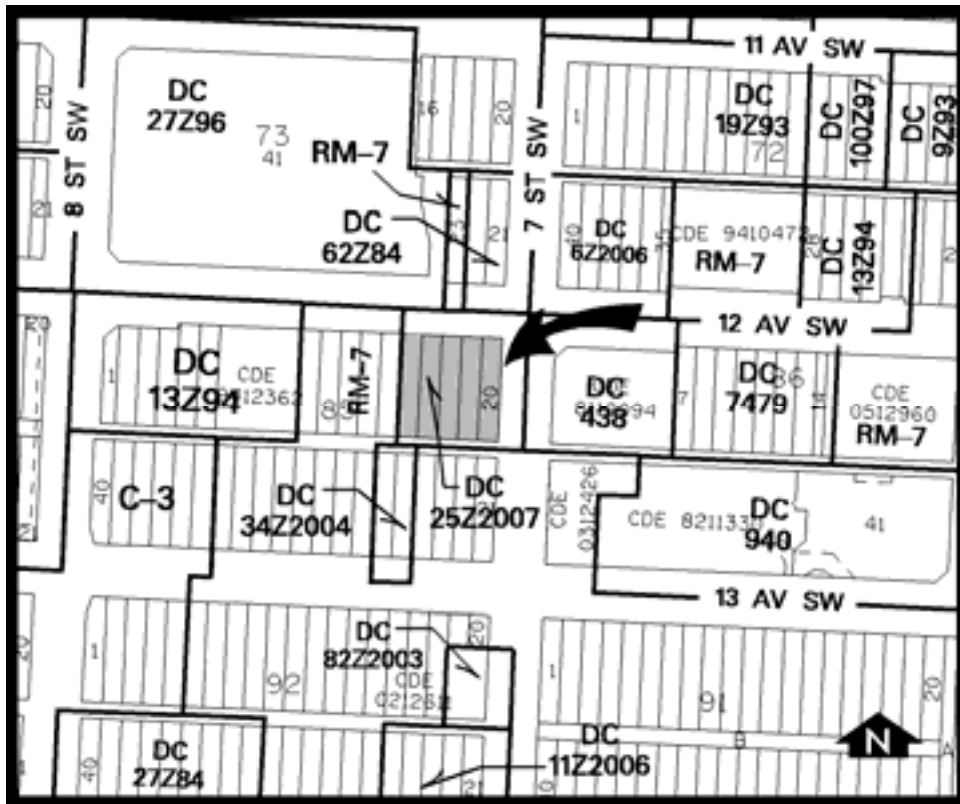


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 10
	CPC DATE: 2008 February 21
	DP NO: DP2007-1554

BELTLINE
(Ward 8 – Alderman Mar)



PROPOSAL:
Apartment Building (135 Units) with offices and restaurant uses.

APPLICANT: Abugov-Kaspar	OWNER: 891786 Alberta Inc (Tim Down)
MUNICIPAL ADDRESS: 801, 805, 807 and 809 – 12 Avenue SW	LEGAL DESCRIPTION: Plan A1, Block 85, Lots 16 to 20 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC Direct Control District (25Z2007)	
AREA OF SITE: 0.16 ha ± (0.40 ac ±)	
CURRENT DEVELOPMENT: Three Storey Apartment Building (President Apartments) on east portion of site, vacant land on west portion of site.	

ADJACENT DEVELOPMENT:

NORTH: Single Storey Commercial, 19 Storey Apartment Building (Under Construction)

SOUTH: Single Detached Dwellings, low rise apartment

EAST: 9 Storey apartment Building

WEST: 7 Storey Apartment Building

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	A maximum of 13.0 FAR	13.0 FAR	None
PARKING	0.9 stalls for residential Development (122 stalls) 0.15 stalls for visitors (21 stalls) 1 stall per 100 metres of gross floor area for all other uses (1 stalls) Total required – 144 stalls	204 stalls	None

EXTERIOR FINISH MATERIALS

Aluminium Panels and glazing on the tower and podium. Existing stucco on heritage building to be retained

PLANNING EVALUATION

Introduction

This development permit application is for a 135 unit apartment building in the Beltline, including incorporation and retention of a heritage building within the design.

Site Context

The site is located at the southwest corner of 12 Avenue and 7 Street SW, within a mix of mid-rise and high rise apartment buildings (under construction), and single detached dwellings. The site is located within one block of three major bus routes, and within the 600 metre walking distance to the 8 Street LRT station. One block west of the site is a retail food store (Safeway), with open space located two blocks to the west (Carl Safran school site).

Located on the eastern part of the site are the President Apartments. Built in 1928, the building is a three storey, 24 unit apartment building. The President has very unusual/distinctive detailing with arched windows. The building seems well-kept overall, with the interior in very good, and in some cases original condition. The building has been listed as a Category B building on the municipal inventory of potential historic sites.

Legislation & Policy

Development of the 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. The project complies with the Objectives of this area, including allowing for a variety of building forms, as well as allowing for creative, adaptive re-use of existing buildings. The project also complies with key design initiatives for development identified in the plan, including using durable materials and other architectural details that establish a strong visual rhythm with human scaled elements for projects.

The Plan contains policies to identify, protect, and enhance historic resources like the President Apartments. The policy states “in addition to the density bonusing and transfer options specified in this Plan, the City will consider the possibility of additions to heritage buildings where architecturally appropriate and technically feasible.”

Land Use District

The Direct Control District accommodating this project was approved by City Council in 2007 March. Contained within those guidelines are provisions for yards, building design, and landscaping. Density has been determined through application of the Density Bonusing system contained in the Beltline Area Redevelopment Plan.

The Direct Control Guidelines make provision for 13.0 FAR to accommodate the restoration and retention of the heritage building on site (President Apartments). Because the existing building covers over half of the total project site, the policies in the Beltline ARP with regards to heritage

preservation were difficult to apply. Through the Land Use, the applicant demonstrated that retaining and upgrading the existing heritage building would have a significant cost. A total of 8.0 FAR has been granted on the site based on the cost of restoring the President Apartments. This follows the policies of the ARP that allow for buildings that are designated as a Municipal Historic Resource to exceed the maximum density allowed in the district.

The applicant has also provided 5,000 square feet of space for use by the Beltline Community Association. This space is located on the third floor of the President Apartments. This floor shall be retained with its character defining elements (fireplaces, archways, doorways), and one suite will be restored in its entirety. As part of the legal agreements, the Beltline Community Association will receive title to the space with the City of Calgary having a right of first refusal registered on title for this project. The land use grants an exemption of FAR for the project as the community space is being acquired by the City.

The overall density allowed on the site is 13.0 FAR. The real density with the community association space exempted is 13.4 FAR. This still meets the density provisions of the Direct Control District.

Site Layout & Building Design

The project is a unique incorporation of a heritage building within a new contemporary apartment building. The existing President Apartments is a split level building, with two and a half levels above grade. Large hallways are located within the building, which allow for structural columns required for the project to be placed through them. This maintains the character of the building and still provides hallways that meet the Alberta Building Code. To accommodate wheelchair accessibility for the existing apartments, the building will be slightly raised to allow for a secondary entrance at grade off 7 Street SW. The first and second storeys of the building will be used for office and restaurant space.

As part of the reconstruction, the third floor of the heritage building will be retained with its character defining elements (fireplaces, archways, doorways), with one suite being restored in its entirety, using existing historic records as a guide for the restoration. This third floor will be used by the Beltline Community Association as their new office space. The existing lath & plaster will remain on corridor and demising walls, barrier free access through a new handicap elevator will be provided, and the north and south exit stairs will be enclosed to meet current building code requirements.

The heritage building covers most of the site, and will be retained in its original location when the project is completed. The new building area along 12 Avenue SW is recessed as per the Beltline ARP and in consideration of the setback of the adjacent property. The main apartment entry, as well as a single retail space are located within the new building area. Landscaping is provided at the side of the building above the underground parkade entry. The second and third storeys of the new portion of the building contains amenity space for the building occupants.

On the fourth floor, the new building is aligned with the roof of the heritage building. The roof of the heritage building has been upgraded to provide a landscaped deck adjacent to the new construction. This landscaped deck is unenclosed, with some minor alterations to allow for access and safety as per the Building Code (a glass railing has been provided where the parapet areas do not meet code requirements).

Above the fourth floor are the dwelling units for the project. The fifth floor of the project is partially recessed to allow for visual separation from the existing heritage building and the new project. At the sixth floor, the tower provides a floor plate of 683.1 square metres, which is

above the 650 square metres indicated in the Beltline Plan. However, the Plan does indicate the Approving Authority may consider increasing the floor plate size based on shadow casting impacts on the public realm, the ability to achieve a tower separation from adjacent sites, and the cumulative building mass impacts. Through evaluation of the Land Use Amendment, the applicant provided a shadow study and massing model for the increases in the floor plate. The applicant achieves a setback of 5.2 metres from the adjacent side property line.

The materials for the project are a pre-finished aluminium panel and glazing. These materials are contained on both the tower and the podium. As part of the restoration, the President Apartments will be painted to match the original historic paint colour.

The application was circulated to the Urban Design Review Panel (see complete comments in APPENDIX III). The following table lists the main comments of the panel and how they were addressed during the review of this application.

Urban Design Review Panel Comment	Applicants Response
In the absence in the committed use which is active, such as a restaurant the Applicant is encouraged to improve the open space in front of the building. The Panel suggests including pedestrian amenities, different paving patterns, and increased vegetation in future plans; and	Applicant has revised the space in front of the building providing for benches, shrubs, and low level planters.
The Panel acknowledges the technical challenges in retaining the heritage building throughout the entire construction period and supports the position that if this building is not retained, a new application will be required.	Noted by the applicant

Landscaping

Landscaping is provided at grade and on the roof of the heritage building for this project. Along 12 Avenue SW, decorative paving has been provided in front of the new portions of the building. Medium height shade tolerant shrubs have been provided along the eastern edge of the property above the parkade. Space has been provided for a possible future outdoor café along this edge, with screening provided by the planters. Benches and bicycle racks have been strategically placed along 12 Avenue to provide for some physical separation between the public sidewalk and the private property.

The full roof of the existing heritage building has been hardscaped with two banks of trees and shrubs placed in planting boxes.

Sustainable Design Features

As part of the project, the applicant has indicated the project shall shadow LEED silver. Non-heat absorbing roofing material has been incorporated into the project. It is anticipated some of the points to achieve the LEED silver rating will come from the retention of the President Apartments.

Site Access & Traffic

There is one vehicular access for this project located from the rear lane. A loading space has also been provided from the rear lane.

Parking

The parking provisions under the Direct Control District stipulate a minimum of 0.9 parking stalls per dwelling unit. The applicant has provided 1.35 stalls per unit based upon a unit size ratio. All parking will be within the seven levels of underground parkade accessed from the lane.

In analysis of this parking ratio, Administration looked at other recent examples in the Downtown/Beltline where parking has been structured around unit sizing, as well as The City of Calgary Transportation Planning's analysis of the ratio. Contemplating unit size as an expression of trip-generation may not necessarily be revealing in this area of the Downtown. Within close proximity to entertainment venues, employment and bus transit as well as other modes of travel, Administration recognizes that the pattern of automobile use may be different in this location. The City's Transportation Planning Division has stated support for a maximum of up to 1.5 parking stalls for this proposal.

As per the Direct Control Guidelines, any uses contained within the existing President Apartments have been exempted from the parking calculations.

Bicycle storage facilities have been provided at grade and on the first floor of the parkade.

Site Servicing for Utilities

Services are available for the proposed development. The developer is responsible for any required upgrades to the existing services including a contribution to the Centre City Development Levy.

Environmental Site Assessment

No concerns arose through the review of this application.

Community Association Comments

A letter of support was received from the Beltline Planning Group (see Appendix III).

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development conforms to the policies contained within the Beltline Area Redevelopment Plan (ARP);
2. The project achieves the policies of the historic resources section of the Beltline ARP, and creatively uses density bonusing to retain a heritage building on site; and
3. The project achieves compatibility between the existing President Apartments and the new contemporary design.

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 six complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address the Prior to Release issues of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments.
2. Submit a formal request to designate the President Apartments as a Municipal Historic Resource to Darryl Cariou, Senior Heritage Planner
3. Provide a submission of formal historic rehabilitation study/proposal to the satisfaction of the Senior Heritage Planner to include:
 - detailed, as found recording of the existing building prior to any alteration of the building.
 - narrative description of rehabilitation concept
 - building condition assessment
 - detailed rehabilitation plan to include details on proposal to move building offsite, secure it and replace on original location
4. The property owner shall enter into an Agreement with the City of Calgary to the satisfaction of the Development Authority for the community space provided on the third floor of the President Apartments. The agreement shall acknowledge receipt of density, as well as condition of space, agreement on operating costs, and access to the space.
5. Provide a letter of commitment that one floor of the President Apartments shall be preserved in original condition (notwithstanding alterations required to meet Building Code requirements).
6. Provide documentation for a proposal for a publicly accessible interpretive feature to highlight the historic significance of the President Apartments. This should include possible locations on the site/within the building for this to occur.
7. Enmax identified a conflict. Provide a clearance letter indicating this has been resolved. For more information contact Enmax's planning unit at 514-3942

Urban Development:

8. Address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Indicate the correct size of the corner cut (3.0 metres x 3.0 metres) dimensioned from the ultimate property lines (acknowledging it is for reference as the existing building is located within this area).
- b. Removal of encroachments (bike rack) from within the corner cut.

Water Resources

- a. An adequate water meter room adjacent to an exterior wall where service(s) (100mm and larger) enters the building. Conflict with existing water services from adjacent property with proposed location of water meter room, therefore, relocate proposed water meter room

9. Amend the plans to:

Waste and Recycling Services

- a. Indicate a minimum clear dimension of 3 metre width between wall & pillar inside commercial storage room.
10. The developer shall consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title.
11. The developer shall remit payment for the Centre City Utility Levy, in the amount of \$151,500.00, to Urban Development .This off-site levy is for Community Recreation, Transportation, Parks Upgrading, Greenways and the construction, upgrading and replacement of water, sanitary and storm sewer mains required for or impacted by the proposed development in the Centre City Area. The Utility Levy amount above is determined by using \$3,970.00 per meter of site frontage (on the avenues only) of the proposed development
12. The developer shall remit payment, in the form of a certified cheque, bank draft, or letter of credit. An estimate of the costs will be prepared by the City and provided to the applicant. The estimate will be prepared once the applicable comments relating to the Business Unit(s) noted below are resolved on the plans.

Calgary Roads

- a. Concrete lane paving
 - b. Streetlight upgrading
 - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel
13. The developer shall submit a letter accepting responsibility for the transportation of containers to and from storage location(s) and staging/collection location(s) on the scheduled collection day.
14. The developer shall execute Public Access Easement Agreement for the bylawed setback and corner cut area to the satisfaction of the Manager of Urban Development.

Transportation:

15. Indicate on the plans that signage will be provided to ensure loading does not conflict with garbage pickup times.

16. Label the traffic signal pole on the site plan, DP03.
17. Provide signage at street level indicating that visitor parking is available within the parkade. Indicate the location of this signage on the site plan.

Parks:

18. Provide a landscape construction detail of the tree grate for the street trees on 7 Street SW.
19. Indicate size of the Green Ash trees proposed on 7 Street SW.
20. Indicate whether the existing Green Ash tree is to remain or to be removed.

Permanent Conditions

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
2. No changes to the approved plans shall take place unless authorized by the Development Authority.
3. 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.
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. 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;
6. If this development is to be condominiumized all visitor parking stalls indicated on the approved plans shall remain as common property;
7. All areas of soft landscaping shall be irrigated as shown on the approved plans.
8. All trees and shrubs shown on the approved site plan and landscaping including the landscaping on any podium levels 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;
9. A lighting system to meet a minimum of 54 LUX for the underground parkade with a uniformity ratio of 4:1 on pavement shall be provided.

10. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
11. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).

Urban Development:

12. 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.

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).

13. The developer 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

All work performed on public property shall be done in accordance with City standards and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, street lighting, 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.

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 developer shall pay the difference, upon receipt of notice, to The City.

14. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purpose of shoring, tie-backs, piles, sidewalks, lane paving, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in City rights-of-way and setback areas must be removed to the satisfaction of the Manager of Urban Development, at the developer's expense, upon completion of foundation work.
15. 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.
16. 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). 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. Please refer to the current edition of The City of Calgary Guidelines for Erosion and Sediment Control for more information.
17. 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 Development Site Servicing Plan. Certification is to be completed within the timelines specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specifications and Guidelines.

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

Planning:

1. 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 (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) **within 14 days of receipt of the decision letter**. An appeal along with reasons must be submitted, together with payment of a \$25.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at www.calgary.ca/sdab/onlineappeal. To obtain an appeal form, for information on appeal submission options or the appeal process, please call 268 – 5312.
2. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the development (building and site), including those which are required through the building permit process.
3. In addition to your Development Permit, you should be aware that Building Permit(s) is required. Now that your Development Permit application has been approved, you may apply for Building Permit(s). Please contact Building Regulations at 268-5311 for further information.
4. PLEASE NOTE: Effective 2008 1 June, The City of Calgary's approved Land Use Bylaw 1P2007 will replace the current Land Use Bylaw 2P80. The 1P2007 bylaw contains a new range of use districts, allowable uses and development rules. It can be viewed at www.calgary.ca/landusebylaw Maps showing the approved, but not effective districts for each parcel of land in the city can be viewed at www.calgary.ca/myproperty To make an inquiry, please call 3-1-1.

Urban Development:

5. The developer is advised that the property line is 3.4 metres from lip of gutter, 0.3 metres from back of sidewalk on 12 Avenue SW.
6. The developer is advised that the property line is 5.5m from lip of gutter, 0.3m from back of sidewalk on 7 Street SW.
7. The developer is advised that a bylaw setback of 2.134 metres is required adjacent to 12 Avenue SW as per the Land Use Bylaw.
8. The developer is advised that a corner cut of 3.0 metres x 3.0 metres is required adjacent to 12 Avenue & 7 Street SW in addition to the bylaw setback.
9. The developer is advised that Calgary Roads is responsible for determining whether the existing sidewalks, driveway crossings, street lighting, curb and gutter, etc., are to City standards. Replacement and/or rehabilitation would be at the developer's expense.
10. On all developments with under-drive garages or parking lots that are lower than the back of walk or curb or lane grade, the developer shall confirm in writing that all approved driveways required for this development will be constructed to ramp grades as shown on the plans submitted and approved by Calgary Roads. Negative sloping of driveways within City road right-of-way is not acceptable. If actual constructed grades do not match approved grades, the developer is responsible for all costs to remove and reconstruct driveway ramp grades to the approved grades.

11. Concrete lane paving is requested adjacent to the proposed site.
12. Underground garage access at rear must tie in to the existing lane grades (grades are available from the Engineering Services Business Unit).
13. The developer is advised that boulevard grade differences between existing or ultimate curbs and existing or ultimate property lines are not to exceed 2 percent.
14. Water connection is available from 12 Avenue SW (150mm CI, 1910). Commercial and residential require separate water servicing from the main.
15. Show details of proposed changes to servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
16. Show all proposed and existing shallow utilities on the Development Site Servicing Plan.
17. Maintain a 3.0 metre separation between power poles and/or trees with the proposed water service.
18. The developer is advised that the water service connection is to be constructed under an Indemnification Agreement.
19. 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 Plan for Building Permit approval. Contact FPB at 268-5378.
20. A dual service is required to service the site.
21. No construction permitted over existing water lines.
22. The developer must apply for water and sewer connections as per City standards.
23. If further subdivision occurs in the future (including strata subdivisions), each titled parcel MUST have separate service connections to a public mains (water and sanitary).
24. The size of service installed needs to be compatible with the size of the main (i.e. if they want a 250mm service, then they need to upgrade the main to a 250mm). 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 expense.
25. 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.

26. Future water main replacements in the Downtown area will require a minimum main size of 200mm. A cut- in of a 200x200x (size of water service(s)) Tee with a 200mm separation valve (on dual services) will be required. This will mean less disruption when the main replacement occurs and the work and materials invested at the time of the service installation will not be redundant when the main is replaced..
27. Sanitary sewer connection is available from 12 Avenue SW.
28. Storm sewer connection is available from 12 Avenue, 7 Street SW OR THE LANE.
29. Show all existing and proposed sewers on the development site servicing plans at the Building Permit stage.
30. Sanitary sewer test facility may is required.
31. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
32. All open run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
33. The allowable stormwater run-off coefficient shall be 30 percent.
34. Ponding is required for 1:100 year storm events.
35. Direct all roof drainage to on-site storm.
36. All building openings, ramps, etc., adjacent to trap lows are to be min, 0.3 meters higher than the maximum water elevation at the 1:100 year depth or depth of spill, whichever is greater.
37. Storm Redevelopment Fees will be required.
38. Contain storm run-off on site.
39. All on-site sewers are to be designed to City of Calgary specifications.
40. The developer 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 the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5.

Transportation:

41. Several stalls are undersized at 2483 mm rather than 2500 mm in width. However, this is because they were dimensioned without taking the space behind a column into account. With this space included, they are sufficiently wide.
42. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes are to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.
43. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), pedestrian oriented lighting is to be provided along pedestrian routes.
44. The southeast corner of the site, from the southeast corner of the CRU unit to the east landscaped area, presents a CPTED concern because it provides a potential hiding place. Adjust the building or site design to eliminate the hiding space.
45. Transportation Demand Management (TDM) initiatives should be identified, implemented and integrated into the ongoing management of the proposed development. Successful TDM programs require ongoing promotion and management. Initiatives such as a universal type transit pass or transit subsidies for employees and residents, promoting carpooling, facilitating ride-matching, parking management, and car-sharing are examples of initiatives that are being successfully implemented to reduce vehicle trips.
46. The applicant is advised that the site is located within 400 metres of a transit route. It is recommended that the applicant limit the number of parking stalls provided to the number required by The City of Calgary Land Use Bylaw.
47. Any damage to signal infrastructure resulting from this project shall be at the developer's cost.

APPLICATION'S SUBMISION

The proposed development locates on a corner site within Beltline area, at the intersection of 12th Avenue and 7th Street S.W.

The development includes two major components: first, the restoration of a heritage building, the President Apartments; and second, the construction of a new residential tower. The restoration of the heritage building provides a substantial feature for the proposed development in term of architectural design and amenity spaces. After restoration, the building will be used for commercial and community purposes including a ground floor restaurant, coffee shop, and two floors of office spaces. The 3rd floor of the building will be dedicated for the Beltline Community Association uses. The rooftop of the heritage building, also the podium area for the entire development, will serve as a garden, adding more green space into a high-density area. To the west of the heritage component is the 33-story residential tower. The tower's contemporary architecture will fit contextually and contribute positively into the redevelopment trend along 12 Avenue SW. The tower will provide 135 residential units, bringing more residents to the area in keeping with the intentions of the Beltline ARP.

Despite the scale of the development, the pedestrian scale is continued to be maintained at street level through architectural detailing, sufficient setbacks and the conservation of the heritage building. A special attention has been paid to interface of this development with the street with patios, plantings and lighting at the front plaza.

In addition, a shadow study has been conducted during critical times between 10:00am and 4:00pm on September 21st. The building does not shadow the sensitive residential areas or green spaces to the south of the site but only the roof of a Safeway grocery store, its loading zone and garbage zone, the site of another proposed high-rise, the parking lots of two commercial buildings and 12 Avenue SW.

With a close proximity to downtown core, major transit corridors, shopping and service destinations, the needs of using automobile for occupants are minimal. However, the required parking space provided underground includes 182 residential, 22 visitor and 1 retail parking stalls.

This application for Development Permit is similar to one which was approved by the Calgary Planning Commission at the land use amendment stage (DC 25Z2007).

Development Permit for



Renoir Suites

Calgary

Alberta

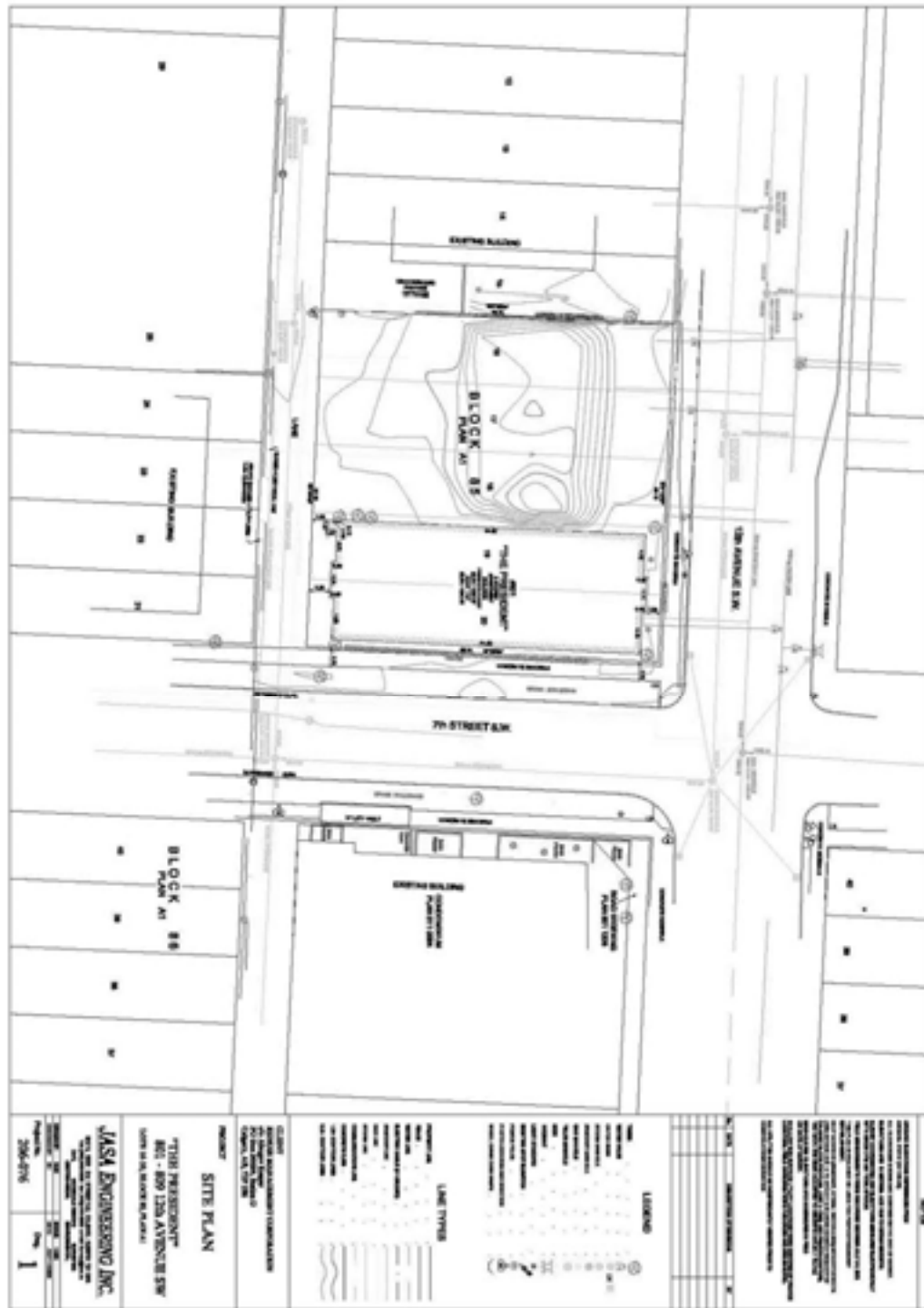
January 24, 2008



ABUGOV • KASPAR



GENERAL INFORMATION	GENERAL INFORMATION	GENERAL INFORMATION	GENERAL INFORMATION
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JASA ENGINEERING INC.
 7310 12TH AVENUE SW
 SUITE 200
 VANCOUVER, BC V6P 4C4
 TEL: 604-273-8888
 FAX: 604-273-8889
 WWW.JASA-ENGINEERING.COM

THE ENGINE SKILLS

DP02

SITE PLAN

Reference

1

2

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4

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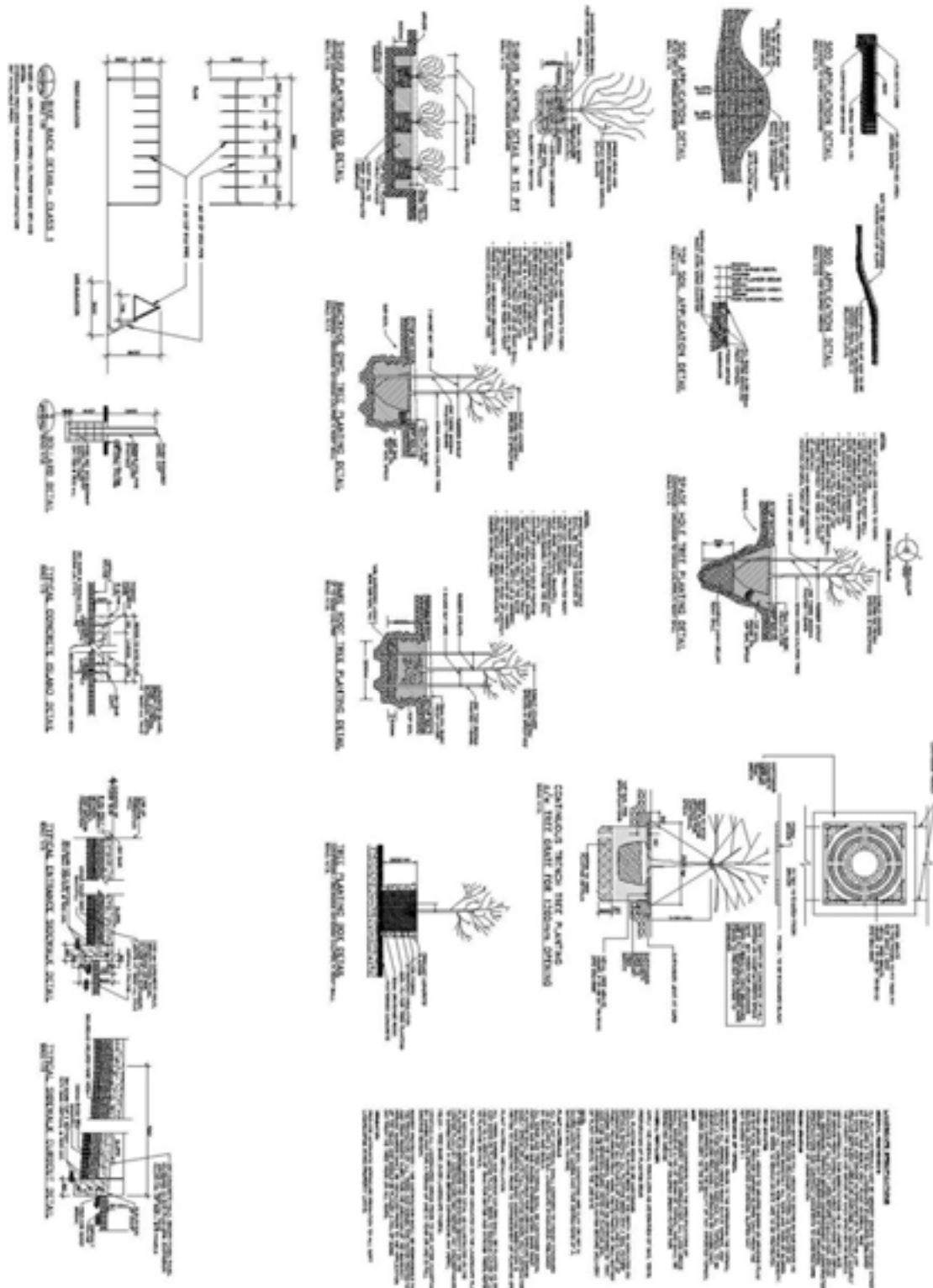
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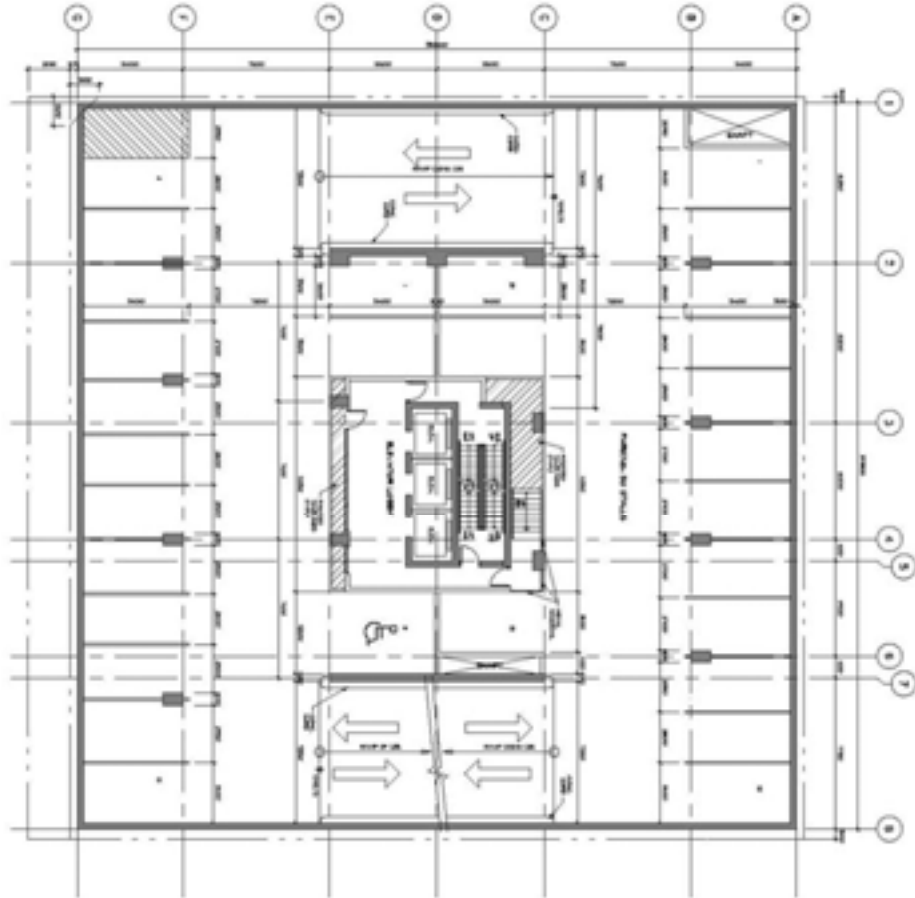
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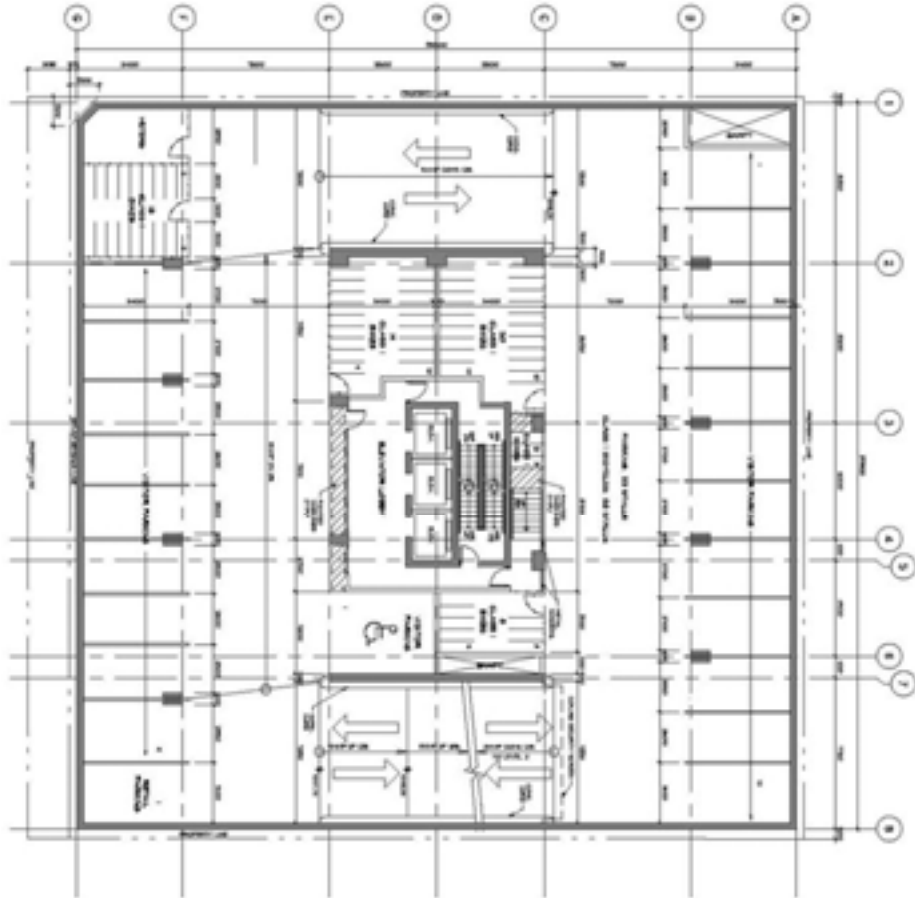
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THE ENCLAVE SUITES

 1000 WEST 10TH AVENUE, SUITE 1000

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2	REVISION	02/21/08
3	REVISION	02/21/08
4	REVISION	02/21/08
5	REVISION	02/21/08

ARCHITECT'S SEAL



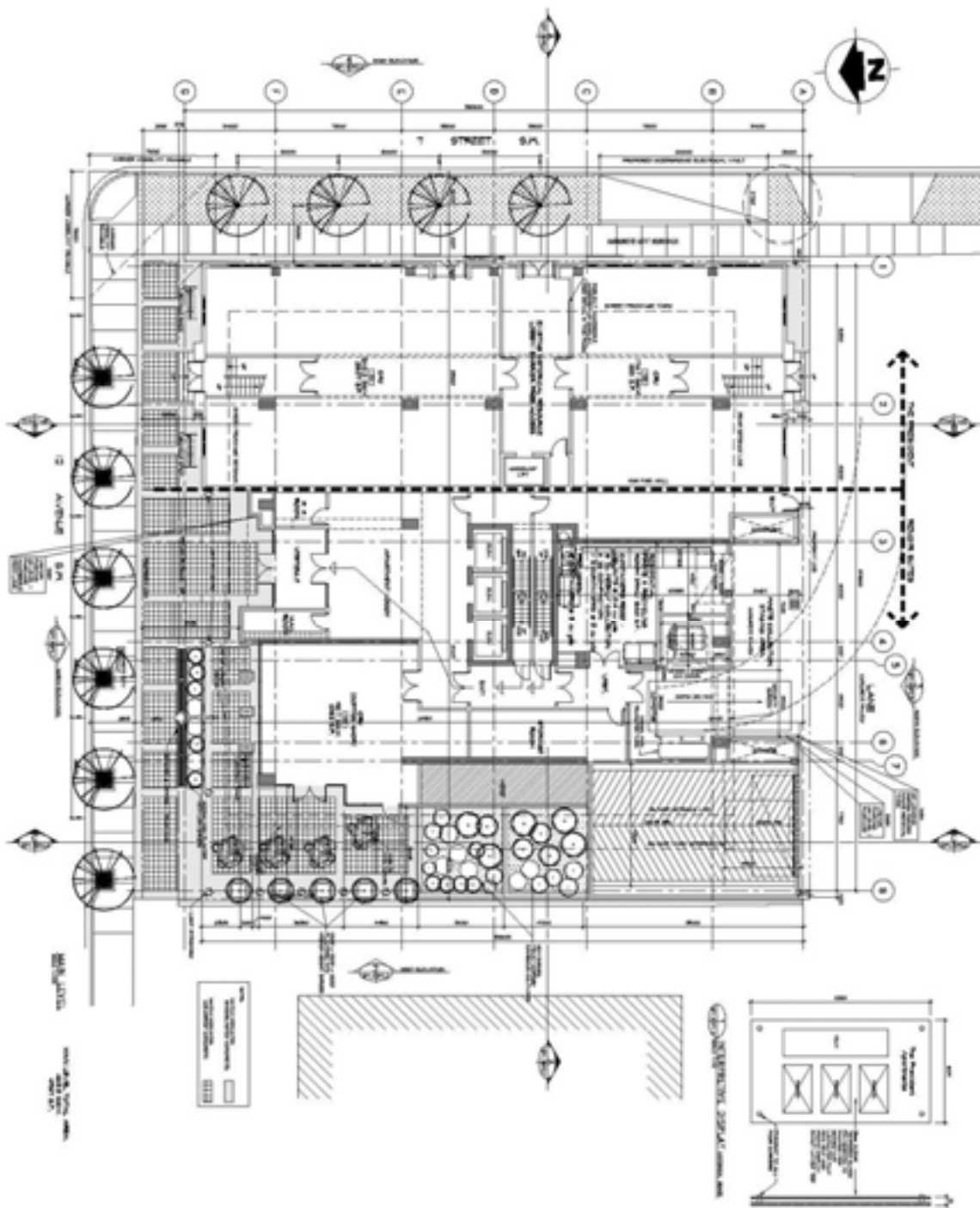
Architect (Name)


Architect (Address)






DP1.3
 DRAWING NO. 1.3
 THE ENGINEER'S SEAL





 ARCHITECTURAL ASSOCIATION OF AUSTRALIA

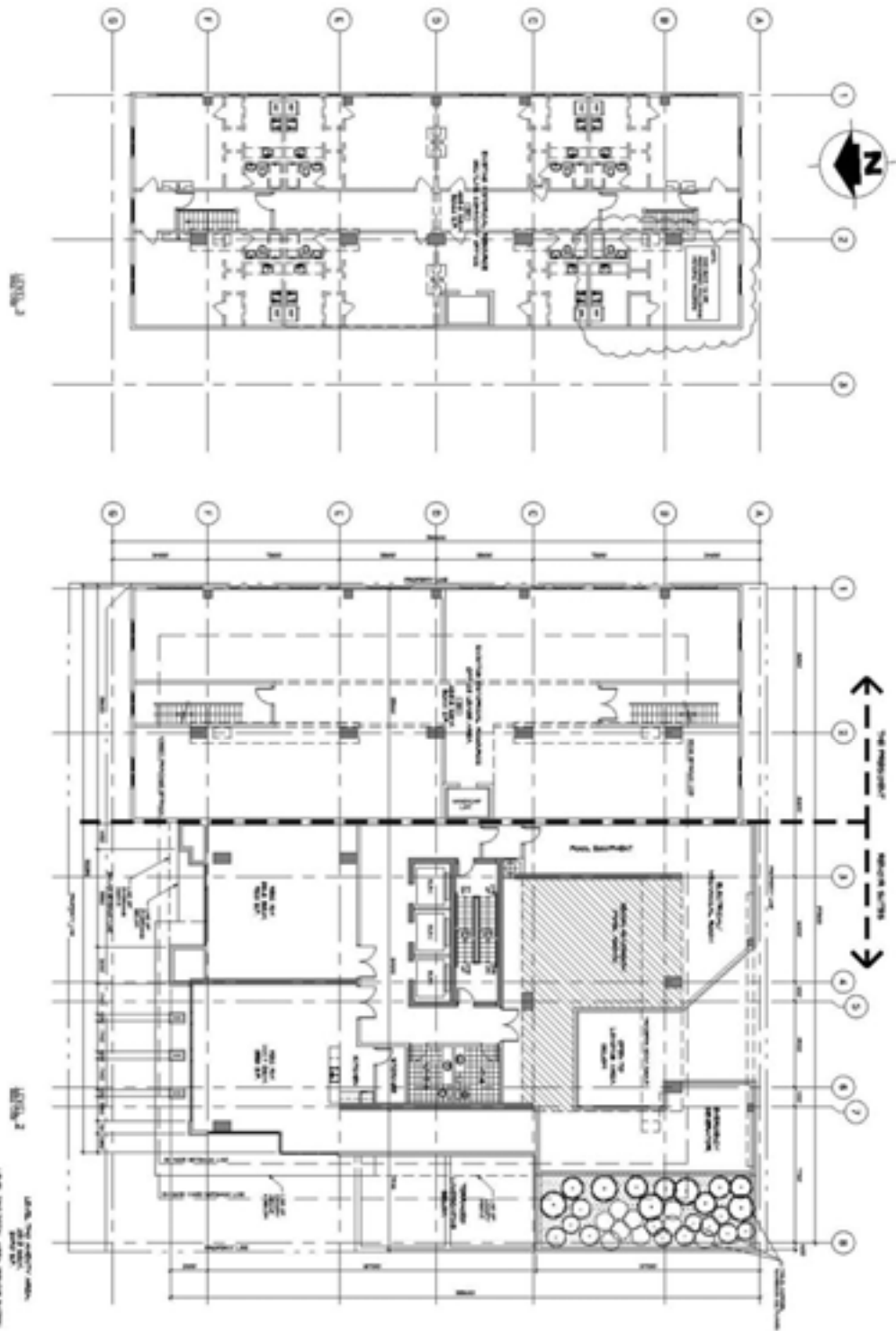
 THE ENGINEER'S OFFICE

 1000 GLENVIEW ROAD

 GLENVIEW NSW 1511

 DP1.4

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3	ISSUED FOR PERMIT	15/02/08
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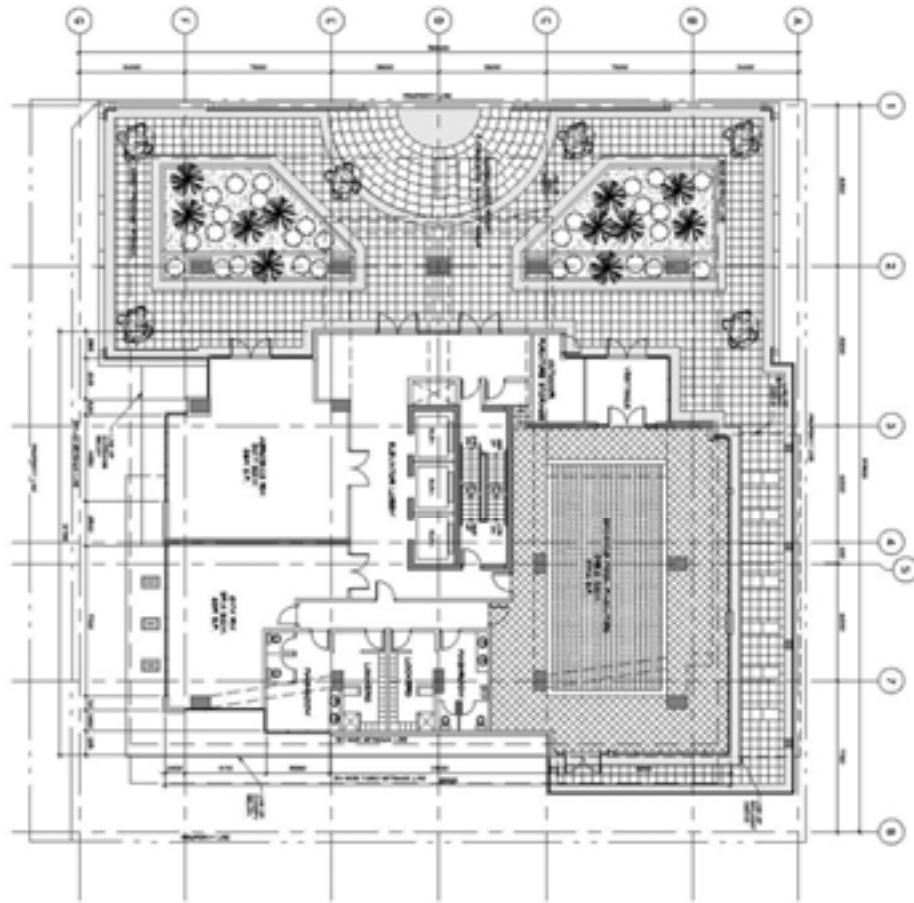


DP1.5

THE ENGINEERS
 ASSOCIATION
 OF AUSTRALIA


DATE: 11/11/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT NO. 1554



DATE: 15/02/2008
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100





ARCHITECTS

 100/101, [Address]

THE ENGINEER

 [Address]

DP1.6

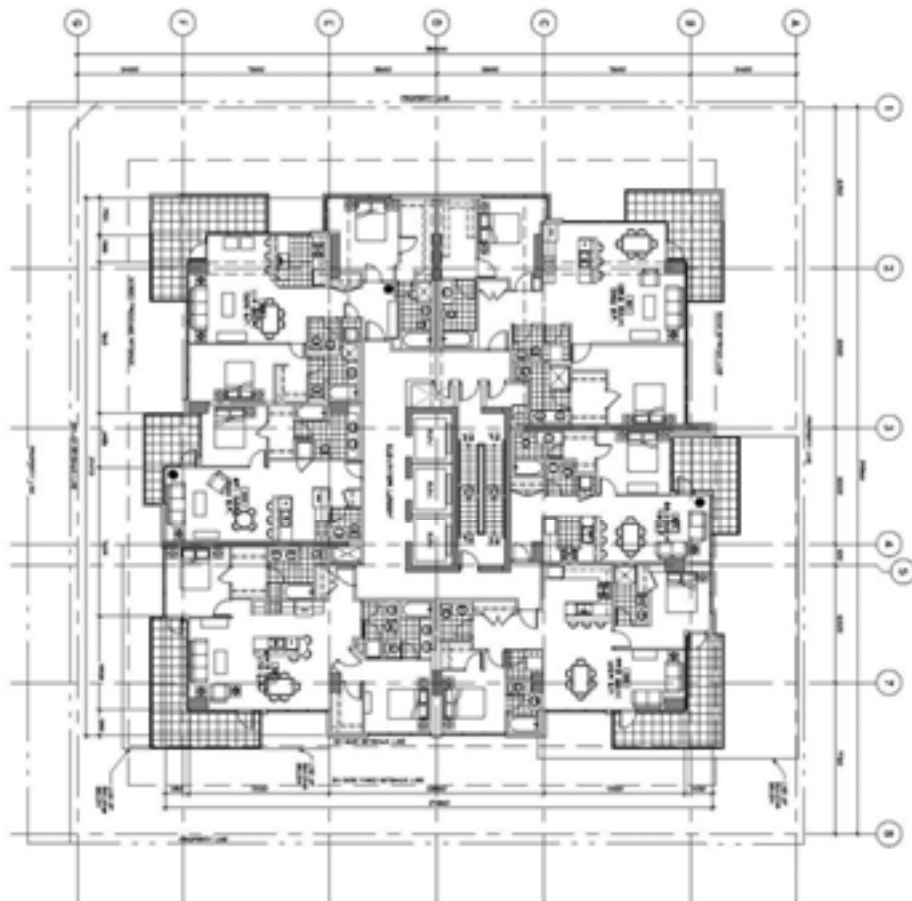
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NOTES:

 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE [Code]

REVISIONS:

 NO. DATE BY



1/27/08

DATE: 11/11/08

DP1.8

DATE: 11/11/08

THE ENGINEER'S OFFICE

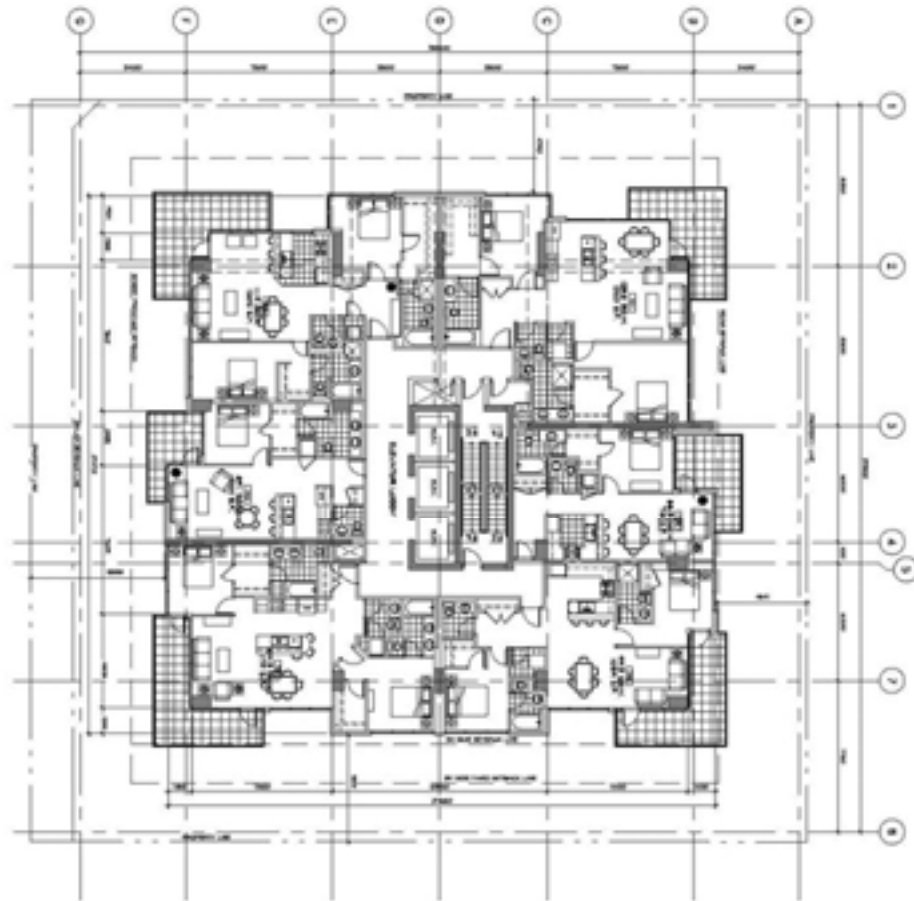


ARCHITECT - ARCHITECT

11/11/08

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	11/11/08
2	ISSUED FOR CONSTRUCTION	11/11/08
3	ISSUED FOR AS-BUILT	11/11/08

THE ENGINEER'S OFFICE



REVISION 1.10.22

DATE: 10/10/22
BY: [Signature]
CHECKED BY: [Signature]

DP1.9

THE ENGINEER'S OFFICE

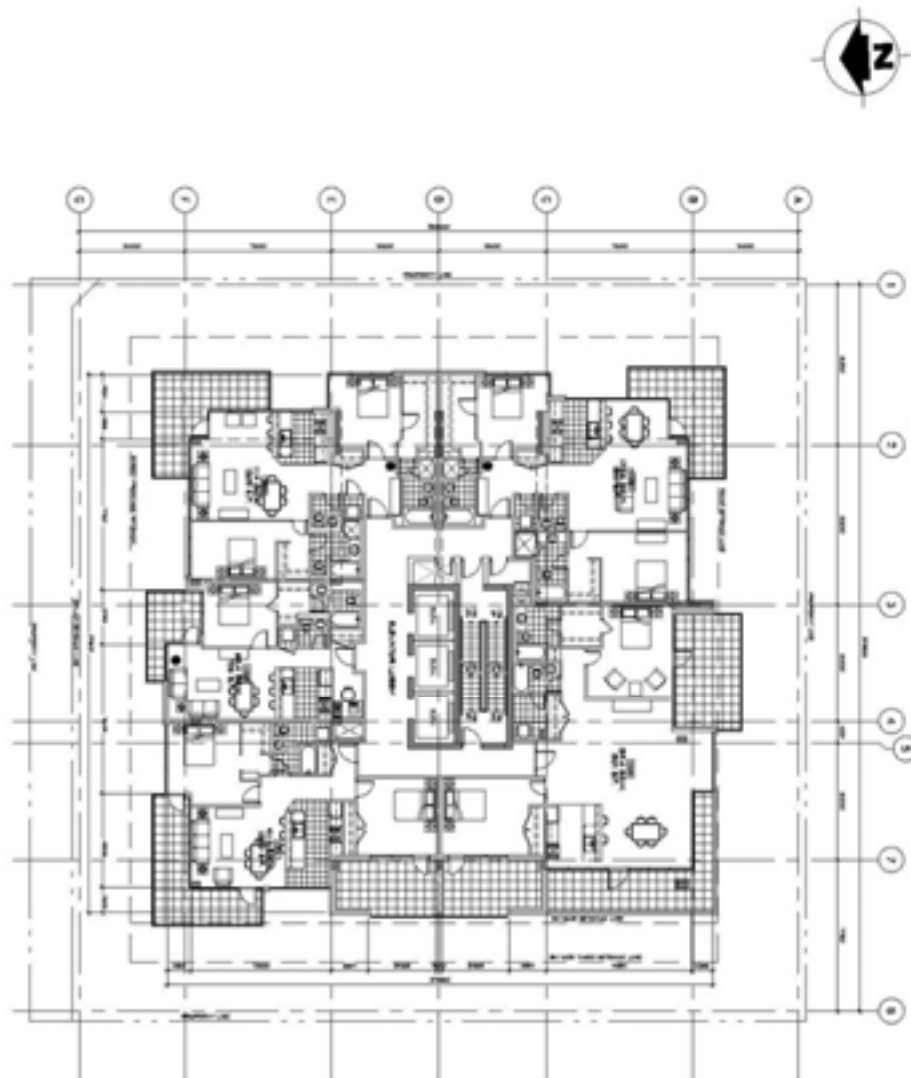
1000 KENNEDY ROAD

SYDNEY NSW 2000



NO.	DESCRIPTION	DATE
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THE ENGINEER'S OFFICE



1/27/08, 2:28

DATE: 02/21/08
TIME: 10:00 AM

DP110

DATE: 02/21/08
TIME: 10:00 AM

THE ENGINEER'S OFFICE

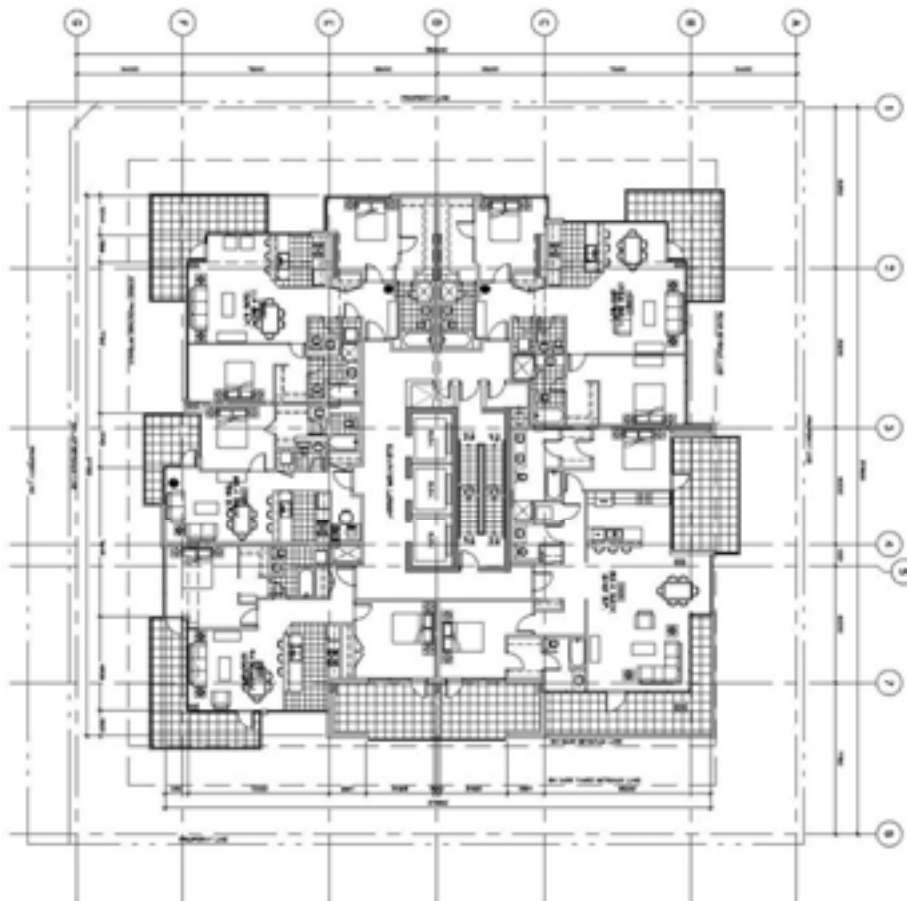


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THE ENGINEER'S OFFICE



SECTION 2A

DATE: 20/02/2008

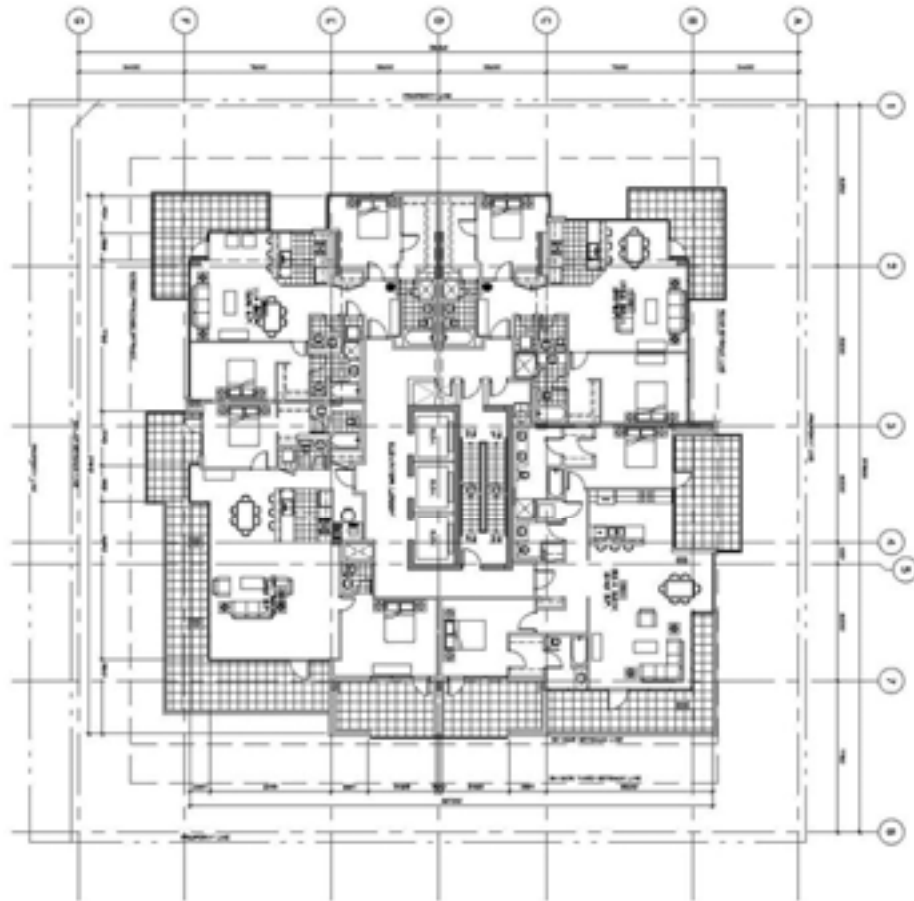


ARCHITECTS

 THE ENGINEERS

PROJECT NO. DP2007-1554 SHEET NO. 16 DATE: 20/02/2008 DRAWN BY: [Name] CHECKED BY: [Name]

DP1.11



DATE: 20/02/08

DATE: 20/02/08

DP1.12

THE ENGINEER'S OFFICE

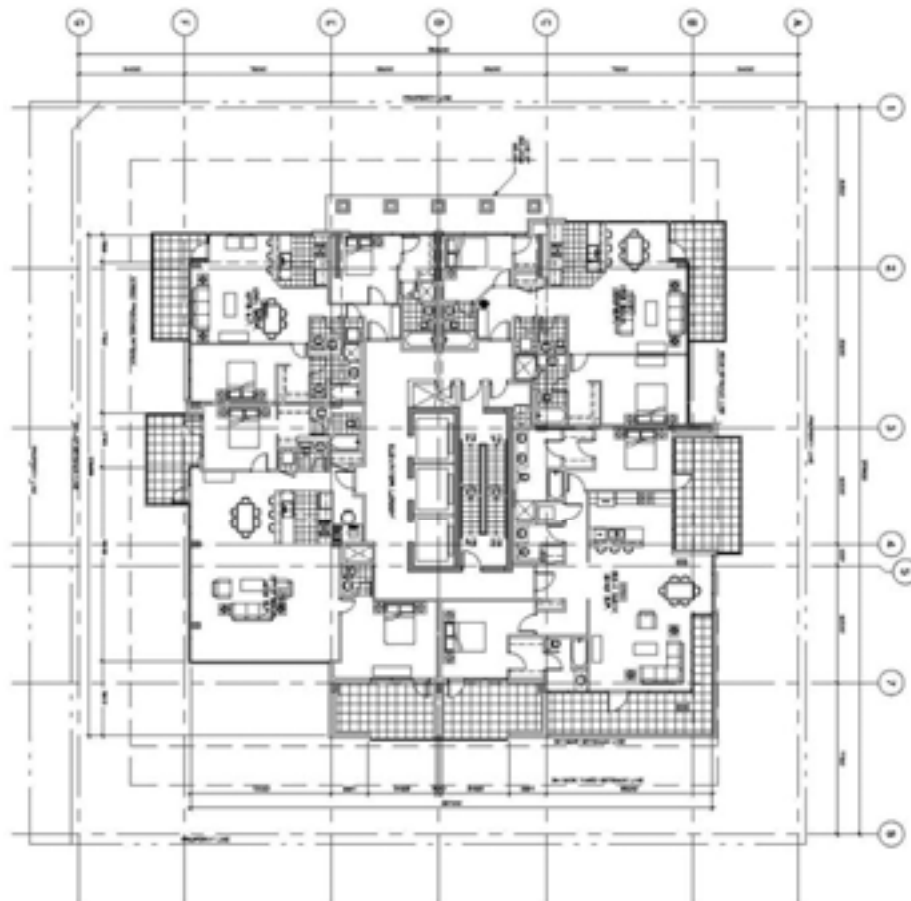
ARCHITECTS

100/101, MARKET STREET, SYDNEY NSW 2000



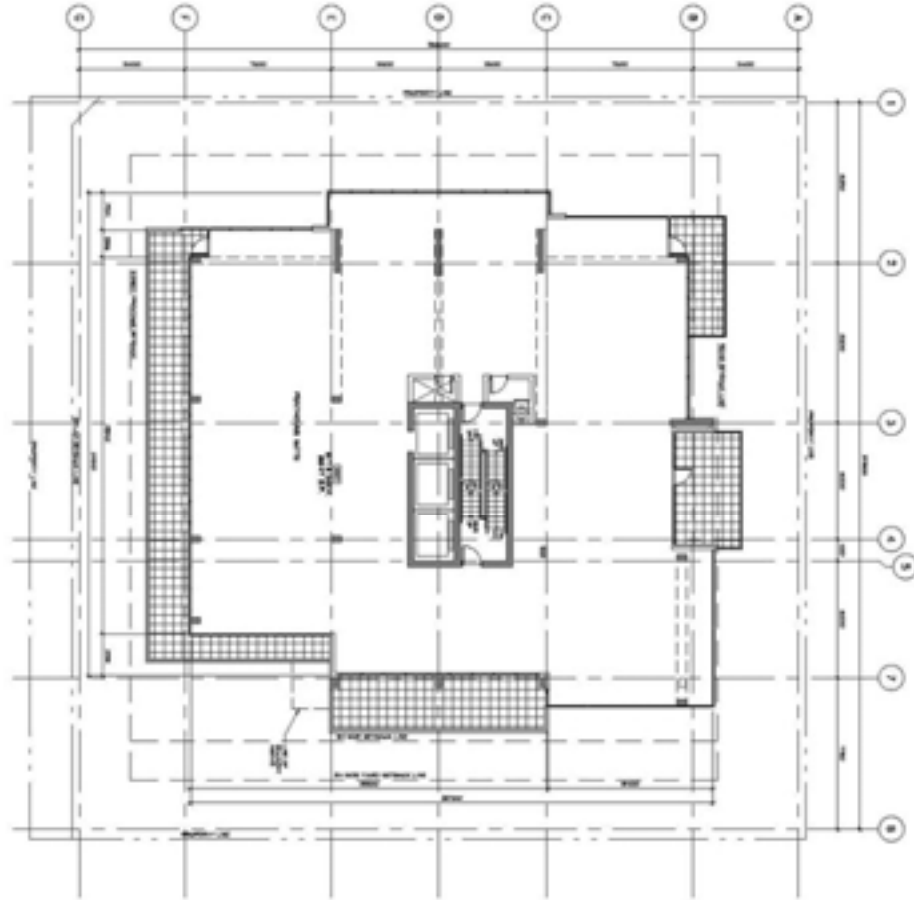
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10	ISSUED FOR PERMIT	20/02/08

THE ENGINEER'S OFFICE ARCHITECTS



DATE: 22.02.08
DRAWN BY: [Name]
CHECKED BY: [Name]


THE ENGINEER'S OFFICE
 ARCHITECTS - ENGINEERS
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



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SCALE: 1:100

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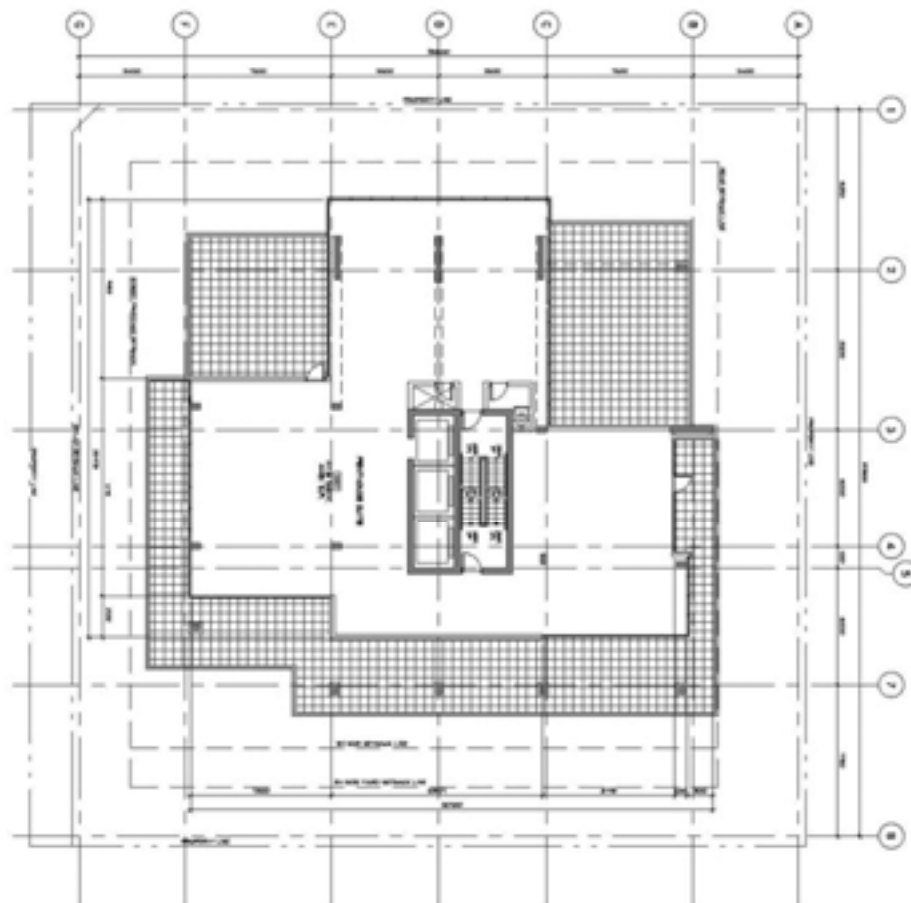
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ASSOCIATION OF AUSTRALIAN ENGINEERS

NO.	REVISION	DATE
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3	ISSUED FOR PERMIT	20/02/08
4	ISSUED FOR PERMIT	20/02/08
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THE ENGINEER'S ASSOCIATION OF AUSTRALIA



DATE: 20/02/08

SCALE: 1:100

DP116

DATE: 20/02/08

THE ENGINEER'S

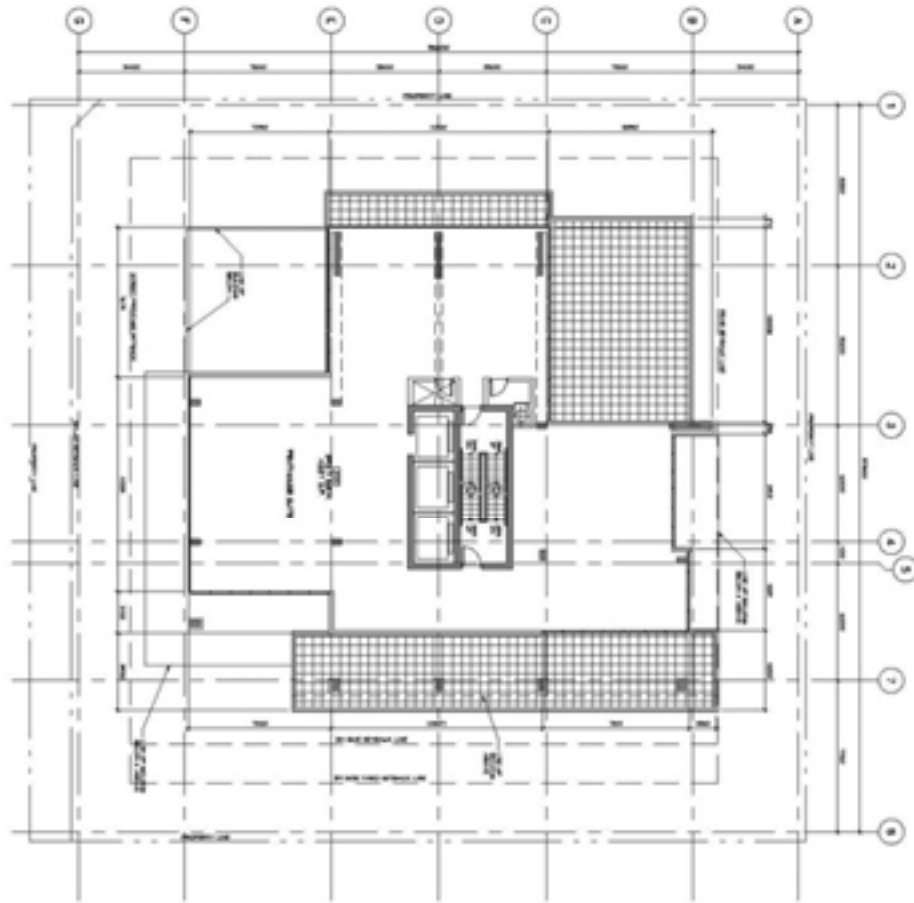


ASSOCIATES

ARCHITECTS

PROJECT: [illegible]
DRAWING: [illegible]
DATE: [illegible]
SCALE: [illegible]

THE ENGINEER'S ASSOCIATES



DATE: 21 FEB 2008

PROJECT: DP2007-1554

DP1.17

DATE: 21 FEB 2008

THE ENGINEER'S



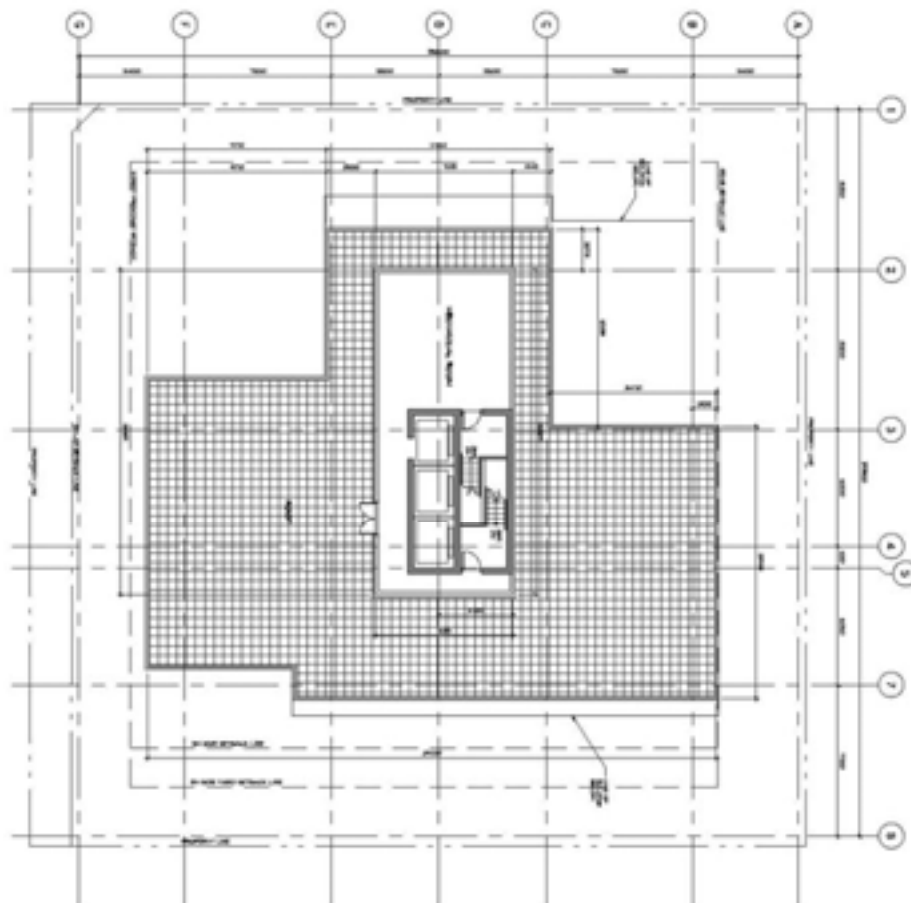
ASSOCIATES

1000 WEST 10TH AVENUE

SUITE 1000 DENVER CO 80202

NO.	DESCRIPTION	DATE
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THE ENGINEER'S ASSOCIATES

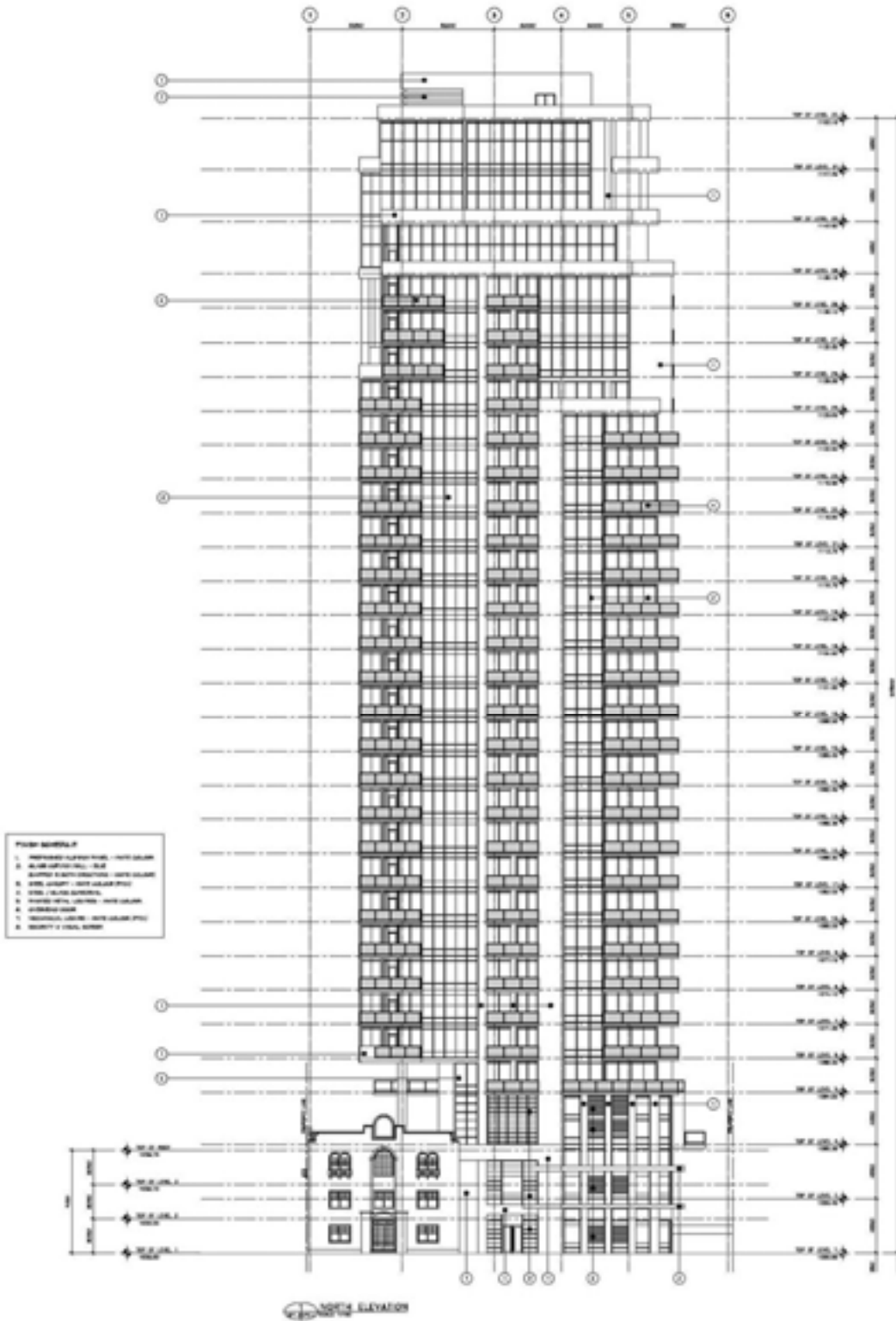


LETTER: 20. MECHANICAL, ELECTRICAL, PLUMBING

DATE: 20.07.2008


ASSISTANT ARCHITECT
 THE ENGINE LETTERS
 ARCHITECTS
 10/11, MARKET STREET, SINGAPORE 048933
 TEL: 65 6733 3333
 FAX: 65 6733 3334
 WWW: WWW.ENGINELETTERS.COM

DP1.18
 WORKING DRAWING



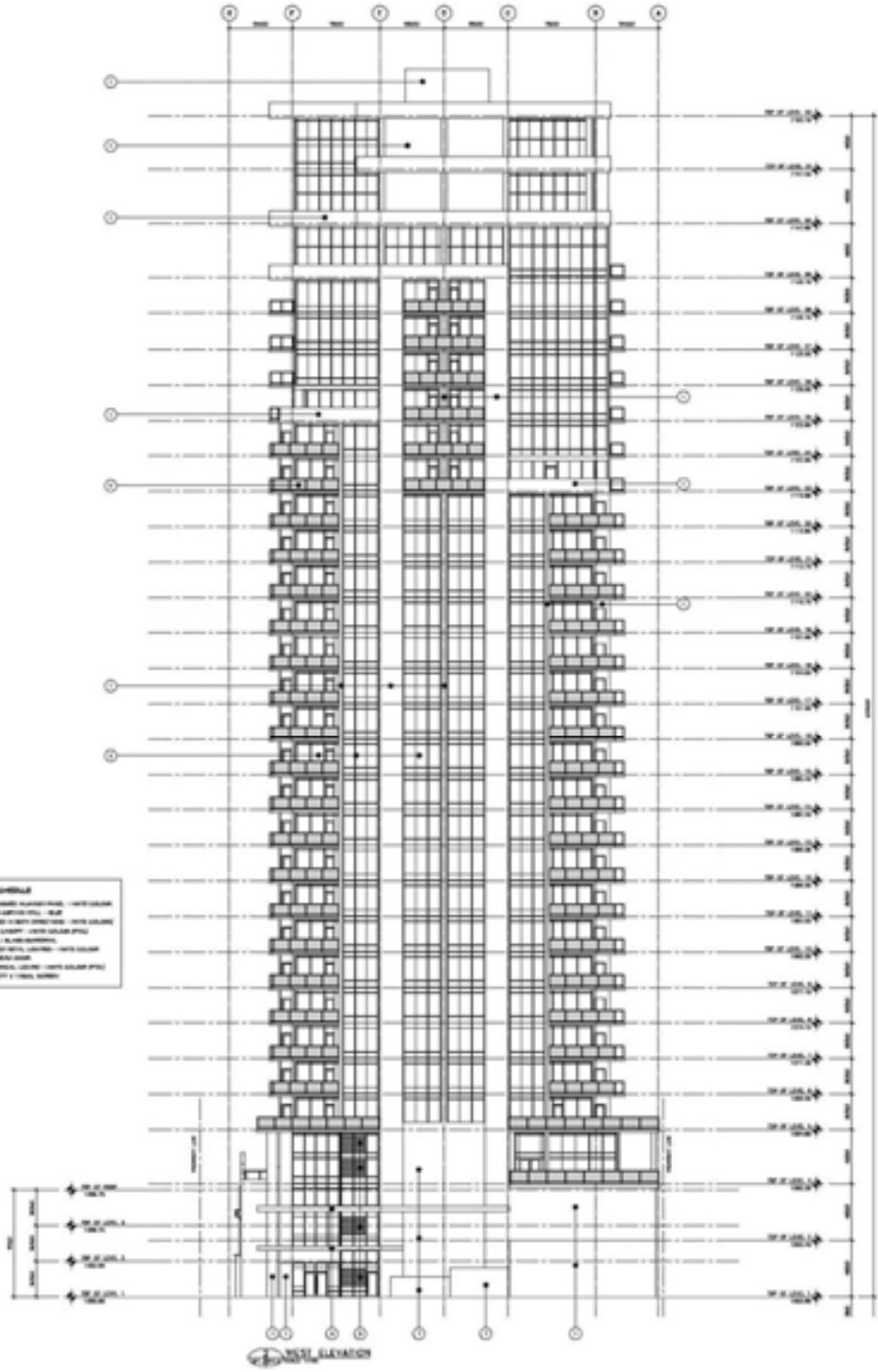
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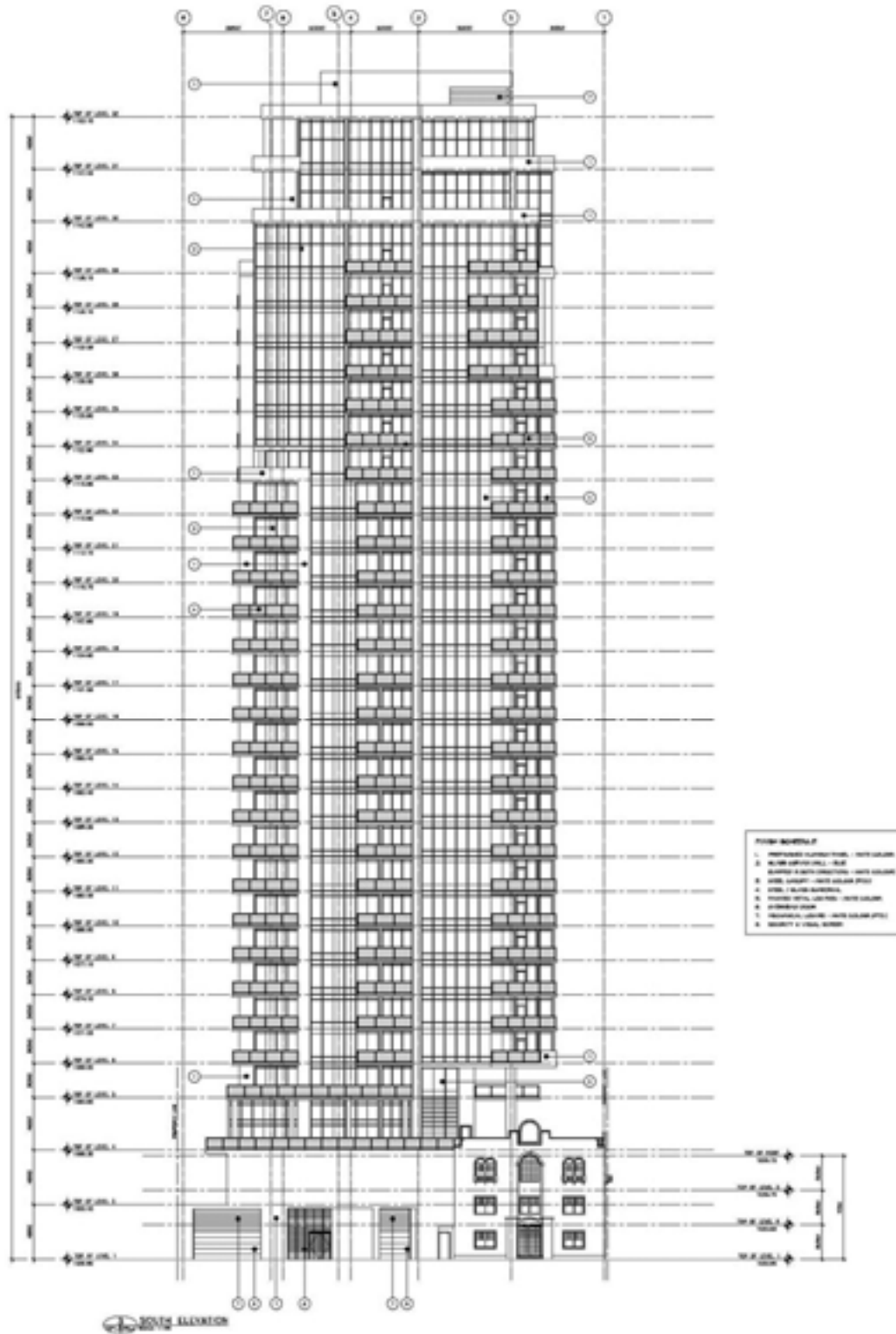
 THE ENGINEERS

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PROJECT NO. DP2007-1554 SHEET NO. 24 OF 24 DATE: 2008 FEBRUARY 21

ARCHITECTS ASSOCIATION
 ASSOCIATION OF ARCHITECTS

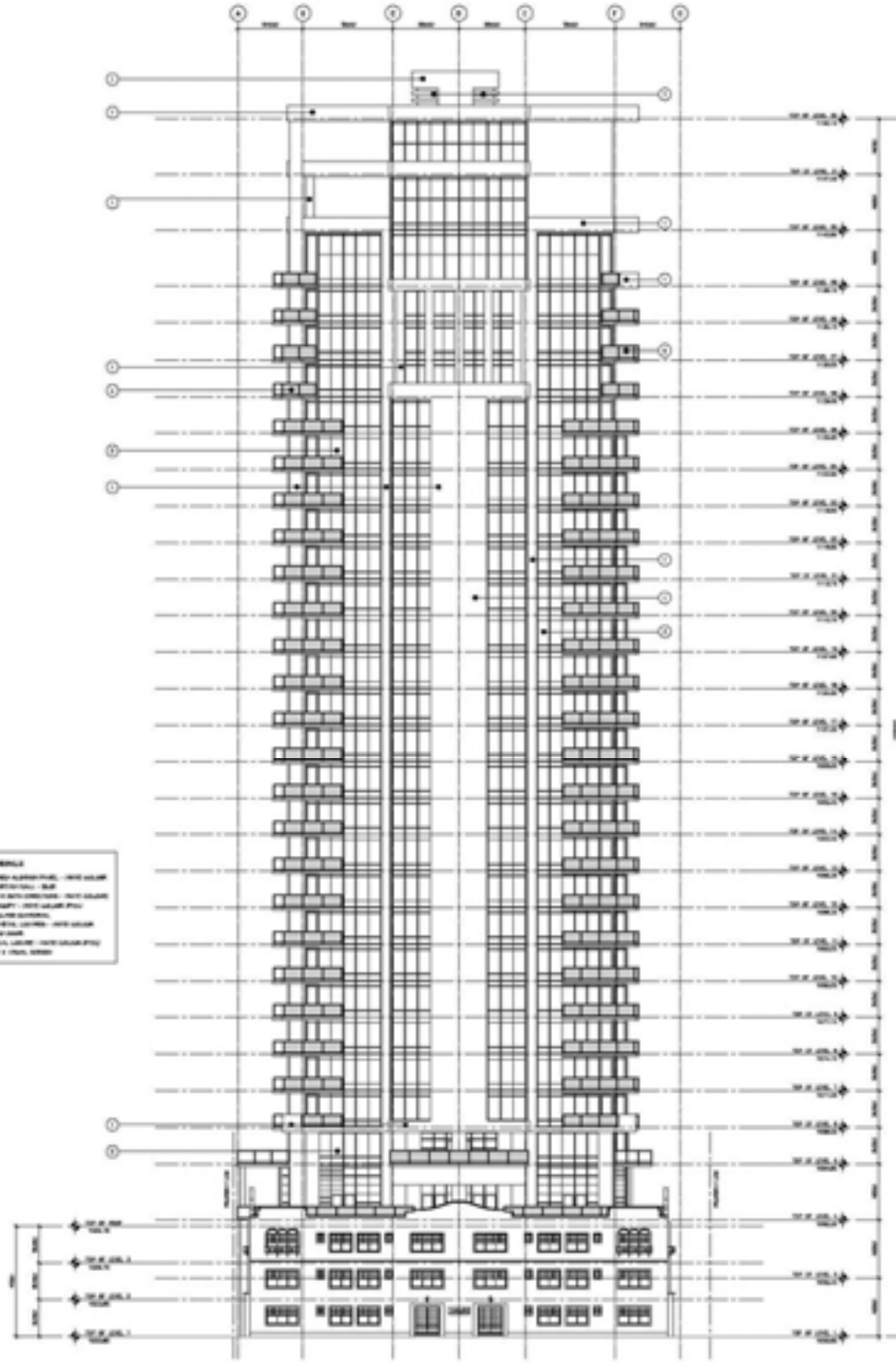





DP2.3
 DESIGN DEVELOPMENT

ARSBERG + ASSOCIATES
 ARCHITECTS
 1000 15th Street, Suite 1000
 San Francisco, CA 94103
 Phone: 415.774.1000
 Fax: 415.774.1001
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THE ENGINEERS
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 Phone: 415.774.1000
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 Email: info@theengineers.com



WEST ELEVATION



THE ENGINE WORKS

 ARCHITECTS

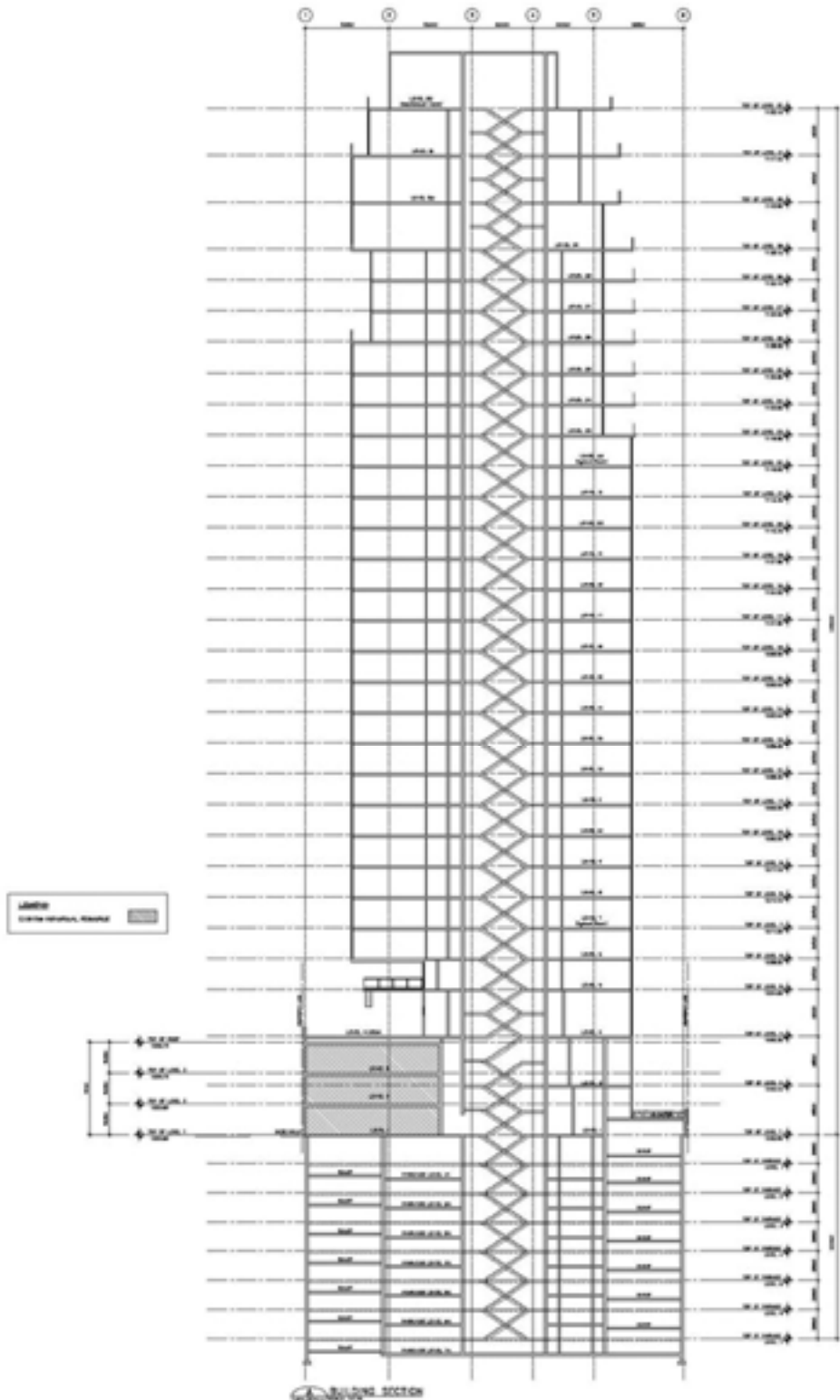



S&B CONSULTANTS

 ARCHITECTS

DP2.4

REVISION





 THE ENGINEER'S SOCIETY

DRAWING NO. DP3.1

 SHEET NO. 1 OF 1

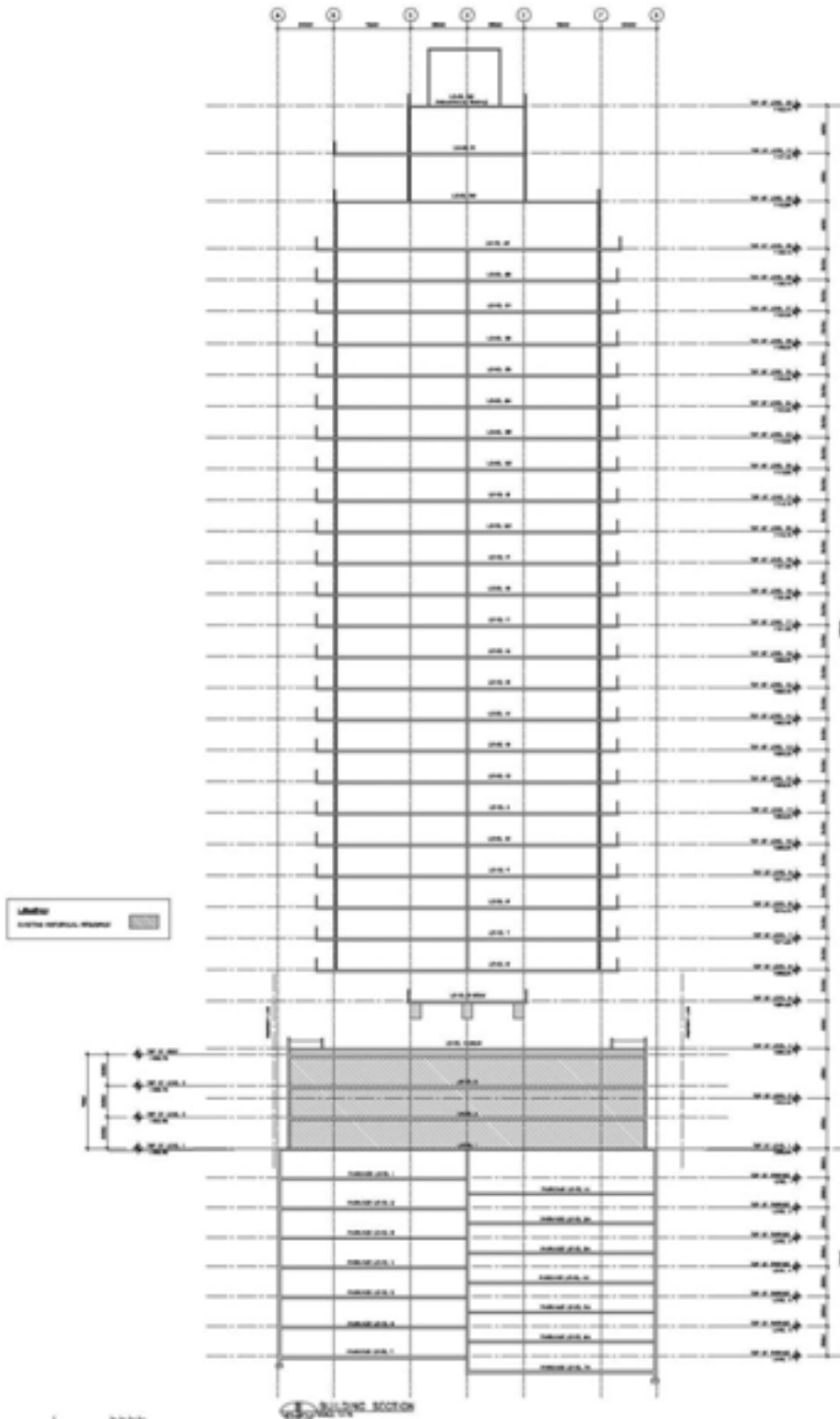
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ENGINEER'S SOCIETY

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 11, THE ENGINEER'S SOCIETY BUILDING

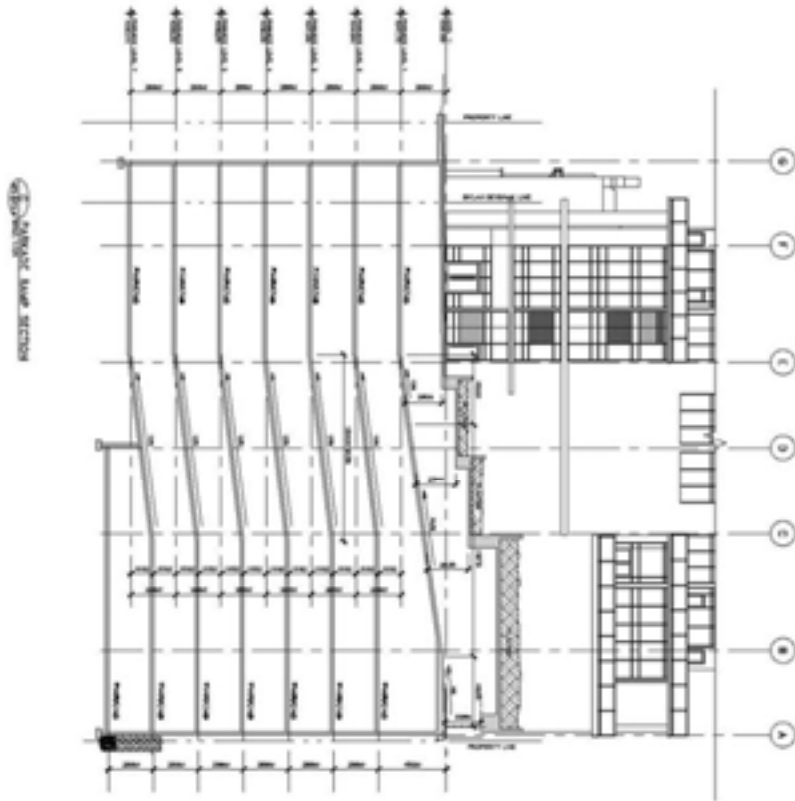
DP3.1



DP3.2
KARAK
SECTION V
THE ENCORE SUITES

ARCHITECTS
KARAK
SECTION V
THE ENCORE SUITES

SECTION SECTION



Architectural title block containing project information, logos, and a revision table.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2007.12.12
2	ISSUED FOR PERMIT	2008.01.15
3	ISSUED FOR PERMIT	2008.02.21

ARCHITECT: **ARCHITECTS ASSOCIATES**
100 RIVERVIEW AVENUE, SUITE 1000, MELBOURNE, VIC 3065
TEL: (03) 9487 1234 FAX: (03) 9487 1235
WWW.AA.VIC.AU

PROJECT: **THE SPINNEK SHELTERS**

SCALE: **1:50**

DATE: **2008.02.21**

PROJECT NO: **DP3.3**



Box 97, Suite 100, 1039 17th Avenue SW
Calgary, Alberta
T2T 2B2
(403) 670-5499 ext. 2

June 28, 2007

RE: DP2007-1554 Renoir Suites 801 12 AVE SW

Dear Dwayne,

This letter is in response to DP2007-1554 for the Renoir Suites project. Beltline Planning Group would like to express its strong support for this application.

Following a review of the Development Permit Application BPG believes this application adheres to the intent and policies of the Beltline Area Redevelopment Plan. In particular BPG applauds the developer's effort to retain and enhance the historic President Apartments as part of this project. We are also enthusiastic about the possibility of community space within the President building.

BPG is encouraged by the contemporary response the historic building and is pleased with the quality of materials proposed. Some BPG members expressed concern over that integration of the balconies on the body of the tower. The Beltline ARP states: "Balconies should be designed as integral parts of the buildings rather than being 'attached' to the body of the building. Fully or partially recessed balconies are preferred over 'tacked on' balconies, especially on higher floors." BPG believes that the design of this tower does not meet intent of this provision of the ARP.

Thank you for your consideration

Sincerely,

Josh White
Community Planner
Beltline Planning Group

ITEM NO. : 1
(1:30 pm)

Dwayne Drobot

COMMUNITY:

BELTLINE

FILE NUMBER:

DP2007-1554

MUNICIPAL ADDRESS:

801 – 12 Avenue SW

APPLICANT:

Abugov Kaspar

DESCRIPTION:

Apartment Building (129 Units) – Mixed Use
The Renoir Suites

Comments Provided by the Panel:

- The Panel commends the Applicant for retention and reuse of the historical building, and is supportive of the contemporary design on the new tower;
- In the absence in the committed use which is active, such as a restaurant the Applicant is encouraged to improve the open space in front of the building. The Panel suggests including pedestrian amenities, different paving patterns, and increased vegetation in future plans; and
- The Panel acknowledges the technical challenges in retaining the heritage building throughout the entire construction period and supports the position that if this building is not retained, a new application will be required.

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SCHEDULE B

CONTINUED

For the purpose of this bylaw, "live-work unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on site.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80, shall apply to all uses and the Permitted Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply to the Discretionary Uses unless otherwise noted below:

(a) Gross Floor Area

- (i) A base of up to 3.0 FAR for commercial development;
- (ii) A base of up to 5.0 FAR for residential/mixed use development which may be increased as follows:
 - (A) FAR may be increased from 5.0 FAR to a maximum of 9.0 FAR in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as amended by Council from time to time;
 - (B) Up to an additional 4.0 FAR above the maximum 9.0 FAR may be granted for retention and incorporation of the existing building on site as of the date of passage of this Bylaw; and
 - (C) For the purposes of this bylaw, community amenity facilities provided in the existing building on site as of the date of passage of this bylaw and in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as amended by Council from time to time shall not be included in the calculation of gross floor area to a maximum of 500 square metres.

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SCHEDULE B

CONTINUED

(b) Yards

- (i) A minimum yard of 1.5 metres adjacent to 12 Avenue SW;
- (ii) A minimum yard of 3.0 metres adjacent to 7 Street SW except for no minimum yard for the existing building on site as of the date of passage of this Bylaw; and
- (iii) No yard requirement for all other yards.

(c) Parking

- (i) A minimum of 0.9 stalls for each residential and live-work unit;
- (ii) 0.15 stalls per residential unit for visitor parking, unless a lesser amount is demonstrated sufficient to the satisfaction of the Approving Authority;
- (iii) No parking requirement for uses located within the existing building on site as of the date of passage of this Bylaw; and
- (iv) 1 stall per 90 square metres of net floor area for all other uses.

(d) Building Design

All uses at grade shall be street oriented and include entrances at grade directly fronting the public street.

(e) Landscaping

- (i) A minimum of 35 per cent of the site area plus all public boulevards shall be landscaped;
- (ii) Landscaped areas contained either at grade or at the top of a podium shall be counted towards the 35 per cent landscaping requirement;
- (iii) All areas at grade that are not covered by building or driveway access shall be landscaped; and

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SCHEDULE B

CONTINUED

- (iv) All areas at the top of the podium not required for access shall be landscaped.
- (f) Building Height
No maximum height.
- (g) Floor Plate Size Restrictions
All floor plates higher than 25 metres above grade shall have a maximum
 - (i) Gross Floor Area of 650 square metres; and
 - (ii) Width or length of 30 metres.
- (h) Live-Work Units
 - (i) Live-work units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
 - (ii) The working area shall not exceed 50 percent or 50 square metres, whichever is lesser of the total floor area;
 - (iii) A maximum of one non-resident employees or business partners may work on site;
 - (iv) Signage is limited to the interior of the building;
 - (v) No aspect of the operation shall be visible from outside the building;
 - (vi) There shall be no outside storage of material, goods or equipment on or immediately adjacent to the site;

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SCHEDULE B

CONTINUED

- (vii) A sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development;
- (viii) No live-work unit shall be located on the same storey as a purely residential use; and
- (ix) No live-work unit shall be located on a storey above a purely residential use.
- (i) Guidelines for Commercial Uses
 - (i) Commercial uses shall be limited to the first three storeys of the building and shall have separate entry from that of the residential component of the building. This rule does not apply to live-work units; and
 - (ii) No individual commercial use shall exceed 200 square metres in net floor area. This rule does not apply to community amenity facilities.
- (j) Garbage Storage
 - (i) Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space; and
 - (ii) The space for storage and collection of garbage shall be readily accessible for pick-up.
- (k) Recycling Facilities

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