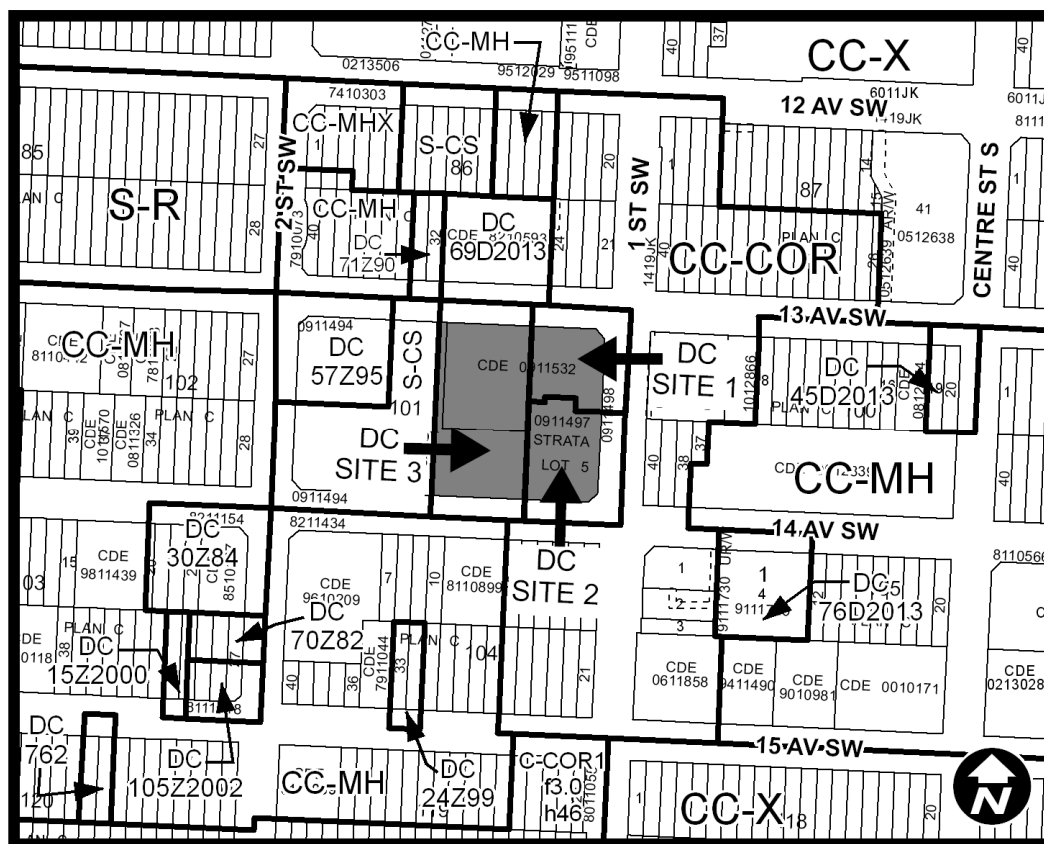


LAND USE AMENDMENT	ITEM NO: 04	
	FILE NO:	LOC2013-0060
	CPC DATE:	2013 December 19
	COUNCIL DATE:	2014 February 10
	BYLAW NO:	14D2014

BELTLINE
(Ward 8 - Councillor Woolley)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation of 0.68 hectares± (1.68 acres±) located at 215 and 221 – 13 Avenue SW and 208 and 212 – 14 Avenue SW (Portion of Condo Plan 0911532; CS, Portion of Plan 0911496, Block 101, Lot 1 and Strata Lot 3; Plan 0911496, Block 101, Strata Lot 5) from DC Direct Control District **to** DC Direct Control District to accommodate residential development and support commercial, in accordance with the Corporate Planning Applications Group recommendation, as amended; and
2. Give three readings to the proposed Bylaw.

Moved by: J. Sturgess

Carried: 7 – 0

Absent: Mr. Battistella left the room due to a conflict of interest, and did not take part in the discussion or voting.

PLANNING COMMISSION DECISION: 2013 December 19

AMENDMENT:

Amend the Plans, with regard to the playing field section of the park, to explore the desirability of and execution of an artificial playing surface.

Moved by: G. – C. Carra

Carried: 6 – 1

Opposed: R. Honsberger

Absent: Mr. Battistella left the room due to a conflict of interest, and did not take part in the discussion or voting.

PROPOSAL:

To redesignate 0.68 ha \pm (1.68 ac \pm) located at 215 and 221 – 13 Avenue SW and 208 and 212 – 14 Avenue SW (Portion of Condo Plan 0911532; CS, Portion of Plan 0911496, Block 101, Lot 1 and Strata Lot 3; Plan 0911496, Block 101, Strata Lot 5) from DC Direct Control District to DC Direct Control District to accommodate residential development and support commercial.

(Map 15C)

APPLICANT:

BKDI Architects and The City of Calgary

OWNER:

Canadian Rocky Mountain Resorts LTD
The City of Calgary
Various Owners

CURRENT DEVELOPMENT: 27 Storey Multi-Residential Development with At-Grade Commercial Uses, Underground Parking Structure Beneath a portion of Haultain Park, a temporary "Parklet" on the South half of the site

ADJACENT DEVELOPMENT:

NORTH: 13 Avenue SW, mid-rise residential towers

SOUTH: 14 Avenue SW, mid-rise residential towers

EAST: 1 Street SW, multi-story residential tower, small scale commercial uses

WEST: Haultain Park, Haultain School site

EXTERIOR FINISH MATERIALS

Podium: Red brick finish, glass spandrel panelling, calcium silicate masonry units

Tower: Composite metal panelling, clear and spandrel glazing, glass balconies

Plaza: Stamped concrete, Broom finished concrete

SUMMARY OF CIRCULATION REFEREES

**ENVIRONMENTAL
MANAGEMENT**

Not Applicable

**BELTLINE
COMMUNITY
ASSOCIATION**

In support – refer to APPENDIX II

PLANNING EVALUATION

Introduction

The intent of this land use re-designation application is to replace the existing tied-to-plans Direct Control District (Bylaw 61Z2005) with a new tied-to-plans Direct Control District. The stated purpose of the new Direct Control District is to bring the 2005 DC Bylaw more in line with current Policies and Development Rules as well as recognizing changing demographics and trends. No changes are being sought regarding the permitted or discretionary uses contained within the 2005 Bylaw nor the previously approved Floor Area Ratio (FAR) of 11.5.

These changes include:

- Removing the cap on the maximum number of units allowed;
- Removing the parking requirements for ground floor commercial uses;
- Discretionary Use of office on the second floor of the development; and
- Continuing to allow an underground parking structure beneath a portion of Haultain Park previously approved in the 2005 DC Bylaw.

The existing Phase 1 building is a 27 storey residential development, fronting onto 1 Street SW and adjacent to 13 Avenue SW. This proposed Direct Control District Bylaw will have no impact on the built condition of this development.

The proposed Phase 2 building will also front onto 1 Street SW and 14 Avenue SW. The building will consist of a 2 storey podium consisting of 3 townhouse units (fronting onto Haultain Park), at-grade commercial units and office space on the second level with 27 storeys of residential above.

Due to the unique circumstances associated with re-designating a comprehensive, phased development, effectively 50 percent complete, the applicant was tasked with obtaining the signatures of the 163 existing residents of the Phase 1 development as part of the application. Finding the process to obtain the unanimous consent of the 163 owners of the adjacent condominium units impractical, the Ward Alderman at the time (Mar) initiated a Notice of Motion (NM2013-24) at the 2013 July 29 Combined Meeting of Council intended to ease the burden of the notification process. Unanimously approved, this Notice of Motion directed Administration to work with the developer of Union Square on a land use amendment for this development. The motion reads:

1. Initiate a developer funded land use redesignation of the Union Square Phase 1 lands; and
2. To work with the owner of Strata Lot 5 (Union Square Phase 2) to process a comprehensive land use redesignation for the lands currently subject of the Bylaw (61Z2005) and return to Council for a public hearing of the proposed bylaw amendment within six months (2014 January 29).

Site Context

The subject site is located on the west side of 1 Street SW between 13 and 14 Avenues SW in the Beltline Community. The character of the Community at this location is a mix of primarily residential uses as well as some commercial uses fronting onto 1 Street SW.

To the North and South of the site, development consists primarily of 6 to 10 storey multi-residential developments. To the West of the site is Haultain Park which is designated a Provincial Historic Resource. To the East of the site, there is one 23 storey high-rise multi-residential development with at-grade commercial uses. The majority of sites directly adjacent to this subject parcel are Direct Control districts, with the exception of the parcel north-east of the site that has been designated under the Centre City Commercial Corridor (CC-COR) District and a portion of Haultain Park to the West of the site which is designated as Special Purpose – Community Service (S-CS) District.

Proposed Direct Control District

The intent of this new Direct Control District bylaw is to facilitate the development of the second multi-residential tower of Union Square, with modifications to the approved development under existing Bylaw 61Z2005. The proposed Direct Control District Bylaw addresses three distinct sites. They are structured as;

- Site 1 – The existing Union Square Phase 1 tower (essentially an ‘as-built’ condition) with a base district of **Centre City Commercial Corridor District (CC-COR)**;
- Site 2 – The proposed Phase 2 podium and tower with a base district of **Centre City Commercial Corridor District (CC-COR)**; and
- Site 3 – That portion of Haultain Park which is subject to this land use amendment with a base district of **Special Purpose – Community Service District (S-CS)**.

Site 1

The base district for this site is CC-COR. As identified in Land Use Bylaw 1P2007, this district is characterized by:

- *Buildings that are close to the street and the public sidewalk;*
- *Create opportunities for commercial uses on the ground floor of buildings and residential and office uses on upper floors; and*
- *Commercial developments on both sides of a street.*

As mentioned, Site 1 contains the existing podium and 27 storey residential tower. Therefore, the drawings as attached to this report forming Schedule C are what has been approved and built for this site. No alterations to this site are proposed with this Direct Control District Bylaw.

Site 2

The base district for this site is also CC-COR. There are three fundamental changes proposed for this Phase 2 tower as initially envisioned under Bylaw 61Z2005.

The changes are:

- Removing the cap on the maximum number of residential units to increase the number of units from 340 to 388 (density will continue to be expressed and regulated by the FAR);
- Removal of parking requirements for the at-grade commercial units; specifically, the current requirement of 70 parking stalls for a Restaurant: Licensed-Medium (this change is in keeping with the rules for the Centre City districts of Land Use Bylaw 1P2007 where Restaurants: Food Service Only and Licensed require no parking below the size threshold of 465 square metres); and
- The addition of office uses on the second floor of the Phase 2 podium (consistent with the purpose statement of the CC-COR District to allow office uses on upper floors of buildings).

Site 3

This site includes that portion of Haultain Park that is subject to this land use re-designation. The base district for this site will be S-CS, with the addition of *parking lot structure (below grade)* to facilitate the development of underground parking below the park. An underground parking structure has already been developed under the north portion of Haultain Park to service the parking needs of Phase 1. This was facilitated by City Council approving the land sale (air rights strata) beneath Haultain Park for Phase 1. At that time, this also left the applicant the option to purchase the air rights under Haultain Park for Phase 2. However, the applicant failed to execute this option in the prescribed window of opportunity, and as such, the option to purchase these air rights for Phase 2 expired in 2009 December. The applicant is currently negotiating with the City to execute a new purchase agreement for the air rights strata under Haultain Park for Phase 2.

Site Characteristics

The Phase 1 tower occupies the northern quarter of the lands subject to the proposed DC Bylaw inclusive of underground parking beneath Haultain Park adjoining the site to the west.

A small 'parklet', developed and maintained by the Victoria Park BRZ occupies the site designated for the Phase 2 tower.

Legislation & Policy

Municipal Development Plan (MDP)

"Centre City, Section 3.2.1"

- a. *"Reinforce the Downtown's position as Calgary's principal business centre, premier urban living environment ..."*
- b. *"Support the development of distinct, vibrant, mixed-use neighbourhoods in the Centre City, well connected and easily accessible to the Downtown and to one another."*

Beltline Area Redevelopment Plan

"Urban Mixed-Use District, Section 4.3"

The subject site is located within the Urban Mixed-Use District Area of the "Beltline Area Redevelopment Plan". The intent of this policy precinct is to create vibrant pedestrian

streets, have uses that serve the local and broader population and have residential units developed above the street level.

“Schools and Public Parks, Pathways, Open Space and Recreation, General Policies,

Section 4.4.2:

“Developments adjacent to park spaces shall be framed with residential or active uses wherever feasible.”

Section 4.4.3 b) Haultain School and Park

“Individual residential units or commercial spaces are encouraged to “front” on to the park in order to generate activity and achieve natural surveillance of the park.”

“A private parking facility may be located underneath Haultain Park in order to facilitate the redevelopment of the lands to the east.”

Site Layout & Building Design

Existing:

The existing development is a 27 storey residential building, containing 163 units composed of 1 and 2 bedroom units. This building was found to be compliant with the 2005 tied-to-plans Direct Control District Bylaw at time of approval and occupancy.

New:

Podium:

The proposed development remains a podium-tower configuration. The main level of the podium consists of three townhouse units fronting onto Haultain Park. These units feature individual entrances off of the park, with private amenity spaces, framed by raised planter boxes.

Building materials consist of red brick finish along the East elevation that continues around the corner to cover a portion of the South elevation. The remainder of the podium is proposed to be calcium silicate masonry units, glass and metal panelling. All commercial units adjacent to 1 Street SW as well as the restaurant space adjacent to Haultain Park have clear glazing to allow for transparency into the units.

Tower:

The dominant finishing material used on the tower is metal panelling as well as clear and spandrel glazing. Individual glass balconies are provided for each unit. The tower reflects a contemporary urban character which is intended to contrast the podium character. The top of the tower screens the roof top mechanical units.

Amenity Space:

In addition to private balconies, a common fitness room has been located on the 29 storey as well as a common landscaped amenity area on the 3 storey.

Public Realm:

There are some street trees proposed along 1 Street SW as well as a couple of trees along 14 Avenue SW. The primary finishing material used within the public realm is stamped and broom finished concrete both along the Haultain Park elevation as well as the street frontages.

Environmental Sustainability

No LEED accreditation is being sought with this application.

Landscaping

Landscaping includes planter boxes adjacent to Haultain Park and the three townhouse units. There will also be street trees planted both along 14 Avenue SW and 1 Street SW. In addition, the use of stamped and broom finished concrete is proposed along all sides of the site. Also, the applicant has proposed a common landscaped amenity area on the 3 storey of the development.

Site Access & Traffic

The existing access/egress to the parkade for Phase 1 of Union Square is located on 13 Avenue SW. This will remain as the only parkade access to the site and will service both Phase 1 and Phase 2. However, there is individual at-grade access proposed to the loading and waste and recycling areas from both 13 and 14 Avenues SW for each phase of the development.

Parking

A parking study and updated Transportation Impact Assessment (TIA) were required for this application.

The existing building will maintain the 238 stalls that currently exist under that portion of Haultain Park immediately adjoining Phase 1. This number includes 54 stalls that were built with Phase 1 of Union Square but, ultimately, intended to meet the parking requirements of Phase 2 at such time as a Development Permit came forward for this site. An additional 166 stalls will be constructed under that portion of Haultain Park immediately adjoining Phase 2.

Site Servicing for Utilities

Prior to the release of the future development permit, the developer will be required to remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 38M2009 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The current levy rate is \$4,710.00 per metre (avenues only). The levy rate is subject to annual review and may change.

At the Development Permit stage the applicant shall submit a Sanitary Servicing Letter, for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Water Resources. The Sanitary Servicing Letter shall identify the type of the development, address of the development, existing and proposed peak sanitary flows.

All public utilities (water, sanitary and storm) are available to service the development site from the adjacent road rights-of-way.

Development servicing shall be to City standards, and will be determined through the Development Site Servicing Plan circulation (DSSP) application review process. A DSSP will be required, prior to the release of the future Development Permit as there scope involves a new development on a site where there are existing structures and in order to ensure that the servicing scope will be compatible with the proposed development concept scope.

Road Rights-Of-Way Improvements:

At the Development Permit stage the applicant shall clearly differentiate what improvements and features exist (surface treatments, trees, trenches, bollards, etc.) and what improvements and features are proposed within the adjacent public right-of-way. Proposed surface treatments and features shall be to the satisfaction of Roads. The developer will be required to remit payment towards any related street light upgrading, or deposit towards any required or proposed surface improvements that may be deemed necessary at that time, prior to the release of the Development Permit.

Flood Risk Area Regulations:

As per Council approved "Floodway / Flood Fringe" mapping, the development site is located within the "Overland Flow Zone" flood risk area.

According to City records, the highest adjacent street centre line grade for the site is 1047.15 metres (geodetic). At the development permit stage, the minimum main floor elevation shall be 1047.45 metres (0.3 metres + 1047.15 metres) as per Land Use Bylaw 1P2007, Part 3, Division 3. Said regulations also require all mechanical and electrical systems to be located at or above the minimum main floor elevation, while ensuring that the building be designed in a manner as to prevent structural damage in the event of a flood event.

Environmental Site Assessment

An ESA was not required for the purposes of the proposed scope or site.

Community Association Comments

The Beltline Community Association is in support of this land use application (APPENDIX II).

Adjacent Neighbour Comments

Several letters of objection were submitted for the subject land use application and included concerns regarding inadequate visitor parking, additional traffic generated by the proposal, impacts on property values and effect on existing residents during time of construction.

In addition, the applicant held an open house on 2013 December 02 to provide the opportunity to inform both the owners of Phase 1 units in Union Square, as well as the adjacent neighbours, of this proposed land use re-designation application.

CONCLUSION:

Given the unique circumstances surrounding this 'co-petition', both the applicant and Administration acknowledged the aggressive timetable dictated by City Council and made every effort to meet the 6 month deadline. The Council mandate in NM2013-24 translated into a November Calgary Planning Commission meeting in order to attain the 2014 January 18 Council land use hearing. However, due to logistics, the application was not deemed complete until 2013 October 04 and, as such, it became apparent that the January deadline could not be met.

Following City protocols for processing land use redesignation applications, the 2013 December 19 Calgary Planning Commission meeting was identified as the earliest opportunity. If endorsed by the Commission on this date, the application would then be set for the 2014 February City Council land use hearing.

The proposal is supported for the following reasons:

1. The proposed land use district and subsequent development conform with the Beltline Area Redevelopment Plan.
2. The proposed uses would be compatible with, and complementary to, the existing uses along the 1 Street SW corridor.
3. The proposed bylaw provides an opportunity for a mixed use residential and commercial development benefiting this precinct of the Beltline and the redevelopment of 1 Street SW.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.68 hectares± (1.68 acres±) located at 215 and 221 – 13 Avenue SW and 208 and 212 – 14 Avenue SW (Portion of Condo Plan 0911532; CS, Portion of Plan 0911496, Block 101, Lot 1 and Strata Lot 3; Plan 0911496, Block 101, Strata Lot 5) from DC Direct Control District to DC Direct Control District to accommodate residential development and support commercial with the following guidelines:

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.

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.

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".

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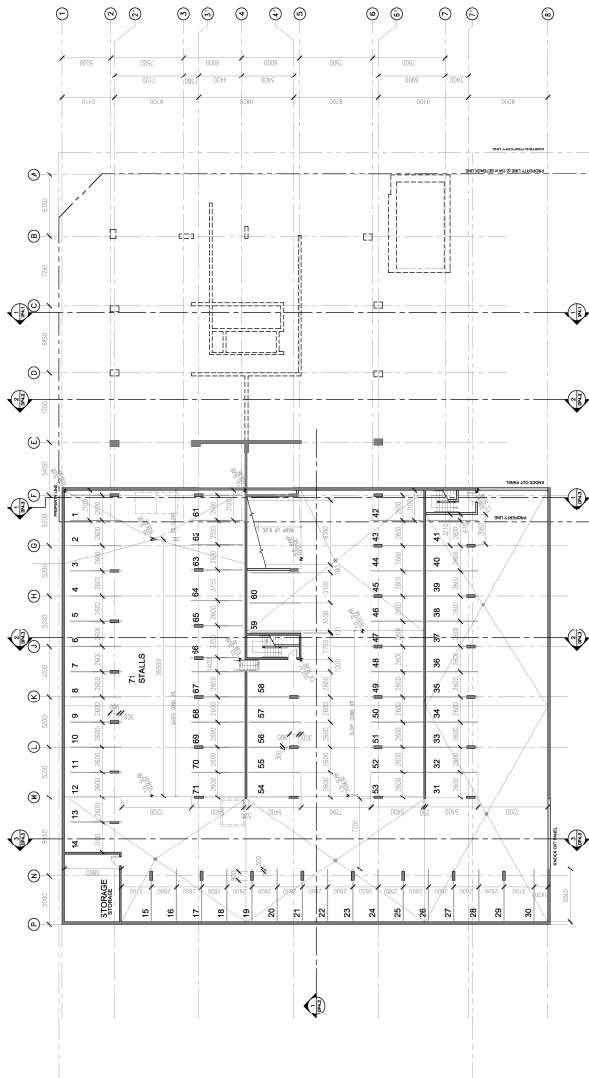
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FLOOR PLAN
PARKING LEVEL - P3
SCALE: 1:200

1:200

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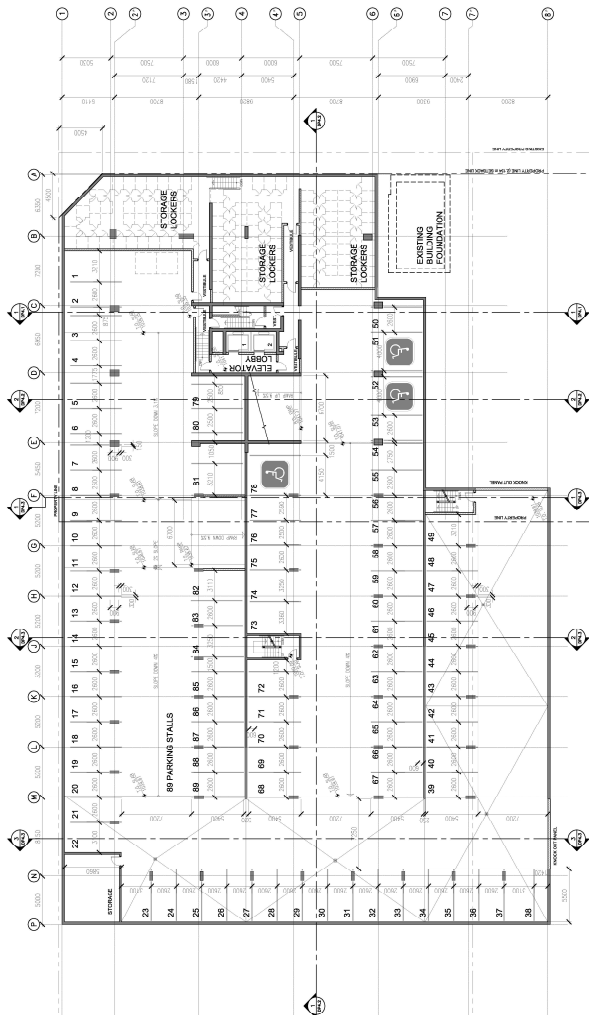
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1. Scale: 1:200
2. Not to be used for construction

Revision No. Date Description

1	01/10/09	REVISED PER PHASE 2 JOB
2	09/07/09	REVISED PER PHASE 2 JOB
3	09/07/09	REVISED PER PHASE 2 JOB
4	09/07/09	REVISED PER PHASE 2 JOB
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client

APEX LIMITED PARTNERSHIP

WESTERN SECURITIES

project title

UNION SQUARE

PHASE ONE

1 STREET SW

Calgary, Alberta

drawing title

PARKING LEVEL - P1

scale

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drawn by

JEB

checked by

JEB

project no.

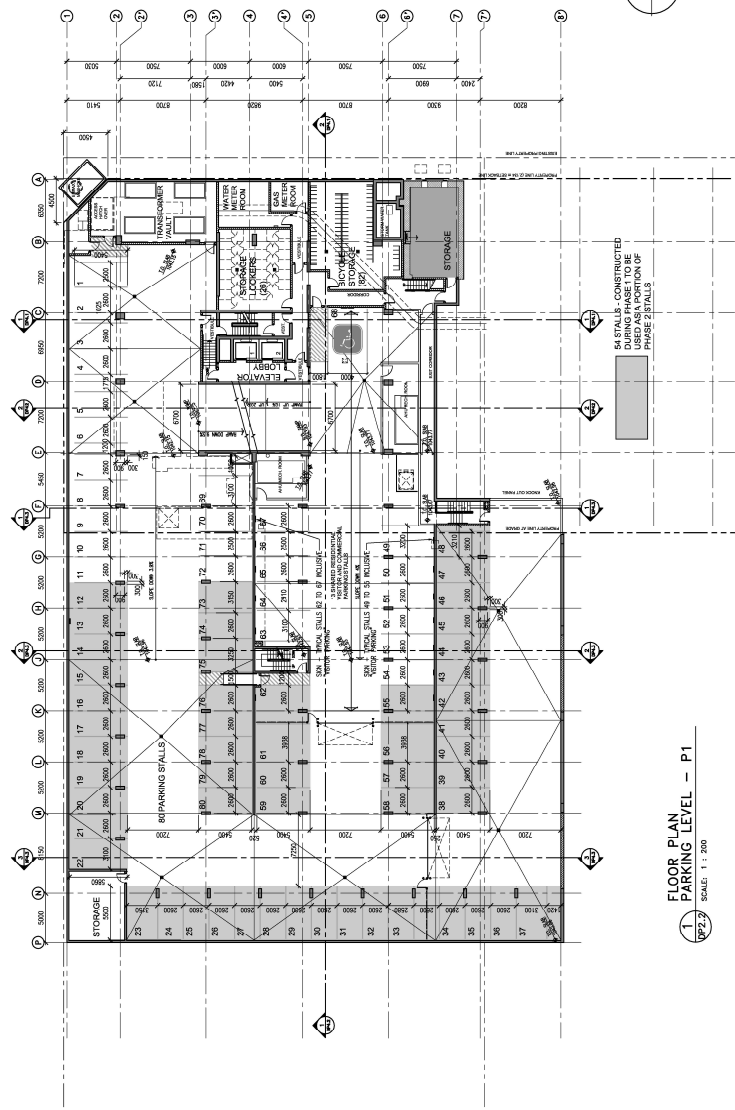
203-174

date

OCT. 01, 2009

sheet no.

DP-2.2



FLOOR PLAN
PARKING LEVEL - P1
SCALE: 1:200

DP-2.2

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Web: www.bkdi.com

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APPROVED BY: [Signature]

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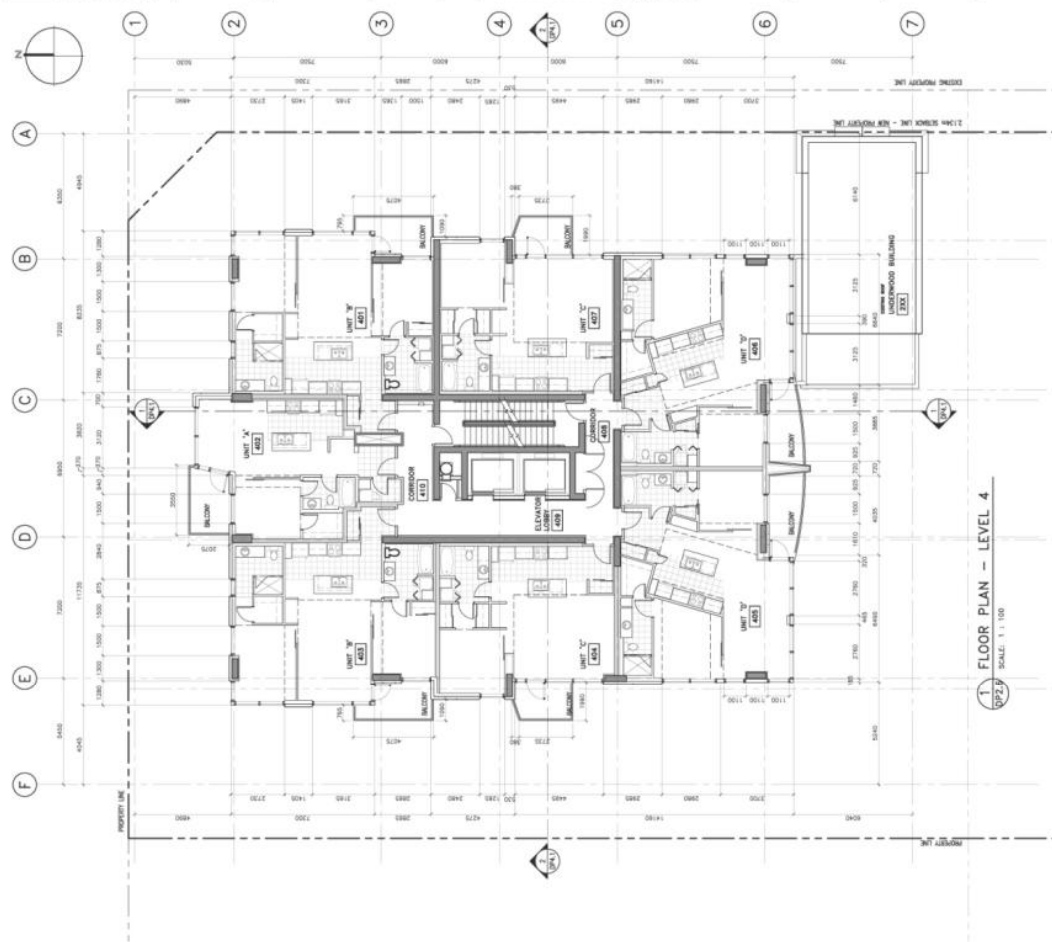
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1 FLOOR PLAN - LEVEL 4
SCALE: 1/8" = 1'-0"

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1 FLOOR PLAN - LEVEL 4
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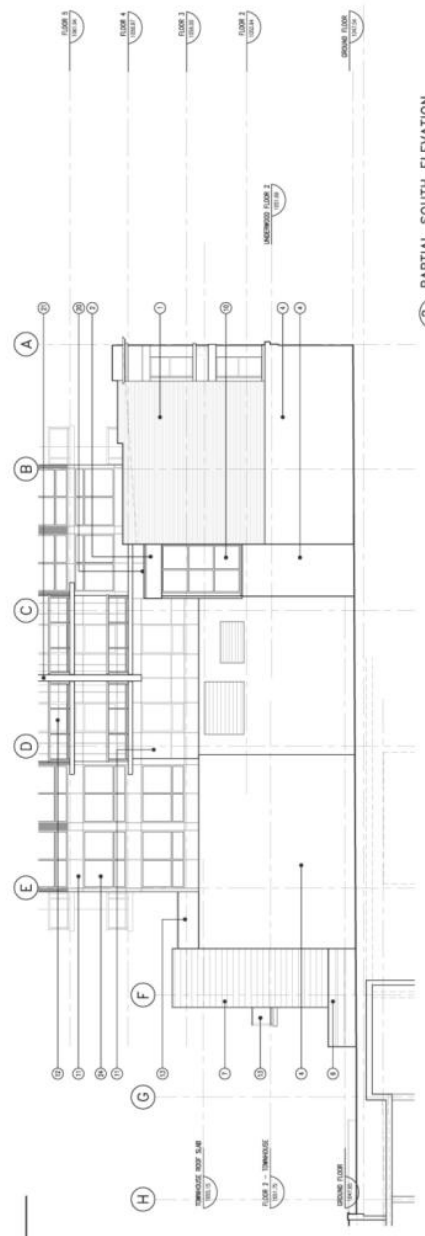
1. Steel Deck & Section
2. Steel Section - Steel Deck

APEX LIMITED PARTNERSHIP
WESTERN SECURITIES
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta

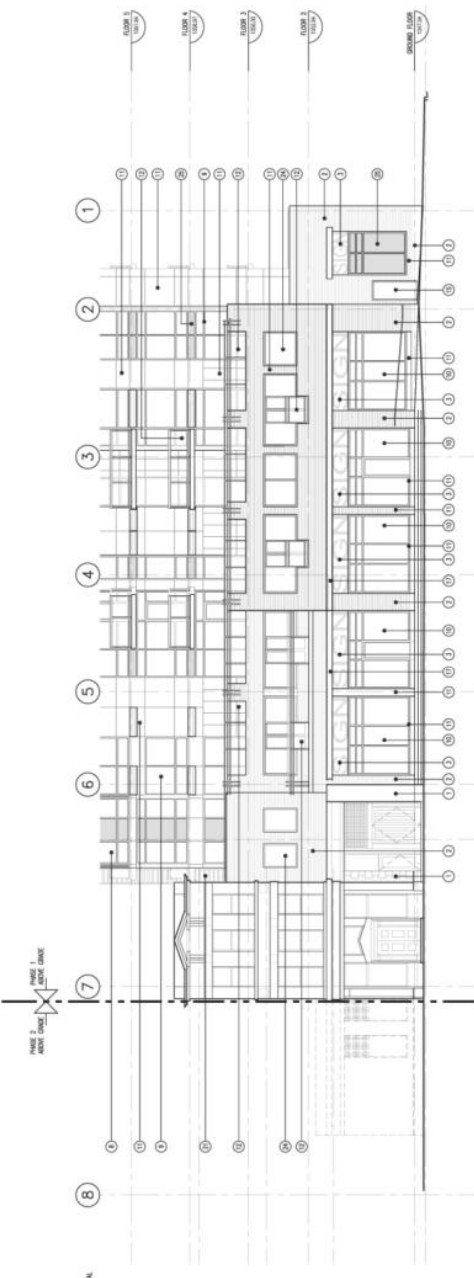
PROJECT NO: 203-174
DATE: JANUARY 23, 2007

SCALE: 1:100
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DP-3.4



2 PARTIAL SOUTH ELEVATION
SCALE: 1:100



1 PARTIAL EAST ELEVATION
SCALE: 1:100

MATERIALS LEGEND

- 1 UNFINISHED BRICK
- 2 BRICK, IN RED BRICKS
- 3 CONCRETE, SPIN BRICK
- 4 STUCCO
- 5 METAL, IN STEEL
- 6 BRICK, IN STEEL
- 7 BRICK, IN STEEL
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DATE: 2007-01-23
PROJECT: 203-174
SHEET: L1.3

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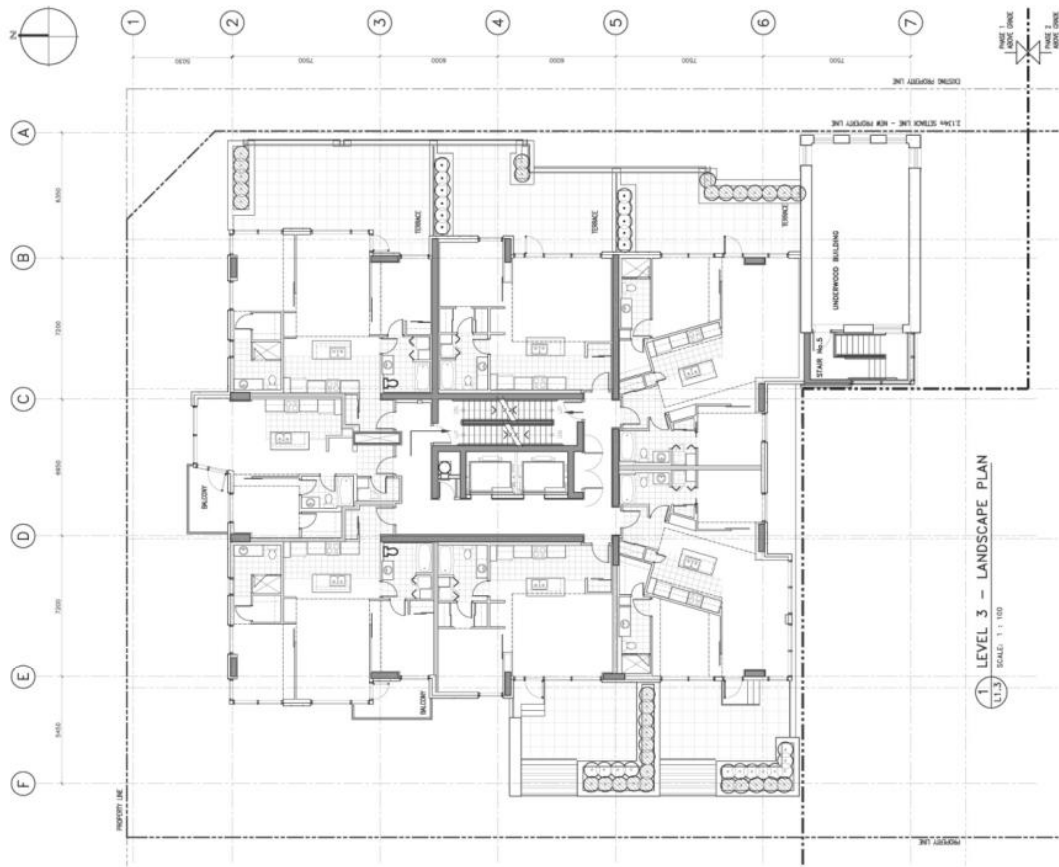
APEX LIMITED PARTNERSHIP
WESTERN SECURITIES

PROJECT SITE
UNION SQUARE
PHASE ONE
1 STREET SW
Calgary, Alberta

PROPERTY LINE
LEVEL 3
LANDSCAPE PLAN

SCALE: 1:100
DATE: 2007-01-23
PROJECT: 203-174
SHEET: L1.3

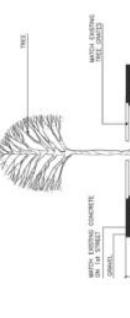
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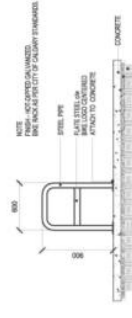
LEVEL 3 - LANDSCAPE PLAN
SCALE: 1:100

KEY	COMMON/ BOTANICAL NAME	SIZE	REMARKS	QTY
1	DECIDUOUS NATIVE SHROUBS	400 to 600 mm height (2 gal)	COMMON NAME: 200 mm x 150 mm x 150 mm	30
2	DECIDUOUS NATIVE SHROUBS	400 to 600 mm height (2 gal)	COMMON NAME: 200 mm x 150 mm x 150 mm	11
3	DECIDUOUS NATIVE SHROUBS	400 to 600 mm height (2 gal)	COMMON NAME: 200 mm x 150 mm x 150 mm	12

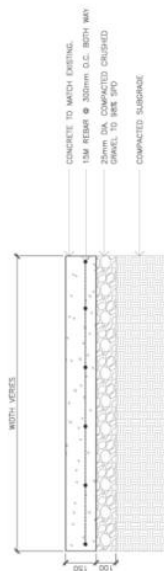
GENERAL NOTES
1. All plant material shall conform to the standards of the Canadian Horticultural Industry Trade Association for Nursery Stock.
2. All plant material shall be delivered to the site in the correct container and shall be protected from damage during transport.
3. All plant material shall be delivered to the site in the correct container and shall be protected from damage during transport.
4. All plant material shall be delivered to the site in the correct container and shall be protected from damage during transport.



TREE PLANTING WITH GRATE
SCALE: 1:25



BIKE RACK
SCALE: 1:25



CONCRETE SIDEWALK
SCALE: 1:10

UNION SQUARE - PHASE II

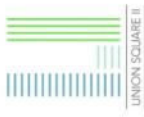


208 14th AVENUE, CALGARY, ALBERTA
PLAN C, BLOCK 101, LOTS 16 - 25

- ARCHITECTURAL**
- DPA 1 SITE CONTEXT & PHOTOS
 - DPA 2 PROJECT DATA & AREA PLAN (DMR)
 - DPA 3 SITE PLAN
 - DPA 4 OVERALL SITE & PHASING PLAN
 - DPA 5 PARKING GARAGE LEVEL P1
 - DPA 6 PARKING GARAGE LEVEL P2
 - DPA 7 FLOOR PLAN MAIN LEVEL
 - DPA 8 FLOOR PLAN LEVEL 3
 - DPA 9 FLOOR PLAN LEVEL 4
 - DPA 10 FLOOR PLAN LEVEL 5 (LEVEL 4 - 20)
 - DPA 11 FLOOR PLAN LEVEL 20 & 31 (SERVICE)
 - DPA 12 SOUTH & EAST ELEVATION
 - DPA 13 NORTH & WEST ELEVATION
 - DPA 14 BUILDING SECTIONS
 - DPA 15 STAIR PLANS & SECTION

- LANDSCAPE**
- DPL 1 GROUND FLOOR LANDSCAPE PLAN
 - DPL 2 LEVEL 1 LANDSCAPE PLAN

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

DATE: DEC 18 2013
ISSUED IN FOR CPC APPROVAL



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3. VIEW LOOKING NORTH



2. VIEW LOOKING NORTH



1. VIEW LOOKING NORTH WEST



7. VIEW LOOKING EAST @ 14TH AVENUE S.W.



6. VIEW LOOKING EAST



5. VIEW LOOKING SOUTH EAST



4. VIEW LOOKING NORTH EAST



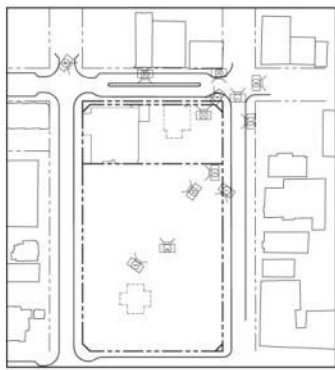
10. VIEW LOOKING SOUTH @ 1ST STREET S.W.



9. VIEW LOOKING WEST



8. VIEW LOOKING SOUTH



KEY PLAN OF PHOTOGRAPH LOCATIONS



13. UNDERWOOD HERITAGE BUILDING



12. PHASE 1 & SURROUNDING HIGH-RISE TOWERS



11. HERITAGE BUILDING

The Planning Study was prepared by BKDI Architects for the City of Calgary. It is intended to provide information to the City of Calgary and its citizens regarding the proposed development. The Planning Study is not a final design and should not be used for construction purposes.

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BY: [Signature]
FOR: [Signature]

200th 14th Avenue S.W.

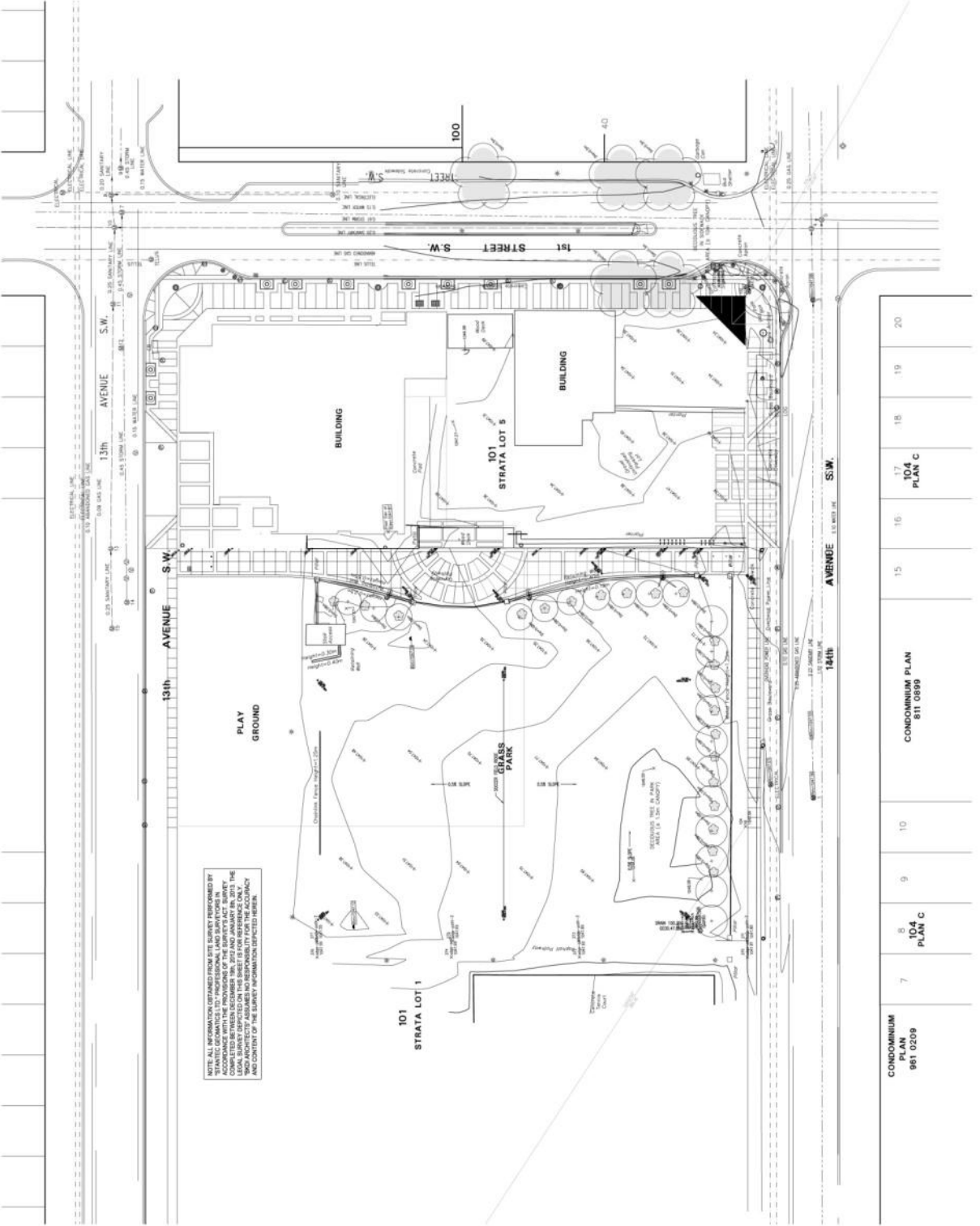
SITE CONTEXT & PHOTOS

DATE: 10/10/13
BY: [Signature]
FOR: [Signature]

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NOTE: ALL INFORMATION OBTAINED FROM SITE SURVEY PERFORMED BY "STANTEC GEOMATICS LTD." PROFESSIONAL LAND SURVEYORS IN "ALBERTA" IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEY WAS COMPLETED BETWEEN DECEMBER 18, 2012 AND JANUARY 18, 2013. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEYED DATA AND HAS FOUND IT TO BE ACCURATE. THE SURVEYOR HAS NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THE SURVEY INFORMATION DEPICTED HEREIN.

The Survey was performed by STANTEC GEOMATICS LTD. PROFESSIONAL LAND SURVEYORS IN ALBERTA. THE SURVEY WAS COMPLETED BETWEEN DECEMBER 18, 2012 AND JANUARY 18, 2013. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEYED DATA AND HAS FOUND IT TO BE ACCURATE. THE SURVEYOR HAS NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THE SURVEY INFORMATION DEPICTED HEREIN.

STANTEC GEOMATICS LTD.

300, 640 - 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
Tel: 403.233.2525
Fax: 403.282.2055
Web: www.stantec.com

CRMR

20th AVENUE S.W.

SITE SURVEY

DATE: 12/18/12
BY: J. B. B. / J. B. B.
CHECKED: J. B. B. / J. B. B.
DATE: 12/18/12

DP1.1

BKDI
ARCHITECTS
300, 640 - 8th Avenue SW
Calgary, Alberta
Canada T2P 1G7
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Fax: 403.262.2055
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NO.	DATE	REVISION
1	2013.12.19	ISSUED FOR PERMIT
2	2013.12.19	ISSUED FOR PERMIT
3	2013.12.19	ISSUED FOR PERMIT

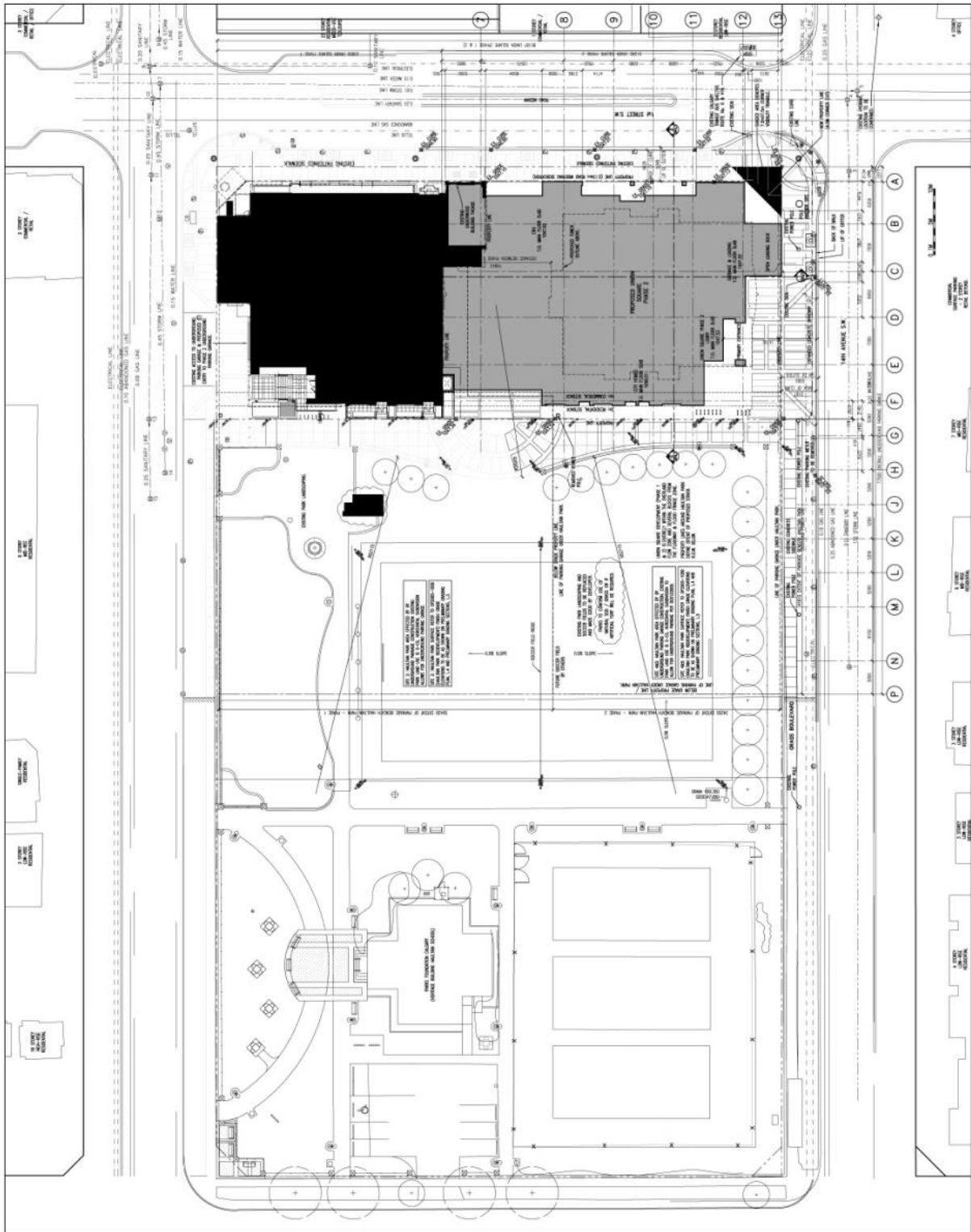


208th AVE AVENUE, S.W.
PHASE 1

OVERALL SITE & PHASING PLAN

DATE	1.2013
DRAWN BY	J.S.
CHECKED BY	J.S.
DATE	2013.12.19
DATE	2013.12.19

Sheet No. **DP1.2**





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This drawing shall be used in accordance with the provisions of the Alberta Building Code, 2006 Edition, and the National Building Code of Canada, 2006 Edition, and the National Building Code of Canada, 2006 Edition, and the National Building Code of Canada, 2006 Edition.



Scale 1/8" = 1'-0"

1. 1/8" = 1'-0" (Horizontal)
2. 1/8" = 1'-0" (Vertical)
3. 1/8" = 1'-0" (Diagonal)

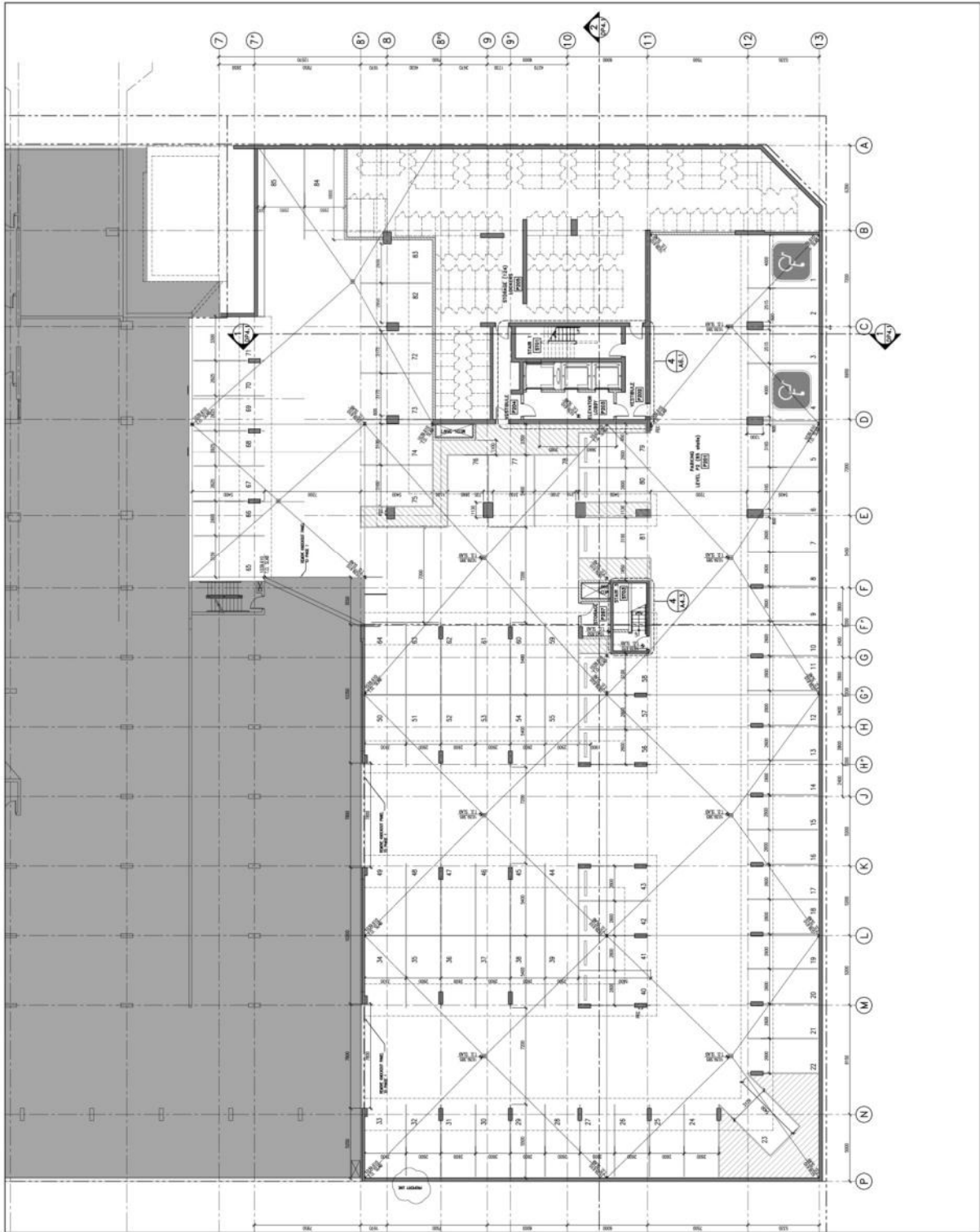


200th 14th Avenue S.W.

PARKING GARAGE
LEVEL P2

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DP2.1



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The Project shall be in accordance with the City of Calgary Planning Department's Development Engineering Division's Engineering Standards and Specifications. The Project shall be in accordance with the City of Calgary Planning Department's Engineering Standards and Specifications. The Project shall be in accordance with the City of Calgary Planning Department's Engineering Standards and Specifications.



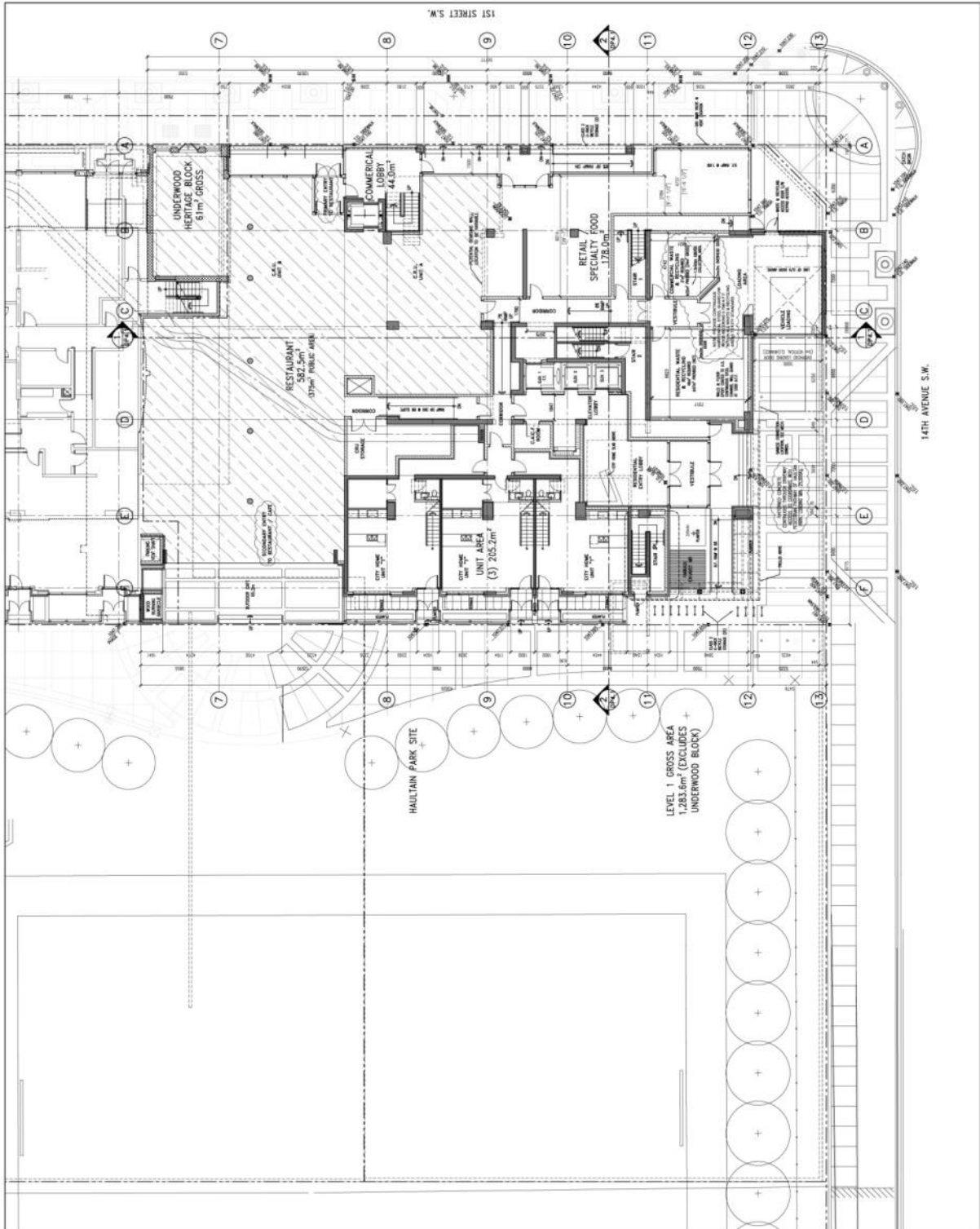
NO.	DATE	DESCRIPTION
1	11/15/13	ISSUED FOR PERMITTING
2	11/15/13	ISSUED FOR PERMITTING
3	11/15/13	ISSUED FOR PERMITTING



200th 14th Avenue S.W.
FLOOR PLAN
MAIN LEVEL

DATE	11/15/13
DESIGNED BY	000
CHECKED BY	201/141
PROJECT NO.	0007/0007/0007
SCALE	1:100

DP2.3



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DATE: 10/10/2013
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

The Building Code of Canada (B.C.C.) is the minimum standard for building safety and health. It is not a design standard and does not cover all aspects of building design. It is the responsibility of the designer to ensure that the building meets all applicable codes and standards.

Scale: 1/8" = 1'-0"
A. 1/8" = 1'-0" (Overall Dimensions)
B. 1/16" = 1'-0" (Room Dimensions)

CRMR
200th 14th Avenue, S.W.
Calgary, Alberta
T2P 1G7

200th 14th Avenue, S.W.
Calgary, Alberta
T2P 1G7

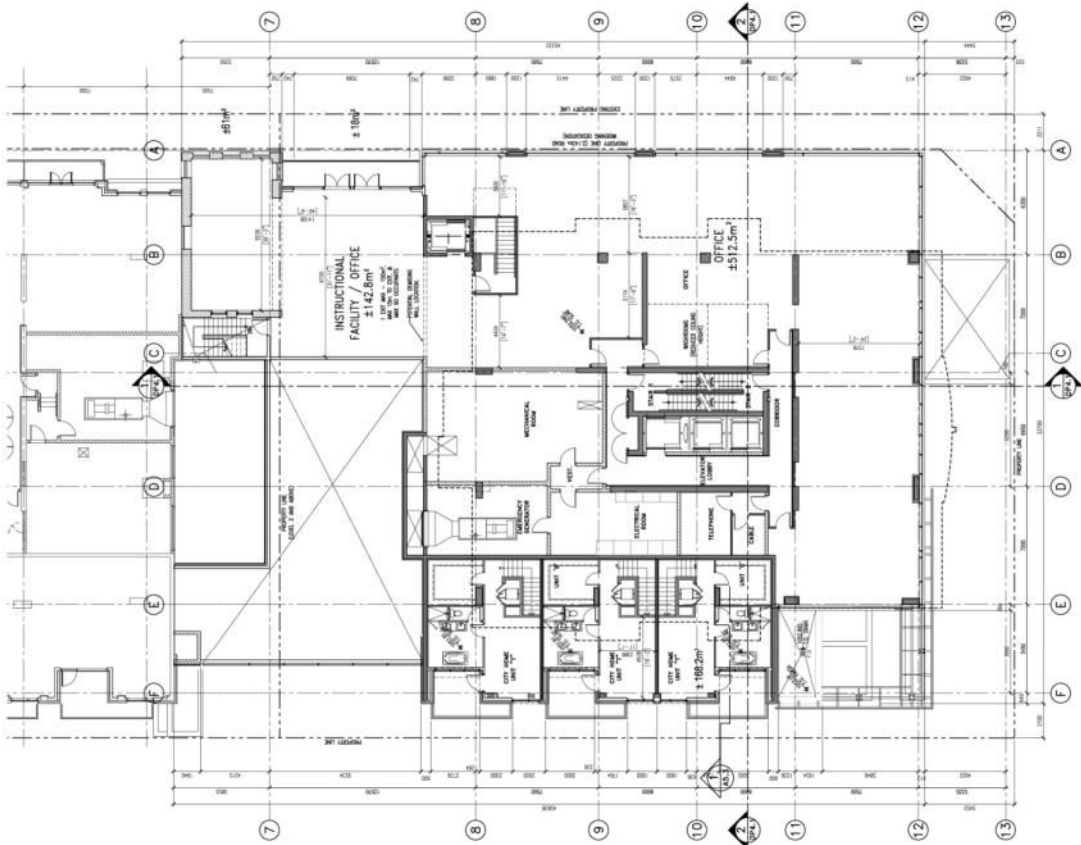
FLOOR PLAN
LEVEL 2

DATE: 10/10/2013
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

DATE: 10/10/2013
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

DATE: 10/10/2013
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

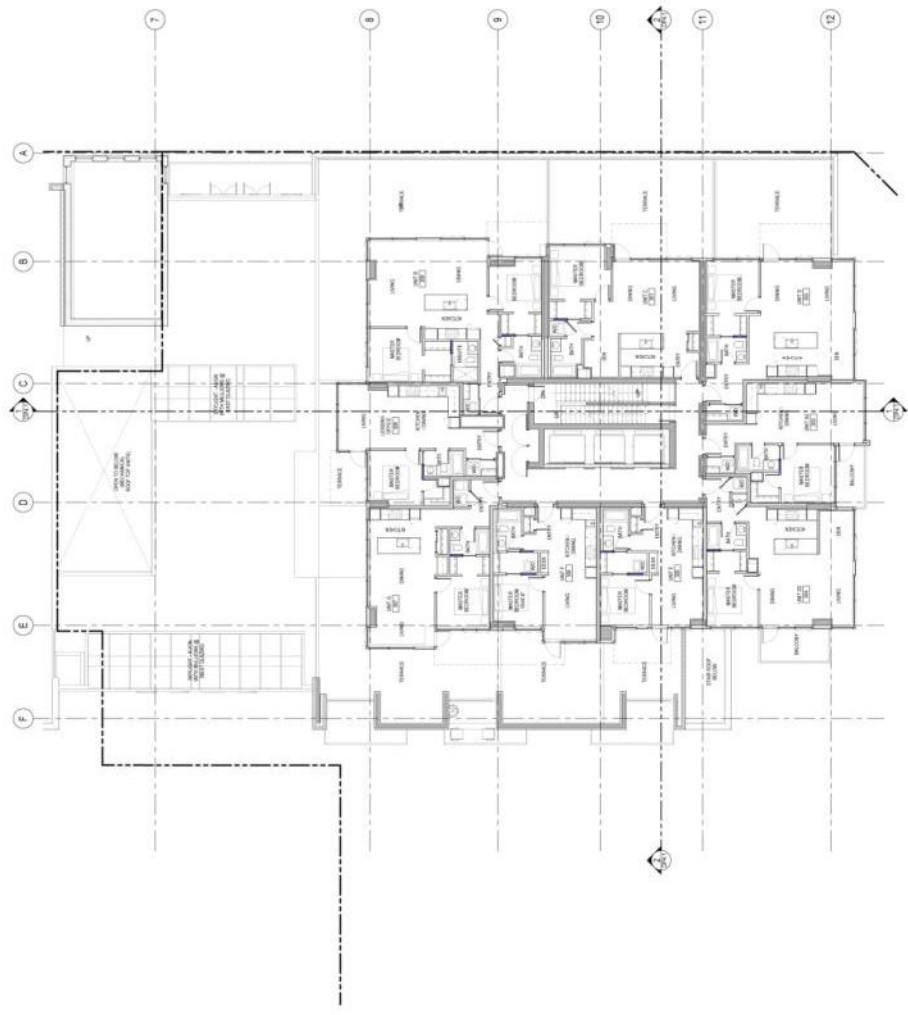
DATE: 10/10/2013
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



LEVEL 2 GROSS AREA
1,324.5m² (EXCLUDES
UNDERWOOD BLOCK)

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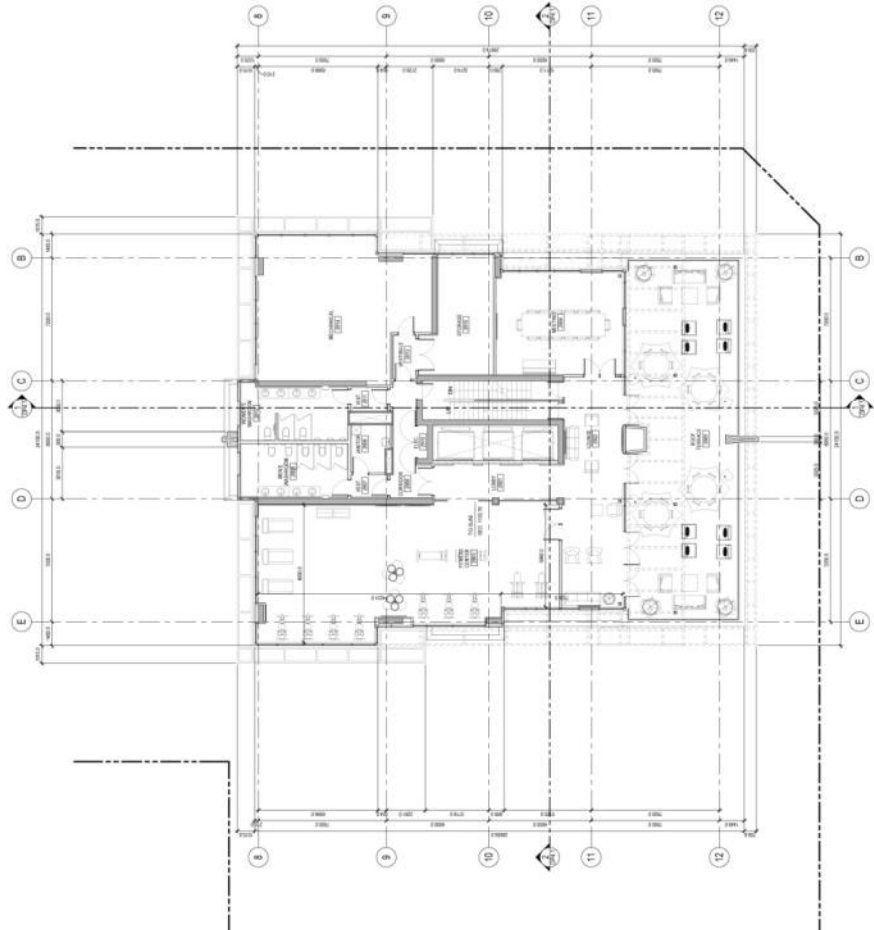


The following floor plan is a preliminary design and is not to be used for construction purposes. It is intended for informational purposes only. The design is subject to change without notice. The design is not a contract. The design is not a warranty. The design is not a guarantee. The design is not a promise. The design is not a statement of fact. The design is not a statement of opinion. The design is not a statement of belief. The design is not a statement of faith. The design is not a statement of hope. The design is not a statement of love. The design is not a statement of life. The design is not a statement of death. The design is not a statement of anything. The design is not a statement of nothing.

2008 148 AVENUE SW
FLOOR PLAN LEVEL 3
DP2.5

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The drawings have been prepared by the Architect and are intended to be used for the purpose of obtaining a building permit. They are not to be used for any other purpose without the written consent of the Architect.

Scale: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	100% Schematic Design	10/1/13
2	100% Preliminary Design	10/1/13
3	100% Final Design	10/1/13
4	100% Construction Documents	10/1/13

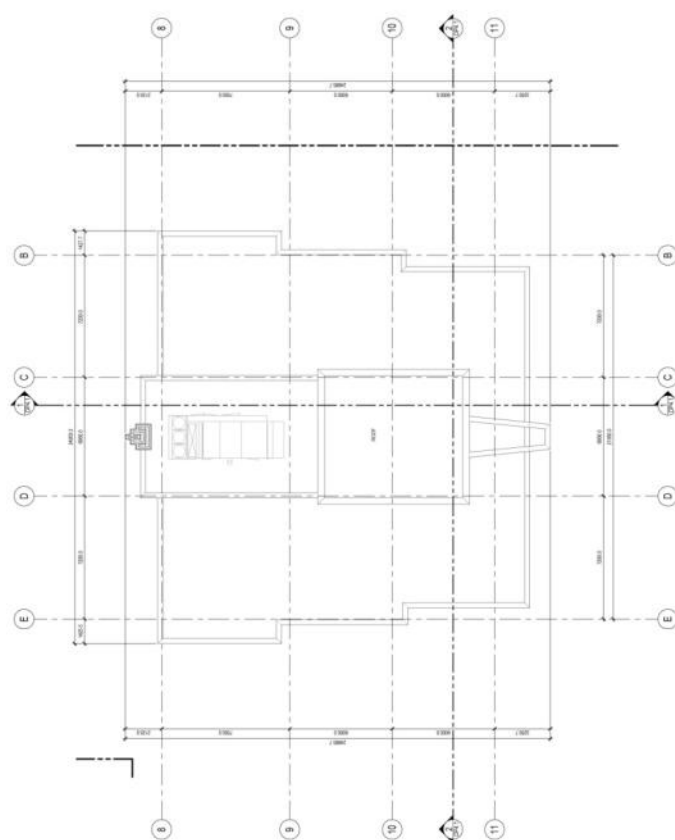


2008 148 AVENUE SW
CALGARY, ALBERTA T2P 1G7

AMENITY LEVEL 2B

DATE	10/1/13
DESIGNED BY	BKDI
DRAWN BY	BKDI
CHECKED BY	BKDI
DATE PLOTTED	10/1/13
PROJECT NO.	1001113
PROJECT NAME	DP2.7

- CONSTRUCTION



This drawing must not be scaled.
The contractor shall verify all beam, column, and dimension
data to correspondence of work. All errors and omissions
shall be reported to the Architect immediately.
This drawing is the exclusive property of The Architects and
shall not be reproduced without their written permission.
B-1023 06/07/12

Year	Age	Sex	Location
1991	10	M	1000 m
1992	10	M	1000 m
1993	10	M	1000 m
1994	10	M	1000 m
1995	10	M	1000 m
1996	10	M	1000 m
1997	10	M	1000 m
1998	10	M	1000 m
1999	10	M	1000 m
2000	10	M	1000 m
2001	10	M	1000 m
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2003	10	M	1000 m
2004	10	M	1000 m
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2011	10	M	1000 m
2012	10	M	1000 m
2013	10	M	1000 m
2014	10	M	1000 m
2015	10	M	1000 m
2016	10	M	1000 m
2017	10	M	1000 m
2018	10	M	1000 m
2019	10	M	1000 m
2020	10	M	1000 m



100

208th 14th Avenue S.W.

BOOK REVIEW

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height	0.8
thickness	0.03
printed on	200-140
data board	120112

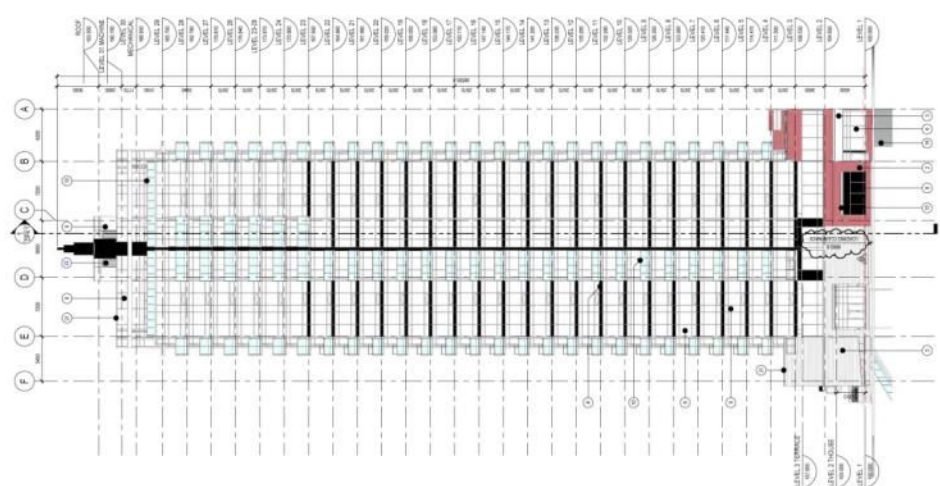
DP2.9

120112

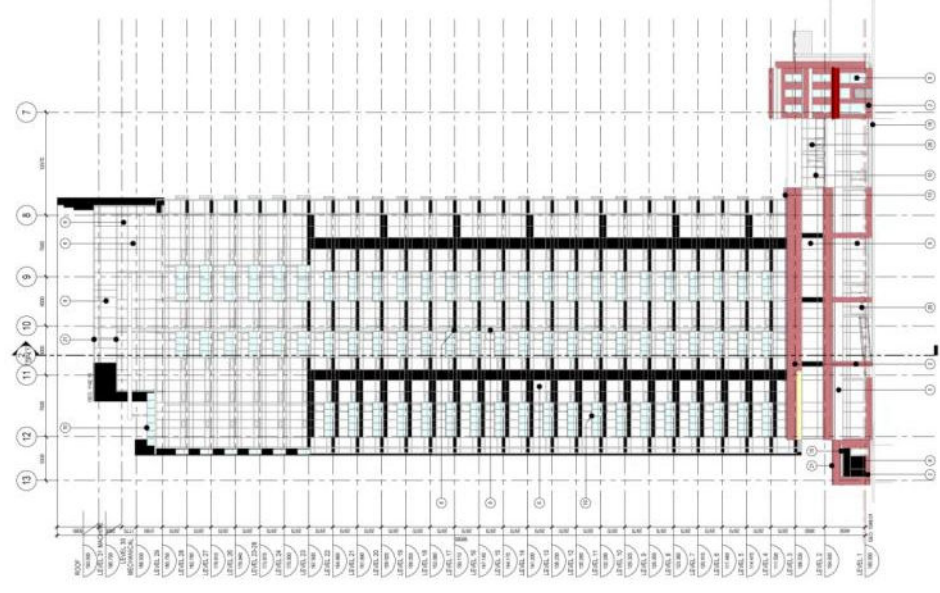
DP 2.9 120112

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1 SOUTH ELEVATION
Scale: 1/8"



2 EAST ELEVATION
Scale: 1/8"

MATERIALS LEGEND

1	CLAY BRICK, 8" x 8" x 16"
2	CONCRETE, 4" THICK
3	CONCRETE, 6" THICK
4	CONCRETE, 8" THICK
5	CONCRETE, 10" THICK
6	CONCRETE, 12" THICK
7	CONCRETE, 14" THICK
8	CONCRETE, 16" THICK
9	CONCRETE, 18" THICK
10	CONCRETE, 20" THICK
11	CONCRETE, 22" THICK
12	CONCRETE, 24" THICK
13	CONCRETE, 26" THICK
14	CONCRETE, 28" THICK
15	CONCRETE, 30" THICK
16	CONCRETE, 32" THICK
17	CONCRETE, 34" THICK
18	CONCRETE, 36" THICK
19	CONCRETE, 38" THICK
20	CONCRETE, 40" THICK
21	CONCRETE, 42" THICK
22	CONCRETE, 44" THICK
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25	CONCRETE, 50" THICK
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47	CONCRETE, 94" THICK
48	CONCRETE, 96" THICK
49	CONCRETE, 98" THICK
50	CONCRETE, 100" THICK

NOT FOR CONSTRUCTION

Table with 2 columns: Item, Description. The table lists various materials and their corresponding item numbers.

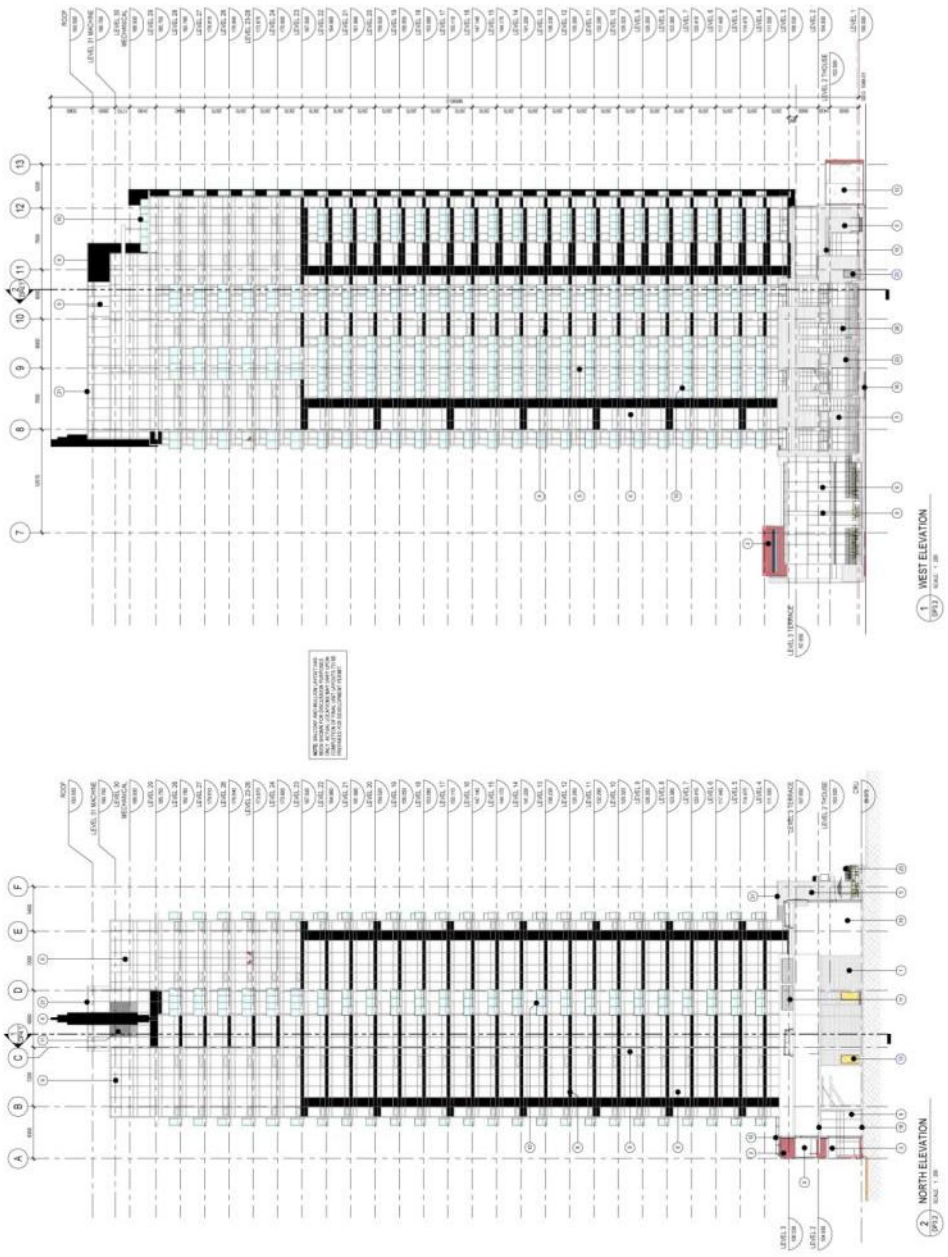


2008 148 AVENUE SW
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Web: www.bkdi.com

Table with 2 columns: Item, Description. The table lists various materials and their corresponding item numbers.

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MATERIALS LEGEND

1	CONCRETE
2	BRICK
3	GLAZED ALUMINUM CURTAIN WALL
4	GLAZED ALUMINUM CURTAIN WALL
5	GLAZED ALUMINUM CURTAIN WALL
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99	GLAZED ALUMINUM CURTAIN WALL
100	GLAZED ALUMINUM CURTAIN WALL

2008 140 AVENUE SW

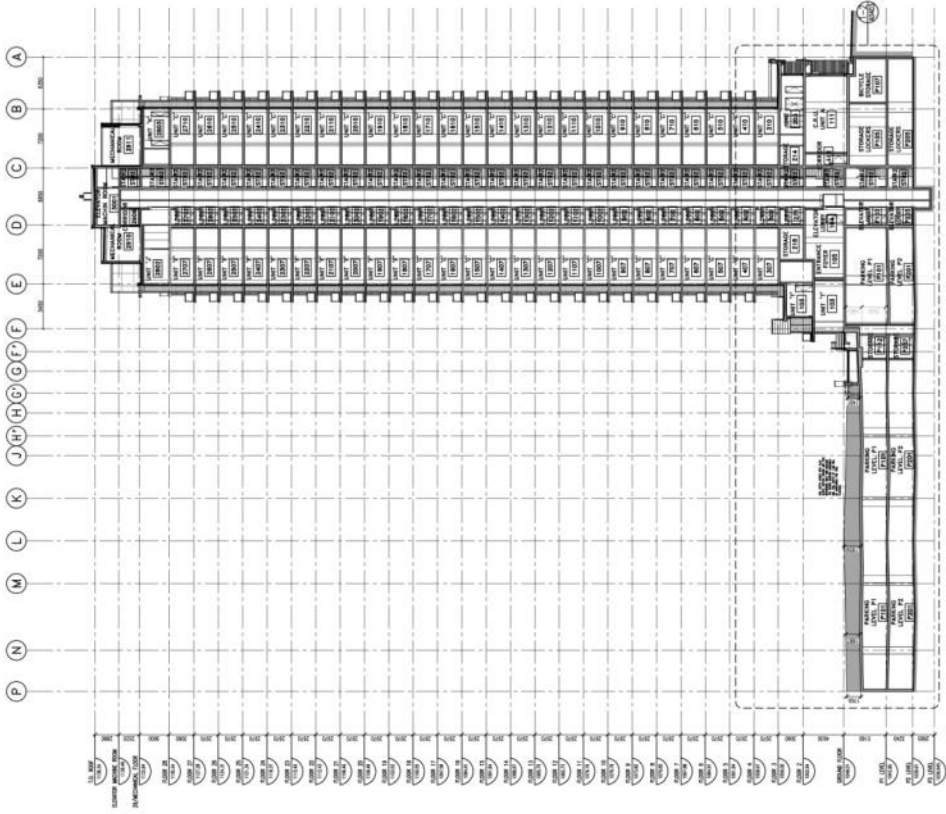
NORTH & WEST ELEVATIONS

DP3.2

DATE: 10/10/2013
BY: [Signature]
CHECKED: [Signature]
PROJECT: 2008 140 AVENUE SW
SHEET: 2008 140 AVENUE SW
SCALE: 1/8" = 1'-0"

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The Building Information Model (BIM) is a digital representation of the building's physical and functional characteristics. It is used to create a 3D model of the building, which can be used to visualize the building's design and to coordinate the building's construction. The BIM is a collaborative tool that allows architects, engineers, and construction professionals to work together to create a single, integrated model of the building. This model can be used to create a 3D rendering of the building, to create a 2D drawing of the building, or to create a 4D model of the building's construction schedule. The BIM is a powerful tool that can be used to improve the building's design and construction process.

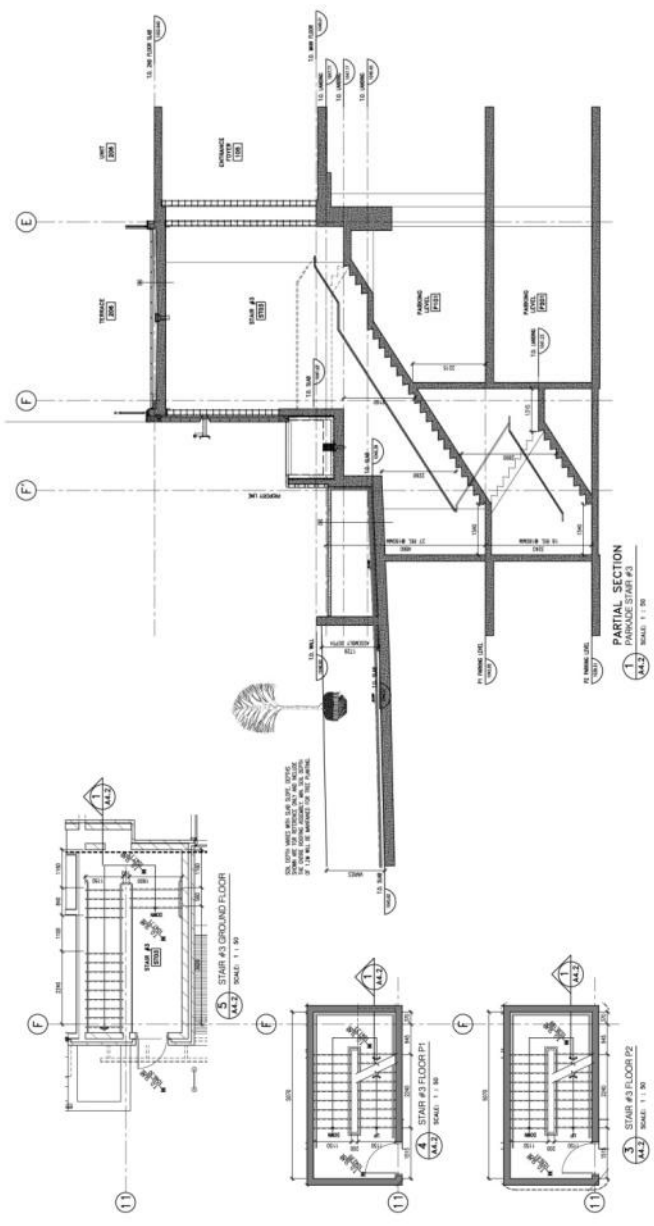
Sheet No.	001	Revision	
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B	10/10/13	10/10/13	10/10/13
C	10/10/13	10/10/13	10/10/13
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E	10/10/13	10/10/13	10/10/13
F	10/10/13	10/10/13	10/10/13
G	10/10/13	10/10/13	10/10/13
H	10/10/13	10/10/13	10/10/13
I	10/10/13	10/10/13	10/10/13
J	10/10/13	10/10/13	10/10/13
K	10/10/13	10/10/13	10/10/13
L	10/10/13	10/10/13	10/10/13
M	10/10/13	10/10/13	10/10/13
N	10/10/13	10/10/13	10/10/13
O	10/10/13	10/10/13	10/10/13
P	10/10/13	10/10/13	10/10/13



200th AVE AVENUE S.W.
BUILDING SECTIONS
Scale: 1/8" = 1'-0"
Date: 10/10/13
Sheet No: 001
Revision: 1
Drawing No: DP4.2

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CRMR

208th 14th Avenue S.W.

BUILDING SECTIONS

Scale: 1/8" = 1'-0"

DP4.3

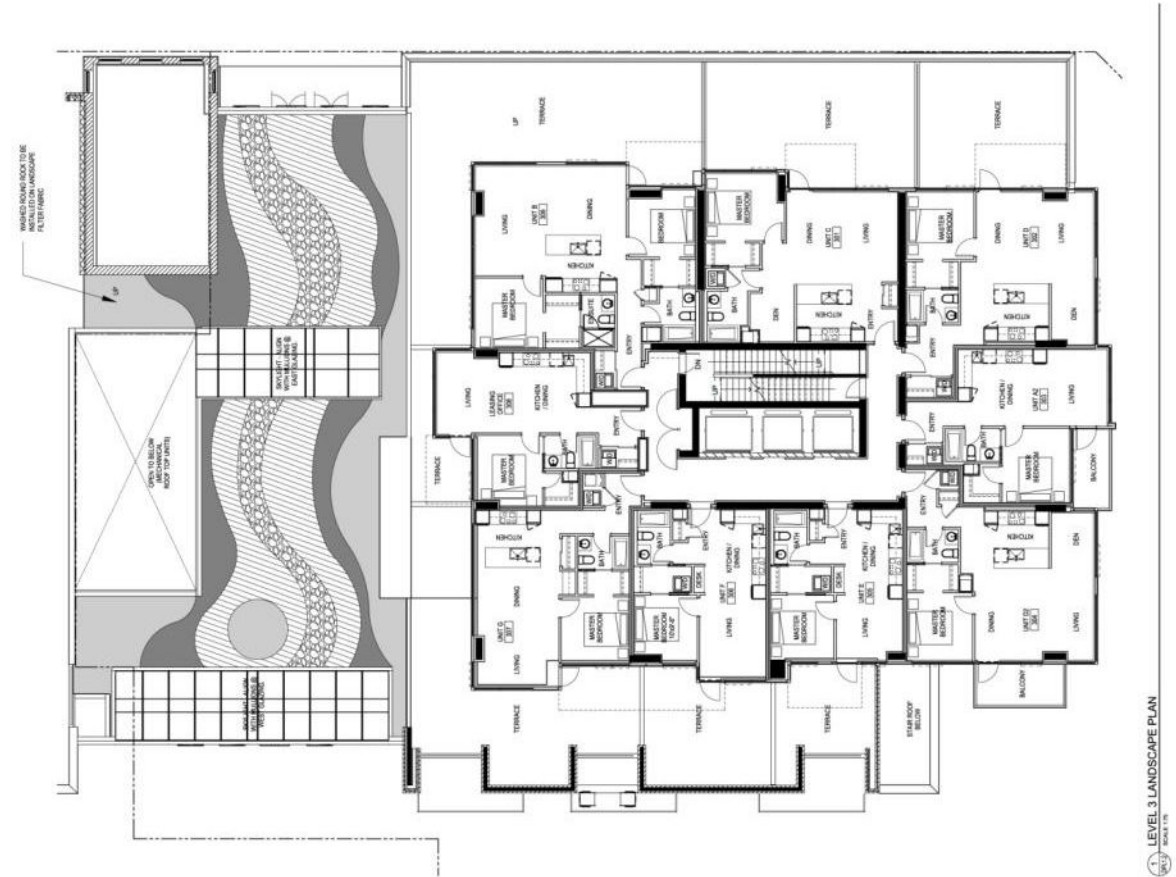
[illegible]

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Tel: 403.233.2525
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MATRIX
LANDSCAPE ARCHITECTURE
1000 - 10th Avenue SW, Suite 100
Calgary, Alberta T2P 1G7
Tel: 403.233.2525
Fax: 403.233.2525
Web: www.matrixla.com

KEY	ITEM	SIZE	REMARKS	AREA
ROOF TERRACE				
	Round Rock (Red)	40mm at 10mm Deep	Weathered rock, installed on Landscape Filter Fabric	63.72sq'
	Round Rock (Brown)	20mm at 10mm Deep	Weathered rock, installed on Landscape Filter Fabric	48.11sq'
	Round Rock (Grey)	40mm at 10mm Deep	Weathered rock, installed on Landscape Filter Fabric	41.81sq'
	Round Rock (Black)	12-18mm Round Gravel with intermittent 100-200mm Round River Cobble	Weathered rock, installed on Landscape Filter Fabric	33.37sq'



Colleen Renne-Grivell
2013 / December 19

APPLICANT'S SUBMISSION

The purpose of this letter is to provide supporting information for the land use amendment to LOC2004-0095 for 1131 & 1327 – 1 Street and 208 – 14 Avenue SW (Union Square). The development consists of consolidated lots for high-rise development along 1 Street SW between 13 Avenue SW and 14 Avenue SW including underground parking (Site 1) and an underground parking garage extending under Haultain Park (Site 2) with access from Site 1. The current district is DC 61Z2005 based on LOC2004-0095. The base district of Site 1 is CC-COR, formerly C-3, and the base district of Site 2 is S-CS, formerly PE.

The property has been partially developed by Canadian Rocky Mountain Resorts in 2005 completing Phase 1 construction of Site 1 & 2. Phase 1 and 2 effectively split the Site's into a North and South half based on tower locations. Phase 1 construction included a 27 storey high-rise residential mixed-use tower & podium with an underground parking garage spanning the North half of Site 1 & 2. Remediation of Haultain Park as well as related sidewalk & curb construction on 13 Avenue SW and 1 Street SW has also been completed.

The land use amendment, LOC2004-0095, permits a maximum of 340 residential units with parking based on historic bylaw 2P80. Phase 1 construction provided 163 of those residential units and 184 parking stalls with 54 additional stalls constructed for use in Phase 2. An additional 177 units and 207 stalls remain to be constructed under Phase 2.

Why Existing Land Use Districts Cannot be Used to Achieve Desired Use

DC-61Z2006 contains specific guidelines that define the development potential of the property. The approved F.A.R. of 11.5 is shared between Phase 1 & 2, maximum permitted unit count is 340, parking ratios are based on historical bylaw 2P80, 1858 square meters of commercial use is allowed, restaurant use is permitted up to 375 square meters of public area, and underground parking is permitted beneath a PE district. Redesignating the property to the base zone of CC-COR and S-CS is not feasible as these districts do not allow for the aforementioned conditions; specifically F.A.R. and parking below an S-CS district (formerly PE) which are approved under land use amendment LOC2004-0095 / Bylaw 61Z2005.

The intent of this land use amendment application is to maintain the approved F.A.R., setbacks, and general conformance to overall design as approved in LOC2004-0095 while increasing unit density and meeting current bylaw 1P2007 requirements as outlined in the attached draft direct control guideline.

Through our client's recent market analysis, we have determined that an excellent opportunity exists to meet current rental market demand by increasing the unit count and decreasing the average size of the units. The increased density will satisfy City desire to provide a more diverse housing typology in the market.

COMMUNITY ASSOCIATION COMMENTS



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October 29, 2013

Colleen Renne-Grivell

Centre City Planning & Design
City of Calgary Municipal Building
800 MacLeod Trail SE
Calgary, Alberta

RE: LOC2013-0060 – 208 14 Ave SW

Dear Colleen,

Beltline Planning Group strongly supports this council initiated land use. It is our understanding that this will facilitate the development of these parcels more or less as envisioned.

It's clear that the existing maintenance agreement is not sufficient to support the soccer pitch. We would suggest that the developer of the second Union Square tower could contribute funds for the purpose of installing artificial turf to support the current community use pattern. This would improve the currently much used and needed athletic facility. It is our hope that this will be addressed at the development permit stage.

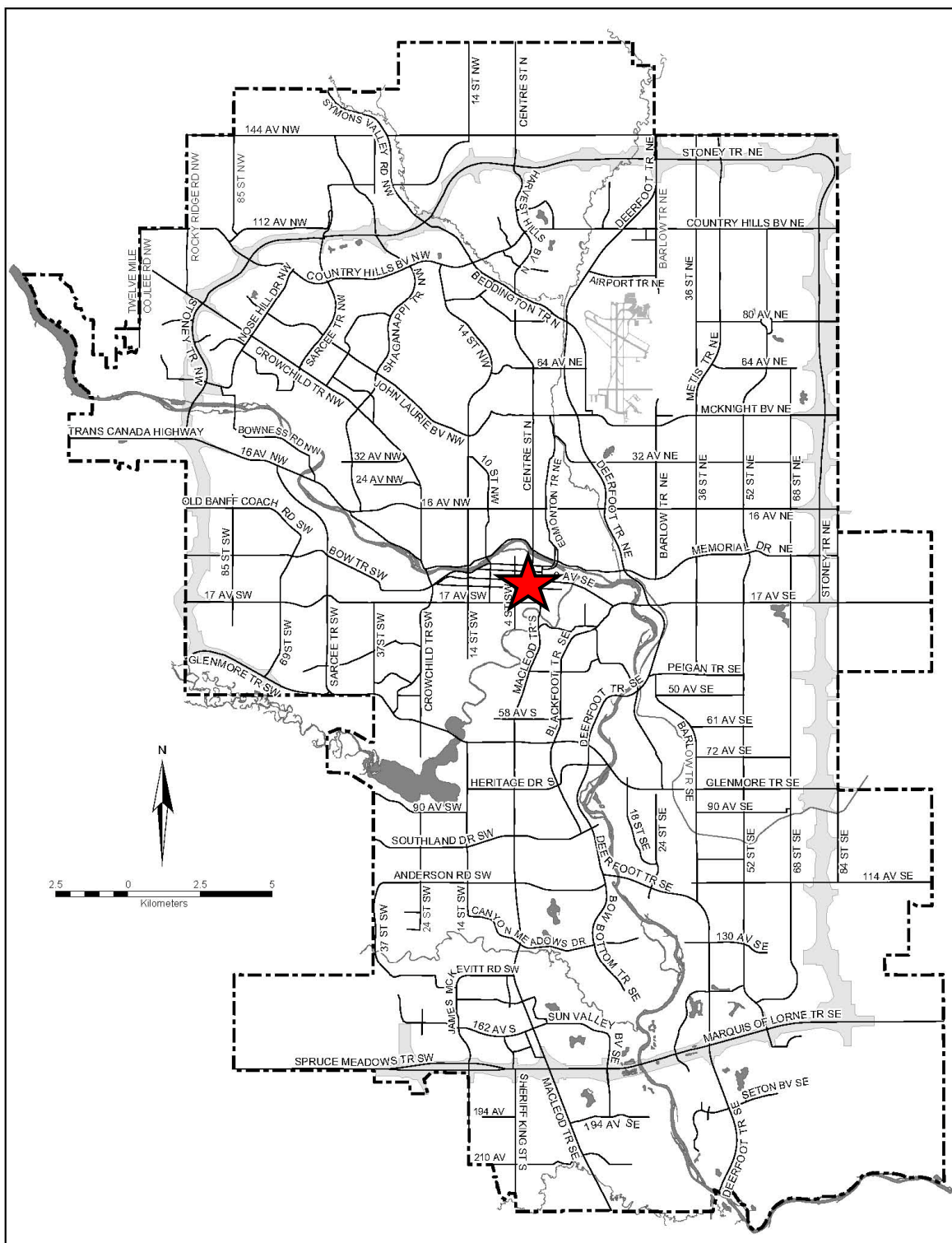
Thank you for your consideration.

Sincerely,

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

Cc: Councillor Evan Woolley (evan.woolley@calgary.ca)
Land Use Circulations (cpag.circ@calgary.ca)

CITY WIDE OVERVIEW



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AERIAL OVERVIEW

