

From: Brian Horton
To: Bliek, Desmond
Cc: Mike Brescia
Subject: RE: Structured (above-grade) parking and FAR
Date: 2013 March 18 10:21:31 AM
Attachments: image001.png

Hi Des,

I hope you had a good weekend and had time to decompress after last week's events. You did a really good job and overall the tone improved during the two events.

We have a CAD drawing showing a 300mm Sanitary Sewer line running under the MR parcel. Moving this should not be a problem during development. We do not have a drawing showing deep storm trunk alignments around the site. If a line exists under the MR, it could prove more tricky. If you could get your hands on the drawing, that would be helpful.

Thanks,

Brian

From: Bliek, Desmond [mailto:Desmond.Bliek@calgary.ca]
Sent: Wednesday, March 13, 2013 9:28 AM
To: Mike Brescia; O'Connor, Ryan; Brian Horton
Cc: Mahler, Thom; Donker, Paul
Subject: Structured (above-grade) parking and FAR

Hi,

First, a quick note to say that I'm looking forward to tonight and tomorrow evening, and to **thank you for the good grilling yesterday**, which has helped my team ensure that we're prepared for these coming events.

With respect to your question on how the City's Land Use Bylaw 1P2007 handles above grade structured parking in terms of density calculations, I've done some research and asking around with our Planning Implementation team and can inform you that above-grade structured parking DOES count as Gross Floor Area, and therefore is included for the purposes of determining density through FAR

Here are a few relevant excerpts from the land use bylaw 1P2007 (<http://lub.calgary.ca/>):

- (63) "**floor area ratio**" means the quotient of the total **gross floor area** of all **buildings** on a **parcel** divided by the area of the **parcel**.
- (70) "**gross floor area**" means the sum of the areas of all above **grade** floors of a **building** measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where **buildings** are separated by firewalls, to the centre line of the common firewalls, and

includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor including atriums, elevator shafts, **stairwells** and similar areas.

- (20) "**building**" includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.
- (99) "**parcel**" means
- (a) the aggregate of the one or more **areas** of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office; and
 - (b) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N and R-2 districts, includes a **bare land unit** created under a condominium plan;
- (69) "**grade**" means the elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells

I know that this is likely not the answer that you'd like to see, but I have been told by multiple people in policy planning and implementation planning that this is firmly established in the land use bylaw. For what it's worth, the design concepts that we discussed yesterday do address our urban design, public realm, and site planning concerns, however the structured parking does represent additional bulk and massing on the site, and the land use bylaw does therefore consider it as density per the above definitions.

In addition to the above discussion, I'll note that I had a casual conversation with a colleague yesterday regarding utility line assignments on and near the site, and she identified the possibility of a deep storm trunk line being sited underneath the MR parcel. I have not done any further investigation on this yet, but will look into this from my end; I'd encourage you to do the same, in order to ensure that there are no surprises beyond the existing issues relating to valuation, JUCC/Parks and Transportation go-ahead, and public confusion.

Again, thanks for everything that you're putting into this project, and see you this evening. If you have any questions or would like to discuss further, please don't hesitate to contact me.

Best,

-Des

Desmond Bliek

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