

TAB 1

CENTRE 4800

Subdivision & Development Appeal Board Hearing

Comparative Analysis
DP2014-5364

22-Feb-16
Prepared by Systemic Architecture Inc.

	EXISTING CONDITIONS	ORIGINAL DP SUBMISSION	Sheet Ref.	CPC/SDAB CONFIGURATION	Sheet Ref.
PROCEDURAL ITEMS					
Milestone Dates		DP Application - June 16, 2014		CPC - October 7, 2015	
1.0 BASIC PROJECT PARAMETERS					
Site Area (Legal Property)	15509.0 square metres (3.83 Acres)	15509.0 square metres (3.83 Acres)	DP-1.1	15509.0 square metres (3.83 Acres)	DP-1.1
Scope Area	Not Applicable	8098.0 square metres (2.00 Acres)	DP-1.1	8917.0 square metres (2.20 Acres)	DP-1.1
2.0 SITE LAYOUT					
Loading/Garbage Area within Setbacks	Yes	Yes - East Setback as per existing	DP-1.3 & 1.4	No	DP-1.3
Parking Surface within Setbacks	Yes	Yes - East Setback as per existing	DP-1.3	No	DP-1.3
Building within Setbacks	Yes	Yes - East Setback as per existing	DP-1.3	No	DP-1.3
Loading Area	Within east setback area at NE corner of building	Shown in existing location at NE corner of building in setback	DP-1.3	Location Revised to NW corner of site Design conforms with Calgary standards	DP-1.3
C4800 Waste & Recycling Area	Within east setback area at NE corner of building	Shown in existing location at NE corner of building in setback	DP-1.3	Location Revised to NW corner of site Design conforms with Calgary standards	DP-1.3
Shared Waste & Recycling Enclosure	At north end of site Non-conforming design	Shown in existing location at north of site Existing non-conforming design retained	DP-1.3 & 1.4	Location Revised to NW corner of site Design conforms with Calgary standards	DP-1.3 & 1.4
Vehicle Parking Required		90 Stalls	DP-1.1	118 Stalls	DP-1.1
Vehicle Parking Provided		92 Stalls	DP-1.1	118 Stalls	DP-1.1
3.0 SITE SURFACE TREATMENT & LANDSCAPE					
Legal Property					
Legal Property Area	15509.0 sm	15509.0 sm	DP-1.1	15509.0 sm	DP-1.1
Soft Landscape within East Setback	131.9 sm	83.1 sm	DP-1.3	897.3 sm	DP-1.3, L0.00
Hard Landscape Area	0.0 sm	863.2 sm	L0.00	666.5 sm	DP-1.3, L0.00
Soft Landscape Area	737.0 sm	553.3 sm	L0.00	1677.0 sm	DP-1.3, L0.00
Total Landscape Area	868.9 sm	1499.6 sm	L0.00	3240.8 sm	DP-1.3, L0.00
Landscape Percentage	5.6%	9.7%		20.9%	
Asphalt Surface Area	11608.0 sm	9813.0 sm	DP-1.3	8677.0 sm	DP-1.7
Asphalt Percentage	74.8%	63.3%		55.9%	
Within Scope Area:					
Scope Area	8917.0 sm	8098.0 sm	DP-1.3	8917.0 sm	DP-1.3 & 1.7
Soft Landscape within East Setback	90.1 sm	41.3 sm	L0.00	605.7 sm	DP-1.3 & 1.7
Hard Landscape Area	0.0 sm	863.2 sm	L0.00	666.5 sm	DP-1.3 & 1.7
Soft Landscape Area	312.0 sm	711.8 sm	L0.00	973.8 sm	DP-1.3 & 1.7
Total Landscape Area	402.1 sm	1616.3 sm	L0.00	2246.0 sm	DP-1.3 & 1.7
Landscape Percentage	4.5%	20.0%		25.2%	
Asphalt Surface Area	6092.6 sm	5284.5 sm	DP-1.3	3781.0 sm	DP-1.3 & 1.7
Asphalt Percentage	68.3%	65.3%		42.4%	
Within Scope Area:					
Deciduous Trees	8	20	L0.00 & L6.00	52	L0.00 & L6.00
Coniferous Trees	2	4	L0.00 & L6.00	18	L0.00 & L6.00
Total Tree Count	10	24	L0.00 & L6.00	77	L0.00 & L6.00
Percentage Increase Over Existing		240.0%		770.0%	
4.0 OFF SITE IMPROVEMENTS					
Edmonton Trail Sidewalk Bus Zone 8984	Non-conforming width Non-conforming design	As per existing conditions As per existing conditions	DP-1.3 DP-1.3	Widened to 2.0m Bus Pad lengthened to 15.0m	DP-1.3 DP-1.3

Notes explaining difference between Initial Submission and CPC/SDAB Drawings

Scope area expanded to provide additional parking and to remediate encroachments on East Setback.

Existing asphalt "back of house" area was revised to show removal of surface in setback area.
Existing parking surface was revised to remove encroachment into bylawed setback.
A portion of the existing building located within the 5.0m bylawed setback is to be removed.

New Waste & Recycling Enclosure provides two solid recycling bins, one waste bin, and grease bin.
Waste & Recycling enclosure provides services for commercial neighbour to the north.

Vehicle parking requirements increased as a result of re-designating a larger number of ' Dwelling Units.'

Asphalt encroaching into east setback removed and replaced with soft landscape.

CPC scope area of 8917 sm is applied to existing site for comparative analysis purposes only.

7 trees existing within scope area to remain. 3 trees to be demolished.

Widening of sidewalk requested in PTD comment 18 of Detailed Team Review, October 16, 2014.

Lengthening of pad to BRT standards requested in PTD comment 19 of Detailed Team Review, October 16, 2014.

5.0 BYLAWED USES, UNIT MIX & BUILDING DESIGN

Within Scope Area:					
Bylawed Uses Included	Retail & Consumer Service Hotel	Retail & Consumer Service Dwelling Unit Assisted Living Hotel	DP-1.1 DP-1.1 DP-1.1 DP-1.1	Retail & Consumer Service Dwelling Unit Assisted Living	DP-1.1 DP-1.1 DP-1.1
Basement Use Areas		Existing Storage/Utility Functions Retained No Assisted Living Supports Provided	DP-2.1	Assisted Living Support Area Provided totalling 690 Square Metres	DP-2.1
Commercial Area Percentage	0.0%	18.9%	DP-2.2	25.7%	DP-2.2
Number of Retail Bays	0	2	DP-2.2	7	DP-2.2
Total Retail Area	0.0 sm	1077.0 sm	DP-2.2	1655.0 sm	DP-2.2
Assisted Living Use on Main Floor	Not Applicable	Yes - Included in Common Area	DP-2.2	None	DP-2.2
Common Area on Main Floor	Not Applicable	Yes	DP-2.2	No - Building Entry Only	DP-2.2
Bylaw Defined Suite Designations					
Assisted Living	0	118	DP-1.1	37	DP-1.1
Dwelling Unit	0	1	DP-1.1	42	DP-1.1
Hotel	120	1	DP-1.1	0	DP-1.1
Total Unit Count	120	120	DP-1.1 & 2.3	79	DP-1.1 & 2.3
Suite Configurations					
2 Bedroom	0	0	DP-2.3	7	DP-2.6
1 Bedroom	0	0	DP-2.3	39	DP-2.6
Studio	120	120	DP-2.3	33	DP-2.6
Barrier Free/Accessible Units	0	6	DP-2.3	6	DP-2.3
Units with Kitchens	0	None - as per existing conditions	DP-2.3	79	DP-2.3
Area of Building Demolished		None - as per existing conditions	DP-1.2	205.0 sm	DP-1.2
6.0 C.P.T.E.D.					
Building Exterior					
CCTV Cameras	None	15 Cameras	DPE1.1	9 Cameras	DPE1.1
Site Lighting	2 Pole Mounted LPS Fixtures	9 Pole Mounted Fixtures (103 Watt LED) 15 Wall Sconce Lights 10 Soffit Lights 15 Sensors	DPE1.1 DPE1.1 DPE1.1 DPE1.1	10 Pole Mounted Fixtures (103 Watt LED) 15 Wall Sconce Lights 10 Soffit Lights 15 Sensors	DPE1.1 DPE1.1 DPE1.1 DPE1.1
Door Contact Sensors	None	15 Sensors	DPE1.1	15 Sensors	DPE1.1
Building Interior					
Main Floor					
Entry / Lobby Configuration	Single sliding glass door	"Airlock" style vestibule within security checkpoint	DP-2.1	"Airlock" style vestibule within security checkpoint 2 concave mirrors provided	DP-2.1
Elevator Security Controls	None	Proximity Card Activation		Proximity Card Activation	
Washroom Configuration		Two Large Washrooms + 2 BF WCs	DP-2.1	One staff WC provided only	DP-2.1
Residential Floors					
Glazing on Laundry Room Doors	None	None - as per existing conditions	DP-2.2 - 2.5	Sidelights Provided	DP-2.2 - 2.5
Stairwell Doors	Unrestricted	Locked - Panic Hardware	DP-2.2 - 2.5	Locked - Panic Hardware	DP-2.2 - 2.5
Eye Viewers	Existing w/ limited view angle	As per existing conditions	DP-2.2 - 2.5	Replaced w/ 180 Degree View Angle	DP-2.2 - 2.5
Suite Locking	Existing w/ unknown integrity	As per existing conditions	DP-2.2 - 2.5	Replaced w/ Deadbolt w/ 25mm throw	DP-2.2 - 2.5
Basement					
Resident / Staff Area Separation	Not Applicable	None - as per existing conditions		Provided	
Reception Area / Control Point	None	None - as per existing conditions	DP-2.1	Provided at Elevator Bank	DP-2.1
Washroom Configuration		As per existing conditions	DP-2.1	Revised to provide increased security	DP-2.1
Door Sidelights	None	None - as per existing conditions	DP-2.1	Provided in all public areas	DP-2.1

Revision provided to conform to minimum 20.0% retail requirement via C-COR2 zoning.
Ancillary uses within the existing hotel (e.g. restaurants, conference facility) were carried under the "Hotel" bylawed use.

Revision provided to remove Assisted Living from main floor to conform to C-COR2 zoning.

All units in the project were revised to include an internal, private kitchen.

A portion of the existing building located within the 5.0m bylawed setback is to be removed.

CPTED report received from Calgary Police Service via email on March 3, 2015. Report dated February 24, 2015.

Refer to DPE1.1 for point-by-point illumination levels throughout scope area.

All doors on the perimeter of the building at the ground level to feature Door Contact Sensors.

Security checkpoint in CPC plans has direct line of sight to front entrance and elevator bank.

Each Resident will be required to use card to activate elevator allowing access to his/her floor only.
All common washrooms removed. One keyed staff washroom provided only.

Exit stair doors on residential floors to be permanently locked, activated by panic hardware during emergencies

690 square metre Assisted Living area separated from remainder of floor via controlled doors.

Exterior doors to washrooms removed, offset corridor added.