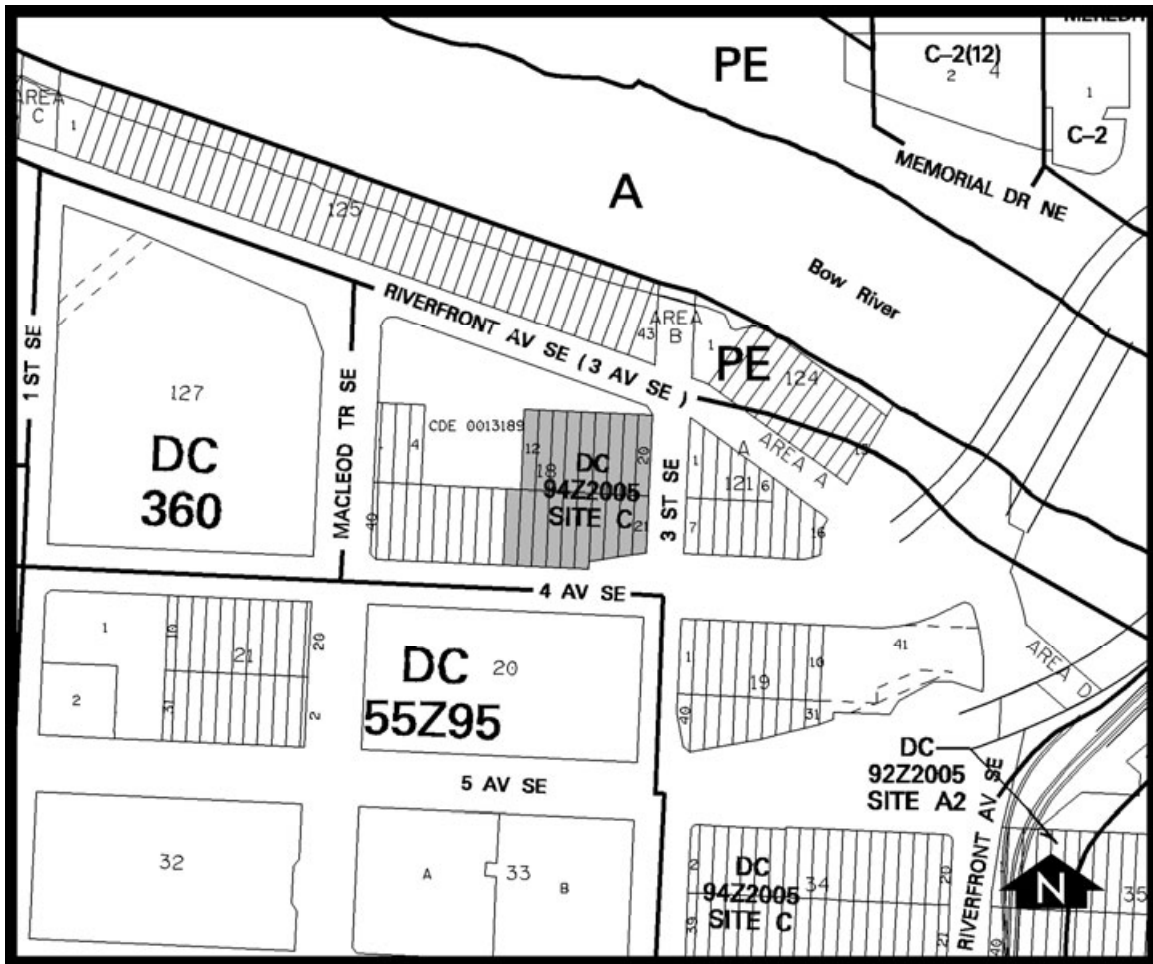


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO:
	CPC DATE: 2006 February 09
	DP NO: DP2005-0884

EAST VILLAGE
(Ward 7 - Alderman Farrell)



PROPOSAL: Apartment Buildings (249 Units)	
APPLICANT: S2 Architecture	OWNER: Pointe of View
MUNICIPAL ADDRESS: 336 4 Avenue SE	LEGAL DESCRIPTION: Plan C; Block 18; Lots 12-30
AREA OF SITE 0.54 ha ± (1.34 ac ±)	
CURRENT DEVELOPMENT: Surface Parking Lot	

EXISTING LAND USE DISTRICT(S): DC 94Z2005

SITE CHARACTERISTICS: Flat lying land currently used as a surface parking lot

ADJACENT LAND USE DISTRICT & DEVELOPMENT:

North: Low rise condominium development

South: 4 Avenue SE, YWCA

East: 3 Street SE, Bookers Restaurant

West: Macleod Trail SE, Harry Hays Building

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DIRECT CONTROL GUIDELINE(S)	Development abutting 4 th Ave SE between Macleod trail SE and 3 rd St SE shall make provision for required +15 walkways to the satisfaction of the approving authority	There is no provision for +15 walkways shown	Requested
DENSITY	Maximum 7.0 FAR	5.12 FAR	N/A
HEIGHT	No building shall in shadow an area 20m throughout abutting the top of bank south side of the bow river from 10:00am to 4:00PM on September 21	Complies	N/A
YARDS (BUILDING SETBACK)	Front Yard: 3 metre	Front Yard: 3 metre	N/A
PARKING	Residential: 0.9 stalls/unit (225 stalls) Retail: 1 stall/140m2 net floor area (3 stalls) Visitor Parking: 0.15 stalls/unit (38 stalls)	Residential: 362 stalls Retail: 4 stalls Visitor Parking: 38 stalls	N/A
LANDSCAPING	All yards adjacent to street, lane, bridge or walkway shall be landscaped	Complies	N/A
EXTERIOR FINISH MATERIALS			
Walls: light and dark beige stucco with clay brick and smooth and split face concrete block base			
Roof: corrugated metal panel			
Windows: clear glazing; metal clad, medium bronze mullion			

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	General 'target hardening' to prevent break-ins and deter undesirable users from congregating. Exterior features should be designed to deter skateboarders.
ENVIRONMENTAL MANAGEMENT	Prior to release conditions
URBAN DESIGN REVIEW COMMITTEE	Support (see Appendix I)
COMMUNITY ASSOCIATION <i>(Downtown East Central Community Association)</i>	No comments received

PLANNING EVALUATION

Introduction

This Development Permit is for the construction of two residential towers at 336 4 Avenue SE in the community of Downtown East Village. These buildings constitute phase one of a two phase development. The area is a mix of existing commercial development, office, institutional agencies and residential development.

Land Use District

When the application was submitted in March 2005, bylaw 20Z2002 was in effect. With the exception of 1 relaxation for the provision of a +15 walkway, the development respects the intent and spirit of bylaw 20Z2002. Furthermore, it is in the opinion of CPAG that the request for a relaxation from the requirement to provide the structural ability to support a +15 connection south across 4 Avenue SE to the YWCA site is appropriate as the building is residential in nature.

In November 2005 Council approved Bylaw 94Z2005 in order to align the land use to the policies goals and objectives of the East Village Area Redevelopment Plan (ARP). The applicant is aware of the new land use district and designed the project accordingly.

Legislation & Policy

The subject property is designated as “transition area” in the East Village Area Redevelopment Plan. The transition area is characterized by its close proximity to the downtown core and as such provision has been made within the ARP to accommodate a greater variety of office, discretionary commercial, institutional and residential uses. The transition area provides an important transition between the higher density commercial and office uses of the downtown core and the more residential character of East Village. Base density for the transition area is 7.0 FAR. The Urban Design Guidelines within the ARP provide for larger building masses, more office or institutional uses and vibrant “flex frontage” streetscapes. It is the opinion of CPAG that the proposed development meets the intent of the East Village ARP.

Site Context

The subject property is bound by a road network which is being incrementally raised with adjacent development due to the 100 year floodplain requirements. As such, previous developments including the YWCA and Harry Hays Building have site and main floor grades higher than the existing street grades. However, as a result of decisions made at the approval of the apartment building directly north of this site, the HVAC vents and underground parking emergency doors were constructed to exit out at the existing lower grades. As the grades of the subject property are being raised to satisfy the floodplain requirements, the net effect is the creation of a four foot wide, six foot deep ‘trench’ along the property line of the existing condo development. This is a significant concern to the CPAG team as it will pose a CPTED concern. The applicant has communicated with the condo board and has agreed to install gates at either end of the condo’s rear yard and to provide fencing along the subject property’s rear property line in order to prevent unauthorized use of the area. The CPTED review provided by Calgary Police Services (CPS) did not address this issue, however, CPS is aware of the concerns and agrees with CPAG’s analysis of the situation.

Site Layout & Building Design

For purposes of this section the site layout and design review will be discussed for the ultimate development as intended for the entire site and the interim development as proposed for phase 1 (this application).

Ultimate Development

The entire project (Phase one and two), which spans the length of 4 Avenue SE, is comprised of three 20-28 storey mixed use towers along 4 Avenue, one ten storey residential tower along 3 Street SE and 6 townhouse units across from the Harry Hays building along MacLeod Trail SE. In total the development will be comprised of 721 residential units and have a floor area ratio of 6.96 which is consistent with the land use maximum of 7.0 FAR.

Ground oriented retail development along 4 Avenue SE in the form of 10 commercial retail units (CRU’s) will help to create retail synergy and promote pedestrian activity. In keeping with the East Village ARP the 4 Avenue SE frontage has been designed with an arcade to enhance the pedestrian experience by providing shelter from the elements and a wider sidewalk.

Along all frontages the sidewalks are upgraded with stamped and sand blasted concrete and boulevard trees where appropriate. Internal to the site there is a defined pedestrian sidewalk system leading to a central garden. The stamped concrete sidewalks in addition to the “woonerf” style internal road help to create a sense of pedestrian priority. A new fence and row of deciduous trees along the north property line block access to the adjacent property and provide screening for the residential building to the north.

The overall architectural design is light and contemporary and sensitive to the surrounding context. Due to prominence of the site along 4 Avenue SE, the development is a gateway project to the downtown and with the subtle colour palate, strong accent materials and curved wave-like roof top form, the project will help to reshape the identity of the area.

Phase one, which is the purpose of this application, is for the 20 storey tower located at the corner of 4 Avenue SE and 3 Street SE and the 10 storey residential tower fronting onto 3 Street SE. The 20 storey 176 unit tower has a 3 storey podium with four ground floor commercial retail units and a 4.6m high pedestrian arcade fronting onto 4 Avenue SE. The building is set back 3m from the front yard property line to allow for a wide pedestrian sidewalk. The podium level is primarily curtain wall and masonry with the tower being light and dark beige stucco. The podium provides a defined street edge and a sense of human scale to the development. The tower is set back 4.0m from the edge of the podium which further helps to solidify the pedestrian scale of development at the lower levels.

The 10 storey tower on the north east corner of the site is comprised of 74 residential units. In accordance with the East Village ARP each of the three ground floor units fronting onto 3 Street SE has direct access to the street along with a private patio space. Consistent with the 20 storey tower, the 10 storey building is clad with masonry at the podium level with light and dark beige stucco and clear glazing comprising the bulk of the finishing materials.

In addition to the two towers, phase one will also complete half of the internal road system, a three level 380 stall underground parkade, 4 surface commercial parking stalls and 10 visitor parking stalls and a small private garden amenity space. As seen in the shadow diagrams included in Appendix 2, both buildings respect the 20m shadow boundary from the top of the south bank of the Bow River.

Interim Development

While the building and internal site layout remains unchanged when compared to the ultimate site design, the street edge is dramatically different. Due to floodplain requirements, 4 Avenue SE, Macleod Trail SE and 3 Street SE will all eventually be raised above the floodplain. As such all new development has to be constructed to the ultimate finished grades which are significantly above existing street grade (upwards of 2.1m at the corner of 4 Avenue and 3 Street SE). The timing for the raising of the roads is contingent upon the speed of redevelopment in the area. Until such a time when the parcels to the east and south east of phase one are redeveloped, it is not possible to raise the street grades as it would render the parcels inaccessible. As such an interim solution which links the existing road and sidewalk grades to the ultimate grades of phase one is required.

In response to this design problem, the applicant has put forward an interim solution comprised of:

1. a ramp system linking the existing sidewalk at the intersection of 4 Avenue SE and 3 Street SE to the commercial podium along 4 Avenue SE;
2. stairs leading from the 4 Avenue SE and 3 Street SE intersection to the commercial podium along 4 Avenue SE;
3. a necessary retaining wall structure along 3 Street SE;
4. a landscaped berm within the road widening dedication along 4 Avenue SE; and
5. a retaining wall along the west façade of the 20 Storey residential tower.

The ramp system, which is wheel chair accessible, will slope upward towards the building podium from the 3 Street SE intersection, plateau in front of the main floor podium and then slope down toward the existing 4 Avenue SE sidewalk west of Phase one. In addition the applicant has also added a set of stairs connecting the existing sidewalk on 3 Street SE to the commercial podium on 4 Avenue SE. It will require 10 stairs to reach the podium level which serves to highlight the height difference between the ultimate and existing grades.

As a result of the significant grade differences between the ultimate and existing grades, a retaining wall will be required along 3 Street SE from the south side of the driveway access increasing in height toward 4 Avenue SE. While the applicant has submitted drawings indicating the finishing materials as being stucco, it is the opinion of CPAG that all retaining walls should be upgraded in material quality due to the importance of maintaining an attractive street edge and the uncertain timing of the raising of the 3 Street and 4 Avenue grades.

Between the existing sidewalk along 4 Avenue and the interim ramp connecting to the commercial podium, a row of street trees and low lying shrubs will be planted in the road right of way. The berm will have a significant slope and will require retaining walls in order to provide the pedestrian ramp and steps.

Once the future phase two application has been approved for this site, 4 Avenue SE from Macleod Trail SE to western edge of phase one will be raised to its ultimate grade. With the raising of the grade a portion of the interim ramp connecting the podium to the sidewalk west of phase one will no longer be required and will be removed by the City. Instead the sidewalk in front of phase two will be upgrade and raised, and will move the development towards an appropriate street edge.

Landscaping

The landscaping plan for the development includes a mix of hard and soft landscaping. A small garden in the northwest corner of phase one will serve as a private amenity space for the residents and act as a visual buffer from the adjacent residential development. The residential development to the north is further screened by a row of trees along the north property line of the development.

Along 3 Street SE and 4 Avenue SE the sidewalks will be a combination of stamped and light sand blast finished concrete. Due to existing utility services along 3 Street SE, boulevard trees are not a possibility. Similarly, until 4 Avenue SE is raised, permanent street trees cannot be planted. Instead a row of temporary trees will be planted in the road right of way along 4 Avenue SE. However in the ultimate design of 4 Avenue SE and 3 Street SE, every effort should be made to accommodate boulevard trees.

Consistent with the public sidewalks along 3 Street SE and 4 Avenue SE, the internal sidewalks are an upgraded stamped concrete. This upgraded sidewalk and decorative asphalt internal road help to create a sense of pedestrian priority

Site Access & Traffic

Vehicular access for phase one is limited to 3 Street SE. An internal private road will provide access to the surface parking, the underground parkade and the garbage and loading facilities for the buildings. As shown on the site concept plan the internal road will be extended through the site in phase two and will provide vehicular access from Macleod Trail. At no time will there be vehicular access from 4 Avenue SE.

A Traffic Impact Study was submitted in support of the development and was reviewed to the satisfaction of Transportation Planning.

Prior to the release of the development permit the applicant is to provide a design report (including cost estimate) for road raising along 2 Street SE, 4 Avenue SE and 3 Street SE to the satisfaction of the Director of Roads. In addition, upon design report acceptance, approved construction drawings and an indemnification agreement are required.

Parking

A parking study was not required for this development permit. The parking provided exceeds the minimum required in the land use by-law and meets the technical design specifications of CPAG.

Site Servicing for Utilities

Prior to the release of the development permit a sanitary servicing study is required to locate any points in the public sanitary sewer system which will be under capacity once the ultimate flows from this development are achieved. Any costs associated will be at the developer's expense.

Environmental Site Assessment

Environmental Management has reviewed the Phase II Environmental Site Assessment and Site Delineation Programme for this site and has several prior to release conditions clarifying the timing of the additional soil assessment, the timing of the remediation across the site and a request for assurances that the entire site will be remediated.

Community Association Comments

No comments were received by CPC Report submission date from the Downtown East Central Community Association.

Adjacent Neighbour Comments

No comments received.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development meets the intent and design principles of the East Village ARP.
2. The proposed development is compatible with the surrounding land uses and developments.
3. The proposal provides for a mixed use intensification of an underutilized site in an important East Village location, and the development is expected to positively contribute to the community by attracting additional residents and retail customers.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

A. 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 Development Authority.

Engineering:

1. After review of the submitted environmental reports The City of Calgary (Environmental Management) has received the following comments from the applicable regulators:

Calgary Health Region:

- (a) A layer of fill material was noted onsite. If this material will remain onsite, and to ensure the fill material is suitable for the proposed development, representative confirmatory analysis of this material should be conducted (i.e. complete VOC analysis).
- (b) Elevated concentrations of Thallium, Zinc, Copper and Lead were noted in the fill material onsite. We concur with Troy that a site remediation program should be prepared for the site prior to development. We wish to review this information Prior to Release of the DP.
- (c) Selenium concentrations in soil were analyzed. Please note that the detection limit for selenium in soil samples analyzed is above the current CCME residential criteria of 1 ppm. Please ensure the detection limit for soil samples analyzed for selenium is below current CCME residential criteria.

- (d) We understand that the applicant is considering developing the site in phases. The CHR would expect to see a time frame for the proposed phased remediation/development established, logical progression of remediation/development across the site and assurance that the entire site will be remediated/developed without adversely impacting the health of the surrounding community and/or general public frequenting the area. We wish to review the applicants "phased development" proposal Prior to Release of the DP."

Alberta Environment:

If the recommendations contained in the Site Delineation Report to remove the impacted soils are carried out, Alberta Environment would have no concerns.

Environmental Management

Has received the letter entitled, "Risk Management Plan - Pointe of View, Riverfront Pointe, DP Application 2005-0884", dated 2005-06-01 by Sabatini Earth Technologies Inc. The Plan proposes to collect confirmatory soil samples in locations where elevated metals were noted; it is unclear when the sampling program will be implemented (immediately, during construction, etc). Provide a timeline for the additional assessment.

Contact Rey Calosing of Environmental Management at 268-2079 for details / information on resolution of the above conditions.

2. A sanitary servicing study, submitted to Wastewater, is required to locate any points in the public sanitary sewer system which will be under capacity once the ultimate flows from this development are achieved. Any costs associated will be at developer expense. **For further information, contact Wastewater at 268-1544.**
3. Applicant to provide design report (including cost estimate) for road raising along 2 Street SE, 4 Avenue SE and 3 Street SE to the satisfaction of the Director of Roads. Approved construction drawing submission and indemnification agreement required upon design report acceptance by Roads. **For detailed information contact Colin Gee of Roads at 268-3801.**
4. Submit one (1) revised set(s) of plans to the File Manager to address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Indicate surface improvements for Phase I & II on site plan
5. Request quotation and remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Approved driveway crossings
- a. Driveway crossing closures
- b. Sidewalks
- c. Wheelchair ramps
- d. Road raising/reconstruction costs associated with Phase I

- e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel
6. Execute and register on Title a Deferred Services Agreement to the satisfaction of the Manager of Urban Development for future road/surface & servicing improvements. The applicant must submit a recent Certificate of Title and a Corporate Registry Search prior to the execution of the agreement.

Parks:

7. Clearly identify the boulevard trees and whether they are to be removed or retained. Compensation will be required for trees to be removed.
8. A line assignment is required for any proposed trees in the boulevard (contact line assignments). Any planting in the boulevards should be done in trenches (provide a trench detail). Contact Urban Forestry (Alex Nagy – 216-5252) in regards to planting the boulevard trees.

Planning:

9. Submit **seven folded sets** of amended drawings addressing all PTR concerns and requirements.
10. Indicate the location and details of the required lighting system which can be demonstrated to meet the average minimum lighting illumination value of 6 LUX and which will not adversely impact adjacent residential dwellings.
11. Provide a copy of the Certificate of Title showing that the subject parcels were consolidated by plan into a single title.
12. A clearance letter from Enmax Corporation indicating that all of its outstanding concerns have been satisfied.
13. Upgrade the finishing materials used on all retaining walls along 3rd Street SE and 4th Avenue SE from stucco to concrete block (Terrazzo).
14. Provide bicycle parking to the satisfaction of the Development Authority.
15. Revise signage to meet the land use bylaw.

Transportation:

16. The Downtown Street Network Plan (June 1988) requires the widening of 4 Avenue SE to its ultimate cross section of 5 lanes. The widening of the curb lane must occur in conjunction with the development of site prior to full build out.
 - The widening of the curb lane on 4 Avenue SE shall be dimensioned and indicated on the plans.
 - All agreements and/or caveats shall include the widening the widening of 4 Avenue as conditions and calculations for costs of off-site improvements.

17. The applicant shall dimension the required right-of-way for 4 Avenue on the site plans.
18. The applicant shall supply information on the protocol for accessing the parkade for customers, visitors and tenants.
 - The applicant shall provide a written statement for the operation of the parkade and more information shall be indicated on the site plan.
19. The applicant shall revise truck sweep path 2 S-6.2, eliminating trucks backing on street.
20. The applicant shall revise the parking stall counts per floor to remove the tandem parking stalls. Tandem parking stalls shall be indicated as not counted toward the bylaw parking count.
 - Remove all references to tandem parking stalls from the plans and parking calculations. The tandem parking stalls shall either be indicated as empty space or extra deep parking stalls.
21. Transit:
 - The existing bus zone adjacent to the site on Macleod TR SE must be retained and shall be identified on all current and future site plans.

B. Permanent Conditions

Engineering:

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

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

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

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

Parks:

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

Planning:

8. 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.
9. Parking areas shall be for the sole use of residents and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core.

10. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property.
11. 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.
12. No changes to the approved plans shall take place unless authorized by the Development Authority.
13. A Development Completion Permit shall be applied for, and approval obtained, on completion of the development. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit.
14. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system.
15. All roof top equipment shall be painted and/or screened to the satisfaction of the Development Authority.
16. Each outdoor parking stall shall have a properly anchored concrete wheel stop.

Transportation:

17. No direct vehicular access is permitted to or from 4 Avenue SE.
18. Any existing bus zones adjacent to the site must be retained and shall be identified on the site plan. If the bus zone requires relocation, it shall be at the applicant's expense and to the satisfaction of the General Manager of Planning Policy.
19. Only one stall of any tandem stalls shall be counted towards the bylaw parking requirement.
20. The Downtown Street Network Plan (June 1988) requires the widening of 4 Avenue SE to its ultimate cross section of 5 lanes. The developer is responsible for all or part of the costs associated with this improvement, to be determined to the satisfaction of the Director, Calgary Roads.

C. 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

Engineering:

Calgary Roads

1. Property line is 3.0m from lip of gutter, 0.3m from back of sidewalk on 3 Street SE.

2. Property line is 10.3m from lip of gutter, 5.5m from back of sidewalk on MacLeod Trail SE.
3. Property line is 5.2m from lip of gutter, 2.4m from back of sidewalk on 4 Avenue SE.
4. A corner cut of 3m x 3m is required adjacent to 4 Avenue SE & 3 Street SE.
5. Development must be compatible with future ultimate road grades established by Calgary Roads. Developer to contact Calgary Roads for further information.
6. Locations and dimensions of driveways must be approved by Transportation Planning. New driveways including driveway modifications or relocation must be constructed to City standards at the owner's expense. Obstructions such as storm catch basins, hydrants, power poles, etc. must be relocated to City standards at owner's expense. Wheelchair ramps are required where proposed driveway grades do not match intersecting sidewalk.
7. Existing driveways that are not required for this development must be closed (removed) to City standards at the owner's expense.
8. Calgary Roads is to determine if the existing driveway crossings, existing sidewalks, streetlighting, curb and gutter, etc. are to City standards. Replacement and/or rehabilitation is to be at the owner's expense. Due to future road widening on 4 Av, developer may have option on sidewalk rehabilitation adjacent to Phase I (to be determined after City inspection).
9. Back of property lines, the maximum allowable slope shall be 3H:1V. Slopes that exceed 3H:1V will require retaining walls on private property at the owner's expense. Slopes created on or adjacent to a development site, as a result of grade differences between buildings and property lines, leveling of parking areas, redistribution of excess fill, landscaping berms, etc., must be walled or landscaped to ensure erosion control and a minimum slope stability factor of safety of 1.5. Sloping, excavation or filling that will affect adjacent property, including City-owned lands and rights-of-way requires permission of the adjacent owner.
10. The owner is to be advised that the City does not grant approval for the placement of underground irrigation sprinkler systems on City owned lands or boulevards that are adjacent to development site and are installed at the owner's risk. The City of Calgary will not assume liability or responsibility for repair or replacement in event it has been damaged or destroyed during construction on City owned lands or boulevards by City workers or its authorized contractors.
11. Adjacent roadways to subject site to be reconstructed to ultimate design and grades above floodplain elevations. Applicant to provide comprehensive engineering design including drafting services, related approvals, tendering and review of bids for various underground and surface construction, contract administration and general engineering services during construction for offsite work related to the development. The City will pay of a portion of consulting fees charged by applicant, and will be responsible for 100% cost of fill material to rough road grades only, and all other construction costs related to change in road elevation (raising manholes, utility poles, watermain valves, fire hydrates, catchbasins, etc.). Roads may also pay for a portion of road detours. Applicant to submit a proposal to Roads, a cost estimate with an list of items to be cost-shared with the City. Roads to review and approve.

Road upgrades adjacent to development site required:

- 3rd Street to be raised from Riverfront Avenue to 4th Avenue, with grade transition to tie to existing intersection at 4th Avenue. Developer is responsible for full construction cost with an endeavour to assist to recover from future developer on east side of 3rd Street. **Security deposit and construction part of Phase I of this development.**
- 4th Avenue to be raised from the west side of 2nd Street to 3rd Street, with a grade transition to tie to existing intersection at 3rd Street. Developer is responsible for 1/2 construction cost of road improvements on 4 Av SE. **Security deposit and construction part of Phase II of this development. Deferred Services Agreement required as condition of Phase I of this development.**
- Future completion of 4th Avenue raising (adjacent to this site) including 4th Ave / 3rd St intersection to be completed when final phase of the 4th Av flyover is completed. **Security deposit required with Phase II of this development. Deferred Services Agreement required as condition of Phase I of this development.**
- 2nd Street to be raised from south side of Riverfront Avenue to south side of 4 Avenue. Developer is responsible for 1/2 construction cost of road improvements adjacent to property only. **Security deposit and construction part of Phase II of this development. Deferred Services Agreement required as condition of Phase I of this development.**
- Riverfront Avenue & 3rd Street intersection to be raised, with grade transition to tie to existing road grade east of 3rd Street. To be paid by City and existing condominium complex on Riverfront Avenue.

Waterworks

12. Water connection available from 4 Avenue SE.
13. Show details of 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.
14. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plans for Building Permit approval.
15. A dual service is required to service this site.
16. If further subdivision occurs in the future, (including strata subdivision), each titled parcel must have separate service connections to the public mains (water and sanitary).

Wastewater & Drainage

17. Storm sewer connection available from 3 Street SE.
18. Submit a Stormwater Management Report (2 copies) for sites over two (2) hectares for approval from the Development Approvals Team Leader, Wastewater & Drainage, prior to submitting a Development Site Servicing Plan, as per the current Stormwater Management and Design Manual.
19. Sanitary service test facility is required.
20. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
21. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
22. Allowable stormwater run-off co-efficient shall be 30%.
23. Ponding required for 1:100 year storm event.
24. Direct all roof drainage to on-site storm.
25. Each building shall be separately serviced from an on-site main.
26. All building openings, ramps, etc, adjacent to trap lows are to be min. 0.3 metres higher than the maximum water elevation at the 1:100 yr. depth or depth of spill, whichever is greater.
27. Storm Redevelopment Fees will be required.
28. Contain storm runoff on site.
29. Controlled stormwater discharge required.
30. All on-site sewers are to be designed to City of Calgary specifications.
31. The development site lies within the Bow River floodplain. The following floodplain/floodway comments apply:
 32. The proposal is acceptable to Utilities and Environmental Protection as submitted, regarding floodplain/floodway development regulations.
 33. If further subdivision occurs in the future, (including strata subdivision), each titled parcel must have separate service connections to the public mains (water and sanitary).

Utility Line Assignments

34. The applicant must apply for a line assignment from Utility Line Assignments for tree planting in the City road right-of-way (boulevard). This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and five (5) landscape plans showing all of the following information:

- property lines
- curb/sidewalks
- species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
- existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
- dimensions from property line to all of the above features.

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

NOTE: Proposed planting (trees, shrubs) at corner of 4 Av & 3 St on City boulevard are **TEMPORARY ONLY** and will be removed when future road widening construction occurs. Roads will not be assessed ISA value for these trees and Parks shall record these trees as temporary only.

Waste & Recycling

35. Drawings submitted are accepted in concept only. Add garbage pickup details on the sanitation plan circulation (Development Site Servicing Plan). Applicant is to contact technical assistant at (230-6646) for details.

Parks:

36. The proposal is to comply with the following:
- Landscaping
All yards adjacent to a street shall be landscaped to the satisfaction of the Approving Authority.
 - Riverbank Sunlight
No building shall place in shadow an area 20 metres wide abutting the top of the south bank of the Bow River, as determined by the Approving Authority, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time on September 21st except areas already in shadow as a result of buildings constructed at the date that the Development Permit application is made.

- Architectural Integration
Any façade of a parking structure abutting a street or open space to which the public has access or adjacent to the LRT right-of-way shall be designed to screen parked vehicles from public view and shall be designed as an integral part of the development, to the satisfaction of the Approving Authority.
37. The proposal is to comply with the East Village ARP (Area Redevelopment Plan), specifically river setbacks (35 m development setback from the top of the riverbank).
 38. The Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land.
 39. Permits issued by City of Calgary Roads are required if construction activities use or cross any portion of the road rights-of-way (boulevard). Permits are obtained at Traffic Assessment 7th floor Municipal Building 800 Macleod Trail SE. For further permit information call 268-1586 or consult The City of Calgary Roads web site at www.calgary.ca/roads and follow the "Permit" link.
 40. A condition of the issuance of permits by City of Calgary Roads may be the requirement for a tree protection plan when construction activities are within 6 meters of a tree on Public land. Requirements and specifications for a Tree Protection Plan may be obtained at www.calgary.ca/parks by following the Urban Forestry links for by telephoning **Urban Forestry at 268-2677**.
 41. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. You may wish to consider this cost during the design and development of your project. The Public Tree(s) adjacent to this project are valued at **\$15,208.43**. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".

Planning:

42. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
43. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter.
44. The garbage enclosures shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.
45. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size.

46. In addition to your Development Permit, you should be aware that a Building Permit is also required. When the Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information.

Transportation:

47. As the Riverfront Pointe project is located downtown, only a block away from the river and the pathway system, it is anticipated that bike travel will be a common choice for the residents of the complex. Therefore, it is recommended that the applicant provide 0.75 Class 1 and 0.15 Class 2 bike parking spaces per residential unit. This will result in the provision of 132 Class 1 and 27 Class 2 bike parking spaces for Building A and 55 Class 1 and 11 Class 2 bike parking spaces for Building C.
48. If the parkade is to be subdivided after full build-out, a Mutual Access Easement Agreement shall be registered on all affected titles and the City of Calgary shall be named a party to the Agreement. The Agreement shall be submitted to and approved by the City Solicitor to ensure that the signatories do not amend, terminate or discharge the agreement without the City's consent.
49. 3rd Street south of 4th Avenue SE is to be cul-de-saced with the future SB Edmonton Trail Structure, as per the Ultimate Design in the Memorial Drive East Functional Planning Study (Calts 51, December 1978). It is therefore recommended that the closure of 3 Street SE be pursued with this application. (Network Planning recommends that 3rd Street (north of 4th Avenue) be closed and a mutual access be provided between the properties adjacent to 3rd Street from Riverfront Avenue.)
50. The applicant shall make arrangements in advance to use City ROW for the purpose of construction. Contact Traffic Assessment at 268-5711 to arrange for a hoarding permit.
51. With a future application for a development along Macleod Trail SE, the applicant is to provide, at their cost, an architecturally compatible transit patron waiting amenity at the bus zone location on Macleod TR SE north of 4 AV SE. The plans shall indicate the same. The applicant shall also provide details of the Transit shelter to the satisfaction of Calgary Transit.
 - The applicant is to enter into a public access easement agreement with The City of Calgary to allow for public access to the shelter. The easement area shall also be

2006/

EAST VILLAGE URBAN DESIGN PANEL**WEDNESDAY, 2005 JANUARY 19 AT 4:00 P.M.****INGLEWOOD BOARDROOM (3rd FLOOR)**

Applicant: David Symons & Chris Babits
SSE Architecture

Project: Pre-Application Review
Riverfront Pointe, Pointe of View
Calgary

Introduction:

The project, a multi-phased, mixed density residential and commercial development was introduced by Matthias Tita. David Symons, on behalf of Riverfront Pointe made a presentation regarding the scheme.

Mr. Symons advised that the project is reflective of, and adheres to, regulations of the proposed bylaw (Draft East Village Area Redevelopment Plan). Special mention was made of the phasing of the project in that the balance of commercial to residential might change to reflect market response. Subsequent DP applications would be made if change is contemplated. Mr Symons expressed concern regarding the indeterminacy of information regarding proposed geodetic elevations of the surrounding roadways, sidewalks and utilities.

Comments Provided by the Panel:

- The panel complimented the applicant regarding the quality and detail of information provided through the documents.
- The panel urged the applicant to review the following suggestions:
- Principal entry to building B1 might best occur from the north side, or have convenient access to the Project Laneway.
- At grade parking is best limited to retail purposes only, releasing balance of land for green space amenity development useful to the resident community.
- Front doors to the street were vigorously encouraged, specifically addressing Building C, where opportunity exists for maximization of residential unit frontage and for meaningful enhancement of the street.

EAST VILLAGE URBAN DESIGN PANEL**WEDNESDAY, 2005 APRIL 27 AT 10:30 A.M.****Maude Riley Boardroom (7th Floor)**

Applicant: David Symons & Chris Babits
S2 Architecture

Project: Development Permit Application DP2005-0884
Riverfront Pointe, Pointe of View
Calgary

Introduction:

The project, a multi-phased, mixed density residential and commercial development was introduced by Matthias Tita.

David Symons, on behalf of Riverfront Pointe gave a brief overview of the project for the benefit of panel members not present at the pre-application meeting of January 19 2005. Mr. Symons then concentrated on adjustments to the proposal as reflected in the current Development Permit Documents.

Mr. Symons confirmed his previous advice of project adherence to the regulations of the East Village Area Redevelopment Plan. Further no change is anticipated to the ambition to reflect market response in future phases. The geodetic elevations of the surrounding roadways, sidewalks and utilities continue to be indeterminate. Mr. Symons illustrated how the Panel advice of 2005 January 19 had been incorporated into the project.

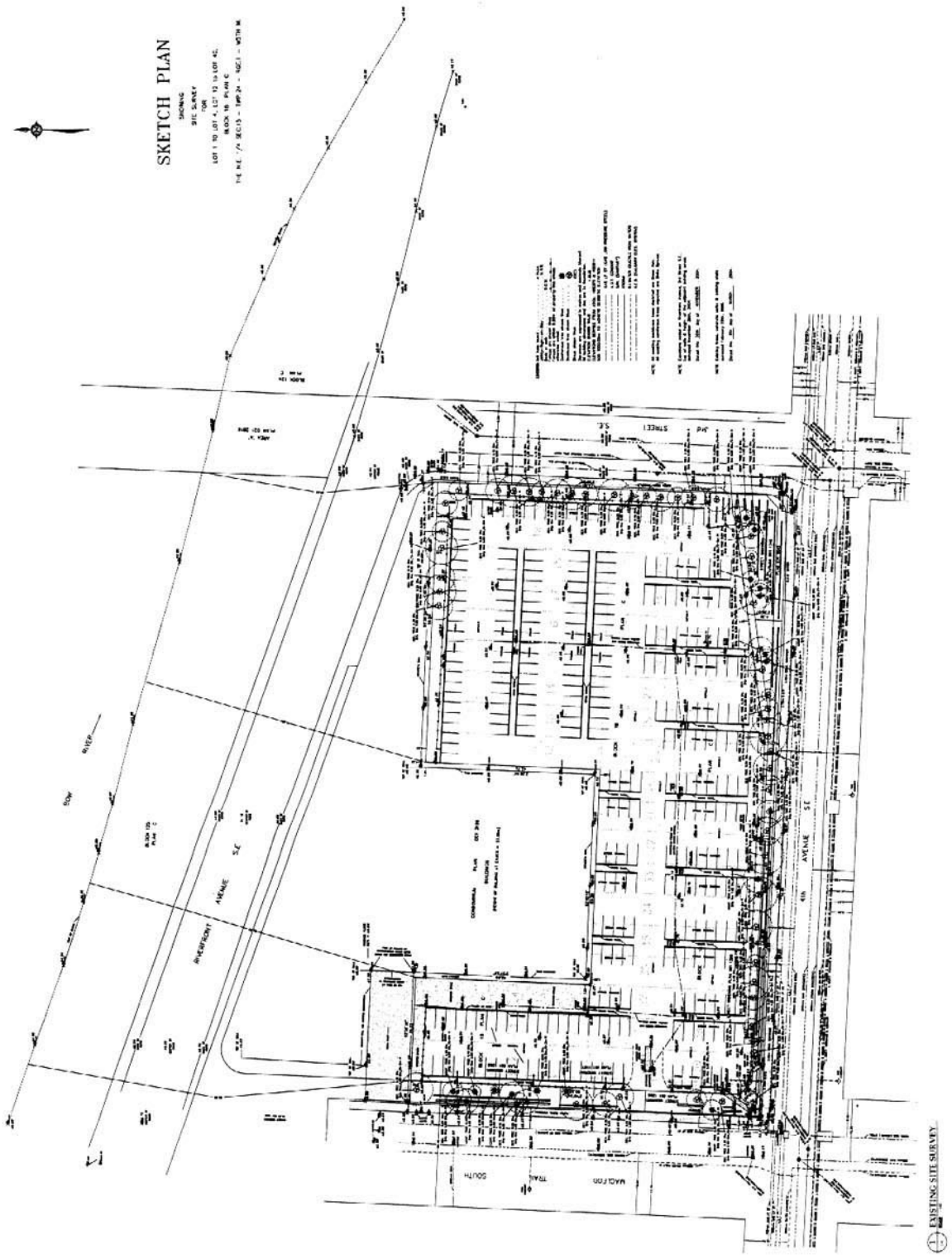
Comments Provided by the Panel:

The Panel acknowledged the effort made by the client and consultant to subscribe to the advice tendered 2005 January 19 and offered full support of the project as presented.

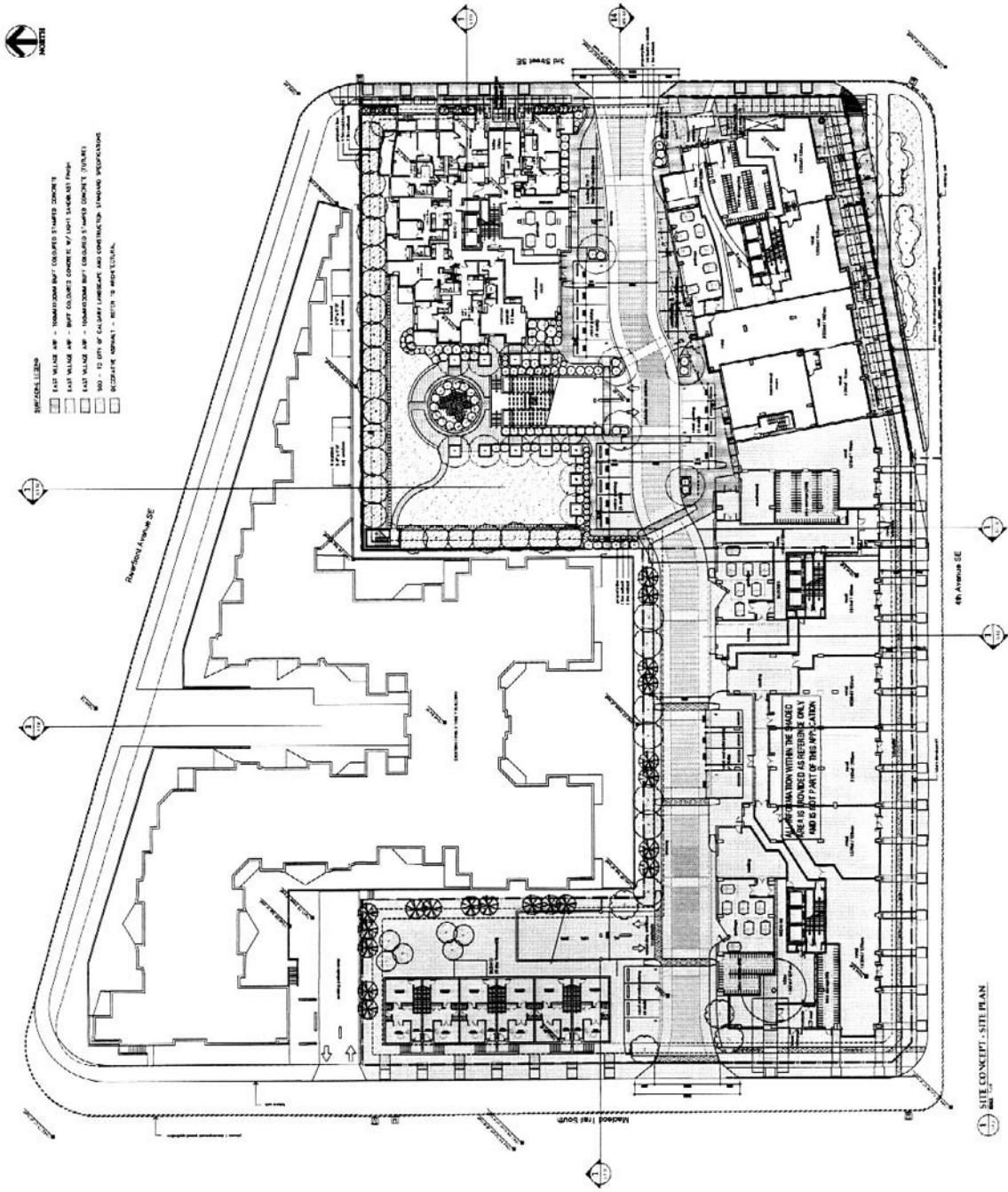
RIVERFRONT POINT
POINT OF VIEW DEVELOPMENTS
EXISTING SITE SURVEY

DPS0.1

DATE: 10/10/05
SCALE: AS SHOWN
PROJECT NO: 2005-0884
SHEET NO: 01 OF 02



	RIVERFRONT POINT POINT OF VIEW DEVELOPMENTS		DATE: 02/09/06 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1/8" = 1'-0" SHEET NO.: 01 PROJECT NO.: DP2005-0884	DP51.0
	SITE CONCEPT - SITE PLAN			



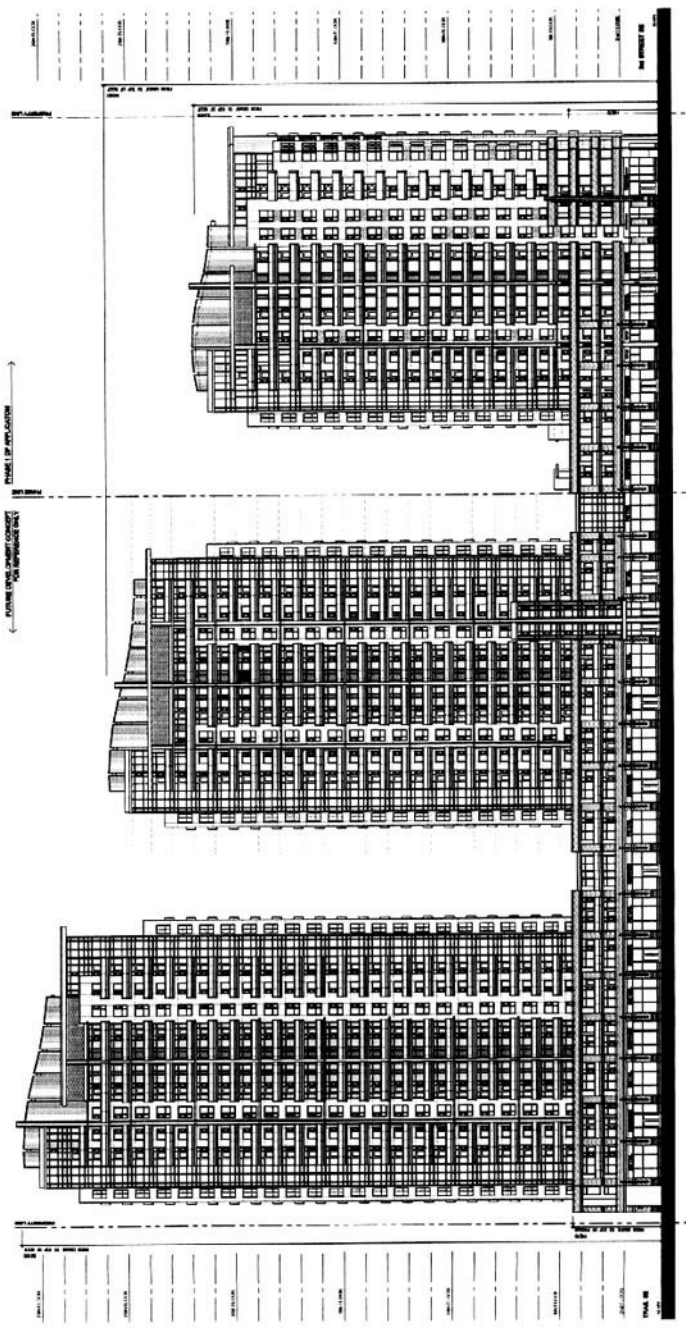
2 **ARCHITECTURAL**

RIVERFRONT POINTE
POINTS OF VIEW DEVELOPMENTS

Site Concept - Site Elevation - South

DPS1.3

DATE: 01/20/06
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: RIVERFRONT POINTE
 SHEET: 1.3 OF 1.3

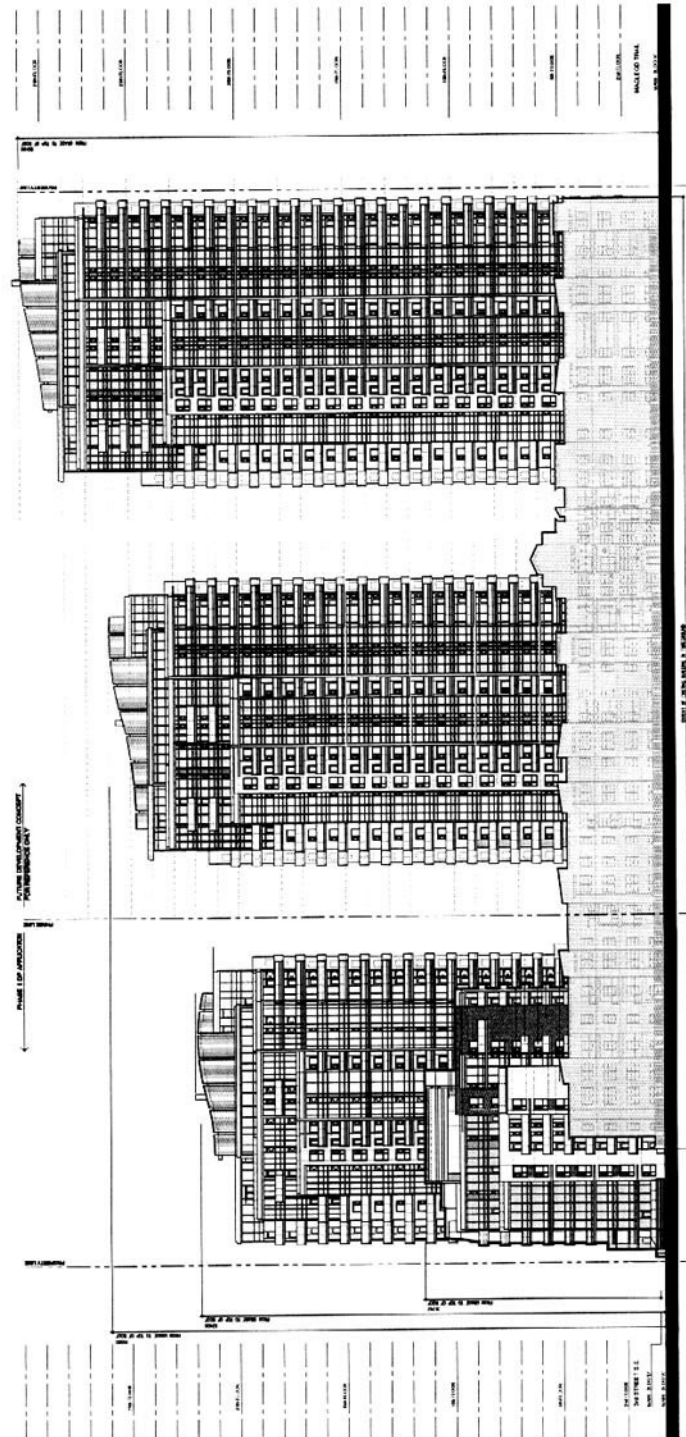


1 SITE CONCEPT - SOUTH STREET ELEVATION

RIVERFRONT POINTE
 POINT OF VIEW DEVELOPMENTS
 SITE CONCEPT - SITE ELEVATION - NORTH

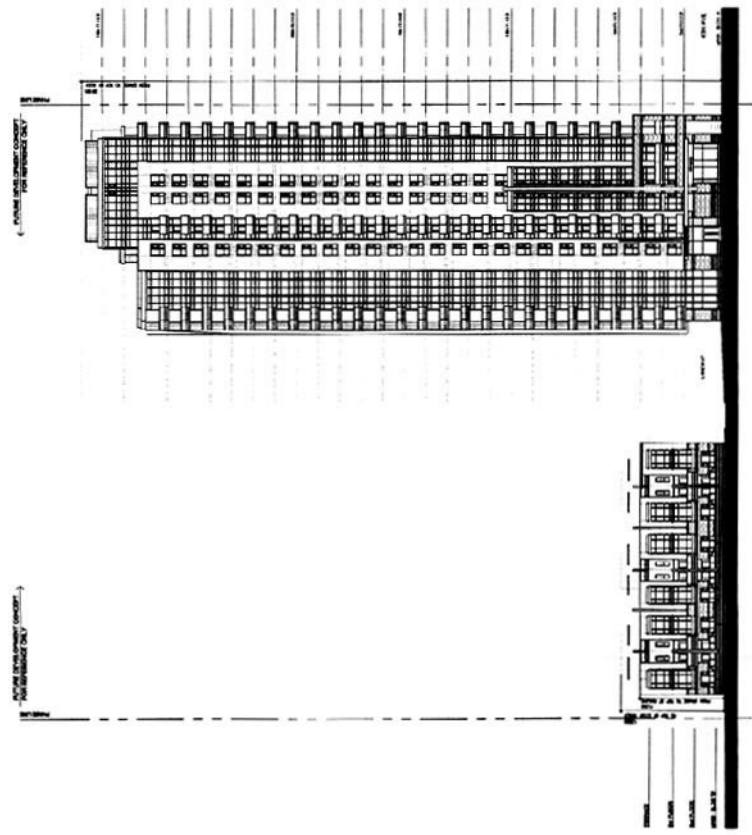
DPS14

DATE: 02/09/06
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 CHECKED BY: [Name]
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 SHEET NO: [Number]



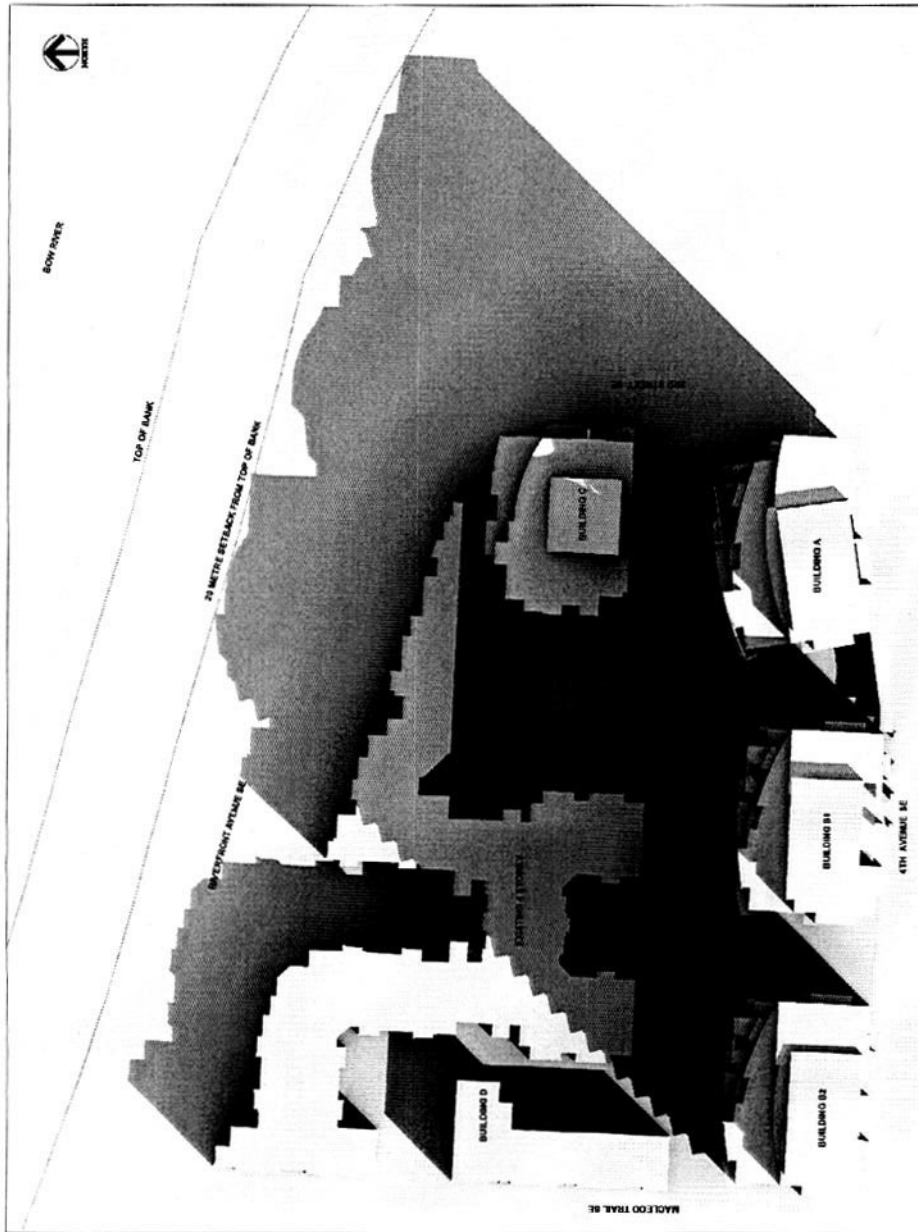
SITE CONCEPT - NORTH STREET ELEVATION

	<p>RIVERFRONT PONTE POINT OF VIEW DEVELOPMENTS</p>		<p>DPS1.6</p>
<p>site concept - site elevation - west</p>		<p>DATE: 02/09/06 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: [Number] SHEET NO: [Number]</p>	



RIVERFRONT POINTE
 POINT OF VIEW DEVELOPMENT
 SITE CONCEPT - SUN SHADOW STUDY

DPS1.8



SUN SHADOW STUDY

Scale: 1:1000

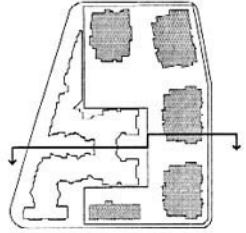
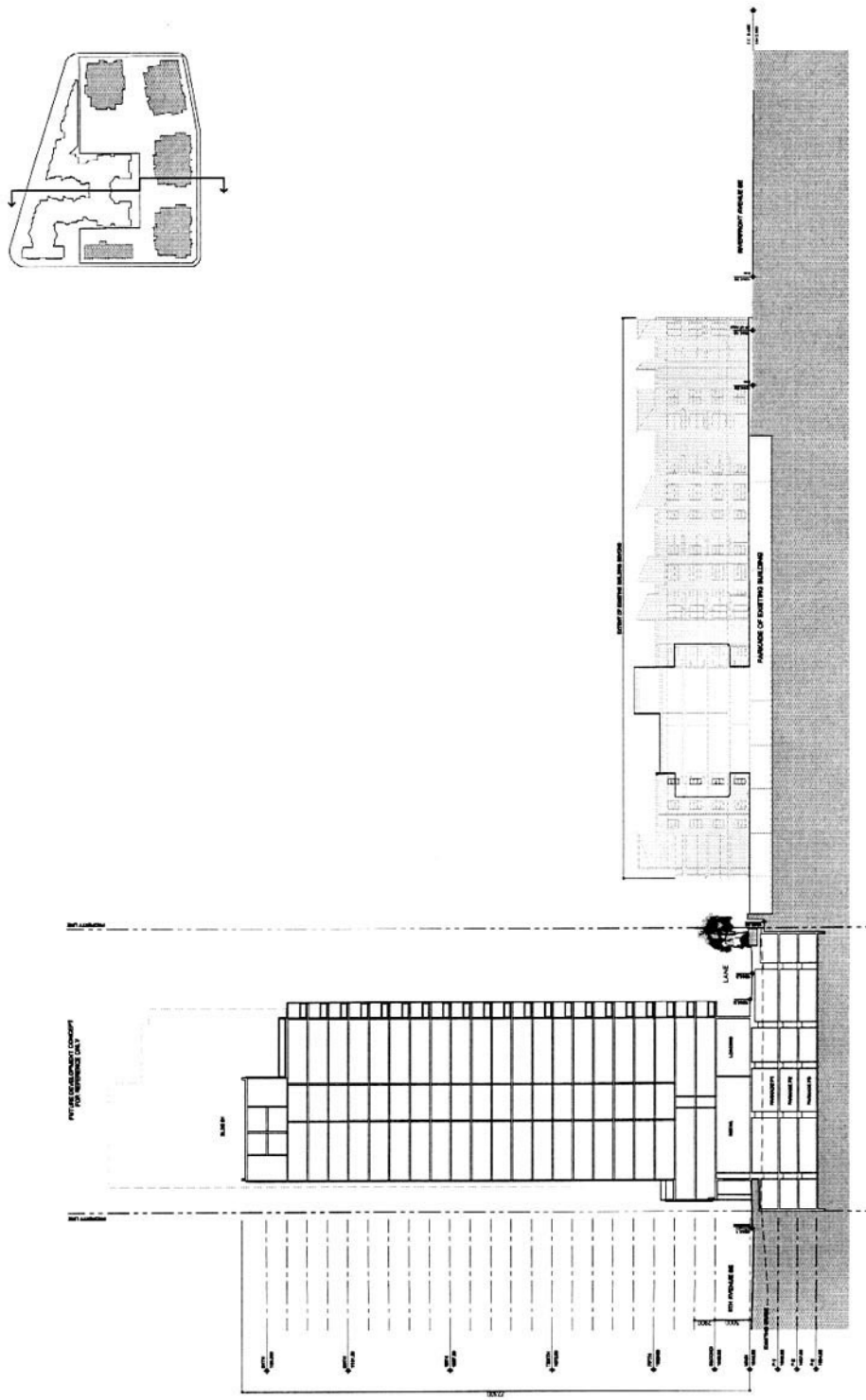
Proposed development permit application number: 2005-0884, where no building shall cast shadows on areas 20m wide abutting the top of the bank line of the Bow River, as determined by the Planning Authority from 10am to 4pm Mountain Daylight time on September 21st.

Angles of shadows presented, as determined by Dave Jensen, Jensen & Associates Architects & Town Planners, for the City of Calgary, a total of 13.06 of the City of Calgary Area Re-development Plan, as follows: Sun at an altitude of 42° (4:15 west of south) cast a shadow of 30' (9.14m) from the top of the bank.


RIVERFRONT POINTE
 POINT OF VIEW DEVELOPMENTS
 SITE CONCEPT - SECTION A

DPS1.9

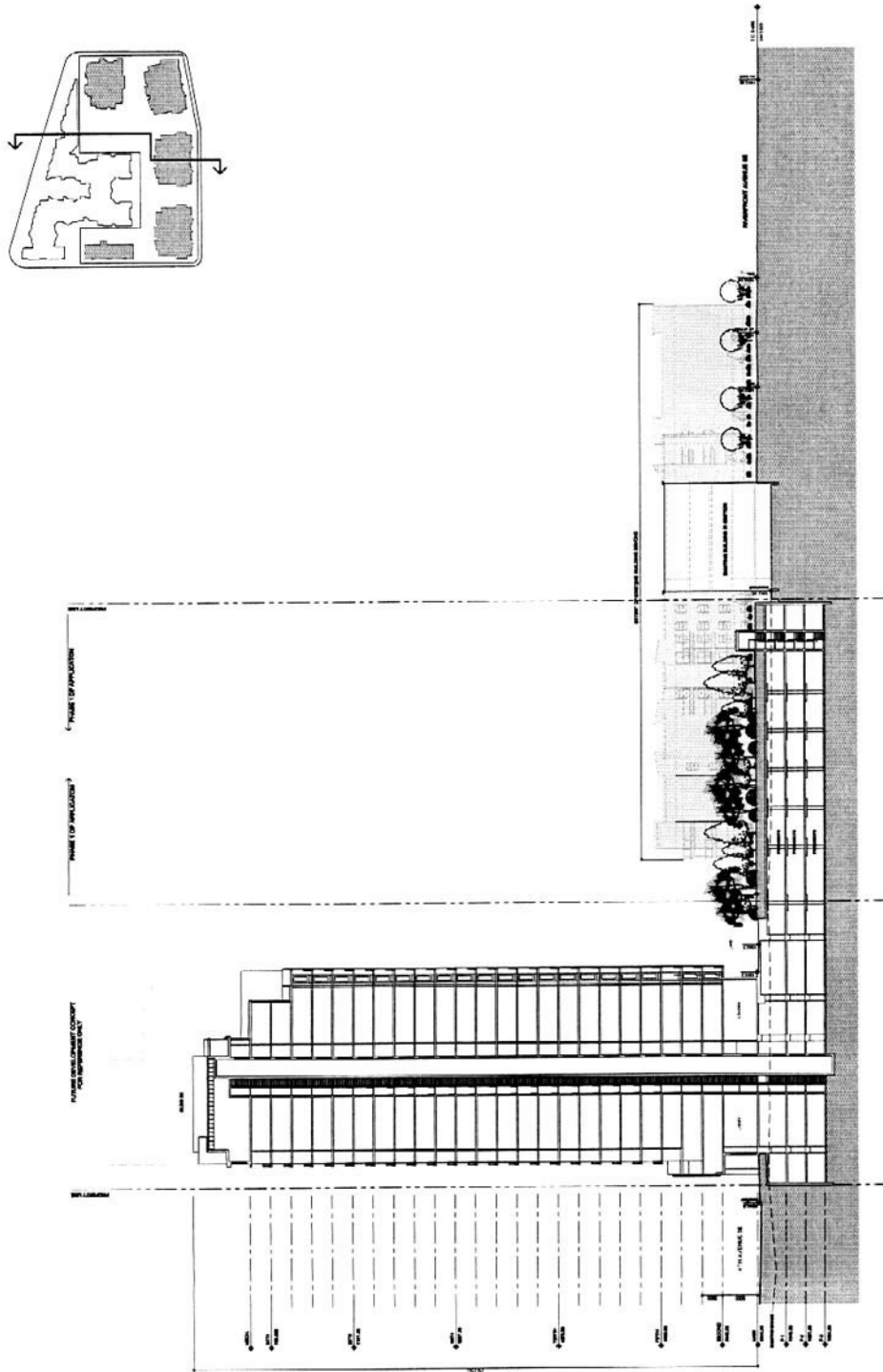
DATE: 02/09/06
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 PROJECT NO: [Number]
 SHEET NO: [Number]



1 SITE CONCEPT - SECTION A


RIVERFRONT POINTS
 POINTS OF VIEW DEVELOPMENTS
 site concept - site sections

DPS1.10



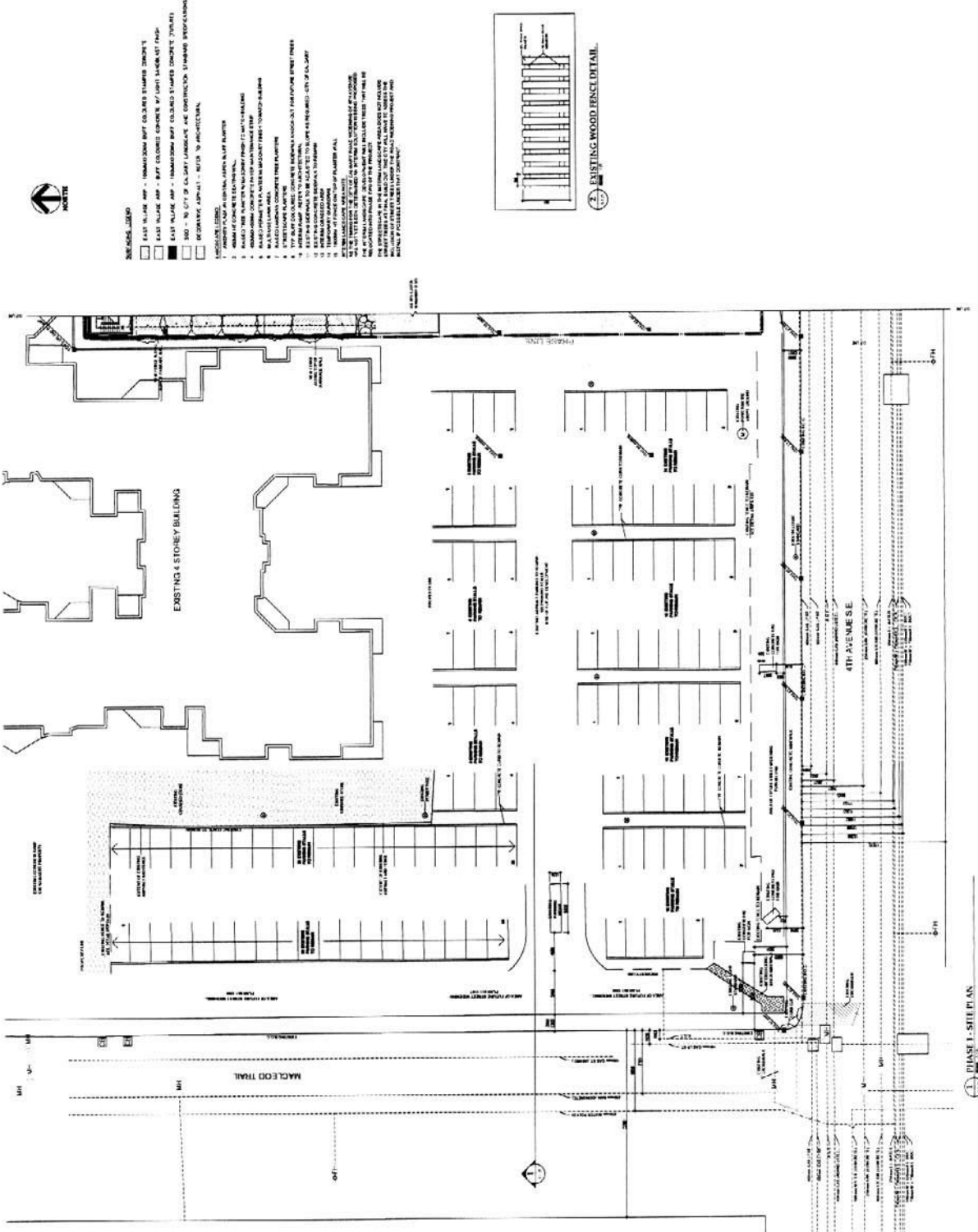
1 SITE CONCEPT - SITE SECTION - B

Phase 1 - Schematic

RIVERFRONT POINTE
POINT OF VIEW DEVELOPMENTS

DPS1.21

DATE: 11/11/05
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"



- FINISHES LEGEND**
- EAST WALKWAY - TERRAZZO WITH COLORED STAINED CONCRETE
 - EAST WALKWAY - BUT COLORED CONCRETE w/ LIGHT STAINED FINISH
 - EAST WALKWAY - TERRAZZO WITH COLORED STAINED CONCRETE (TERRAZZO)
 - 100% SLIP-RESISTANT POLISHED CONCRETE (TERRAZZO)
 - POLISHED CONCRETE - NOT TO ARCHITECTURAL
- CONSTRUCTION NOTES**
1. ALL CONCRETE SHALL BE 40 MPa.
 2. ALL CONCRETE SHALL BE CAST IN PLACE.
 3. ALL CONCRETE SHALL BE FINISHED TO ARCHITECTURAL.
 4. ALL CONCRETE SHALL BE FINISHED TO ARCHITECTURAL.
 5. ALL CONCRETE SHALL BE FINISHED TO ARCHITECTURAL.
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 19. ALL CONCRETE SHALL BE FINISHED TO ARCHITECTURAL.
 20. ALL CONCRETE SHALL BE FINISHED TO ARCHITECTURAL.

