

REPORT TO CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 02	
	CPC DATE:	2011 November 10
	DP NO:	DP2011-1057

BELTLINE
(Ward 8 - Alderman Mar)

PROPOSAL:
New: Multi-Residential Development (165 units)

SUPPLEMENTARY REPORT

Background

This Development Permit application is for a 165 unit multi-residential building located in the Beltline. The site is located at the southwest corner of 13 Avenue SW and 2 Street SW. The area is a mix of mid-rise apartment buildings, low-rise apartment buildings, and single detached dwellings. The site is bounded by two parks; Central Memorial Park to the north, and Haultain Park to the east.

The 18 storey building is comprised of a single tower of dwelling units on a podium of street level townhouses with underground parking. A centralized lobby on the 13 Avenue SW frontage provides primary access to the building. The tower portion of the building contains dwelling units with balconies overlooking the two parks located to the north and east of the site. There is one shared vehicular access point located off 2 Street SW. This access point is for access to the 177 underground parking stalls, as well as access to the loading and garage facilities.

Calgary Planning Commission Directives:

Considered by the Calgary Planning Commission at the 2011 September 29 meeting, extensive discussion took place regarding aesthetics, choice of building materials, vehicular and pedestrian/bicycle access and landscaping contained within the proposal. As a result of the discussions and concerns expressed, the Calgary Planning Commission REFERRED the application back to Administration for action related to these points. Categorically, the stated concerns were:

1. *Project as proposed does not fit the area and strategic location of the greater downtown area;*
2. *The design and exterior do not fit within the Beltline community and the immediate site context;*
3. *Design and layout is not understood or explained in terms of street frontage;*
4. *Access to parking garage is not understood or explained in terms of street frontage;*
5. *Accessibility to bicycle storage is at best convoluted; and*
6. *Addition to details regarding the landscape requirements, landscaping and green roof.*

Administration Consultation with Applicant:

Immediately following the 2011 September 29 Calgary Planning Commission, Administration met with the applicants to discuss the concerns expressed by the Commission and action items required to address those concerns. Several exchanges took place between Administration and the applicants resulting in the consolidated response accompanying this report.

Amended Plans:

Responding to the Calgary Planning Commission concerns, Administration provides the following summary:

Point 1: The applicant states that through height, massing, color, design, and integration of the 13 Avenue Greenway, the project is 'modern' and 'urban' and reflects the Beltline/Downtown context. The applicant states the project has been contemplated in two very distinct markets. The original 2006 design, consisting of 100, larger format units, has now been altered to more accurately meet the needs of people wishing to live in the urban areas. A diversification of unit sizes includes a mix of one bedroom suites, two bedroom suites and two bedroom suits with dens, ranging in size from 500 square feet to 1632 square feet.

Point 2: According to the applicant, the materials chosen for this project are nearly identical to those found in the original 2006 approval. One small change has been to the solid areas of the tower where insulated and weather tight prefabricated materials are utilized. Additionally, the large EIFS column fronts have been visually broken up through changes in colour. The EIFS exterior wall system will be pre-fabricated to ensure uniformity throughout the exterior finishes.

Point 3: The applicant maintains the ground floor townhouse units have been given a generous character through residential style porches, privacy screens and landscaping, providing frontages on both 2 Street SW and 13 Avenue SW. The applicant continues to promote the flexibility of the design by showing a variety of optional floor plans from units on the main floor and second floor. The townhouse units at grade could maintain a living space on the ground level and residential area on the upper level or be reconfigured to have all the living area on the top floor should a larger work space be required on the ground level.

Point 4: A glazed garage door has been added to conceal the opening to the parkade and waste management facility entrance on 2 Street SW. The door is an aluminum roll-up style intended to allow semi-transparency when the door is down and to provide security to the parkade. This door will be finished in materials intended to replicate the appearance of the window walls of the at-grade townhomes.

Point 5: The bicycle storage areas remain as presented in the 2011 September 29 design. Accessible to both residents and visitors, access to this facility is through the parkade as well as through the front lobby. According to the applicant, cyclists have the option of entering from the 2 Street SW parkade entrance to level P1 or using the main lobby entrance on 13 Avenue SW and taking the elevator down to the storage area on P1.

Point 6: No changes to the site perimeter landscaping have been proposed as the design remains the same as the original approval. Boulevard treatment has been designed to match the City's 13 Avenue Greenway profile. The green roof areas are located on the terraces of levels 2, 3, 14, 15, 16 and 17. Additionally, a green roof, accessible for maintenance only, has been added to the top of the building over the two penthouse units.

The green roof areas will contain drought tolerant native plants and perennials. These materials will be installed in trays or containers and can be maintained from the hallway system on the respective floors.

Community Association Comments:

The Beltline Community Association conditionally re-affirmed their support for the project in a letter dated 2011 October 25 attached as Appendix I.

CONCLUSION:

Administration concludes the building massing, orientation and density remain consistent with the application considered by Calgary Planning Commission at the 2011, September 29 meeting. While the revised submittal does include a garage door concealing the opening of the parkade entrance, the choice of building materials and colours remains the same.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Finding the application remains consistent with the objectives of the Beltline Area Redevelopment Plan for increasing the residential population throughout the Beltline and producing a variety of building forms, Administration recommends Calgary Planning Commission approve the application subject to the plans and conditions of approval contained in the CPC report dated 2011 September 29 with the addition of the following Prior To Release comments:

- #3. "Provide details of the overhead garage door on the 2 Street SW elevation of the building".
- #4. "Provide details of the 'green roof' on all relevant landscape drawings".

Richard Goecke
2011/ October



Box 97, 1500 14 ST SW
Calgary, AB T3C 1C9
(403) 670-5499 ext. 3

October 25, 2011

Taryn Davis
File Manager, Centre City Planning & Design
City of Calgary Municipal Building
800 MacLeod Trail SE
Calgary, Alberta



RE : DP2011-1057 New Multi-residential Development

Dear Taryn,

Beltline Planning Group has been asked to respond to the comments met with the applicant on the evening of October 18th, 2011 with regards to the referral of the development permit by Planning Commission.

Given the history and multiple iterations of plans to develop the site, we find the current application underwhelming. That said, the land use, scale and density of the development are appropriate for the site.

We agree with several of the concerns outlined by Planning Commission related to the project.

1. Materiality: the lower quality of the exterior finishes and lack of sophistication in the detailing are a departure from the superiority of previous designs
2. Awkward design: there are a number of awkward design elements such as the building entrance, loading area/parkade and the corner art niche. These features do little to enhance the pedestrian realm. Given the prominence of this location we would expect a more sophisticated execution.

While BPG continues to support the project, additional information has led us to the conclusion that further design refinement of this project would be appropriate and desirable.

Thank you for your consideration.

Sincerely,

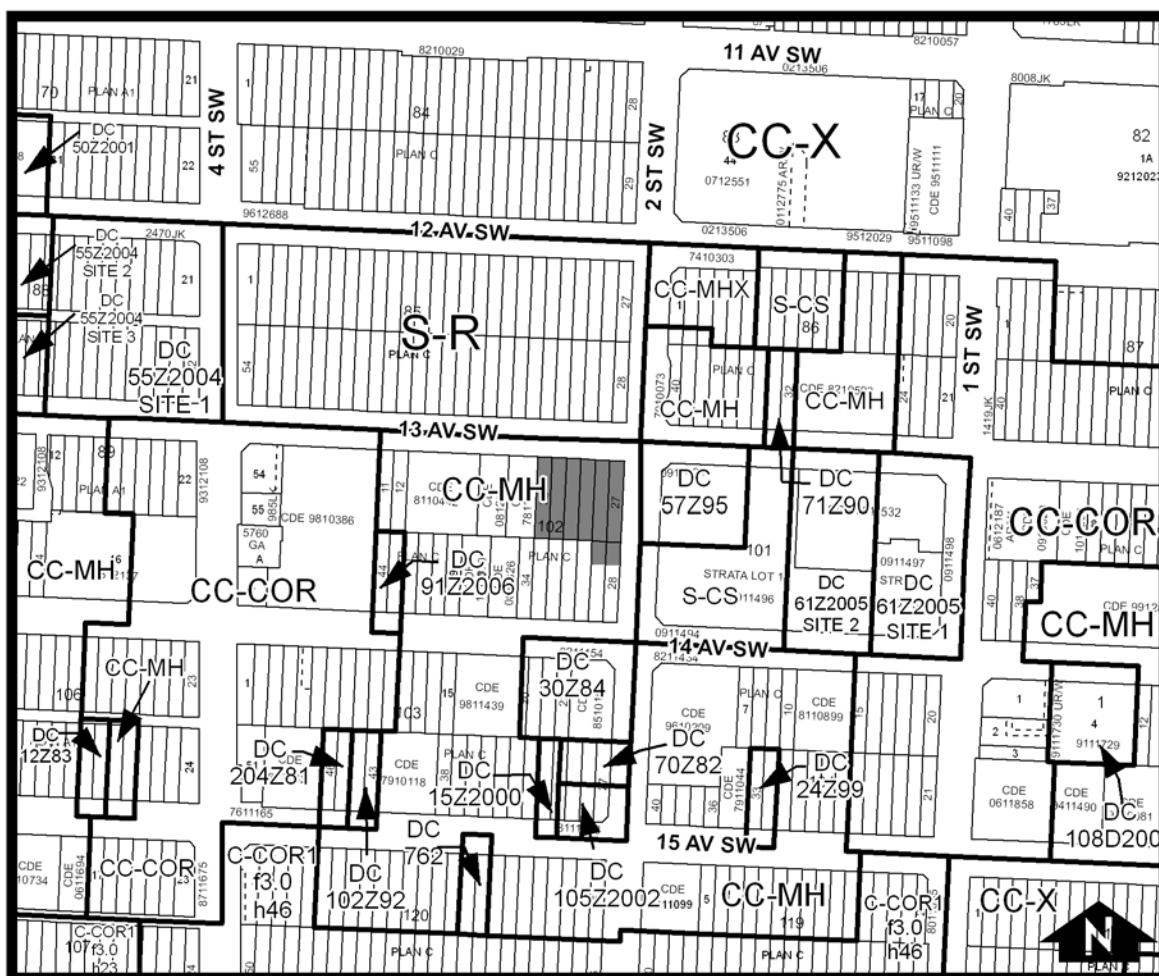
Owen Craig, Chair
Beltline Planning Group
planning@beltline.ca
403 670 5499 ext 3

CC: Richard Goecke (richard.goecke@calgary.ca)

REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 04	
	CPC DATE:	2011 November 10 2011 September 29
	DP NO:	DP2011-1057

BELTLINE
(Ward 8 - Alderman Mar)



RECOMMENDATION:

PLANNING COMMISSION DECISION: 2011 September 29

Motion: Move that the plan be **REFERRED** back to administration; and that the applicant to work with the planning department in address the issues raised by R. Clark.

The following are points raised by R. Clark:

1. Project as proposed does not fit the area and strategic location of the greater downtown area.
2. The design and exterior materials do not fit within the Beltline community and the immediate site context.
3. Design and layout is not well or completely thought through.
4. Access to parking garage is not understood or explained in terms of street frontage.
5. Accessibility to bicycle storage/parking area is at best convoluted.
6. Additional details regarding the landscaping requirements, landscaping and green roof.

Report to return back to Calgary Planning Commission no later than **November 24, 2011**.

Moved by: M. Chugh

Carried: 6-1

Opposed: R. Clark

Absent: R. Honsberger for pecuniary reasons

PROPOSAL: New Apartment Building (165 units)
--

APPLICANT: GMH Architects	OWNER: Lake Placid Properties (Park) Inc.
MUNICIPAL ADDRESS: 303 13 Avenue SW	LEGAL DESCRIPTION: Plan C, Block 102, Lots 22 to 27 and portions of lots 28 to 29
EXISTING LAND USE DISTRICT(S): CC-MH	
AREA OF SITE: 0.21 ha \pm (0.52 ac \pm)	
CURRENT DEVELOPMENT: Apartment Building (under construction originally approved under DP2006-3835)	

ADJACENT DEVELOPMENT: NORTH: Central Memorial Park SOUTH: Low-Rise Apartment Buildings, Single Detached Dwellings EAST: 2 Street SW, Haultain Park WEST: Mid-rise Apartment Buildings
--

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	Maximum of 7.0 FAR	7.0 FAR	None
HEIGHT	No Maximum Height		
PARKING	0.75 Stalls for each unit (165 units = 124.75 stalls) 0.1 Stalls per unit for each visitor parking stall (165 units = 17 stalls)	177Stalls provided	None

EXTERIOR FINISH MATERIALS

Podium: Limestone Veneer Base, glass railing.

Tower: Light blue tinted glazing, light blue spandrel, suspended glass panel balconies and tan and beige efis

Roof: Reflective white vinyl roof system, green roof on podium tops.

PLANNING EVALUATION

Introduction

This Development Permit is for a 165 unit apartment building located in the Beltline. The project is a single tower on a podium of street level townhouses and apartment units with underground parking.

Site Context

The site is located at the southwest corner of 13 Avenue and 2 Street SW. The area is a mix of mid-rise apartment buildings, low-rise apartment buildings, and single detached dwellings. The site is bounded by two parks; Central Memorial Park to the north, and Haultain Park to the east.

Land Use District

Originally approved by City Council in December 2006 and commenced under a Direct Control District, the subject site was designated CC-MH in 2008 as part of the initiated Beltline area re-districting. The CC-MH district is intended to provide for multi-residential developments within sites within the Centre City. Contained within those guidelines are provisions for yards, building design, and landscaping.

Density is determined through the application of the Density Bonusing system contained in the Beltline Area Redevelopment Plan. The bonus system allows for additional floor area if certain public amenity features are provided. The proposed project complies with this policy direction.

The overall density achieved is 7.0 FAR. The following table illustrates how areas have been apportioned to the various bonus categories.

BONUS	F.A.R.
Base Density	5.0
Green Roof	0.5
Use of water efficient landscaping/water use reduction (eliminate use of potable water for irrigation)	0.1
Housing Diversity	0.4
Contribution to the Beltline Community Investment Fund (Paid in 2007)	1.0
TOTAL	7.0

The applicant provided a contribution to the Beltline Community Investment Fund in 2007 for the remainder of the density. This payment was made at the current rate at time of release of the originally approved DP2006-3835.

The amount of additional density is supportable given the site access and its location within the Beltline, and the design merits of the building.

Legislation & Policy

Development of the site is guided by the policies of the Beltline Area Redevelopment Plan (Approved by Council 2008 June). The application is contained within the primarily residential area of the Plan. Within this area, the policy calls for:

- Promotion of 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;
- Providing for a range of housing types and unit sizes to meet the needs of a diverse urban population; and
- Promotion of live-work units in a variety of configurations.

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;
- Building bases are encouraged to use masonry or other durable materials and other architectural details that establish a strong visual rhythm with human scaled elements; and
- Use existing rear lanes where they are available and create shared service areas where feasible.

The Beltline Area Redevelopment Plan also contains shadow protection guidelines for the major parks contained within the community. To ensure all proposed buildings will not affect the adjacent parks.

Site Layout & Building Design

The project is for an 18 storey, 165 unit apartment building, with a mix of apartment units and townhouses. The project is a single tower on a podium of street level townhouses and apartment units with underground parking. The townhouse units are located at grade with semi private terraces that front both 13 Avenue and 2 Street SW. A small centralized lobby exists off 13 Avenue SW to access the remainder of the proposed building. The upper tower portion of the building contains apartment units with balconies overlooking the two parks located to the north and east of the site. There is one shared vehicular access point located off 2 Street SW. This access point is for access to the 177 underground parking stalls, as well as the loading and garage facilities.

6 Class 2 Bicycle stall have been provided at grade at the front main entrance of the building

with a total of 121 stalls being incorporated throughout the proposed development.

The podium for this project continues with the two storey apartment units, with individual balconies fronting onto 13 Avenue and 2 Street SW. At the third floor, there is a recession of the units and the one storey apartment units appear. This allows for a more gradual transition between the podium and the tower. The tower portion begins on floor 3, with an articulated floor plate design. The average tower floor plate for the project is 815 square metres. While this is above the floor plate restrictions in the Area Redevelopment Plan, the policy also states the approving authority is not bound by the restrictions if a building is complying with a shadow policy. Floors 14 – 18 provide a recessed top to the building, which showcases a stepping of landscape feature with variations in the floor plate for the project. The decorative roof feature houses the elevator shafts as well as mechanical equipment.

Shadow provision guidelines are included in the Beltline Area Redevelopment Plan. The applicant has demonstrated that the project will not encroach beyond the 20 metre line in both Central Memorial Park and Haultain Park on September 21 from 10am to 4pm.

The project has a sandstone base with lightly tinted blue glazing throughout the tower. Glass railings have been provided at the podium with landscaping in front to soften the project at the street edge.

The following table lists the main comments from the Urban Design Review Panel and how they were addressed during the review of this application. (Please refer to Appendix IV for additional information)

Urban Design Review Panel Comment	Applicants Response
The Panel compliments the applicant on what appears to be a well resolved design, however lack of detail within the package, particularly materials, finishes and the building's interface with the street make it difficult for the Panel to clearly understand the design intentions.	The building is designed so that finishes close to the pedestrians are of quality and of natural textures in keeping with the park like surroundings and upgraded public finishes which will be provided by the public realm of the Greenway. Upper levels of the building use high performance materials with minimum mass and maximum durability to meet sustainability standards. The two are linked by the main entry to the building, which carries the glass curtain motif to grade and provides for a welcoming and accessible façade to the residents and visitors, as well as to Greenway passers-by. A detail of the front of the building is attached to provide a close up of the materials and character of the façade.
The Panel recommends that the applicant seek a dedicated curbside loading zone along 13 Avenue from the West property line to the intersection of 2 Street.	A dedicated curb side loading zone along 13 Avenue at the front entry has been requested from Roads and a substantial approved walkway will be provided across the grass boulevard of the Greenway to allow easy access for taxis and pickups. Please note – Transportation will not

	<p>permit a loading zone as requested by the applicant along 13 Ave as per the conditions attached.</p>
<p>The Panel commends the applicant on their intention to provide art and sitting space at the corner as a public amenity. Further details would have made it easier for the panel to provide more specific comments</p>	<p>The street view of the building shows the plinth for the artwork and a close-up of the intended artist's capabilities and style of work. The corner has been carefully designed to provide an attractive backdrop to the artwork and the area is designed to provide for a more spacious and interesting corner to the street.</p>
<p>The Panel commends the applicant on their "green staircase" concept for the upper terraces as a visible amenity for the public, however in order for it to be meaningfully experienced as such from the surrounding neighborhood more detailed development is required, particularly with respect to species selection and verticality of the planting material</p>	<p>The green staircase is governed by the same geometry as the shadows caused by the building and will be easily visible to anyone in Central Park standing on the internal sidewalk or walking around in the green space.</p>
<p>The Panel has a concern that the lack of detail in the package made it impossible to understand whether the design of the town house units interfaces appropriately with the street, particularly with respect to issues of privacy that may be provided through such things as grade separation planting and screening.</p>	<p>A cross section is provided which is part of the construction drawings shows the relationship of the windows to the suite, the patio area, the shrub buffer zone in front and the Greenway. The frosted glass of the patio railings allows for a person to view over the rail to see passers-by, but sets passers-by at a lower level than those sitting in the patio. The deep shrub area in front of each patio ensures that passers-by do so at a distance from the railing increasing privacy and also providing an attractive flowering plant area with little maintenance required to give the patios a feel of quality and park like surrounding. Also attached is a photo of a similar street patio showing a welcoming entry.</p>
<p>The applicant described a number of sustainability initiatives that sounded promising to the Panel; however the applicant should be prepared to elaborate on these or provide further evidence of how they will be implemented</p>	<p>Applicant has indicated that the sustainability initiatives provided for this project have already been approved by the CPC previously with the initial Development Permit.</p>
<p>The Panel encourages additional security measures be added to the building particularly the driveway entrance on 2 Street, as this appears to be the route from the main building to the waste and recycling facilities.</p>	<p>Waste and recycling in this building are provided in a locked and secure room with the walkway to the room fully visible from the street, as is appropriate for CPTED. Full lighting is provided for evening purposes and windows to the elevator core</p>

	are provided for surveillance from inside the building.
--	---

Landscaping

Required landscaping for this development has been provided at grade as well as throughout the podium. In order to achieve additional FAR for the site, a green roof has been provided. A combination of low shrubs and perennials (ribbon grass) has been provided on most of the levels of the podium.

At grade, hard landscaping is provided in the form of the private amenity spaces for the project. Shrubs and cedars have been provided to soften the building edge along 13 Avenue and 2 Street SW. The 13th Avenue Greenway Project will be provided by the City with financial contributions from the developer along the existing Right-of-Way. The widths of the boulevards and the carriage way have change to provide/accommodate a wide boulevard on the north with two rows of trees to create a canopy, and a narrow boulevard on the south, in consideration of the building shadow cast.

The block between 2 Street SW and 4 Street SW will have a wide boulevard on the north side that consists of a multi-use path separated from the road by one row of trees and separated from the side walk by different pavement material. This block is the Central Memorial Park block, which will provide a row of trees along the edge of the park that will accomplish the vision of creating a tree canopy for the public boulevard. On-street parking will be on the north and south sides. The south boulevard will be narrower with one row of trees. The applicant has incorporated the same design features to wrap around the corner along 2 St Streetscape to tie the 13th Ave Heritage Greenway Project into their project.

Sustainable Design Features

The applicant, through the bonusing, has provided Vegetative Green Roof to reduce solar heat gain and the urban heat island effect as well as assist in managing storm runoff water. Rain water will be collected to irrigate landscaping and reduce the consumption of potable water. (see complete LEED checklist in APPENDIX IV).

Site Access & Traffic

There is one shared vehicular access point located off 2 Street SW. This access point is a shared space for access to the underground parkade, as well as for loading and garbage facilities. All manoeuvring for the project can be completed on site.

Parking

Parking has been provided on site as per the bylaw. Bicycle storage facilities have been provided at grade and on the first floor of the parkade.

Site Servicing for Utilities

The site can be serviced to city standards. Any required upgrading of utilities shall be completed at the developer's expense.

Environmental Site Assessment

No issues or concerns were identified.

Community Association Comments

A letter of support was received from the Beltline Planning Group (see APPENDIX III). No concerns or issues were noted.

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 13 Avenue SW and 2 Street SW.
3. The street presence for the project provides for visual interest for pedestrians, and provide a compliment to the adjacent park spaces.

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 8 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively addresses the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

1. 8 of the plan set(s) shall highlight all of the amendments.
2. A detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.
3. In addition to the full sized plans requested above, please submit one (1) 11 x 17 complete set of plans for the purpose of the Development Completion Permit (DCP) process.

Please ensure that all plans affected by the revisions are amended accordingly.

2. Cancel DP2011-0391, prior to DP2011-1057 being released.

Urban Development:

3. Amend the plans to:

Roads

- a. Indicate the 4.5m x 4.5m corner cut(s) dimensioned from the existing property lines as per the *Highway Development and Protection Act*.
-The applicant has shown this to be a “visibility triangle”, which is incorrect. This area should be dimensioned on all relevant plans (site plan, landscape plan, parkade / floor plans, etc.) and called a “4.5mX4.5m corner cut designated area” on each relevant plan.
-This has yet to be shown correctly.
- b. Indicate a continuous sidewalk with curb and gutter across driveway crossings.
-This has yet to be shown correctly.
- c. Revise plan “L5” so that the greenway details indicate that “**the 13 AV Heritage Greenway improvement items / project (surface treatments, tree boxes along 13 AV, etc.) are to be constructed by the City**” so that this is consistent with the site plan, etc.
-This has yet to be clearly indicated on this detail, site plan or landscape plans, etc.
-Make sure the wording reads as per the wording in the quotations above
- d. Indicate on all relevant plans (site plan, landscape plan, separate landscape detail page, etc.) that the “**2 ST SW right-of-way improvements are to be constructed by the developer, at the developer’s expense**”.
- e. Indicate all surface treatments that are to be constructed within the City right-of-way along 2 ST SW.
-Provide “City standard concrete (broom finished concrete)” along 2 ST SW.

Waste and Recycling Services – General

- a. Remove all referencing to “**DP2011-0391**”, which is currently shown within the waste and recycling areas on the current plans.
-Remove this information from on all relevant plans.
- b. Remove the wording “**Waste / Recycling Revision**” from all relevant plans (Site Plan, WRS Plans, Landscape Plan, etc.) and replace with wording “**Waste and Recycling Area**” on those same plans.
- c. Indicate that the separate man door has “keypad access” for the waste and recycling facility (show this on all relevant plans).
- d. Provide metric dimensions and scale on all drawings for waste and recycling facilities (show this on all relevant plans).
- e. Indicate that the bollards are a minimum 1.2m (4'-0”) in height (on all relevant plans).
- f. Indicate that the bollards are 100mm (4”) from the wall and overhead door track (on all relevant plans).
- g. Indicate that the bollards are concrete filled (on all relevant plans).

Waste and Recycling Services – Collection Vehicle Access

- a. Indicate that all portions of the collection vehicle route / approach area / concrete aprons / parking structures are structurally capable of supporting a minimum 25,000 kg load (show this on all relevant plans).

For further details, contact Melanie Matwie, Waste and Recycling Engineer at 403-268-8491 or Gord Macaulay, Waste and Recycling Technologist at 403-268-8445

Water Resources – Water Servicing

- a. Indicate an adequate water meter room adjacent to an exterior wall where the services (100mm and larger) enters the building

-This has yet to be shown correctly.

4. Provide a letter, under corporate seal by Lake Placid Properties (Park) Inc., requesting that the following security / payment / funds submitted for DP2006-3835 can be transferred from that DP to DP2011-1057 (new DP):
- \$30,200.00, Bank Draft –Surface Improvements
 - \$32,269.60, Bank Draft –Street Light Upgrading
 - \$83,400.00, Bank Draft –Water and Sewer Redevelopment Levy

-This is required so that Roads / Urban Development can ensure that the monies are transferred from the previous Development Application to the new Development Application

5. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100 percent of the estimated cost of construction.

The developer is responsible arrange for the construction of the infrastructure either with their own forces or may elect to have the City construct the infrastructure on their behalf.

If the developer elects to construct the infrastructure with their own forces, the developer will need to enter into an Indemnification Agreement at the time of construction and the deposit will be used to secure the work.

New cost item requiring deposit to be made:

Roads

- a. Construction of proposed trees / trenches along 2 ST SW

-This cost item was not included / captured in the deposit amount that accounted for in the previous application (DP2006-3835) and should be accounted for on this application.

Cost items requiring additional deposit (old 2006 deposit, which was made by developer is likely of lesser value than a future modern day deposit for the same items below):

-It is understood that a deposit for right-of-way related surface improvements has already been submitted by the developer to the City, by way of DP2006-3835.

However, the developer will be responsible to make an additional deposit to account for the difference between the amount previously submitted (DP2006-3835) and modern day unit rate costs associated to each surface improvement for each item listed below (should Roads confirm that unit rate costs have increased):

- b. Construction of new driveway crossing at 2 ST SW
- c. Closure and removal of existing driveway crossings adjacent to site
- d. Construction of new sidewalks adjacent to the subject site

- e. Construction of new wheelchair ramps at the intersection of 2 ST SW and 13 AV SW
- f. Construction of new curb and gutter adjacent to the subject site
- g. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel

Note:

-Roads has indicated that the City will construct the 13 Avenue improvements adjacent to the subject development site and that the developer is to make deposit for the typical standard treatments along 13 AV SW. This is because the development proposal concept was approved and released by way of DP2006-3835, prior to the creation of the 13 AV HERITAGE GREENWAY PLAN.

-The developer is responsible for all costs associated to the standard treatment / improvement deposit costs associated to 13 AV and all proposed improvements / standard treatments for along 2 ST SW.

- 6. Submit a Sanitary Servicing Study, for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp. The report shall identify potential impact and/or "pinch points" within the public sanitary sewer system caused by the ultimate flows generated by the proposed development. Associated costs will be at the expense of the developer. For further information and details, contact the Leader – Development Approvals in Water Resources at 403-268-4636.

-This material is required as there is proposed to be an increase in units from 100 (previous applications) units to 165 units (current application).

Transportation:

- 7. Bicycle parking shall be provided and labelled on all plans, in accordance with Land Use Bylaw 1P2007 and the City of Calgary's Bicycle Parking Handbook:
 - Class 2 bicycle parking stalls must be located in an "unsecured or uncontrolled area". Class 2 bicycle parking stalls cannot be in the same room as Class 1 (secure) bicycle parking stalls, as currently shown on plans. Provide protocol to indicate method of access for 12 class 1 bicycle stalls within main floor area.
 - The applicant may wish to modify the orientation of the outdoor racks to angle them so as to gain more stalls at the entry of the building.

Parks:

No comments.

Permanent Conditions

Planning:

- 8. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
- 9. No changes to the approved plans shall take place unless authorized by the Development Authority.
- 10. A Development Completion Permit shall be issued for DP2011-1057; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development

Inspection Services at 403-268-5491 to request a site inspection for the Development Completion Permit.

11. All landscaping including trees and shrubs shown on the approved site plan shall be retained and protected throughout the existence of the development. Any plants which die must be replaced on a continuing basis with landscaping materials of comparable species and size to the satisfaction of the Development Authority.
12. 17 visitor stall(s) must be provided and maintained during the life of the development in the numbers and locations as shown on the approved plans released with this Development Permit. All parking, visitor and loading stalls must be made available for the sole use of the residents and their visitors to the site. All stalls must be properly marked indicating its use to the satisfaction of the Development Authority.
13. 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;
14. 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;
15. If this development is to be condominiumized visitor parking stalls indicated on the approved plans shall remain as common property;

Urban Development:

16. If **during construction** of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination, the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).

If **prior to or during construction** of the development, the developer, the owner of the titled parcel, or any of their agents become aware of contamination on City of Calgary lands or utility corridors, the City's Environmental Assessment & Liabilities division shall be immediately notified (311).
17. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.
18. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Urban Development, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
19. Canopies and awnings located within the bylaw setback and/or City road right-of-way shall be removed at the owner's expense within 30 days of the City of Calgary giving notice, as per the Streets Bylaw 20M88, Section 59.

20. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which was submitted to Water Resources for review and acceptance. Any amendments to the ESC documents must be reviewed and approved by Water Resources in advance by contacting the ESC inspector that reviewed the documents or by contacting the Water Resources Erosion Control Coordinator at 403-268-2655.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control (www.calgary.ca/waterservices/esc). 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.

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

21. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
22. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.

Transportation:

23. Loading is not permitted on 13 Avenue SW or 2 Street SW.

Parks:

24. Any tree planting in the City boulevard (2 Street SW) shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector at 403-268-4760.

CPC 2011 November 10 CPC 2011 September 29	DP2011-1057	APPENDIX I	Page 1
---	-------------	-------------------	--------

APPLICANT'S SUBMISSION

The Centuria was approved by the Calgary Planning Commission and received Development Approval for 100 suites and a Floor Area Ratio of 7 by Development Permit 2006-3835. The Building Permit was issued as 2007-09868. The architectural set for the project was issued June 23, 2008. The underground design for the building was extensively simplified and modified in 2009. The Building Permit revisions to the parkade were issued July 30, 2009 and the plans were issued for construction August 21, 2009.

To date the parkade construction, which has now reached grade level has been done under the existing Building Permit 2007-09868. Revised grade level parkade details were issued with a Development Permit revision DP 2011-0391 issued February 25, 2011. These changes were required to meet the Prior to Approval requirements of the Building Permit with respect to waste and recycle requirements for appropriate waste bin storage, loading of bin staging, height overhead in loading area and vehicle turnaround in the interior of the building.

Permit DP 2011-0391 permits the construction to continue on the south half of the main floor until the balance of the garage is complete. The new application Development Permit 2011-1057 represents the rest of the main floor podium and the upper floors of the building.

As part of the Building Permit issuance, a cheque for the compensation to allow for a Floor Area Ratio of 7 was issued by Lake Placid Properties Park for the sum of \$ 577, 260.00 on July 18, 2007.

Concurrent with the process of excavating the site and constructing the underground portion of the garage, was a full evaluation of the Calgary market for high-rise buildings and it was determined that the large suites offered no longer would meet the market and the decision was made to provide a quality product at the price points which would appeal to a wide variety of homeowners with a number of different styles of suites.

On the main floor are loft units which could be used for home businesses as live/work units.

On the second floor are affordable two bedroom suites for small families with extensive deck areas which will make good accommodation for young families with children, single parent families and couples who appreciate the opportunities of outdoor entertainment and living.

The next ten floors of the tower have been revised to accommodate 11 suites on each floor in a variety of sizes from the 700 to 900 square foot range for two bedroom units down to economical one bedroom units.

The levels on the upper floors are retained with the luxury character of the previous project with sweeping terraces overlooking the park and balconies overlooking the mountains to the south and west, as well as the downtown to the south and east.

The range on the upper levels has been extended so that there are choices between one and two bedroom suites to allow for the highest potential for buyer opportunities at all price levels and all suite sizes. The total number of suites provided is 165.

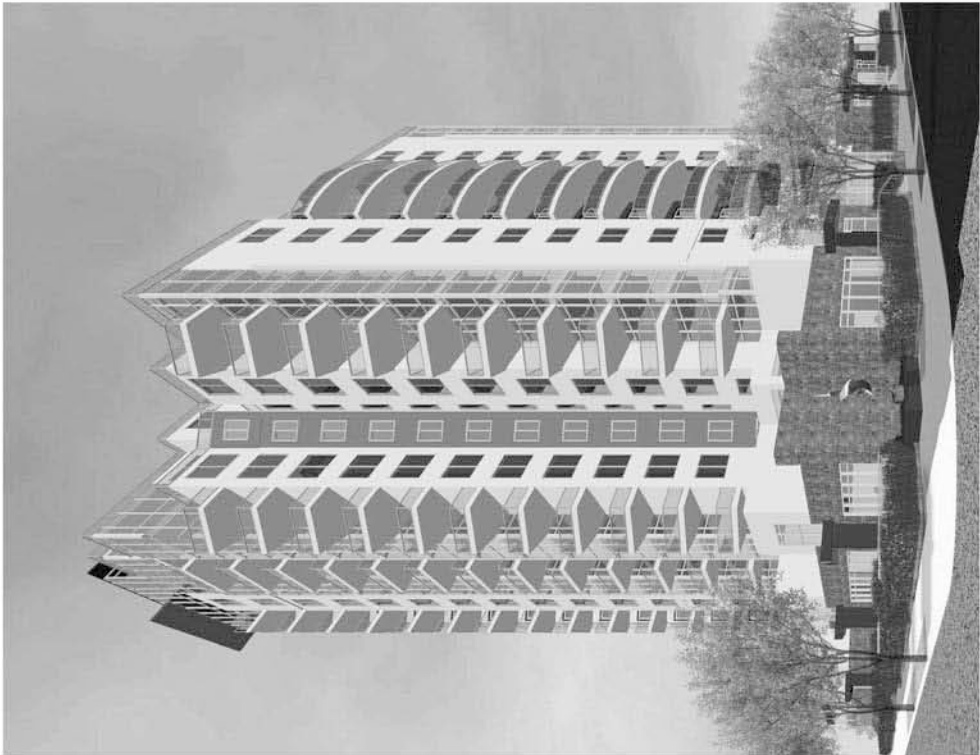
In summary Floor Area Ratio, street relationship, slender tower and parking and servicing as they relate to the adjacent streets are unchanged as are the 10 environmental commitments approved previously.

CPC 2011 November 10 CPC 2011 September 29	DP2011-1057	APPENDIX I	Page 2
---	-------------	-------------------	--------

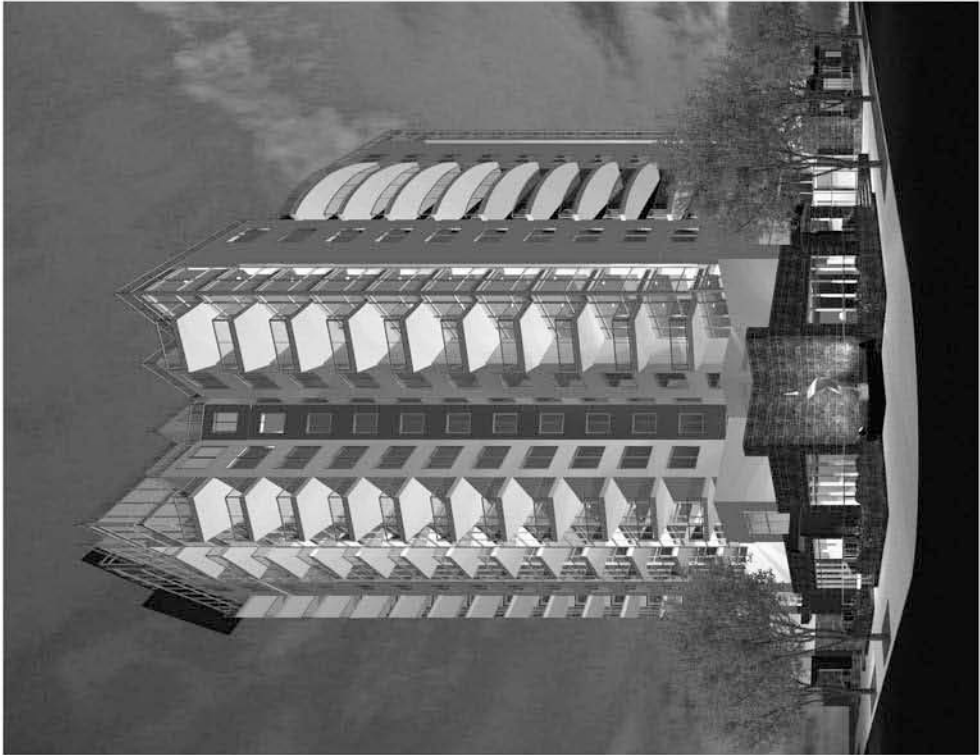
Exterior improvements have been made. A reduction in the height of the podium, where it meets the adjacent properties, has been made. This feature is a major improvement, since the adjacent apartments although small are good quality affordable housing and the increased setbacks to the building at the level of these adjacent structures will improve views from the smaller apartments. The reduction in height also has a beneficial effect as far as the Greenway, to the north of the building, is concerned since it will allow a substantial amount of extra sunlight on to this soon to be finished pedestrian thoroughfare.

Another improvement to the building is a substantial amount of exterior space outside the indoor amenity space on the third floor and a large increase in the amount of usable exterior terrace space on the second floor.

A new feature of the building is the provision of a plinth and feature walls at the corner which will accommodate a piece of art on the property for the benefit of the Greenway and a brightly lit fully lazed entry with a canopy for the front access to the building.



DAY - NE VIEW



NIGHT - NE VIEW

CENTURIA ON THE PARK

300 13 AVE SW
CALGARY, ALBERTA
LOT 22-28 INCLUSIVE
BLOCK 102
PLAN C

KEVIN BROOKES
3RD FLOOR, 3333-4TH ST SE
CALGARY, ALBERTA
T2G 3A4
(403)205-5327

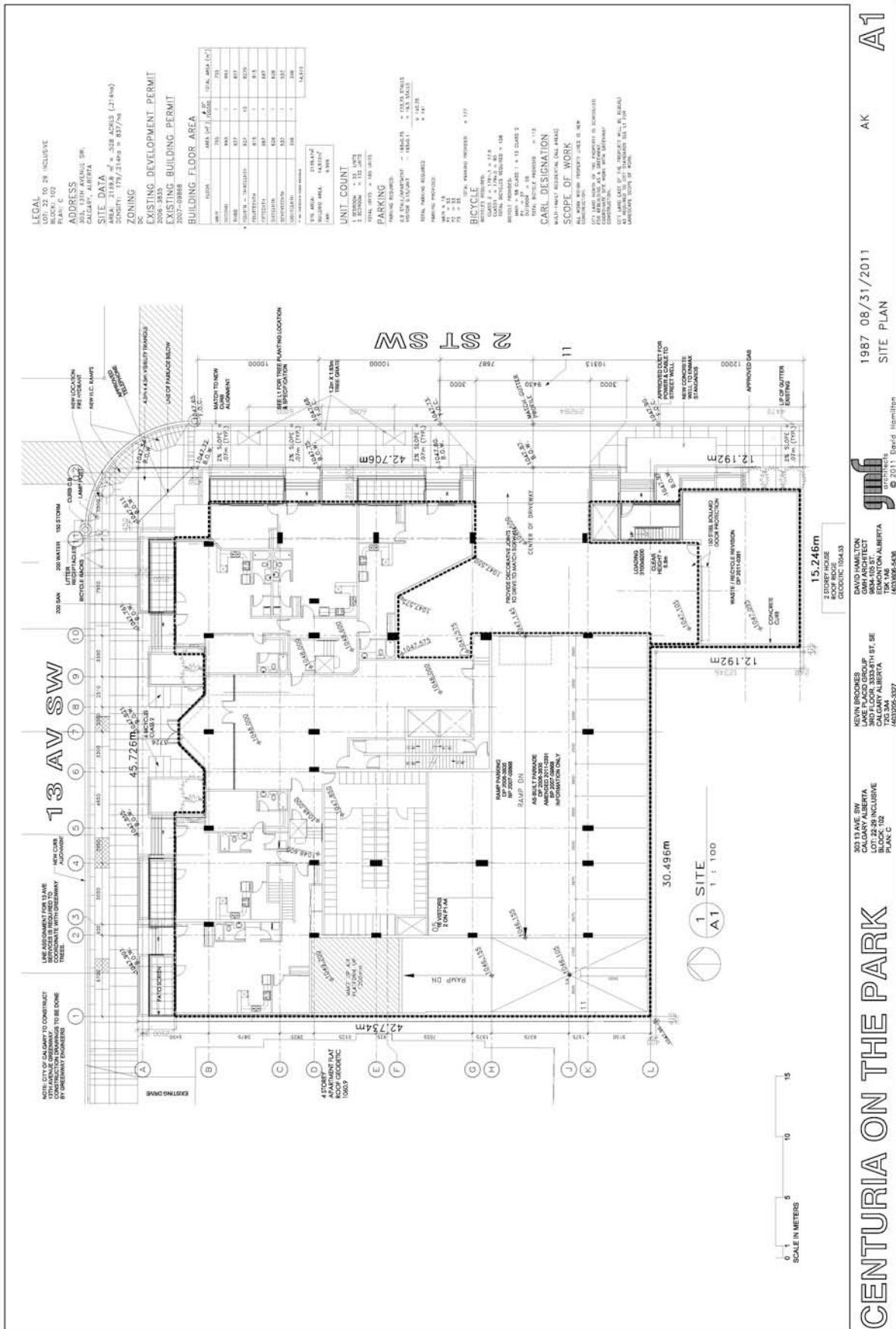


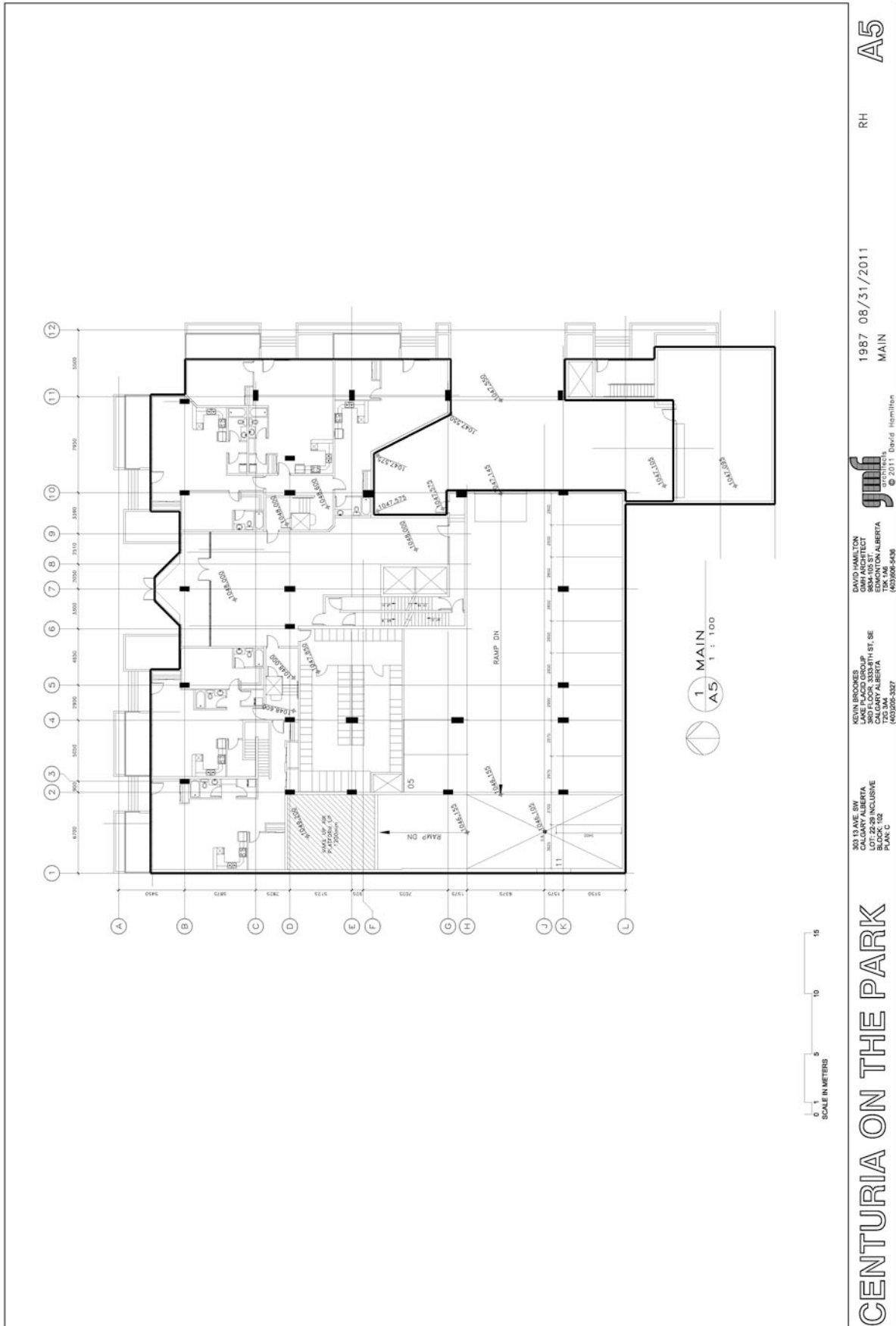
DAVID HAMILTON
ARCHITECTS
300-1000 10TH AVE SE
CALGARY, ALBERTA
T2G 2G4
(403)205-5436

1987 08/31/2011
3D VIEWS

RH

A0







1 THIRD
A7 1:100

SCALE IN METERS
0 5 10 15

CENTURIA ON THE PARK

300 13 AVE SW
CALGARY, ALBERTA
LOT 22-26 INCLUSIVE
BLOCK 102
PART C

KEVIN BROOKES
ARCHITECT
3RD FLOOR, 333-4TH ST SE
CALGARY, ALBERTA
T2G 1A1
(403) 255-5327

DAVID HAMILTON
ARCHITECT
955-105 ST
CALGARY, ALBERTA
T2G 1A1
(403) 255-5438

1987 08/31/2011
THIRD

© 2011 David Hamilton

RH

A7



1 TYPICAL
A8 1 : 125

A8

AK

1987 08/31/2011
TYPICAL FLOOR



DAVID HAMILTON
ARCHITECTS
9854-105 ST.
EDMONTON ALBERTA
T6A 1A1
(403)595-5438

KEVIN BROOKES
ARCHITECT
3802 FLOOR 3333-4TH ST SE
EDMONTON ALBERTA
T6A 1A1
(403)595-5437

300 13 AVE SW
EDMONTON ALBERTA
LOT 22-26 INCLUSIVE
BLOCK 102
PLAN C

CENTURIA ON THE PARK



1 14TH
A9 1 : 100

0 5 10 15
SCALE IN METERS

CENTURIA ON THE PARK

300 13 AVE SW
LOT 22-26 INCLUSIVE
BLOCK 102
PARK C

KEVIN BROOKES
3400 FLOOR, 3333-4TH ST SE
VANCOUVER, ALBERTA
T2C 3A1
(403) 255-5327

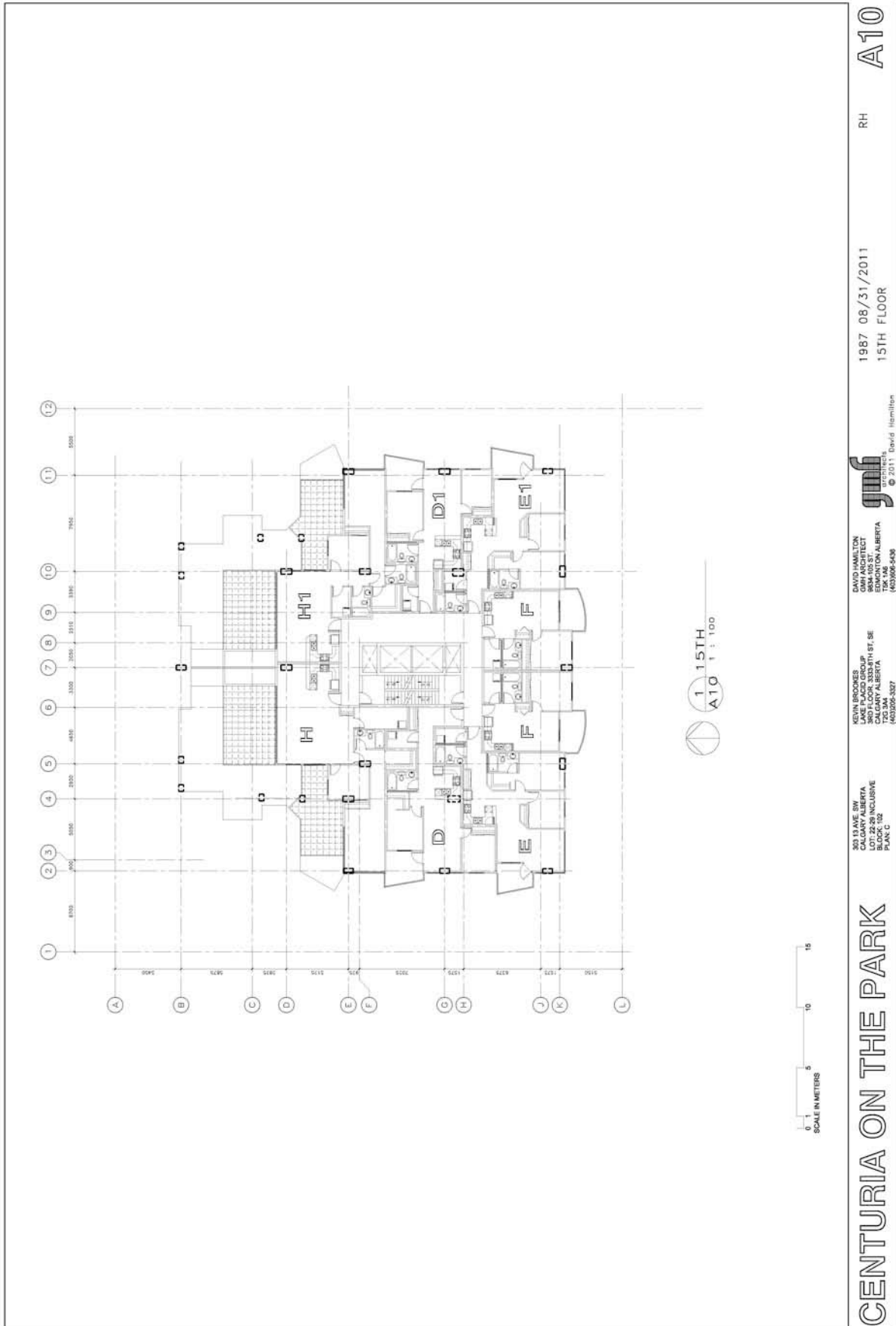
DAVID HAMILTON
3400 FLOOR, 3333-4TH ST SE
VANCOUVER, ALBERTA
T2C 3A1
(403) 255-5438

jmb
ARCHITECTS

1987 08/31/2011
14TH FLOOR

RH

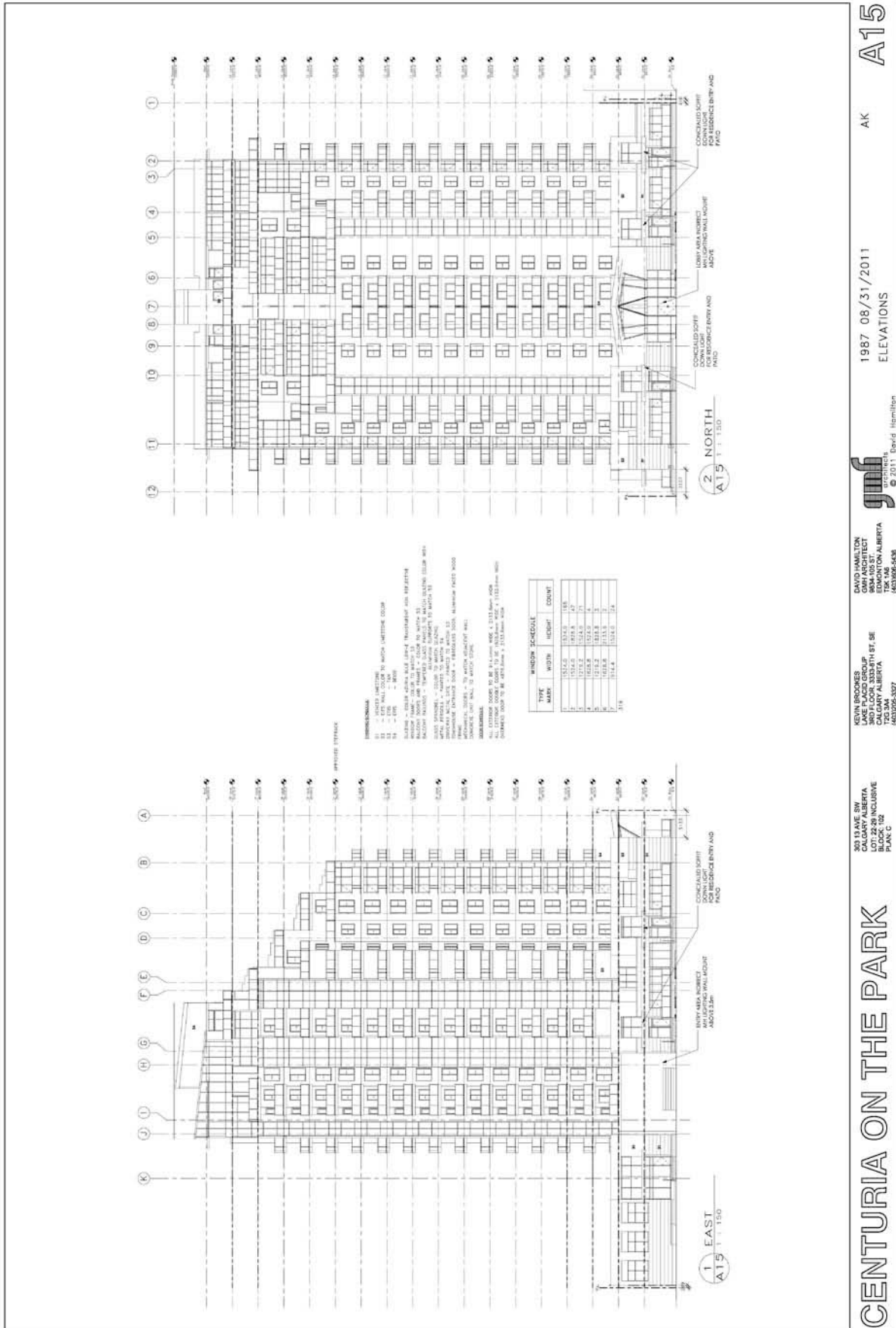
A9

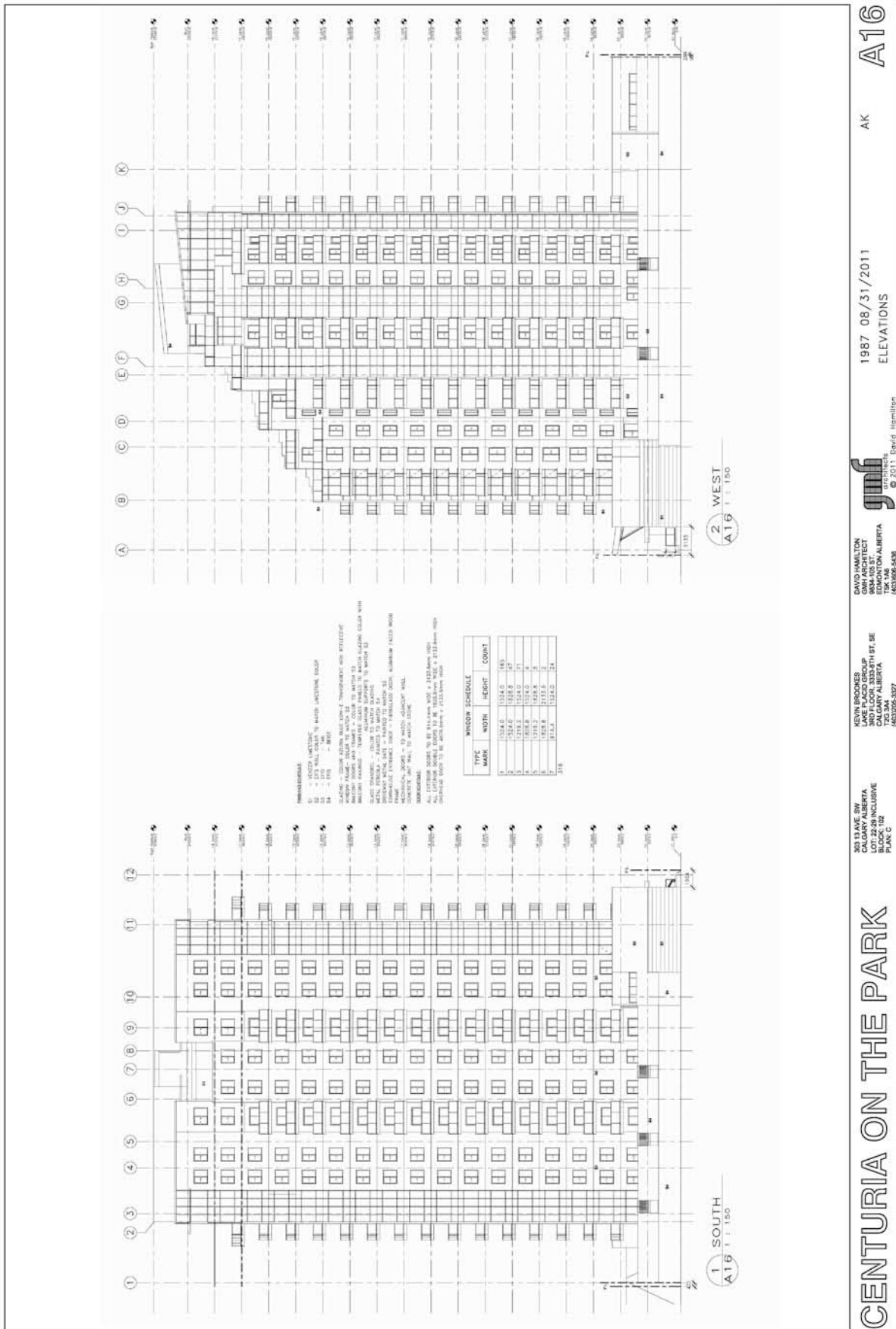


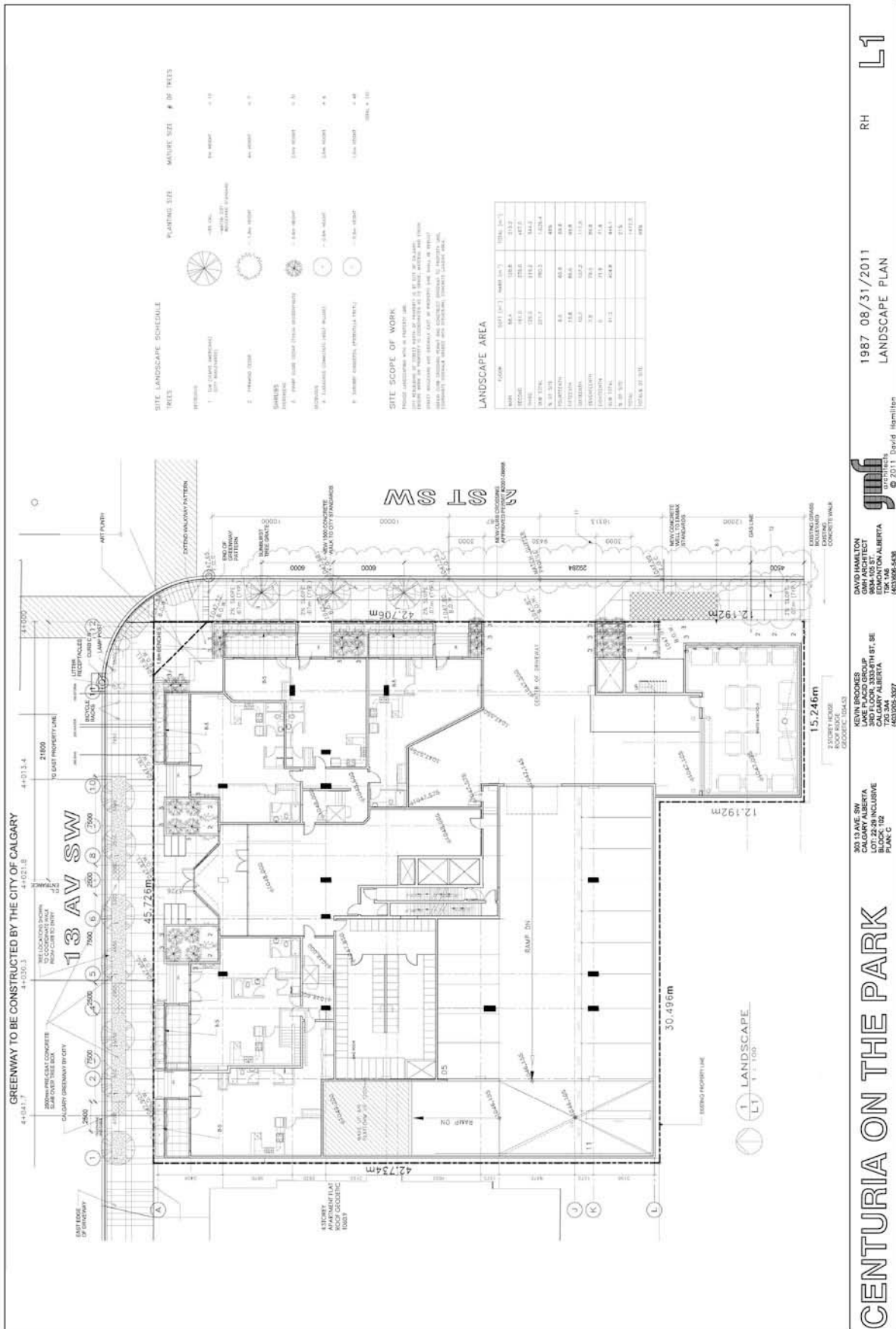














September 12, 2011

City of Calgary
Planning & Development
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5

ATTENTION: Taryn Davis

RE: Centuria On The Park
DP 2011-1057
LEED Performance Precertification Proposal

Dear Madam:

In response to your request for a LEED NC1.0 project checklist, we attach a form filled out showing that this project will meet Gold assuming our standard energy efficiency under the MNCB Energy Use Standards, which our multi-family projects have been tested at.

Although I am a member of the Canadian Green Building Council and have been pioneering energy efficient buildings for over 30 years, I do not support the LEED program as it is currently designed.

LEED NC1.0 is now obsolete and the newer versions do attempt to provide a more realistic point weighting to recognize the importance of energy efficiency. However, the LEED program is not currently incorporated into sustainability standards, which are both a Provincial prerequisite and as a member in ICLEI, Calgary is committed to global measurement. Neither International Green House Gas standards, as well as standards for biodiversity, are covered by the LEED checklist, as prerequisites. In addition, the use of LEED in the United States has negative impacts for the Canadian economy, and in particular that of Alberta.

We are sending a more extensive presentation of the issues with LEED separately for your information.

Yours truly,

GMH ARCHITECTS

David Hamilton
DH/cm/1987
Cc: Richard Goecke
Kevin Brookes
Denise McDougall

DAVID HAMILTON ARCHITECT LTD.
9834 105 Street Edmonton, Alberta T5K 1A6 (780) 423 3424 Fax (780) 425 0535
Toll-free (800) 661 7765 Fax (888) 559 4946 Email info@gmharchitects.com

DAVI



LEED Canada-NC 1.0 Project Checklist

Project Name

City, Province

? No

		Sustainable Sites	14 Points
--	--	--------------------------	---------------------

		Prereq 1	Erosion & Sedimentation Control	Required
		Credit 1	Site Selection	1 ✓
		Credit 2	Development Density	1 ✓
		Credit 3	Redevelopment of Contaminated Site	1
		Credit 4.1	Alternative Transportation, Public Transportation Access	1 ✓
		Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1 ✓
		Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
		Credit 4.4	Alternative Transportation, Parking Capacity	1 ✓
		Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
		Credit 5.2	Reduced Site Disturbance, Development Footprint	1
		Credit 6.1	Stormwater Management, Rate and Quantity	1 ✓
		Credit 6.2	Stormwater Management, Treatment	1 ✓
		Credit 7.1	Heat Island Effect, Non-Roof	1 ✓
		Credit 7.2	Heat Island Effect, Roof	1 ✓
		Credit 8	Light Pollution Reduction	1 ✓

? No

		Water Efficiency	5 Points
--	--	-------------------------	--------------------

		Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1 ✓
		Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1 ✓
		Credit 2	Innovative Wastewater Technologies	1
		Credit 3.1	Water Use Reduction, 20% Reduction	1 ✓
		Credit 3.2	Water Use Reduction, 30% Reduction	1

? No

		Energy & Atmosphere	17 Points
--	--	--------------------------------	---------------------

Prereq 1	Fundamental Building Systems Commissioning	Required
Prereq 2	Minimum Energy Performance	Required
Prereq 3	CFC Reduction in HVAC&R Equipment	Required

		Materials & Resources	14 Points
--	--	----------------------------------	---------------------

		Indoor Environmental Quality	15 Points
--	--	-------------------------------------	----------------------

	Prereq 1	Minimum IAQ Performance	Required
	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
	Credit 1	Carbon Dioxide (CO₂) Monitoring	1✓
	Credit 2	Ventilation Effectiveness	1✓
	Credit 3.1	Construction IAQ Management Plan: During Construction	1✓
	Credit 3.2	Construction IAQ Management Plan: Testing Before Occupancy	1✓
	Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1✓

		Credit	Low-Emitting Materials: Paints and Coating	1✓
		4.2		
		Credit	Low-Emitting Materials: Carpet	1✓
		4.3		
		Credit	Low-Emitting Materials: Composite Wood and Laminate	1✓
		4.4	Adhesives	
		Credit 5	Indoor Chemical & Pollutant Source Control	1✓
		Credit	Controllability of Systems: Perimeter Spaces	1✓
		6.1		
		Credit	Controllability of Systems: Non-Perimeter Spaces	1✓
		6.2		
		Credit	Thermal Comfort: Compliance	1✓
		7.1		
		Credit	Thermal Comfort: Monitoring	1✓
		7.2		
		Credit	Daylight & Views: Daylight 75% of Spaces	1
		8.1		
		Credit	Daylight & Views: Views 90% of Spaces	1✓
		8.2		

? No

		Innovation & Design Process	5 Points
--	--	--	-----------------

		Credit	Innovation in Design	<i>Envelope with solar response, environment and biodiversity</i>	1✓
		1.1			
		Credit	Innovation in Design		1
		1.2			
		Credit	Innovation in Design		1
		1.3			
		Credit	Innovation in Design		1
		1.4			
		Credit 2	LEED® Accredited Professional		1

? No

		Project Totals (pre-certification estimates)	70 Points
--	--	---	------------------

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points

41

Hamilton Sept 9/11



July 26, 2011

City of Calgary
Planning & Development
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5

ATTENTION: Richard Goecke

RE: Multi-residential Development
301-303 13 Avenue SW
DP 2011-1057

Dear Sirs:

It is unfortunate that in the list of material for the Design Review Panel, that details requested were not identified as something to provide, as we could easily have added them. We include the information that they are looking for because it was already provided in our landscaping package or available in our office.

We trust that the details can be passed on to the Panel so that they have all their concerns looked after.

Yours truly,

GMH ARCHITECTS

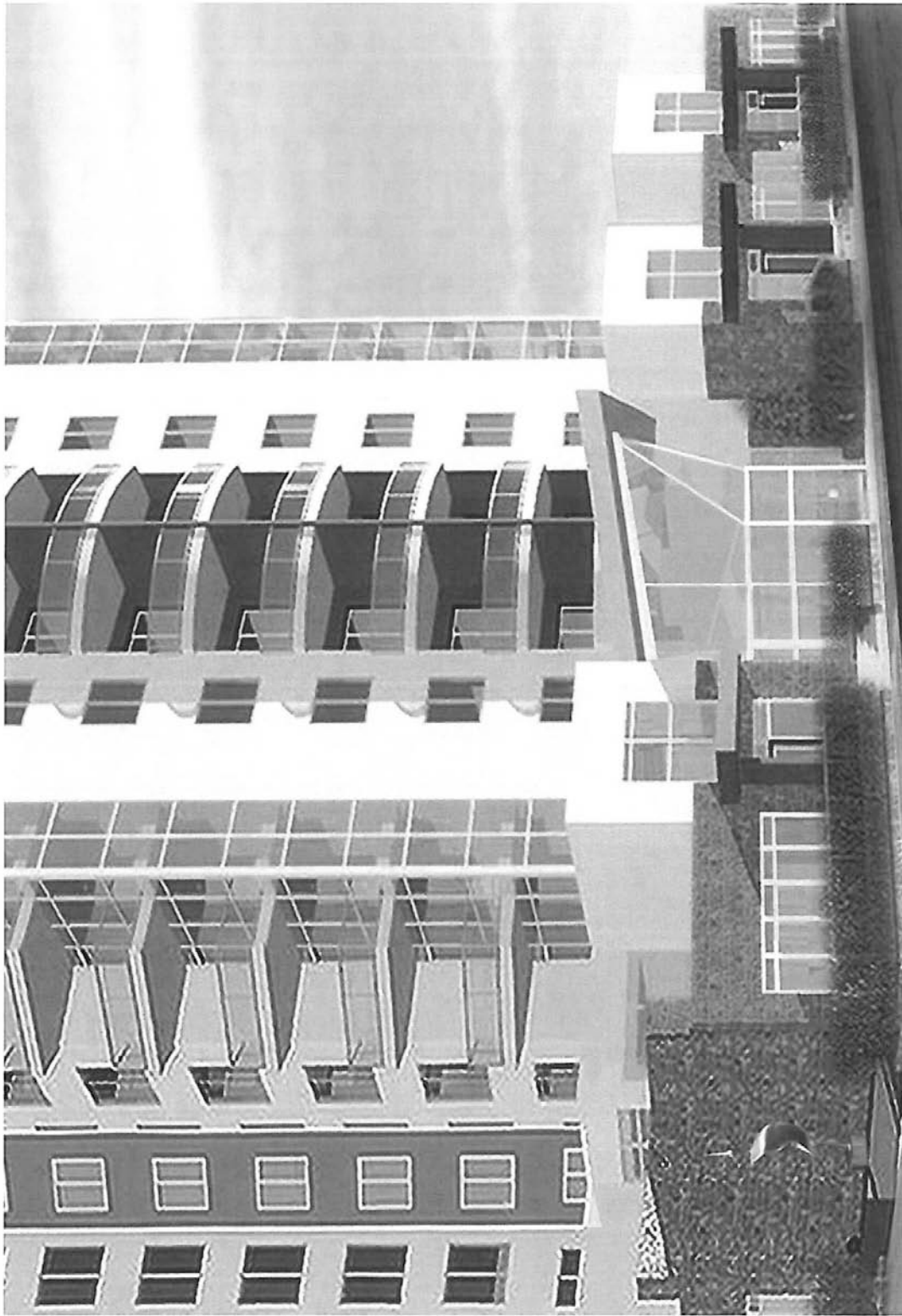
David Hamilton
DH/cm/1987
Cc: Kevin Brookes
Ashley Bradley
Taryn Davis

DAVID HAMILTON ARCHITECT LTD.

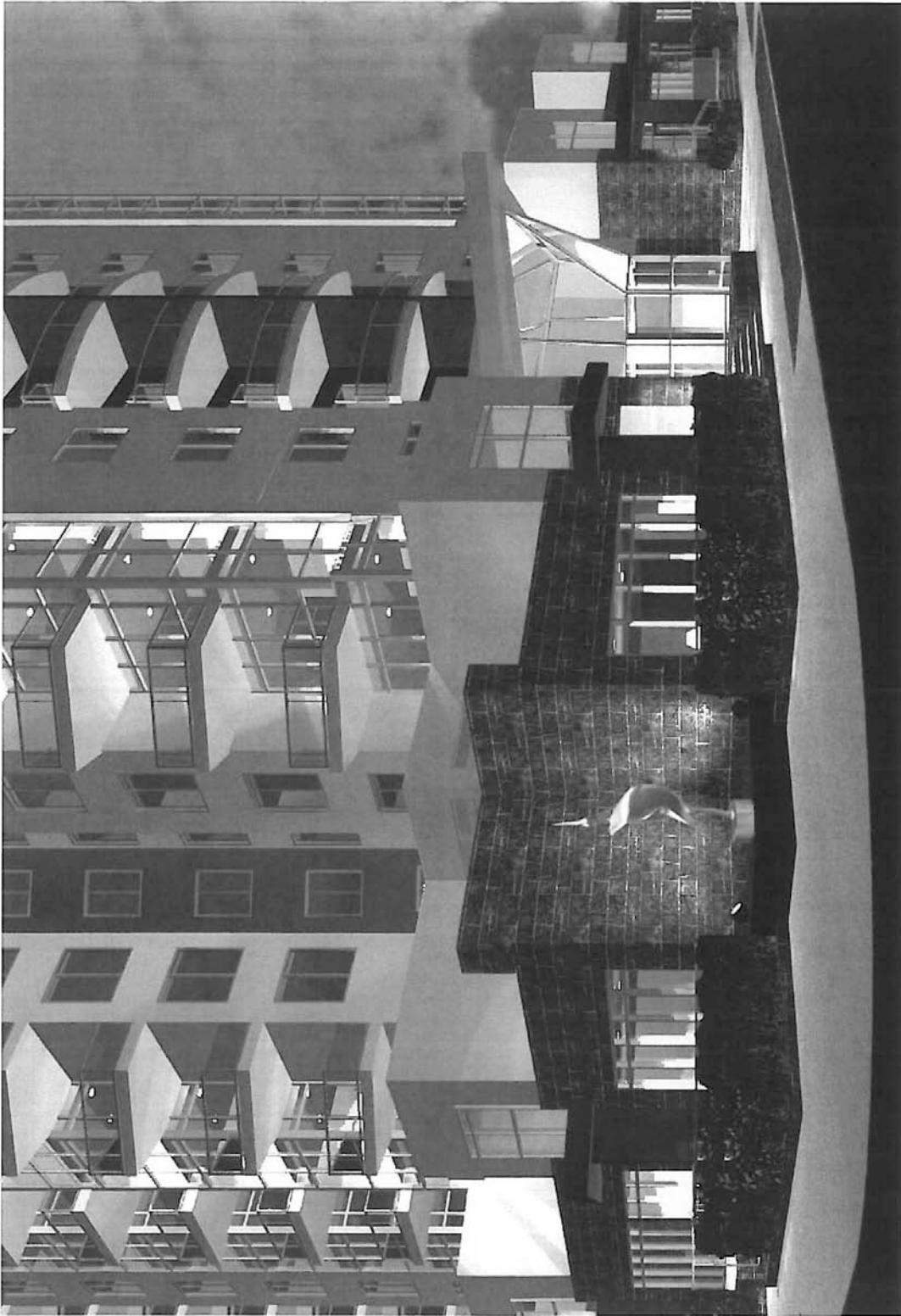
9834 105 Street Edmonton, Alberta T5K 1A6 (780) 423 3424 Fax (780) 425 0535
Toll-free (800) 661 7765 Fax (888) 559 4946 Email info@gmharchitects.com

**RESPONSE TO URBAN DESIGN REVIEW PANEL COMMENTS
OF JULY 6, 2011**

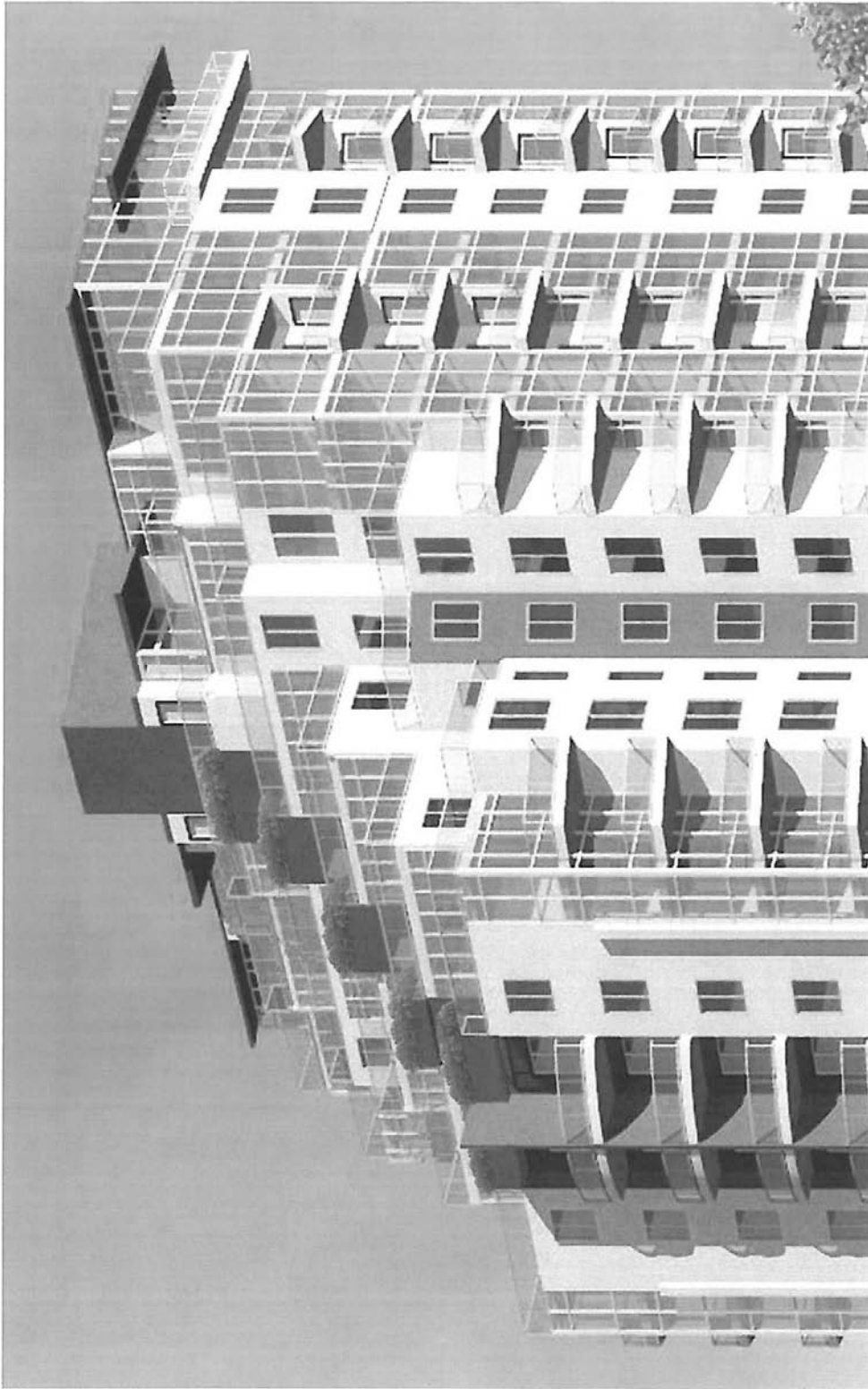
1. The building is designed so that finishes close to the pedestrians are of quality and of natural textures in keeping with the park like surroundings and upgraded public finishes which will be provided by the public realm of the Greenway. Upper levels of the building use high performance materials with minimum mass and maximum durability to meet sustainability standards. The two are linked by the main entry to the building, which carries the glass curtain motif to grade and provides for a welcoming and accessible façade to the residents and visitors, as well as to Greenway passers-by. A detail of the front of the building is attached to provide a close up of the materials and character of the façade.
2. A dedicated curb side loading zone along 15 Avenue at the front entry has been requested from Roads and a substantial approved walkway will be provided across the grass boulevard of the Greenway to allow easy access for taxis and pickups.
3. The attached street view of the building shows the plinth for the artwork and a close-up of the intended artist's capabilities and style of work. The corner has been carefully designed to provide an attractive backdrop to the artwork and the area is designed to provide for a more spacious and interesting corner to the street.
4. The green staircase is governed by the same geometry as the shadows caused by the building and will be easily visible to anyone in Central Park standing on the internal sidewalk or walking around in the green space. The attached large view shows the visibility of a 1m high shrub in each planter.
5. A cross section is provided which is part of the construction drawings shows the relationship of the windows to the suite, the patio area, the shrub buffer zone in front and the Greenway. The frosted glass of the patio railings allows for a person to view over the rail to see passers-by, but sets passers-by at a lower level than those sitting in the patio. The deep shrub area in front of each patio ensures that passers-by do so at a distance from the railing increasing privacy and also providing an attractive flowering plant area with little maintenance required to give the patios a feel of quality and park like surrounding. Also attached is a photo of a similar street patio showing a welcoming entry.
6. The sustainability initiatives provided for this project have already been approved by the CPC previously with the initial Development Permit.
7. Waste and recycling in this building are provided in a locked and secure room with the walkway to the room fully visible from the street, as is appropriate for CPTED. Full lighting is provided for evening purposes and windows to the elevator core are provided for surveillance from inside the building.



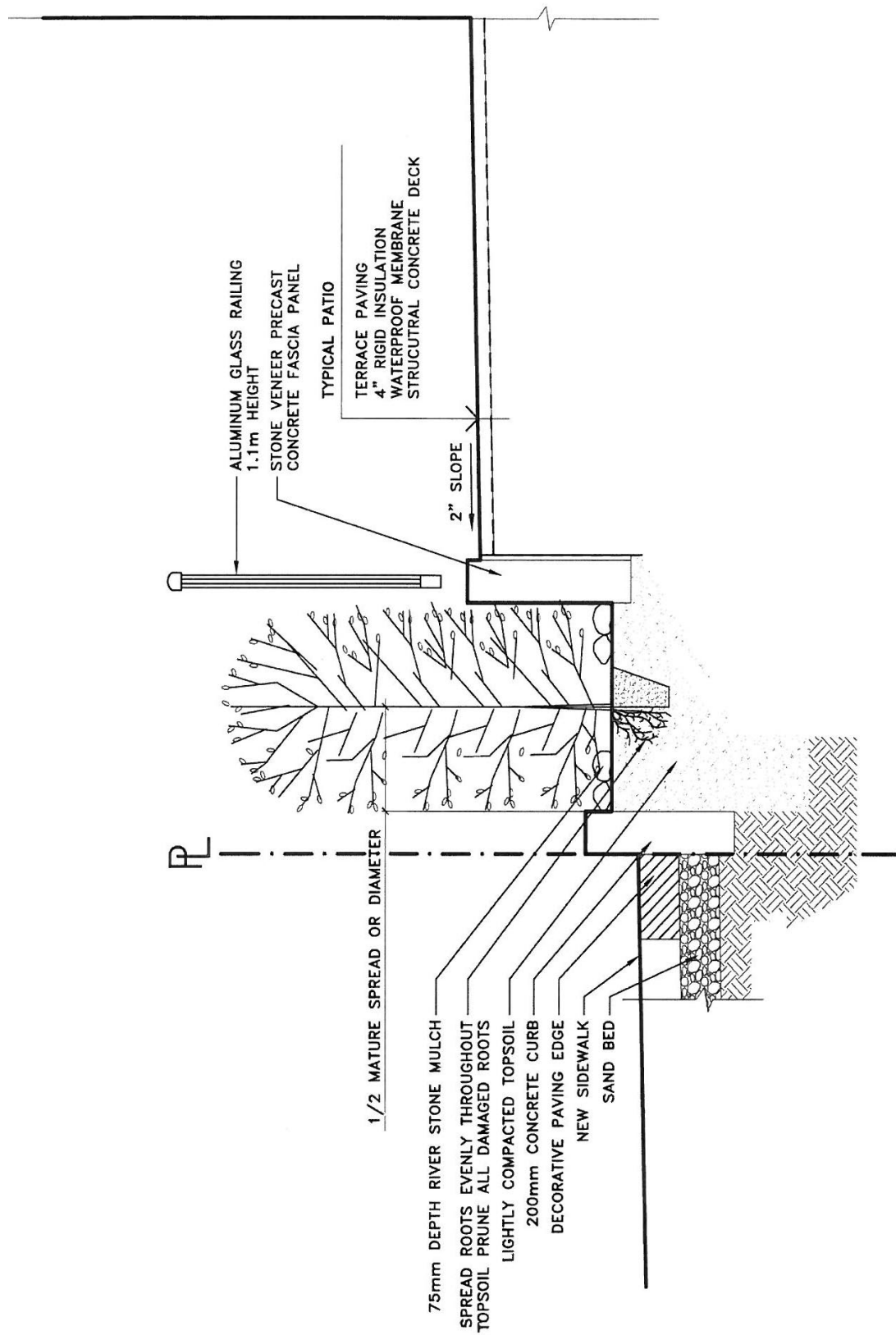
Day view of podium and street frontage landscaping



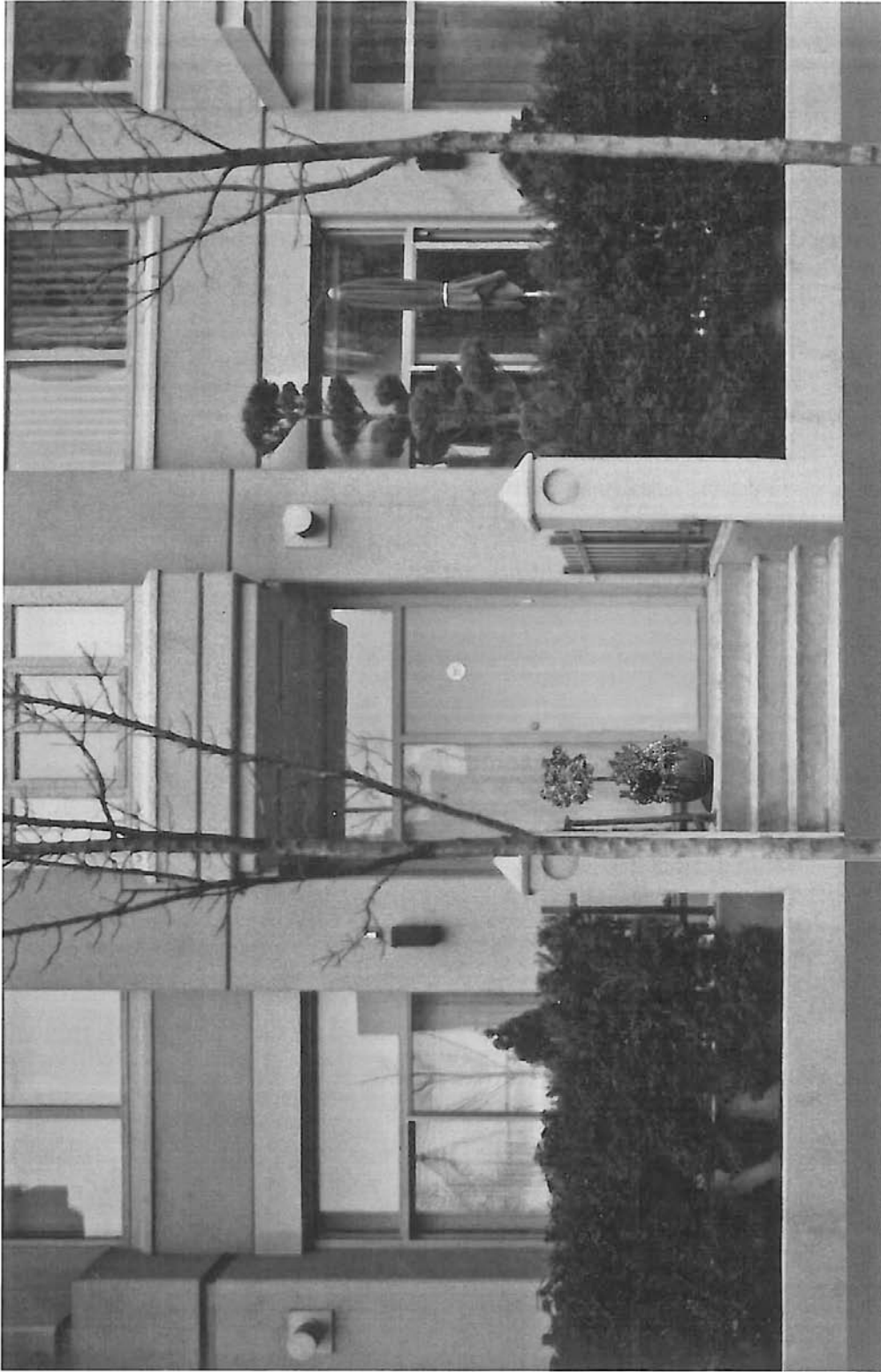
Night view of podium and street frontage landscaping



The terrace planter staircase is located at the front edge of each terrace so that it will show on all levels in Memorial Park from any location inside or on the oval path. The picture shows the view from the monument with shrubs of a meter height which with the raised planter will give privacy between terrace owners.



Patio Landscape Section



The picture shows the elements of a quality street facing patio similar to the ones proposed for the Centuria. Three steps up and a 1.1m patio railing with a hedge in front provide a separation of private from public space, while at the same time providing inviting access to the front door. A generous stoop allows home owners to personalize their entry.



Box 97, 1500 14 ST SW
Calgary, AB T3C 1C9
(403) 670-5499 ext. 3

April 19, 2011

Taryn Davis
File Manager, Centre City Planning & Design
City of Calgary Municipal Building
800 MacLeod Trail SE
Calgary, Alberta

RE : DP2011-1057 New Multi-residential Development

Dear Taryn,

Upon reviewing the above development permit application and meeting with the applicant during a Beltline Planning Group meeting on the night of April 19, 2011, Beltline Planning Group would like to express that it is strongly in support of this development permit application.

We would encourage the Development Authority to expedite this application given the history of this project.

Thank you for your consideration.

Sincerely,

Owen Craig, Chair
Beltline Planning Group
planning@beltline.ca
403 670 5499 ext 3

Cc: **Councillor John Mar** (john.mar@calgary.ca)
Paul Battistella (paul@battistella.ca)
Manu Chugh (manu@manuchugharchitect.com)
Ray Clark (rclark.gpc@shaw.ca)
Shawn Ripley (sripley@rdscalgary.com)
Jeremy Sturgess (jeremy@sturgessarchitecture.com)
Development Circulations Controller (DP.Circ@calgary.ca)