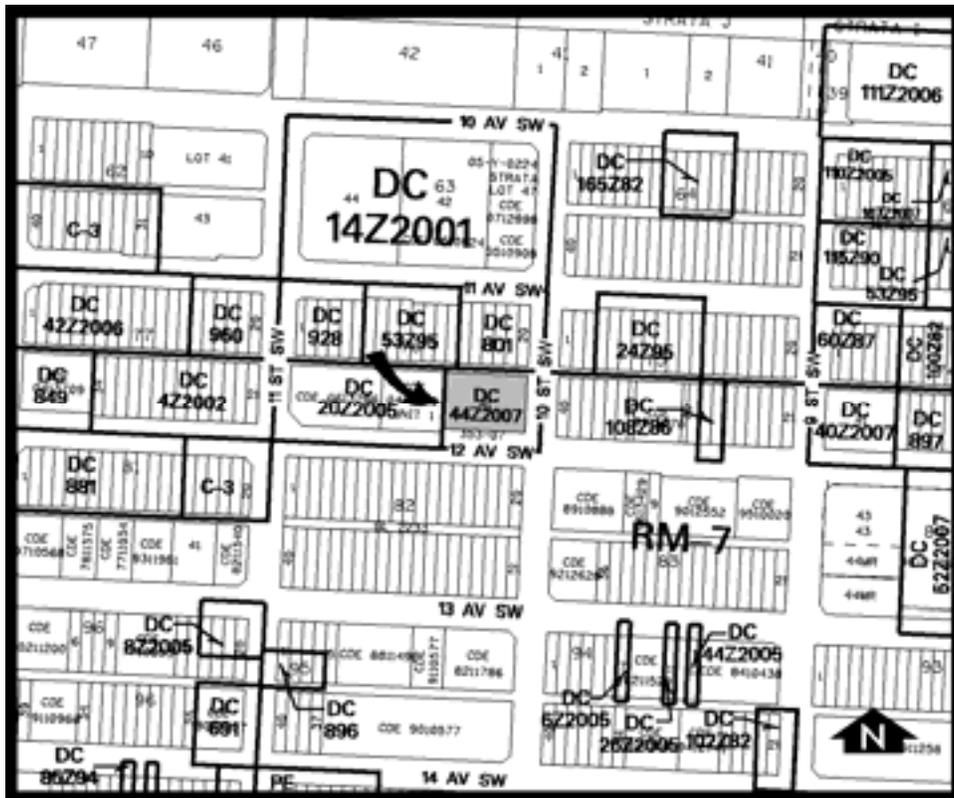


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 04	
	CPC DATE:	2008 April 02
	DP NO:	DP2007-3136

BELTLINE
(Ward 8 - Alderman Mar)



PROPOSAL:
Apartment Building (219 Units) with commercial uses at grade.

APPLICANT: BKDI Architects	OWNER: Qualex –Landmark Investments
MUNICIPAL ADDRESS: 1111 – 10 Street SW	LEGAL DESCRIPTION: Plan 0712274, Bloc 76, Lot 41 (Map 16C)
EXISTING LAND USE DISTRICT(S): DC Direct Control District (44Z2007)	
AREA OF SITE: 0.2 ha ± (2120 ac ±)	
CURRENT DEVELOPMENT: Two storey apartment building	

ADJACENT DEVELOPMENT:

NORTH: Office Building

SOUTH: Connaught School, Open Space

EAST: Low-rise Apartment Buildings

WEST: High-rise Apartment Buildings (Phases 1 and 2)

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DIRECT CONTROL GUIDELINE(S)	DC 44Z2007	N/A	N/A
DENSITY	8.0 FAR 12.0 FAR with bonuses	10.71	NONE
HEIGHT	No Maximum	33 storeys	NONE
YARDS (BUILDING SETBACK)	3.0 metres 10 Street SW 1.5 metres 12 Avenue SW	3.4 metres 2.4 metres	NONE NONE
PARKING	0.9 stalls/unit (197)	226 stalls	NONE
LANDSCAPING	30 percent	43.89 percent	NONE

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
EXTERIOR FINISH MATERIALS			
Walls: Sandblasted stone, concrete, EIFFS stucco, aluminium and glass railings			
Roof: Painted concrete, illuminated glazing			
Windows: Clear glazing			

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	Not applicable
ENVIRONMENTAL MANAGEMENT	No concerns.
URBAN DESIGN REVIEW COMMITTEE	Comments provided. See Appendix IV.
COMMUNITY ASSOCIATION Beltline Planning Group	Comments provided. See Appendix III.

PLANNING EVALUATION

Introduction

This Development Permit is for a 219 unit high-rise apartment building with retail uses at-grade and is located in the West Connaught neighbourhood of the Beltline. The Luna project is a comprehensive residential development and the third and last phase of the previous Nova and Stella phases.

Site Context

Located at the corner of 12 Avenue SW and 10 Street SW, the residential project supports the Centre City Plan's for strengthening the high-density urban mixed-use residential character of the immediate area.

The subject site is located within walking and transit distance to downtown office and commercial areas. South of 12 Avenue is the Connaught Elementary school and open space. In addition there are numerous services and amenities in close proximity.

Land Use District

The Direct Control District accommodating this project was approved by Council in 2007 June (Bylaw 44Z2007). Contained within those guidelines are provisions for yards, landscaping, building design and density bonuses.

The subject site is located in Area C, which is the highest density area of the Beltline. Its proximity to the downtown and along major transportation corridors makes this area appropriate for high density levels. The base density of 8.0 FAR (floor area ratio) has been established for this site with a maximum of 12.0 FAR for residential/mixed-uses. The overall density proposed is 10.71 FAR. The applicant has provided the following bonus features approved by Council to achieve the additional 2.71 FAR:

Required under the Beltline ARP	Provided
Contribution to the Beltline Community Investment Fund (BCIF) to be utilized for projects within the Beltline related to public realm improvements as increased development intensity places increased demand on the public environment.	Value of ± \$1.55 million provided for the project to achieve 2.71 FAR (\$270 x 5745.2 square metres).

Legislation & Policy

Development of this site is guided by the policies of the Beltline Area Redevelopment Plan (Approved by Council 2006 May). The application is contained within the Urban Mixed Area of the Plan and generally conforms to these policies and principles. Within this area, the policy calls for:

- Mixed- use areas and commercial streetscapes that are active, pedestrian scaled, aesthetically appealing, permeable, safe and sensitive to residential uses adjacent to or in close proximity.

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

- Street level uses that front a business street edge that primarily consists of retail, personal service, office and restaurant uses;
- Live/work units that are located at street level provided the units are constructed in a manner that allows for conversion to a commercial occupancy according to the Alberta Building Code;
- Minimization of wide individual entrance lobbies along the commercial streetscape to a maximum of 7.5 metres whose only function is to provide access to upper or lower level uses to prevent major gaps in activity;
- Respecting and reinforcing established streetscape patterns of building scale, entrance spacings and storefront widths;
- Highly articulated facades and incorporated architectural elements that suggest rhythm of narrower business frontages; and
- Provision of multiple street entrances and location on multiple floor levels above grade for individual business fronts that are greater than 30 metres in width.

Built Form

The 33 storey residential development is composed of a three storey base with a 30 storey apartment tower situated on the east half of the podium. There are six street-oriented townhouse units fronting 12 Avenue SW and approximately 211 square metres gross floor area of commercial retail space along 10 Street SW and wraps around the corner along 12 Avenue. The main entrance lobby to the residential tower is located on 10 Street SW. The proposed finishing materials for the podium are clear glazing, EIFS stucco panels, painted concrete, as well as sandblasted stone which frame the main entrances for the residential tower and retail storefronts.

The tower elevation is constructed of pre-fabricated EIFS panels, aluminium window frames with clear glazing and opaque spandrel panels. The upper roof is capped off with concrete walls with illuminated vertical lantern features which screen the centrally located mechanical equipment. The building mass, architecture and materials of the Luna are consistent and complimentary with the design of the first two project phases, resulting in the comprehensive completion of the overall development.

Floors 4 to 29 form the tower portion of the building with a floor plate of approximately 727 square metres and a reduced tower separation from the required 18 metres to 9.65 metres. Floors 30 and 31 are recessed and house three penthouse units that span two storeys to provide for larger liveable floor space. The top floor provides a further recessed rooftop to accommodate the project's mechanical equipment. While the maximum tower floor plate exceeds the maximum residential floor plate of 650 square metres, the Beltline ARP does provide flexibility to increase the maximum residential floor plate up to 750 square metres in the Urban Mixed-Use area where the impacts of shadow casting, tower separation and cumulative building mass have been satisfactorily mitigated. Given the site specific context and its construction on the last developable parcel, it is highly unlikely that the proposed project will have significant impacts to its neighbouring sites. Furthermore, this project is the last phase of a larger development that intended a comprehensively designed proposal for the south half an entire street block. The first two phases were designed and approved prior to Council adoption of the Beltline Area Redevelopment Plan and its new policies.

Although Council has yet to mandate LEED certification, Administration has nevertheless 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 outlined in APPENDIX V. However, there has been no indication that LEED certification will be pursued with this project at this time.

Building Interface

Wide tree-lined boulevards are proposed along both 12 Avenue and 10 Street. The building setback along 12 Avenue is 2.4 metres in addition to the 2.134 metres from the front property line. The proposed building setback along 10 Street is 3.4 metres from the property line.

Landscaping

Required landscaping for this development has been provided at-grade as well as on the second floor of the podium level, exceeding the minimum 30 percent landscaping requirement. Landscaping is provided along the south and east elevations of the building, both at-grade and in planters. Raised planters provide a separation between the amenity space of the townhouse

units and the public sidewalk. Similarly along 10 Street SW, raised planters and trees line the public thoroughfare. The landscaping provided is a combination of soft and hard landscaping including trees, shrubs and decorative concrete

The application was circulated to the Urban Design Review Panel; their full comments are contained in APPENDIX IV. The following is a summary of their comments for this application.

Urban Design Review Panel Comment	Applicants Response
The applicant indicated that they were achieving 0.5 FAR based on the roof garden area and the Panel feels that they have not achieved the requirements of the ARP for overall green roof area, and further requests that a table be provided showing overall roof area and allocated green-roof percentage.	Landscaping details provided. Provision of a green roof has been replaced by a contribution to the Beltline Community Investment Fund in order to achieve the required density bonus.
The Panel feels that the water efficient landscaping is unclear in terms of drought tolerant and low water use plant materials (ie: manicured lawn areas at streetscape level).	As per above.
The Panel encourages the applicant to add windows on the north façade at the parking area and consider other design aspects that would improve the landscape.	Windows provided on the rear façade of the main level of the parkade area.
The Panel feels visitor parking should include barrier-free stall(s).	Provided as per the Alberta Building Code.
The Panel requests to have the Bonusing Credit Table be included in the plans package.	Provided.
The Panel recommends the plaza on the corner has a terraced transition to adjacent grade. This could be accomplished on the City side of the corner-cut line.	Terracing cannot be achieved without encroaching into the City boulevard – encroachments onto City property are not supported.
The Panel recommends the landscaped planter on the east elevation be terraced stepping between the street level and the plaza.	As per above.
The Panel requests the applicant to supply a more detailed drawing at the street level and less plans not pertaining to UDRP.	Detailed cross section drawings provided.
The Panel feels that an unsafe condition for pedestrians and vehicles are created with the lane between the existing NOVA loading dock and the northwest wall of LUNA.	Redesigned to eliminate pedestrian/vehicular conflicts.
<p>The Panel was unable to comment on certain urban design details because of a lack of information and/or inaccurate information in the provided package:</p> <ul style="list-style-type: none"> • Details of the townhouse terraces in cross-section and plan, showing how they interact with the street; • Building masses of the area around the project in the shadow study model and context plan are inaccurate; • Cross-section and detailed plans at the corner plaza showing grade separation in relation to street; 	Details drawings provided as requested.

- | | |
|---|--|
| <ul style="list-style-type: none">• Renderings are inconsistent with plans and elevations specifically at the streetscape level;• Building elevations are shown without adjacent context; and• Landscape plans are rendered too small to discern details. | |
|---|--|

Site Access & Traffic

The proposed underground parkade for the project is shared and integrated with the previous two phases of the development. Access to underground residential parking is provided off of the lane at the existing parkade entrance of the Stella project. Internal access to the parkade levels below grade is provided through the parkade of the Stella and Nova buildings, while access to the at-grade visitor and commercial parking is located off of the lane within the Luna development. Separate loading and garbage/recycling activity is also proposed off of the lane at the northeast end of the building.

Parking

Parking on site is required at a rate of 0.9 stall per unit and visitor parking provided at a rate of 0.15 stall per unit. A total of 197 residential stalls are required with 226 stalls provided. A total of 33 visitor stalls are required with 11 visitor stalls provided. Bicycle storage facilities for both Class 1 and Class 2 parking have been provided at grade and within the building.

Site Servicing for Utilities

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

Environmental Site Assessment

No concerns or issues resulted in the review of this project.

Community Association Comments

A letter of support was received from the Beltline Planning Group for this project (see APPENDIX III).

CONCLUSION:

The proposal is supported for the following reasons:

1. The development meets the development goals of the Beltline Area Redevelopment Plan.
2. The project is compatible with adjacent development along 12 Avenue SW.
3. The podium level and its interface to the public realm have been designed to provide for visual interest and to enhance the pedestrian experience along all interfaces, which is consistent with the Beltline ARP policies.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommends APPROVAL with the following conditions:

Planning:

1. Submit a total of SIX (6) complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address the prior to decision issues of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments.
3. Indicate building tower separation between the proposed building and the building(s) to the north of the subject site.
4. Include the amended Bonussing Table information on the Site Plan drawing to indicate how the additional FAR is being achieved. None was provided on Drawing A0-01 and no Appendix D as indicated in the applicant's accompanying letter.
5. Payment is required for contribution to the Beltline Community Investment Fund equivalent to 2.71 FAR at the rate current at the time of payment.

Urban Development:

6. Execute an Public Easement Agreement – Sidewalk, for the 2.134 bylawed setback and 4.5 metre x 4.5 metre corner cut areas.
7. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$212,100.00, to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 9M2007 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$3,970 per meter of site frontage (on avenues only) for the proposed development.
8. Amend the plans to:
Roads
 - a. Indicate the 3.76 metre new lip of gutter and 0.0 metre future back of sidewalk dimensioned from the ultimate property line on 12 Avenue SW.
 - b. Submit landscaping plans complete with tree trench details as per Roads specifications. Revise the tree locations on 12 Avenue SW to Roads standards.
 - c. Identify how air intake and exhaust from underground parkade would be vented behind ultimate property line – no venting will be permitted on bylawed setback area or City boulevard areas.
 - d. Provide details for materials and surface finish on all public sidewalks.
 - e. Indicate joints in the concrete on the non-curb side of the tree trenches for ease of maintenance.
9. Remit payment (certified cheque) for the proposed infrastructure within the public right-of-way to address the requirements of the Business Units as listed below:

Roads

- a. Construction of new sidewalks on 12 Avenue and 10 Street SW.

- b. Construction of new wheelchair ramps at 12 Avenue and 10 Street SW.
- c. Construction of new curb and gutter on 12 Avenue and 10 Street SW.
- d. Construction of new concrete lane paving.
- e. Street lighting upgrading adjacent to 12 Avenue and 10 Street SW.

Permanent Conditions

Planning:

- 10. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
- 11. No changes to the approved plans shall take place unless authorized by the Development Authority.
- 12. A Development Completion Permit shall be issued for the development; before the use is commenced or the building occupied. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.
- 13. All roof top mechanical equipment shall be screened as shown on the approved plans.
- 14. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
- 15. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
- 16. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
- 17. At 0.9 residential stalls per unit and 0.15 visitor stalls per unit, 226 residential stalls and 12 visitor stalls and 1 loading 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.

Urban Development:

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

All reports are to be prepared by a qualified professional and shall be to the satisfaction of the Manager, Environmental Assessment and Liabilities.

19. 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.
20. In accordance with the Encroachment Policy adopted by Council on 1996 June 24, and as amended on 1998 February 23, encroachments (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way.
21. The developer shall submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the approved Development Permit site grading plan / Development Site Servicing Plan (DSSP). Certification is to be completed within the timelines, to the specifications, and in a format as specified in Section 9 of the Lot Grading Bylaw 32M2004.
22. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Water Resources Specifications. The watermains are 90 years and older and although there has been minimum breaks during their life span, any disturbance during construction such as a new service connection or other alterations can cause breaks. Lead joints of old cast iron mains are very sensitive to ground movements.
23. The developer, and those under their control, shall develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of the Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control. The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events.

REVISED DEVELOPMENT PERMIT
CALGARY, ALBERTA,
FEBRUARY 2008



BKDI

RAFI ARCHITECT

LUNA

PHASE THREE



QUALEX-LANDMARK
GROUP OF COMPANIES

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SHADOW SEPTEMBER 21ST AT 4:00 pm



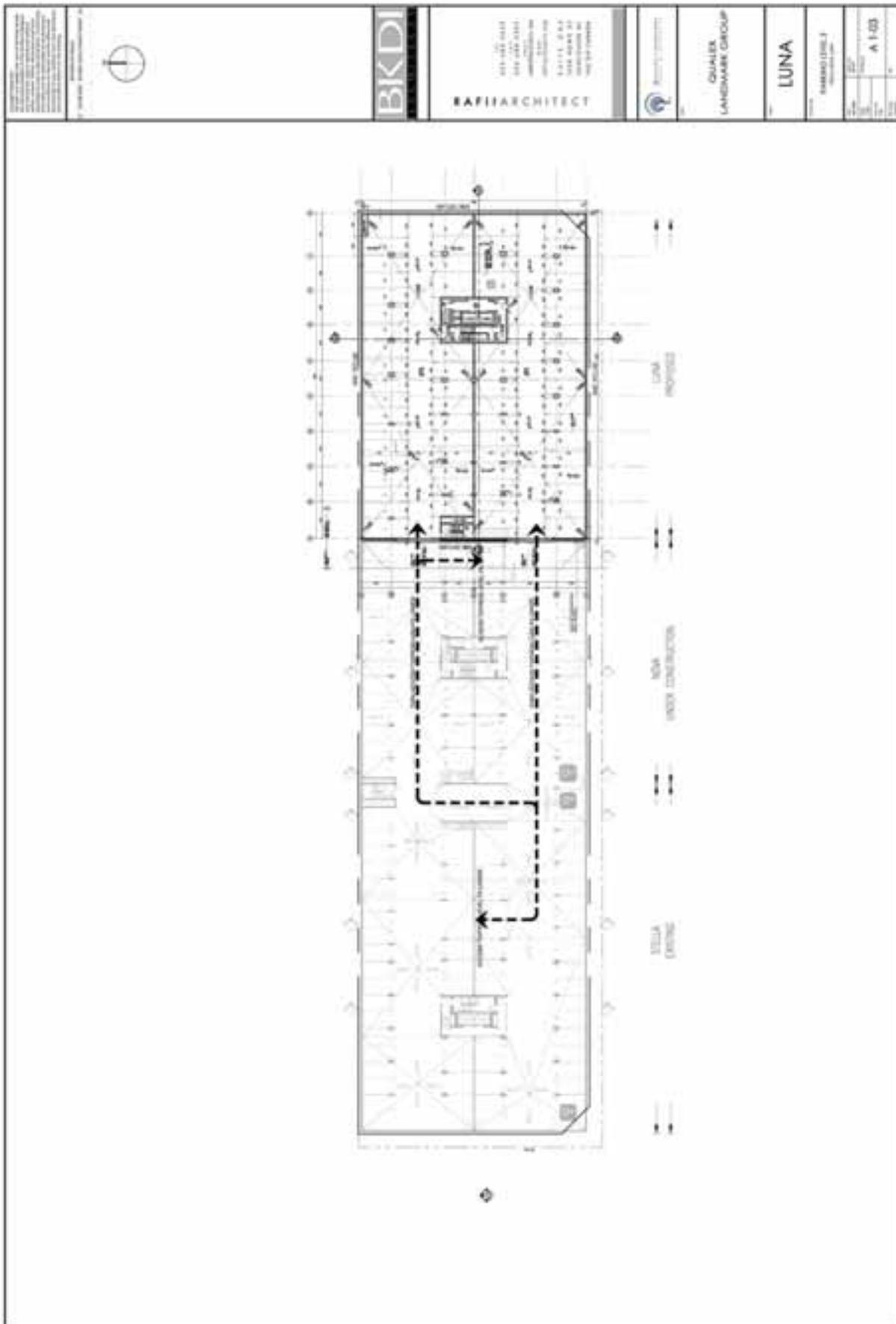
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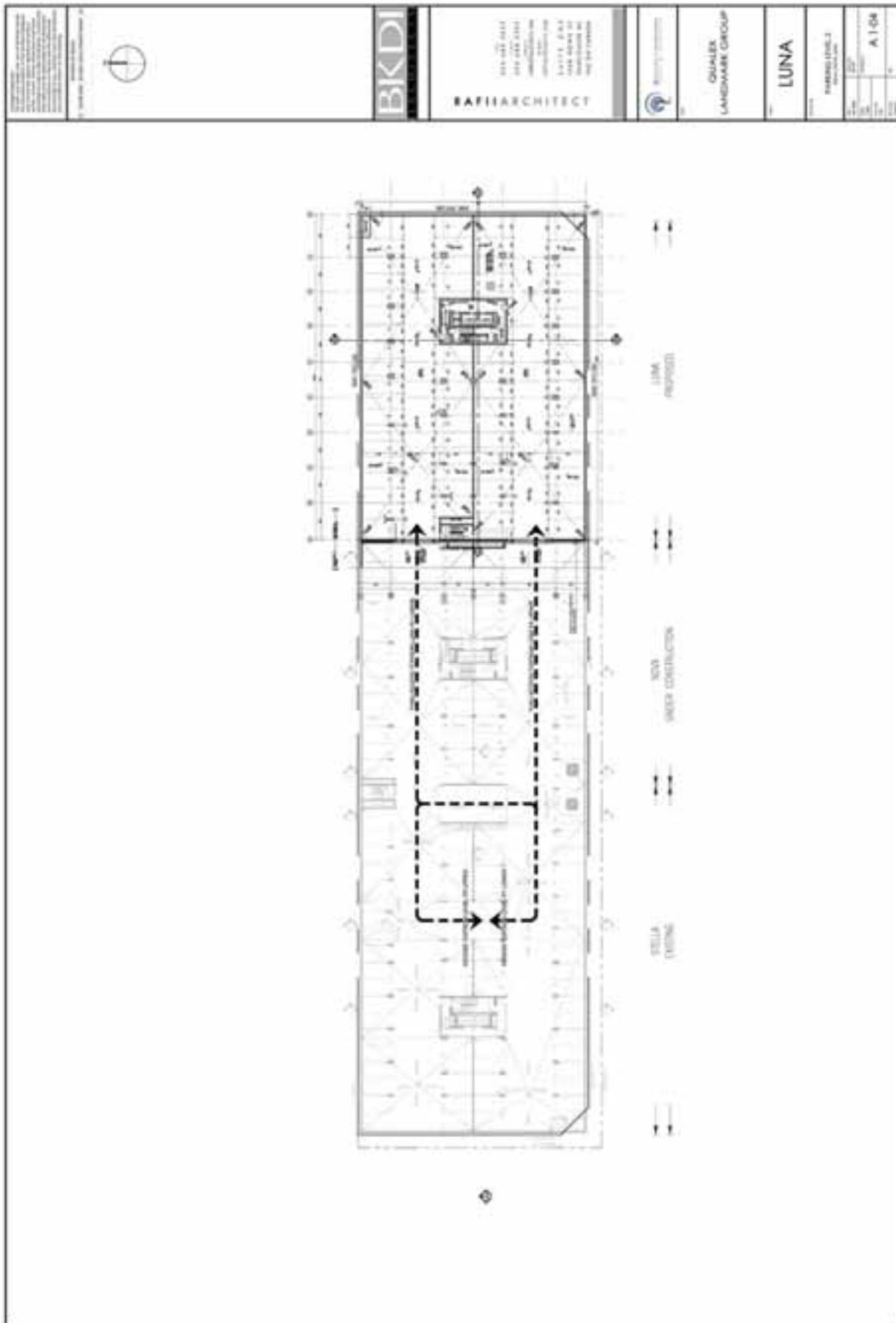


SHADOW SEPTEMBER 21ST AT 2:00 pm



SHADOW SEPTEMBER 21ST AT 10:00 am





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RAFI ARCHITECT
100-100 100th Ave NE
Suite 1000
Bellevue, WA 98004
Tel: 206.461.1000
Fax: 206.461.1001
www.rafiarchitect.com

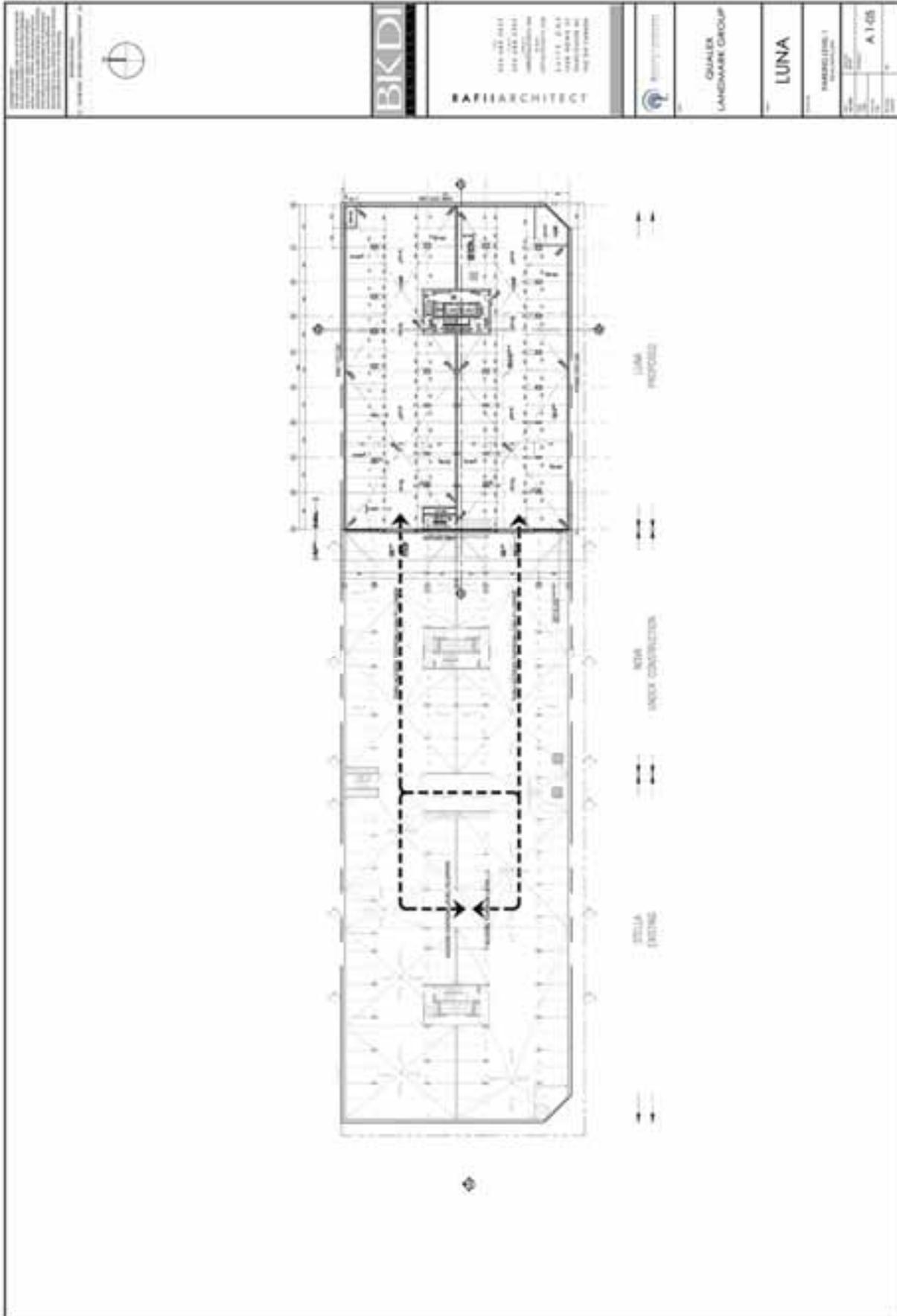


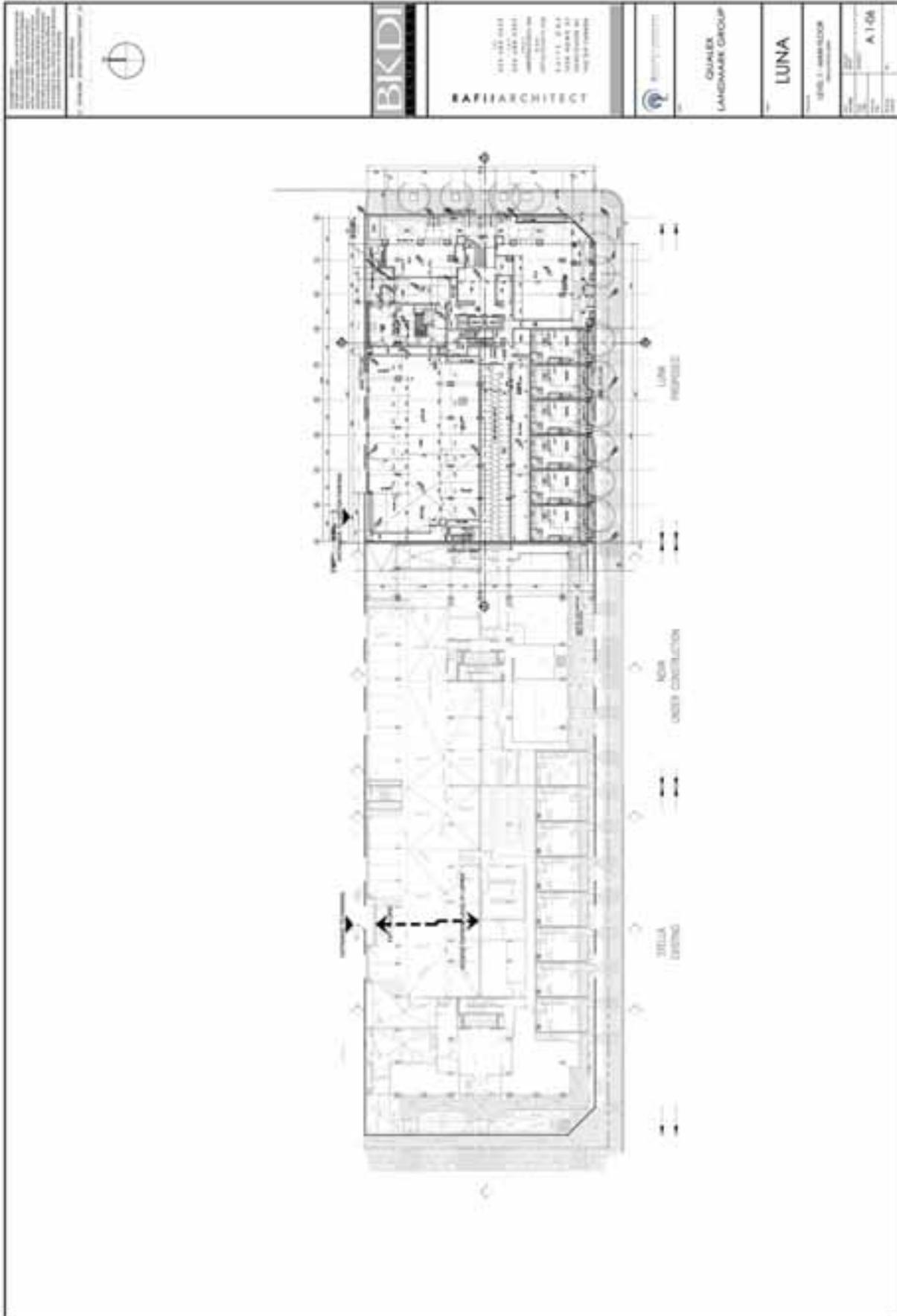
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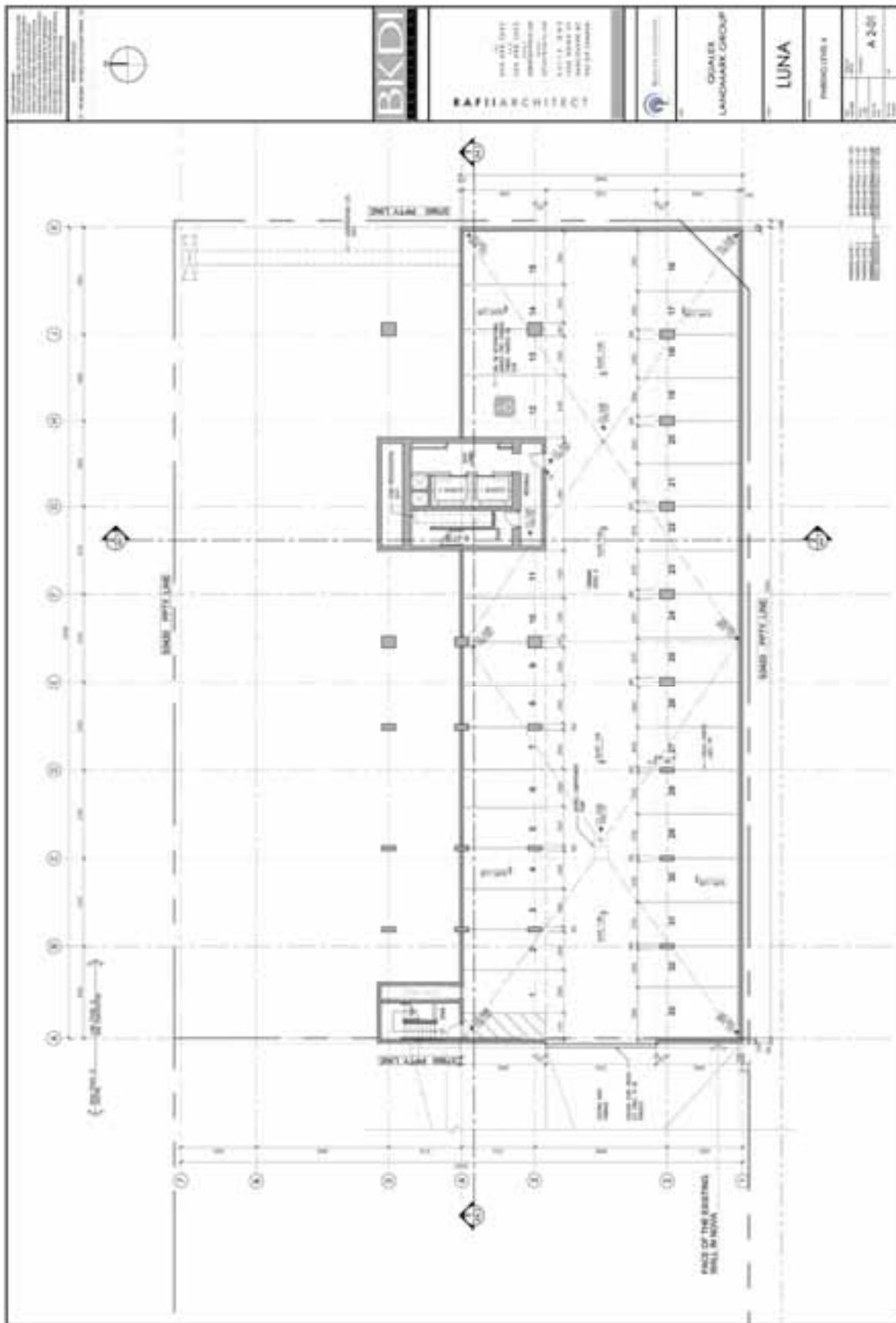
LUNA

PARKING LEVEL 2

A 104







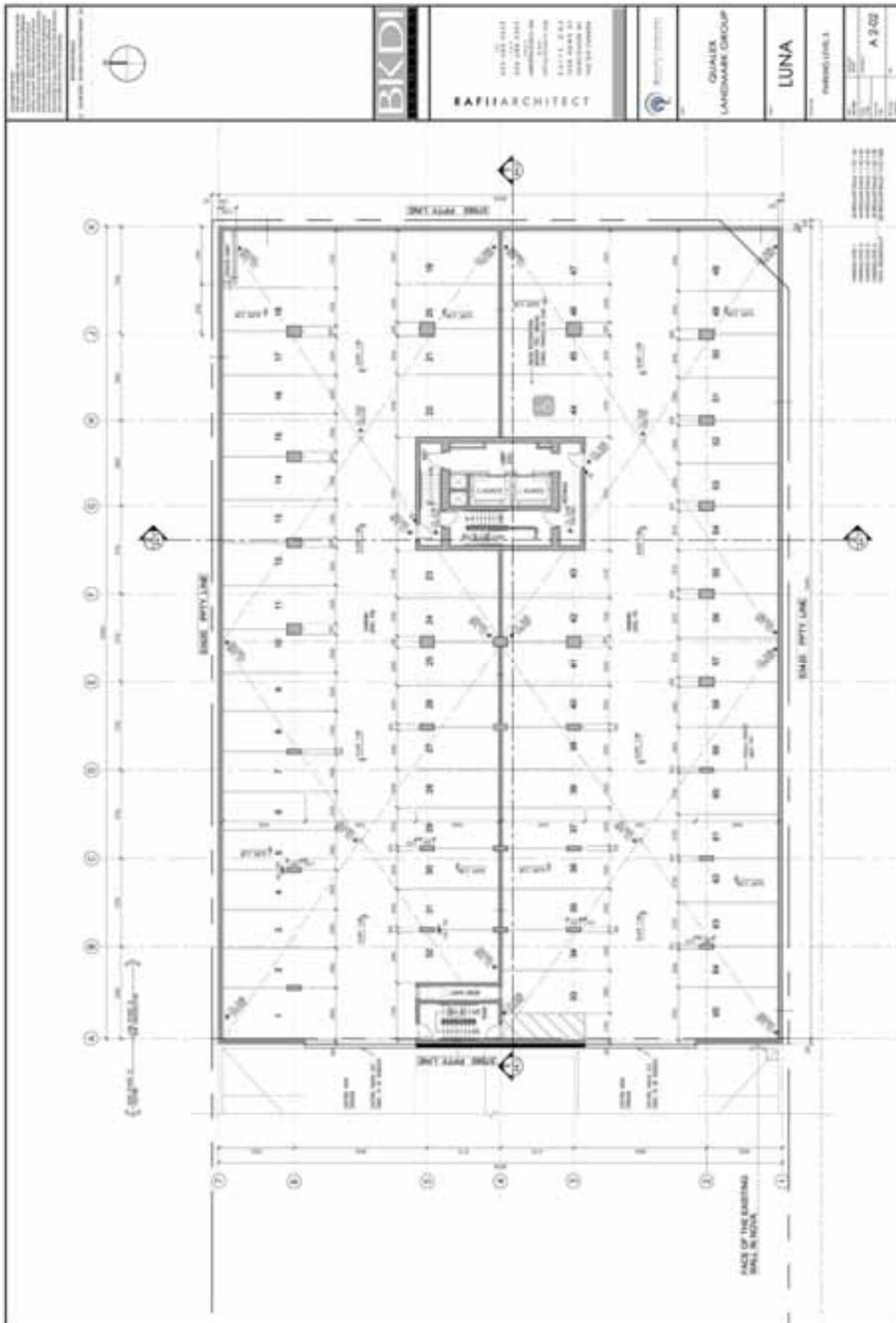
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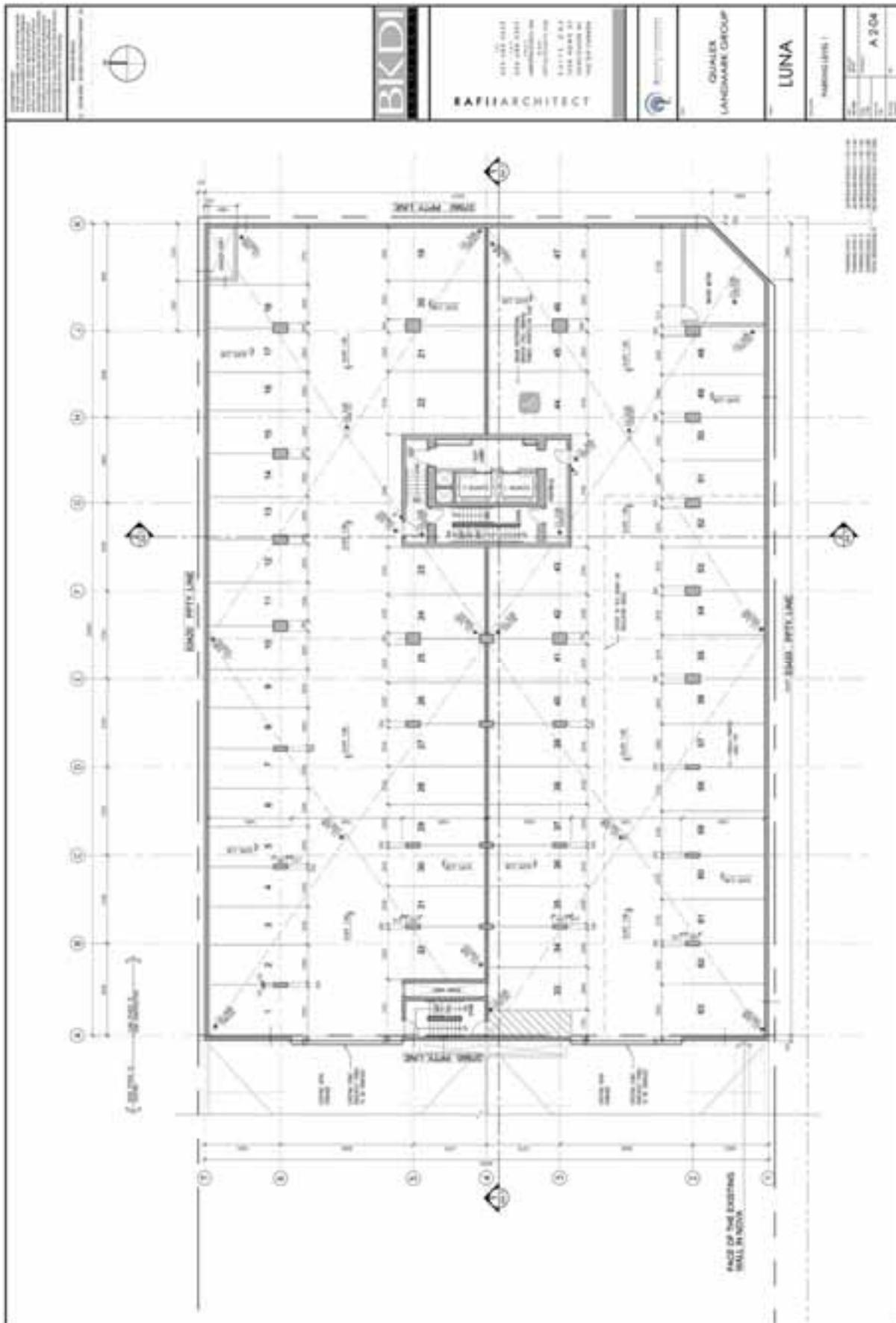
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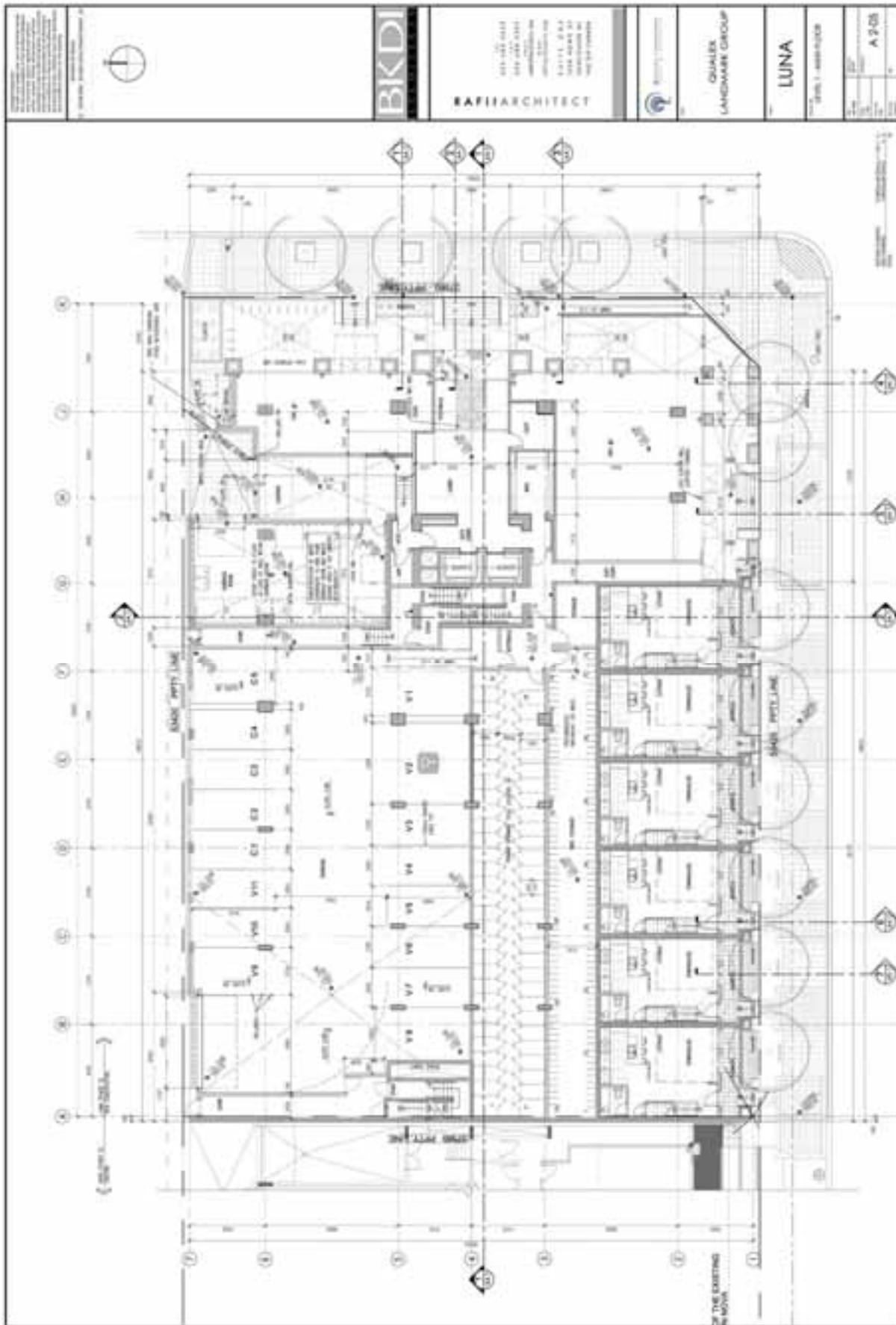
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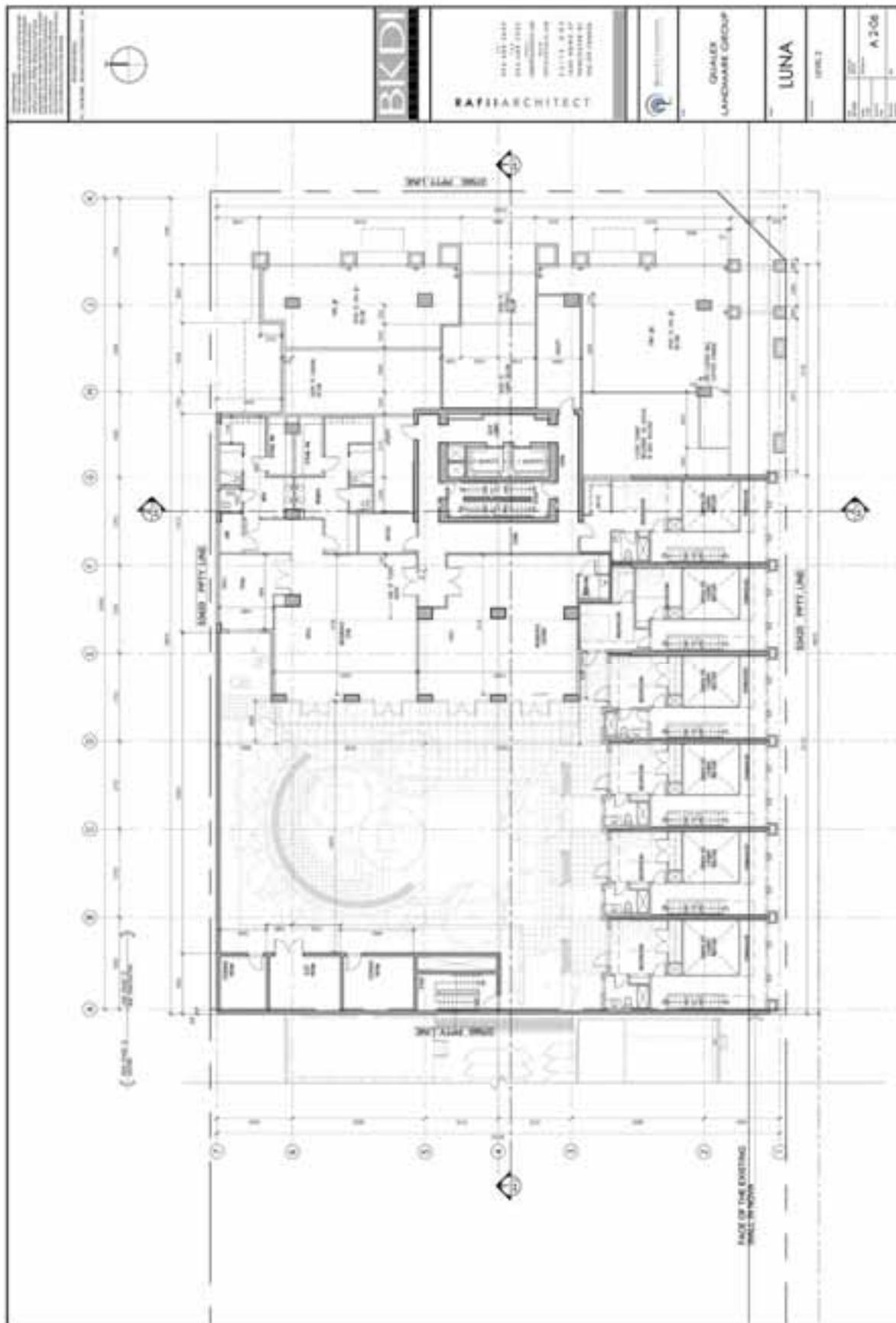
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PHASE 1/2/3/4
A 2-01





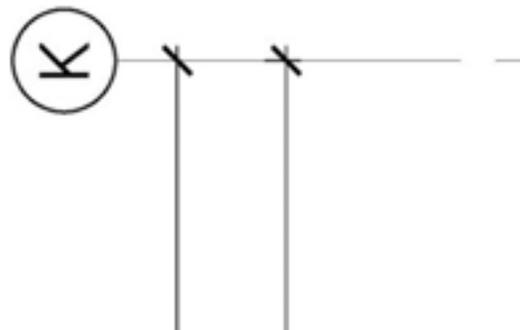


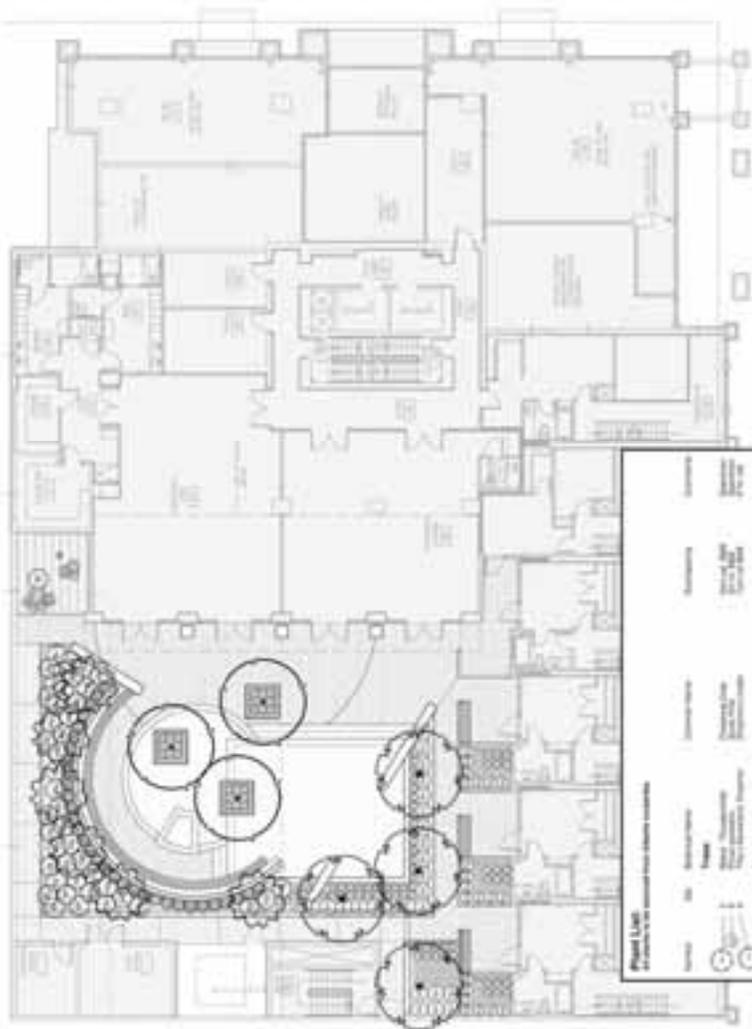


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REVISION SCHEDULE

NO	DATE	DESCRIPTION	BY
01	FEB 08-2008	REVISED DEVELOPMENT PERMIT	SH





Plant List
 1. All plants are to be installed in accordance with the following specifications.

Plant No.	Plant Name	Quantity	Plant Size	Plant Location	Plant Notes
1	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m
2	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m
3	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m
4	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m
5	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m
6	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m
7	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m
8	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m
9	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m
10	1.5m x 1.5m x 1.5m	1	1.5m x 1.5m x 1.5m	Plant Room	1.5m x 1.5m x 1.5m

Plant Notes:
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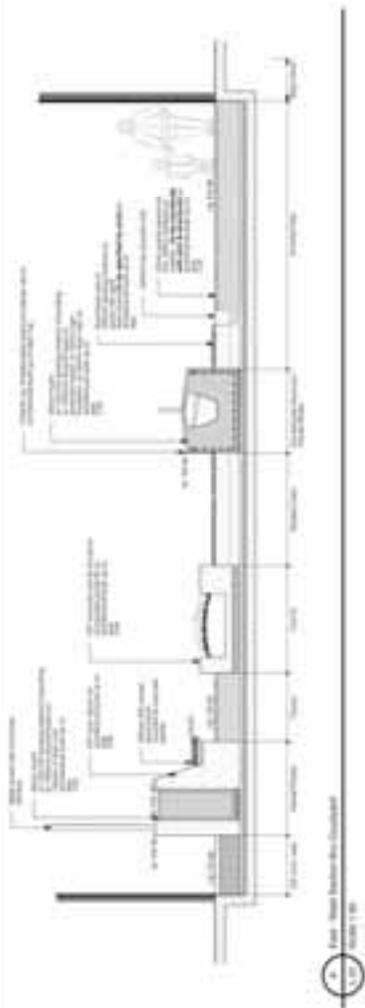
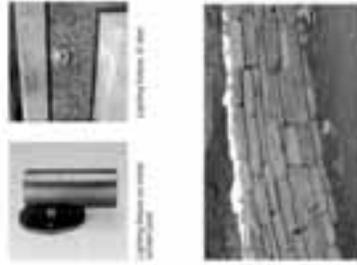
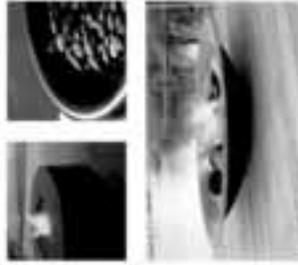


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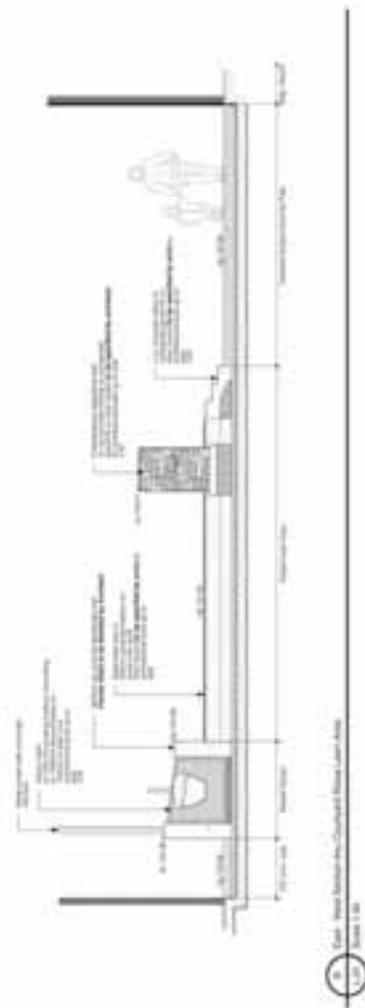
Lot 8

**Geotyped
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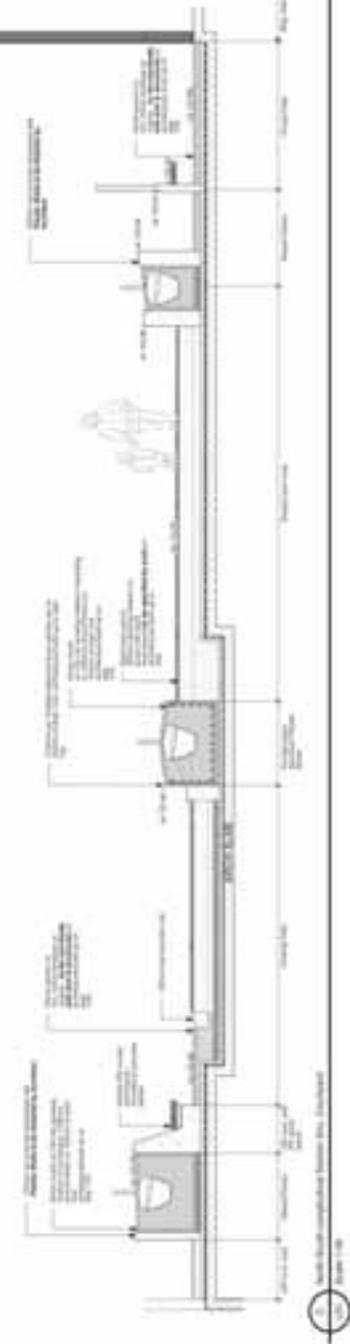
188 x 9



1.1 Section 1-1



1.2 Section 1-2



1.3 Section 1-3

DURANTE KRECIK LTD
 100, Jalan Sultan Ismail, 50000 Kuala Lumpur, Malaysia
 Tel: +603 2033 8888
 Fax: +603 2033 8889
 Email: info@durantekrecek.com

Scale

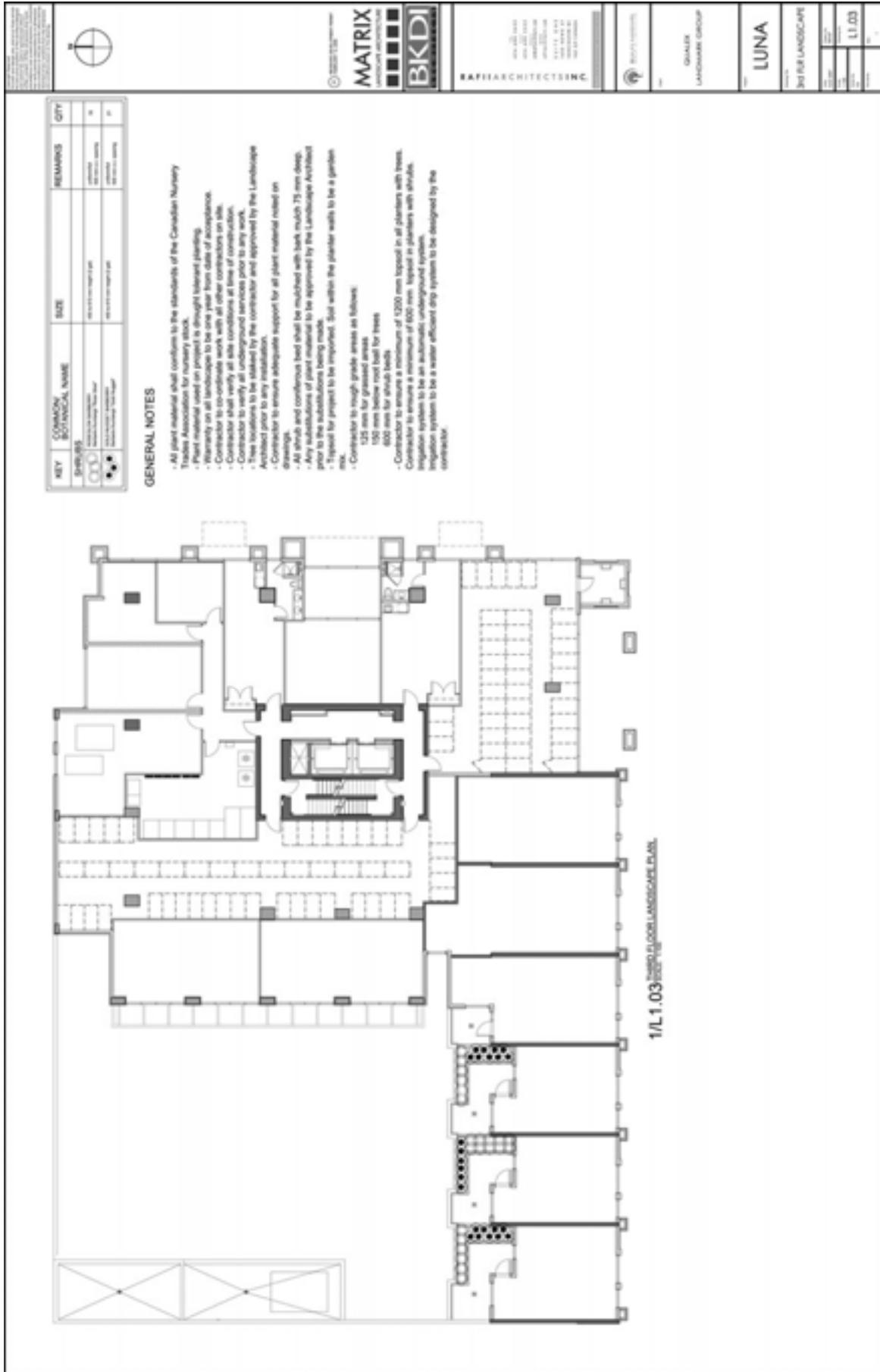
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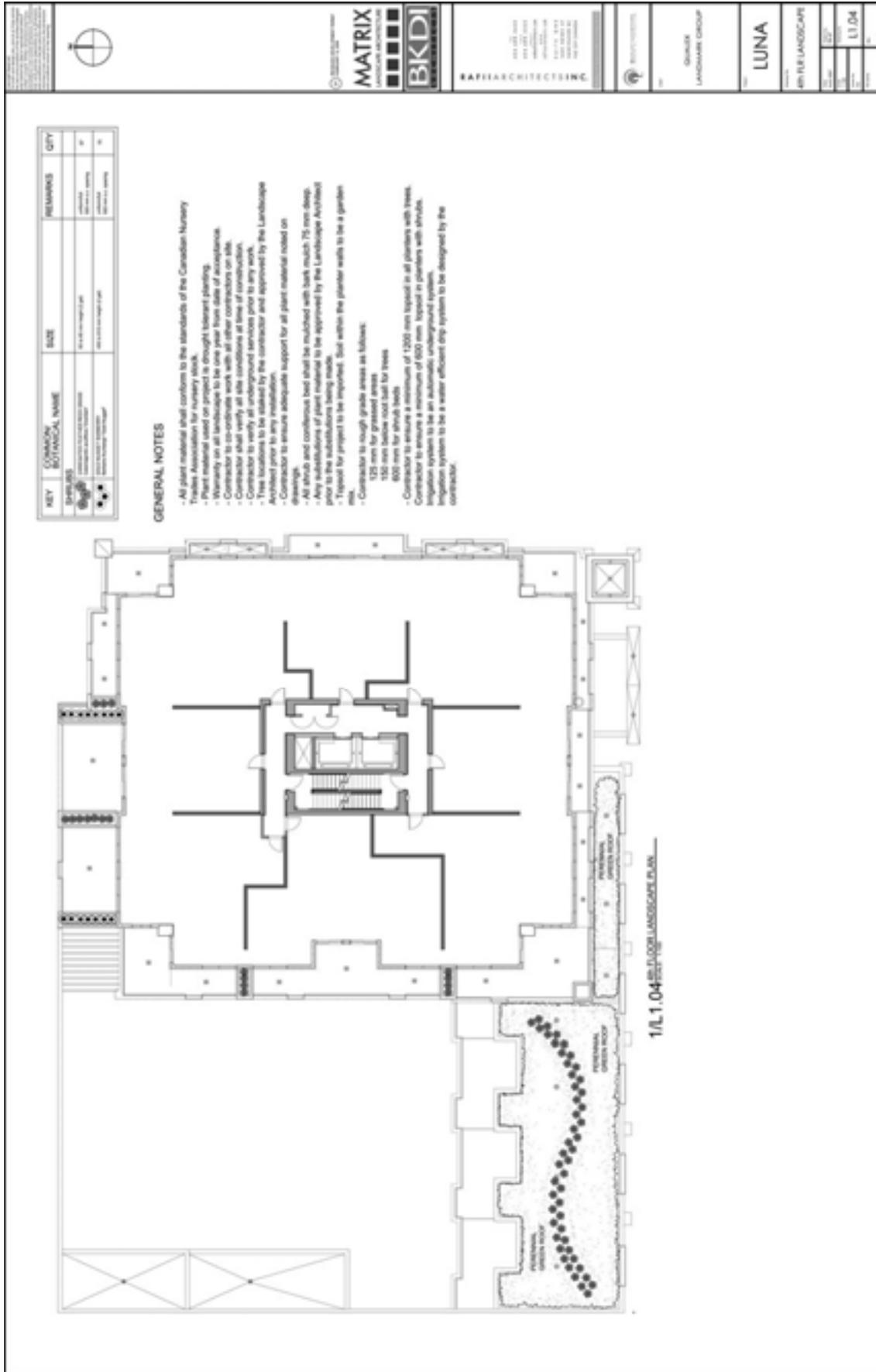
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1.1 Section 1-1

1.2 Section 1-2

1.3 Section 1-3





APPLICANT'S SUBMISSION

Luna is the 3rd Phase and the complimentary development to the two previous projects Stella and Nova in middle of thriving BELTLINE area, Calgary.

Stella, the first phase was a huge success, which is already completed and in use, is located on the corner of 11 Street SW and 12 Avenue SW.

Nova, the integrated second tower is currently under construction.

Luna is designed to be complementary to design of these two previous developments and contribute to the needs of the area.

Green features including Rooftop Amenity Garden for the residents as well as exclusive Green Roofs and big planters all around the project are visually pleasing and environmentally responsive features.

Residential Unit Summary is as follows:

This project includes **6** work/ live City-homes in different sizes, with an easy access to the Roof Garden Amenity, that offers residents the opportunity to integrate life and work.

The **33** floor slender tower contains **213** units in different sizes for different needs, which contributes to increasing need for residential units in the growing City of Calgary.

78 units 1 Bed Room
130 units 2 Bed Rooms
 3 units 2 Bed Rooms & Den (T.H.)
 1 unit 3 Bed Rooms & Den (T.H.)
 1 unit 4 Bed Rooms & Den (T.H.)
 1 unit 2 Bed Rooms & Flex Room (T.H.)
 3 unit 3 Bed Rooms & Den (P.H.)
 2 unit Guest Suites

219 units Total (including the Guest Suites)

We have two **commercial** units at the podium with landscaped plaza, which will add to the animation of the street.

By considering the location of development we have offered adequate **bike racks** outside, in a safe place and locked stalls inside to encourage and easy usage of bikes for residence and commuters.

Two Amenity areas adjacent to our Green Roof Garden include a **Lounge** for gatherings and special occasions as well as a **Gym**, including workout area, yoga room (adjacent to the Zen Garden) and Steam Room.

All paved and landscaped **sidewalks** around the development creates safe and pleasant walking path for the residents and other pedestrians.

Parking summary

Adequate parking is provided on **3.5** levels below grade for residents as follows:

(All levels of underground parking are accessed through first and second phases of the project, reducing the number of ramps from the lane.)

L1=**63**

L2=**65**

L3=**65**

L4=**33**

With the Total Number of **226** stalls below grade and at Ground Level **11** parking for the Visitors and **5** regular stalls, Total **16**.

The parking count for each level includes one barrier free parking for the handicaps.

This project is in harmony with two other previous projects on this site with special elements and features to stand out individually.

Community Comments



Box 97, Suite 100, 1039 17th Avenue SW
Calgary, Alberta
T2T 2B2
(403) 670-5499 ext. 3

DP2007-3136 1110 10th Street SW Luna Qualex-Landmark

Dear Mona,

Following a review of the development permit for Luna, Beltline Planning Group would like to express its strong support for this application.

The Stella/Nova/Luna project has been one of the strongest projects in the Beltline since the inception of the Blueprint for the Beltline and the subsequent Beltline Area Redevelopment Plan.

BPG believes that the third phase of this development is keeping with the policies and intent of the ARP. It represents the quality of project that Beltline has been hoping for in this revitalization effort. The interface with the street, with the residential townhomes and small retail bays is ideally suited to this context. Having seen the outcome of this design in the Stella project, we have no issues with how the podium and tower will turn out.

Beltline Planning Group would like to comment on the lane elevation. Although the street interfaces are among the best in this project, the lane elevation needs a more active interface. The first phases have resulted in an unattractive blank wall. BPG has been pushing consistently for "4 sided" buildings that do not ignore the lane as an important interface. We would encourage the applicant to explore ways to articulate the lane with either landscaping, or different solutions such as active uses in order to improve the situation.

Further, due to the excessively wide roads and narrow sidewalks on the streets north of 12th Avenue that were a result of the industrial history of the area, we encourage the applicant to pursue the narrowing of the road through adding a boulevard to 10th Street. This measure would calm traffic in the area and create an enhanced pedestrian environment with opportunity for greater tree-planting on this side of the development.

We look forward to the completion of this project.

Sincerely,

Josh White
Community Planner
Beltline Planning Group



FILE COPY

Box 97, Suite 100, 1039 17th Avenue SW
Calgary, Alberta
T2T 2B2
(403) 670-5499 ext. 3

February 5, 2008

Dear Mona,

RE: DP2007-3136 1110 10 ST SW Luna Qualex-Landmark

After discussions with the applicant regarding visitor parking for DP2007-3136 it has come to our attention that the applicant is asked to provide 15 per cent visitor parking for Luna as compared to 5 per cent for Nova and 3 per cent for Stella. Beltline Planning Group's main concern is the security of the parkade for residents of the building. As a 15 percent requirement of visitor parking would mean that the lower levels of the parkade would need to be accessed by visitors, the security for residents would decrease because there would not be a separation of parking between residents and visitors. Furthermore, the 3 percent visitor parking in Stella has been functioning well to date, which would indicate the 15 percent for Luna is excessive, even though it is a somewhat larger

development. Therefore, BPG strongly supports a relaxation on visitor parking to 5 per cent for this application.

Regards,

Melissa Witwer
Community Planner
Beltline Planning Group

ITEM NO. : 1
(1:30 pm)

Mona Ha

COMMUNITY:

BELTLINE

FILE NUMBER:

DP2007-3136

MUNICIPAL ADDRESS:

1111 – 10 Street SW

APPLICANT:

BKDI Architects

DESCRIPTION:

Apartment Building (217 Units) and Commercial (Two Units),
Luna

Comments Provided by the Panel:

- The applicant indicated that they were achieving 0.5 FAR based on the roof garden area and the Panel feels that they have not achieved the requirements of the ARP for overall green roof area, and further requests that a table be provided showing overall roof area and allocated green-roof percentage;
- The Panel feels that the water efficient landscaping is unclear in terms of drought tolerant and low water use plant materials (ie: manicured lawn areas at streetscape level);
- The Panel encourages the applicant to add windows on the north façade at the parking area and consider other design aspects that would improve the landscape;
- The Panel feels visitor parking should include barrier-free stall(s);
- The Panel requests to have the Bonusing Credit Table be included in the plans package;
- The Panel recommends the plaza on the corner has a terraced transition to adjacent grade. This could be accomplished on The City side of the corner-cut line;
- The Panel recommends the landscaped planter on the east elevation be terraced stepping between the street level and the plaza;
- The Panel requests the applicant to supply a more detailed drawings at the street level and less plans not pertaining to UDRP;
- The Panel feels that an unsafe condition for pedestrians and vehicles are created with the lane between the existing NOVA loading dock and the northwest wall of LUNA; and

- The Panel was unable to comment on certain urban design details because of a lack of information and/or inaccurate information in the provided package:
 - Details of the townhouse terraces in cross-section and plan, showing how they interact with the street;
 - Building masses of the area around the project in the shadow study model and context plan are inaccurate;
 - Cross-section and detailed plans at the corner plaza showing grade separation in relation to street;
 - Renderings are inconsistent with plans and elevations specifically at the streetscape level;
 - Building elevations are shown without adjacent context; and
 - Landscape plans are rendered too small to discern details;

APPENDIX 'F'

LEED Canada-NC 1.0 Project Checklist



LUNA Condominium

Calgary, Alberta

Yes ? No

7	3	5	Sustainable Sites	14 Points
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Y	?	N			
Y			Prereq 1	Erosion & Sedimentation Control	Required
Y			Credit 1	Site Selection	1
Y			Credit 2	Development Density	1
		N	Credit 3	Redevelopment of Contaminated Site	1
	?		Credit 4.1	Alternative Transportation, Public Transportation Access	1
Y			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
		N	Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
	?		Credit 4.4	Alternative Transportation, Parking Capacity	1
		N	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
		N	Credit 5.2	Reduced Site Disturbance, Development Footprint	1
Y			Credit 6.1	Stormwater Management, Rate and Quantity	1
		N	Credit 6.2	Stormwater Management, Treatment	1
Y			Credit 7.1	Heat Island Effect, Non-Roof	1
Y			Credit 7.2	Heat Island Effect, Roof	1
	?		Credit 8	Light Pollution Reduction	1

Yes ? No

2		3	Water Efficiency	5 Points
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Y	?	N			
Y			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
		N	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
		N	Credit 2	Innovative Wastewater Technologies	1
Y			Credit 3.1	Water Use Reduction, 20% Reduction	1
		N	Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

5		6	Energy & Atmosphere	17 Points
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Y	?	N			
Y			Prereq 1	Fundamental Building Systems Commissioning	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	Required
Y			Credit 1	Optimize Energy Performance	1 to 10
		N	Credit 2.1	Renewable Energy, 5%	1
		N	Credit 2.2	Renewable Energy, 10%	1
		N	Credit 2.3	Renewable Energy, 20%	1
		N	Credit 3	Best Practice Commissioning	1
Y			Credit 4	Ozone Protection	1
		N	Credit 5	Measurement & Verification	1
		N	Credit 6	Green Power	1

Yes ? No

4	2	10	Materials & Resources	14 Points
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Y		N			Required
		N	Prereq 1	Storage & Collection of Recyclables	Required
		N	Credit 1.1	Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof	1
		N	Credit 1.2	Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof	1
		N	Credit 1.3	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
		N	Credit 2.1	Construction Waste Management: Divert 50% from Landfill	1
		N	Credit 2.2	Construction Waste Management: Divert 75% from Landfill	1
		N	Credit 3.1	Resource Reuse: 5%	1
		N	Credit 3.2	Resource Reuse: 10%	1
	?		Credit 4.1	Recycled Content: 7.5% (post-consumer + ½ post-industrial)	1
		N	Credit 4.2	Recycled Content: 15% (post-consumer + ½ post-industrial)	1
Y			Credit 5.1	Regional Materials: 10% Extracted and Manufactured Regionally	1
Y		N	Credit 5.2	Regional Materials: 20% Extracted and Manufactured Regionally	1
		N	Credit 6	Rapidly Renewable Materials	1
	?		Credit 7	Certified Wood	1
Y			Credit 8	Durable Building	1

Yes ? No

9	6	4	Indoor Environmental Quality	15 Points
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Y		N			Required
Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
Y			Credit 1	Carbon Dioxide (CO₂) Monitoring	1
Y			Credit 2	Ventilation Effectiveness	1
		N	Credit 3.1	Construction IAQ Management Plan: During Construction	1
		N	Credit 3.2	Construction IAQ Management Plan: Testing Before Occupancy	1
Y			Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
Y			Credit 4.2	Low-Emitting Materials: Paints and Coating	1
Y	?		Credit 4.3	Low-Emitting Materials: Carpet	1
Y	?		Credit 4.4	Low-Emitting Materials: Composite Wood and Laminate Adhesives	1
	?		Credit 5	Indoor Chemical & Pollutant Source Control	1
	?		Credit 6.1	Controllability of Systems: Perimeter Spaces	1
	?		Credit 6.2	Controllability of Systems: Non-Perimeter Spaces	1
	?		Credit 7.1	Thermal Comfort: Compliance	1
		N	Credit 7.2	Thermal Comfort: Monitoring	1
Y			Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
		N	Credit 8.2	Daylight & Views: Views 90% of Spaces	1

Yes ? No

1		4	Innovation & Design Process	5 Points
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		N	Credit 1.1	Innovation in Design	1
		N	Credit 1.2	Innovation in Design	1
		N	Credit 1.3	Innovation in Design	1
		N	Credit 1.4	Innovation in Design	1
Yes			Credit 2	LEED® Accredited Professional	1

Yes ? No

28	11	32	Project Totals (pre-certification estimates)	70 Points
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Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points