

4.3 ELEVEN PRINCIPLES OF SUSTAINABILITY

On January 8, 2007 Calgary City Council officially recognized eleven principles by which to evaluate the sustainability of development in the City of Calgary. The Ramsay Exchange development is designed to successfully incorporate elements of all eleven of these principles.

CITY OF CALGARY SUSTAINABILITY PRINCIPLES	RAMSAY EXCHANGE: COMMITMENT TO PRINCIPLES
Principle 1: Create a range of housing opportunities and choices	Ramsay Exchange provides a mix of housing types at a variety of price points to attract a broad range of buyer interest and fill a niche which is currently underserved by the housing pool currently available within the adjacent Ramsay community, e.g., townhouses, flats, live/work lofts, and high-rise condos are product lines not currently available in the immediate area. Alternative financing mechanisms will be explored to assist first time buyers entering the residential market.
Principle 2: Create walkable environments	Ramsay Exchange encourages walking through the creation of a high quality street environment with access to sunlight, canopy shade trees, public artwork, wide sidewalks, active uses on the ground floor of adjacent buildings, small blocks that make physical connections to surrounding development, and transit stops within and around the development.
Principle 3: Foster distinctive, attractive communities with a strong sense of place	Ramsay Exchange offers a varied palette of open spaces including parks, plazas, and passage ways interconnected by a network of tree lined streets with wide sidewalks. At the heart of the development, Dominion Square is the center of public activity, with programmed events throughout the year. Preservation of Dominion Bridge building builds historical continuity with the past and adjacent community.
Principle 4: Provide a variety of transportation options	Ramsay Exchange intends to augment bus service to the site with a stop on the 403/433 line as well as potential private bus shuttle service around the site to facilitate LRT access. Bicycle storage and vehicle charging stations are accounted for in the project. Street design and aesthetics support a variety of modalities.
Principle 5: Preserve open space, agricultural land, natural beauty and critical environmental areas	Reclamation of industrial land, residential densities and mixed-use development reduces city's need for greenfield development sites to accommodate growth. Ramsay Exchange also expands the current open space network, providing significant pathways and trails through the site, linking Scotsman's Hill to the abandoned CPR right of way, including the Elbow River.
Principle 6: Mix land uses	Ramsay Exchange integrates residential, office, retail, restaurants, and hotel uses both in vertical and horizontal arrangements into a dense, creatively mixed-use development site.

4.3 Eleven Principles of Sustainability cont'd

CITY OF CALGARY SUSTAINABILITY PRINCIPLES	RAMSAY EXCHANGE: COMMITMENT TO PRINCIPLES
<p>Principle 7: Strategically direct and manage redevelopment opportunities within existing areas</p>	<p>Ramsay Exchange is an adaptive reuse of historical structures on a former industrial site. It offers much needed housing, office, and retail uses to an area of the city which is significantly underserved. Preservation and careful integration of the Dominion Bridge building into the development makes the project a vital, cultural and commercial hub to the entire area of south Calgary while still fitting into the urban fabric of the surrounding community.</p>
<p>Principle 8: Support compact development</p>	<p>With a gross FAR of 3.6, Ramsay Exchange provides an overall density of development commensurate with some of the densest portions of downtown Calgary. Other development features supporting this principle include vertical arrangement of mixed-uses, optimized use of land which reduces the need to expand the city's land use footprint and a "park once" strategy to automobile usage.</p>
<p>Principle 9: Connect people, goods and services locally, regionally and globally</p>	<ul style="list-style-type: none"> • Ramsay Exchange provides a variety of living, working, and cultural activities to complement the lifestyle and needs of individuals living and/or working in the community • The open space network and pedestrian connections create access to adjacent neighbourhood assets and pathway systems (e.g., Ramsay School, Scotsman's Hill, Elbow River, Stampede Park, etc.) • Public spaces and outdoor gathering spaces that can be used year round are created • A marketplace retail concept including restaurants, cafés, entertainment clustered around a central plaza provides amenities to residents, employees, and the larger community • Less reliance on automobile use is created through creation of pedestrian oriented streets and public spaces, enhanced streetscapes, proximity to transit and reduced parking requirements will contribute to a rich, integrated community fabric

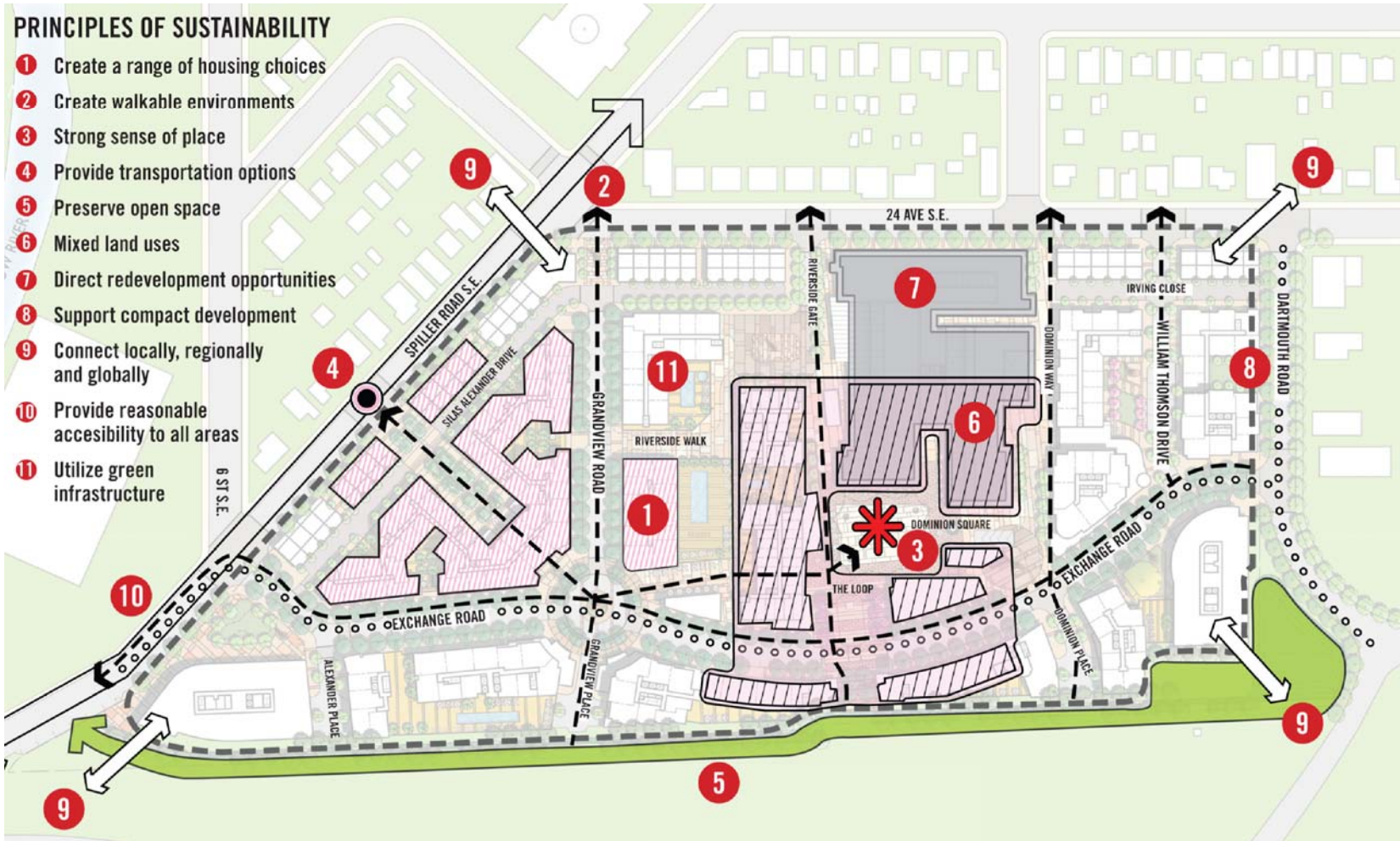
4.3 Eleven Principles of Sustainability cont'd

CITY OF CALGARY SUSTAINABILITY PRINCIPLES	RAMSAY EXCHANGE: COMMITMENT TO PRINCIPLES
<p>Principle 10: Provide transportation services in a safe, effective, affordable and efficient manner that ensures reasonable accessibility to all areas of the city for all citizens</p>	<ul style="list-style-type: none"> • Ramsay Exchange is designed to be accessed from the major arterials of Spiller Road and Dartmouth Road, thereby taking traffic off of 24th Street SE as part of the City's initiative to reduce through traffic from Spiller Road • It is anticipated that local bus service route #403/433 will expand with a dedicated bus stop(s) providing access adjacent to the site • Private bus shuttle service around the site and to facilitate LRT access is under consideration • A "park once" strategy is utilized to minimize automobile usage within the site
<p>Principle 11: Utilize green infrastructure and buildings</p>	<p>Ramsay Exchange is designed in consideration of LEED principles and strives to achieve the highest equivalent rating status.</p>

Figure 4.3 illustrates examples of the Eleven Principles of Sustainability within Ramsay Exchange.

PRINCIPLES OF SUSTAINABILITY

- 1 Create a range of housing choices
- 2 Create walkable environments
- 3 Strong sense of place
- 4 Provide transportation options
- 5 Preserve open space
- 6 Mixed land uses
- 7 Direct redevelopment opportunities
- 8 Support compact development
- 9 Connect locally, regionally and globally
- 10 Provide reasonable accessibility to all areas
- 11 Utilize green infrastructure



NTS PRELIMINARY CONCEPT SUBJECT TO DETAILED DESIGN

ramsayexchange™

Client/Project
TORODE COMMERCIAL LTD.
RAMSAY EXCHANGE

Figure No.
4.3

Title
Principles of Sustainability