



PL 1026 (88-01)

THE CITY OF CALGARY

PLANNING & BUILDING DEPARTMENT

DEVELOPMENT PERMITS
\$91.00

APPLICATION FOR A DEVELOPMENT PERMIT PERMIT# 930624

LAND USE BY-LAW 2P80

DATE 19/03/1993 TIME 15:43

APPLICATION NO: DP93/0624

I/WE HEREBY MAKE APPLICATION FOR A DEVELOPMENT PERMIT UNDER THE PROVISIONS OF THE LAND USE BY-LAW IN ACCORDANCE WITH THEIR PLANS AND SUPPORTING INFORMATION SUBMITTED HERewith AND WHICH FORM PART OF THIS APPLICATION.

APPLICANT: THE CITY OF CALGARY

ADDRESS: 800 MACLEOD TR SW

CITY: CALGARY

PROV: AL

POSTAL CODE: T2P 1M5

AGENT: LOMBARD NORTH GROUP

CONTACT: VICTOR KALLOS

ADDRESS: 300, 239 10 AV SW

CITY: CALGARY

PROV: AB

POSTAL CODE: T2G 0V9

PHONE: (403)264-4433

FAX:

OWNER: THE CITY OF CALGARY

ADDRESS: P O BOX 2100 STATION M

CITY: CALGARY

PROV: AB

POSTAL CODE: T2P 2M5

DEV ADDRESS: 101 2 ST SW

LEGAL DESC: 8811354 1 1

L.U.D.: DC

BY-LAW NO:

SEC NO: ~~156~~ 22C

COMMUNITY: EAU CLAIRE

HERITAGE:

PROPOSED USE: TOWNHOUSES

DESCRIPTION: 25 UNIT TOWNHOUSE

PROPOSED DEVELOPMENT IS A: DISCRETIONARY USE

APPLICATION TYPE: NEW

GROSS BLDG AREA: 1521.83 M2 DWELLING UNITS: 25 NO OF STOREYS: 2

BLDG HGT: 11.86 M PARKING STALLS: 29 NO OF BLDGS: 4

TAKEN BY: RCW

FEE AMT: \$691.00

APPL DATE: 93 03 19

APPLICANT

OR AGENT

SIGNATURE: RCWDATE: Mar 19/93

ORDER OF THE DEVELOPMENT APPEAL BOARD OF THE CITY OF CALGARY, IN THE PROVINCE OF ALBERTA, dated Thursday, the 28th day of October, 1993.

Development Appeal Board members present: Chairman Robert F. Goss; Alderman Barry Erskine; Alderman Dale Hodges; Alderman Joanne Kerr; Jacqueline Battistella; Manu Chugh; Linda Fox-Mellway; Anthony Friend; Wade Gibbs; Rolf Stuber.

IN THE MATTER OF the Planning Act, R.S.A. 1980, c.P-9;

AND IN THE MATTER OF The City of Calgary Land Use By-law 2P80;

AND IN THE MATTER OF a decision made on the 30th day of June, 1993 by the Calgary Planning Commission of The City of Calgary (hereinafter referred to as the Commission) wherein the Commission approved the application of The City of Calgary for 25 Residential Units (23 Townhouses and 2 Semi-Detached Units) at 101 2 Street S.W.

AND IN THE MATTER OF an appeal by John L. Simonot; Hillhurst Sunnyside Community Association; Jim Besse, "Friends of Prince's Island"; Eau Claire Community Association; and one other from the said decision of the Commission.

This appeal having come on to be heard before the Development Appeal Board on the 30th day of September, 1993 in the presence of Development Officer Lauren Johnson, the appellants, the applicant and other interested parties.

UPON having heard the verbal submissions of the Development Officer; John Simonot, Chairman, Citizens Advisory Committee, Urban Park Master Plan; Barry Worbets (Rosedale Community) and Shirley-anne Reuben (Inglewood Community), representing the Bow Center Planning Advisory Committee; Dennis Horobin, Vice President of the Eau Claire Community Association; Bill Morrison, Chairman of the Public Service Committee, Highland Park Community Association, member of the Nose Creek Public Advisory Committee and the Citizens Advisory Committee for Urban Parks Master Plan; Jim Besse, representing the "Friends of Prince's Island"; Jack Long, Architect, summing up for the previous speakers; Paul Spencer, a concerned citizen; and Andre Gareau, a private citizen and heavy user of the bicycle path and Prince's Island; in favour of the appeal; Bruce Green, Q.C., representing the Eau Claire Market for the developer; Victor Kallos, representing Lombard North Group, the developer; Denis Binette, the Designer of the project; and Glen Lyons, Executive Director of the Downtown Business Revitalization Zone; opposed to the appeal;

AND UPON the appeal having been adjourned for revised plans addressing the concerns of the Board;

AND UPON the appeal having come on to be heard before the Development Appeal Board again on the 28th day of October, 1993, in the presence of the same parties;

AND UPON having heard further verbal submissions of the Development Planner; June Crichton, representing the Bow Center Planning Advisory Committee; and Bill Morrison; in favour of the appeal; Bruce Green, Q.C.; and Rick Singleton, Architect; opposed to the appeal;

AND UPON the application having complied with the Calgary General Plan and any other applicable statutory plans.

AND UPON having regard to the Land use By-law and other relevant planning policies;

AND UPON considering the relevant planning evidence adduced at this hearing and the circumstances and merits of this application;

IT IS ORDERED:

1. That the decision of the Calgary Planning Commission be upheld and that the appeal be denied.
2. That a development permit shall be issued as approved by the Calgary Planning Commission, subject to the revised plans presented to the Board today, including the reduction in the number of units to 23.

Reasons for Decision:

The Board expressed sympathy to the urban parks plan people and their concern, however, it explained that this is not a land use decision, it is a planning decision. The decision of what type of project will go on this site has already been decided by City Council, and the Board does not have the jurisdiction to change that.

The Board recognized that this area of the Bow River is a very sensitive area for development. Options available for development in this area could have been a high rise type of building, or a hotel, as was previously planned for this site. The Board agreed that it should be trying to encourage residential development in the downtown and the proposed project is a good project to do it with.

The density is low. The developers have decreased the number of units by two, making a total of 23.

Parking has been increased by seven stalls so there should not be a problem with parking on the street. Many people live in the downtown area for the convenience of being near everything so that they do not require a vehicle.

The concerns the Board had with regard to the massing of the development have been improved with the breaking up of the units, alleviating the solid wall as proposed on the initial plans.

The Board found the wrought iron fence surrounding the site to be much preferable to a solid fence. This also helps to open up the site, but still provide security to the people living in the project.

The landscaping has been improved with the increase in the number of trees and shrubs from 110 to 131. The buildings have been opened up with landscaping between the buildings.

The Board noted that the icing on the bicycle pathway was not addressed, however, it was pointed out that the precedent for shadowing has already been set by some high rises south of the proposed development.

The setbacks from the river are still a concern, however, the Board noted that this was a decision of Council and it did not have the jurisdiction to change that.

Overall, the Board agreed that this new proposal is far more sensitive. It is far more attractive. It addresses excellent landscaping and is a very attractive inner City development which will encourage people to use this area, and at the same time respect the rights of the people that will be living there.

For these reasons the appeals were denied.



Chairman, Development Appeal Board



PL 244 (R91-01)

THE CITY OF CALGARY
PLANNING AND BUILDING DEPARTMENTDEVELOPMENT
COMPLETION PERMIT

DEVELOPMENT COMPLETION PERMIT NUMBER

75-230

DO NOT WRITE IN SHADED AREAS. SHADED AREA IS FOR OFFICE USE ONLY.

ADDRESS OF PROPERTY		PLAN	BLOCK	LOT(S)
101 - 2 St SW		9811354	1	
OWNER: NAME	RIVER RUN DEVELOPMENTS LTD.		WILLIAM TURNBULL	
ADDRESS	1730, 407 - 2 St S.W.		TELEPHONE	233-0303
APPLICANT: NAME	as above		POSTAL CODE	T2P 2A3
ADDRESS	as above		TELEPHONE	
			POSTAL CODE	
SIGNATURE		DATE YY MM DD	DEVELOPMENT/AWNING/CANOPY PERMIT NUMBER	
			D/193/0624	

DEVELOPMENT SECTION

DEVELOPMENT PERMIT CONDITIONS	COMPLETE		DATE			INSPECTOR'S INITIALS
	YES	NO	YY	MM	DD	
LANDSCAPING		✓	95	3	23	AF
PAVING	✓		95	3	23	AF
FENCING		✓	95	3	23	AF
GARBAGE ENCLOSURES	✓		95	3	23	AF
SCREENING (ROOF APPARATUS)		NA				
CURBING		✓	95	3	23	AF
PARKING STALLS		✓				
ALTERNATE PARKING		NA				
ELEVATIONS/ EXTERIOR FINISH		✓	95	3	23	AF
SIGNAGE		NA				
Water Meters		✓	95	3	23	AF
Sanitary Stacks		✓	95	3	23	AF
Vent Stacks		✓	95	3	23	AF

DESCRIPTION OF DEVELOPMENT:

23 Residential Units

SPECIAL CONDITIONS:

LIMITED TERM DEVELOPMENT PERMIT EXPIRES: CROSS REFERENCE NUMBER

SECURITY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	FORM OF SECURITY <input type="checkbox"/> CERTIFIED <input type="checkbox"/> LETTER <input type="checkbox"/> OTHER	SECURITY EXPIRY DATE	SECURITY NUMBER
	LOQUE OF GUAOF.CREDIT	1995 MAY 21	B95-41
PERMIT <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> REFUSED		REASONS	

WHITE - Applicant
 CANARY - Assessment Tax & License Dept. #8043
 PINK - Planning & Building File Copy

DEVELOPMENT OFFICER'S SIGNATURE

DATE YY MM DD

95 3 23