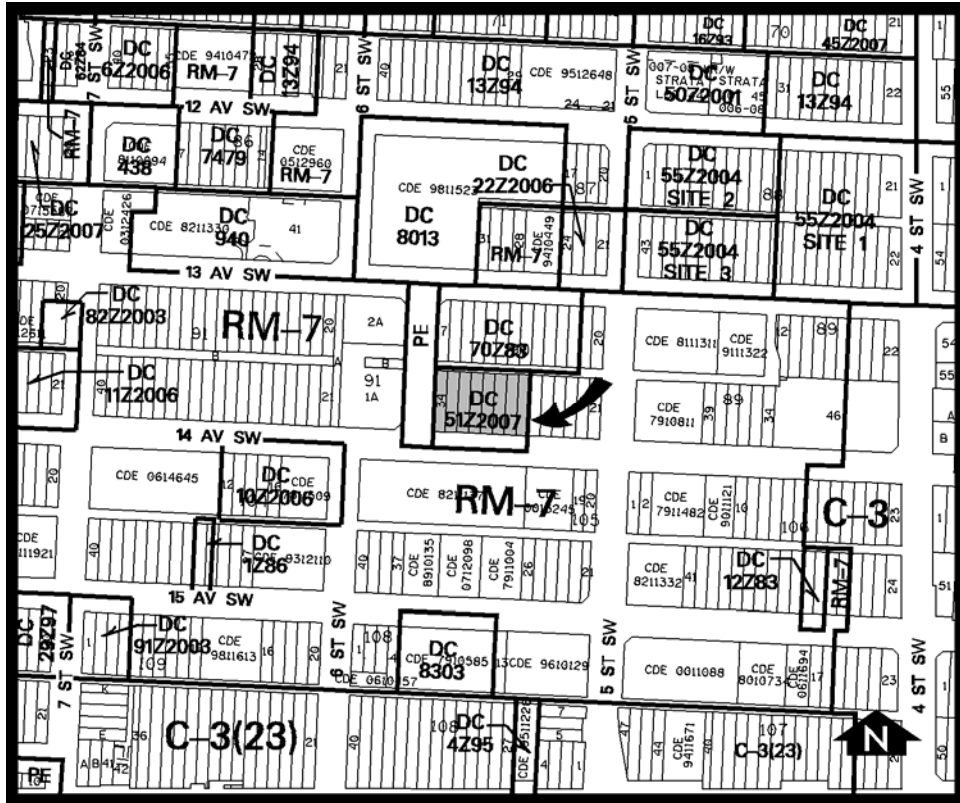


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 09	
	CPC DATE:	2008 March 06
	DP NO:	DP2007-3329

BELTLINE
(Ward 8 - Alderman Mar)



PROPOSAL: Apartment Building (129 Units)

APPLICANT: Sturgess Architecture	OWNER: Assured Development Ltd.
MUNICIPAL ADDRESS: 626 – 14 Avenue SW	LEGAL DESCRIPTION: Plan A1, Block 90, Lots 27 - 34 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC Direct Control District (51Z2007)	
AREA OF SITE: 0.24 ha ± (0.59 ac ±)	
CURRENT DEVELOPMENT: Vacant Land	

ADJACENT DEVELOPMENT:
NORTH: High-Rise Apartment Buildings
SOUTH: Birkenshaw House
EAST: Low-Rise and Mid-Rise Apartment Buildings
WEST: Beaulieu Gardens and Lougheed House

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DIRECT CONTROL GUIDELINE(S)	DC 51Z2007	N/A	N/A
DENSITY	A maximum 7.0 FAR	9.35 FAR	None
HEIGHT	No maximum height	45 metres	None
YARDS (BUILDING SETBACK)	South P.L. – 3.0 m min. West P.L – 3.0 m min.	3.6 – 5.9 1.5 metres	None - 1.5
PARKING	0.9 stall min. per unit (117 stalls required)	188 stalls	None
	0.15 stall min. per unit (20 stalls required)	20 stalls	None
LANDSCAPING	35 percent min. site area	35 percent	None

<p>EXTERIOR FINISH MATERIALS Walls: Fibre cement panels, clear glazing, metal Roof: Fibre cement panels, glazing, metal Windows: Clear, light grey and white/fritted glazing with aluminium framing</p>
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SUMMARY OF CIRCULATION REFEREES	
<p>CPTED ASSESSMENT Crime Prevention Through Environmental Design</p>	Not applicable.
<p>ENVIRONMENTAL MANAGEMENT</p>	No concerns.
<p>URBAN DESIGN REVIEW COMMITTEE</p>	Comments provided. See Appendix III.
<p>COMMUNITY ASSOCIATION Beltline Community</p>	Comments provided. See Appendix II.

PLANNING EVALUATION

Introduction

This Development Permit is for a 129 unit mid-rise apartment building in the Beltline. The project is composed of 14 storeys with 2 storeys of street-oriented townhouses, underground parking, and the proposed density bonus options provided within the Beltline Area Redevelopment Plan.

Site Context

Located within the Beltline at the corner of 14 Avenue SW and 6 Street SW, the residential project presents an unique opportunity for development with the Lougheed House and Beaulieu Gardens as its westerly neighbour.

The subject site is located within walking and transit distance to downtown office and commercial areas. In addition there are numerous services and amenities in close proximity.

Given the unique setting of the proposed development, there is an opportunity to establish a strong visual and practical link to the building and its surroundings.

Land Use District

The Direct Control District accommodating this project was approved by City Council in 2007 June (Bylaw 51Z2007). Contained within those guidelines are provisions for yards, building design, landscaping and density bonuses.

The overall density proposed is 9.35 FAR. The applicant has provided the following bonus

features approved by City Council to achieve the additional 2.0 FAR:

Required under the Beltline ARP	Provided
Incorporation of sustainable building features that help to offset the increased development intensity and the demands it places on utilities and infrastructure. A maximum of 1.0 FAR may be achieved (10 points).	Maximum 1.0 FAR (10 points) earned as per the following: Vegetated green roofs – 5 points Housing diversity – 4 points Water efficient landscaping – 1 point
Contribution to the Beltline Community Investment Fund (BCIF) to be utilized for projects within the Beltline related to public realm improvements as increased development intensity places increased demand on the public environment.	Value of ± \$652,860 provided for the project to achieve 1.0 FAR (\$270 x 2418 square metres).

Legislation & Policy

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

- A variety of residential developments with compatible and accessory retail, personal service and institutional uses to support the local residential population.

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

- New properties shall design the front setback treatment to compliment and integrate with the public realm treatment of sidewalks and boulevards;
- Building edges that are oriented toward a public right of way or park should be lined with uses that create activity and provide natural surveillance;
- No shadow casting over any sensitive historic landscape, architectural feature or park spaces that depend on sunlight for their significance of function;
- The base of a building should be designed to create a human scaled street wall and establish a strong visual rhythm;
- The character of lower storey units within apartment buildings should be reinforced by providing easily identifiable units with individual front doors and windows relating directly to, and providing an overview of streets and pedestrian pathways;
- For buildings over 12 storeys in height the top floors are encouraged to use techniques such as creation of distinctive architectural or structural elements;
- 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; and
- Use existing rear lanes where they are available and create shared service areas where feasible.

This application generally conforms to these policies and principles.

Built Form

The 14 storey residential development is composed of a base, body, and cap. Access to the underground parkade, loading and garbage activity is proposed off of the lane.

The base is a podium consisting of 2 storey townhouse units fronting onto 14 Avenue and 6 Street, with four 2 storey live-work units fronting the rear lane. The development of these townhouses and live-work units reinforce the 'eyes on the street' principle and support natural surveillance of the building's immediate surroundings. The podium is contextually respectful of its Birkenshaw House neighbour to the north by establishing a parapet height that is consistent with the existing eave line. The proposed finishing material for the podium on the south, east and north elevations is a fibre cement panel, which is a contemporary material reflecting the stone on the Historic Loughheed House.

The body of the building is subject to a 20.0 metre shadow impact zone given its adjacency to Beaulieu Gardens, guiding the design of the building. As a result of the shadow impact zone, floor levels 9, 11 and 13 of the mid-rise development step back in an effort to reduce building mass while simultaneously allowing for the creation of large roof top balconies that enhance access to the site's panoramic views. The body's south face creates an urban edge wall emphasizing its street presence and suggests a connection to the Beaulieu Gardens to the west through a subtle curve. The south and west elevations of the proposed curved curtain walls are light grey glazing and light grey glazed spandrel panels, which is intended to reflect a contemporary urban character in contrast to that of the solid podium. The remaining west, north and east elevations are proposed to be a pattern of clear glazing and fibre cement panels.

Forming the building cap is a clear and fritted glass-box, which encloses floor levels 11 through 14, including the roof top mechanical equipment.

Building Interface

A wide, tree-lined boulevard is proposed along 14 Avenue with a building setback ranging from 3.6 to 5.9 metres. The proposed building setback along 6 Street is 1.5 metres from the property line. A relaxation in the minimum 3.0 metre setback was considered acceptable in this location, given that the pedestrian condition is tempered by the generously treed street and sidewalk realm. This also allows for the opportunity for a more urban condition by locating the townhouse frontage closer to the property line. Furthermore, 6 Street is a PE (Public Park, School and Recreation District) designated parcel that is currently functioning as a non-standard roadway.

The applicant has been asked to further address, as a Prior-to-Release Condition, the safe pedestrian access to the live-work units fronting the rear lane of the development. The Beltline ARP calls for lanes to be designed and upgraded for pedestrian safety and aesthetics. A 1.1 metre pedestrian corridor connecting the live-works units to the public sidewalk along 6 Street has been requested of the applicant. Currently, the proposal requires external access to the live-work units utilizing the vehicular lane.

Landscaping

Landscaping is provided along the south elevation, at grade and in planters. Raised planters provide a separation between the amenity space of the townhouse units and public sidewalk. A

row of Columnar Aspens are provided along 6 Street between the amenity space of the townhouse units and the adjacent park and public sidewalk. A row of Columnar Aspens are also proposed at grade in the lane adjacent to the live-work units. New boulevard landscaping will be provided along 6 Street SW and 14 Avenues SW to assist in softening the interface with the pedestrian/public realm.

The roof of the podium has been designed as a green roof. A combination of hard landscaping/amenity space and planters are proposed for the residential patios on levels 9, 11, and 13 of the development.

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.

Urban Design Review Panel Comment	Applicants Response
The Panel commends the applicant for proposing a project with strong urban and architectural properties.	Noted.
The Panel recognized that the materials and details proposed for the project will have to be carefully selected and exquisitely executed.	Noted.
The Panel is concerned that the application does not contain a project data sheet or a site plan.	Information provided.
The Panel is concerned with the possible passageway between the two buildings and the security of this area on the east façade.	Potential corridor between the two buildings was removed with the extension of the east elevation to the property line.

Site Access & Traffic

Vehicular, loading, and garbage/recycling access are all accessed off the rear lane for this project.

Parking

Parking has been provided on site at a rate of 0.9 stall per unit and visitor parking provided at a rate of 0.15 stall per unit. Bicycle storage facilities for both Class 1 and Class 2 parking have been provided at grade and within the building.

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

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 APPENDIX II). They commented on the conformance to the Beltline policies.

CONCLUSION:

The proposal is supported for the following reasons:

1. The development meets the development goals of the Beltline Area Redevelopment Plan.
2. The project is compatible with adjacent development along 14 Avenue SW.
3. The podium level and its interface to the public realm have been designed to provide for visual interest and to enhance the pedestrian experience along all interfaces, which is consistent with the Beltline ARP policies.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements

If this development permit is approved, the following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority.

Planning:

1. Section 6.1.2.2 of the Beltline ARP recommends differentiation of the pedestrian zone accessing the lane-facing live-work units as the lane is redeveloped. Amend the plans for the north side of the site to include a 1.1 metre sidewalk, entirely within the subject site, extending from the sidewalk along 6 Street SW at least as far as the farthest east live-work unit.
2. Provide specific detail on the plan drawings regarding how and where the Sustainable Building Features will be met to achieve the 1.0 FAR density bonus.
3. Payment is required for contribution to the Beltline Community Investment Fund equivalent to 1.0 FAR at the rate current at the time of payment.

Urban Development:

4. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$241,900.00, to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw

9M2007 and an amount approved by City Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$3,970 per meter of site frontage (on avenues only) for the proposed development.

5. Amend the plans to:

Roads

- a. Dimension the property lines from the lip gutter and the back of sidewalk. The correct dimensions are provided in the Advisory comments below.
- b. Remove the encroachments (bike parking) from within the City right of way.
- c. Some trees appear to be planted too close to the sidewalk. Note that root barriers will be required.
- d. Remove proposed multi-stem trembling aspen trees adjacent to lane, as the canopy growth would overhang into the lane and impact the movement of vehicles.

6. Amend the plans to:

Waste and Recycling Services

- a. Garbage Room to be revised - similar to original submission as discussed with the Waste & Recycling Services Technician.
- b. Note on drawings that garbage facilities will consist of 4-4cy containers, picked up 2x/wk.
- c. Recycling area to be designated on drawings.
- d. Provide overhead door and enlarge as wide as possible (8').

7. 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.

8. Remit payment (certified cheque) for the proposed infrastructure within the public right-of-way to address the requirements of the Business Units as listed below:

Roads

- a. Construction of asphalt lane paving adjacent to the site.
- b. Street lighting upgrading adjacent to the site.
- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel.

9. Execute an Easement Agreement – Sidewalk to the satisfaction of the Manager of Urban Development for the 4.5 metre x 4.5 metre corner cut area.

Transportation:

10. Revise sweep path to use a properly-scaled SU-9 vehicle. The plan is also to include an appropriate design vehicle including dimensions and the standard TAC name. All minimum clearances between the sweep paths and obstructions (parking stalls, curbs, fencing, etc.) are to be dimensioned and must exceed the minimum 0.60 metres.

Parks:

11. Narrow the front walkway off of 14 Avenue SW by 3.0 metres beginning from the west edge to minimize the impact to the public Spruce tree. In addition this same edge and corner northeast of the tree trunk should be squared off to also minimize impact to the tree root system.
12. Indicate the service connections across the boulevard. Consideration should be given to bringing any lines within the critical tree root zone of the 3 public Spruce trees that are to remain in the boulevard.
13. Confirm if the bike racks proposed in the boulevard shall be installed in a concrete pad. Provide a note on the Landscape Plan that the area required for bike rack installation shall be hand dug.

Permanent Conditions

Planning:

1. 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;
2. No changes to the approved plans shall take place unless authorized by the Development Authority.
3. A Development Completion Permit shall be issued for the development before the building is occupied. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.
4. Upon completion of the main floor subfloor, proof of the geodetic elevation of the constructed subfloor must be submitted to and approved by the Development Authority prior to any further construction proceeding;
5. 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;
6. Parking areas shall be for the sole use of residents. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core;
7. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property;
8. Any vegetation, trees and shrubs indicated on the site plan, and above grade levels, which die after completion of the project must be replaced on a continuing basis with vegetation, trees and shrubs of a comparable species and size.

9. Specific requirements have been formulated regarding signage for live-work units in the proposed Beltline Districts. These standards will apply to all live-work signage in this development.
10. All parking, visitor and loading stalls must be made available for the sole use of the residents and their visitors to the site, in the numbers and locations as shown on the approved plans released with this Development Permit. All stalls must be properly marked indicating its use to the satisfaction of the Development Authority.

Urban Development:

11. If during construction of the development, the applicant, the owner of the development, or any of their agents or contractors becomes aware of any contamination:
 - a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary;
 - b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary; and
 - c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

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

12. 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.
13. 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 Calgary 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.
14. In accordance with the *Encroachment Policy* adopted by City 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.**
15. The developer shall submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the 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*.
16. 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 Water Resources 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.

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

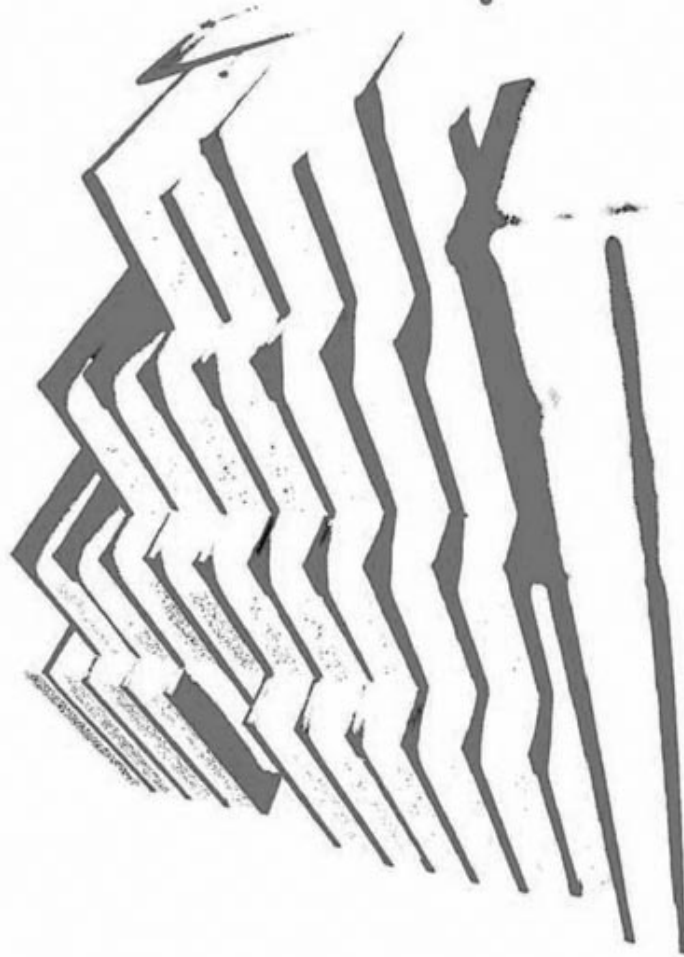
Parks:

18. Public trees located on the City boulevard adjacent to the development 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.

Mona Ha
2008/March

CALGARY PLANNING COMMISSION

- 01. context calgary
- 02. context map
- 03. massing study
- 05. site plan
- 06. floor plans
- 14. landscape plans
- 16. elevations
- 20. louvred wall sections
- 21. renderings
- 23. building materials



satellite image context map



Located within the Beltline at the corner of 14 Avenue SW and 6 Street SW, FOURTEEN presents an unique opportunity for development with the Loughheed House and Beau-lieu Gardens as its westerly neighbour. Redevelopment of this inner-city site encompasses key components integral in establishing a superior building within an urban setting.

As an inner-city site, FOURTEEN is located within walking and transit distance to downtown office and commercial areas. In addition there are numerous services and amenities in close proximity that provide the opportunity for a healthy and less auto-dependent lifestyle for residents, reducing the demand for provision of on-site recreational amenities. The engagement within the Beltline and the core reinforces a sense of community rather than insularity among residences.

context calgary



01.

figure ground (scale: 1 to 1000)



- 1. Loughheed House
- 2. Beaulieu Gardens
- 3. Birkenshaw House
- 4. High-rise apartment
- 5. Mid-rise apartment
- 6. Low-rise apartment

Given the unique setting of FOURTEEN, it is important to establish a strong visual and practical link to the building's immediate site, as well as the adjacent park, and the mountains beyond. As a result, the building, and its dwelling units emphasize the physical and visual connections.

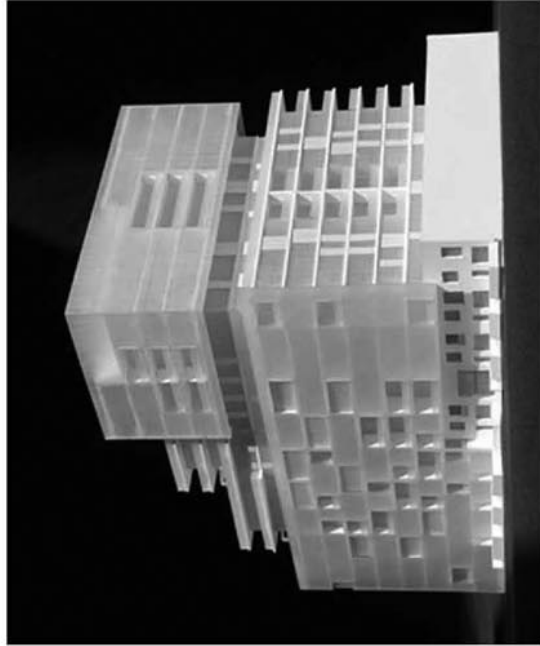
The high-rise apartments to the immediate north and south result in an architecture that embraces its boundaries and focuses its connection to the adjacent park to the west.

context map



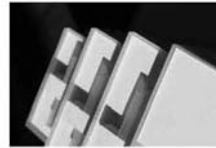
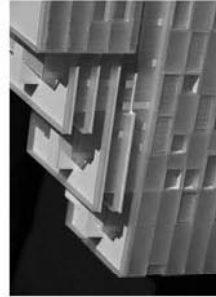
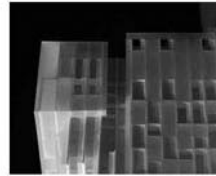
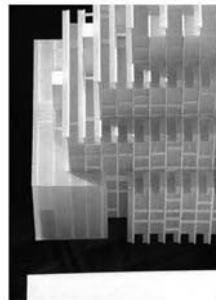
02.

formal explorations



SIXTEEN is a multi-family residential, 14 storey development. The building's composition is threefold: base, body, and cap.

The podium consists of 2 storey townhome units fronting 14 avenue and 6 street and 2 storey live-work units fronting the lane. The development of these townhomes and live-work units reinforce the 'eyes on the street' principle and support self-policing of the building's immediate adjacencies improving the public realm. The podium is contextually respectful of its Birkenshaw House neighbour to the north by establishing a parapet datum similar to that of the eave line.

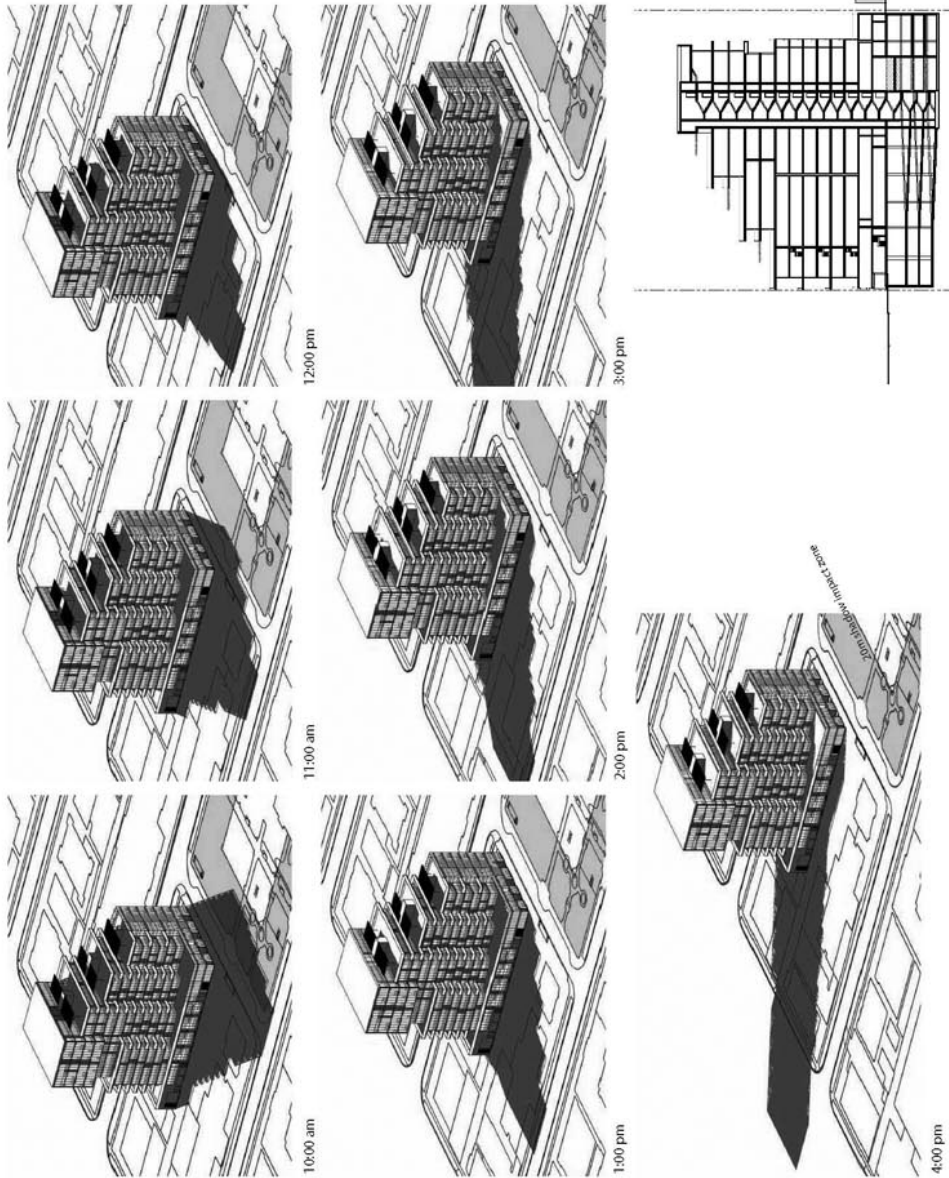


massing study



03.

shadow impact (september 21 Mountain Daylight Time)



The body embraces the 20m shadow impact zone of the adjacent Beaulieu Gardens as a design tool and incorporates the visual connection to the park and mountains beyond in its form. An expanse of balcony and glazing along the west and northwest units enhance the panorama views. As a result of the shadow impact zone, floor levels 9000, 11000, and 13000 of the body step back to create large roof top balconies that further embrace the site's views. The tower's south face creates an urban edge wall emphasizing its street presence and suggests the connection to the park to the west through a subtle curve.

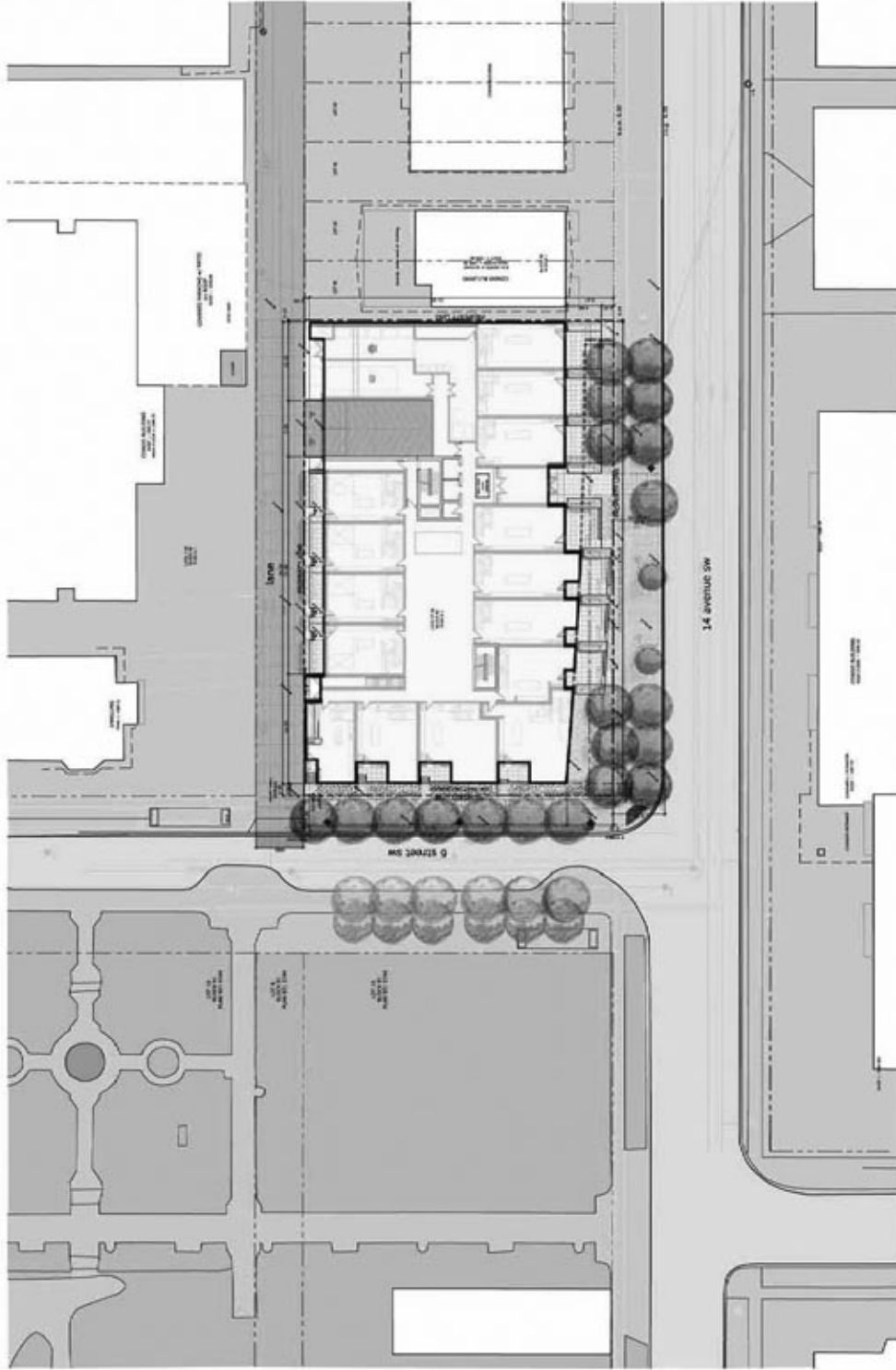
Formally the glass-box is the top to FFOURTEEN and encloses floor levels 11000-14000 including the roof top mechanical equipment. Psychologically the glass-box serves the hierarchy at which the penthouse units occur. It also provides a formal conclusion to the top of the building.

massing study



04.

site plan (1:500)

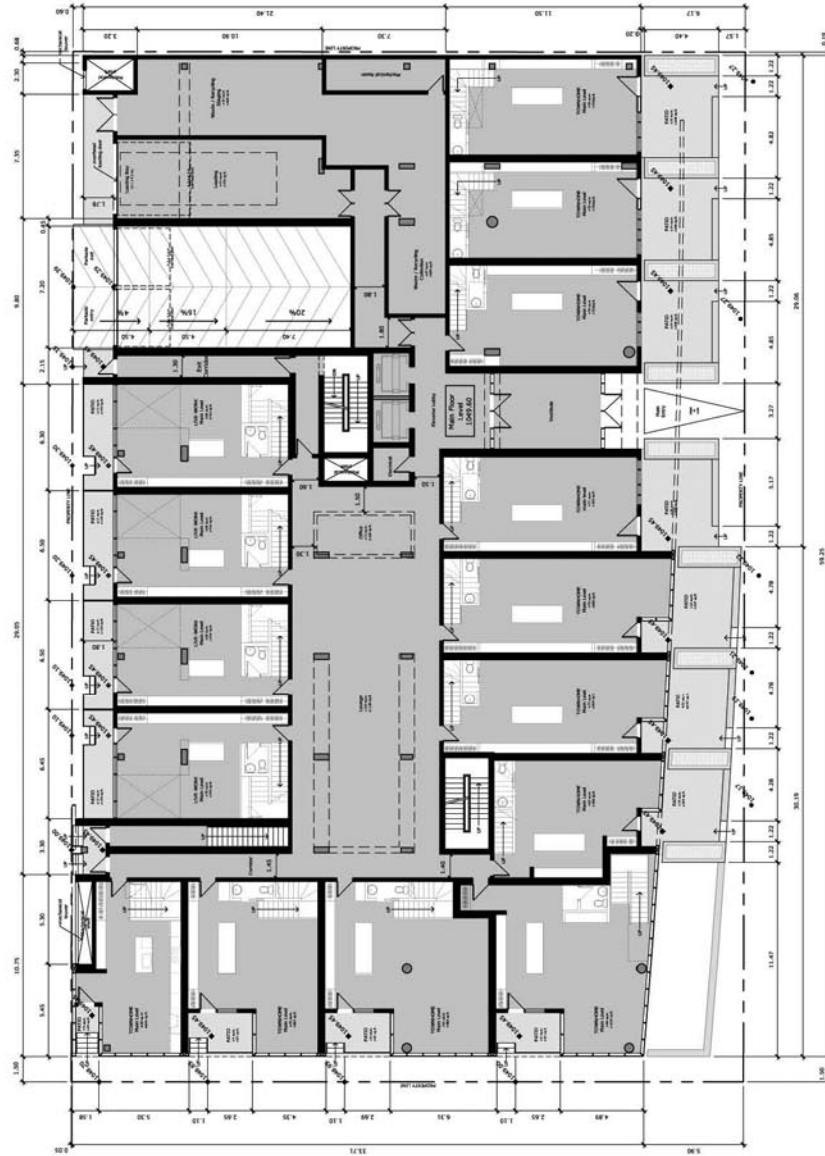


site plan



05.

level 1000 (scale 1:250)



Floor plans



06.

level 2000 (scale 1:250)



floor plans



07.

level 3000 (scale 1:250)



floor plans



08.