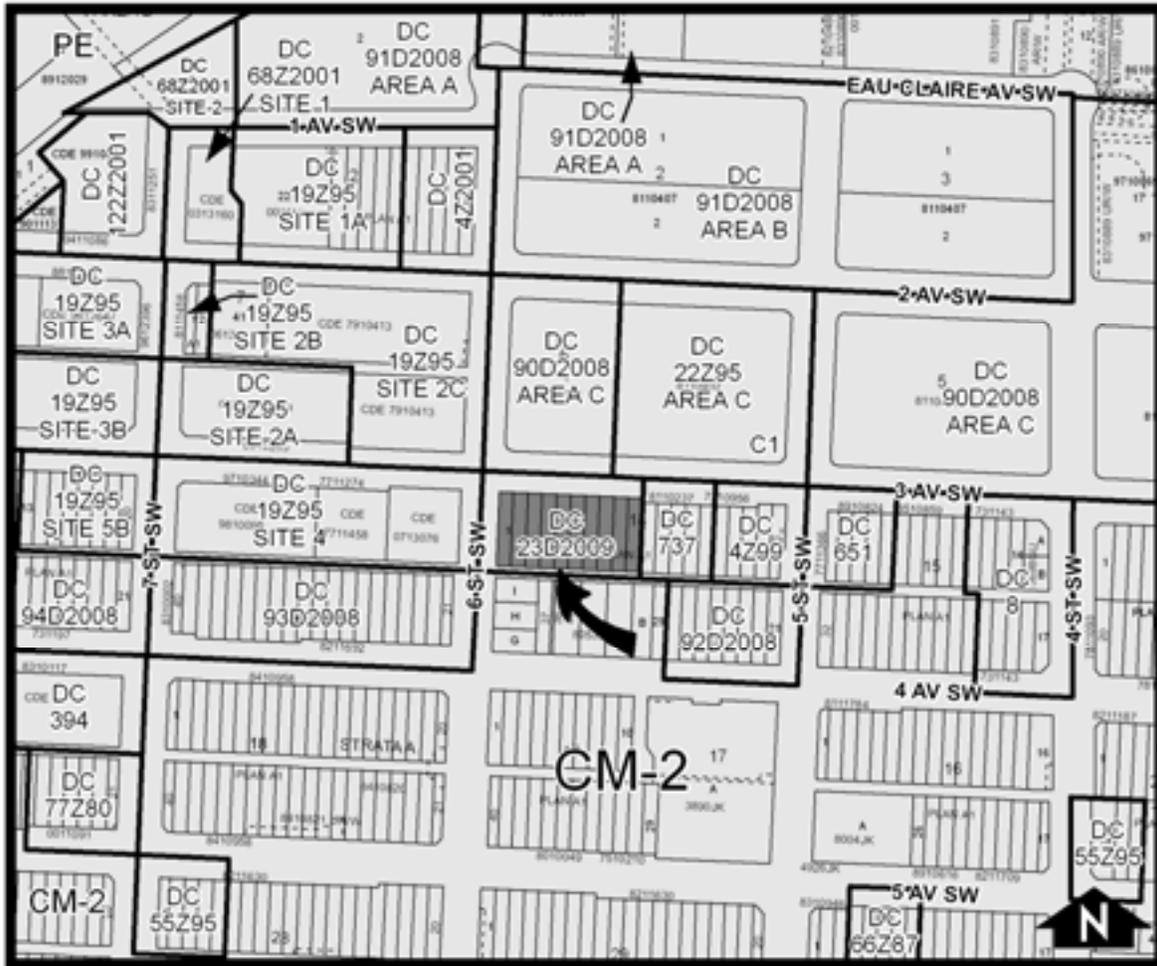


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 05	
	CPC DATE:	2009 May 14
	DP NO:	DP2008-3801

Downtown Business District
(Ward 8 - Alderman Mar)



PROPOSAL:
New: Mixed use development: Hotel (189 units), Dwelling Units (299 units), Retail Stores, Restaurant – Licensed

APPLICANT: Norr Architects Planners	OWNER: 3 Eau Claire Developments INC.
MUNICIPAL ADDRESS: 633 – 3 Ave SW	LEGAL DESCRIPTION: Plan A1, Block 14, Lots 1-10 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC 23D2009	
AREA OF SITE: 0.30 ha ± (0.75 ac ±)	
CURRENT DEVELOPMENT: Surface Parking Lot	

ADJACENT DEVELOPMENT:

NORTH: Shaw Court Office Tower

SOUTH: Surface Parking Lot

EAST: Three Storey Office/Commercial

WEST: Multi-Residential Development

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	20.0 F.A.R with bonusing	19.96 F.A.R with bonusing	None
HEIGHT	No height limit, however limited due to shadow restrictions of the Bow River pathway	153.8m 49 Storeys	None
YARDS (BUILDING SETBACK)	None required	3 AV SW = 4.4m 6 ST SW = 9.0m Laneway = 0.6 - 2.8m	None
PARKING	Retail: 1 stall per 140m ² = 10 stalls req. Hotel: 1 stall per 3	Retail: 10 stalls prov. Hotel: 83 stalls prov. Residential: 392 stalls	None

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
	rooms = 81 stalls req. Residential: 0.9 per unit = 306 stalls req. Visitor: 0.15 stalls per res. unit = 51 stalls req. Total stalls required = 448	prov. Visitor: 51 stalls prov. Total provided = 536	
LANDSCAPING	All areas not covered by building.	Hard landscaping provided throughout site	None
BICYCLE PARKING	Class 1 stalls req. = 170 Class 2 stalls req. = 40	Class 1 provided = 170 Class 2 provided = 40	None
EXTERIOR FINISH MATERIALS			
The external finishing materials are proposed to be a combination of granite (blue pearl colour), curtain wall (blue, light blue, and clear glazing colour), sandblasted concrete, anodized aluminium (silver), clear glass railings, and metal/glass canopies (silver).			

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	Full CPTED report completed and attached as Appendix V.
ENVIRONMENTAL MANAGEMENT	Phase 1 Environmental Site Assessment was submitted and approved by Environmental Management at the land-use amendment stage.
URBAN DESIGN REVIEW COMMITTEE	List of comments attached as Appendix IV and within sections as below.
COMMUNITY ASSOCIATION Calgary Downtown Association (CDA)	The CDA expressed an overall support for the proposal and also expressed minor concerns over the lighting of the rear laneway and the need for a higher amount of short-stay parking within the parkade of the development. See sections below and Appendix II for full comments.
COMMUNITY	

SUMMARY OF CIRCULATION REFEREES	
ASSOCIATION Eau Claire Community Association (ECCA)	The ECCA expressed that there were no concerns with the proposal. The ECCA also expressed that the development will be an overall benefit to the area by adding residential population and identity to the neighbourhood through a modern and fully engaging design. See sections below and Appendix II for full comments.

PLANNING EVALUATION

Introduction

The subject application proposes the construction of a 49 storey mixed use development within Calgary's Downtown core. The building will consist of ground floor and second level commercial uses including retail stores, and restaurant uses. Levels 3-14 of the development comprises of hotel uses and the upper 15-49 floors will contain residential uses.

Site Context

The site is situated at the southeast corner of 3 Avenue SW and 6 Street SW within the Downtown. Adjacent to the north of the site is the Shaw Court building containing office uses, to the south is a surface parking lot and multi-storey office building, a three storey commercial building is situated to the east, and to the west there is a multi-residential high rise development.

The location of the site is significant in terms of context as the primarily residential community of Eau Claire is situated directly adjacent to the north and west of this site. The subject site is situated in the transitional edge of the Downtown core being a buffer edge between the commercial core of the Downtown and the residential communities adjacent to the downtown. Section 4.1 Downtown of the *Centre City Plan* provides strategies to ensure that the mixed-use edges between the Downtown and the surrounding neighbourhoods are sensitively designed to minimize impact upon these communities.

Land Use District

The subject site is regulated under Direct Control District Bylaw 23D2009. The purpose of this district is to provide for the redevelopment of the subject parcel with a mixture of commercial and residential uses at a density which is appropriate for the edge of the Eau Claire neighbourhood and the Downtown. This land-use designation is based on the CM-2 Downtown Business District within Part 10 of By-Law 1P2007. This district establishes a maximum density of 20 F.A.R (Floor Area Ratio) for a combination of residential and commercial uses on this site.

Adopted by Council in March 2009 the DC Bylaw provides for a different density bonus structure than what is typically found within the existing CM-2 designation. The density bonus structure allows two additional bonus features for commercial developments within the B category of bonusing. In addition to the available density bonus features under the B category of the CM-2 district, the DC Bylaw also includes allowing an additional 1.0 F.A.R for the provision of sustainable building features, and an additional 1.0 F.A.R is allowed for a money contribution to the Downtown Improvement Fund.

The Direct Control district recognises the policies of the *Centre City Plan* which seek to encourage the development of residential uses in the Downtown. The DC allows a maximum of 7.0 F.A.R for residential uses which can be increase to 15.0 F.A.R with the provision of the A category of bonus features of the CM-2 district. Historically residential developments within the CM-2 district have been built up to a maximum of 15.0 F.A.R without density bonusing, however given the transitional edge condition of the subject site a maximum of 15.0 F.A.R is allowed with similar bonusing for a commercial development of a lower density.

Site Characteristics

As outlined above the subject site is situated in a geographically significant location on the border of the Downtown and the Eau Claire community. Although the site does not contain any significant topographic or vegetation features its location is nevertheless significant.

Legislation & Policy

Development on the subject site is regulated under the objectives and policies of the *Centre City Plan*. The *Centre City Plan* is the pre-eminent document for planning and action within the Centre City. The *Centre City Plan* outlines a number of policies which directly relate to the overall vision of the downtown including the skyline, sunlight preservation, and design of the public realm, built form, and architecture. The *Centre City Plan* also includes specific Downtown Design Guidelines which guide the design of all buildings within the Downtown.

The *Centre City Plan* recognizes that the vitality of the Downtown lays in the ability to create a livable and safe community through implementing quality public realm and architecture policies and ensuring that the community connects to the surrounding residential/mixed-use neighborhoods. Furthermore, the livability of the Downtown can be reinforced by supporting residential development and associated amenities which will generate day and night activities.

The *Centre City Plan* also encourages new residential development in the Downtown by outlining a number of incentives for the development of such uses. One such incentive as indicated in section 4.1 Downtown includes:

- Considering the use of smaller or narrower floor plates and taller buildings to reduce shadowing impact, create more light for residential units, and allow for easier conversion of office buildings to residential.

The *Centre City Plan* also sets out polices which relate to the overall vision of the built form of the downtown. Section 7.2 Skyline of the *Centre City Plan* seeks to ensure that tall buildings are of a high quality and designed sensitively in order to preserve and enhance the unique character of Calgary's skyline. This objective is supported by the policies of Section 7.2 of the *Plan* which finds that all buildings, especially high towers should be sited and designed with the following considerations:

- The visual impact they will have on the existing skyline character;
- The appropriateness of how they are clustered or located within the Centre City; and
- The proportions, massing and shape of the body and top of the building.

Policies of the *Centre City Plan* also state the importance of the public realm within Calgary's Centre City. Good design of the public realm is the essence of creating a livable, thriving and caring Centre City. Public realm consists of three domains: public, semi-public, and private. One essential component of the public realm is the built form of the buildings and structures that frame a given block face or streetscape. Section 7.7.3 Built Form of the *Centre City Plan* states that "built form legibility relates to a mix of uses, range of building types, building massing, consideration of

the role and design of a building's base, body and top, as well as the creative use of materials, textures and colours." All of these elements and components of a building's design contribute significantly to the quality of the public realm.

Section 7.7.3 Built Form outlines a number of policy directives which reinforce the relationship between the street wall/built form, linkages and places. Specifically:

- The base of a building should create a human-scale street wall that provides a sense of enclosure on the street while being in proportion to the overall height of the building.
- Encouraging smaller floor plates for tall buildings in residential areas to ensure some sunlight access to the street and other residential units.
- Encourage a minimum separation distance between a tall residential building and other tall buildings to allow for adequate sunlight penetration and distant views.

The subject site is also located in proximity to the Bow River and Bow River Pathway system. The shadowing impact upon the Bow River Pathway system of any development on this site requires analysis and review.

The outlined objectives and policies of the *Centre City Plan* are certainly applicable to the development of the subject proposal. Further analysis of the proposed development and how this proposal relates to these stated policies and the Downtown Design Guidelines will be examined as below.

Site Layout & Building Design

Proposed as a 49 Storey mixed use building, comprising of ground floor commercial retail units fronting onto 6 Street SW and 3 Avenue SW, a restaurant and commercial retail unit +15 level, and a cultural amenity space situated on the lower level. The podium of the building above the +15 level contains 243 Hotel rooms which will occupy floors 3-14. Residential dwelling units and residential amenity spaces are located on floors 15-49. The building is uniquely designed with a 14 storey podium and two tower design above the 14 floor. The dual towers are conjoined at the 28 floor by an amenity floor, which acts as a bridge between the two towers. Above the bridged floor the two separate towers are then conjoined again from the 33 floor to the top of the building, which terminates in a curvilinear and stepped design.

The proposal has a centralized drive court located to the rear of the building off of the laneway. This drive court acts as the main automobile access point to the development for the residential component of the building. The drive court also provides a pedestrian connection along the laneway providing a direct link from 6 Street SW to the main residential lobby of the building. The main floor of the building contains two commercial retail units one situated within the north eastern portion of the building fronting onto 3 Avenue SW and one retail unit fronting onto 6 Street SW and the laneway to the southwestern corner of the main floor. The remainder of the building consists of the hotel lobby centrally located within the building fronting onto 3 Avenue SW and a hotel lounge and bar space at the northwestern corner of the building. The main hotel lobby, hotel lounge and CRU space have glass entrance canopies identifying the pedestrian access points to the building.

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

Urban Design Review Panel Comment	Applicants Response
<p>The Panel commends the applicant for the strong and simple approach to street tree plantings.</p>	<p>Noted by the applicant.</p>
<p>The Panel is concerned about the legibility of the pedestrian environment on the west and south sides of the building. The paving pattern and landscape elements should provide better legibility and wayfinding for the pedestrians (eg. the dark colored concrete ribbon seems to make more sense in plan view, and the lotus flower imagery does not seem to translate in practical terms).</p>	<p>The original design of the paving pattern has been amended in order to simplify the wayfinding of the proposal inline with the UDRP comments. The paving in the rear laneway has also been removed to further simplify the paving pattern.</p>
<p>The Panel is concerned with the lack of functional permeability of the west façade of the building, and while we appreciate the attempt to increase the visual permeability through the use of glass, the panel suggests that indoor/outdoor uses or additional entries be included.</p>	<p>The internal layout of the main floor has been amended to increase the permeability into the building. The escalators have been relocated, and the CRU space has been brought forward to address the elevation. An additional entranceway has also been added along the western façade to improve permeability into the space.</p>
<p>The Panel commends the applicant for the boldness and ambition of the design.</p>	<p>Noted by the applicant.</p>
<p>The Panel questions the impact of the heavy massing of the building on the Calgary skyline. While the individual tower components and the base of the building are well articulated, the bridge element appears heavy in relation and the geometry over elaborate.</p>	<p>The original massing of the proposal has been amended to reduce its impact upon the Calgary skyline. However the upper mass of the building still remains.</p>
<p>The Panel encourages the applicant to consider the connections from grade level to the future +15 bridge system and the existing +15 cultural space. The Panel also encourages a more direct path combining transparency from the street to enhance public security and wayfinding.</p>	<p>As outlined above, the main floor of the building has been amended from its original design. The elevators have been relocated and a new doorway was added to increase access to the +15 level.</p>

Although the subject proposal achieves many of the objectives and policies of the *Centre City Plan*, including increasing the amount of residential uses in the Downtown core, the proposal fails to meet the fundamentals of the Downtown Design Guidelines as set out in the *Centre City Plan*. Appendix A of the Plan outlines a number of fundamental design guidelines which all buildings within the Downtown core must adopt. These guidelines ensure that every future development site in the Downtown has reasonable development opportunities while respecting the Downtown context, adjacent properties and the Vision for the downtown within the Centre City. Amongst these design guidelines are principals for the design of the base, body, and tops of buildings within the Downtown.

Appendix A Building Body Guidelines of the *Centre City Plan* affirm fundamental building design parameters which ensure office and residential towers above the 12 storey should provide smaller floorplates, reduce the length of the east-west tower dimension, as well as appear longer in the north-south dimension. Where these design parameters are not achieved, Appendix A provides the following criteria for the evaluation of building design:

- Shadow casting and wind impacts on the public realm and the need to provide reasonable light penetration to adjacent buildings;
- The ability to achieve a 18-24 metre tower separation between residential and office towers;
- The cumulative building mass impact given the potential “build-out” of the block;
- The ability to use building orientation, shape and massing to mitigate negative impacts; and
- The ability to create an attractive architectural design.

Further to the guidelines for the design of the body of high towers, Appendix A provides fundamental design guidelines for the top of high buildings. The top of high buildings are encouraged to use techniques such as:

- A reduction in floor plate sizes; and
- The stepping of the building mass;

The proposed building does not achieve the desired Downtown Design Guidelines of the *Centre City Plan* as the upper floors of the building, from the 33-49 floors do not reduce in size or in proportion to that of the lower floors. The subject proposal demonstrates that the upper floors of the building above the 33 floor are not in proportion to the rest of the building form are not reduced in size to the mass of the body of the building. Therefore this development does not conform to the stated fundamental design guidelines for high towers in Calgary’s Downtown.

As designed the proposed building cannot achieve the minimum of 18m in tower separation from any future developments to the south of this site. The proposed tower has a setback of 6.0 metres from the centerline of the rear laneway, therefore decreasing the separation for the proposed tower to any future development on the adjacent site. Administration finds that the lack of setback will have the effect of prejudicing the site across the laneway to the south thereby compromising the reasonable development opportunity of this site. Administration finds that the building does not meet the guidelines for tall towers within Calgary’s downtown and will negatively impact upon the ability of the adjacent site to redevelop to its full potential.

The Downtown Design Guidelines are backed by the overarching policies for the vision of the Downtown. Section 4.1 Downtown states that a mixed-use transitional edge should be maintained between the downtown and the surrounding neighborhoods. These transitional edges should be sensitively designed and should align with the objectives of the Downtown and each neighbourhood that it adjoins. Sensitively designed edge conditions include additional discretion and design requirements of development within these areas. In this regard developments within the sensitively designed transitional edges should relate to the use, site layout, and building design of the neighborhoods which they adjoin. Administration finds that as the proposed building does not

comply with the build form guidelines of the *Centre City Plan* and also does not relate to the building massing in relation to the residential land-uses situated directly west and northwest of the subject site. The large building massing will have a negative impact upon the sunlight penetration into the Eau Claire community detrimentally impacting upon the amenities of this residential neighbourhood.

Environmental Site Assessment

A Phase 1 Environmental Site Assessment (ESA) was submitted at the time of land-use redesignation. The Phase 1 ESA was approved by Environmental Management.

Landscaping

The subject development proposes landscaping of all frontages of the site, including a large plaza space on the western side of the site. The large plaza space and setbacks along 3 Avenue SW have been utilized in order to maximize the potential density bonus for the subject proposal. The ample landscaping has the effect of pushing the built form of the development to the south and east of the site. This has a negative effect on the separation to the adjacent sites as described above.

Landscape details of the plaza space includes coloured concrete paving with flamed granite accent paving ribbons running in a circular pattern throughout the site. As well a public art feature is also proposed within the western plaza on top of a circular planting box and raised seating feature. Two raised seating benches are also located along the 3 Avenue SW frontage flanking the main hotel lobby of the building.

A 2.8m wide pedestrian pathway is proposed along the southern wall of the building separating the building from laneway automotive traffic. This pathway includes a raised curb which will minimize any potential conflicts with pedestrians utilizing the laneway as a pedestrian connection from 6 Street SW to the main residential lobby. Twelve Brandon Elm trees are proposed in a double planting pattern within tree grates along the 6 Street SW frontage and twenty-four are proposed along the 3 Avenue SW frontage creating an alley of trees along both frontages. Nineteen Class 2 bicycle parking are proposed between the proposed street trees providing 40 stalls of on street bicycle parking.

Site Access & Traffic

Pedestrian access to the proposed development is proposed off of all adjacent roadways frontages including the laneway. A centralised entrance lobby fronting onto 3 Avenue SW will act as the main entrance way for pedestrian access to the proposed hotel. Resident pedestrian access is proposed off of the laneway, which is designed with a centralised drive-court for automotive and service drop-offs and pick-ups. There are also pedestrian entrances into the building along the 6 Street SW frontage accessing the hotel restaurant, retail stores, and escalators to the +15 level.

The proposal includes 6 levels of underground parkade which is accessed off of the rear lane running along the southern boundary of the site. Waste and Recycling service as well as a loading area is also serviced off of the laneway. Hotel automotive access will occur along 3 Avenue SW.

A Transportation Impact Assessment was submitted for this development and was approved by Transportation Planning.

Parking

Parking for the proposed development is proposed within four levels of underground parkade. Parking for commercial, hotel, and residential uses have been allocated and will be assigned for each use.

A parking study was not required as part of this development permit.

Site Servicing for Utilities

All servicing is available to this development.

Environmental Sustainability

In the absence of a City Council mandate to ensure LEED certification, Administration has encouraged the applicant to provide a summary of sustainable design strategies for this proposal. The applicant has indicated a commitment to sustainable design practices as shown in the LEED checklist attached in APPENDIX I. The checklist indicates that the proposed development could achieve a level of LEED Silver. However, there has been no indication that LEED registration will be pursued upon completion of this project at this time.

Community Association Comments

The subject application was circulated to both the Eau Claire community Association and the Calgary Downtown Association. Both Community Associations expressed support for the subject development. The full comments are contained in Appendix III.

Adjacent Neighbour Comments

No comments were received from the neighbouring residents or properties as of the date of this report.

CONCLUSION:

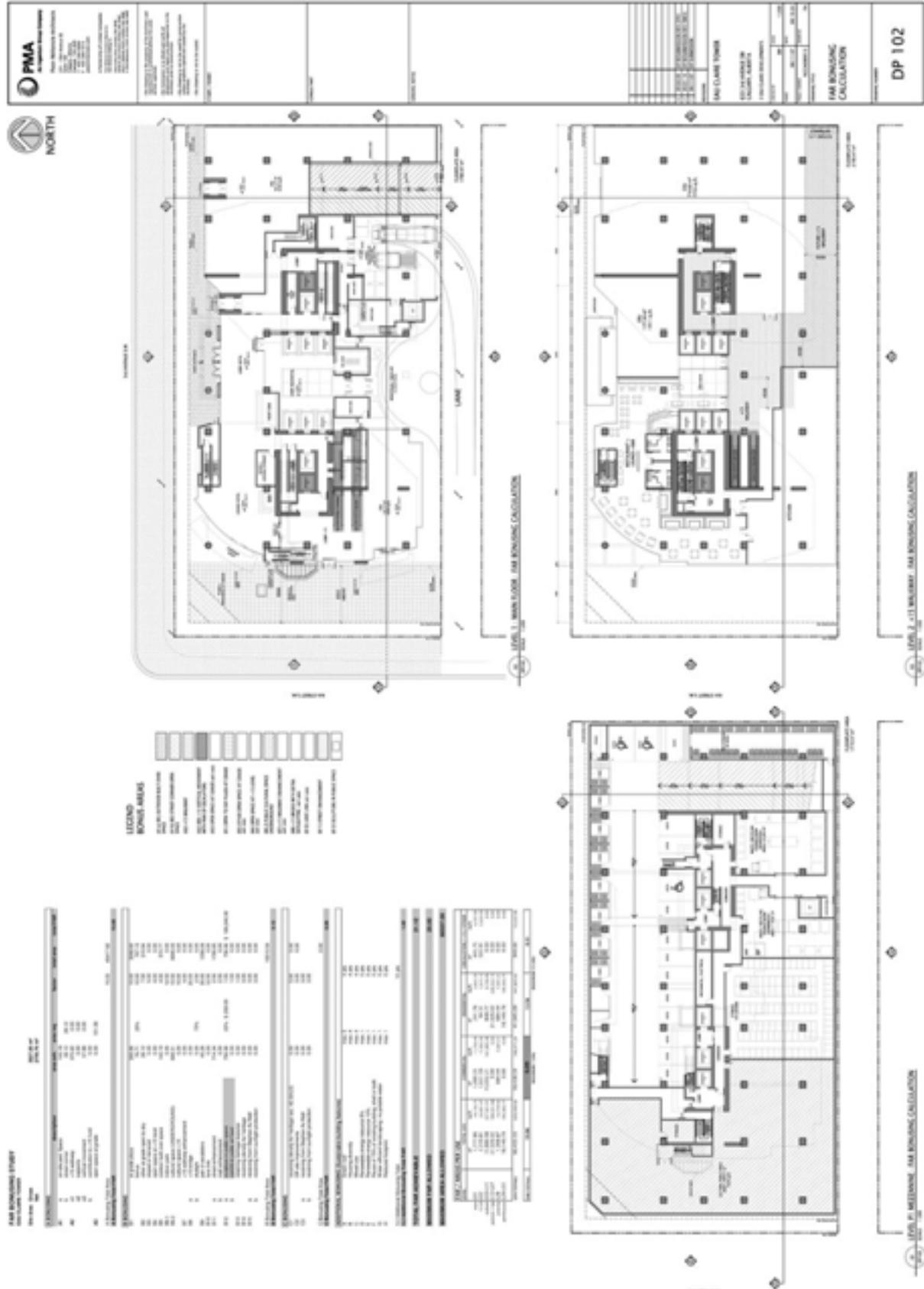
The proposal is not supported for the following reasons:

1. In conjunction with the form of the base/body/top scheme, the subject proposal does not comply with the Downtown Design Guidelines of the *Centre City Plan*. The inability of the proposal to achieve the recognized minimum tower separations on-site results in the distinct impression of one very large floor plate. Mixed-use projects inherently use smaller floor plates, stepping of the building mass and adequate tower separation to mitigate negative impacts of wind and light penetration.
2. Given the cumulative building massing impact for the potential 'build-out' of the block, the reduced tower setbacks from adjacent properties, particularly to the south, compromises future development/re-development on those parcels.
3. While distinctive in design the proposed massing of the proposal does not achieve the policies for developments within the transitional edge of Calgary's downtown.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: REFUSAL

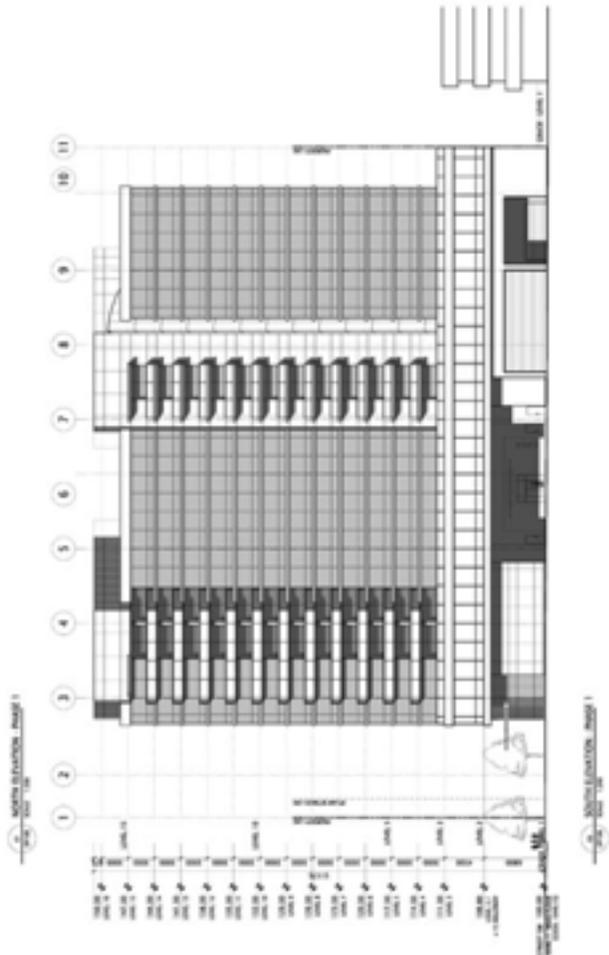
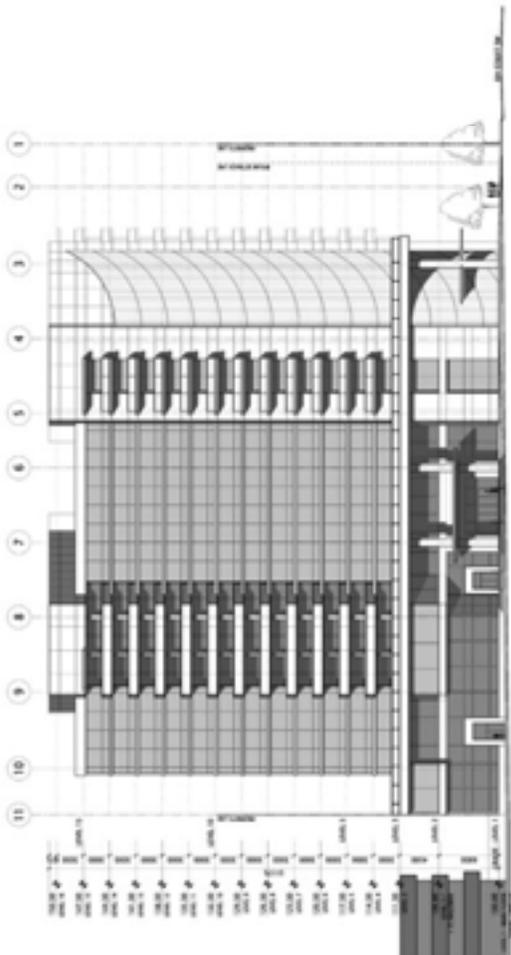
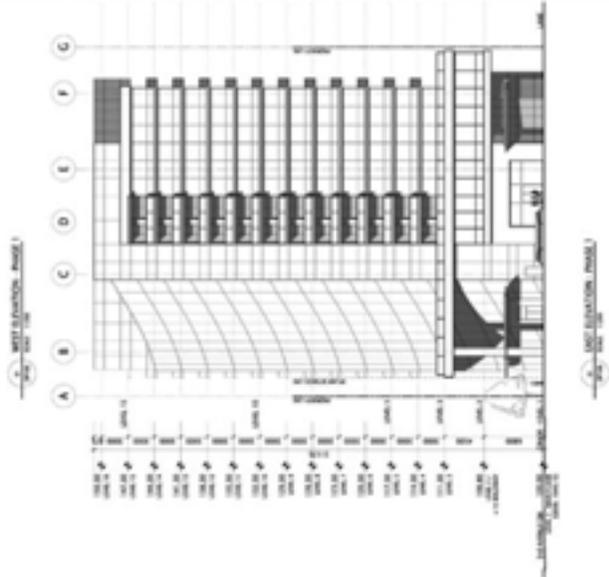
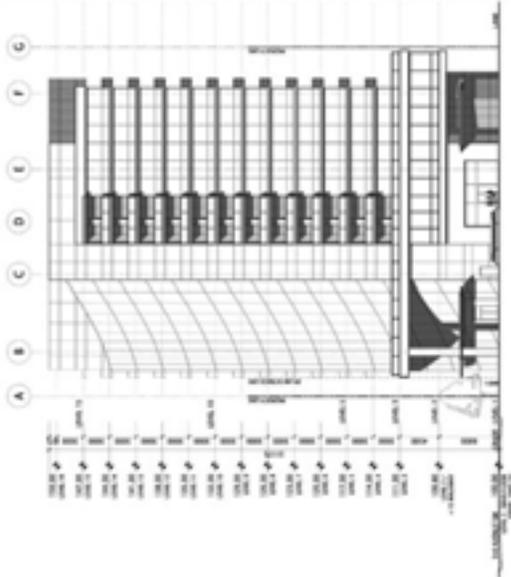
The Corporate Planning Applications Group recommends REFUSAL in accordance with the reasons stated above.

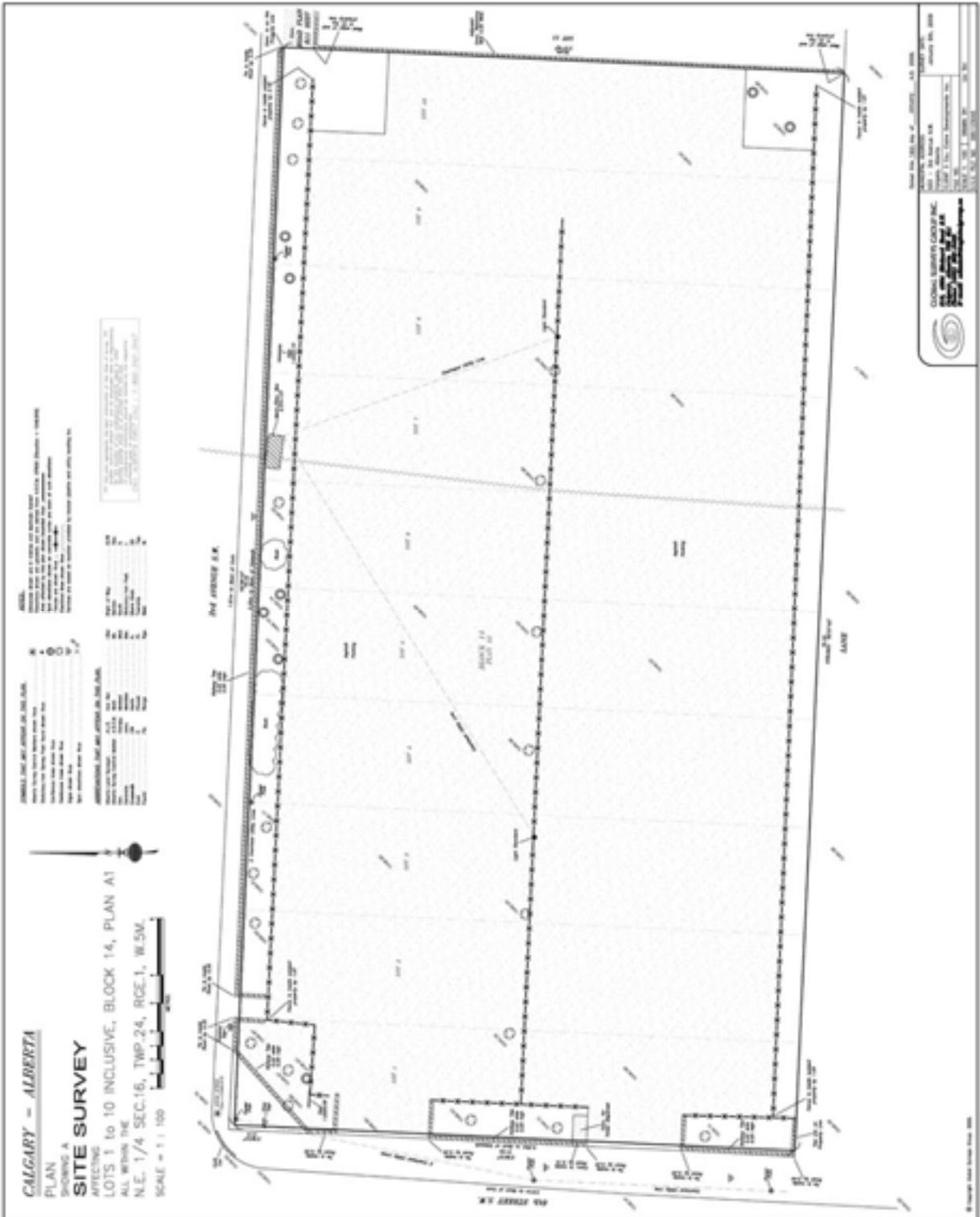
Michael Stevenson
2009/May



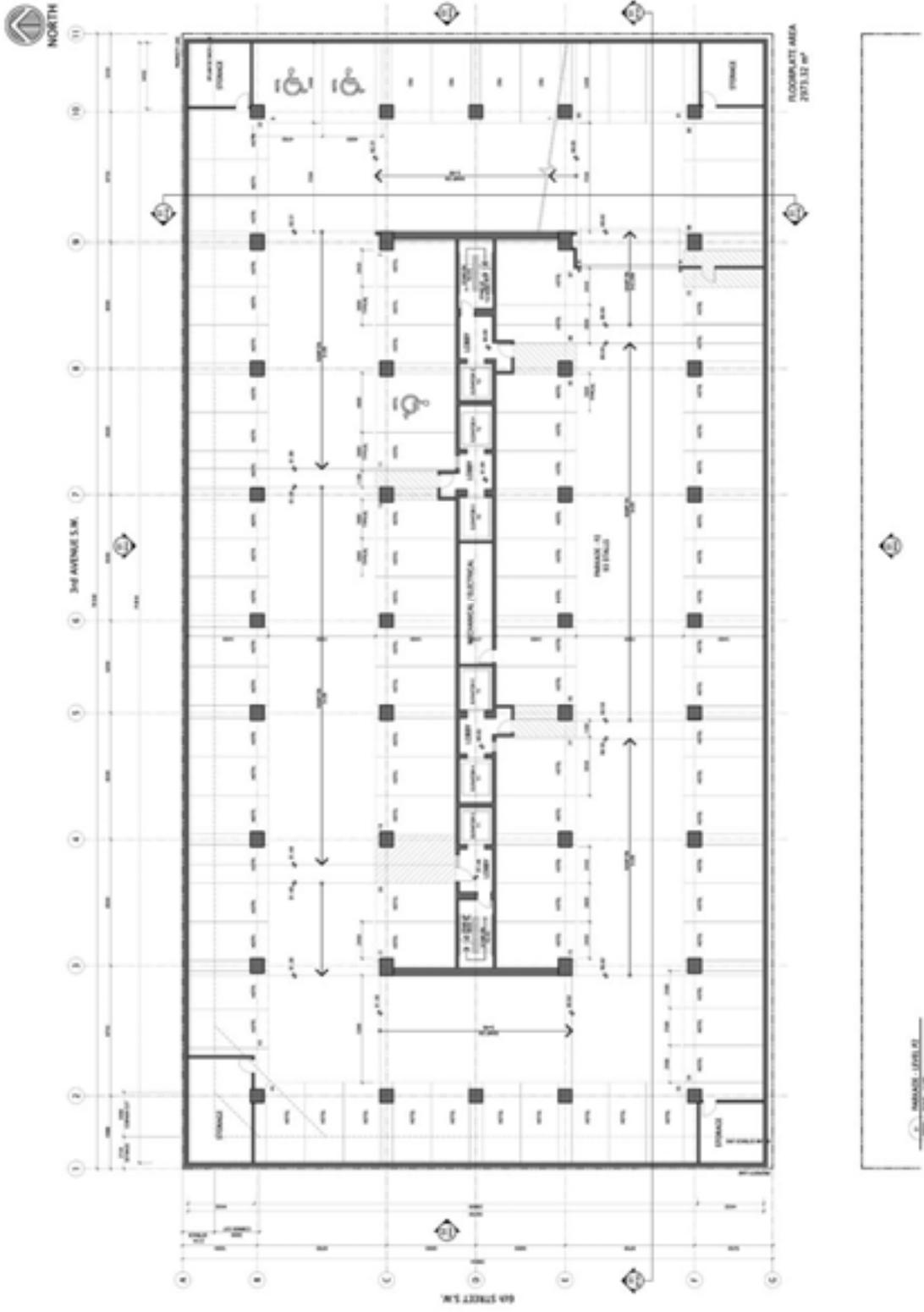
DP 102

 PMA Professional Mechanical Association 1000 West 10th Street Denver, CO 80202 Tel: 303.733.1100 Fax: 303.733.1101 www.pma.org	PROJECT: WEST CLARE TOWER JOB NO: 1000 WEST 10TH STREET DATE: 05/14/09 DRAWN BY: ... CHECKED BY: ... SCALE: AS SHOWN	REVISIONS: NO. DESCRIPTION DATE	DP 106

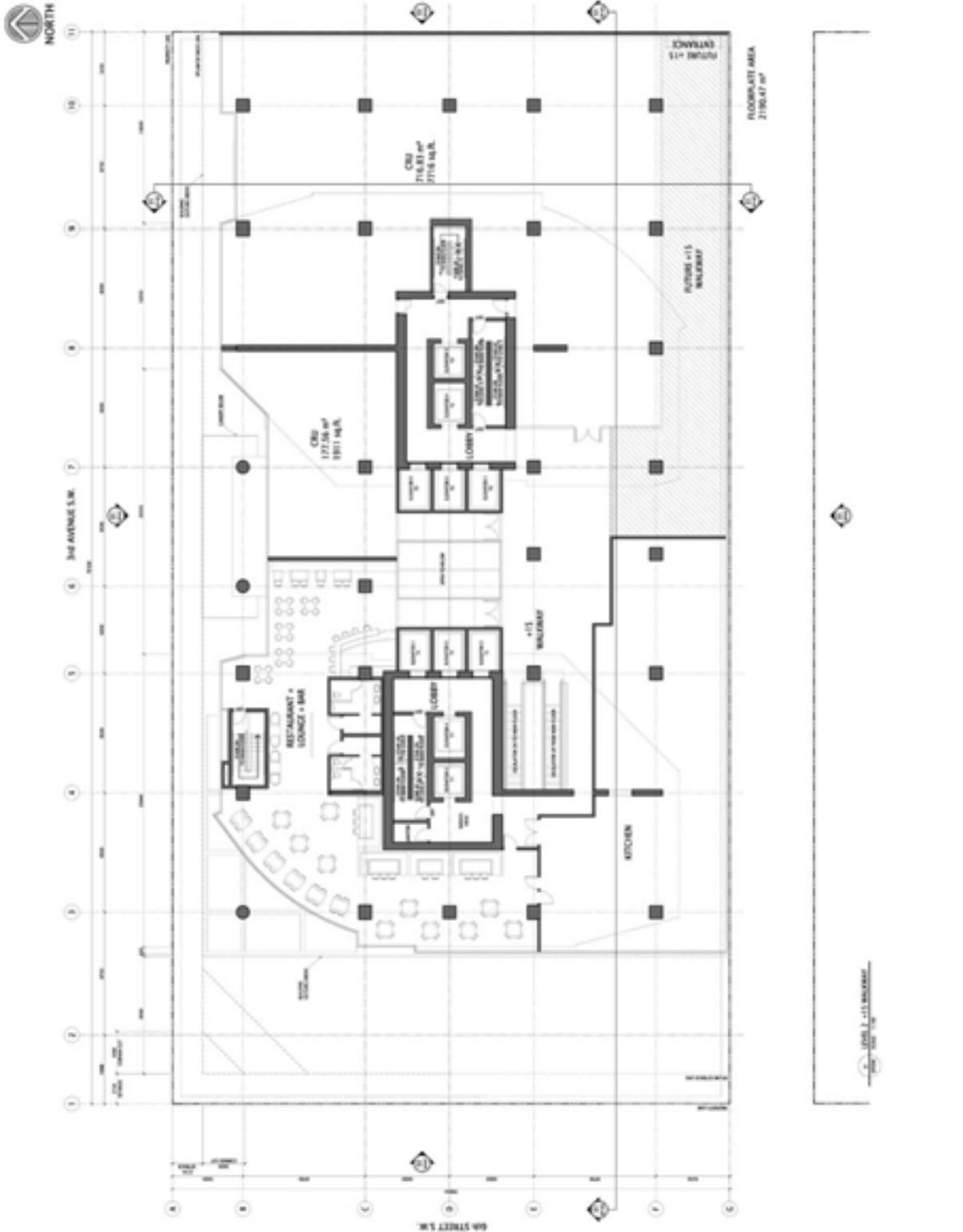




PMA Professional Mechanical Association 1000 North 1st Street Tulsa, Oklahoma 74103 Phone: (918) 591-1111 Fax: (918) 591-1112 www.pma-ia.org	PROJECT: 1000 NORTH 1ST STREET 1000 NORTH 1ST STREET 1000 NORTH 1ST STREET 1000 NORTH 1ST STREET 1000 NORTH 1ST STREET	DATE: 05/14/09 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN	FLOOR PLAN NUMBER: DP 202
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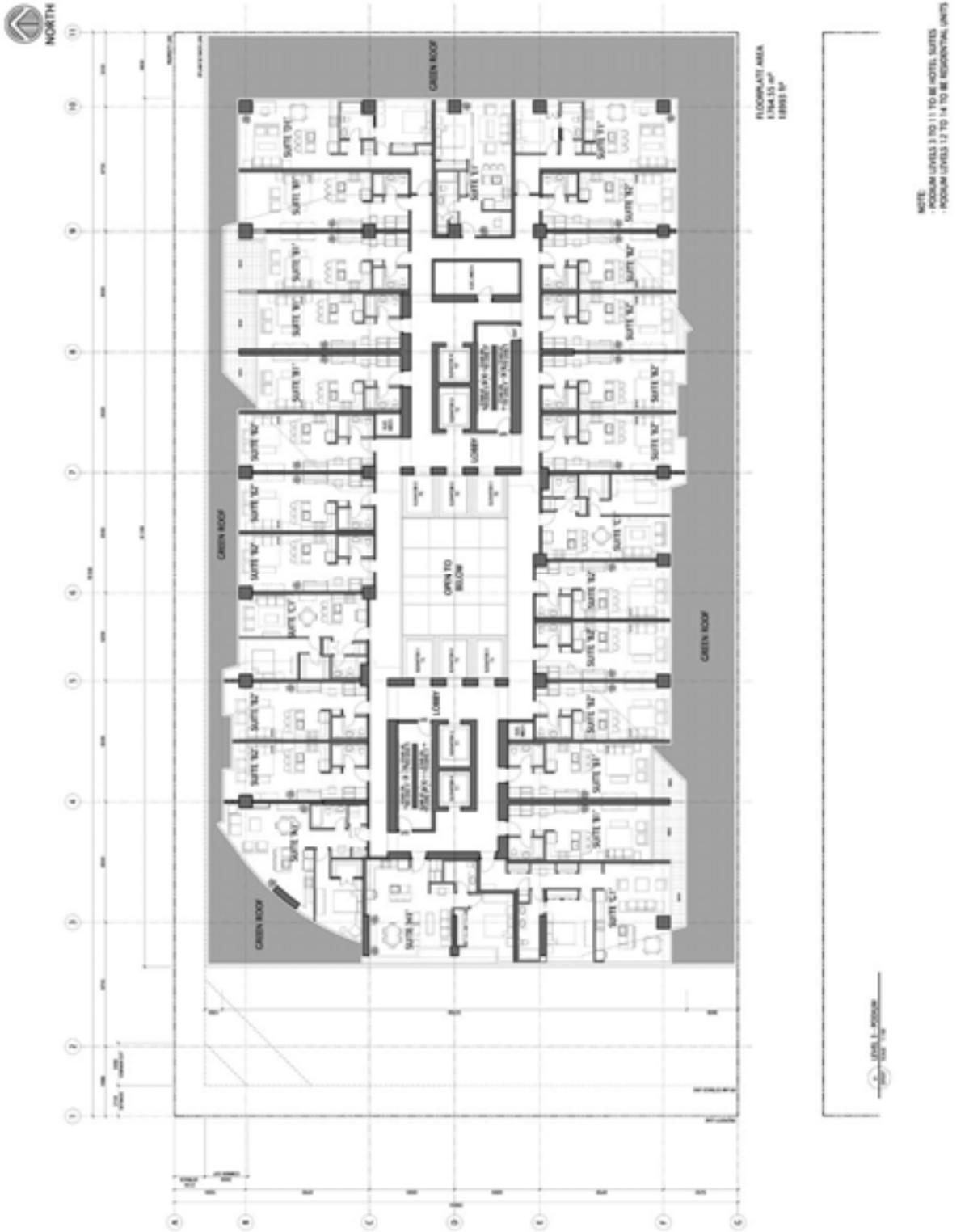


<p>PMA Professional Mechanical Association 1000 North 1st Street Portland, Oregon 97227 503.241.1234 www.pma-oregon.com</p>	<p>DATE: 05/14/09</p> <p>PROJECT: 1000 NORTH 1ST STREET</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 05/14/09</p> <p>PROJECT: 1000 NORTH 1ST STREET</p> <p>SCALE: 1/8" = 1'-0"</p>
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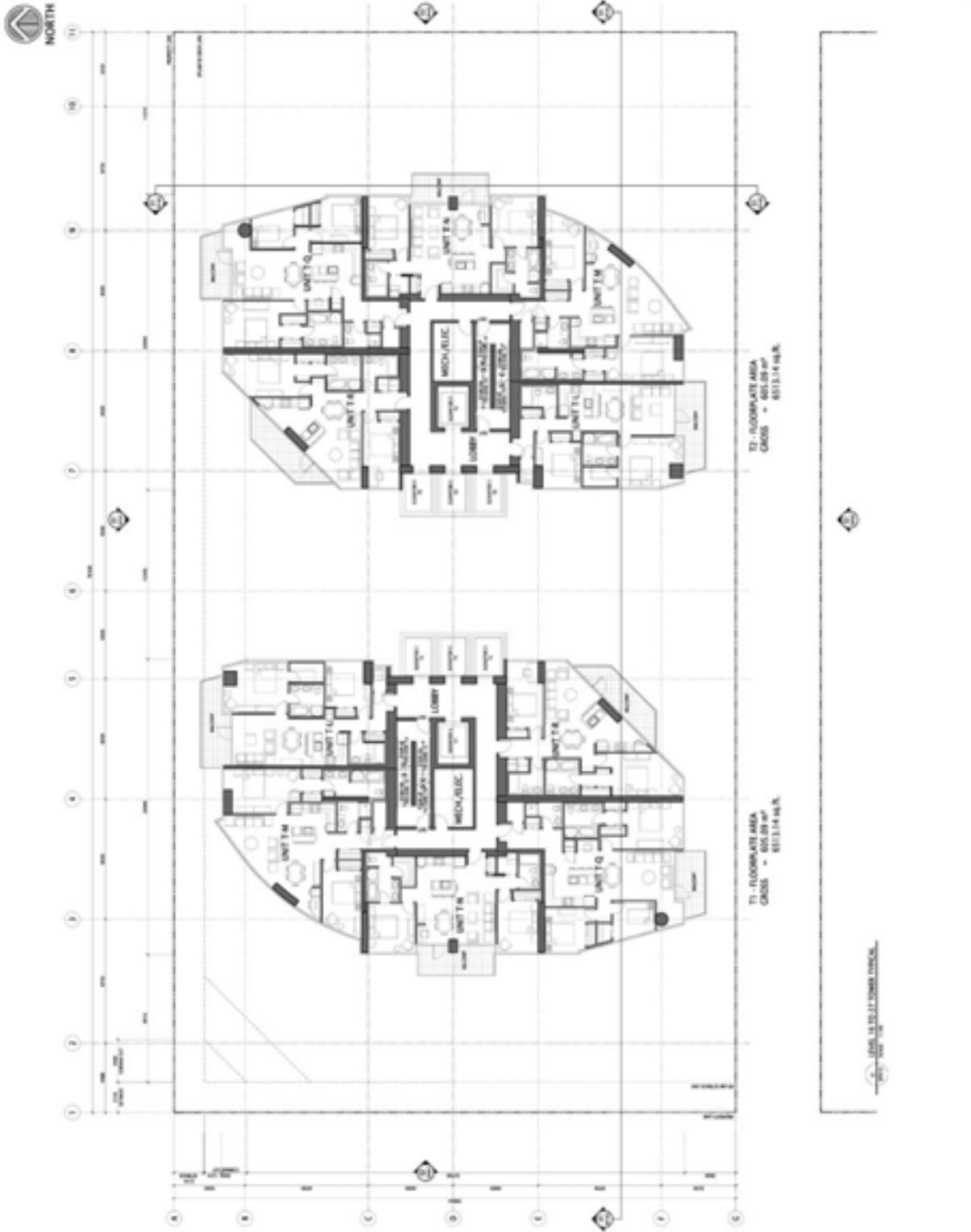


DP 206

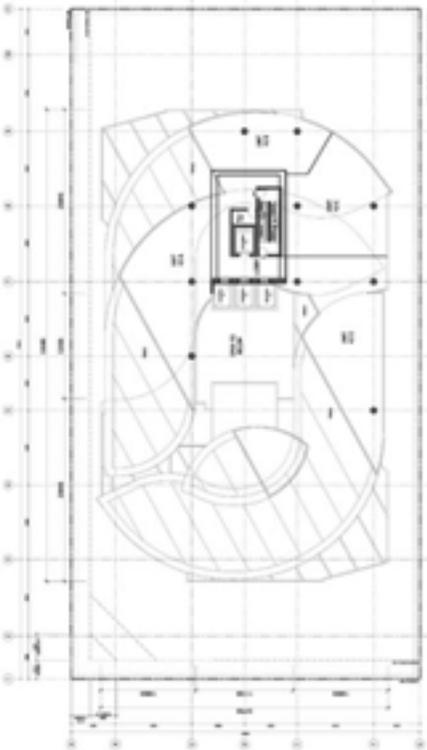
<p>PMA Professional Mechanical Association 1000 North 1st Street Tampa, FL 33602 Phone: 813.244.1100 Fax: 813.244.1101 www.pma.org</p>	<p>DESIGNED BY ARCHITECTS</p> <p>DESIGNED BY ARCHITECTS</p>	<p>DATE: 05/14/09</p> <p>NO. OF SHEETS: 18</p> <p>SHEET NO.: 18</p>	<p>PROJECT: NEW CLIMATE TOWER 1000 N. GORRISON ST. TAMPA, FLORIDA</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DP 207</p>



<p>PMA Professional Mechanical Association 1000 North 1st Street Portland, OR 97227 503.241.1111 www.pma-oregon.com</p>	<p>PROJECT: MECH/CLIMATE TOWER</p> <p>NO. OF SHEETS: 27</p> <p>DATE: 05/14/09</p>
	<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 05/14/09</p>
<p>SCALE: 1/8" TO 27" - TORRES</p> <p>FIGURAL</p>	
<p>DP 210</p>	

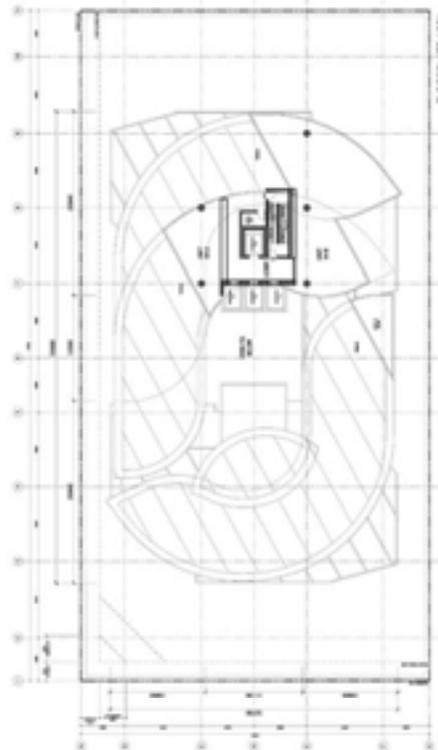


<p>PIMA Professional Image Management Associates 1000 N. 1st Street, Suite 100 Tucson, AZ 85705 Tel: 520.241.1111 Fax: 520.241.1112 www.pima.com</p>	<p>PROJECT: MANUFACTURING TOWER</p> <p>NO. 101 1/2 AVENUE SW TUCSON, ARIZONA</p> <p>DATE: 05/14/09</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>SEALS: 01 - 144 PENTHOUSES</p>	<p>DP 217</p>



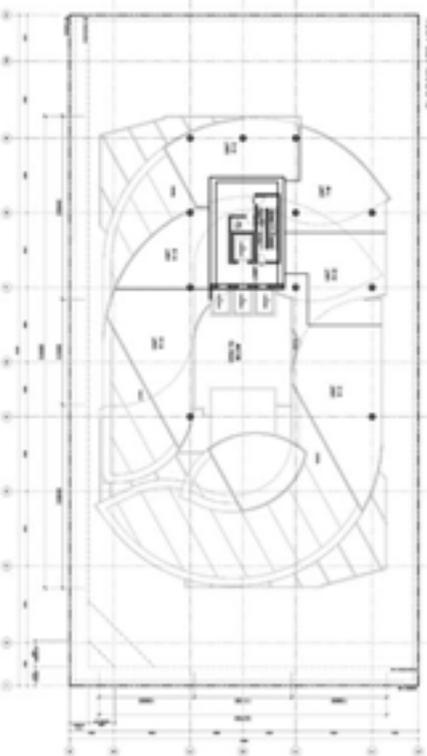
FLOORPLAN AREA
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7104 sq ft

01 - LEVEL 01, PENTHOUSES



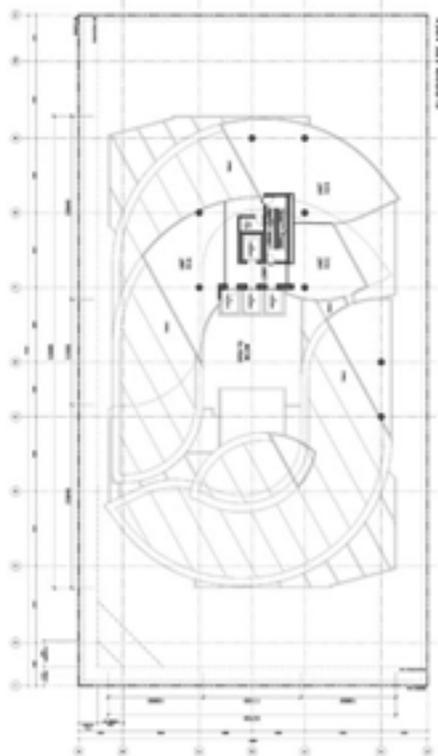
FLOORPLAN AREA
342.07 sq ft
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02 - LEVEL 02, PENTHOUSES



FLOORPLAN AREA
799.82 sq ft
8909 sq ft

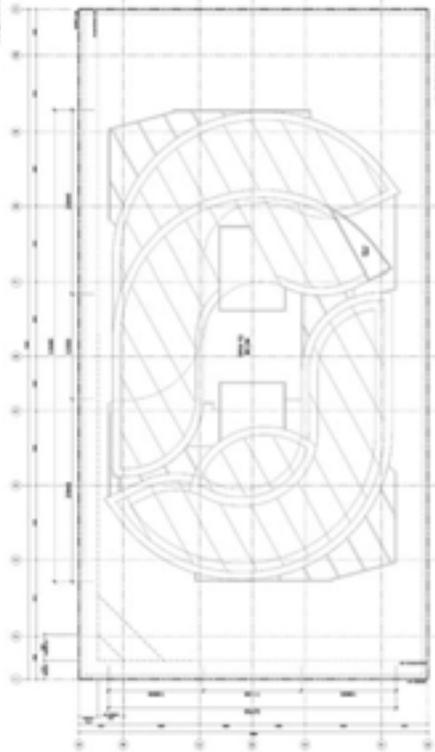
03 - LEVEL 03, PENTHOUSES



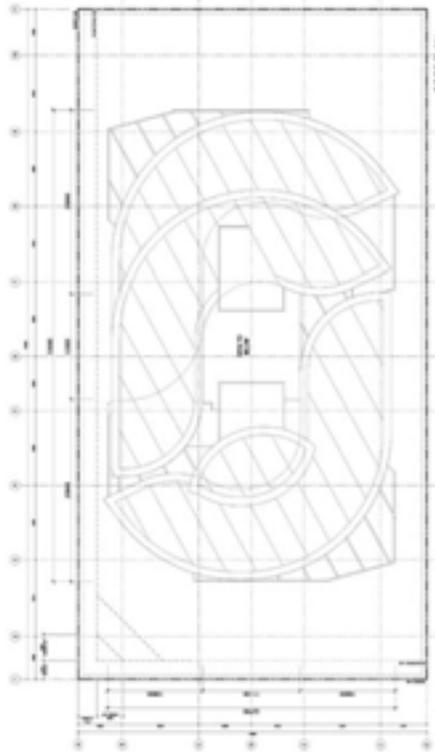
FLOORPLAN AREA
414.07 sq ft
4714 sq ft

04 - LEVEL 04, PENTHOUSES

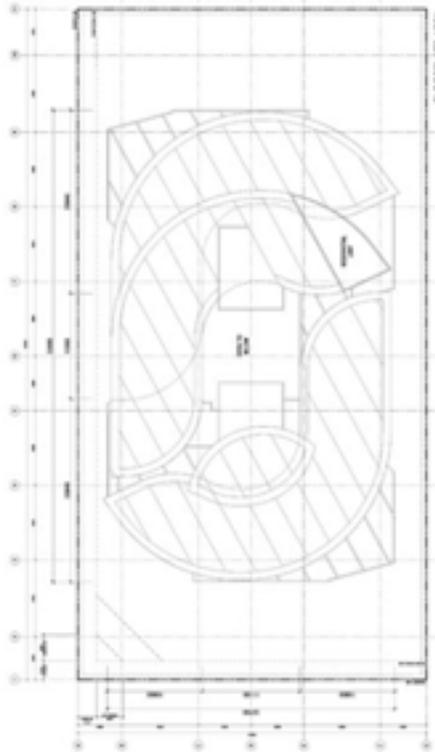
<p>PIMA Professional Institute of Mechanical Engineers 100, Market Street, Singapore 049917 Tel: 65 6335 1000 Fax: 65 6335 1001 www.pima.org.sg</p>	<p>PROJECT: MANGLAPUR TOWER</p> <p>NO. OF FLOORS: 11</p> <p>NO. OF STOREYS ABOVE GROUND: 11</p> <p>NO. OF STOREYS BELOW GROUND: 0</p> <p>DATE: 15/05/2009</p> <p>SCALE: AS SHOWN</p>	<p>DESIGNER: ARCHITECTS</p> <p>ENGINEER: MECHANICAL</p> <p>DATE: 15/05/2009</p>	<p>SCALE: AS SHOWN</p> <p>NO. OF STOREYS ABOVE GROUND: 11</p> <p>NO. OF STOREYS BELOW GROUND: 0</p> <p>DATE: 15/05/2009</p>	<p>DP 219</p>



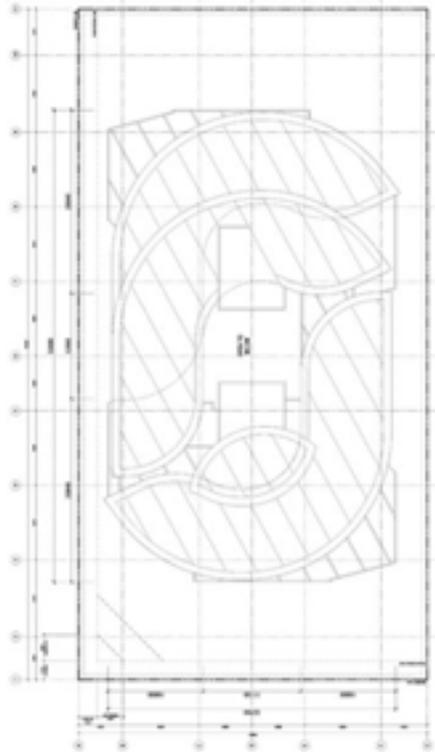
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MECHANICAL
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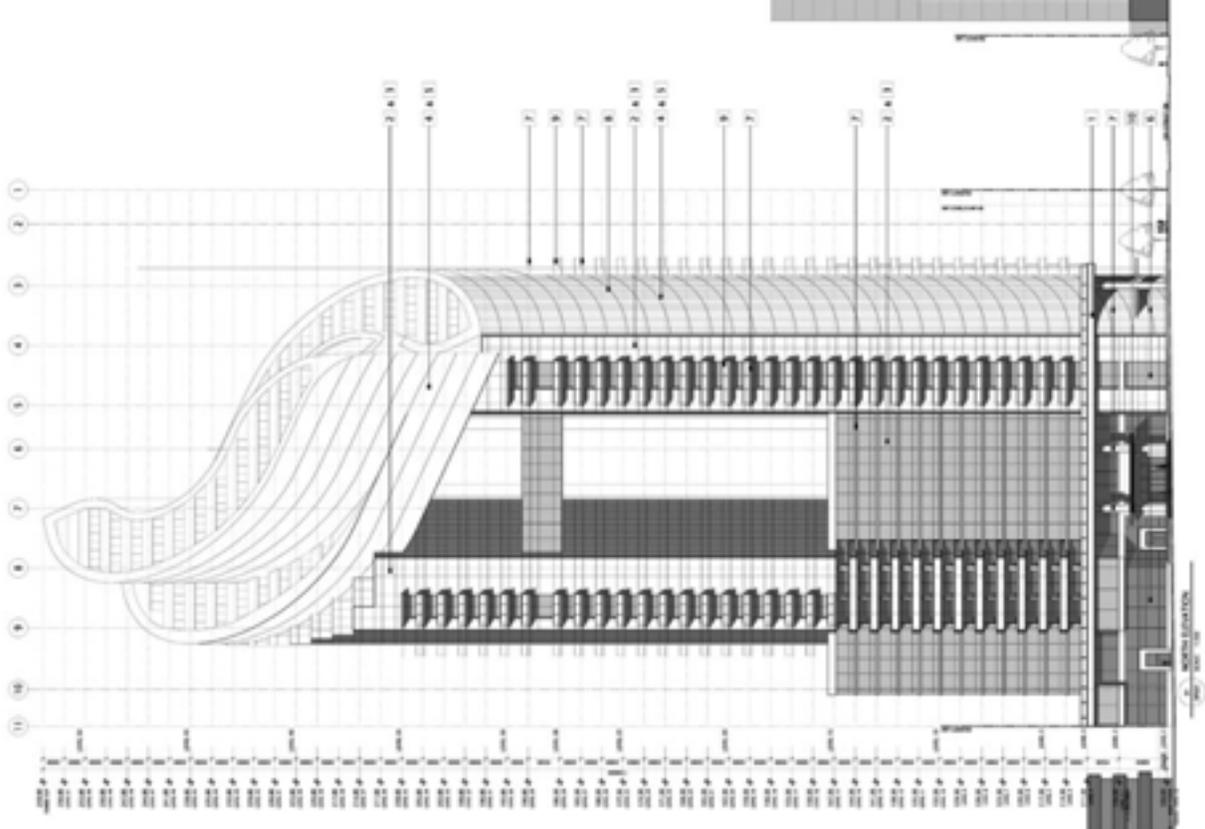
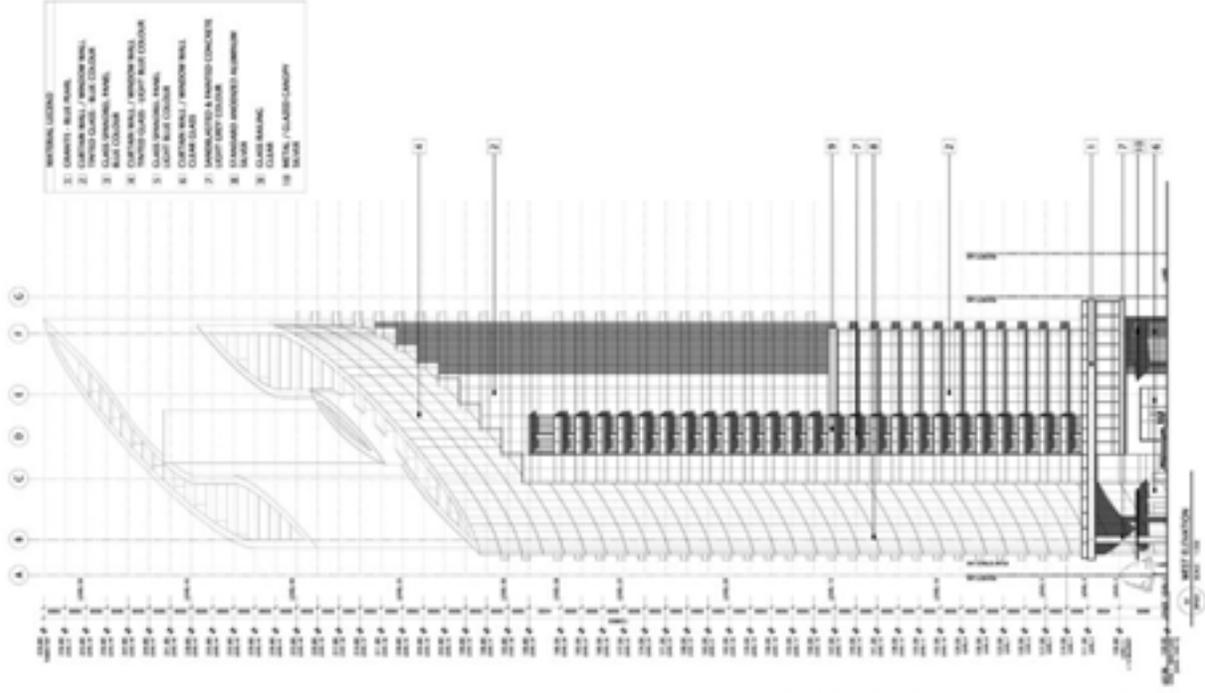
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SCALE: AS SHOWN

PRIMA
Professional Registered Architect
100-10000 100th Avenue, Suite 100
Northridge, CA 91324
Tel: (818) 709-1000
Fax: (818) 709-1001
www.primaarchitect.com

PROJECT: NEW CLIMATE TOWER
NO. 100 AVENUE 100
CLIMATE TOWER
ARCHITECT: PRIMA ARCHITECTS
DATE: 05/14/09

SCALE: NORTH & WEST ELEVATIONS

DP 301

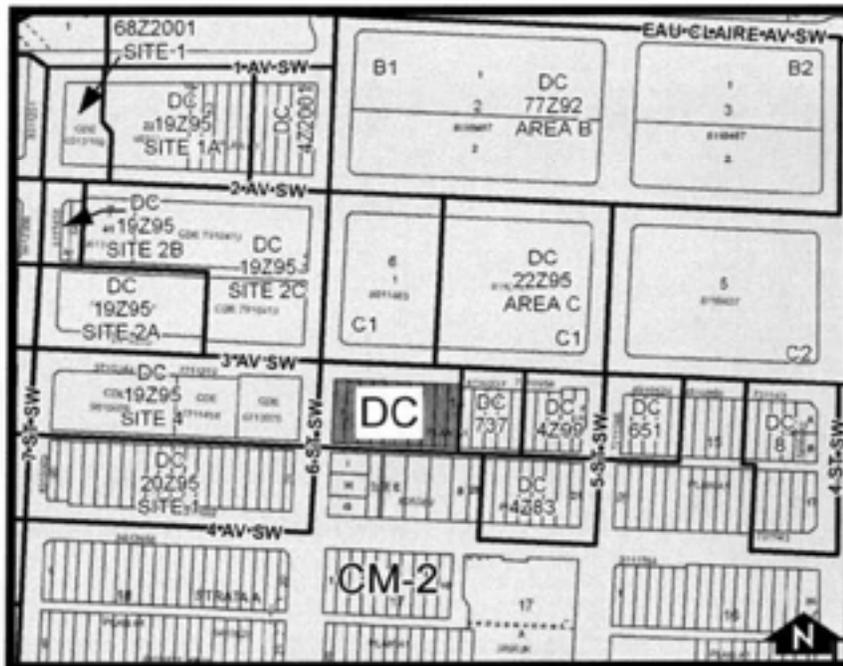


 PMA Professional Mechanical Association 1000 North 1st Street Tampa, FL 33602 Phone: 813.241.1111 Fax: 813.241.1112 www.pma.org	PROJECT: MOBILE CLASS TOWER NO. OF UNITS: 10 NO. OF STATIONS: 10 NO. OF PORTS: 10 NO. OF POWER SUPPLIES: 10 NO. OF ANTENNAS: 10 NO. OF ANTENNA SUPPORTS: 10 NO. OF ANTENNA MOUNTS: 10 NO. OF ANTENNA BRACKETS: 10 NO. OF ANTENNA CABLES: 10 NO. OF ANTENNA CONNECTORS: 10 NO. OF ANTENNA TERMINALS: 10 NO. OF ANTENNA TERMINALS: 10	NO. OF UNITS: 10 NO. OF STATIONS: 10 NO. OF PORTS: 10 NO. OF POWER SUPPLIES: 10 NO. OF ANTENNAS: 10 NO. OF ANTENNA SUPPORTS: 10 NO. OF ANTENNA MOUNTS: 10 NO. OF ANTENNA BRACKETS: 10 NO. OF ANTENNA CABLES: 10 NO. OF ANTENNA CONNECTORS: 10 NO. OF ANTENNA TERMINALS: 10 NO. OF ANTENNA TERMINALS: 10	DP 501



AMENDMENT LOC2008-0072
 BYLAW NUMBER 23D2009
 Council Approved: 2009 February 10

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) provide for the redevelopment of a parcel located at the southeast corner of 3 Avenue and 6 Street SW for mixed commercial and residential purposes; and

CONTINUED

**AMENDMENT LOC2008-0072
BYLAW NUMBER 23D2009**

- (b) establish mixed use densities appropriate for the edge of the Eau Claire neighbourhood and the Downtown.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Section 1 through 4 of Part 1, Sections 21(1) and (2) and 22 of Part 2 and Part 10 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is a reference to the section as it existed on the date of passage of this Bylaw.

General Definitions

- 4 In this Direct Control District,
- (a) "**Commercial Development**" means a development, or a portion thereof that is not a **Residential Development**;
 - (b) "**Commerical Uses**" means all those uses that are not **Residential Uses**;
 - (c) "**Group A Bonus Features**" means Standards A1 to A3 set out in the Bonus Density Table in Section 42.3 of Part 10 Bylaw 1P2007;
 - (d) "**Group B Bonus Features**" means Standards B1 to B15, inclusive, set out in the Bonus Density Table in Section 42.3 of Part 10 Bylaw 1P2007;
 - (e) "**Group C Bonus Features**" means Standards C1 to C3 set out in the Bonus Density Table in Section 42.3 of Part 10 Bylaw 1P2007;
 - (f) "**Residential Development**" means a development, or a portion thereof, that contains primarily **Residential Uses**; and
 - (g) "**Residential Uses**" include apartment buildings, dwelling units, home occupations – Class 1, home occupations – Class 2, hostels, lodging houses, stacked townhouses and townhouses.

Permitted Uses

- 5 The Permitted Uses of the CM-2 Downtown Business District of Part 10 of Bylaw 1P2007 are the Permitted Uses in this Direct Control District.

Discretionary Uses

- 6 The Discretionary Uses of the CM-2 Downtown District of Part 10 of Bylaw 1P2007 are the Discretionary Uses in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the General Rules for Commercial Districts of Section 33 of Part 10 of Bylaw 1P2007 and the General Rules for Downtown Districts of Section 42.1 of Part 10 of Bylaw 1P2007 apply in this Direct Control District. In the case of a conflict the General Rules for Downtown Districts shall prevail.

CONTINUED

**AMENDMENT LOC2008-0072
BYLAW NUMBER 23D2009****Permitted Use Rules**

- 8** (1) Notwithstanding any other requirement of this Bylaw, proposed or existing structures or uses may be developed, redeveloped, or continue to exist provided that:
- (a) it has been approved before the date on which this Bylaw was approved by a Development Permit that has not expired; and
 - (b) no variation whatsoever exists in that structure, except as may be allowed pursuant to Section 11(1)(a)(iii) of Part 10 of Bylaw 1P2007, and as may be necessary to comply with other applicable legislation.

Discretionary Use Rules**9** Gross Floor Area(1) **General**

- (a) Notwithstanding anything contained within Section 9(2) and (3) the maximum floor area ratio of **Commercial Development** and **Residential Development** combined shall be 20.0 F.A.R.

(2) **Commercial Uses**

- (a) The maximum gross floor area ratio of **Commercial Development** shall be 7.0 F.A.R., which shall not be refused on the grounds of density only, where all **Group A Bonus Features** are provided.
- (b) Where all **Group A Bonus Features** have been provided, the floor area ratio for **Commercial Development** may be increased up to a maximum of 15.0 F.A.R. by a combination of the following:
 - (i) The floor area ratio for **Commercial Development** may be increased with the provision of **Group B Bonus Features** of an acceptable type, location, and design, at a rate in accordance with the provisions of the Bonus Density Table in section 42.3(5) of Part 10 of Bylaw 1P2007.
 - (ii) The floor area ratio for **Commercial Development** may be increased with the provision of sustainable building features to a maximum of additional 1.0 F.A.R. where a floor area ratio of 1.0 is equal to 10 points, with points earned and pro-rated as follows:
 - (A) 1 point for every 15 percent of total roof area, that is not eligible to be counted towards minimum landscaped area requirements, installed with a vegetated green roof, up to a maximum of 5 points;

CONTINUED

**AMENDMENT LOC2008-0072
BYLAW NUMBER 23D2009**

- (B) 4 points for housing diversity where a minimum of 10 percent of all Dwelling Units are comprised of either multi-storey units at grade or 3 bedroom units above grade;
 - (C) 4 points for a mixed use building where one use is residential and the sum of all non-residential uses occupy at least 25 percent of the gross floor area of the building and in determining such, a Live Work Unit is considered a non-residential use for the purposes of this calculation;
 - (D) 1 point for use of renewable energy source that accounts for a minimum of 5 percent of total annual energy use;
 - (E) 1 point for use of renewable energy source that accounts for a minimum of 10 percent of total annual energy use;
 - (F) 1 point for the reuse of a minimum of 75 percent of an existing building shell or structure or both;
 - (G) 1 point for eliminating the use of potable water for irrigation of landscaping; and
 - (H) 1 point for a reduced development footprint to preserve or enhance existing natural or cultural site features that would not already be gained under a building setback or landscaped area requirement.
- (iii) The floor area ratio for **Commercial Development** may be increased an additional 1.0 F.A.R. by a contribution to the Downtown Improvement Fund. The contribution rate shall be based on the fair market land value of a square metre of buildable floor area at the time of development permit approval.
- (c) Where the maximum floor area ratio for **Commercial Development** has been increased to 15.0 F.A.R. in accordance with Section 9(2)(a) and (b) herein, the maximum floor area ratio may be further increased to a maximum of 20.0 F.A.R. with the provision of **Group C Bonus Features** of a type, location, and design are provided in accordance with Council's policy for public improvements in the Downtown.
- (d) Notwithstanding the provisions of B12 in Section 42.3(5)(a)(i) of Part 10 of Bylaw 1P2007, the dollar value used in the calculation of per square metre of bonus floor area shall be based on the fair market land value of a square metre of buildable floor area on the subject site as determined at the time of Development Permit approval.

CONTINUED

**AMENDMENT LOC2008-0072
BYLAW NUMBER 23D2009**

(3) **Residential Uses**

- (a) The maximum floor area ratio for **Residential Development** shall be 7.0 F.A.R.
- (b) The maximum floor area ration for **Residential Development** may be increased to 15.0 F.A.R. with the provision of all **Group A Bonus Features** except for the contribution to the Plus 15 Fund referred to in Standard A2(b) in Bonus Density Table in Section 42.3 of Part 10 of Bylaw 1P2007.

Community Association Comments

February 3, 2009

The City of Calgary
Development Circulation Controller
Development and Building Approvals #8073
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Attn: Michael Stevenson

Dear Michael:

Re: DP 2008-3801 633 – 3 Avenue SW

The Calgary Downtown Association's (CDA) Urban Development Committee attended a presentation by Poon McKenzie Architects and Starnes Development Corporation on the above noted application. We believe that developers should be required to earn their place in Calgary's skyline, and this proposal clearly does just that.

Below is a summary of our discussion. I trust that it will assist you and the architects in understanding the elements the CDA supports and where our concerns lie.

1. The visual impact of this structure is spectacular. A structure with this degree of beauty would be welcomed in the downtown. The desire for more residents in the downtown is paramount to the future success of the core, and more hotel space is desperately needed.
2. We very much liked the pedestrian realm proposed for the project. Details such as the textured pattern on the paving, in and around the structure, are interesting and innovative. The two proposed public art installations are well received and we would encourage appropriate lighting to further highlight them.
3. We believe additional thoughts around lighting should be considered for the entrance to the residential units off of the laneway. The bullard lighting is good, but we believe additional lighting from above would significantly enhance both the entrance and laneway.



- 2 -

4. The commitment to over 10,000 square feet of permanent cultural space is fully supported. We would like to see the space active into the evenings and weekends with appropriate programming.
5. Other than the improvements recommended for lighting for the laneway, previously mentioned, safety concerns seem to be well addressed, including appropriate trees.
6. The proposed bar and restaurant use on the main and second level, plus meeting/convention facilities are fully supported. Patios on both west corners would be a wonderful addition. These spaces will add evening vibrancy to the area, but will need to be managed using "Good Neighbour" policies including security, noise management and street cleanliness.
7. Our largest concern is in the area of short-stay parking. With the proposed bar, restaurant and convention facilities, plus the hotel guest requirements, we believe 15% or greater of the parking stalls must be designated as short-term. Additionally, we believe the developers should aggressively seek to strike a short-stay parking deal with the Calgary Parking Authority (CPA) to capitalize on the CPA's close proximity to this location

I trust our comments will be useful and we look forward to an update on the project as details are finalized. Feel free to contact me at 215-1565 should you wish to discuss the project further.

Yours truly,



Maggie Schofield
Executive Director

cc: Bruce McKenzie, Poon McKenzie Architects
Norm Starnes, Starnes Development Corporation
Dave Breckon, Centre City
Druh Farrell, Alderman
John Mar, Alderman
UDC



Page 1 of 2

Stevenson, Michael

From: Marty Heeg [marty_heeg@transcanada.com]
Sent: 2009 February 04 7:23 AM
To: Bruce McKenzie; Stevenson, Michael; Farrell, Druh
Cc: Roger Brundrit; Cameron Gillies; Marty Heeg; Marty Heeg
Subject: RE: DP2008-3801: Proposed Development of Eau Claire Tower - 3rd Ave. SW and 6th St. SW

**EAU CLAIRE COMMUNITY ASSOCIATION**101 - 3rd Ave. S.W., Calgary Alberta T2P 4G6

Re: Development Permit Application DP 2008-3801, Eau Claire Tower

Development Circulation Controller
P.O. Box 2100 Station M
Calgary AB T2P 2M5

The Eau Claire Community Association planning committee met on January 29, 2009 with representatives of the proposed development (Eau Claire Tower). It is the view of the Association that the development as currently proposed is a very well designed building which will enhance the attractiveness of the area.

Overall, we have no concerns with the proposed design and in particular support the following proposed aspects of the development:

- The rear drop-off as an exemplary measure to improve the walkability and safety of our alleyways.
- The developer's endeavours to obtain underground encroachments for the parkade.
- The contemporary and sculptural design of the building.
- The density being sought in light of the plaza, open space, cultural space, street enhancements and green roofs.
- Any features the developer may be required to incorporate in the pursuit of LEED certification for the building.
- The developer's plans to link upper levels of the two towers with penthouse units as no significantly negative shadowing appears to result from this design feature.

ECCA believes that the development will be an overall benefit to the area by adding residential population and identity to our neighbourhood through a modern and fully engaging design.

Please advise if you any questions with regard to the items noted in this letter.

2009/02/04

Page 2 of 2

Marty Heeg
Chair, Eau Community Claire Association Planning Committee

Cc: Alderman Druh Farrell
Bruce McKenzie - Poon McKenzie Architects
Michael Stevenson - City of Calgary

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2009/02/04

Urban Design Review Panel

2009 FEBRUARY 04

Page 3

ITEM NO. : 1

(1:30 pm)

Michael Stevenson

COMMUNITY:

DOWNTOWN COMMERCIAL CORE

FILE NUMBER:

DP2008-3801

MUNICIPAL ADDRESS:

633 – 3 Avenue SW

APPLICANT:

Poon McKenzie Architects

DESCRIPTION:

New: Apartment Building, Retail Store, Hotel, Restaurant/Drinking Establishment, Public & Quasi-Public Building

Comments Provided by the Panel:

- The Panel commends the applicant for the strong and simple approach to street tree plantings.
- The Panel is concerned about the legibility of the pedestrian environment on the west and south sides of the building. The paving pattern and landscape elements should provide better legibility and wayfinding for the pedestrians (eg. the dark colored concrete ribbon seems to make more sense in plan view, and the lotus flower imagery does not seem to translate in practical terms).
- The Panel is concerned with the lack of functional permeability of the west façade of the building, and while we appreciate the attempt to increase the visual permeability through the use of glass, the panel suggests that indoor/outdoor uses or additional entries be included.
- The Panel commends the applicant for the boldness and ambition of the design.
- The Panel questions the impact of the heavy massing of the building on the Calgary skyline. While the individual tower components and the base of the building are well articulated, the bridge element appears heavy in relation and the geometry over elaborate.
- The Panel encourages the applicant to consider the connections from grade level to the future +15 bridge system and the existing +15 cultural space. The Panel also encourages a more direct path combining transparency from the street to enhance public security and wayfinding.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (C.P.T.E.D.)

ASSESSMENT

DP#:2008-3801

Location: 633 – 3 Avenue SW., Calgary AB

Completed by: Gerry Bailey #11095, Crime Prevention Unit

Date Completed: 2008 December 09

**CRIME PREVENTION
THROUGH ENVIRONMENTAL DESIGN
(C.P.T.E.D.) ASSESSMENT**

REQUESTED BY: Michael Stevenson

POSITION: City of Calgary, Development
and Building Approvals (#8073)

CONDUCTED BY: Mr. Gerry Bailey
Calgary Police Service

LOCATION: 633 – 3 Avenue S.W., Calgary

Applicant Name:	Poon McKenzie Architects
Contact Name:	Fernando ARISTI
Company Ph. No.:	403-598-3397
Company Address:	#100 221 10 Ave S.E. Calgary AB T2G 0V9

Statement of Purpose

This survey and the enclosed recommendations are not intended to completely eliminate the crime risk to the subject property. They will however enhance the personal safety and reduce the probability of attacks against the property if properly applied and maintained.

Implementation of these recommendations should not be fragmented. Many times the incorporation of one phase depends upon the implementation of other security recommendations and the failure to utilize the systems approach can breach all elements of the system.

Background/History *(i.e. recent incidents)*

Of most concern is the underground parking area, parkades are secluded areas where crimes are of committed due to isolation. Crimes involving assaults, theft, vandalism and robbery often occur.

This area is a high traffic area for pedestrian and motor vehicles, especially during the hours between 7:00 AM and 6:00 PM. Due to a hotel, restaurants and retail slated for the project, this area will have intermittent rises in pedestrian and vehicle traffic which is difficult to determine at this time.

Scope

This report is based on the crime prevention strategy known as Crime Prevention Through Environmental Design or CPTED (pronounced sep-ted for short.) CPTED is a strategy that recognizes that a relationship exists between the built environment and incidence of crime.

The most attractive feature of CPTED as a strategy is that it, unlike other strategies such as target hardening, attempts to accomplish a high level of personal security without imposing a fortress like structure on the environment.

Subject Facility

Location: 633 – 3 Avenue SW. This is 55 storey structure will accommodate a Hotel, commercial/retail space and residential housing, with 7 levels of combined underground

and serious scrutiny of the design of the structure when it comes to satisfying the needs of user safety.

A camera monitoring system and security access controls should be implemented in the original design of the building interior and exterior including parking areas. If the hardware portion is too costly to implement at the time of construction, wiring and setup utilities should be done to accommodate easy implementation of hardware at a later date.

Lighting and Visibility

Light fixtures should be placed so as to eliminate entrapment spots and should provide a uniform level of lighting minimizing the contrast between light and shadow. Light fixtures which can withstand vandalism and which can be easily maintained should be utilized. Wall and floor surfaces should be light in colour, which would improve visibility in interior public spaces. Often lighting in Parkades is used to light the movement areas of vehicle traffic; this should continue to the Parking Stalls and illuminate pedestrian user space once the vehicle is parked. Lighting should be directed and provide sufficient illumination to allow users a clear view in a manner that does not create glare.

Sightlines

The structure should be designed so as to maximize lines of sight ahead, behind and to the sides. Barrier materials should be visually permeable and use reflective surface at corners to improve visibility. Clear glazing in areas such as stairwells, elevator lobbies and entrances should be built into the design. Landscape material should be selected and located so as not to impede long views. Building exterior design and placement should maximize overlook and casual surveillance of public spaces.

AREAS of SPECIAL ATTENTION

Corridor

Hidden recesses in corridors should be eliminated. In curved or angled corridors, mirrors or mirrored surfaces should be provided to allow a view further ahead. Corridors with unlit recess shall be avoided. Long corridors should have midway exit possibilities. There should be a choice for exiting or going back.

Wheelchair ramps are to be as open and transparent as possible. The sides of Ramps should not be constructed of a solid material. A transparent material or pickets providing views through and beyond the ramp should be used. If the ramp is placed adjacent to a solid wall, the other side should be transparent.

Access Control

The issue of access control is important. A number of buildings are occupied during normal working hours and are locked for the evening and during the night. Some of the items to be considered should include:

- Access control needs to be designed in a way that permits staff to maintain a separation between public, semi-public and private areas.
- A system should have wide flexibility and the ability to accommodate immediate change, at relatively low cost.
- Main entrances should be designed to be barrier free and easily used by all.
- Systems should be designed for the long term and not become obsolete shortly after installation.
- The main lobby and entrance shall open onto a properly staffed reception / office area allowing casual surveillance of the entrance to the building.

Communication

The need to communicate and to be able to call for assistance in cases of emergency is extremely important. A means of communication shall be provided in areas of greatest vulnerability where confrontation may potentially occur such as:

- cash collection locations;
- reception counter areas;
- parking kiosk;
- Other areas where confrontational discussions may occur.

. Some of the design options should include:

- providing emergency phones in problematic areas or isolated areas and connecting to the Security.
- providing a public address system in buildings to facilitate internal building Communication.

Activity Generators / Activity Mix

In planning of a project, the concept of locating high risk or low volume activities next to high volume activities should be implemented. This should be considered in the following situations:

There are situations where the office areas and reception areas are far removed from the main doors or entrances to the building. This allows for anyone to enter the building at anytime and leaves the reception area in a very isolated situation. This should be avoided. Special attention shall be paid to the location of pathways, entrances and exits for people with mobility difficulties.

Graffiti Proofing and Anti Vandalism

Graffiti proofing and anti vandalism design should be added to those areas of the building which creates the most risk for these types of crimes.

Field Survey

LOCATION	POSITIVE FEATURES	AREAS OF CONCERNS	RECOMMENDATIONS
None			Please refer to pages 3, 4, 5 and 6, 7, 8 and 9.