BYLAW NUMBER 14D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2013-0060)**
* *

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2014.

READ A SECOND TIME THIS ____ DAY OF _____, 2014.

READ A THIRD TIME THIS ____ DAY OF _____, 2014.

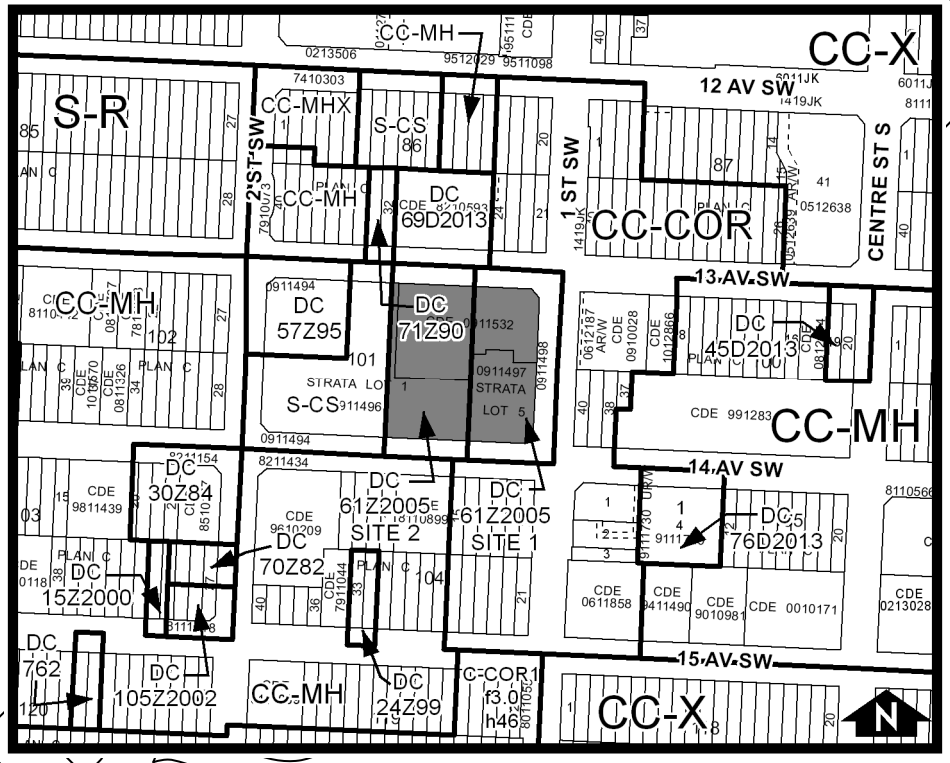
_____
MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

_____
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.

PROPOSED

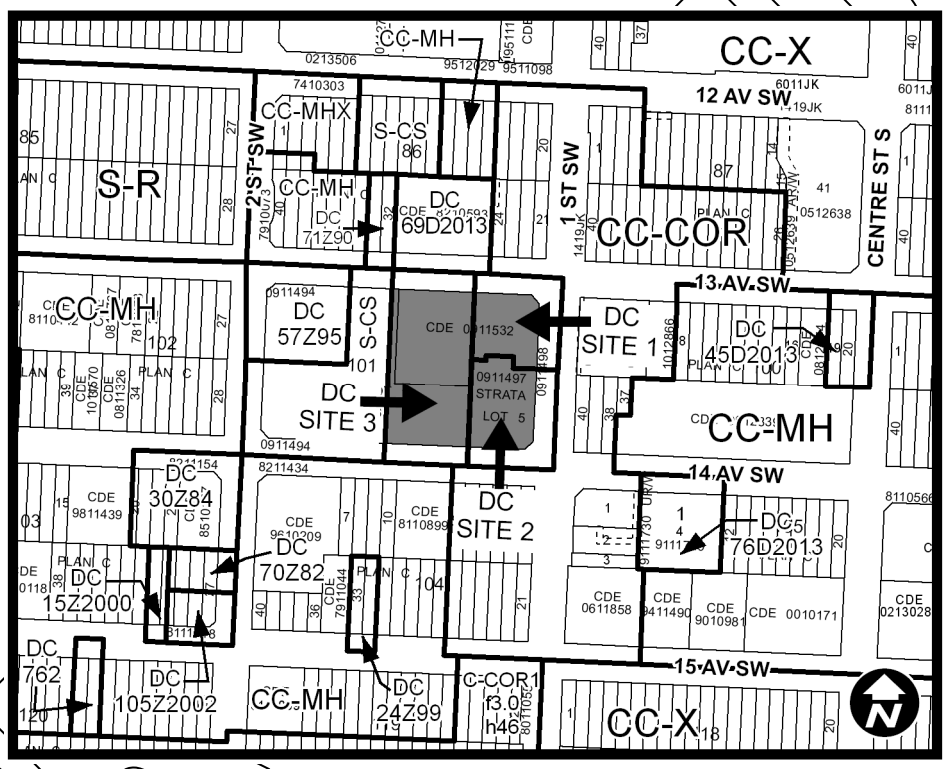
AMENDMENT LOC2013-0060
BYLAW NUMBER 14D2014

SCHEDULE A



PROOF

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

(a) Recognize existing ***development*** on Site 1;

(b) allow for the ***development*** of a new residential tower; and

(c) allow for the ***development*** of a private parking structure underneath a ***City*** park.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 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 deemed to be a reference to the section as amended from time to time.

Defined Uses

4 In this Direct Control District:

(a) **"Parking Lot – Structure (below grade)"** means a ***use***:

(i) where ***motor vehicle parking stalls*** are provided for vehicles in a parking area designated in tiers of floors located entirely below ***grade***.

(b) **"Specialty Restaurant - Licensed"** means a ***use***:

(i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
(ii) where a specific license for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;
(iii) where the maximum ***public area*** is 375 square metres;
(iv) that may have a maximum of 10.0 square metres of ***public area*** used for the purpose of providing entertainment; and
(v) where ***motor vehicle parking stalls*** are not required;

Site 1(+-0.132 hectares)

Application

5 The provisions in sections 6 through 10 apply only to Site 1.

Permitted Uses

6 The ***permitted uses*** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

7 The ***discretionary uses*** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

PROPOSED

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 apply in this Direct Control District.

Development Plans

9 Comprehensive plans must be submitted to the ***Development Authority*** as part of a ***development permit*** application. In considering such an application, the ***Development Authority*** must ensure the development plans conform with the plans and renderings attached to this bylaw as Schedule "C".

Change of Use

10 The ***Development Authority*** may consider a ***development permit*** application for a change of ***use***.

Site 2 (+- 0.173 hectares)

Application

11 The provisions in sections 12 through 16 apply only to Site 2.

Permitted Uses

12 The ***permitted uses*** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District with the addition of:

(a) **Dwelling Unit**;
(b) **Office**; and
(c) **Specialty Restaurant – Licensed**.

Discretionary Uses

13 The ***discretionary uses*** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the exception of:

(a) **Dwelling Unit**; and
(b) **Office**.

Bylaw 1P2007 District Rules

14 Unless otherwise specified, the rules of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 apply in this Direct Control District.

PROPOSED

Development Plans

15 Comprehensive plans must be submitted to the ***Development Authority*** as part of a ***development permit*** application. In considering such an application, the ***Development Authority*** must ensure the development plans conform with the plans and renderings attached to this bylaw as Schedule "C".

Change of Use

16 The ***Development Authority*** may consider a ***development permit*** application for a change of ***use***.

Site 3 (+- 1.1 hectares)

Application

17 The provisions in sections 18 through 21 apply only to Site 3.

Permitted Uses

18 The ***permitted uses*** of the Special Purpose - Community Service (S-CS) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

19 The ***discretionary uses*** of the Special Purpose - Community Service (S-CS) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(i) **Parking Lot – Structure (below grade)**

Bylaw 1P2007 District Rules

20 Unless otherwise specified, the rules of the Special Purpose - Community Service (S-CS) District of Bylaw 1P2007 apply in this Direct Control District.

Development Plans

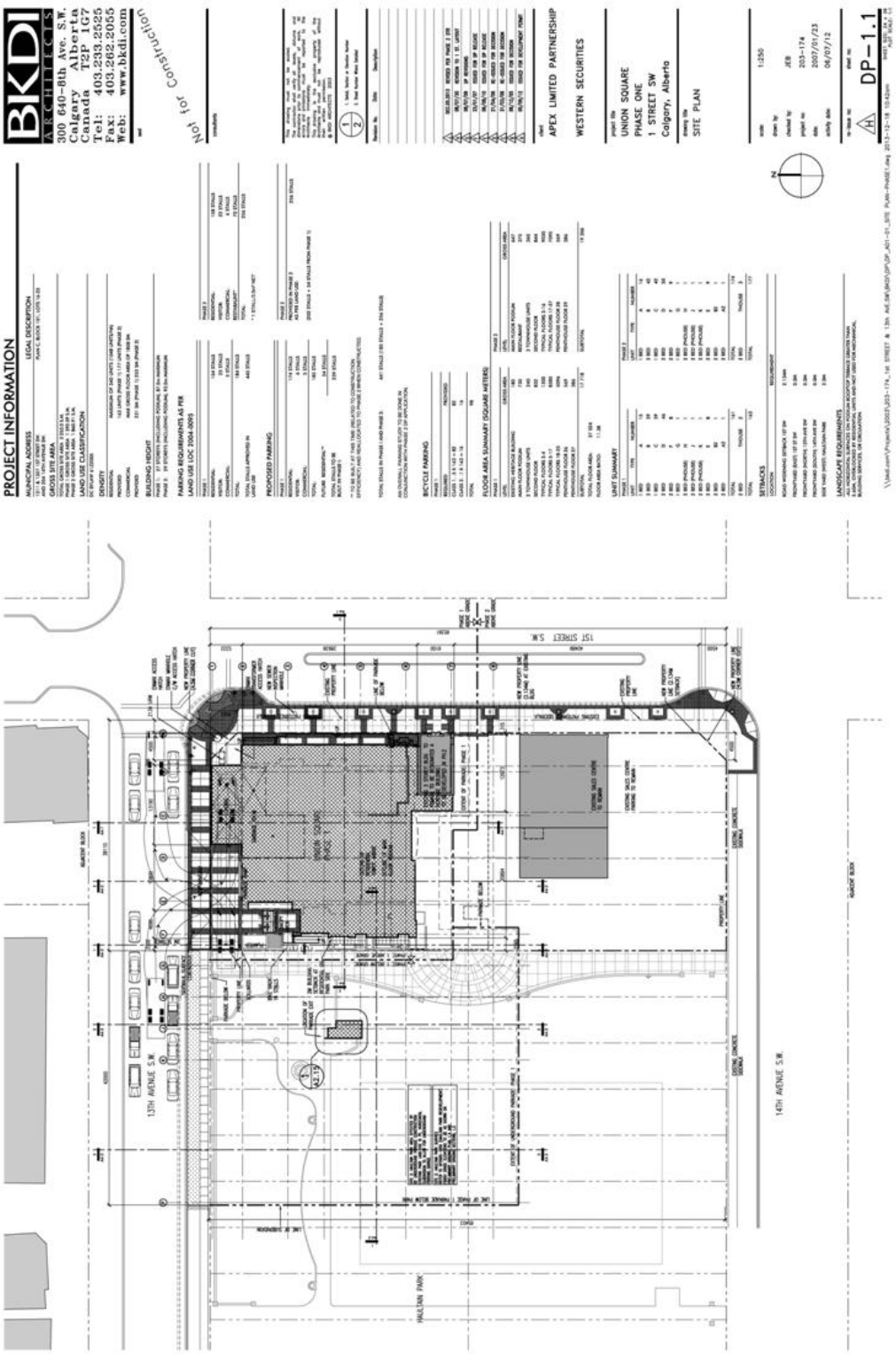
21 Comprehensive plans must be submitted to the ***Development Authority*** as part of a ***development permit*** application. In considering such an application, the ***Development Authority*** must ensure the development plans conform with the plans and renderings attached to this bylaw as Schedule "C".

PROPOSED

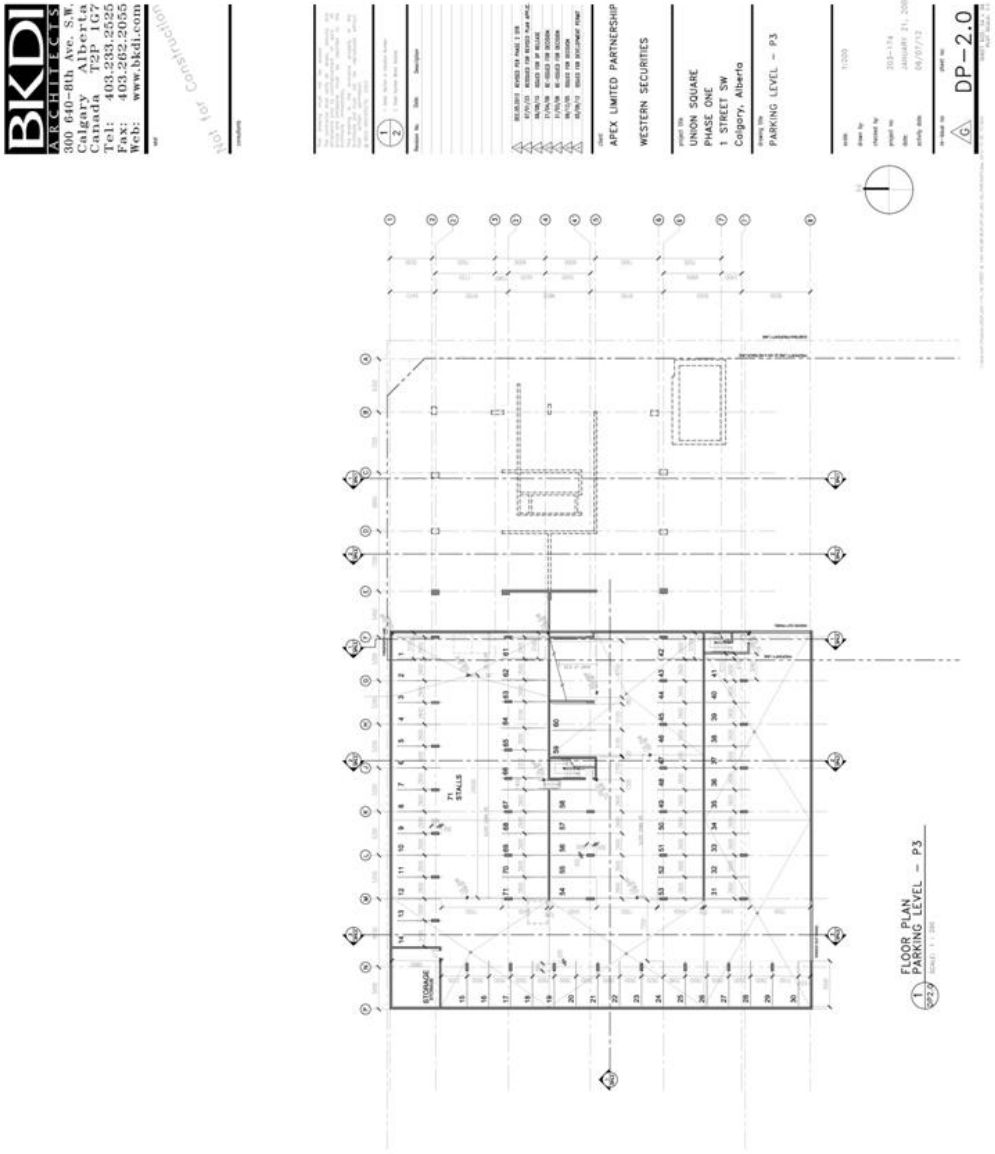
SCHEDULE C

PROPOSED

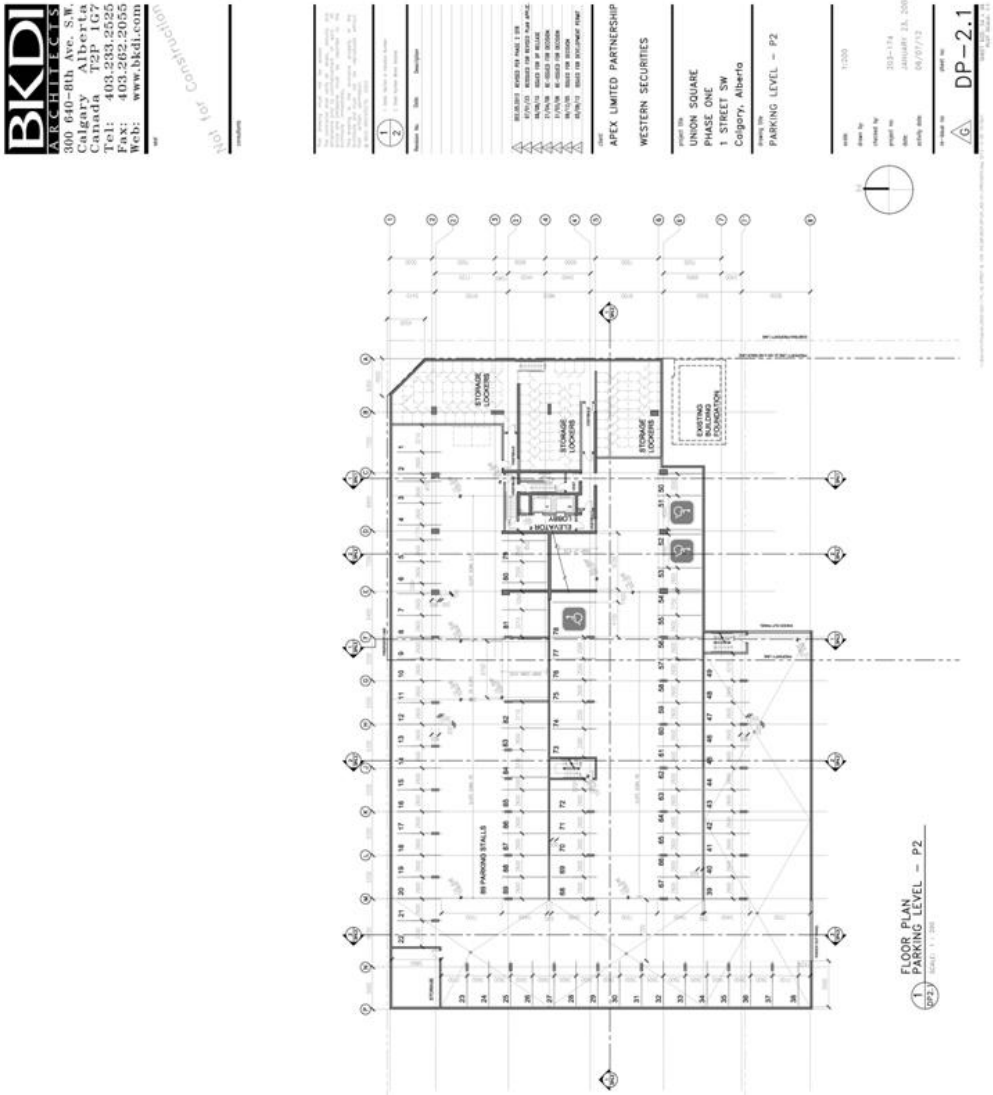
PROPOSED


PROJECT INFORMATION
BKDI ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2065
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
SITE PLAN
1:250
DP-1.1
1ST STREET S.W.
13TH AVENUE S.W.
14TH AVENUE S.W.
HALLDAN PARK

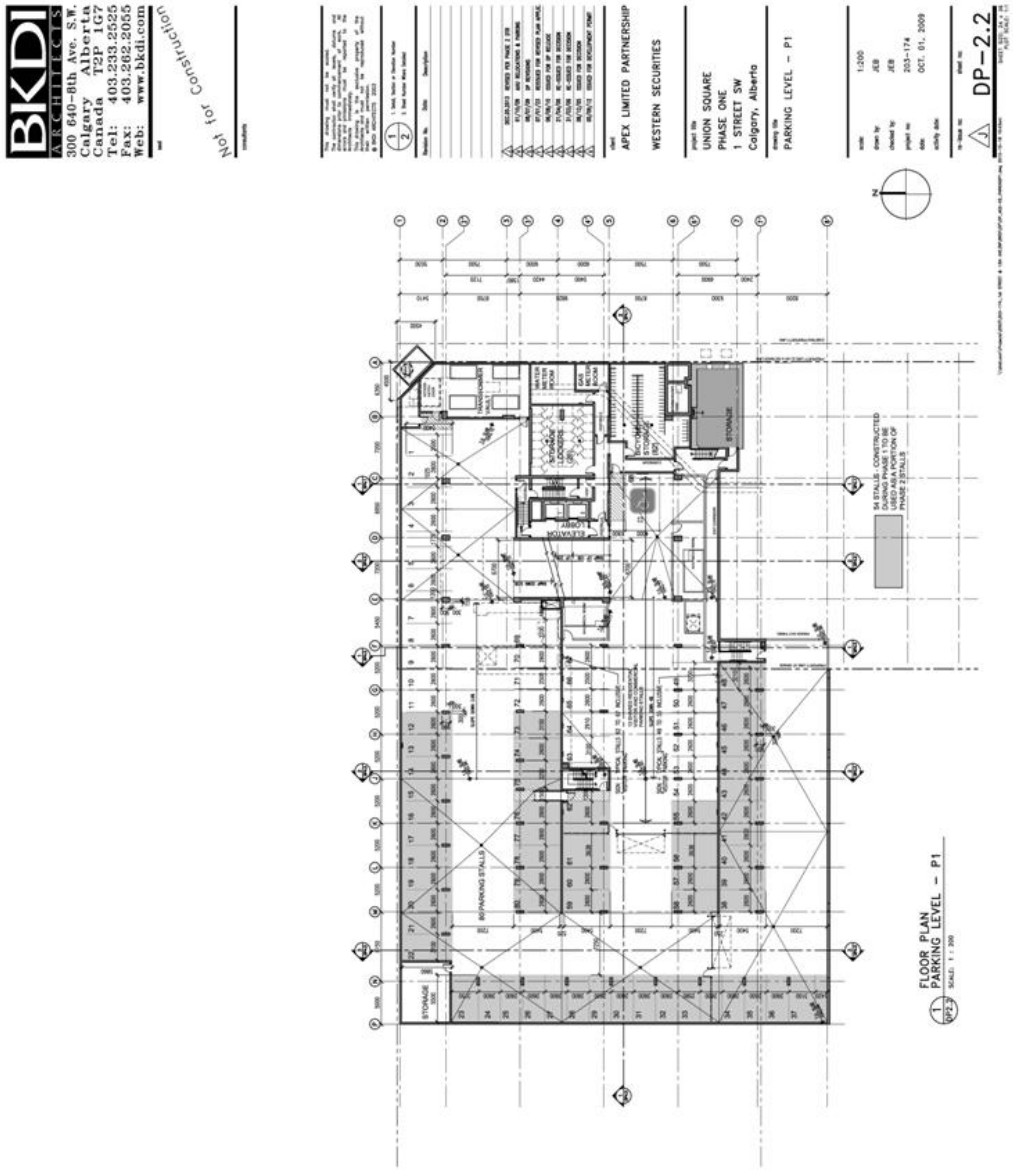
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
issued for construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
PARKING LEVEL - P3
1:200
DP-2.0
71 STALLS
STORAGE
FLOOR PLAN
PARKING LEVEL - P3

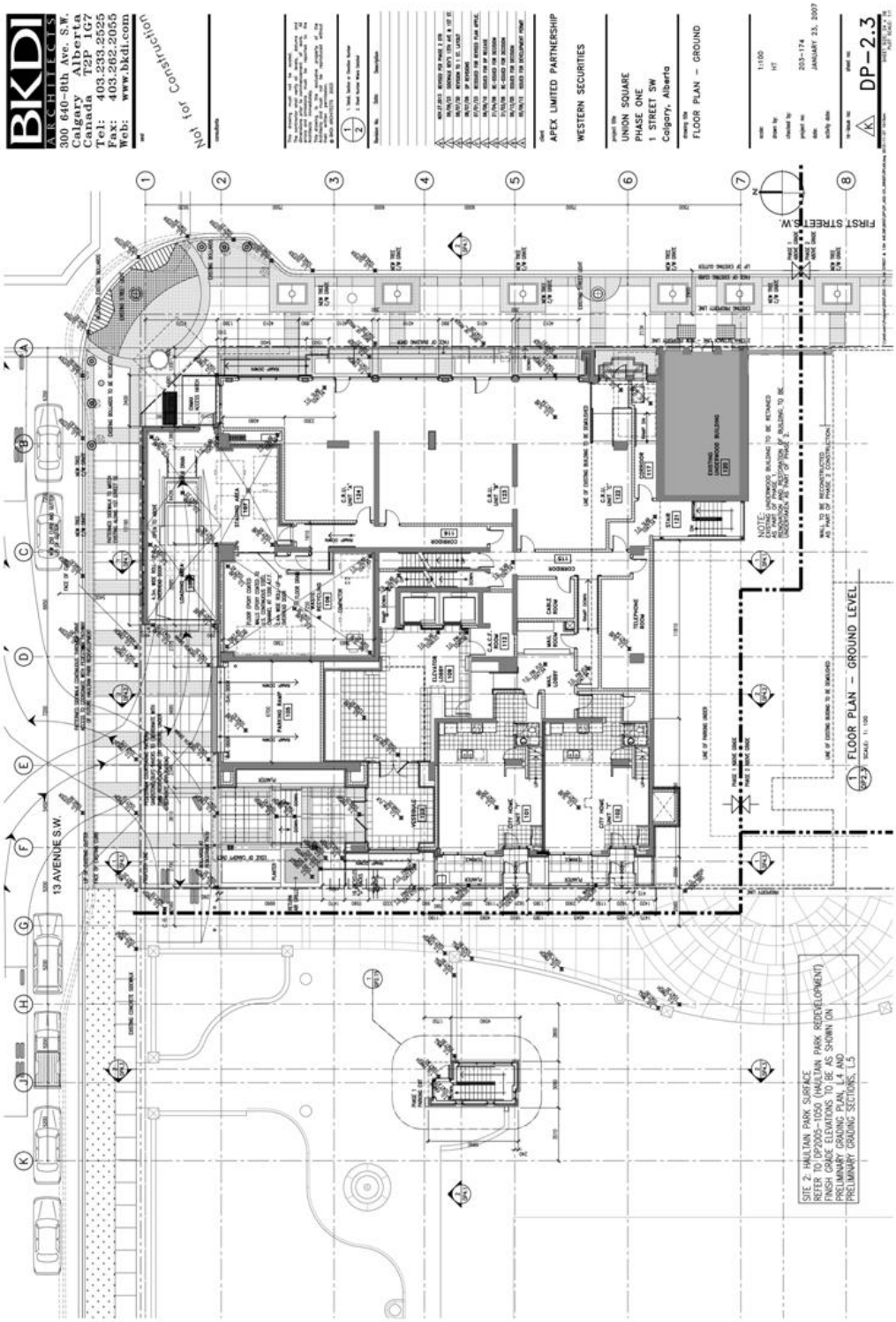
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
issued for construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
PARKING LEVEL - P2
1:200
DP-2.1
STORAGE LOCKERS
EXISTING BUILDING FOUNDATION
ELEVATOR
ABOVE
STORAGE
89 PARKING STALLS
FLOOR PLAN
PARKING LEVEL - P2

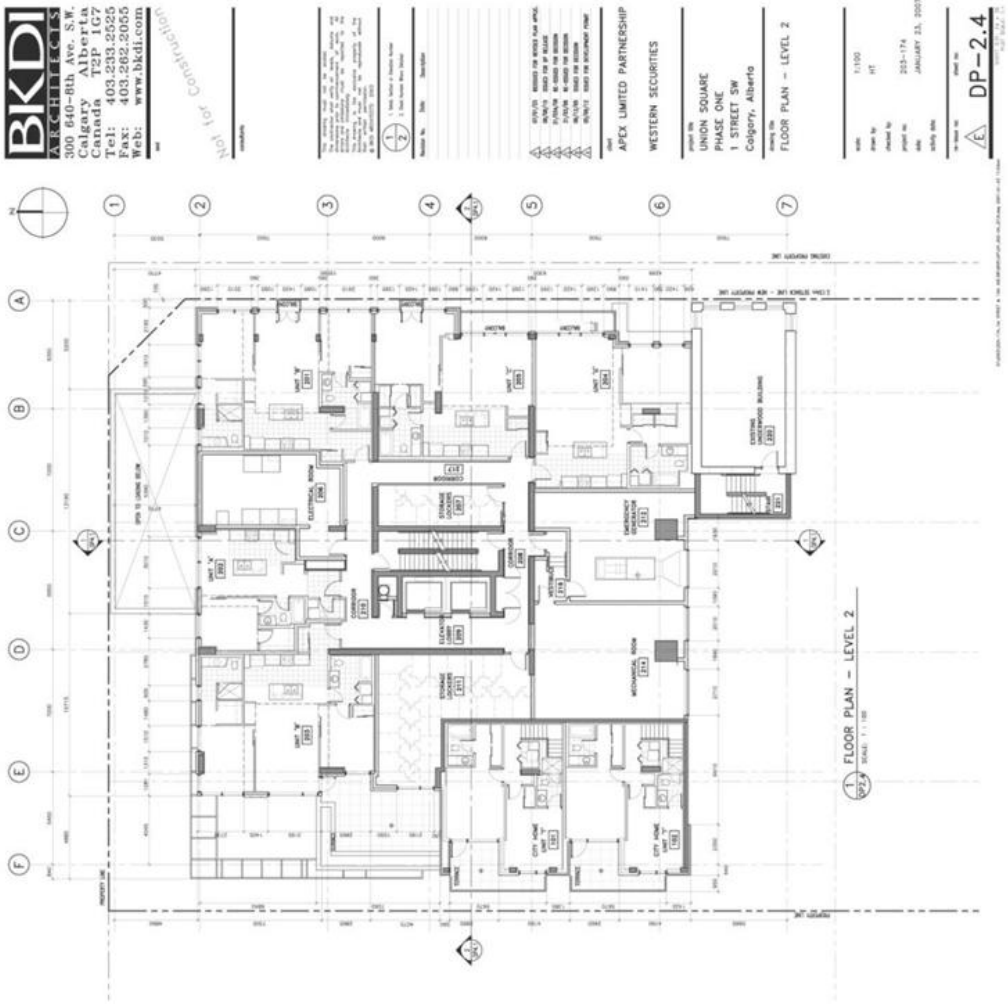
PROPOSED


BKDI ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2065
Web: www.bkdi.com
issued for
Not for Construction
issued
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
project title
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
drawing title
PARKING LEVEL - P1
scale 1:200
drawn by JEB
checked by JEB
project no 203-174
date OCT. 01, 2009
activity date
DP-2.2
FLOOR PLAN
PARKING LEVEL - P1
SCALE: 1 = 200
STORAGE
STORAGE 100
ELEVATOR LOBBY
ELEVATOR MOTOR ROOM
MASTER METER ROOM
TRANSFORMER ROOM
FIRE LOCKERS
FIRE STORAGE
STORAGE
PARKING STALLS
24 STALLS CONSTRUCTED DURING PHASE 1 TO BE USED AS A PORTION OF PHASE 2 (PHASE 1)

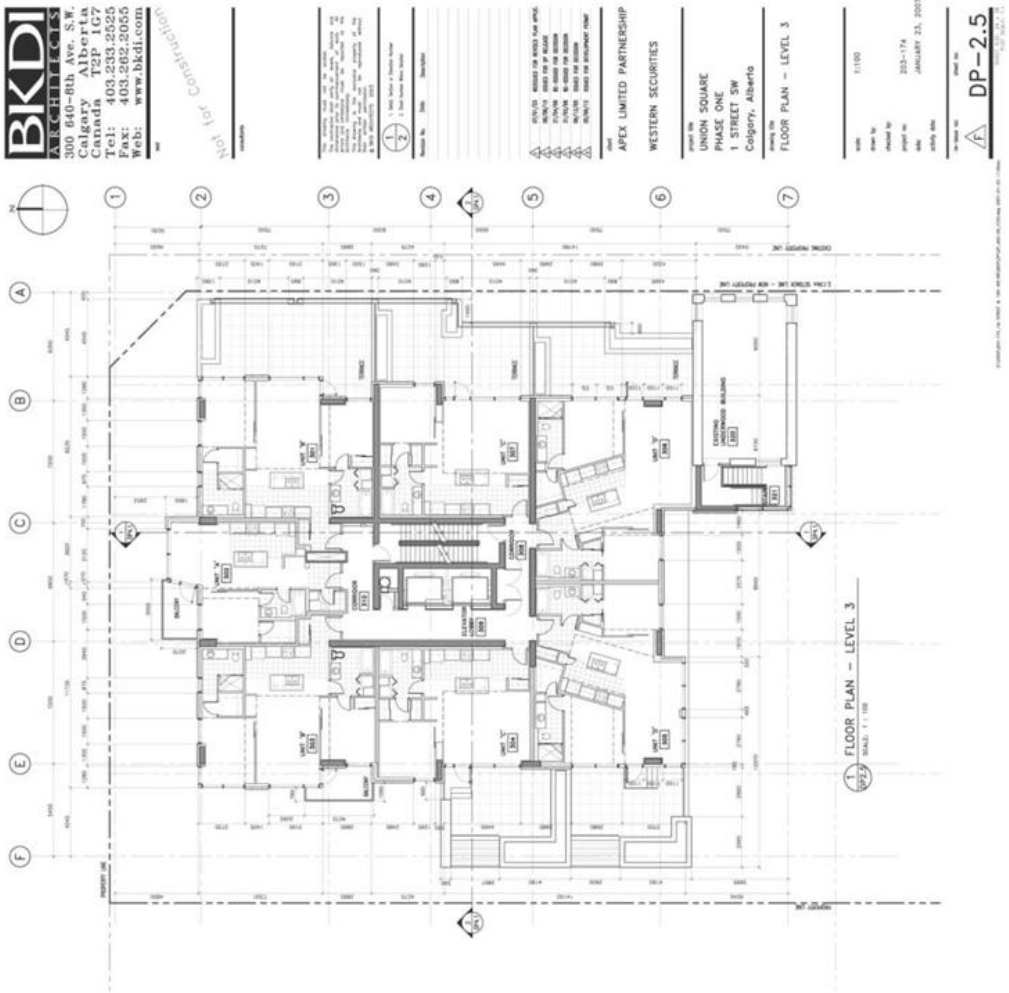
PROPOSED


BKDI ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
FLOOR PLAN - GROUND
1:100
203-174
JANUARY 23, 2007
DP-2.3
FIRST STREET S.W.
13 AVENUE S.W.
FLOOR PLAN - GROUND LEVEL
SITE 2: HAULTAIN PARK SURFACE
REFER TO DP2005-1050 (HAULTAIN PARK REDEVELOPMENT)
FINISH GRADE ELEVATIONS TO BE AS SHOWN ON
PRELIMINARY GRADING PLAN, L.4 AND
PRELIMINARY GRADING SECTIONS, L.5

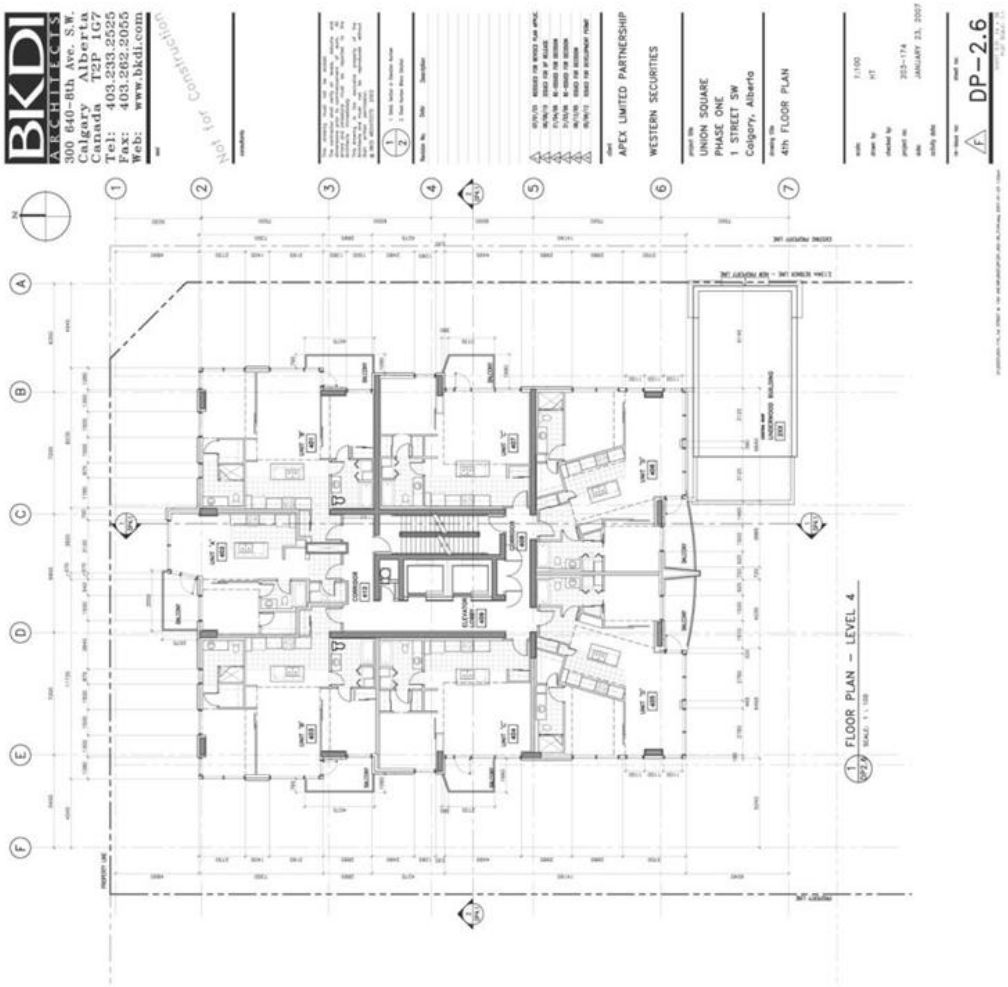
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
FLOOR PLAN - LEVEL 2
DP-2.4
FLOOR PLAN - LEVEL 2

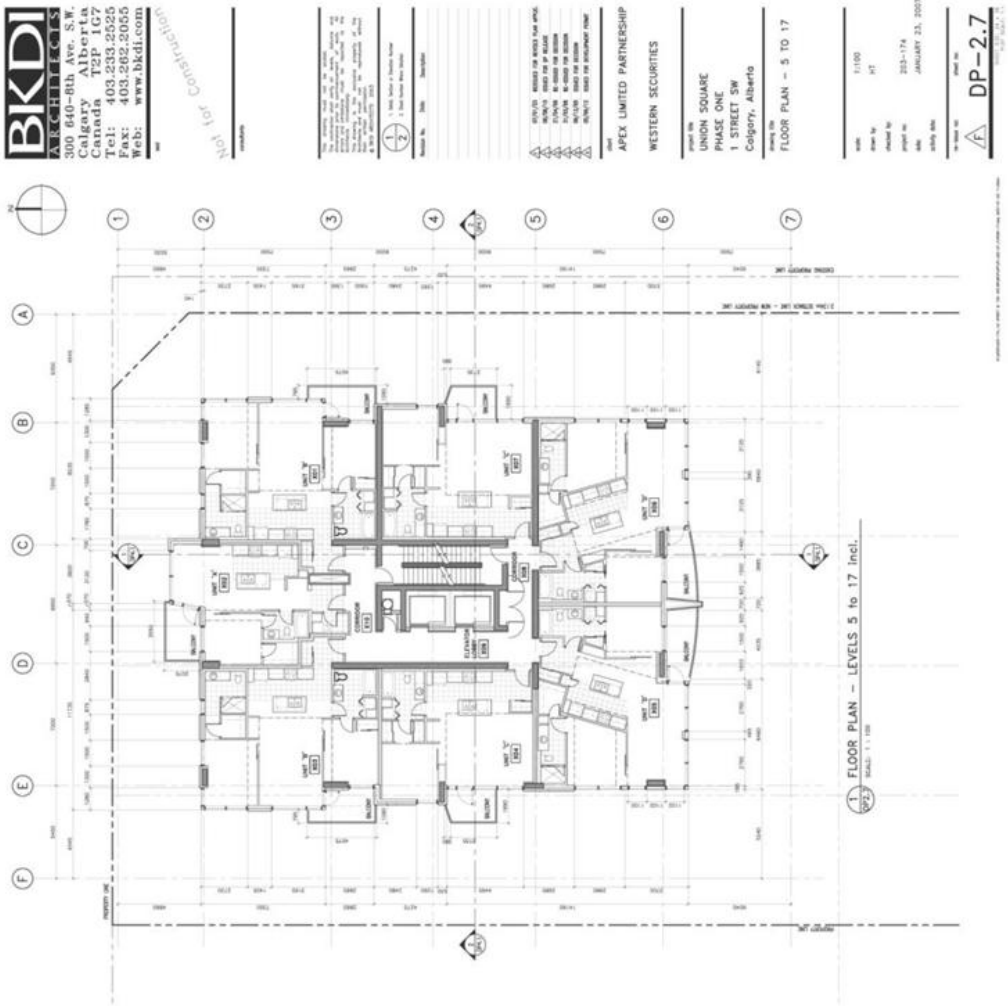
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
issued for construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
FLOOR PLAN - LEVEL 3
1:100
233-174
JANUARY 23, 2007
DP-2.5
FLOOR PLAN - LEVEL 3

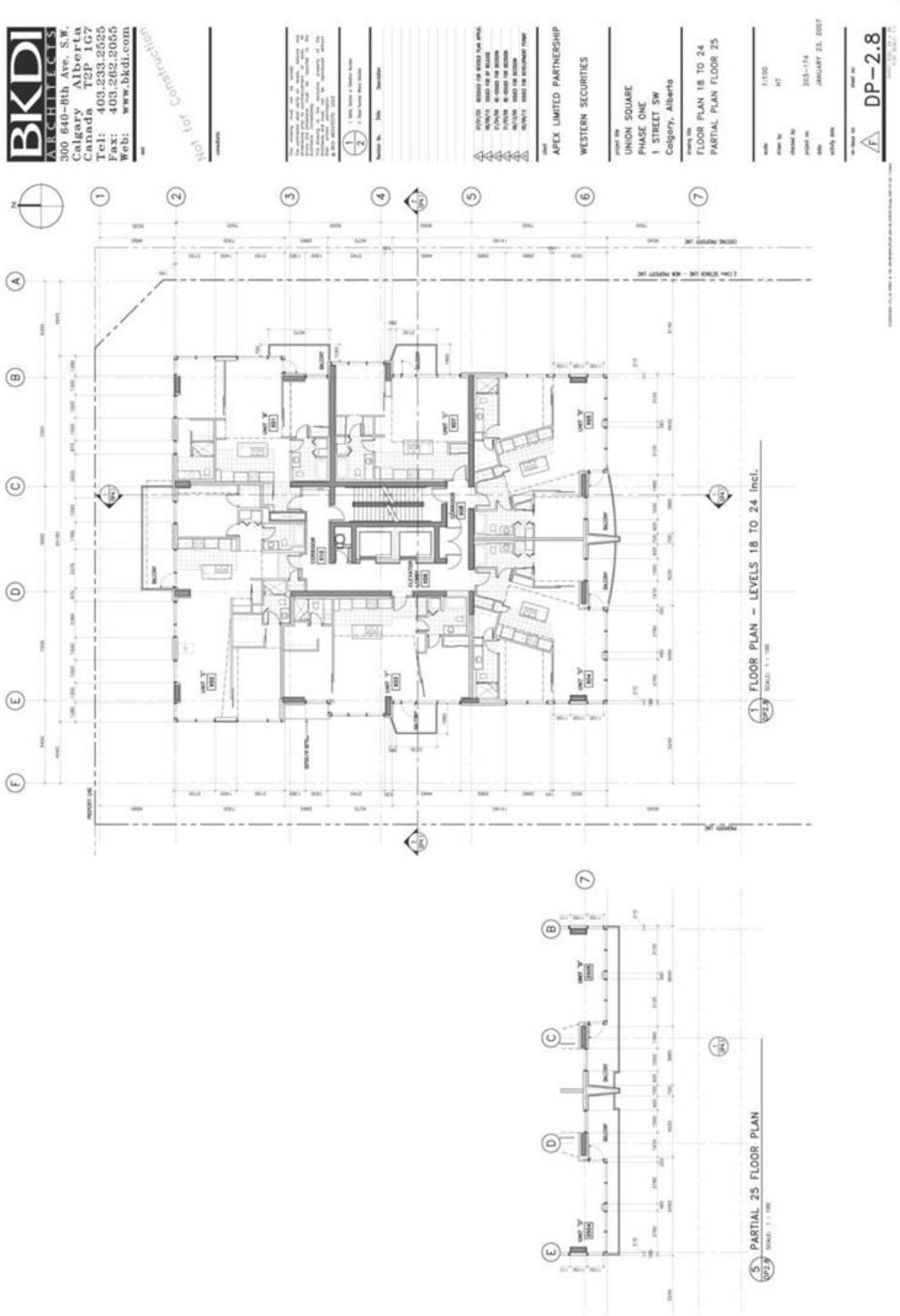
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
4th FLOOR PLAN
1:100
JANUARY 23, 2007
DP-2.6
FLOOR PLAN - LEVEL 4

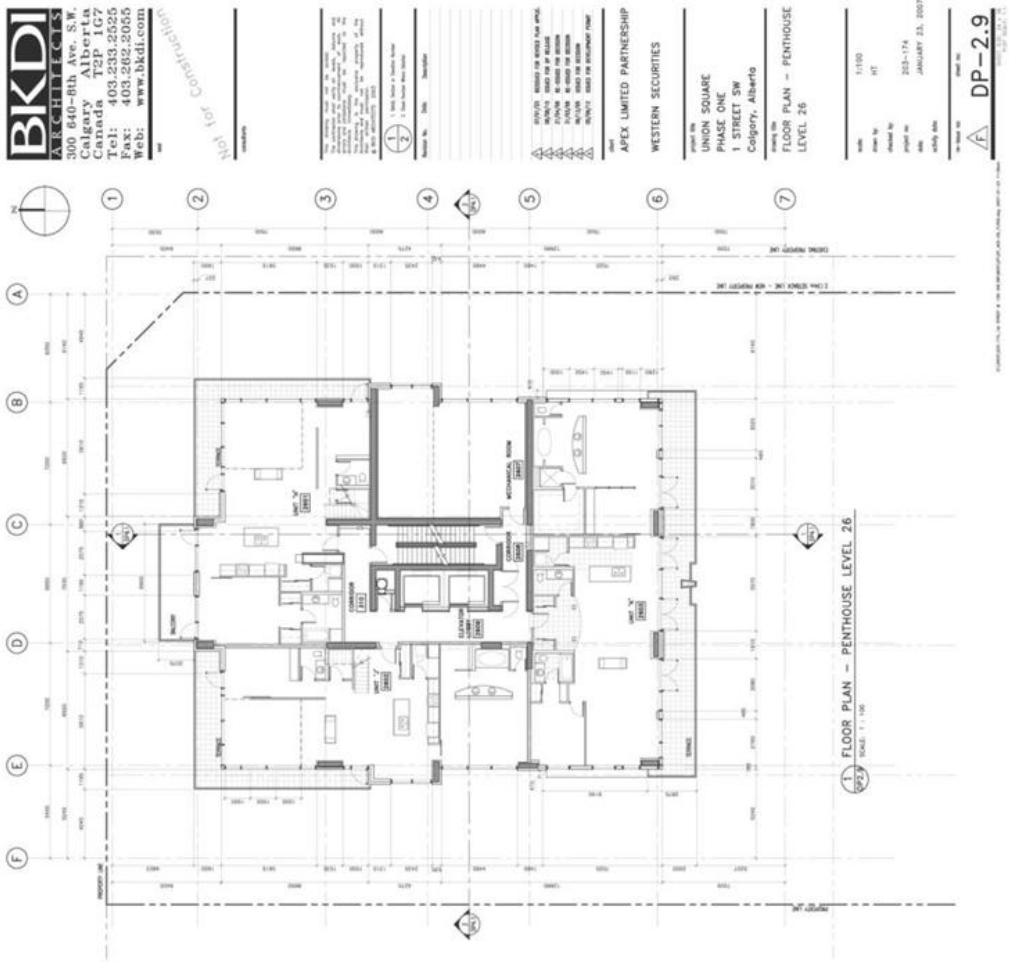
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
FLOOR PLAN - 5 TO 17
1:100
JANUARY 23, 2007
DP-2.7
FLOOR PLAN - LEVELS 5 to 17 Incl.
SCALE: 1:100

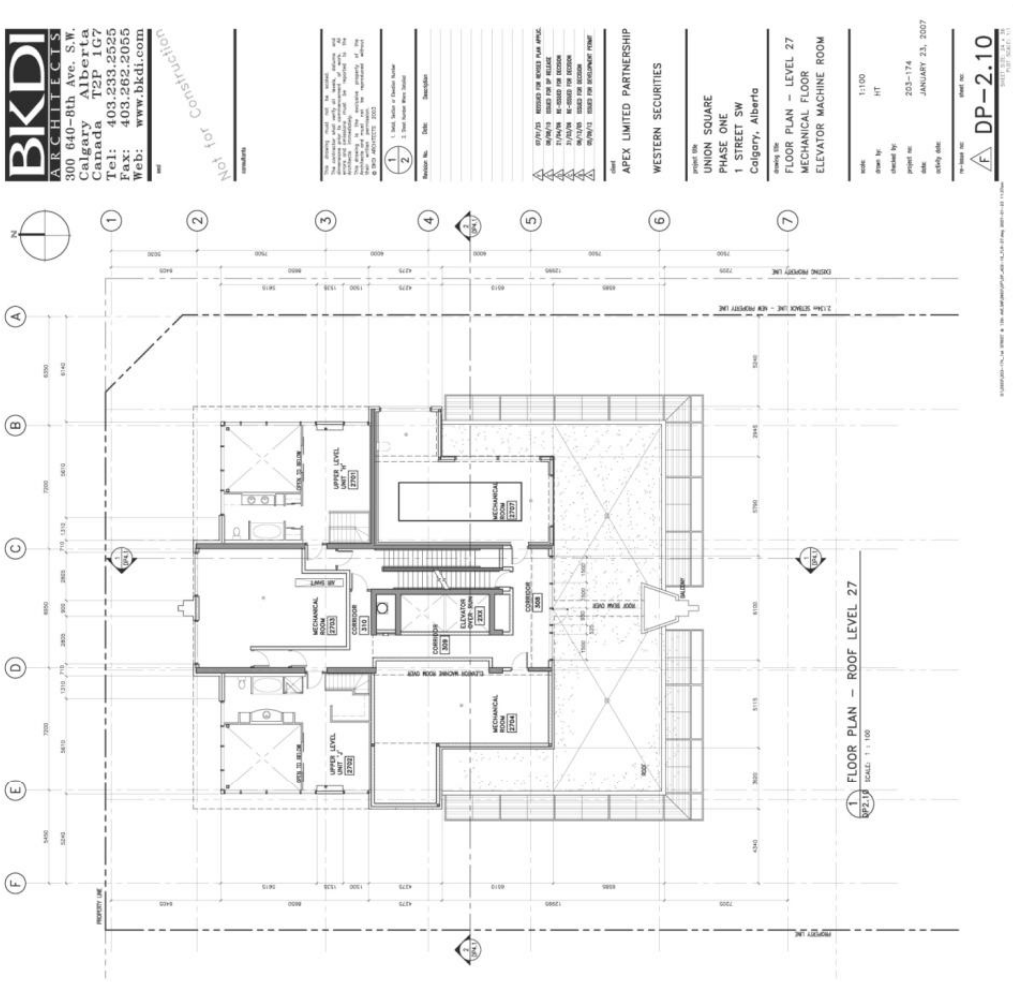
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
issued for construction
issued for DP REVISE
issued for DP REVISE
issued for DP REVISE
issued for DP REVISE
issued for DEVELOPMENT PERMIT
issued
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
project title
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
drawing title
FLOOR PLAN 18 TO 24
PARTIAL PLAN FLOOR 25
scale 1:100
drawn by HT
checked by
project no 203-174
date JANUARY 23, 2007
activity date
DP-2.8
FLOOR PLAN - LEVELS 18 TO 24 incl.
PARTIAL 25 FLOOR PLAN

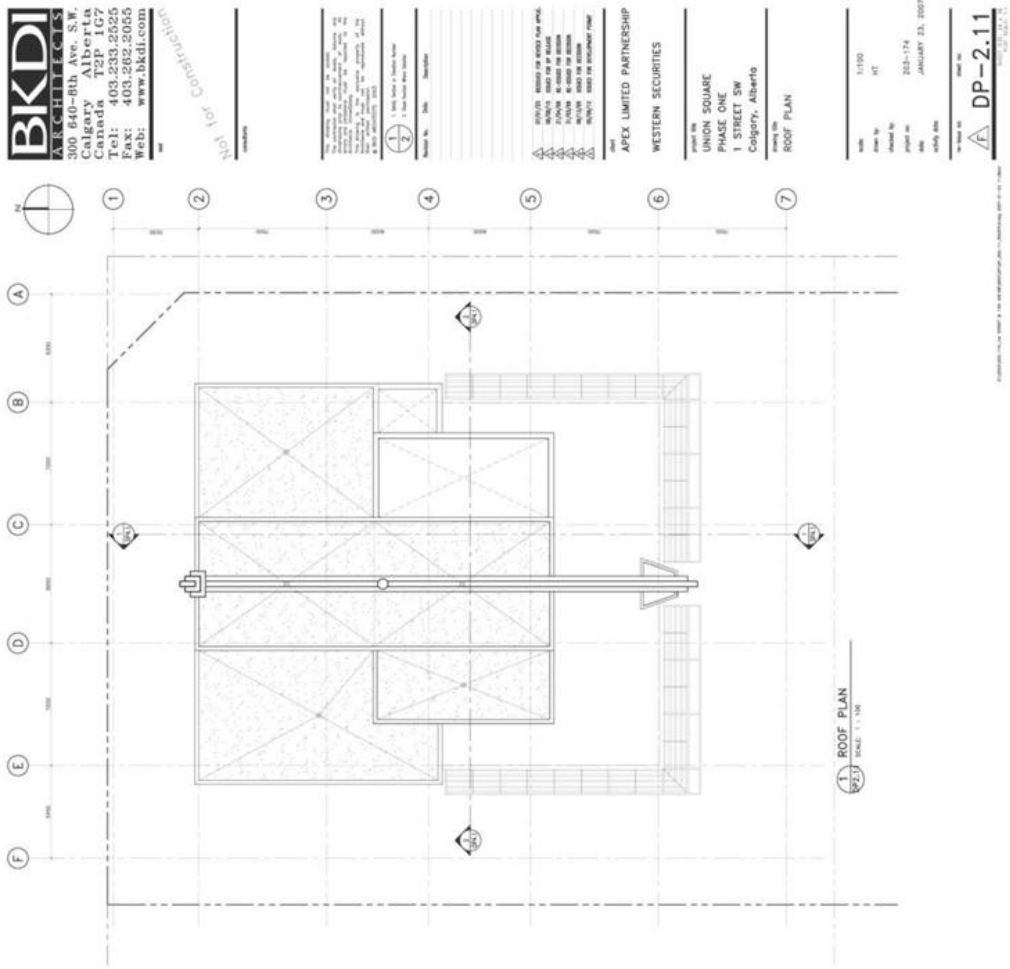
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
issued for construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
FLOOR PLAN - PENTHOUSE
LEVEL 26
1:100
HT
203-174
JANUARY 23, 2007
DP-2.9
FLOOR PLAN - PENTHOUSE LEVEL 26
SCALE 1:100

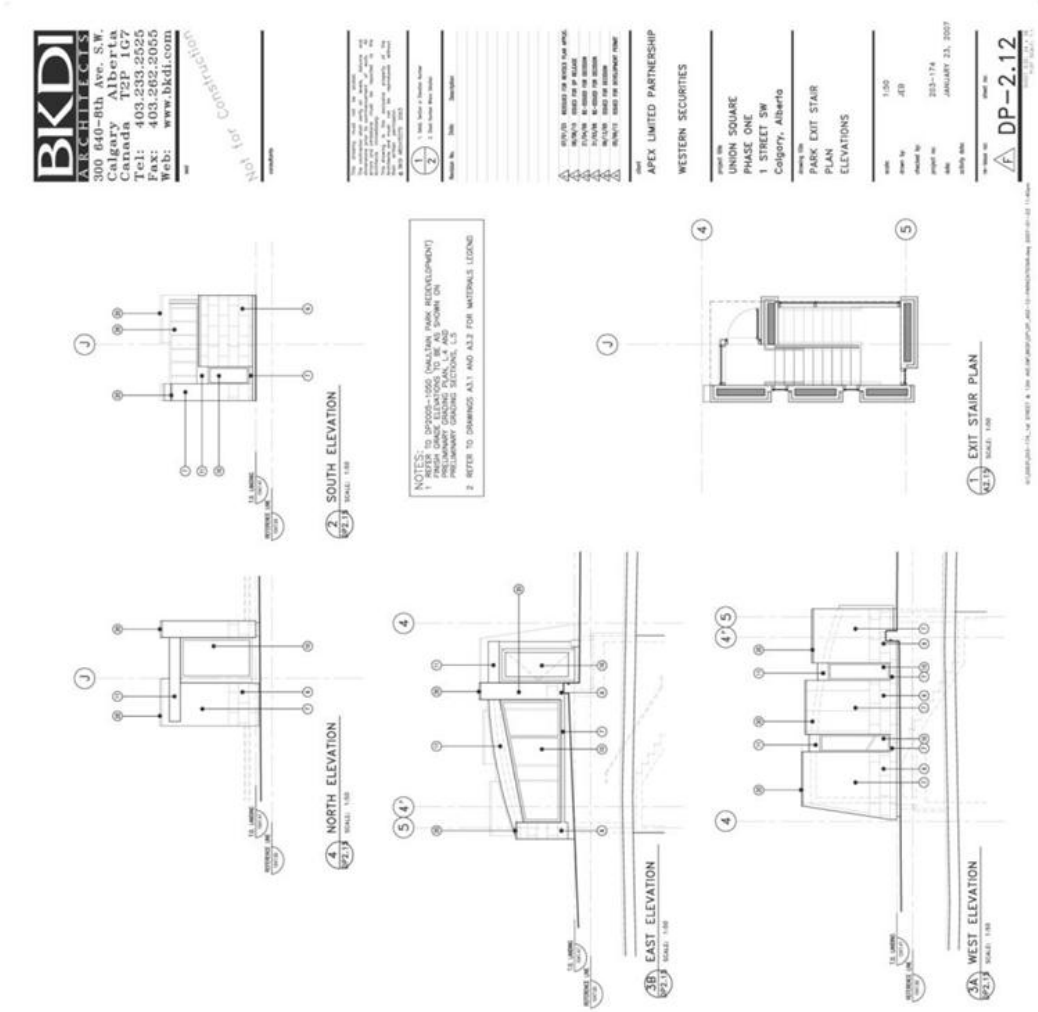
PROPOSED


BKDI ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
FLOOR PLAN - LEVEL 27
MECHANICAL FLOOR
ELEVATOR MACHINE ROOM
1:100
203-174
JANUARY 23, 2007
DP-2.10
FLOOR PLAN - ROOF LEVEL 27
SCALE: 1 : 100
MECHANICAL ROOM
CORRIDOR
ELEVATOR MACHINE ROOM
ROOF
PROPERTY LINE

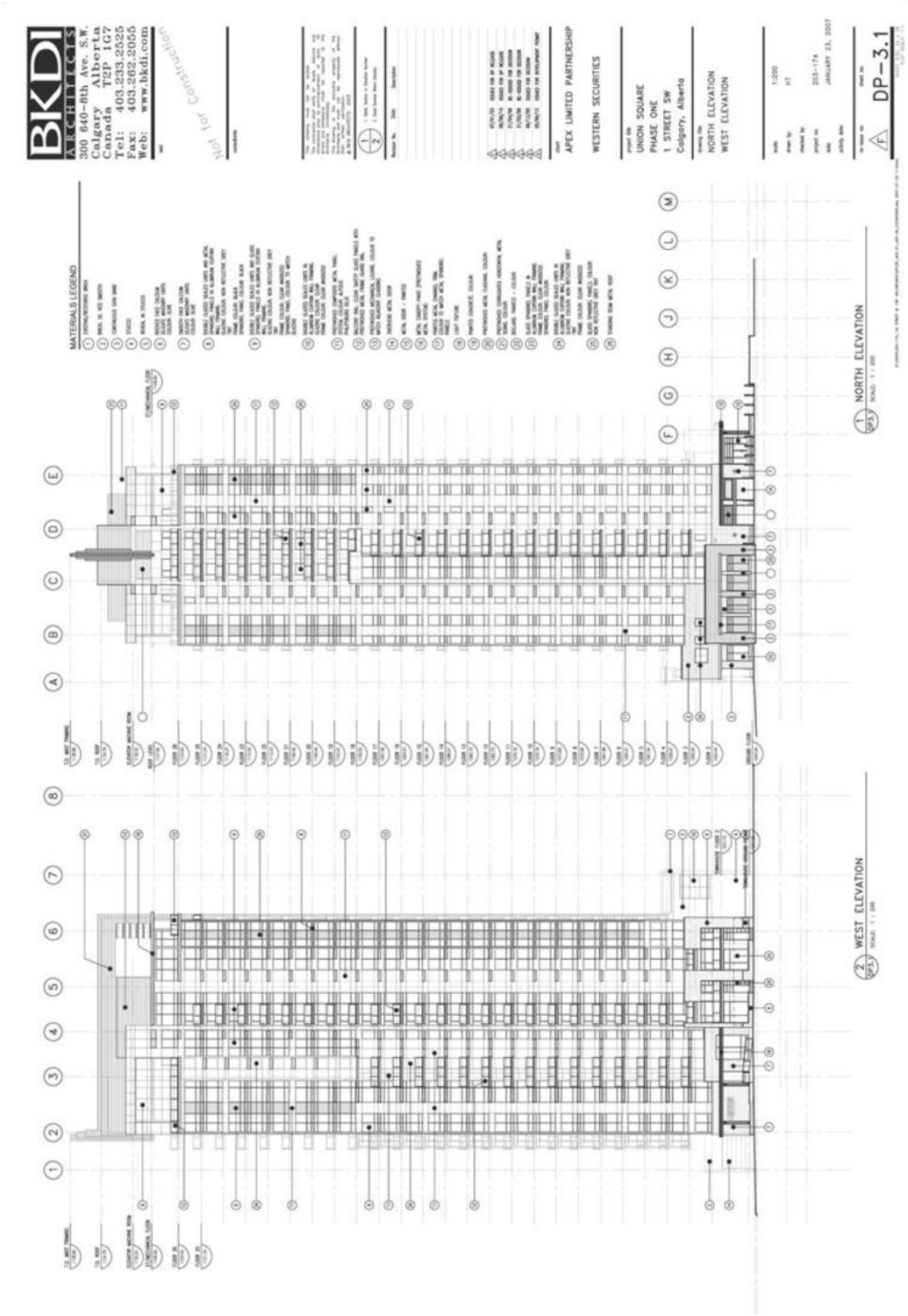
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
ROOF PLAN
1:100
JANUARY 23, 2007
DP-2.11
ROOF PLAN

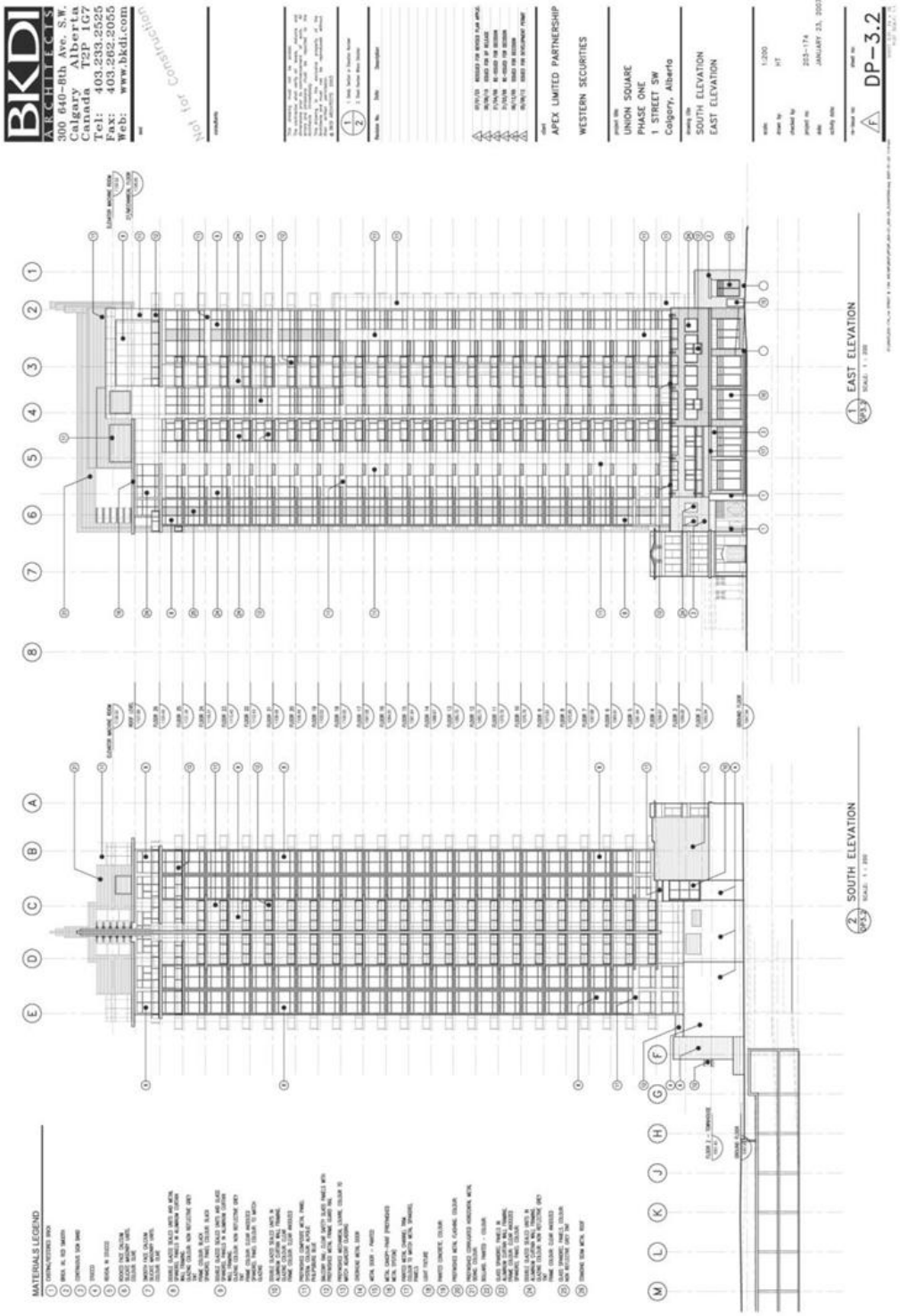
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
EXIT STAIR PLAN
NOTES:
1 REFER TO DP2005-1550 (WALTON PARK REDEVELOPMENT) PRIOR GRADE ELEVATIONS TO BE AS SHOWN ON PRELIMINARY GRADING PLAN, L4 AND PRELIMINARY GRADING DETAILS, L5
2 REFER TO DRAWINGS A3.1 AND A3.2 FOR MATERIALS LEGEND
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
PARK EXIT STAIR
PLAN
ELEVATIONS
1:50
JEB
333-174
JANUARY 23, 2007
DP-2.12

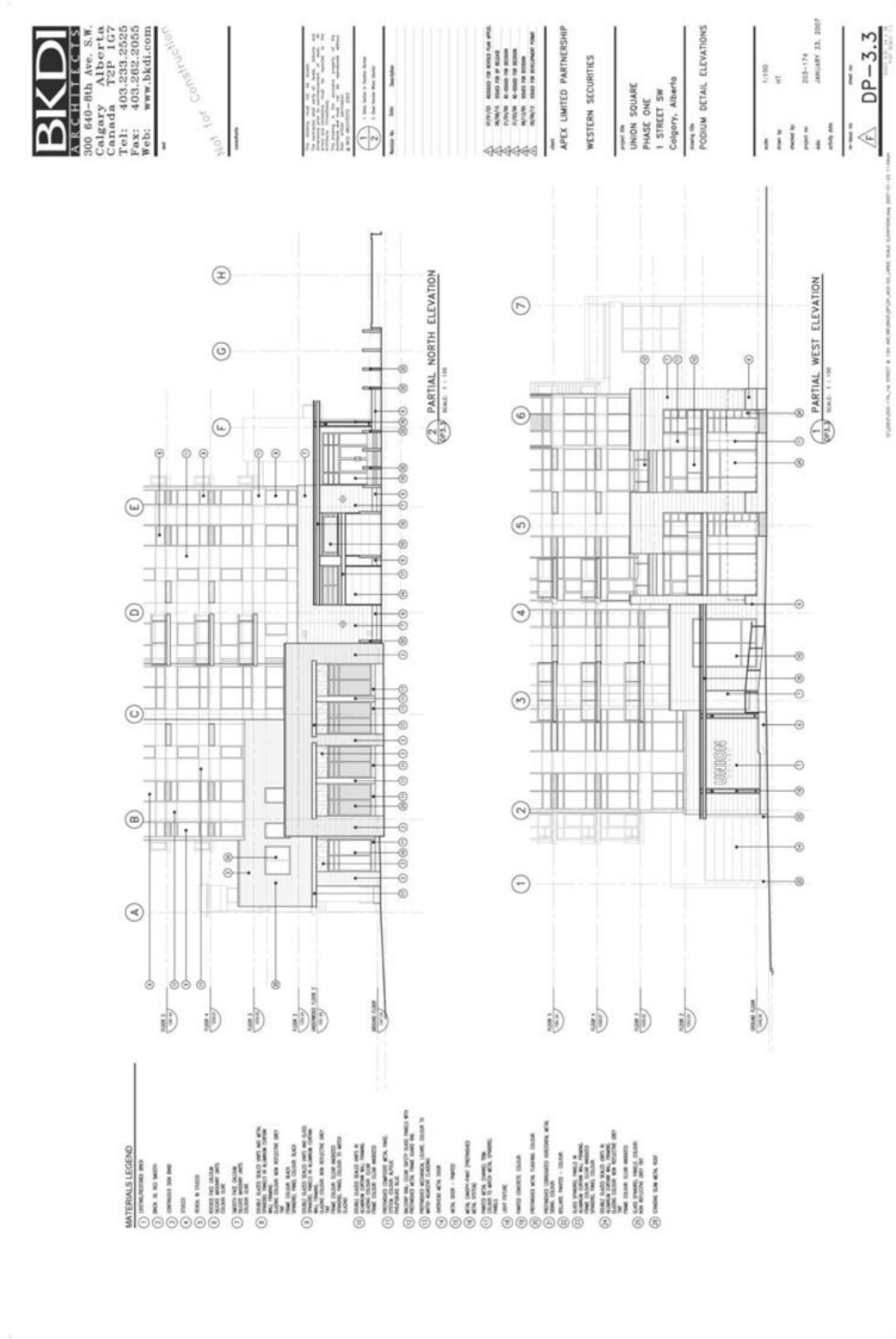
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
MATERIALS LEGEND
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
NORTH ELEVATION
WEST ELEVATION
1:200
JANUARY 23, 2007
DP-3.1
1 NORTH ELEVATION
2 WEST ELEVATION

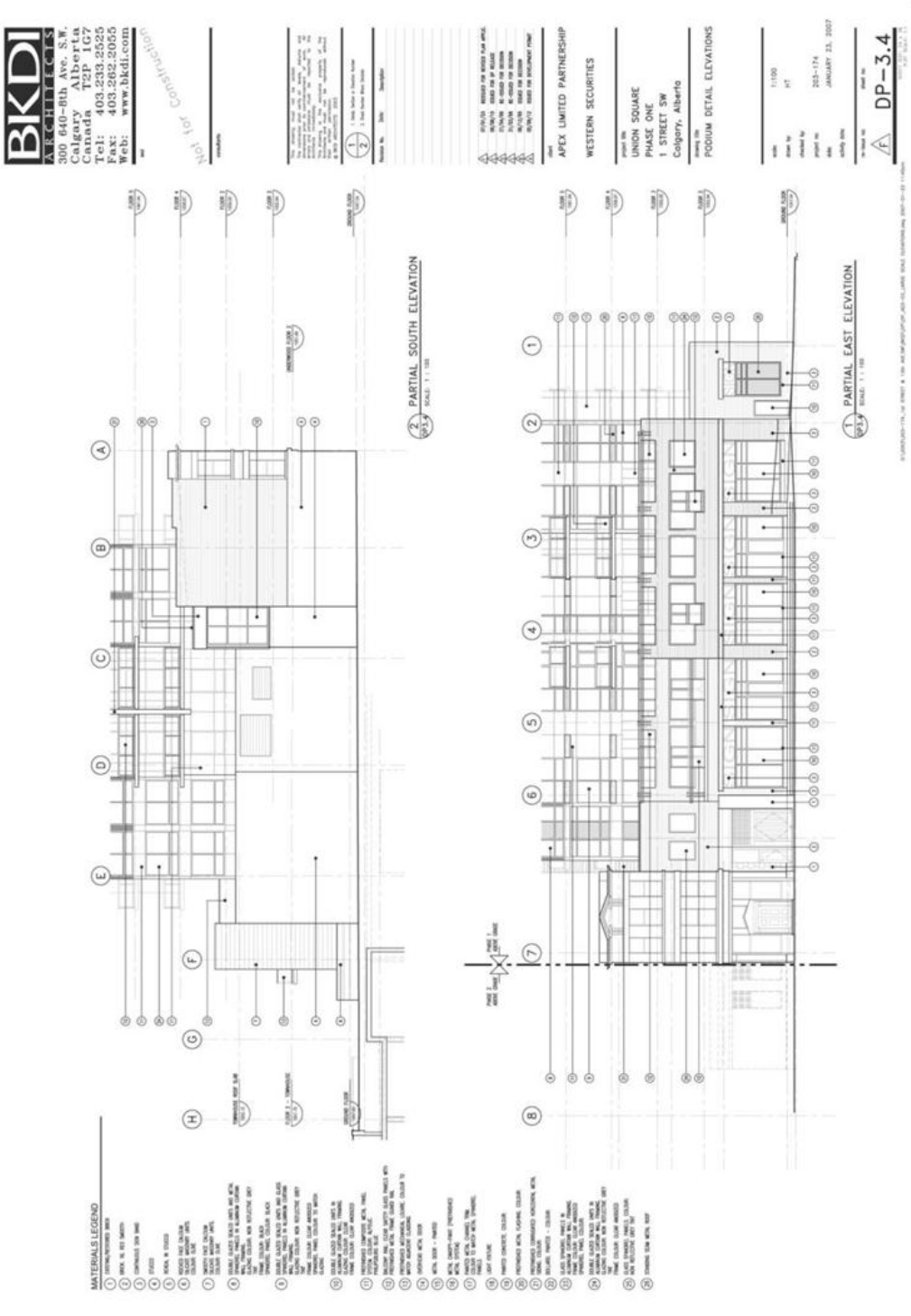
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
SOUTH ELEVATION
EAST ELEVATION
1:200
JANUARY 23, 2007
DP-3.2
MATERIALS LEGEND
EAST ELEVATION
SOUTH ELEVATION

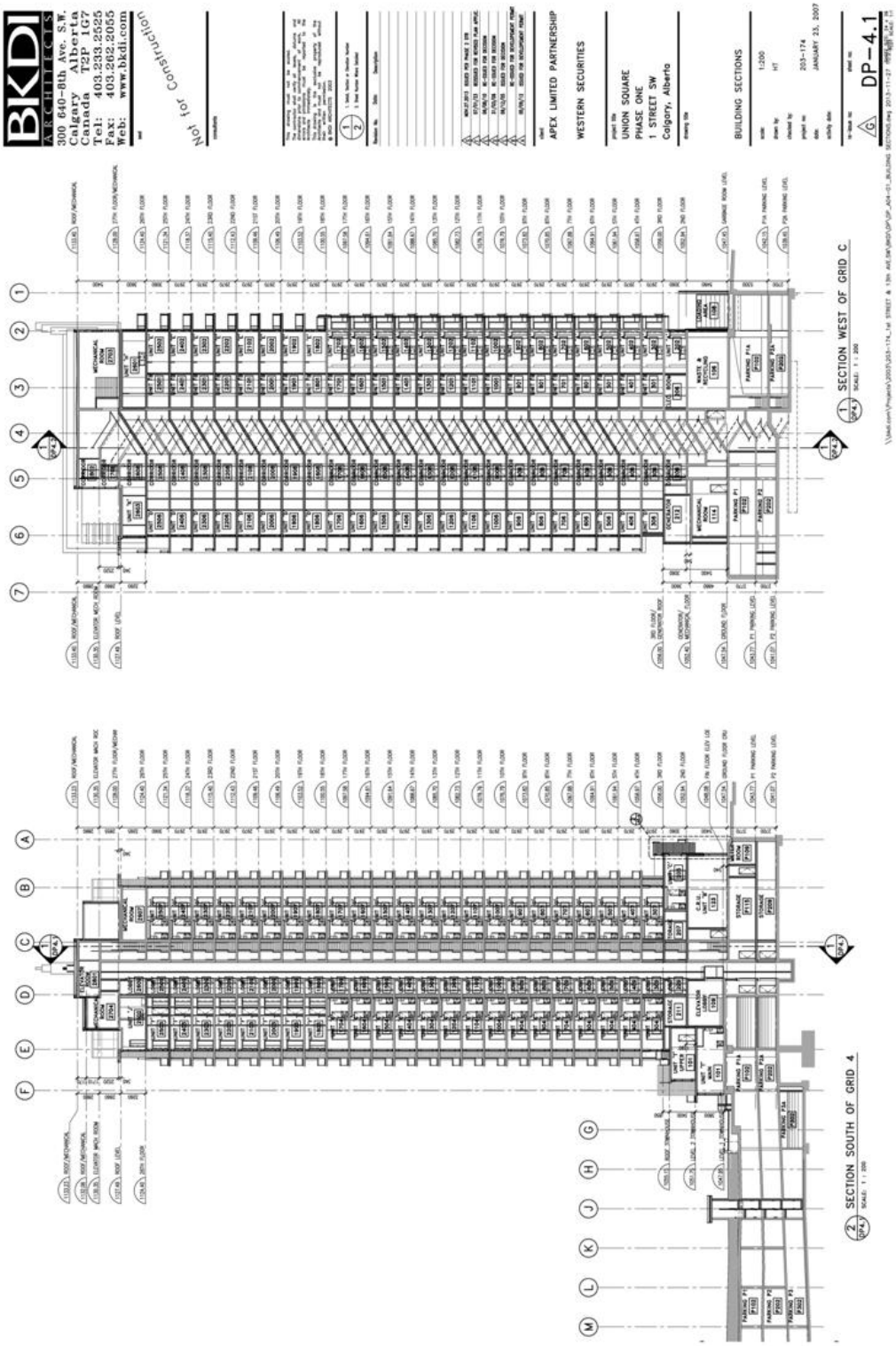
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
issued for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
PODIUM DETAIL ELEVATIONS
1:100
JANUARY 23, 2007
DP-3.3
2 PARTIAL NORTH ELEVATION
1 PARTIAL WEST ELEVATION
MATERIALS LEGEND

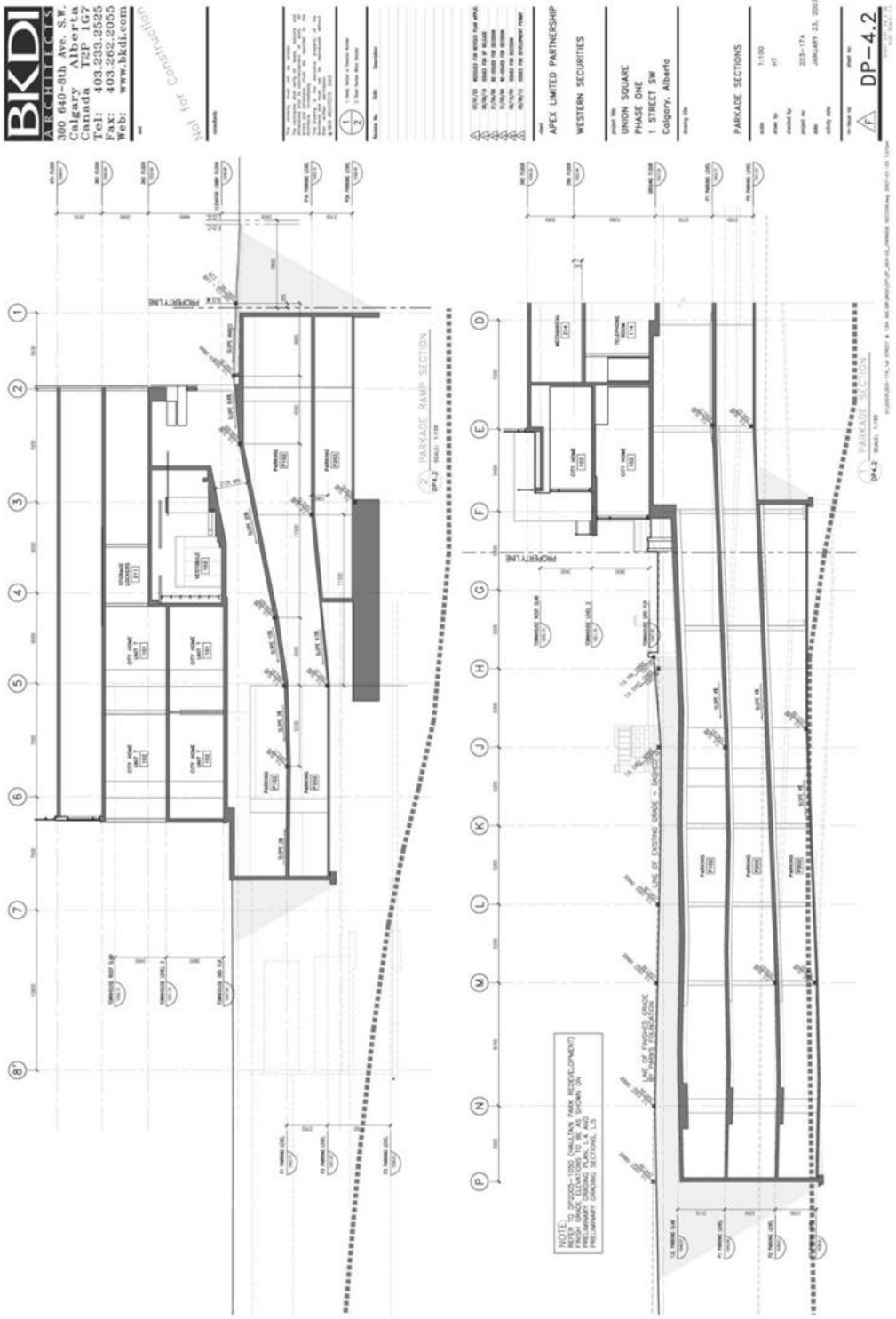
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
PODIUM DETAIL ELEVATIONS
1/100
JANUARY 23, 2007
DP-3.4
PARTIAL SOUTH ELEVATION
PARTIAL EAST ELEVATION
MATERIALS LEGEND

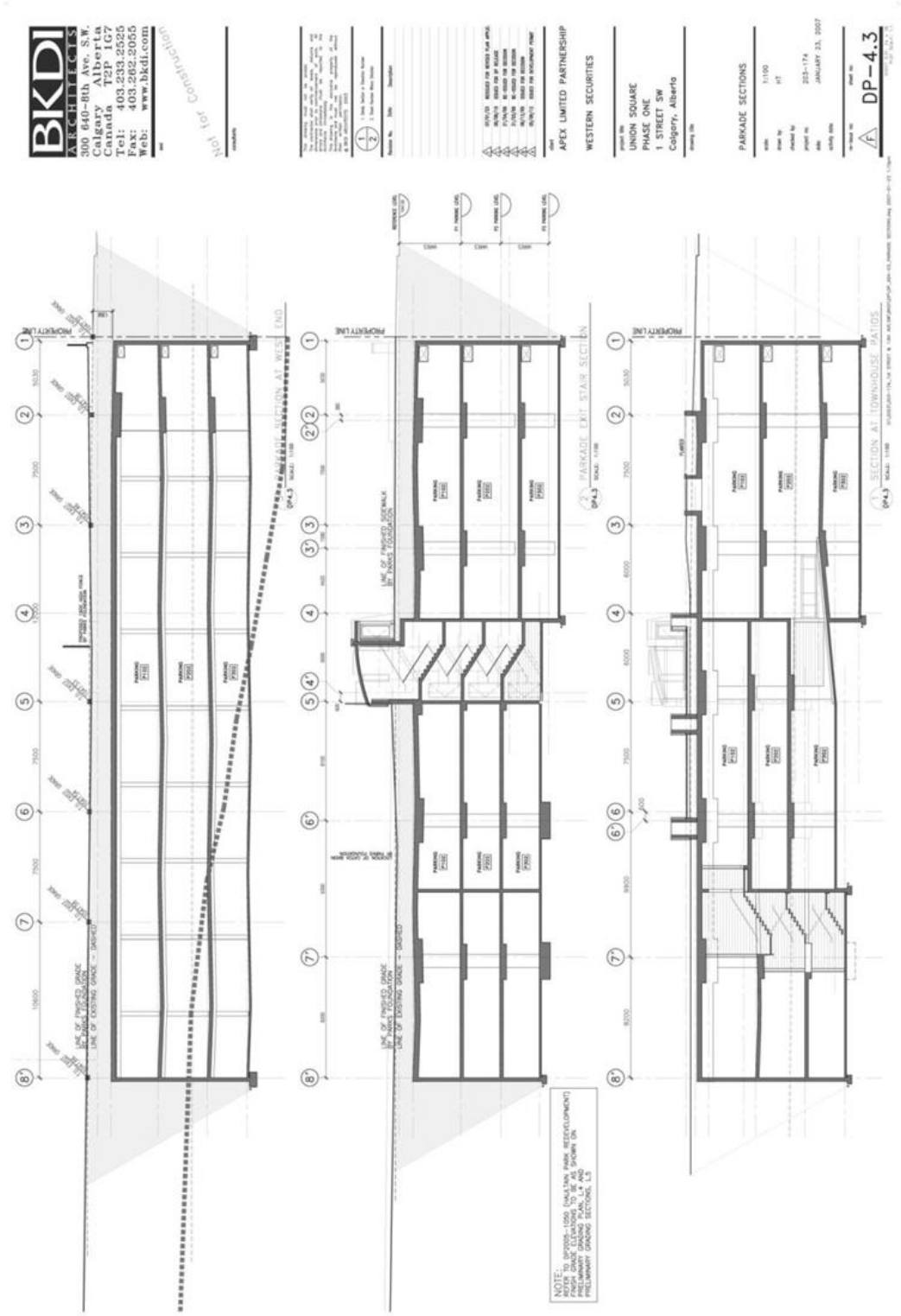
PROPOSED


BKDI ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2065
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
BUILDING SECTIONS
1:200
JANUARY 23, 2007
DP-4.1
SECTION WEST OF GRID C
SECTION SOUTH OF GRID 4

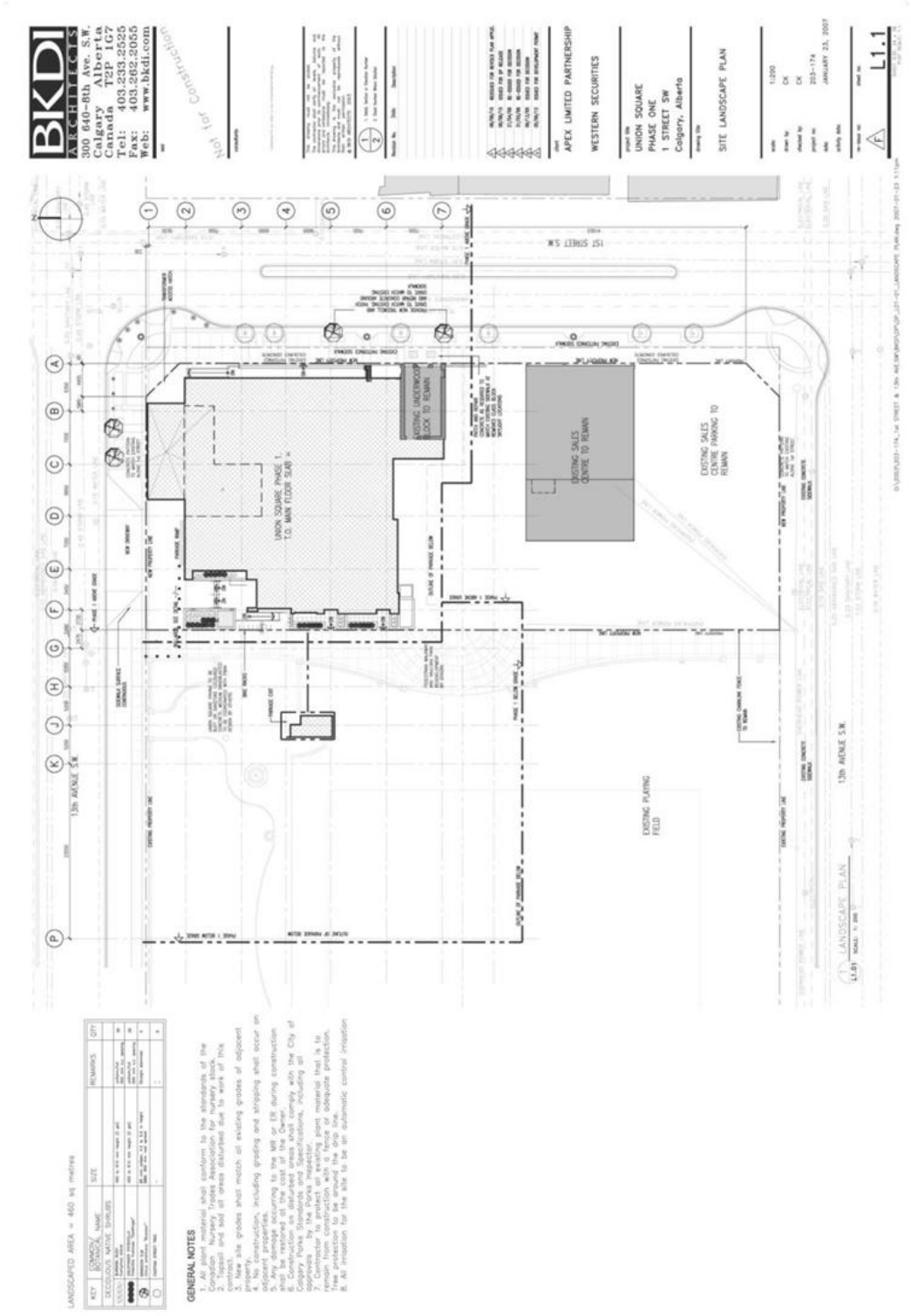
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
PARKADE SECTIONS
DP-4.2
PARKADE RAMP SECTION
PARKADE SECTION
PROPERTY LINE
NOTE:
REFER TO SP2009-1050 (WALLEAN PARK REDEVELOPMENT)
FOR ADDITIONAL SITE DETAILS, SPOT ELEVATIONS,
PRELIMINARY GRADING PLAN, & AS
PRELIMINARY GRADING SECTIONS, L3

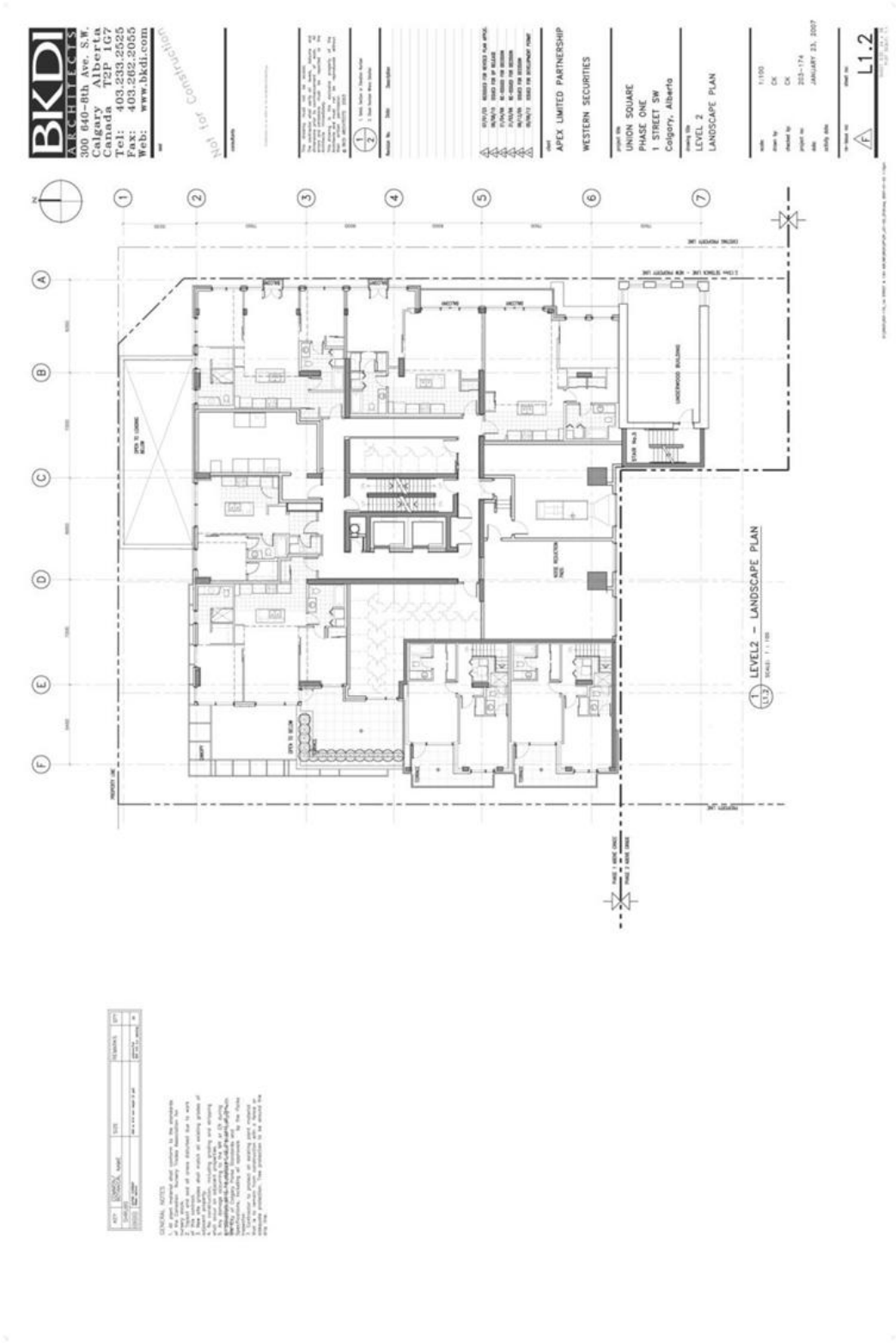
PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
Not for Construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
PARKADE SECTIONS
DP-4.3
1 SECTION AT WEST END
2 PARKADE EXIT STAIR SECTION
3 SECTION AT TOWNHOUSE PATIOS
PROPERTY LINE
LINE OF PROPOSED GRADE
LINE OF EXISTING GRADE - DASHED
LINE OF PROPOSED SIDEWALK
NOTE:
REFER TO DP2005-1050 (HULTON PARK REDEVELOPMENT)
FOR CURRENT LOCATIONS OF SECTIONS AS SHOWN ON
PRELIMINARY GRADING PLAN, L4 AND
PRELIMINARY GRADING SECTIONS, L5

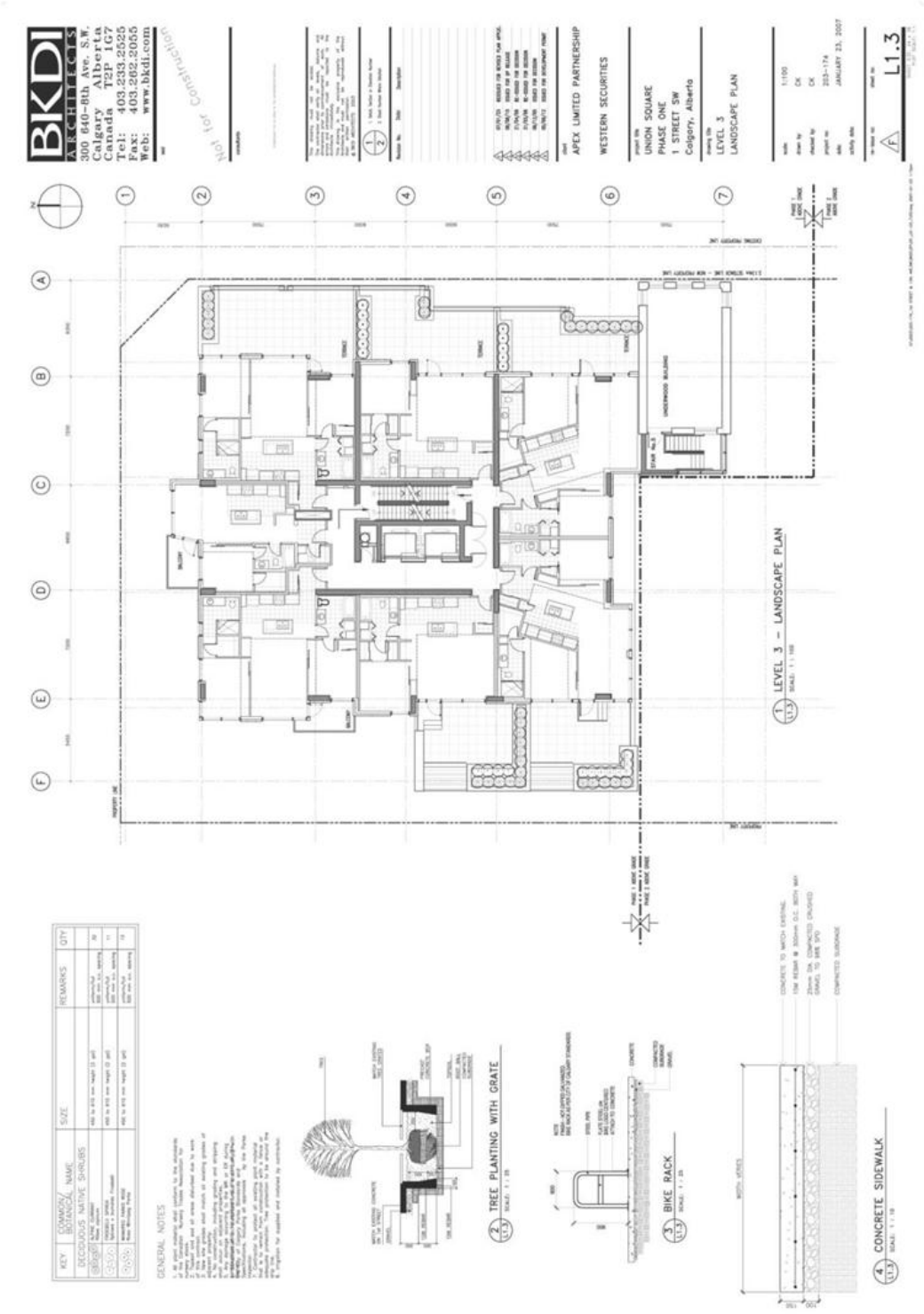
PROPOSED


BKDI ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
SITE LANDSCAPE PLAN
L1.1
UNION SQUARE PHASE 1
T.O. MAIN FLOOR SLAB =
EXISTING UNDERWOOD BLOCK TO REMAIN
EXISTING SALES CENTRE TO REMAIN
EXISTING SALES CENTRE PARKING TO REMAIN
EXISTING PLAYING FIELD
1ST STREET SW
13th AVENUE S.W.
LANDSCAPE PLAN
LANDSCAPED AREA = 460 sq metres
GENERAL NOTES

PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
issued for construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
LEVEL 2
LANDSCAPE PLAN
1:100
CK
CK
203-174
JANUARY 23, 2007
L1.2
LEVEL2 - LANDSCAPE PLAN
SCALE: 1:100
GENERAL NOTES

PROPOSED


BKDI
ARCHITECTS
300 640-8th Ave. S.W.
Calgary Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
issued for construction
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta
LEVEL 3
LANDSCAPE PLAN
L1.3
LEVEL 3 – LANDSCAPE PLAN
GENERAL NOTES
TREE PLANTING WITH GRATE
BIKE RACK
CONCRETE SIDEWALK

PROPOSED

UNION SQUARE - PHASE II

208 14th AVENUE, CALGARY, ALBERTA

PLAN C, BLOCK 101, LOTS 16 - 25

ARCHITECTURAL

DP0.1 SITE CONTEXT & PHOTOS
DP0.2 PROJECT DATA & AREA PLAN (WIN)
DP1.0 SITE PLAN
DP1.1 OVERALL SITE & PHASING PLAN
DP1.2 SITE PLAN
DP2.0 PARKING GARAGE (LEVEL P2)
DP2.1 PARKING GARAGE (LEVEL P1)
DP3.0 FLOOR PLAN (LEVEL 1)
DP3.1 FLOOR PLAN (LEVEL 2)
DP3.2 TYPICAL FLOOR PLAN (LEVEL 3)
DP3.3 TYPICAL FLOOR PLAN (LEVEL 4 - 26)
DP3.4 AMENITY (LEVEL 28)
DP3.5 MECHANICAL (LEVEL 29 & 31 (SERVICE))
DP3.6 ROOF PLAN
DP3.7 SOUTH & EAST ELEVATION
DP3.8 NORTH & WEST ELEVATION
DP3.9 3D VIEWS
DP4.0 BUILDING SECTIONS
DP4.1 BUILDING SECTION
DP4.2 STAIR PLANS & SECTION

LANDSCAPE

DP1.1 GROUND FLOOR LANDSCAPE PLAN
DP1.2 LEVEL 3 LANDSCAPE PLAN

BKDI ARCHITECTS

MATRIX LANDSCAPE ARCHITECTURE

CRMR

CANADIAN ROCKY MOUNTAIN RESORTS
UNION SQUARE - PHASE II
NEW MULTI RESIDENTIAL
212-141

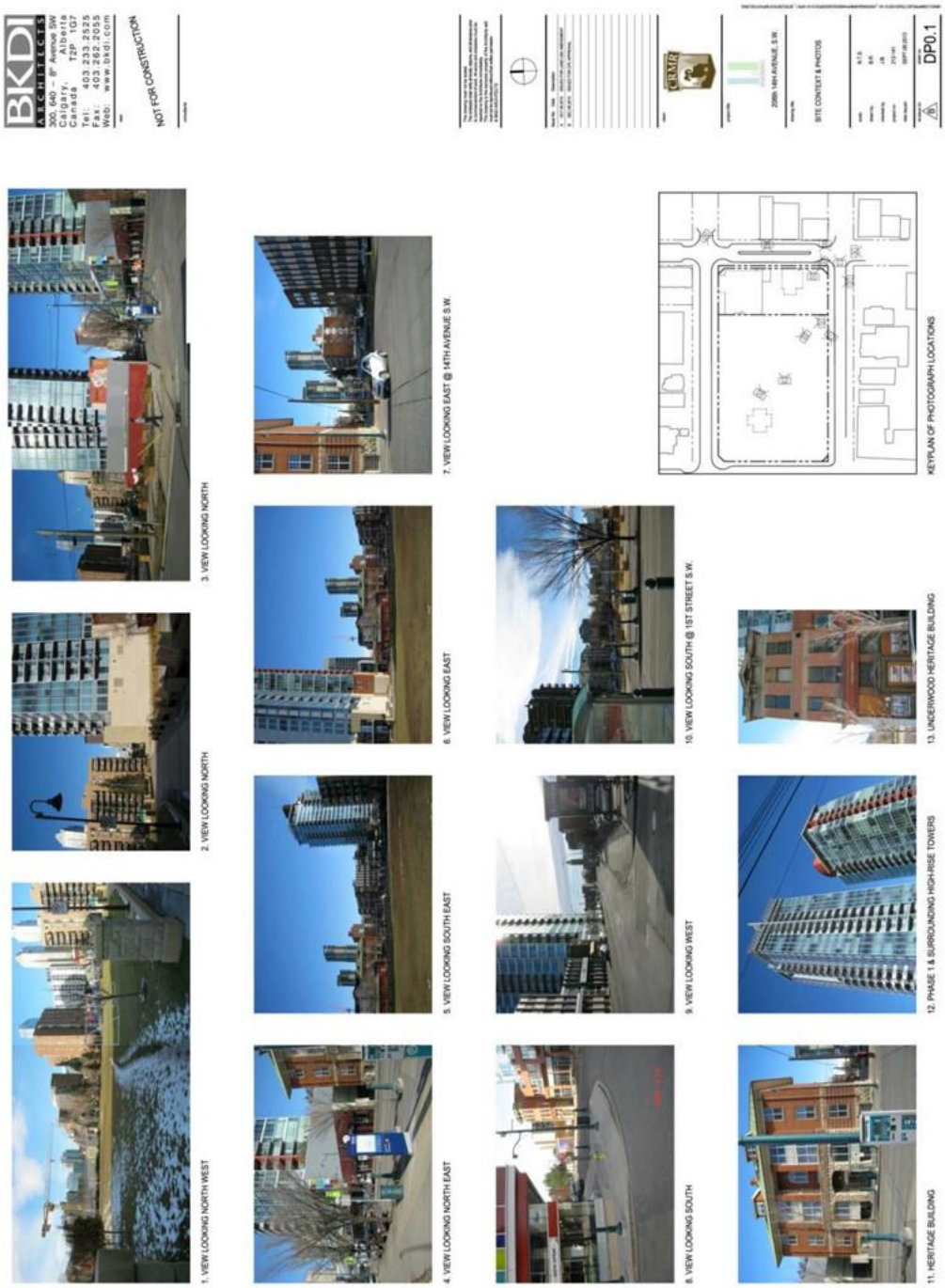
DATE: DEC 06 2013

ISSUED IN FOR CPC APPROVAL

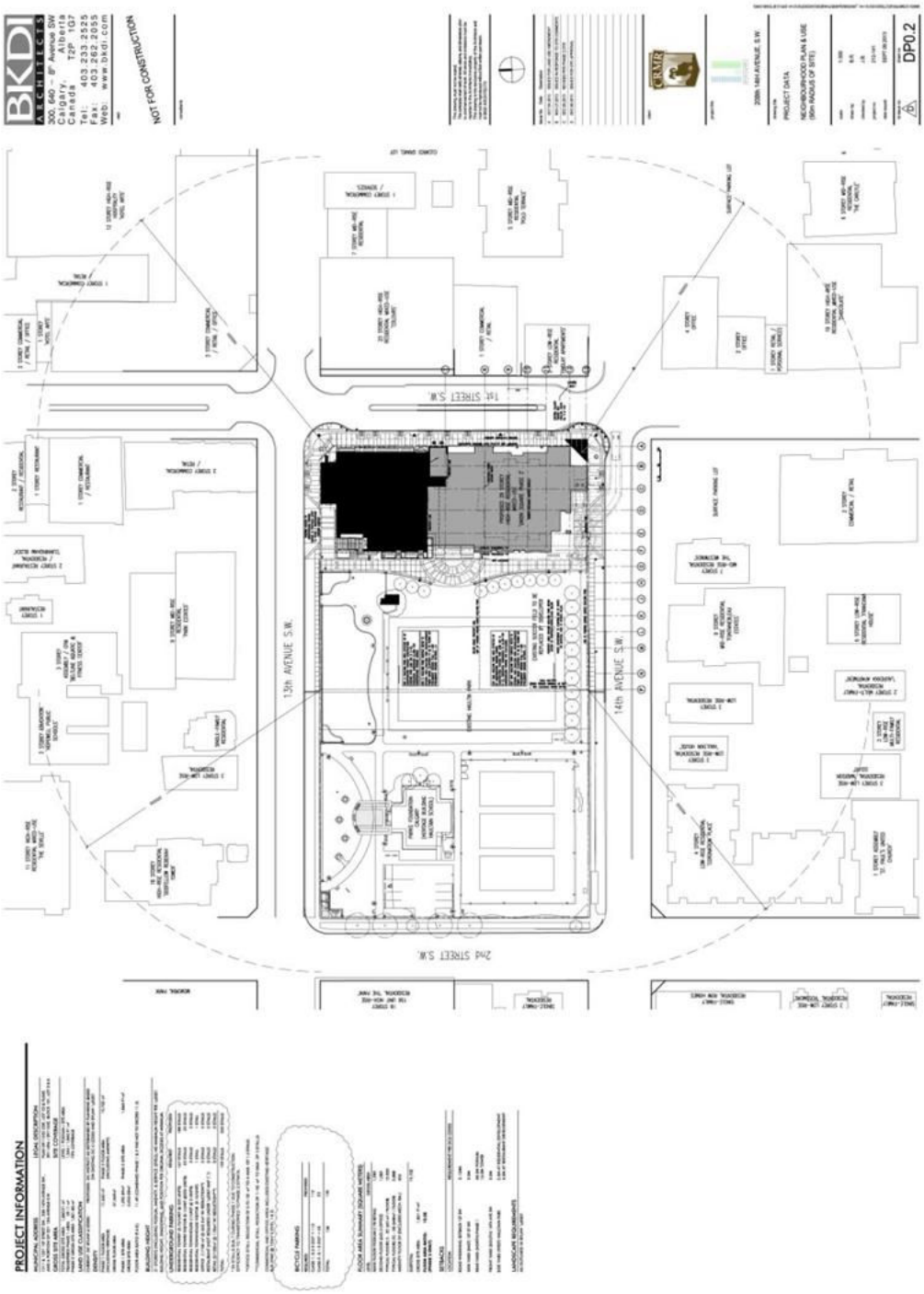
UNION SQUARE II

BKDI ARCHITECTS
300, 640 – 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com

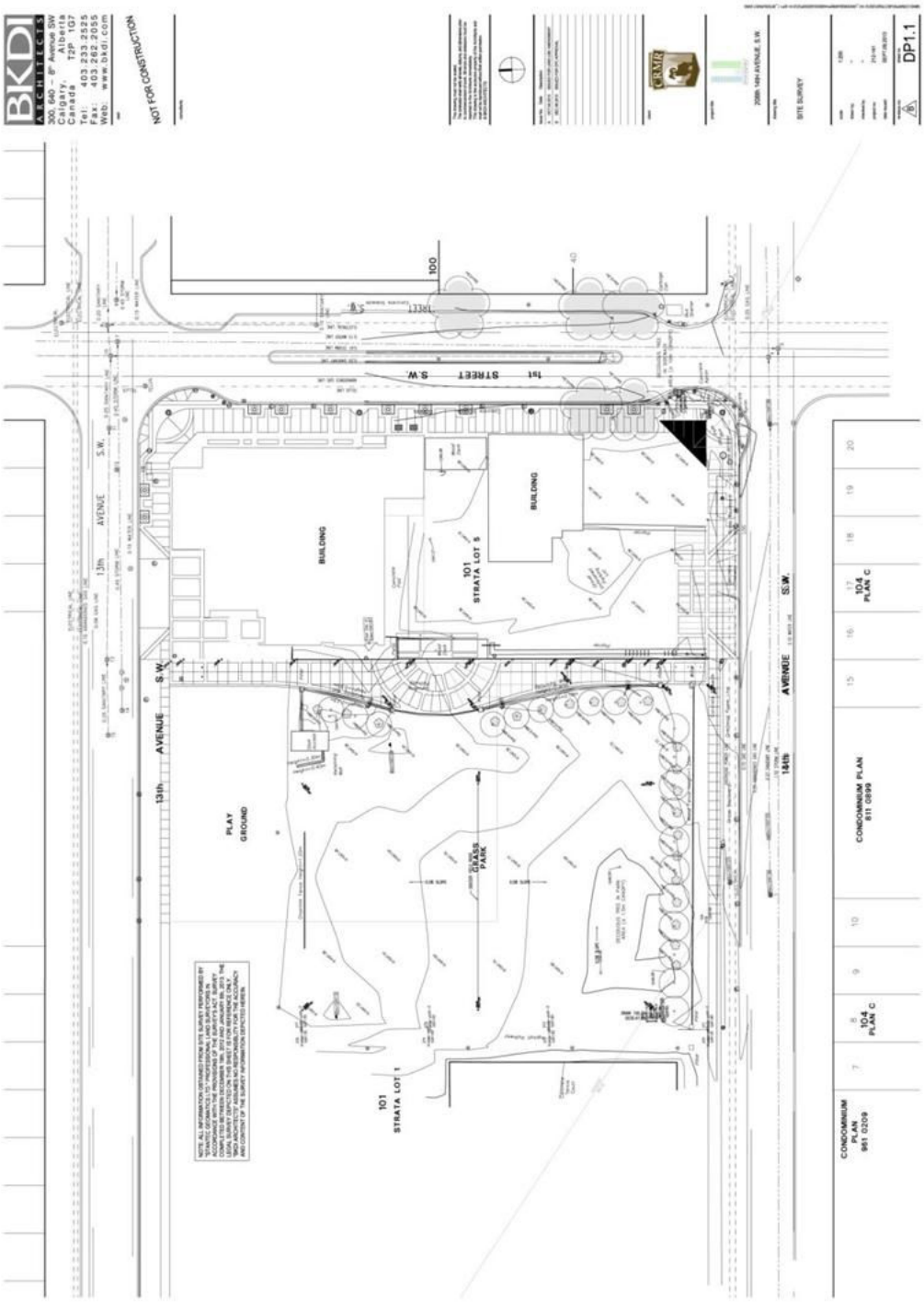
PROPOSED


BKDI
ARCHITECTS
300, 640 – 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403 233 2535
Fax: 403 262 2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
1. VIEW LOOKING NORTH WEST
2. VIEW LOOKING NORTH
3. VIEW LOOKING NORTH
4. VIEW LOOKING NORTH EAST
5. VIEW LOOKING SOUTH EAST
6. VIEW LOOKING EAST
7. VIEW LOOKING EAST @ 14TH AVENUE S.W.
8. VIEW LOOKING SOUTH
9. VIEW LOOKING WEST
10. VIEW LOOKING SOUTH @ 1ST STREET S.W.
11. HERITAGE BUILDING
12. PHASE I & SURROUNDING HIGH-RISE TOWERS
13. UNDERWOOD HERITAGE BUILDING
KEYPLAN OF PHOTOGRAPH LOCATIONS
CRMR
2089-14th AVENUE S.W.
SITE CONTEXT & PHOTOS
DP0.1

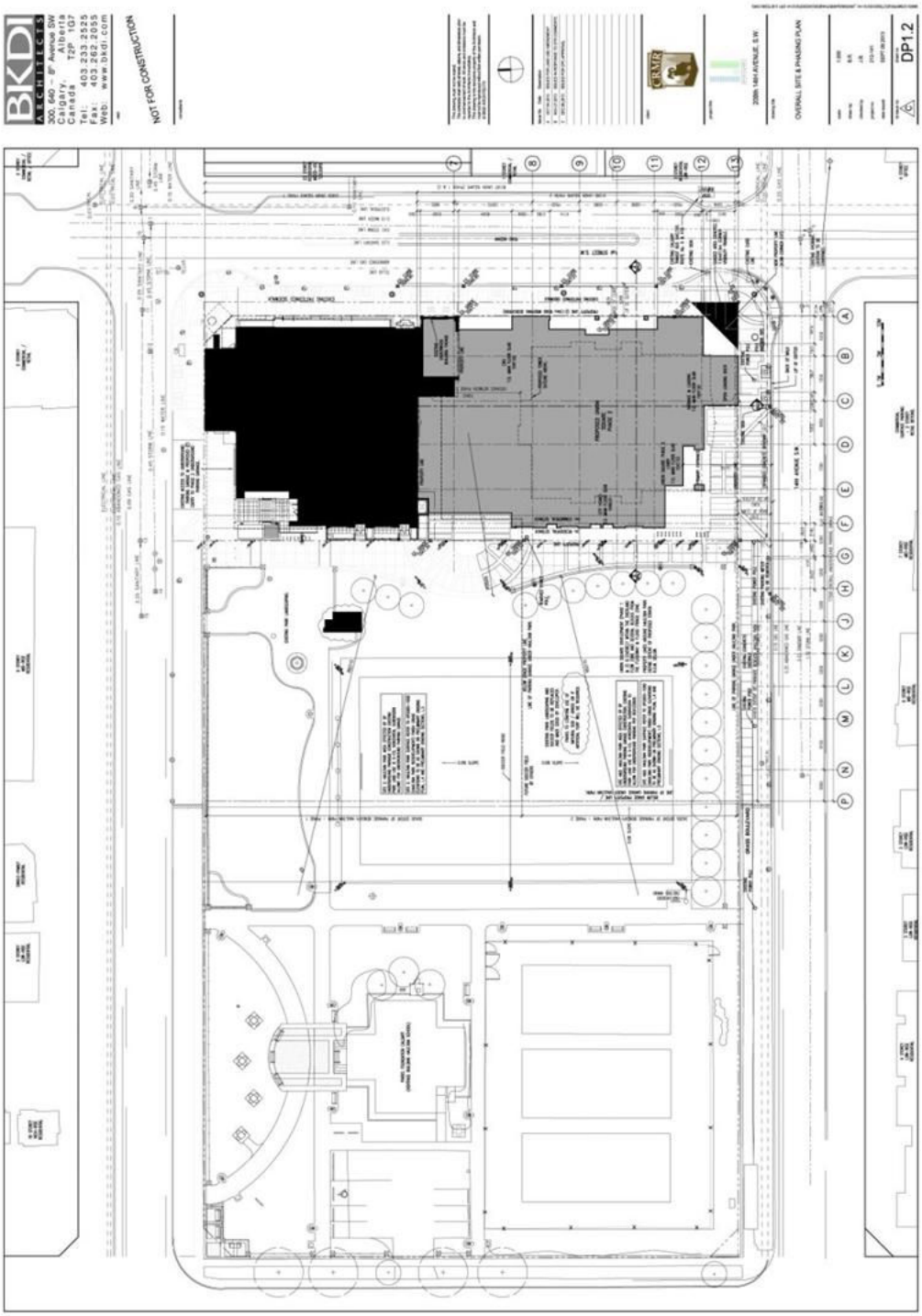
PROPOSED


BKDI
ARCHITECTS
300, 640 – 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403 233 2555
Fax: 403 262 2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
PROJECT DATA
NEIGHBOURHOOD PLAN & USE
(50m RADIUS OF SITE)
DP0.2
PROJECT INFORMATION
13th AVENUE S.W.
14th AVENUE S.W.
1st STREET S.W.
2nd STREET S.W.

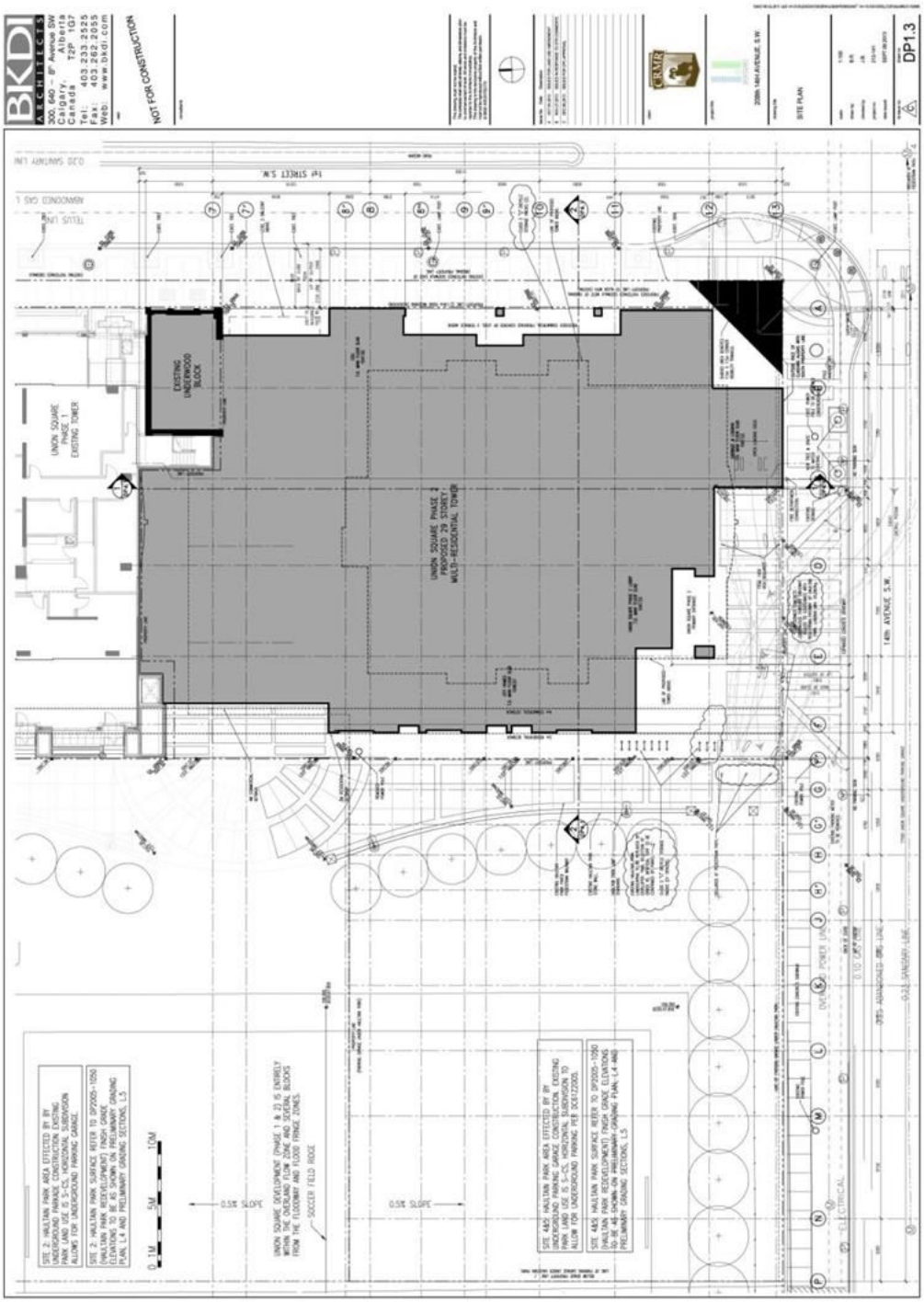
PROPOSED


BKDI ARCHITECTS
300, 640 – 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403 233 2535
Fax: 403 262 2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
SITE SURVEY
DP1.1
1st STREET S.W.
13th AVENUE S.W.
14th AVENUE S.W.
BUILDING
BUILDING
101 STRATA LOT 5
101 STRATA LOT 1
PLAY GROUND
GRASS PARK
CONDOMINIUM PLAN 811 0299
CONDOMINIUM PLAN 961 0209
104 PLAN C
104 PLAN C

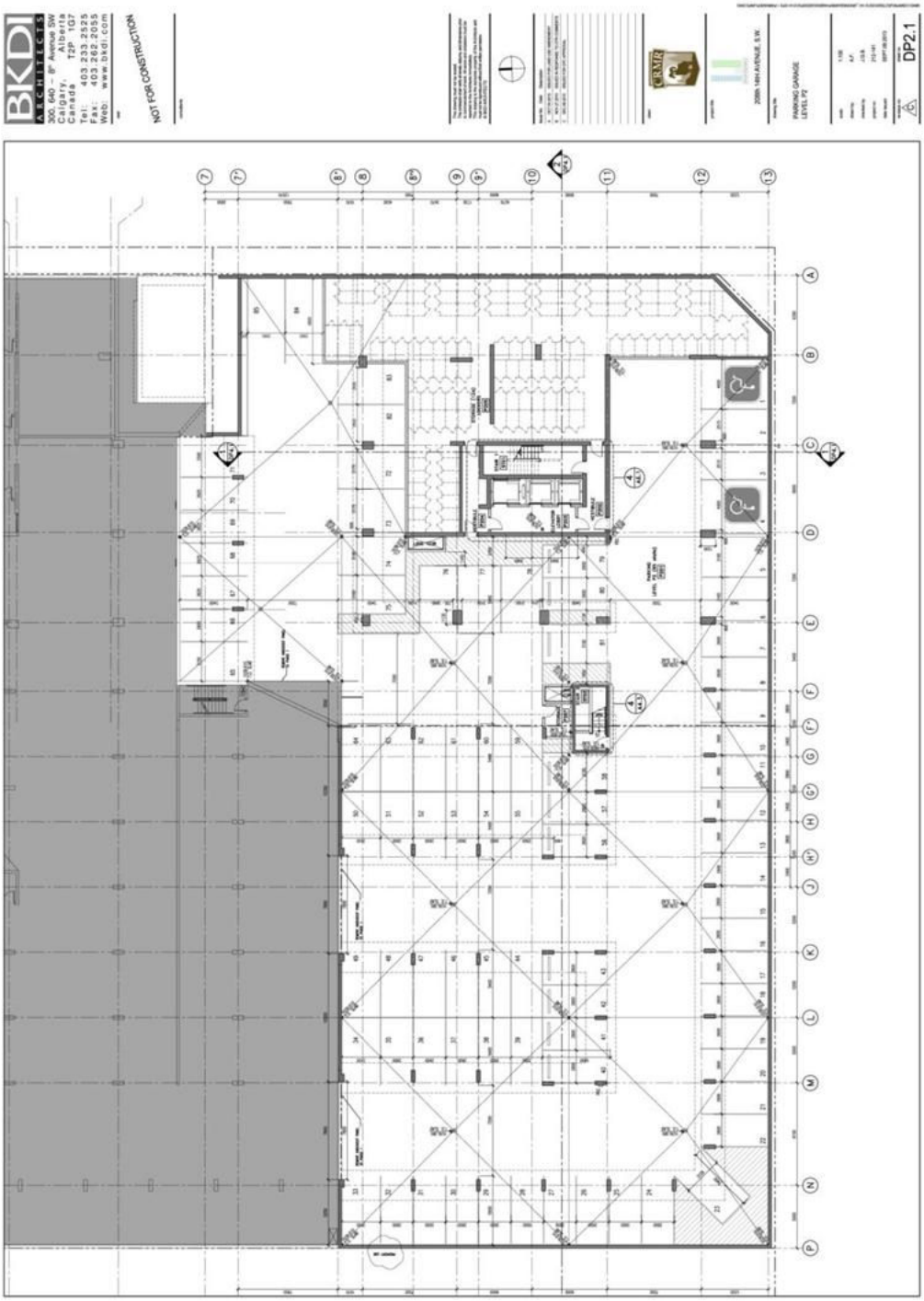
PROPOSED



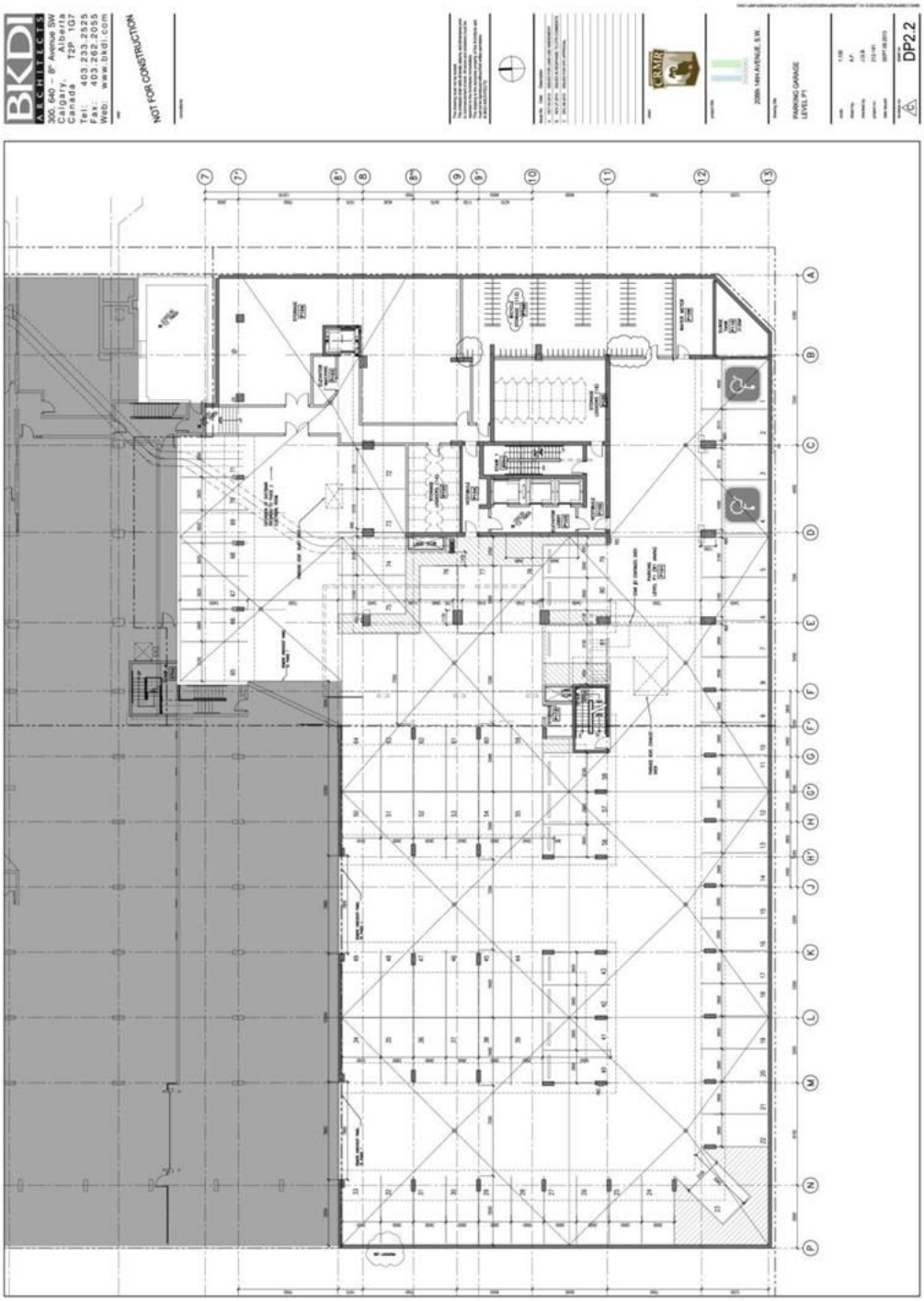
PROPOSED


BKDI
NOT FOR CONSTRUCTION
SITE PLAN
DP1.3
UNION SQUARE PHASE 1 EXISTING TOWER
EXISTING UNDERWOOD BLOCK
UNION SQUARE PHASE 2 PROPOSED 29 STOREY MULTI-RESIDENTIAL TOWER
14th STREET S.W.
14th AVENUE S.W.
0.5% SLOPE
SOCCER FIELD RIDGE
0.1M 5M 10M

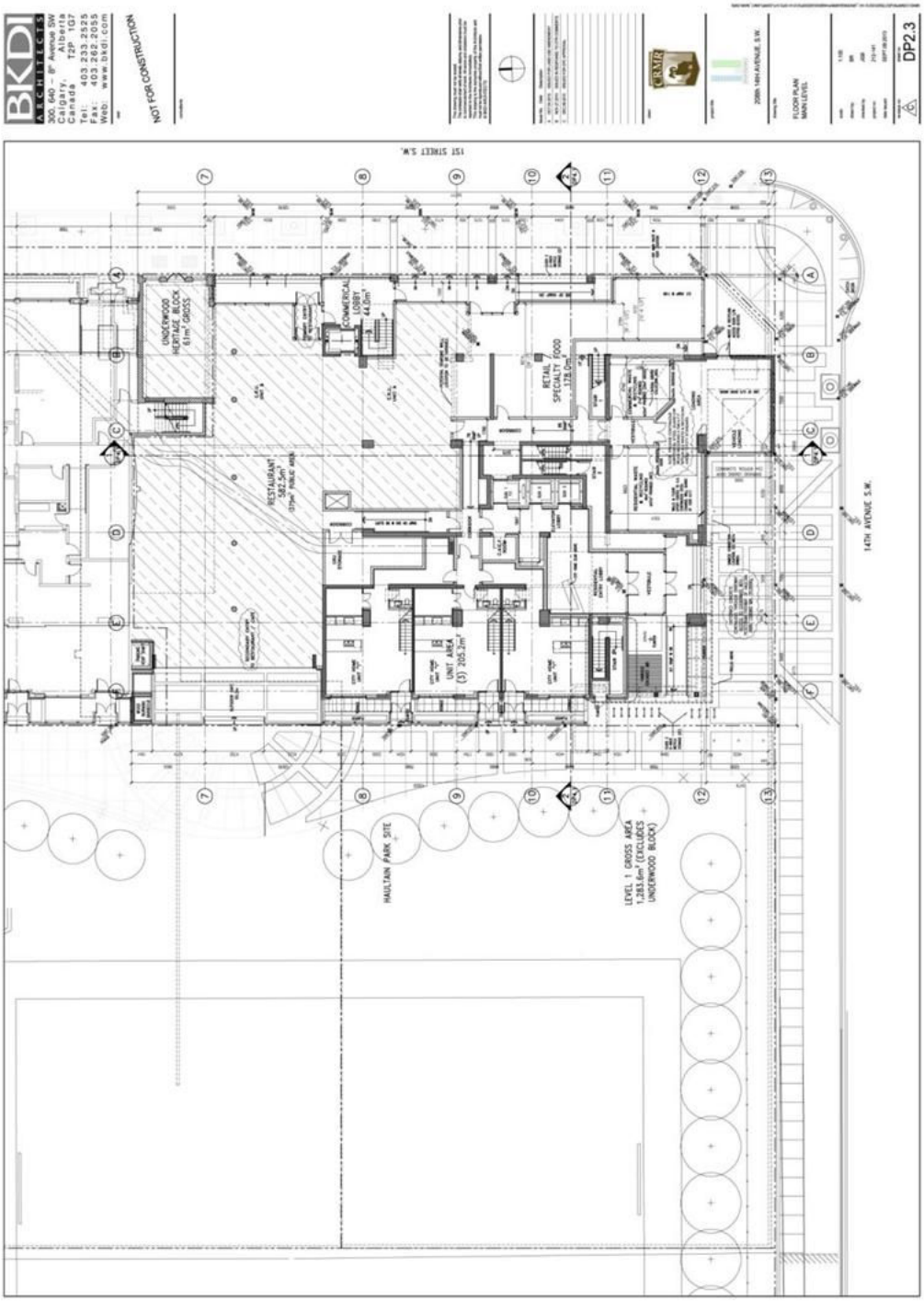
PROPOSED



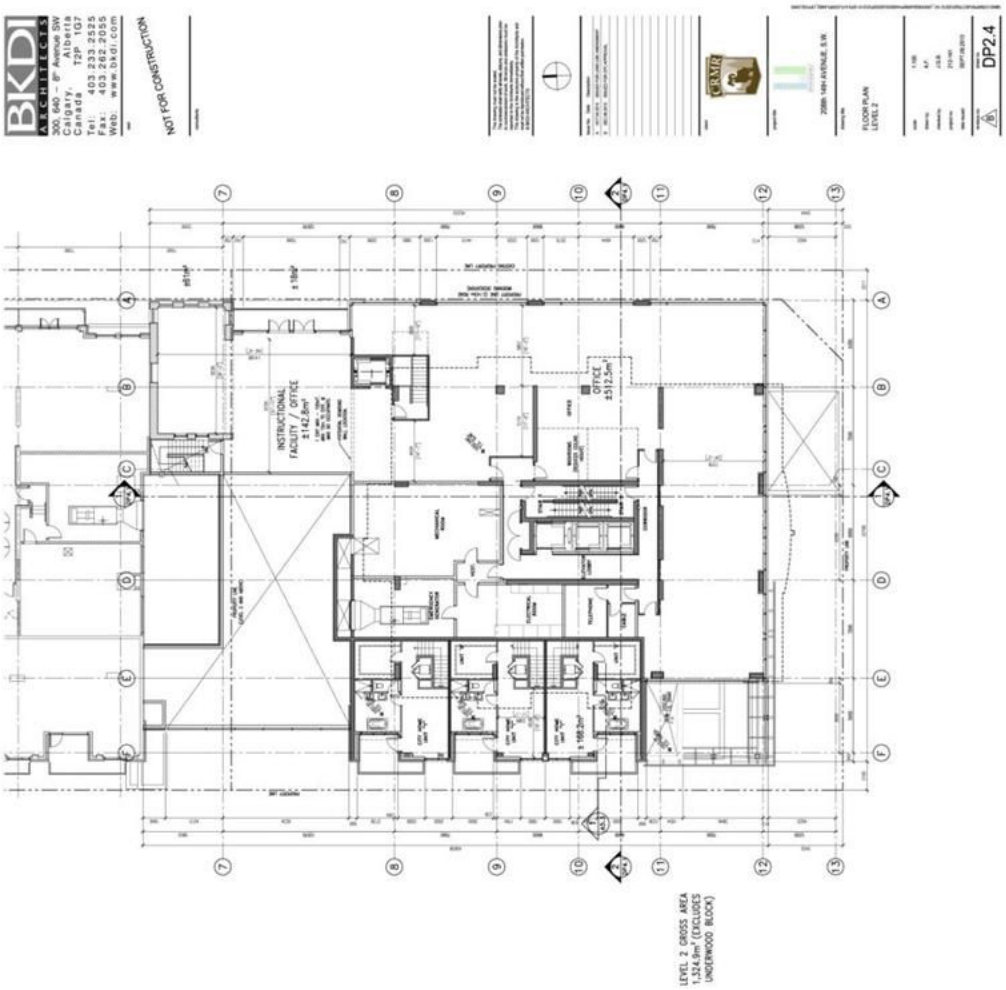
PROPOSED



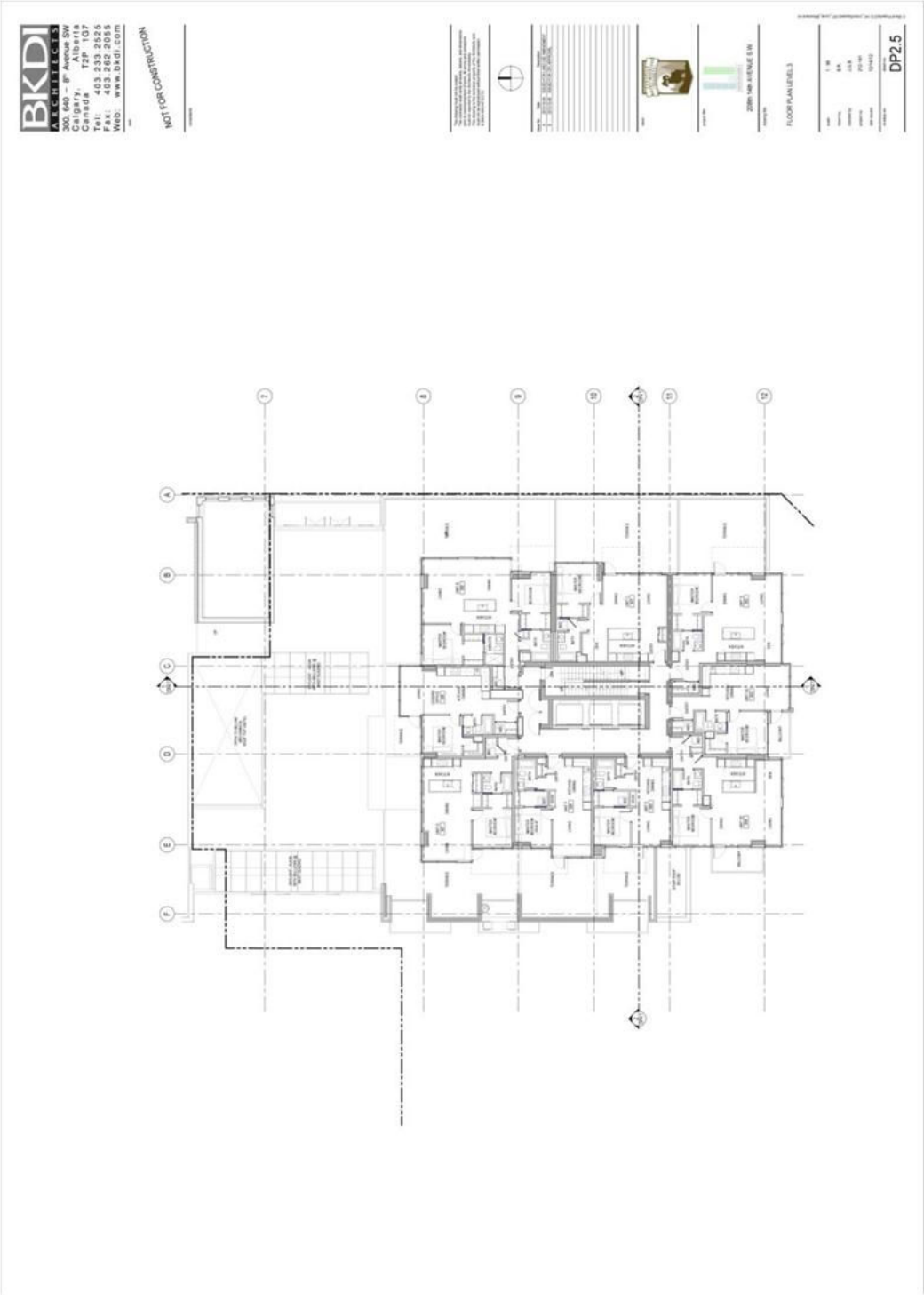
PROPOSED


BKDI
NOT FOR CONSTRUCTION
1ST STREET S.W.
14TH AVENUE S.W.
UNDERWOOD HERITAGE BLOCK 61m² GROSS
COMMERCIAL LOBBY 44.0m²
RESTAURANT 157.5m²
RETAIL SPECIALTY FOOD 178.0m²
UNIT AREA (3) 205.3m²
HAULTAIN PARK SITE
LEVEL 1 GROSS AREA 1,283.6m² (EXCLUDES UNDERWOOD BLOCK)
FLOOR PLAN MAIN LEVEL
DP2.3

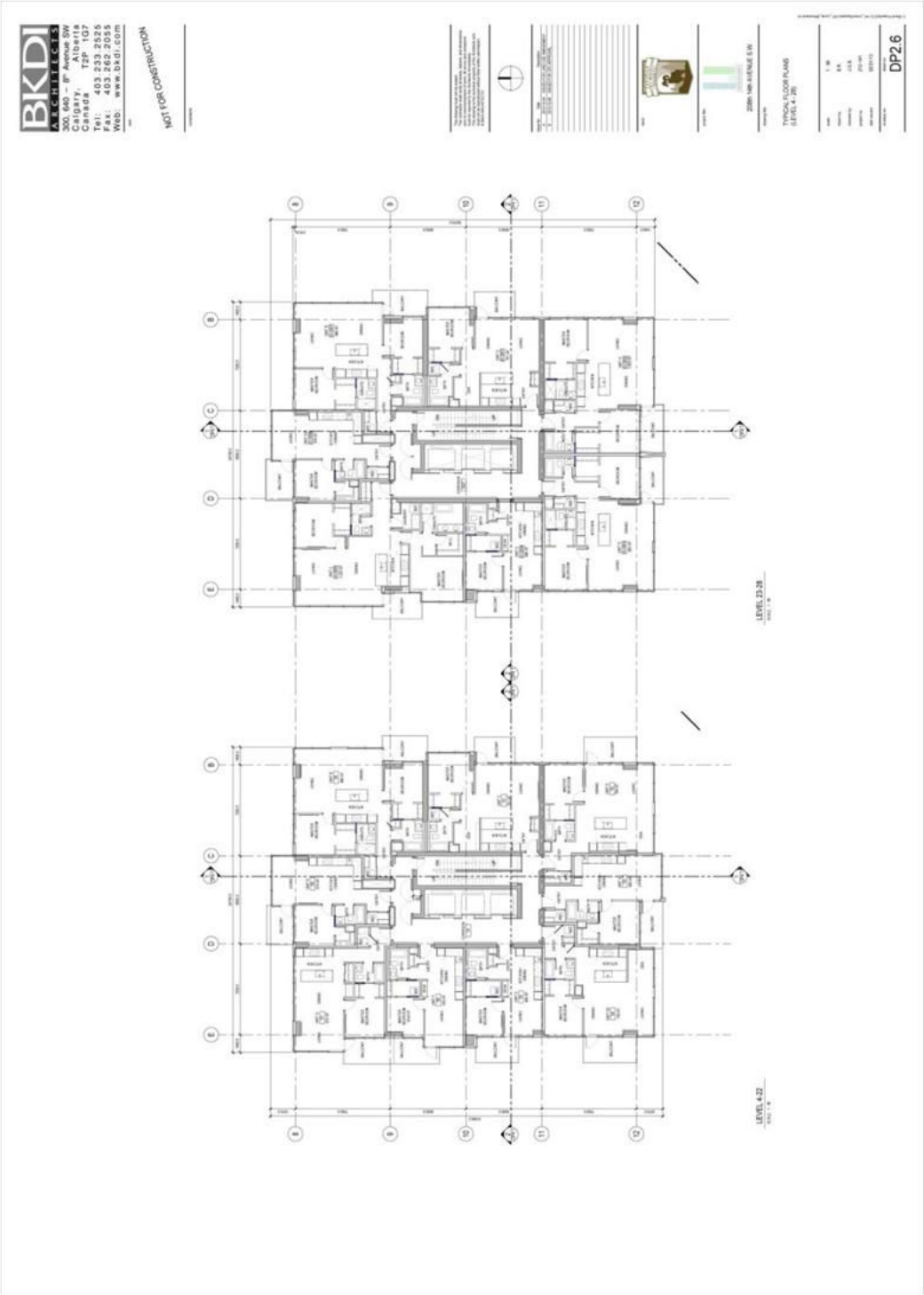
PROPOSED


BKDI
BOURNE KNOX DIXON INTERIORS
300, 540 - 6th Avenue S.W.
Calgary, Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
INSTITUTIONAL FACILITY / OFFICE
OFFICE
FLOOR PLAN
LEVEL 2
DP2.4
LEVEL 2 GROSS AREA
1,324.9m² (EXCLUDES
UNDERWOOD BLOCK)

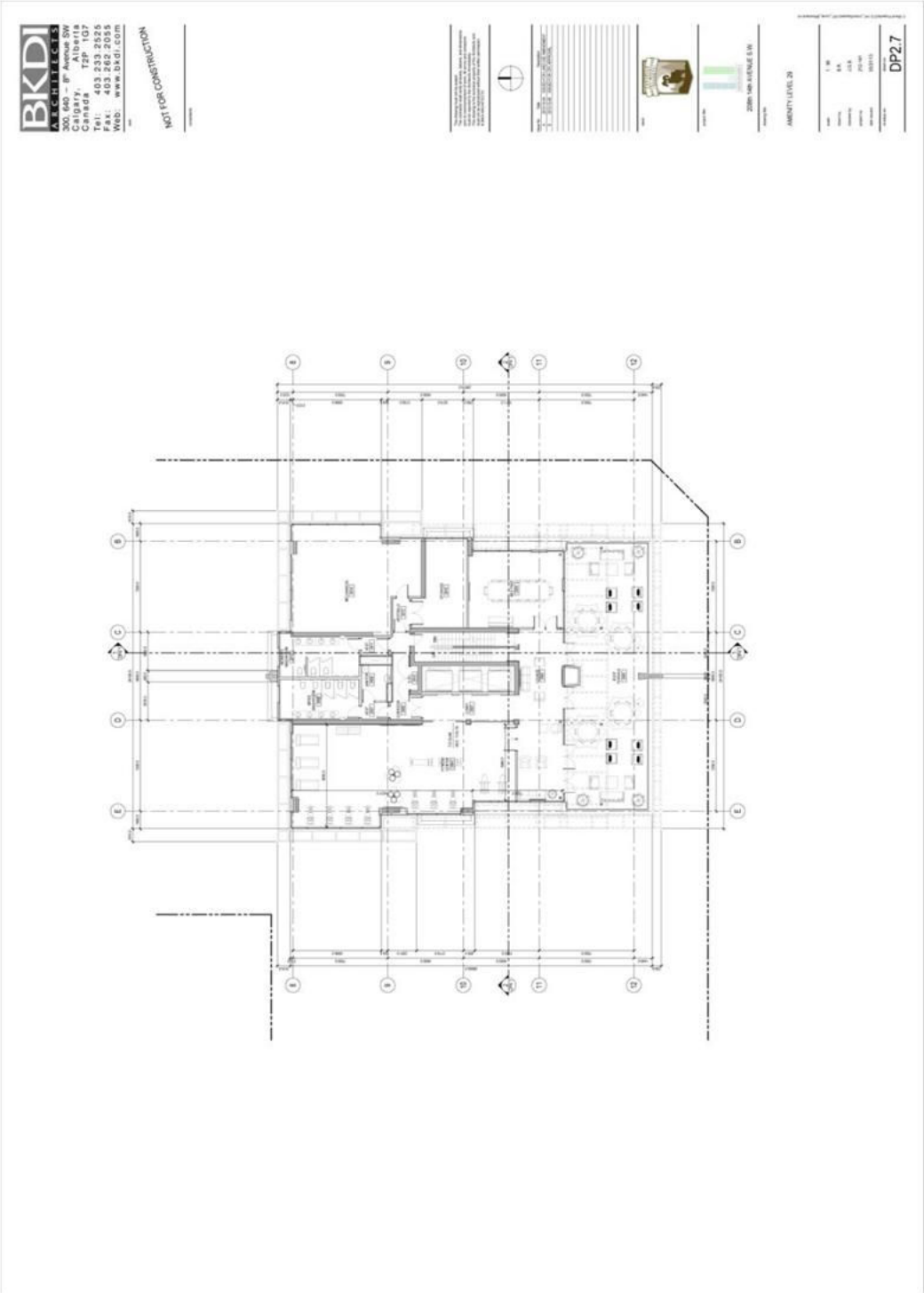
PROPOSED


BKDI
BK Architects
30 Ac 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
2009-10th AVENUE S.W.
FLOOR PLAN LEVEL 3
DP2.5

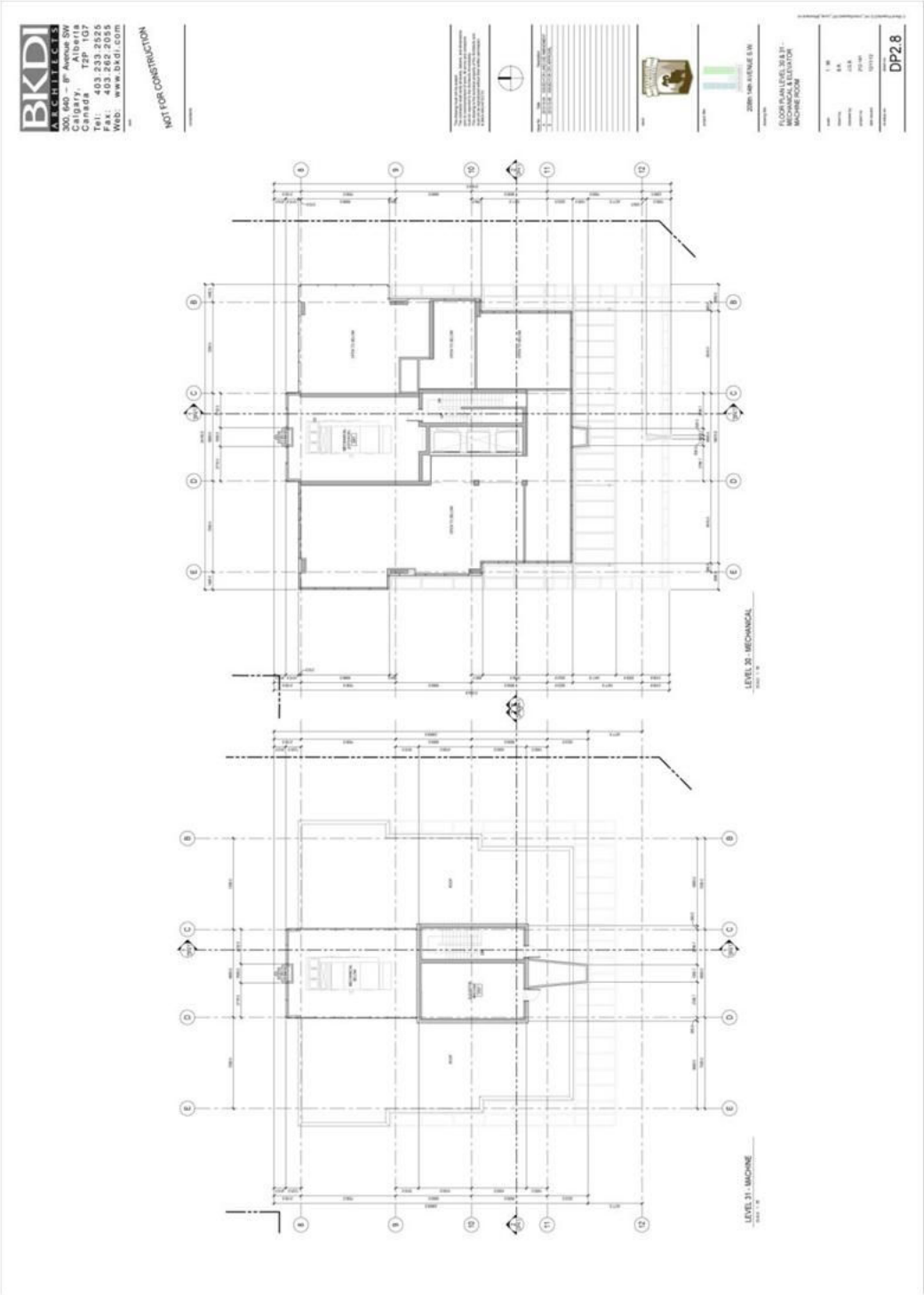
PROPOSED


BKDI
BOHN KRAUSE DUNCAN INC.
Suite 1000, 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
208th 14th AVENUE S.W.
TYPICAL FLOOR PLANS
(LEVEL 4 - 28)
DP2.6
LEVEL 23-28
LEVEL 4-22

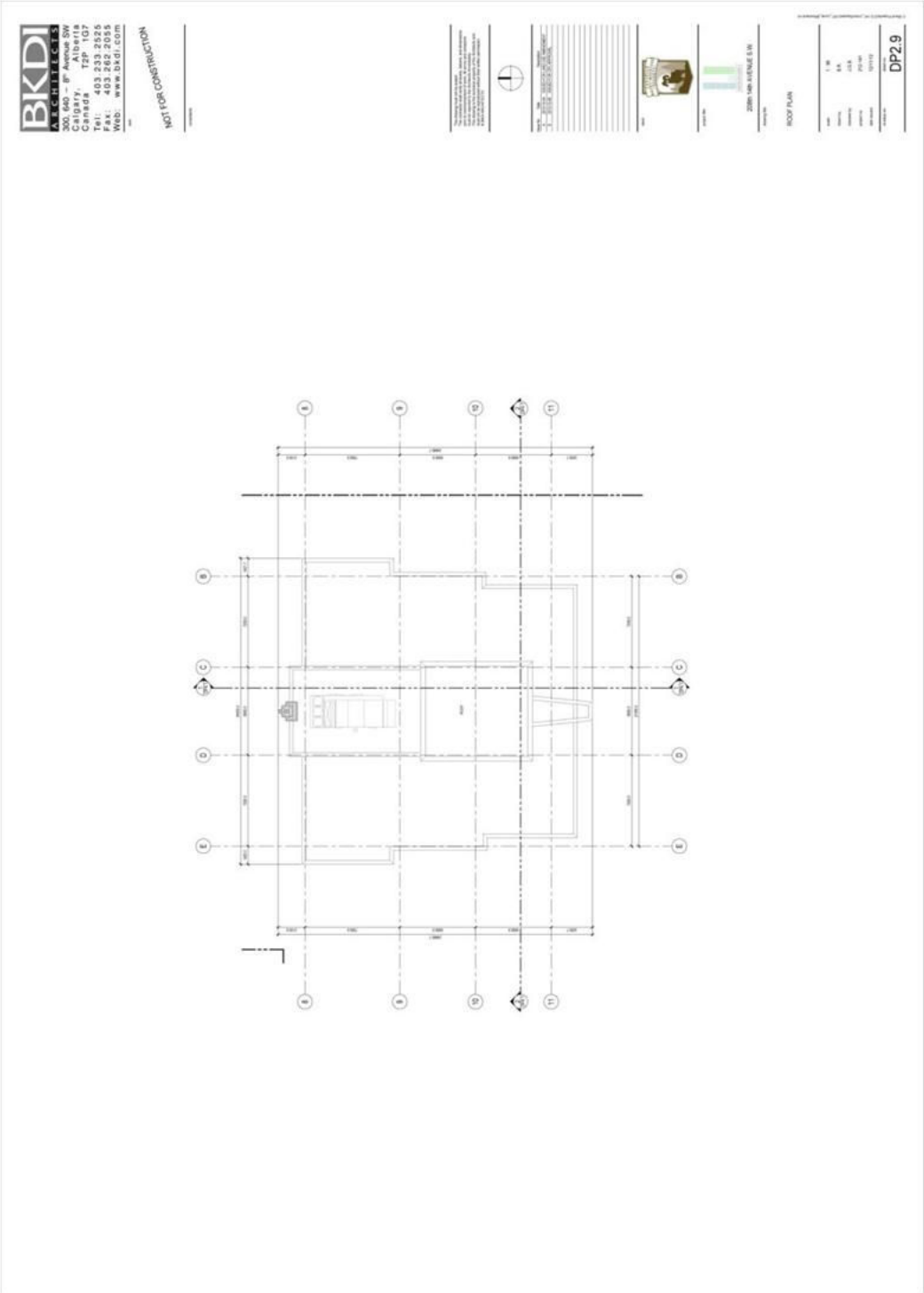
PROPOSED


BKDI
BK Architects Inc
NOT FOR CONSTRUCTION
AMENITY LEVEL 29
DP2.7

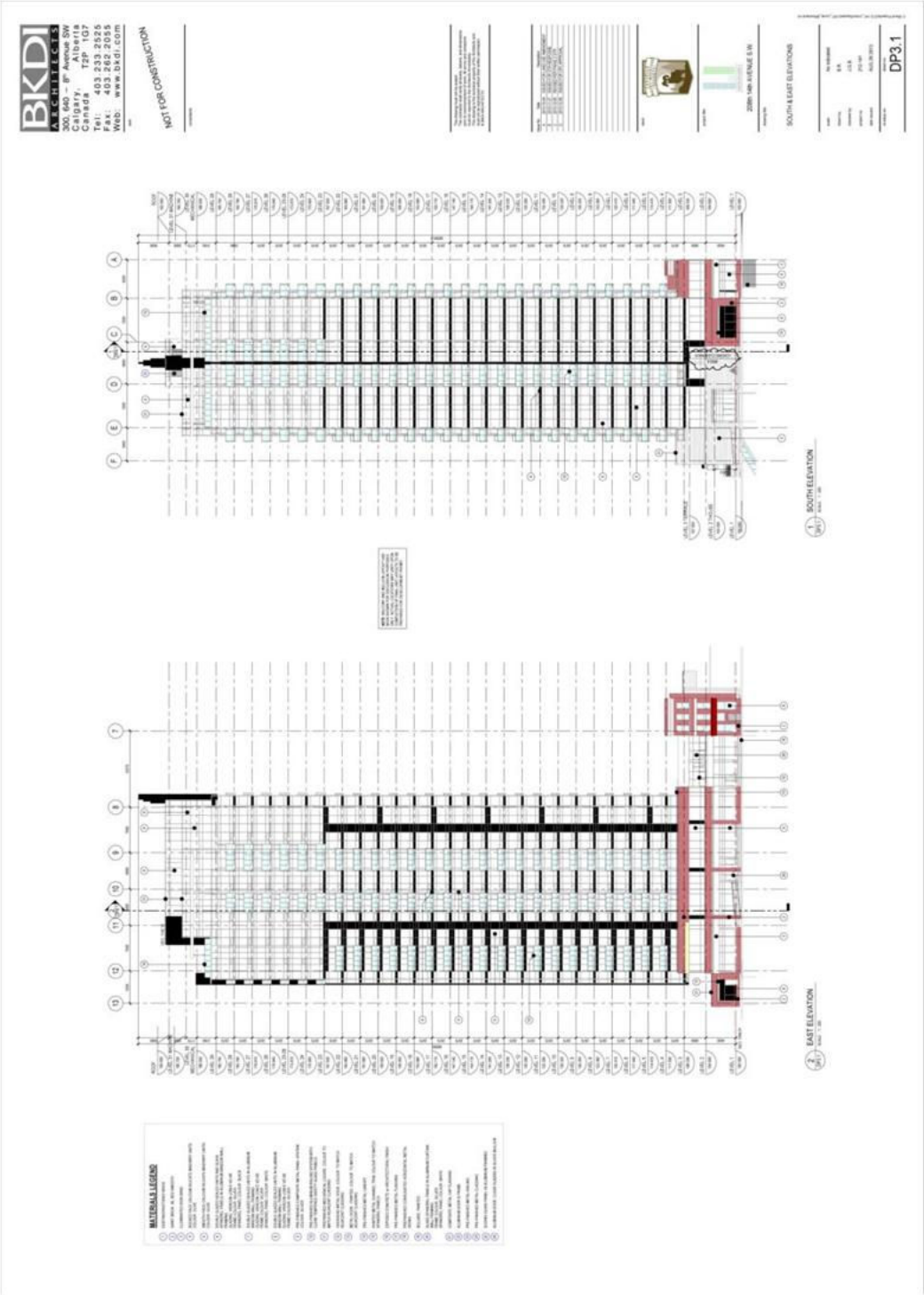
PROPOSED


BKDI
BOGDAN KOCHAN DESIGN INC.
300, 540 - 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
2009-14th AVENUE S.W.
FLOOR PLAN LEVEL 30 & 31 - MECHANICAL & ELEVATOR MACHINE ROOM
DP2.8
LEVEL 30 - MECHANICAL
LEVEL 31 - MACHINE

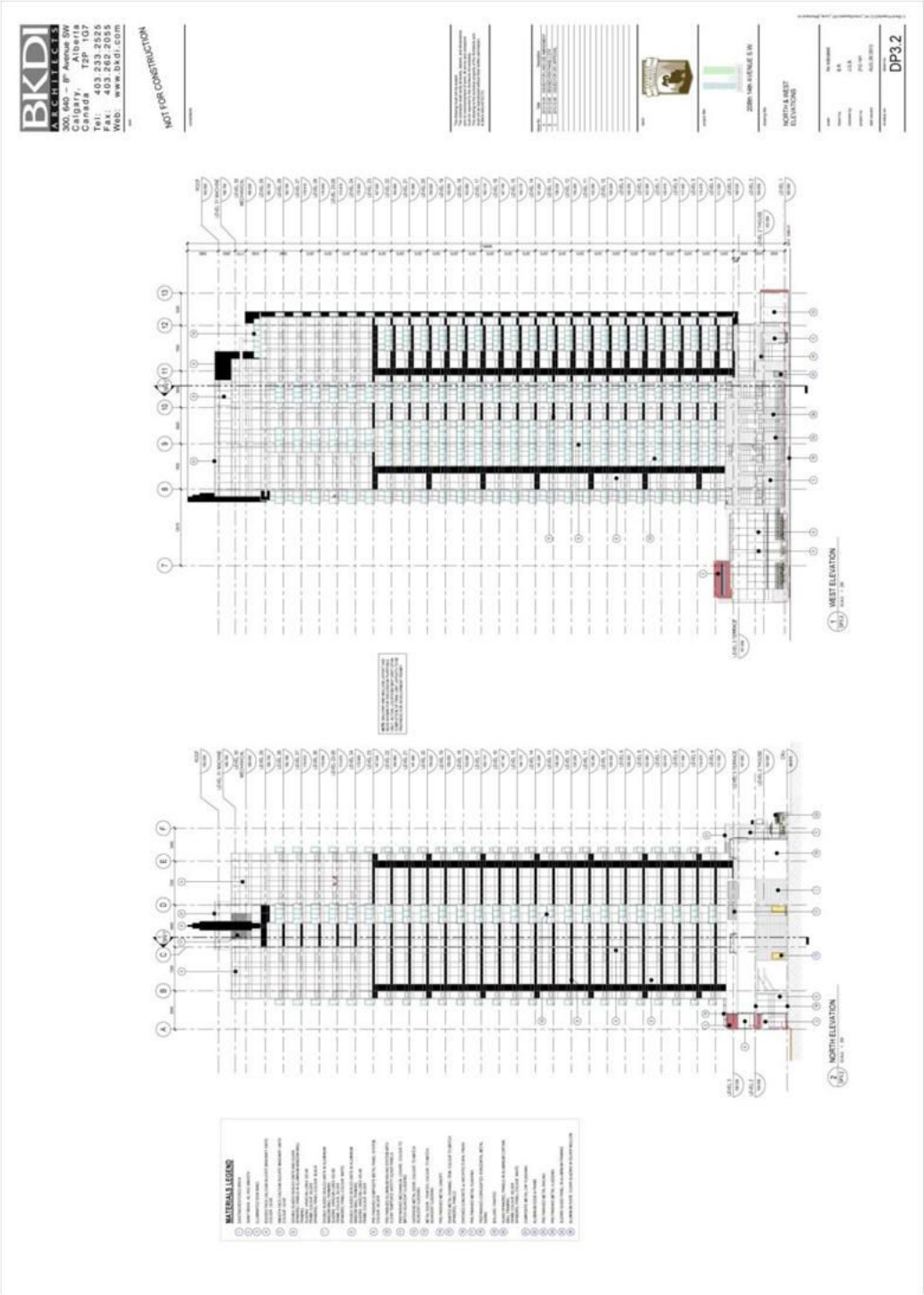
PROPOSED


BKDI
BK Architects Inc
300, 1607 - 9th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
ROOF PLAN
DP2.9

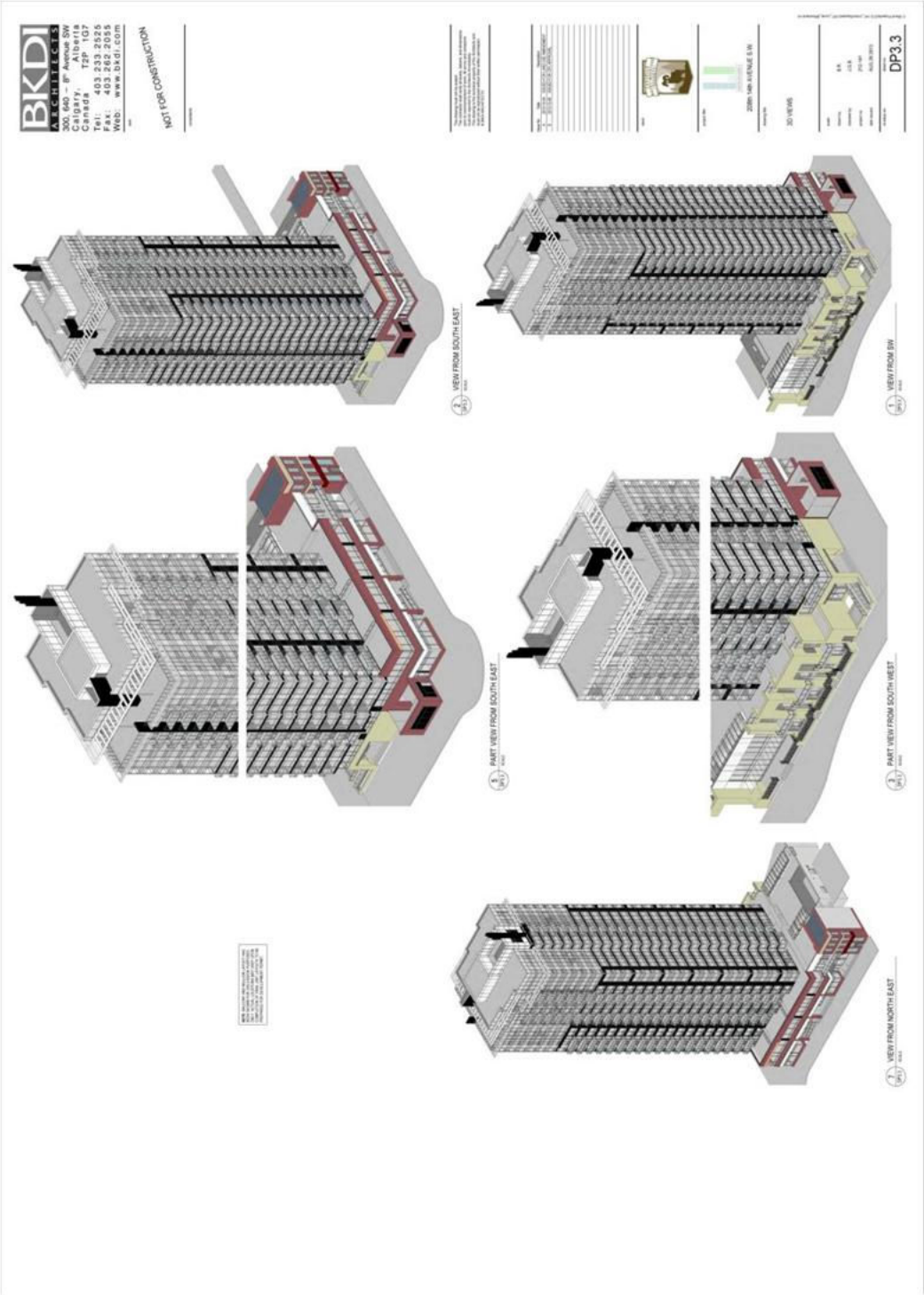
PROPOSED


BKDI
NOT FOR CONSTRUCTION
SOUTH ELEVATION
EAST ELEVATION
SOUTH & EAST ELEVATIONS
DP3.1
MATERIAL LEGEND

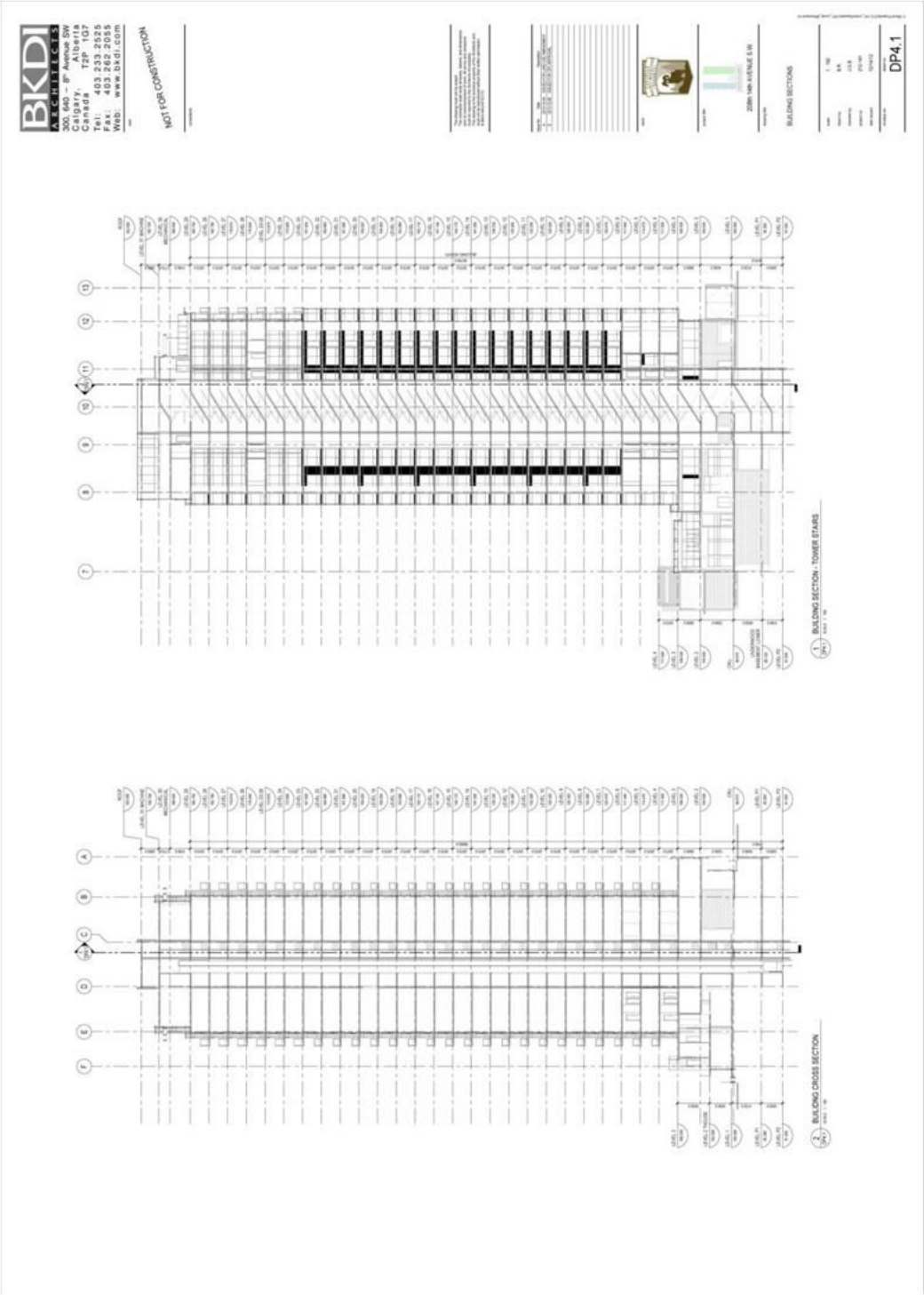
PROPOSED


BKDI
NOT FOR CONSTRUCTION
WEST ELEVATION
NORTH ELEVATION
MATERIALS LEGEND
DP3.2

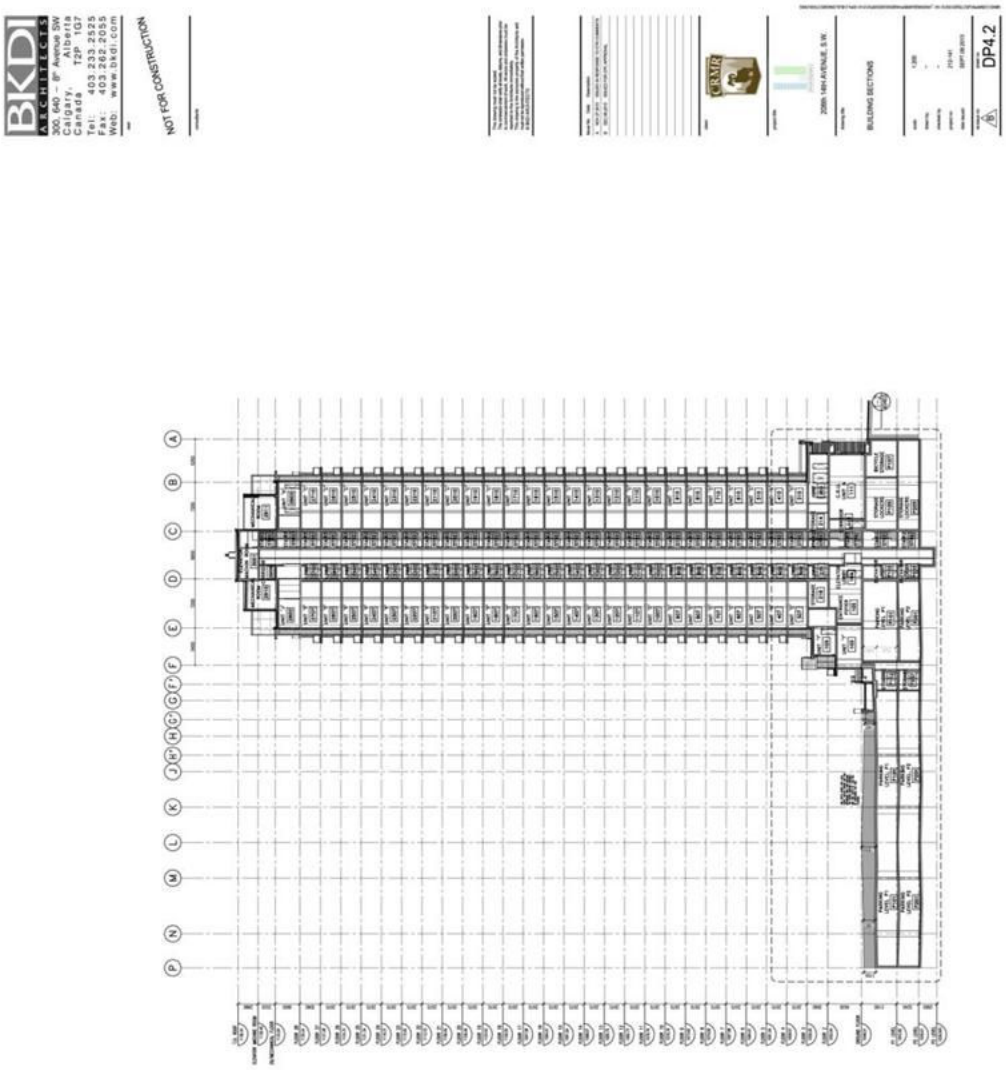
PROPOSED


BKDI
BKDI Architects
NOT FOR CONSTRUCTION
VIEW FROM SOUTH EAST
PART VIEW FROM SOUTH EAST
VIEW FROM NORTH EAST
VIEW FROM SW
PART VIEW FROM SOUTH WEST
DP3.3

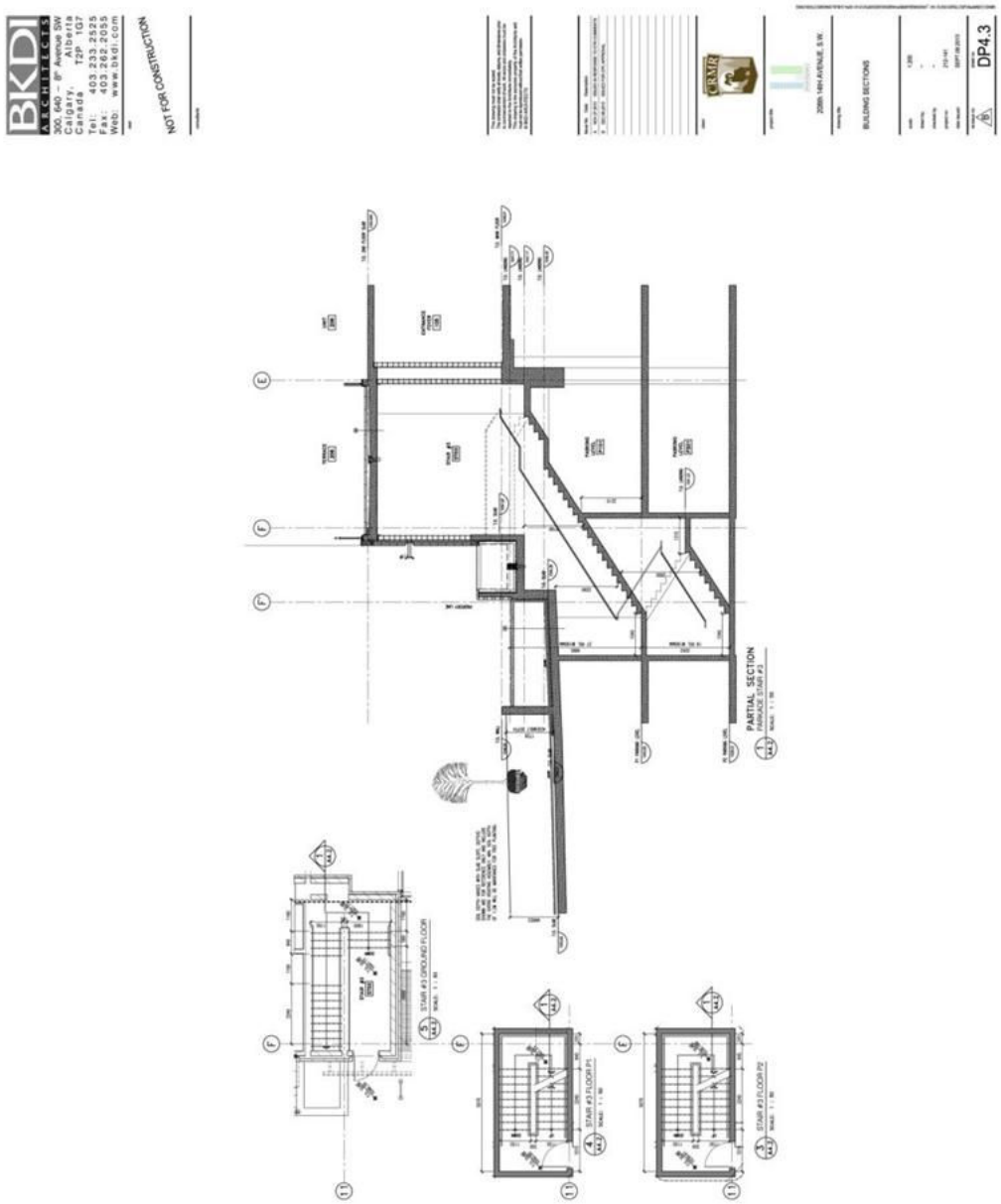
PROPOSED


BKDI
BOW KNIGHT DEVELOPMENTS
NOT FOR CONSTRUCTION
BUILDING SECTIONS
DP4.1
BUILDING SECTION - TOWER STAIRS
BUILDING CROSS SECTION

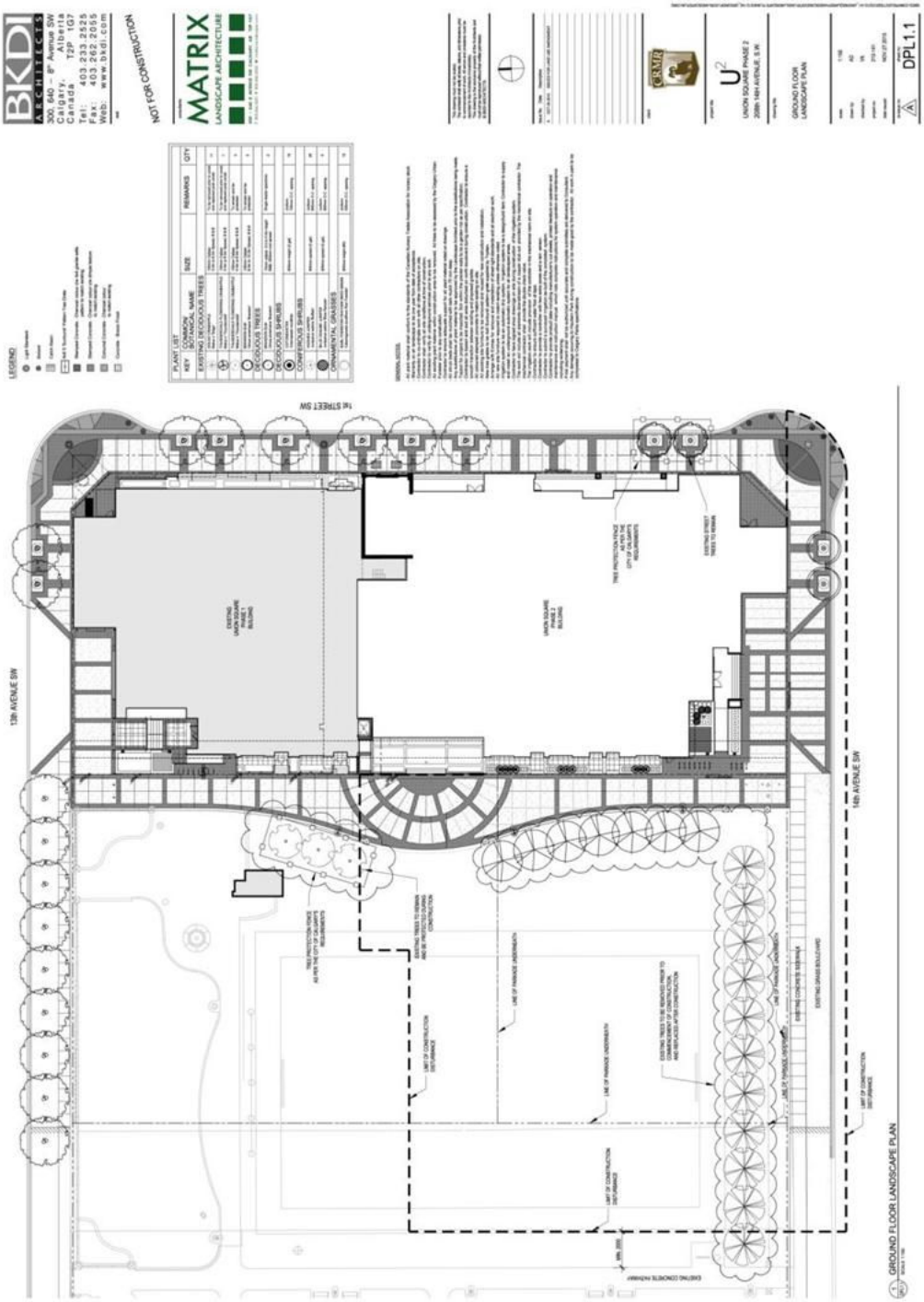
PROPOSED


BKDI
BOGDAN KOCHAN DESIGN INC.
320 - 6th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.262.2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
OWNER
2005 18th AVENUE S.W.
BUILDING SECTIONS
DP4.2

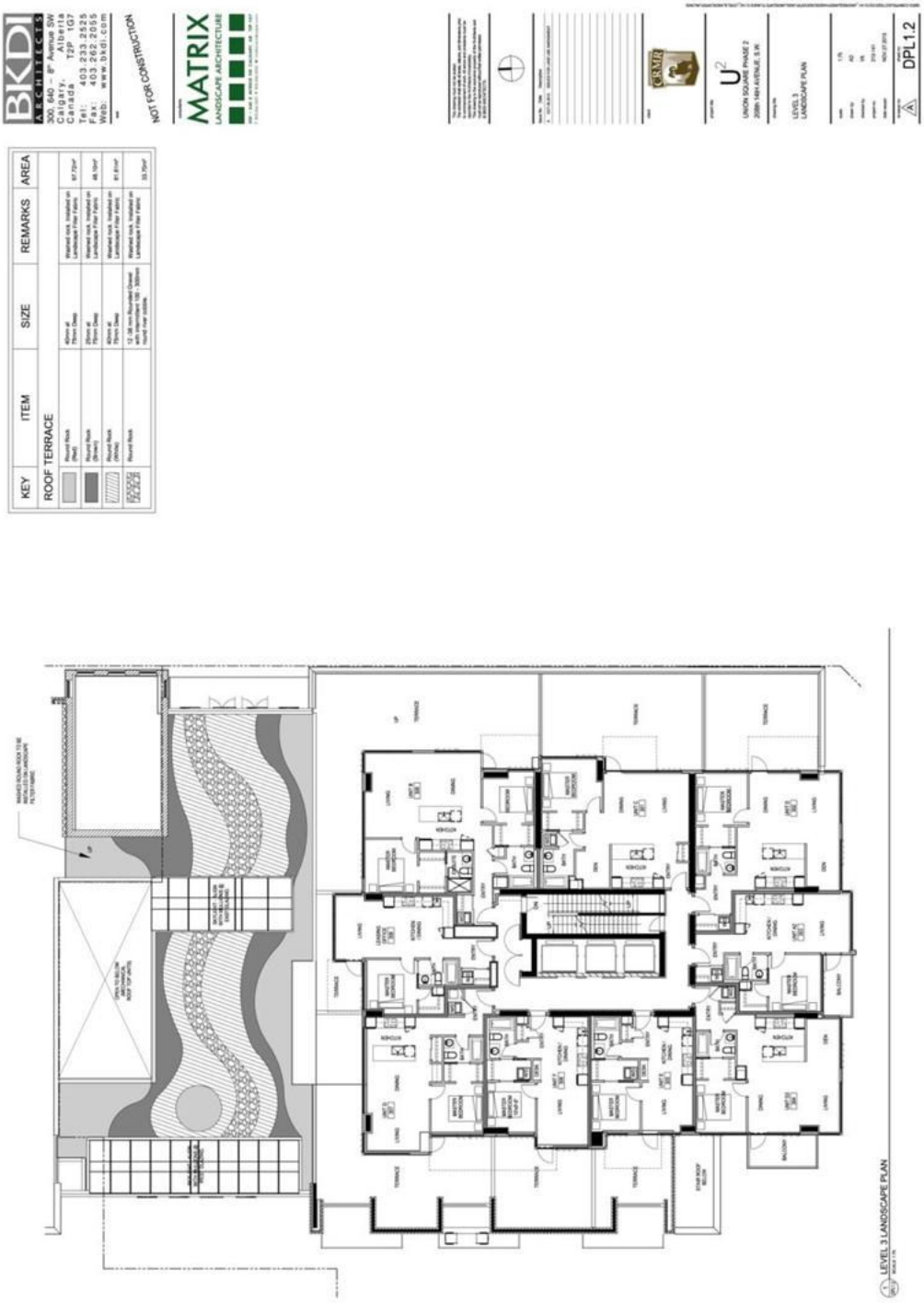
PROPOSED


BKDI
BOGDAN KOCHUT DESIGN INC.
NOT FOR CONSTRUCTION
BUILDING SECTIONS
DP4.3
PARTIAL SECTION
STAIR #3 GROUND FLOOR
STAIR #3 FLOOR P1
STAIR #3 FLOOR P2

PROPOSED


BKDI ARCHITECTS
300, 640 – 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403 233 2525
Fax: 403 262 2055
Web: www.bkdi.com
NOT FOR CONSTRUCTION
MATRIX
LANDSCAPE ARCHITECTURE
LEGEND
PLANT LIST
KEY
COMMON NAME
SIZE
REMARKS
QTY
EXISTING DECIDUOUS TREES
DECIDUOUS TREES
DECIDUOUS SHRUBS
COMPREHOUS SHRUBS
ORNAMENTAL GRASSES
U2
UNION SQUARE PHASE 2
2008 14th AVENUE, S.W.
GROUND FLOOR LANDSCAPE PLAN
DPL1.1
12th AVENUE SW
14th STREET SW
14th AVENUE SW
EXISTING UNION SQUARE PHASE 1 BUILDING
UNION SQUARE PHASE 2 BUILDING
TREE PROTECTION FENCE AS PER THE CITY OF CALGARY REQUIREMENTS
EXISTING STREET TREES TO REMAIN
EXISTING TREES TO REMAIN AND PROTECTED DURING CONSTRUCTION
LINE OF PARKADE UNDERNEATH
EXISTING TREES TO BE REMOVED PRIOR TO CONSTRUCTION AND REPLACED AFTER CONSTRUCTION
LIMIT OF CONSTRUCTION DISTURBANCE
EXISTING CONCRETE SIDEWALK
EXISTING GRASS BOULEVARD
GROUND FLOOR LANDSCAPE PLAN

PROPOSED


KEY
ITEM
SIZE
REMARKS
AREA
ROOF TERRACE
BKDI ARCHITECTS
300, 640 – 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403 233 2525
Fax: 403 262 2055
NOT FOR CONSTRUCTION
MATRIX
LANDSCAPE ARCHITECTURE
U2
UNION SQUARE PHASE 2
LEVEL 3
LANDSCAPE PLAN
DPL1.2
LEVEL 3 LANDSCAPE PLAN