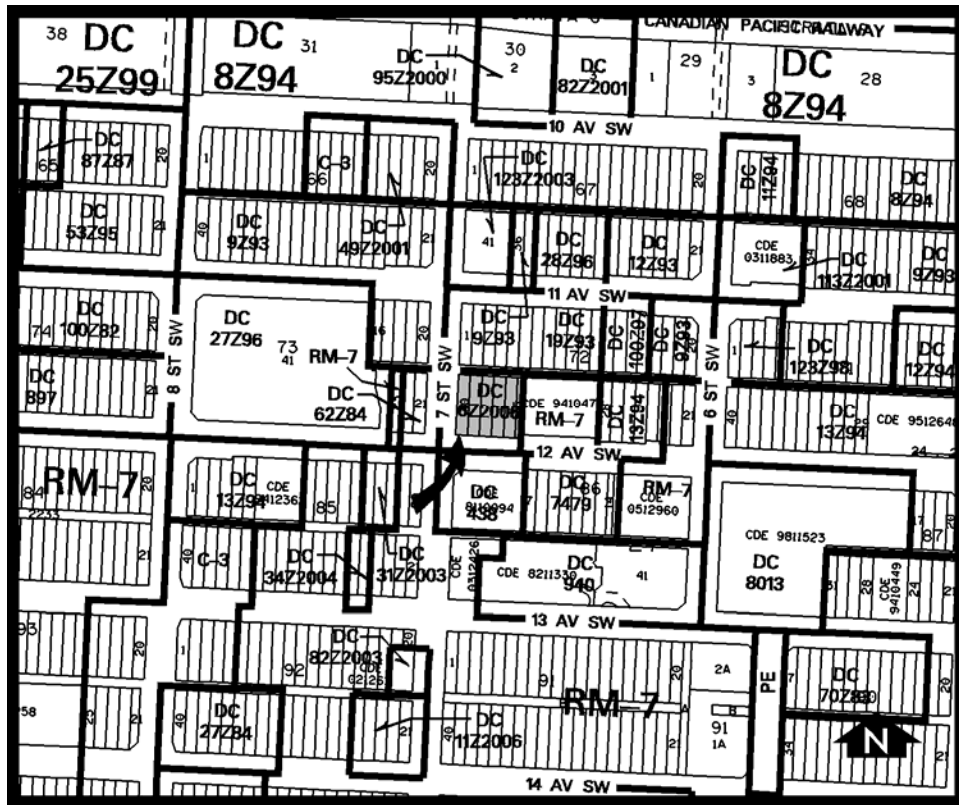


# REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 7	
	CPC DATE:	2006 June 29
	DP NO:	2006-0530

## BELTLINE (Ward 8 - Alderman King)



PROPOSAL: New Apartment Building (150 Units)

APPLICANT: Poon McKenzie Architects	OWNER: Bucci Xenex Ltd.
MUNICIPAL ADDRESS: 788 – 12 Avenue SW	LEGAL DESCRIPTION: Plan A1, Block 72, Lots 35 - 40 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC Direct Control District (6Z2006)	
AREA OF SITE: 0.17 ha ± (0.41 ac ±)	
CURRENT DEVELOPMENT: Vacant Land (demolished buildings)	

ADJACENT DEVELOPMENT:

NORTH: Two storey Commercial building with adjacent surface parking lot, Private Club (Danish Canadian Club)

SOUTH: Apartment Buildings

EAST: Apartment Buildings

WEST: Single storey commercial building, Retail Food Store (Safeway)

**DEVELOPMENT SUMMARY**

<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
<b>DENSITY</b>	9.1 FAR	8.67 FAR	None
<b>HEIGHT</b>	Maximum podium height of 16 metres; no overall height limit	9.3 metres	None
<b>PARKING</b>	0.9 stalls +0.15 Visitor parking stalls per unit (158 stalls required)	150 stalls plus 25 visitor parking stalls (175 stalls)	None
<b>LANDSCAPING</b>	30 per cent landscaping either at grade or on the podium (498.3 square metres)	Net 37 per cent (excluding bylawed setback on 12 Avenue SW (593.05 metres)	None

### EXTERIOR FINISH MATERIALS

**Podium:** Smooth finish Masonry and brick (Split finish stone for accent), transparent green glazing in aluminium frame,  
**Tower:** Brick and transparent green glazing with aluminium framing  
**Roof:** Powder coated metal panels

## PLANNING EVALUATION

### Introduction

This Development Permit is for a 150 unit apartment building in the Beltline. The project is a single tower on a podium of street level apartments, underground parking, and the proposed bonusing provided as part of the approved Direct Control Bylaw.

### Site Context

The site is located at the Northeast corner of 12 Avenue and 7 Street SW. The area is characterized by a mix of mid-rise apartment buildings, underutilized commercial areas, and commercial contained within converted warehouse buildings. The adjacent property to the east, the Sandpiper apartments, is a single storey podium with a recessed six storey brick mid-rise building.

There were two existing houses on east portion of the property, with a two storey apartment building on the west end of the property (the Niagara Apartments). While the structures were built prior to 1920, they were not submitted for evaluation for the heritage inventory prior to Council approval of the land use. The buildings have recently been demolished.

### Land Use District

The Direct Control District accommodating this project was approved by City Council in January of 2006 (Bylaw 6Z2006). Contained within those guidelines were provisions for yards, building design, landscaping, and bonusing.

To achieve the FAR of 9, the applicant has provided the following to achieve the bonus approved by Council.

Required under DC Guideline	Provided
Enhanced public realm upgrades including but not limited to hard landscaped paving of the public boulevards including sidewalks along 12 Avenue SW and 7 Street SW, and a minimum of 8 street trees;	Concrete sidewalk to be maintained and repaired (where required). Four street trees placed on the 7 Street elevation, and four street trees placed on the 12 Avenue elevation in the bylawed setback.
Artwork that is visible to the public placed at the corner of 12 Avenue SW and 7 Street SW;	Artwork provided along the 12 Avenue Elevation. Value of \$50,000 provided for the project.
A street corner pedestrian space directly accessible from the public sidewalk. This shall be a triangular area formed by the two setback lines and a straight line which intersects them	Provided on the drawings.

7.5 metres from the corner where they meet;	
Elements of Leadership and Energy in Environmental Design (LEED) construction that, in combination with site location and approved city policies, will allow the building to achieve the equivalent of a LEED Certified rating.	LEED Certification checksheet provided as Appendix. The project provides the required points to achieve a LEED certification.

The bonusing provisions under the Direct Control Bylaw were approved by City Council prior to adoption of the Beltline Area Redevelopment Plan, and are different than what is now considered for density bonus for future projects. If this project were approved under the current Beltline Plan, the bonus required would be for 0.67 FAR and would equate to a value of \$300,475, if earned through a contribution to the Beltline Community Improvement Fund.

The applicant has provided a rationale for the \$50,000 contribution to Public Art (See Appendix IV). This contribution was based on the land appraisal done on the project that valued the land at much less than the \$270 per square metre endorsed by the Beltline Area Redevelopment Plan. Administration was expecting a minimum contribution of \$100,000 for public art for this project.

### Legislation & Policy

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

- Vibrant pedestrian streets that provide activity throughout the daytime and evening hours
- Streetscapes that respond to the context of the particular area, that have buildings that are built to and frame the sidewalk, and that have a high degree of permeability between interior and exterior space
- To encourage and support residential uses above the street level, and, where appropriate to the local context, at street level
- To promote building forms that respect the local context and interfaces with adjacent properties, including consideration of visible facades, decks, roofs, access points, and balconies from various view points.

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

- New properties shall design the front setback treatment to compliment and integrate with the public realm treatment of sidewalks and boulevards.
- Building edges that are oriented toward a public right of way or park should be lined with uses that create activity and provide natural surveillance
- The base of a building should be designed to create a human scaled street wall and establish a strong visual rhythm
- The character of lower storey units within apartment buildings should be reinforced by providing easily identifiable units with individual front doors and windows relating directly

to, and providing an overview of streets and pedestrian pathways.

- In order to reduce the massing impacts of high density buildings, a floor plate regulation of 930m<sup>2</sup> applies in this area above the 25 metre height of a building.
- For buildings over 12 storeys in height the top floors are encouraged to use techniques such as creation of distinctive architectural or structural elements.
- Building bases are encouraged to use masonry or other durable materials and other architectural details that establish a strong visual rhythm with human scaled elements.
- Use existing rear lanes where they are available and create shared service areas where feasible.

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

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

The project is a 19 storey, 150 unit apartment building. Apartment and townhouse units on the main floor have been provided with individual entries as well as a semi-private terrace. These units have been raised two feet above the sidewalk line to provide for a separation between the public realm and the private area. Iron fencing on top of a masonry base as well as shrubbery provided adjacent to the base frame the amenity areas for these units. The rear of the project is used for loading and garbage on the main floor, with apartment units on the second and third floors.

The main entrance to the project is located at the corner of 12 Avenue and 7 Street SW. A public space has been provided for the project at the corner as a bit of a covered entry plaza for the project. Public art has been placed along 12 Avenue SW. While the final design decision on details for public art has not been made, a transparent sculpture is anticipated at this location.

The second and third storeys of the project continue the apartments and townhouses at the base. There is a gradual recession of each of the floors to provide for larger amenity areas for these units, as well as to reduce the massing at the base before the fourth floor (first floor of the tower). These units are located around three sides of the project, including the rear lane.

Floors 4 – 19 form the remainder of the building. Liveable floor space is provided on floors 4 – 18, with the top floor providing a recessed sculpted rooftop for the project to accommodate mechanical equipment. The floor plate of the tower is 780 square metres. While consideration was given to reducing the floor plate for this project (as directed by Calgary Planning Commission at time of Land use Approval), the Beltline ARP provides for a maximum floor plate of 930 metres at this location. Combined with the setbacks from adjacent buildings, this still allows for sunlight penetration to 11 Avenue SW and adjacent properties to the north. The floor plate has been curved to provide some visual interest to the tower. Large sections of glazing have been interspersed through the elevations to compliment the masonry that has been carried up from the base of the project.

The application was circulated to the Urban Design Review Panel; their full comments are

contained in Appendix III. The following is a summary of their comments for this application.

Urban Design Review Panel Comment	Applicants Response
<p>The Panel has serious concerns with the landscape design including:</p> <ul style="list-style-type: none"> <li>• The area between the sidewalk and the building along 12 Avenue should contain street trees.</li> <li>• One consistent species should be used for street trees along 7 Street and 12 Avenue and the existing boulevard plantings in the surrounding blocks should be used to determine appropriate species.</li> <li>• The Panel questions the appropriateness of Mayday trees in the entry area due to canopy size.</li> </ul>	<p>Provided on the drawings</p> <p>Originally there were three different types of trees shown to Urban Design Panel. The street trees have been revised to Brandon Elm to provide for a continuous uniform canopy along 12 Avenue and 7 Street SW.</p> <p>Deleted and replaced with Brandon Elm.</p>
<p>The Panel recommends that the main entry to the building should be enhanced with a stronger canopy or differential expression of the entry glazing relative to the glazing above</p>	<p>Canopy has been revised</p>
<p>The Panel recommends that the street side entries to the main floor units be given more prominence and the two storey nature of those units should have greater articulation and be better defined.</p>	<p>Plans have been revised to enhance the entryway so it reads as a front door. Some of the units have front closets and small entryways at the main doors, while other units have been provided with closets in the interior (due to floor design).</p> <p>Podium has been revised with an alternation of stone and brick at the base to provide a rhythm to the project. This provides better articulation of the podium.</p>

## Landscaping

Required landscaping for this development has been provided at grade as well as at each floor of the podium. The at-grade landscaping along 12 Avenue SW is Brandon Elms with grass. Small shrubs are also planted at grade along this elevation. Along the 7 Street SW elevation, hard landscaping is provided as the private amenity spaces for the project extend to the property line. The private amenity spaces along 12 Avenue and 7 Street SW are patterned concrete. Concrete planters combined with iron railings at the edge of the patio provide a separation between the public and the private amenity space.

Sandblasted concrete has been provided at the entryway for the project. Slate tile stone accent pavers have been integrated as part of a banding pattern to further delineate the main apartment entryway at the corner.

A combination of slate tile pavers and shrubs are used on landscaped areas at the second, third, and fourth floors that are included in the 30 per cent landscaping requirement.

### **Site Access & Traffic**

Vehicular, loading, and garbage access is all accessed off the rear lane for this project. A shared loading and garbage/recycling space has been provided for the project.

### **Parking**

Parking has been provided on site at a rate of 1 stall per unit. While this is above the minimum requirement of the Land Use Bylaw, it is comparable to parking provisions in other developments. Bicycle storage facilities have been provided at grade and within the building.

### **Site Servicing for Utilities**

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

### **Environmental Site Assessment**

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

### **Community Association Comments**

A letter of support was received from the Beltline Planning Group for this project (see Appendix II). They commented on the conformance to the policy and Land Use Designation. The community raised the building's impact on sunlight penetration as a concern. A sun shadow study was provided as part of this application. The floor plate for this project, combined with the recessions and separations from adjacent properties, ensure there shall be sunlight penetration on adjacent properties and not adversely impact the 11 Avenue SW Pedestrian corridor.

### **Adjacent Neighbour Comments**

No Comments received.

### **CONCLUSION:**

The proposal is supported for the following reasons:

1. The development meets the development goals of the Beltline Area Redevelopment Plan;
2. The project is compatible with adjacent development along 12 Avenue SW; and
3. The entryways at the podium have been treated to provide for visual interest for pedestrians along 12 Avenue SW and 7 Street SW.



**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 Development Authority.

Engineering:

Peeter Tosine 268-5095

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

Calgary Roads

- a. No approval to relocation of coniferous tree from development site to City boulevard on 7 Street.
- b. No encroachment of the first parking level will be permitted in this 4.5m X 4.5m area.
- c. "Garbage OH Door" and extra exit door shown on site plan (sheet DP101) is not compatible with main level floor plan (sheet 204) and north elevation plan (sheet 304). Both of these plans indicate a mechanical grille. Revise accordingly to match.
- d. Property lines dimensioned from the lip of gutter and back of walk

Waterworks

- a. There are conflicts with the location of the proposed meter room -- The incoming dual services are to be perpendicular to foundation, with joints (45° bends) a minimum 2.0m from foundation and 3.0m from property line separating another public road right of way and from the existing catch basin. Relocate meter room to accommodate these requirements.
3. Execute Public Access Easement Agreement for the bylawed setback and corner cut area to the satisfaction of the Manager of Urban Development.
4. A sanitary sewer servicing study is required to identify potential impacts and/or "pinch points" within the public sanitary sewer system which will be resultant of the ultimate flows generated by the proposed development. Associated costs will be at the expense of the Developer. Alternative cost sharing arrangements may be made to the satisfaction of the Director of Water Resources. For further information, contact the Manager of Engineering at 268-1786.
5. Request quotation and remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Concrete lane paving
- b. Streetlighting
- c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel

Parks:

- 6. A line assignment is required for new trees planted in the boulevard or relocated trees. Contact Municipal Right of Way (268-5794) to ensure that a line assignment can be granted. Indicate the species of new/proposed boulevard trees. Oak, Elm or Ash are standard boulevard trees. The relocated coniferous trees may not be viable as this type of tree is generally not supported in the boulevard. Compensation may be sought for the coniferous tree. Contact Urban Forestry (Alex Nagy -216-5252) regarding relocation of this tree and any proposed tree plantings in the boulevard.

Planning:

- 7. Provide payment of \$50,000 to the Public Art fund. Contact Heather Saunders (268-5270) to discuss the process for the Public Art competition.

**Permanent Conditions**

Engineering:

- 8. 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).

- 9. 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
10. 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.
  11. 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.
  12. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purposes 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 applicant's expense, upon completion of foundation work.
  13. 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.
  14. The applicant is to submit an "As Constricted 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 Serving 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:

15. 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:

16. 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.

17. No changes to the approved plans shall take place unless authorized by the Development Authority.
18. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit.
19. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system.
20. 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.
21. 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.
22. Parking areas shall be for the sole use of residents, customers or staff and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core.
23. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property.

Transportation:

24. No direct vehicular access will be permitted to/from 12 Avenue SW
25. A 2.134 metre bylawed setback exists on 12 Avenue SW. No permanent building or construction shall take place within this setback.
26. If Class 1 bike parking is to be provided within storage lockers for the building's units, a storage locker shall be provided for each unit (150 units) that contains a Class 1 bike rack, as per the City of Calgary Bike Parking Handbook. Therefore, a minimum of 150 – Class 1 bike parking stalls shall be provided.

**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 3.4m from lip of gutter, 0.3m from back of sidewalk on 12 Avenue SW.
2. Property line is 5.5m from lip of gutter, 0.3m from back of sidewalk on 7 Street SW.

3. A bylawed setback of 2.134m is required adjacent to 12 Avenue SW as per the Land Use Bylaw.
4. A corner cut of 4.5m x 4.5m is required adjacent to 12 Avenue & 7 Street SW in addition to the bylawed setback.
5. 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.
6. On all developments with under drive garages or parking lots that are lower than the back of walk or curb or lane grade, the owner is to 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 owner is responsible for all costs to remove and reconstruct driveway ramp grades to the approved grades.
7. Concrete lane paving is required adjacent to development site.
8. Access points at rear must tie in to the existing lane grades (grades are available from the Engineering Services Business Unit).
9. Boulevard grade differences between existing/ultimate curbs and existing/ultimate property lines are not to exceed 2%.

#### Waterworks

10. Water connection available from 12 Avenue SW (150mm CI, 1910). A dual service is required to service this site.
11. The size of service installed needs to be compatible with the size of the main (i.e. if they want a 200 service, then they need to upgrade the main to a 200 mm). If services are required to be larger than the main in which it connects, it is obvious that the public main is undersized for the site requirements. In this case, upgrades will be required at the developer's cost.
12. 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.
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.

### Wastewater & Drainage

15. Sanitary sewer connection available from 12 Avenue SW
16. Storm sewers unavailable; extension will be designed for site at time of mechanical circulation.
17. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage.
18. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
19. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
20. Allowable stormwater run-off co-efficient shall be 30%.
21. Ponding required for 1:100 year storm event.
22. Direct all roof drainage to on-site storm.
23. 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.
24. Storm Redevelopment Fees will be required.
25. Contain storm runoff on site.
26. Controlled stormwater discharge required.
27. All on-site sewers are to be designed to City of Calgary specifications.

### Parks:

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

31. 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 \$3,897.21. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".

Planning:

32. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
33. The development must commence before June 29, 2009 or this permit will no longer be valid.
34. 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.
35. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the building, including those which are required through the building permit process.
36. The lighting system for the parking lot shall be located in such a manner that it does not adversely affect the nearby residential development.
37. In addition to your Development Permit, you should be aware that a Building Permit is also required. Now that your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information.
38. All trees and shrubs indicated on the approved site plan including those indicated in the adjacent boulevard to be retained shall be protected during all phases of construction. If any trees or shrubs die at any time during construction or after, they must be replaced by trees or shrubs of comparable species and size to the satisfaction of the Development Authority.

Dwayne Drobot  
200x/

### **Applicant's Submission**

The proposed development adheres to the new Beltline ARP. The architecture is of a contemporary design, in keeping with the intentions of the Beltline Planning Group. The residential high rise will be anchored with a 3 storey elevated from grade pedestrian friendly masonry podium expressed as 2 storey town homes on the main level with an additional floor above. The street level residential component with front doors at patio will add to both an aesthetic component and a security component that will add "eyes on the street". Special attention has been paid to interface of this development with the streets with elevated patios, plantings, metal fences, and public art at the corner plaza. As outlined in the Draft beltline ARP, this project falls into Area C; defined base density of FAR of 8 for residential uses with maximum density FAR of 12 for residential/mixed-use with density bonusing. This application for Development Permit is similar to one which was in front of Calgary Planning Commission at the land use stage with a 9 FAR.





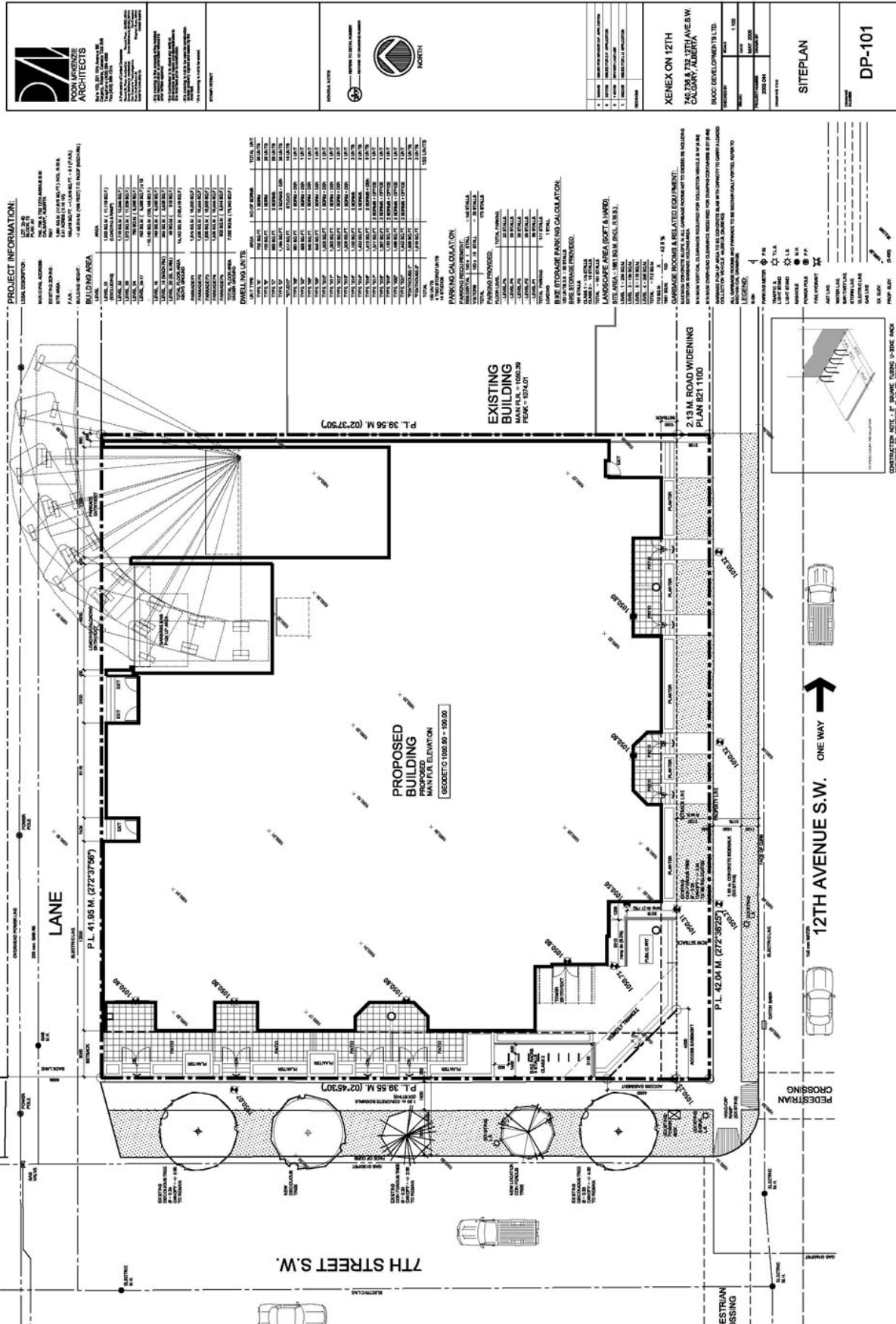
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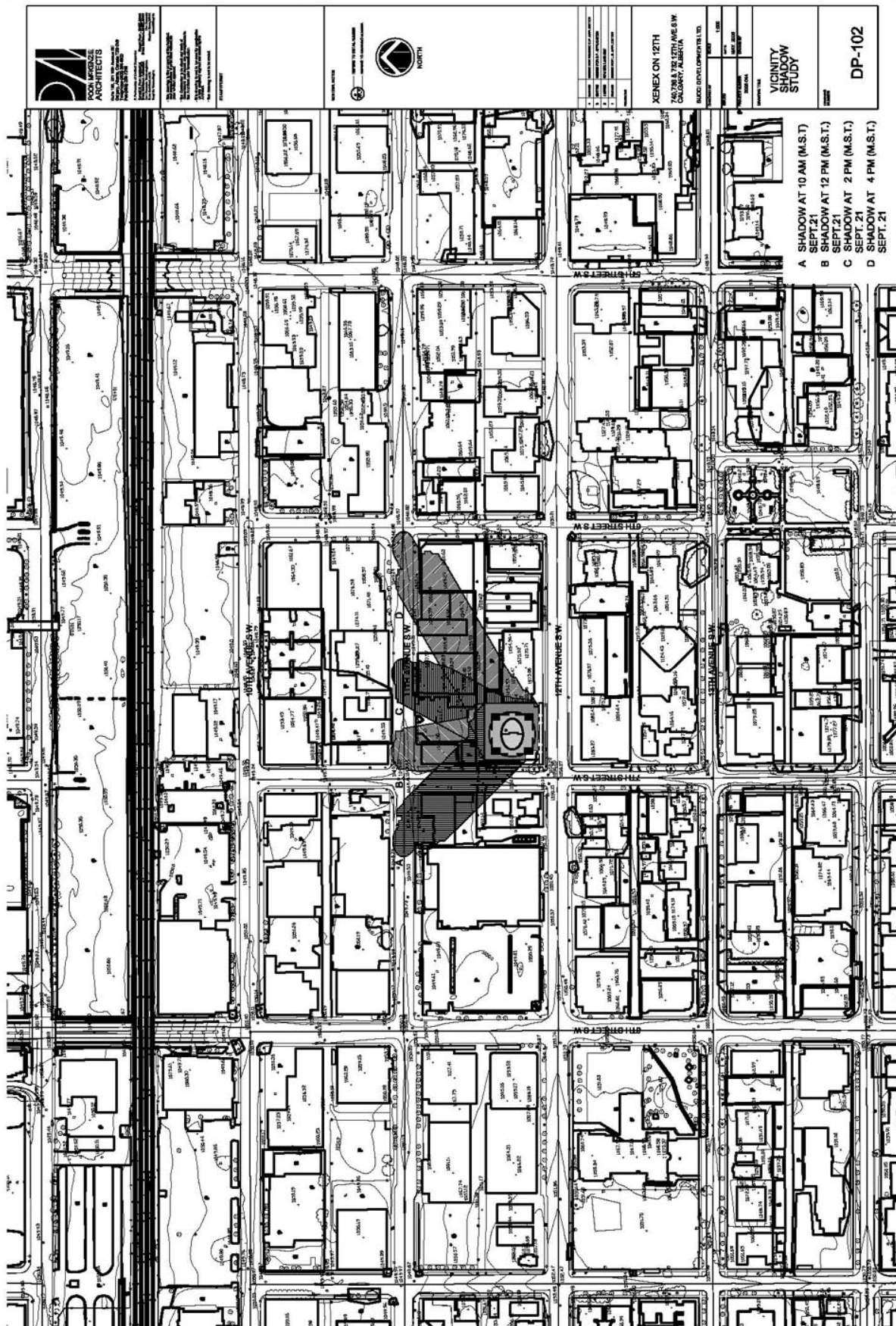
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PERMIT APPLICATION

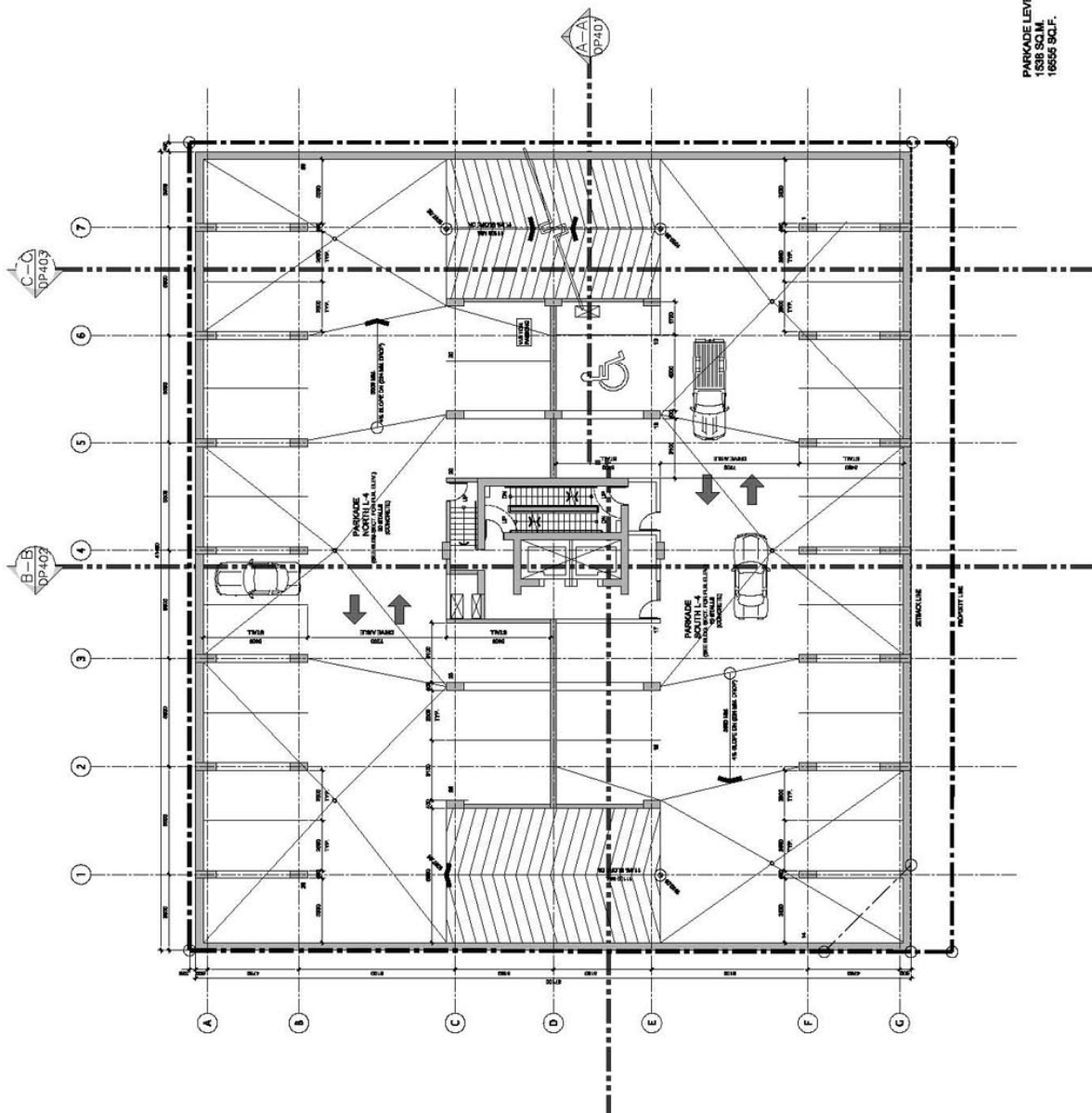
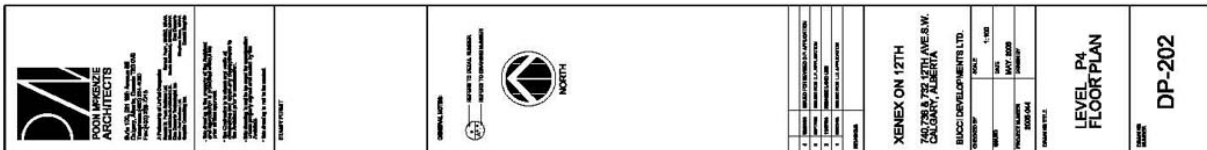
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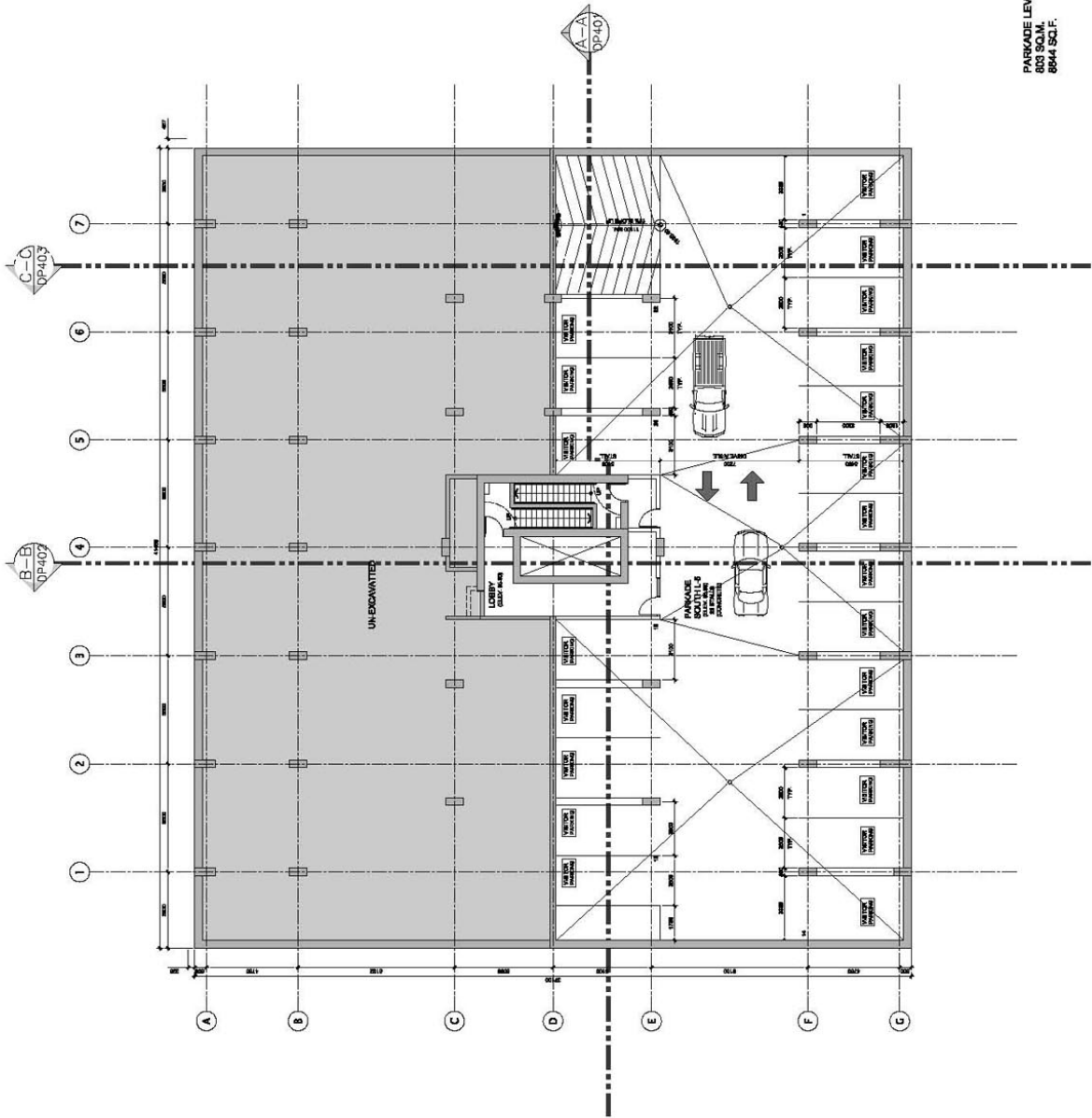






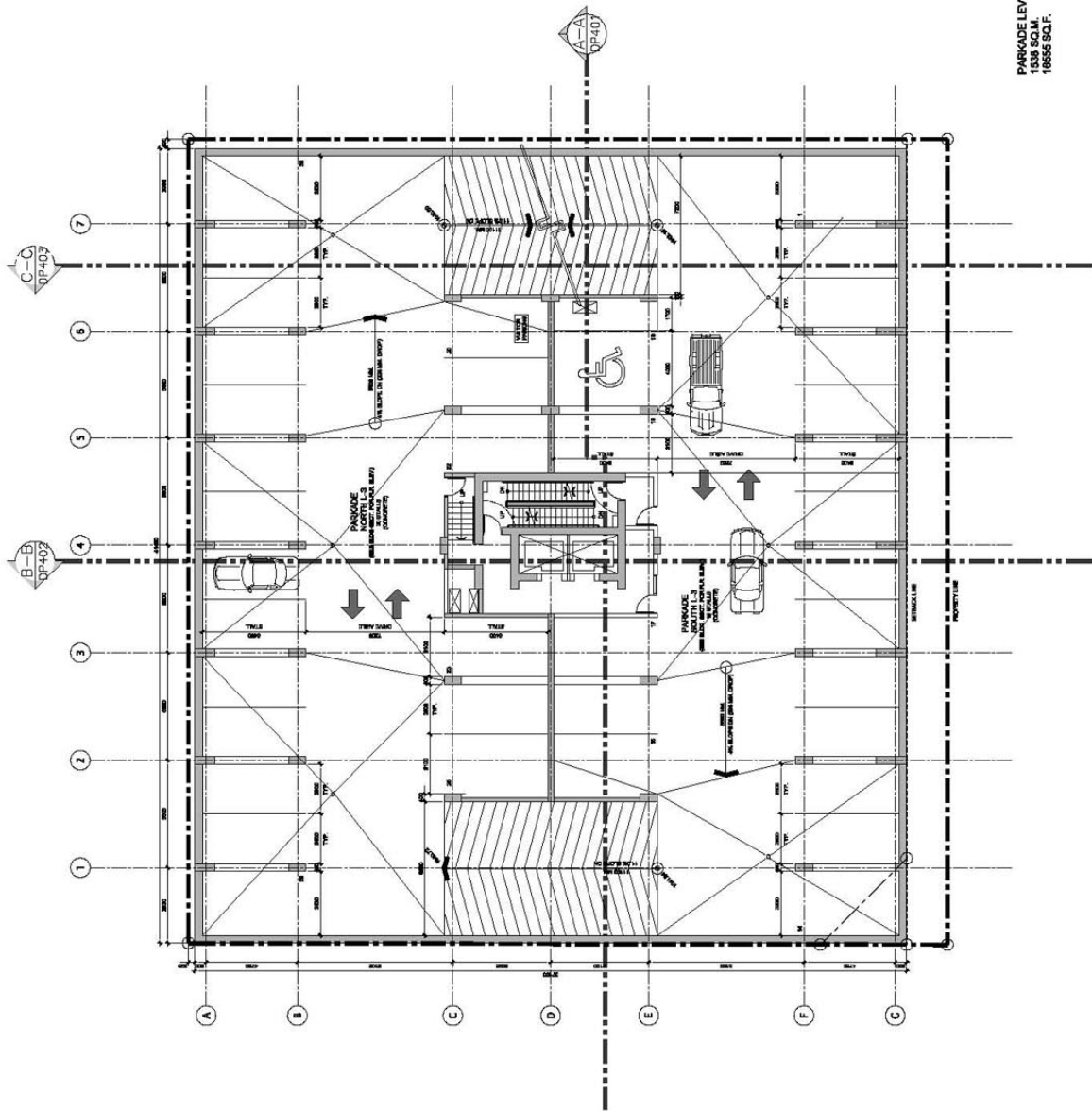
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**1538 SQ.M.**  
**16555 9Q.F.**

 <p><b>RDM MENZIES ARCHITECTS</b>          1000 10th Avenue S.W.          Suite 100, Calgary, Alberta T2C 1P9          Phone: (403) 243-1111          Fax: (403) 243-1112          www.rdm.ca</p>	<p><b>PROJECT INFORMATION</b></p> <p><b>PROJECT NAME:</b> PARKADE LEVEL 5</p> <p><b>CLIENT:</b> XENEX ON 12TH</p> <p><b>DESIGNER:</b> RDM MENZIES ARCHITECTS</p> <p><b>DATE:</b> 2006-06-29</p> <p><b>SCALE:</b> 1/8" = 1'-0"</p> <p><b>PROJECT NUMBER:</b> DP-201</p> <p><b>DATE:</b> 2006-06-29</p> <p><b>PROJECT LOCATION:</b> 745 7th &amp; 12th Avenue N.W., Calgary, Alberta</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMITTING</td> <td>2006-06-29</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMITTING</td> <td>2006-06-29</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMITTING</td> <td>2006-06-29</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMITTING	2006-06-29	2	ISSUED FOR PERMITTING	2006-06-29	3	ISSUED FOR PERMITTING	2006-06-29	<p><b>PROJECT INFORMATION</b></p> <p><b>PROJECT NAME:</b> PARKADE LEVEL 5</p> <p><b>CLIENT:</b> XENEX ON 12TH</p> <p><b>DESIGNER:</b> RDM MENZIES ARCHITECTS</p> <p><b>DATE:</b> 2006-06-29</p> <p><b>SCALE:</b> 1/8" = 1'-0"</p> <p><b>PROJECT NUMBER:</b> DP-201</p> <p><b>DATE:</b> 2006-06-29</p> <p><b>PROJECT LOCATION:</b> 745 7th &amp; 12th Avenue N.W., Calgary, Alberta</p>
			NO.	DESCRIPTION	DATE										
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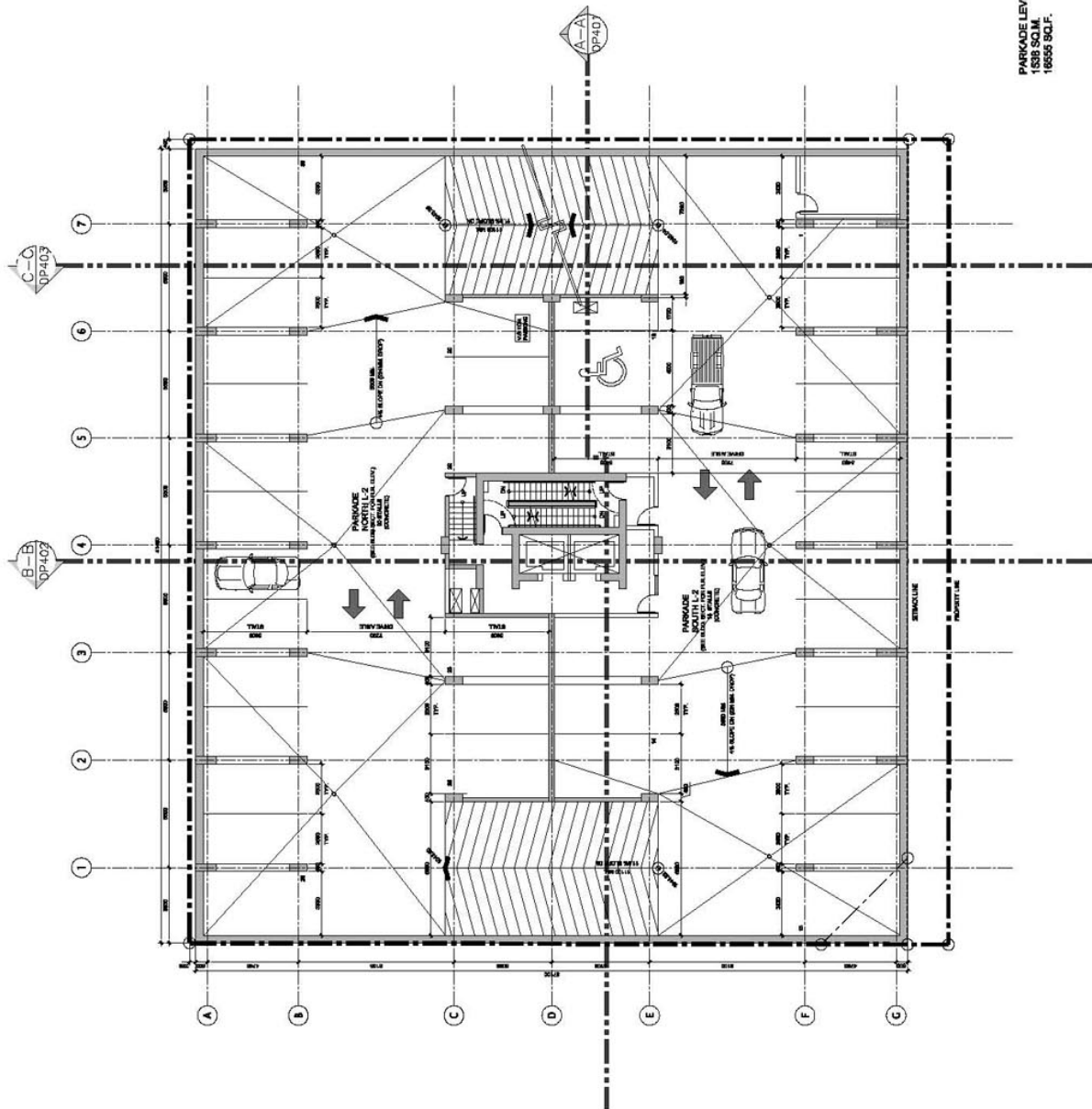
PARKADE LEVEL 5  
 803 SQ.M.  
 8644 SQ.F.

 <p><b>POON APENZKE ARCHITECTS</b>          2001 N. 1st St., Suite 200          Phoenix, AZ 85004          Phone: (602) 441-1111          Fax: (602) 441-1112          Email: info@paarchitects.com</p>	<p>DESIGNED BY: POON APENZKE ARCHITECTS          DRAWN BY: POON APENZKE ARCHITECTS          CHECKED BY: POON APENZKE ARCHITECTS          DATE: 06/29/2006</p>	<p>PROJECT NAME: XENEX ON 12TH          2001 N. 1st St., Suite 200          Phoenix, AZ 85004          Phone: (602) 441-1111          Fax: (602) 441-1112          Email: info@paarchitects.com</p>	<p>CLIENT: XENEX ON 12TH          2001 N. 1st St., Suite 200          Phoenix, AZ 85004          Phone: (602) 441-1111          Fax: (602) 441-1112          Email: info@paarchitects.com</p>	<p>ARCHITECT: POON APENZKE ARCHITECTS          2001 N. 1st St., Suite 200          Phoenix, AZ 85004          Phone: (602) 441-1111          Fax: (602) 441-1112          Email: info@paarchitects.com</p>	<p>DATE: 06/29/2006</p>	<p>PROJECT NAME: XENEX ON 12TH          2001 N. 1st St., Suite 200          Phoenix, AZ 85004          Phone: (602) 441-1111          Fax: (602) 441-1112          Email: info@paarchitects.com</p>	<p>CLIENT: XENEX ON 12TH          2001 N. 1st St., Suite 200          Phoenix, AZ 85004          Phone: (602) 441-1111          Fax: (602) 441-1112          Email: info@paarchitects.com</p>	<p>ARCHITECT: POON APENZKE ARCHITECTS          2001 N. 1st St., Suite 200          Phoenix, AZ 85004          Phone: (602) 441-1111          Fax: (602) 441-1112          Email: info@paarchitects.com</p>	<p>DATE: 06/29/2006</p>

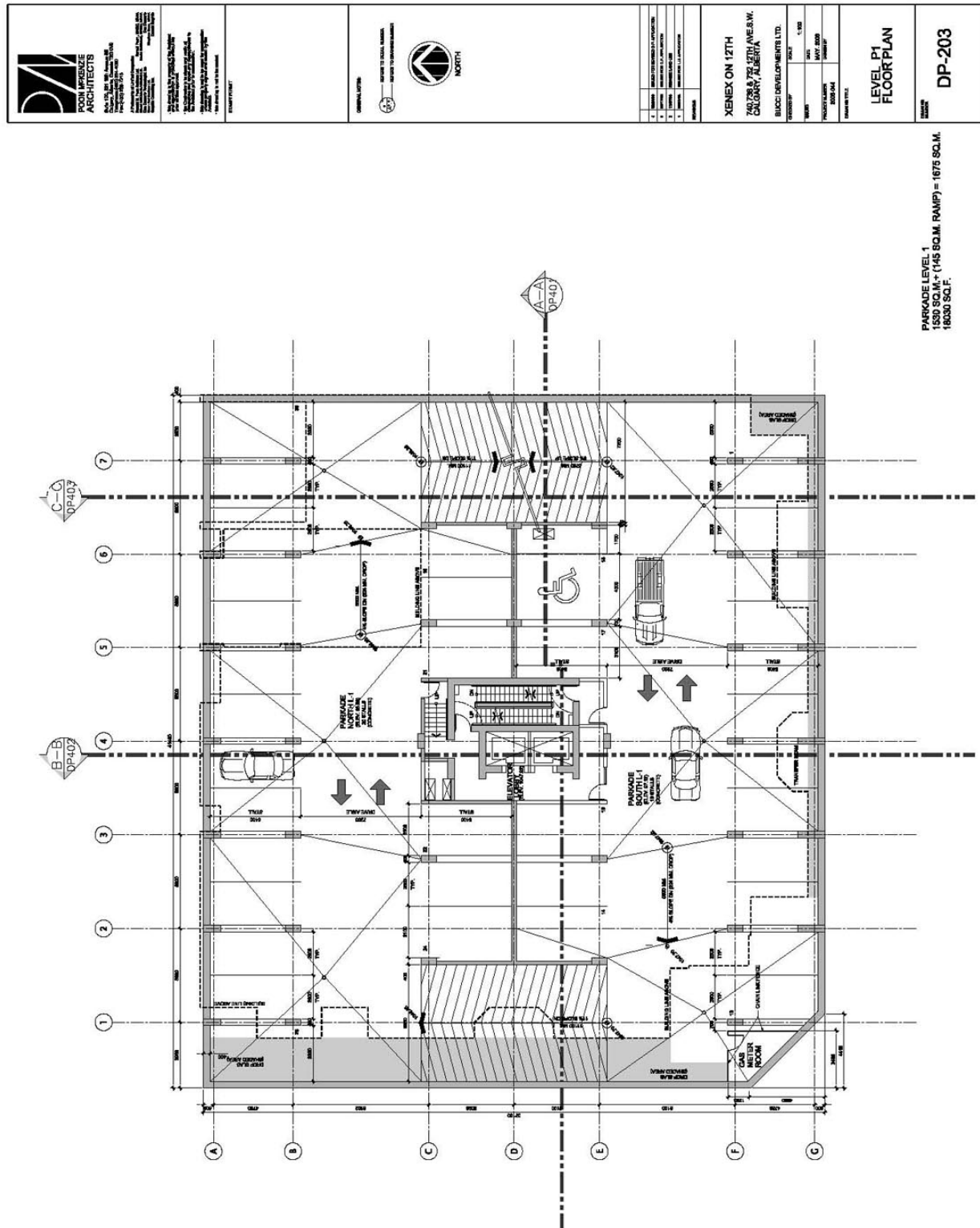


PARKADE LEVEL 2.3.64  
 1336 SQ.M.  
 14555 SQ.F.

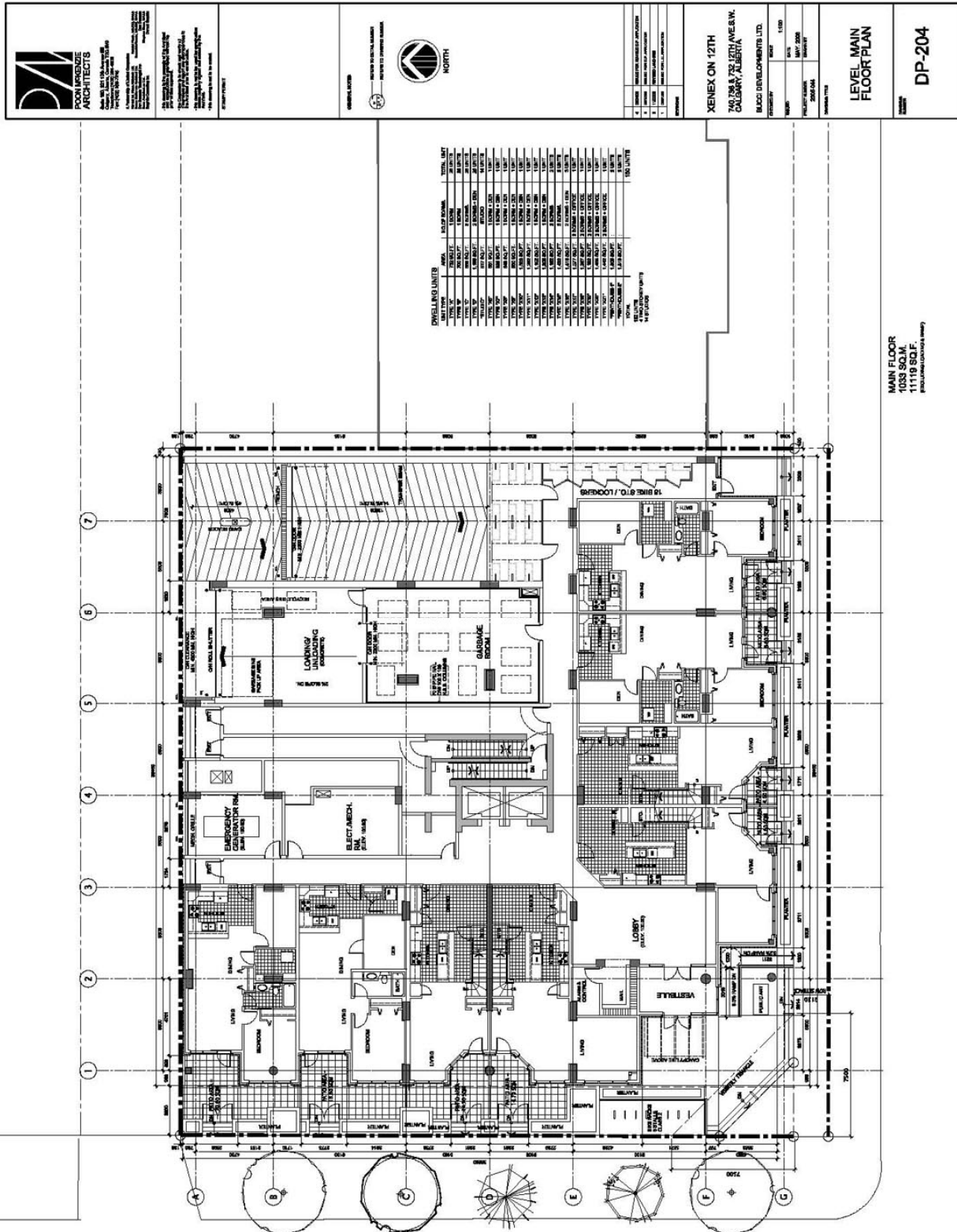
 <b>PODI ARCHITECTS</b> 1001 10th Ave. S.W. Suite 100 Calgary, Alberta T2P 1C1 Tel: (403) 243-1111 Fax: (403) 243-1112 Email: info@podichitects.com Website: www.podichitects.com	PROJECT NO. DP2006-0530 PROJECT NAME: XENEX ON 12TH PROJECT LOCATION: 745 12TH AVE. S.W. CALGARY, ALBERTA PROJECT OWNER: BLUCCI DEVELOPMENTS LTD. PROJECT ARCHITECT: PODI ARCHITECTS PROJECT ENGINEER: PODI ARCHITECTS PROJECT DATE: 2006.04.01 PROJECT SCALE: 1:100 PROJECT STATUS: PRELIMINARY	XENEX ON 12TH 745 12TH AVE. S.W. CALGARY, ALBERTA BLUCCI DEVELOPMENTS LTD. 1:100 2006.04.01 PRELIMINARY	PROJECT NO. DP2006-0530 PROJECT NAME: XENEX ON 12TH PROJECT LOCATION: 745 12TH AVE. S.W. CALGARY, ALBERTA PROJECT OWNER: BLUCCI DEVELOPMENTS LTD. PROJECT ARCHITECT: PODI ARCHITECTS PROJECT ENGINEER: PODI ARCHITECTS PROJECT DATE: 2006.04.01 PROJECT SCALE: 1:100 PROJECT STATUS: PRELIMINARY

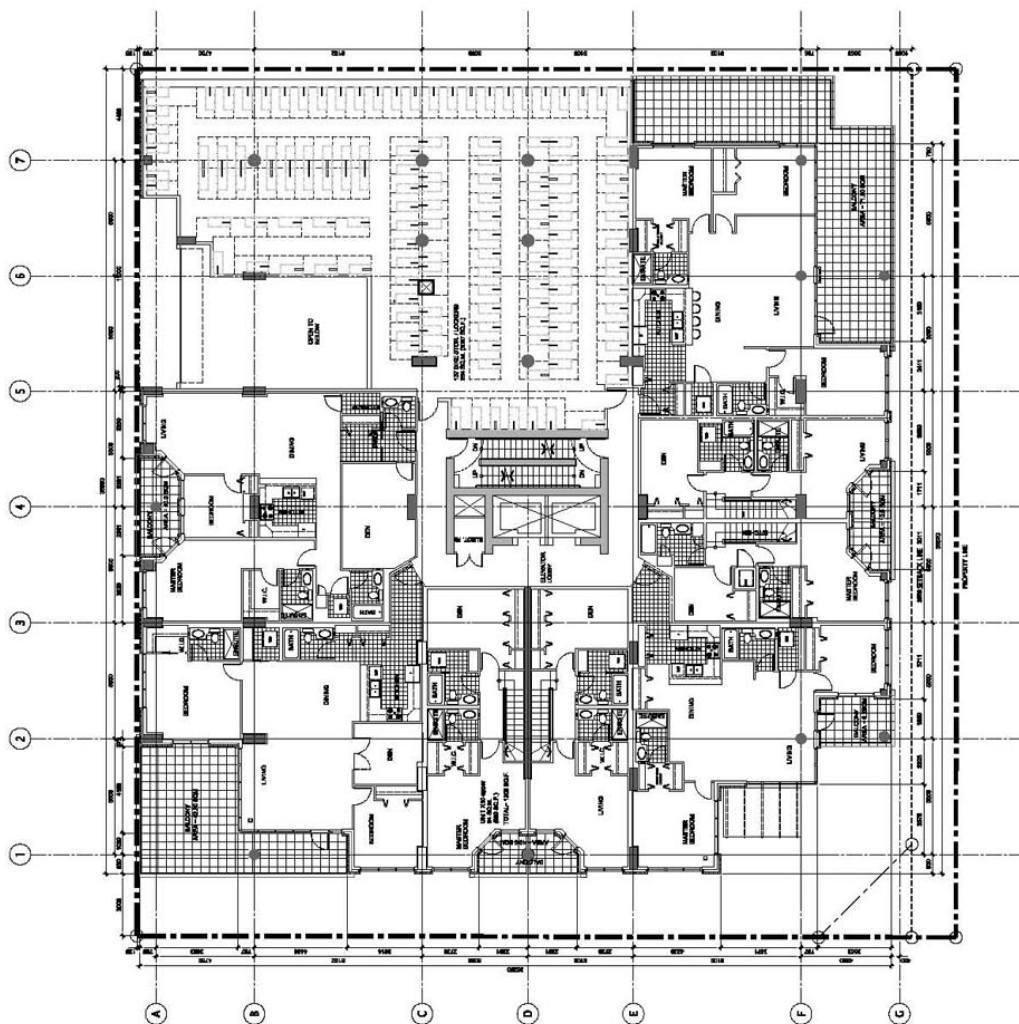
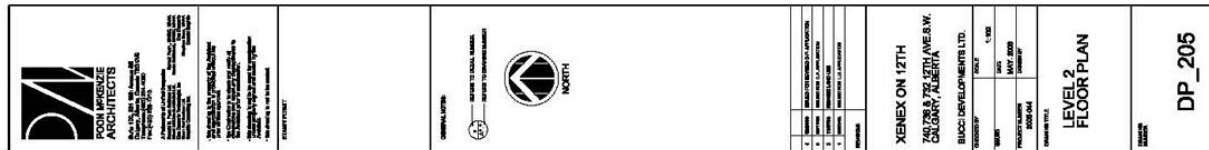












**LEVEL-2**  
**1119 S.Q.M.**  
**12045 S.Q.F.**