

# THE BRIDGES

*Building an urban legacy*



## ADDENDUM TO ARCHITECTURAL DESIGN & CONTROL GUIDELINES

15 NOV 2012



Prepared for:



Prepared by:



**ADDENDUM to Architectural Design & Control Guidelines**

The statements of the November 2012 Addendum; the April 2008 Amendment; the June 2005 Addendum; and the October 2003 Revision are to be read together. They supersede only the specifically referenced portions of the Architectural Design & Control Guidelines, Bow Valley Centre Land Development dated July 2002. All five (5) documents are to be read in conjunction with one another.

**General**

**Amendments Required as a Result of a New Land Use Bylaw**

The City of Calgary Land Use Bylaw for The Bridges Lands, Phase 3 was amended by Council on 16 July, 2012. Pursuant to this recent Land Use Amendment, any reference to the following items within this Site Information Package-Phase 3 shall be amended as noted below:

<u>Current Land Use Bylaw</u>	<u>Previous Land Use Bylaw</u>
<b>Amendment LOC2011-0085</b>	<b>Amendment LOC2001-0027</b>
<b>Bylaw 37D2012</b>	<b>Bylaw 41Z2002</b>
<b>Site 1</b>	<b>Site 9</b>
<b>Site 2</b>	<b>Site 10</b>
<b>Site 3</b>	<b>Site 11(a)</b>
<b>Site 4</b>	<b>Site 11(b)</b>
<b>Plan 0815793</b>	<b>Plan 0212150</b>

**Site Dimensions & Areas**

The most accurate Site Dimensions and Site Areas are found on the most recent Plan of Subdivision. Site Dimensions and Site Areas provided on January 11, 2002 are approximations only.

**Site 11(a) and Site 11(b)**

Originally identified as Site 11, Parcel 1 and Parcel 2; this site has more recently been legally subdivided and named "Site 11(a) and Site 11(b)". For the purpose of the Architectural Design & Control Guidelines, Site 11, Parcel 1 and Parcel 2, Site 11, Site 11(a) and Site 11(b)" are synonymous.

**Centre Avenue NE**

Originally identified as Murdock Road NE, this road has more recently been named "Centre Avenue NE". For the purpose of the Architectural Design & Control Guidelines, Murdock Road NE, Murdock Road, Centre Avenue NE or Centre Avenue are synonymous.

**St. Matthew Square NE**

Originally identified as Meridith Square NE, this public land has more recently been named "St. Matthew Square NE". For the purpose of the Architectural Design & Control Guidelines, Meridith Square NE, Meridith Square, St. Matthew Square NE or St. Matthew Square are synonymous.

***Addition to page 34: 32. Set Backs***

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**Sites 9 and 10:**

**Guidelines** - All main floor dwelling units shall have a maximum private amenity space, (private yard), depth of 6.0 metres.

**Guidelines** - If the final development of Sites 9 & 10 facing onto St Matthew Square NE result in private amenity spaces with depths greater than 6.0 metres, all yard in 'excess' of 6.0 metres shall be developed as an extension of the Square and shall be accessible to the public.

**Discussion** - 'Excess Yard' = the area between the Site property line along the Square and a line drawn 3.0 metres minimum and 6.0 metres maximum in from of the building face.

**Guidelines** - The materials finishes and elements of the Square are to be extended onto the 'excess yard'.

**Guidelines** - To ensure that the extension of the Square is 'seamless', no fences, change in grade, or barriers of any kind are to be construction between the property line and the line that defines the depth of the private amenity space.

**Guidelines** - All trees planted within St Matthew Square are to be Prairie Spire Green Ash and Trembling Aspen.  
All lamp poles within St Matthew Square NE are to be King Lamp Pole style.

**Addition to page 37: 37. Topography**

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**Site 9**

**Guidelines** - The approximately 3.0 metre of grade differential across the north-south section of Site 9 is to be addressed by grade change on the main floor slab only.

**Guidelines** - The main floor elevation of the residential development should be at or very near the elevation of the adjacent public walkway.

**Discussion** - Barrier-free access is required: steps and ramps are strongly discouraged.

**Site 10**

**Guidelines** - The approximately 4.2 metre of grade differential across the north-south section of Site 10 is to be addressed by grade change on the main floor slab only.

**Guidelines** - The main floor elevation of the residential development should be at or very near the elevation of the adjacent public walkway.

**Discussion** - Barrier-free access is required: steps and ramps are strongly discouraged.

**Site 11(a)**

**Guidelines** - The approximately 3.8 metre of grade differential across the north-south section of Site 11(a) is to be addressed by grade change on the main floor slab only.

**Guidelines** - The Purchaser of Site 11(a) shall develop the eastern portion of Site 11(a) with appropriate interest, scale, and use to adequately address the adjacent existing neighbour.

**Discussion** - An east-west cross section through Site 11 reveals a grade change of nearly 3.0; the eastern side of the site being higher.

**Guidelines** - The main floor elevation of the residential development should be at or very near the elevation of the adjacent public walkway.

**Discussion** - Barrier-free access is required: steps and ramps are strongly discouraged.

**Site 11(b)**

**Guidelines** - The approximately 3.2 metre of grade differential across the north-South section of Site 11(b) is to be addressed by grade change on the main floor slab

**Guidelines** - The Purchaser of Site 11(b) shall develop the eastern portion of Site 11(b) with appropriate interest, scale, and use to adequately address the adjacent existing neighbour.

**Discussion** - An east-west cross section through Site 11(b) reveals a significant grade change of nearly 3.0; the eastern side of the site being higher.

**Guidelines** - The main floor elevation of the residential development should be at or very near the elevation of the adjacent public walkway.

**Discussion** - Barrier-free access is required: steps and ramps are strongly discouraged.