

REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 18	
	CPC DATE:	2007 July 26
	DP NO:	2006-4323

DOWNTOWN COMMERCIAL CORE
(Ward 8 - Alderman King)



PROPOSAL:
Office Building, +15 Bridge, lane link, and Retail/Restaurant Food Service only uses at grade and +15 levels.

APPLICANT: Poon McKenzie Architects	OWNER: Genco Development Corp. (608) Ltd
MUNICIPAL ADDRESS: 608 – 7 Street SW 735 – 6 Avenue SW	LEGAL DESCRIPTION: Condominium Plan 9410576, Units 1 – 6 Plan A1, Block 33, Portions of Lots 1 - 4 (Map 16C)
EXISTING LAND USE DISTRICT(S):	CM-2 Downtown Commercial District
AREA OF SITE: 0.11 ha ± (0.26 ac ±)	
CURRENT DEVELOPMENT: Five storey commercial building, surface parking lot.	

ADJACENT DEVELOPMENT:

NORTH: Office building, parkade structure.

SOUTH: Office building, surface parking lot.

EAST: Apartment building and parkade structure.

WEST: Office building.

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	In accordance with the provisions of the CM-2 District	16.94 FAR	None
PARKING	1 Stall per 140 metres of Net Floor Area	124 Stalls required 62 Provided on site, 62 provided in Cash in Lieu	None
EXTERIOR FINISH MATERIALS: Clear glazing at grade, lightly tinted blue glazing with spandrel panels			

PLANNING EVALUATION

Introduction

This development Permit is for a 22 storey office building in the Downtown, consisting of three and half levels of underground parking, retail and restaurant uses at grade and the +15 level, and 20 storeys of office.

Site Context

The site is located at the southeast corner of 6 Avenue and 7 Street SW, surrounded by a mix of office buildings and parking areas. Located on the existing site is a five storey office building with a mural of John Lennon painted on the north façade. 6 Avenue SW is a primary east-west transportation corridor. The site is located one block north of the 7 Avenue SW LRT corridor.

Legislation & Policy

Development on this site is guided by the policies of the Centre City Plan (approved by Council in 2007 May). Located within the Downtown, this project helps achieve the policy of enhancing the Downtown as a primary office location through the provision of a quality public realm and supportive amenities and services. It also achieves the policy of ensuring that all buildings enhance the Centre City by bringing richness and vitality to the street and public realm, and ensuring new buildings shall provide an appropriate, quality, and durable details and finishes, including proportions of materials and colours, and have a positive visual impact on both the skyline and the pedestrian experience.

Land Use District

Development within the CM-2 Downtown Business District permits office, retail, and other commercial uses. Under CM-2 rules, commercial density on a site is established through the application of a bonus system that allows for additional floor area if certain public amenity features are provided. A base density of 7 FAR (Floor Area Ratio) can be achieved through the provision of at-grade open space and contributions to the +15 system. Because the site of this application qualifies as a “small site” under the provisions of the Bylaw, the proposal achieves a base density of 9.0 FAR.

The overall density achieved is 16.95 FAR. The following table illustrates how areas have been apportioned to the various bonus categories.

BONUS	BONUS AREA	F.A.R.
A1-A3 (Mandatory) <i>at grade open space & ped. circulation</i> <i>+15 provisions</i>	Provided (small site)	9.0
B2. <i>Other at grade space</i>	13.8 m ²	0.09
B5. <i>Outdoor built-over Space</i>	200.1 m ²	0.66
B6. Indoor Park	167.54 m ²	1.74
B8 +15 Bridge (across 6 Avenue SW)	146.93 m ²	2.60

with skylighting		
B10 Lane Link	36.72 m2	0.38
B11 Offsite Improvements	317.12 m2	0.66
B12 Sculpture in Public Places (Onsite)	\$248,230	1.0
B12 Sculpture in Public Places (Offsite)	\$203,548.60	0.82
TOTAL F.A.R. allowable (A + B)		16.95

Site Layout & Building Design

The project is a 22 storey office tower contained on a small infill site within the downtown core. The main floor of the project contains a large retail space fronting onto 6 Avenue SW, with an indoor park along 7 Street SW. Lobby entrance for the project is located at the corner, to front onto both streets. The indoor park has a restaurant use located underneath the adjacent stairs (and outside the bonused area of the park) to animate the area. While small in nature, the park has been designed with a proper delination between the lobby space and the indoor area, and an active use located within the park. At the +15 level, there are retail CRU's that flank the +15 corridor.

At the third floor, the office floors begin. The tower is a curved glass design responding to both 6 Avenue and 7 Street SW. Banding has been provided at various levels of the tower to break up the massing of the project. A decorative fin has been integrated into the corner of the project to emphasize the corner. This fin extends over the rooftop and provides visual interest. As this project is built to the property lines, and must be built with non-combustible materials (no glazing), the east and south elevations have been upgraded with concrete patterning incorporated into the design to provide some animation.

The project is clad in a mix of light blue tinted vision glass and glass spandrel panelling. At grade, transparent glazing is used on the retail storefronts as well as the indoor park space.

The application was circulated to the Urban Design Review Panel (see complete comments in APPENDIX IV). The following table lists the main comments of the panel and how they were addressed during the review of this application.

Urban Design Review Panel Comment	Applicants Response
The NW corner entry to the building should be more clearly defined/celebrated;	Applicant has provided the entry so it reads to both streets. While the fin extends to grade at this location, it is seen as a potential space to incorporate public art.
The public realm should be enhanced through a stronger visual connection from the atrium to the street exterior. The applicant should therefore consider the following: <ul style="list-style-type: none"> • glass on the atrium should be as transparent/colorless/non reflective as practically possible; • the glass should go to street level; 	Noted and achieved by the applicant. Indoor park carries the paving pattern between the interior and exterior space. Changes to the glass line for the project have been designed to strengthen the street edge for the project.

<ul style="list-style-type: none"> glazed south wall opposite exterior stair and possible secondary entrance; and a common design language (e.g. benches/furniture, paving/flooring materials) between the interior garden and the exterior streetscape on 7 Street should be incorporated; 	
<p>The exterior stair should be more obviously connected to the +15 system by more strongly articulating the bridge form and its connection to the stair form and the public plaza at grade level;</p>	<p>Removed as there are currently existing stair connections to the south of the site across the rear lane.</p>
<p>Class 2 bike racks should be provided in sufficient numbers and convenient location(s) to prevent the public and couriers from using trees on the site to lock their bikes;</p>	<p>Noted and provided by the applicant</p>
<p>The constrained site necessitates a solid (party) wall on the east side. This should be treated with upgraded materials and/or finish(es) and/or graphic(s), as it will be highly visible;</p>	<p>Noted and provided by the applicant</p>
<p>Public art should be incorporated in the main entry plaza, as well as, in the SE corner of the atrium or in another prominent location on site.</p>	<p>Noted and provided by the applicant</p>

Plus 15 System

The subject site is also located within the +15 Policy area boundary. There is one +15 connection to the Canada Life building across 6 Avenue SW, located along the eastern side of the site. The Canada Life Building was designed with Structural bridge receptors to the far east part of that building. As there is +15 connection one block away between 7 and 8 Street, consideration was given to a bridge design that would compliment the adjacent bridge design. The Bridge has wings that extend from the centre of the structure, as well as patterned spandrel along the exterior. Transparent glazing is maintained from 0.5 to 2.5 metres as per the bylaw requirements for +15 bridges. The bridge has been sloped instead of providing stairs to provide an unencumbered walking space.

There is a second +15 connection across the rear lane between 6 and 7 Avenue SW. The link has been designed with clear glazing, and provides connection for the adjacent office building to the south (Life Plaza). The southern link fits with the changes at the +15 level being proposed by the owners of Life plaza.

Landscaping

The proposed development provides for the required 2.134 metre setbacks along 7 Street SW and 6 Avenue SW. The sidewalk areas will be upgraded with a simple patterning project. The site is close to the film and entertainment district identified in the Centre City Plan. IN response, the applicant incorporated a paving pattern that replicates a filmstrip at the two entrances to the building. LED lighting has also been incorporated to light the space. Exposed aggregate concrete is used in completing this design.

Trees will be planted and protected along 6 Avenue and 7 Street SW, with the bulk of the planting occurring along 7 Street SW. The outdoor space has been designed to carry the indoor park patterning through the glassline to achieve a common language.

As part of this application, public art will be utilized for this project, with placement to be determined through the public art process. A potential location has been provided adjacent to the corner.

Sustainable Design Features

The applicant is proposing to shadow LEED certified for this project. Measures to achieve this goal include high performance glazing, high efficiency mechanical systems, low-water usage plumbing fixtures, bicycle storage, change rooms, carpool designated parking stalls and a building Transportation Demand Program.

As well, the applicant has provided a greening of the roof for this project, with 25% of the total roof area being planted with natural prairie grasses. There have been discussions about adding a reflective roof membrane above the mechanical penthouse, which when combined with the planting surface, will provide a green roof that meets the LEED standard.

Site Access & Traffic

There is one vehicular access for the project located along the rear lane for this project. Loading is also accessed from the rear lane.

Parking

No parking study was required for this project. The site is located within the restricted parking area, and therefore provides only 50% of the required parking. Cash in lieu is required for the remainder of the required parking stalls.

Bicycle storage facilities at-grade are located along 7 Street SW. Storage facilities inside have been provided to the satisfaction of Transportation Planning.

Site Servicing for Utilities

Services are available for the proposed development. The developer is responsible for any required upgrades to the existing services including a contribution to the Centre City Development Levy.

Environmental Site Assessment

No issues or concerns arose.

Community Association Comments

A letter of support was received by the Calgary Downtown Association for this project (see APPENDIX IV). They commented on a two row allee of trees that was proposed with the initial submission. Due to the small site, the allee was not properly spaced and the second row of trees was deleted from the drawings.

Adjacent Neighbour Comments

No comments received.

CONCLUSION:

The proposal is supported for the following reasons:

1. The project meets the development goals of the Centre City Plan.
2. The proposal is compatible with adjacent developments and land uses in this area of the Downtown Core.
3. The project proposes a good design response considering the small site area.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

The Corporate Planning Applications Group recommends APPROVAL with the following conditions:

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority.

Planning

1. Submit a total of Eight (8) complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address all prior to release conditions of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments;
2. A Development Agreement shall be executed in conformity with all reports, plans and materials submitted to and approved by the Development Authority, including:
 - a. A +15 Development Agreement with The City to the satisfaction of the City Solicitor;
 - b. The delineation of +15 easement areas, schedules and maintenance obligations;
 - c. Details of responsibilities for and construction of all improvements within the adjacent public right-of-way;
 - d. If applicable, details with respect to contributions to offsite improvement funds in accordance with Bonus standard C2 of Bylaw 2P80;

- e. Details of the sculpture and/or amount to be contributed with respect to the provision of sculpture in accordance with Bonus standard B12 of Bylaw 2P80; and
 - f. Contribution to the +15 Fund at the rate current at the time of payment;
- 3. Revise the +15 Lane link drawings to show a minimum of 75% of the total wall surface as clear glazing and located between 0.5 and 2.5 meters above the bridge floor for the full length of the bridge;
 - 4. Provide payment of cash-in-lieu of parking equivalent to 50% of the required parking stalls (62 stalls) at the Downtown rate current at the time of payment;
 - 5. Provide requested bylawed setback and corner cut and execute a Land Dedication Agreement for 6 Avenue SW;

Urban Development

- 6. The applicant shall provide a completed copy of the "Site Contamination Statement" and a copy of the environmental information identified on the form. All information submitted will be reviewed to the satisfaction of The City of Calgary (Environmental Management);
- 7. The developer shall consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title;
- 8. Address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Removal of encroachments (recessed ground lights) from within City right of way; and
 - b. Wheelchair ramp at corner of intersection to be constructed to City specifications with standard trowel joint lines for visually impaired pedestrians.
- 9. The developer shall remit payment for the Centre City Utility Levy, **in the amount of \$55,600.00**, to Urban Development in accordance with Bylaw 9M2007. This off-site levy is for the construction, upgrading and replacement of water and sanitary sewer mains required for or impacted by the proposed development in the Centre City Area. The Utility Levy amount above is determined by using \$1,823.00 per meter of site frontage (on the avenues only) of the proposed development;
 - 10. The developer shall remit payment, in the form of a certified cheque, bank draft, or letter of credit. An estimate of the costs will be prepared by the City and provided to the applicant. The estimate will be prepared once the applicable comments relating to the Business Unit(s) noted below are resolved on the plans;

Calgary Roads

- a. Sidewalks;
- b. Wheelchair ramps;
- c. Curb and gutter;
- d. Construction of tree trenches to City standards; and

- e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel;
11. The developer shall execute Public Access Easement Agreement to the satisfaction of the Manager of Urban Development for the bylawed setback and corner cut area along 7 Street SW;

Transportation

12. No obstruction (wall, fence, tree, hedge) should exceed 750 mm in height within the 7.5 metre visibility triangle of the lane access to 7 Street SW. Dimension the visibility triangle clearly on the plans. Transportation is concerned that the walls on either side of the parkade entrance impede sightlines for drivers. Reduce the length of the long aisle to the west side of the parkade. If the design cannot be altered, provide signage to indicate to motorists that the sightlines are poor and that they should be on the lookout for traffic in the lane, indicating this signage on the site plan;

Parks

13. Indicate by a note on Plan L104 that boulevard tree planting is subject to line assignment approval;
14. Provide a cross section detail of a continuous trench for the boulevard trees;
15. Provide the centre line to centre line dimension for all trees on private and public property;
16. Indicate and provide the following information concerning the 4 boulevard trees (on Plan L102) along 7 Street SW:
 - a. Tree species;
 - b. Tree height;
 - c. Caliper (dbh);
 - d. Scaled tree canopy size; and
 - e. Indicate whether they are to be removed or retained. If removed, compensation will be required to be paid to The City of Calgary;
17. Revise the common name on the plant list for trees to Elm or if it is Ash, correct the scientific name;

Permanent Conditions

Planning

1. All enclosed parking areas shall have walls and ceilings painted a white or light colour and have a lighting system to meet the average minimum lighting illumination of 54 LUX;
2. The properly executed Development Agreement referenced in the Planning Prior to Release conditions shall remain in force and on title throughout the life of this development;
3. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority;

4. No changes to the approved plans shall take place unless authorized by the Development Authority;
5. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit;
6. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size;

Urban Development:

7. If during construction of the development, the applicant, the owner of the development, or any of their agents or contractors becomes aware of any contamination:
 - a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary;
 - b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary; and
 - c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

Prior to issuance of a Development Completion Permit, a letter from the qualified professional who prepared the Remedial Action Plan and/or a Risk Management Plan is to be issued to The City of Calgary in which the qualified professional certifies that the Remedial Action Plan and/or Risk Management Plan has been implemented.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of The City of Calgary (Environmental Management);

8. The developer shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
 - a. Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.);
 - b. Relocation of works (survey monuments and underground/overhead utilities, etc.);
 - c. Upgrading of works (road widening and watermain upgrading, etc.);
 - d. Construction of new works (lane, paving, sidewalks, curbs, etc.); and
 - e. Reconstruction of City facilities damaged during construction;
9. All work performed on public property shall be done in accordance with City standards and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, street lighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing and landscaping;

10. Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the developer shall pay the difference, upon receipt of notice, to The City;
11. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purpose of shoring, tie-backs, piles, sidewalks, lane paving, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in City rights-of-way and setback areas must be removed to the satisfaction of the Manager of Urban Development, at the developer's expense, upon completion of foundation work;
12. The developer understands that he is responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on plan that have been approved by Calgary Roads. Negative sloping of the driveway within the City boulevard is not acceptable to The City. The developer shall be responsible for all costs to remove and reconstruct the entire driveway ramp if actual grades do not match the approved grades;
13. The developer, and those under their control, shall develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking). Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control. The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events. Please refer to the current edition of The City of Calgary Guidelines for Erosion and Sediment Control for more information;
14. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense, prior to issuance of a Development Completion Permit;
15. The developer shall submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan. Certification is to be completed within the timelines specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specifications and Guidelines;

Transportation:

16. A 2.134 metre bylawed setback exists on both 7 Street and 6 Avenue SW. No permanent building or construction shall take place within these setbacks;

Parks:

17. Public trees located on the City boulevard adjacent to site shall be retained and protected during all phases of construction, by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence.
18. All tree planting in the City of Calgary boulevard is subject to Line Assignment approval from Engineering Services; and

Advisory Comments

The following advisory comments are provided as a courtesy to the applicant and property owner. They represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning:

1. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority;
2. The development must commence before 2010 July 26 or this permit will no longer be valid;
3. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter;
4. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the building, including those which are required through the building permit process;
5. In addition to your Development Permit, you should be aware that a Building Permit is also required. Now that your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information;

Urban Development:

6. The developer is advised that the property line is 2.7 m from lip of gutter, 0.3 m from back of sidewalk on 6 Avenue SW;
7. The developer is advised that the property line is 3.4 m from lip of gutter, 0.3 m from back of sidewalk on 7 Street SW;
8. The developer is advised that the future lip of gutter is 3.76 m and future back of sidewalk is 0.0 m from ultimate property line on 6 Avenue SW;
9. The developer is advised that the future lip of gutter is 5.49 m and future back of sidewalk is 0.0 m from ultimate property line on 7 Street SW;

10. The developer is advised that a bylaw setback of 2.134 m is required adjacent to 7 Street SW and 6 Avenue SW as per the Land Use Bylaw;
11. The developer is advised that a corner cut of 3.0 m x 3.0 m is required adjacent to 7 Street SW and 6 Avenue SW in addition to the bylaw setback;
12. The developer is advised that driveway closures may be required. Existing driveways that are not required for the development must be closed (removed), to City standards at the developer's expense;
13. The developer is advised that Calgary Roads is responsible for determining whether the existing sidewalks, driveway crossings, street lighting, curb and gutter, etc., are to City standards. Replacement and/or rehabilitation would be at the developer's expense;
14. On all developments with under-drive garages or parking lots that are lower than the back of walk or curb or lane grade, the developer shall confirm in writing that all approved driveways required for this development will be constructed to ramp grades as shown on the plans submitted and approved by Calgary Roads. Negative sloping of driveways within City road right-of-way is not acceptable. If actual constructed grades do not match approved grades, the developer is responsible for all costs to remove and reconstruct driveway ramp grades to the approved grades;
15. The developer is advised that boulevard grade differences between existing or ultimate curbs and existing or ultimate property lines are not to exceed 2%;
16. Owner should be advised that the proposed "limestone bench" adjacent to the face of the building along 7 Street may become an attraction for skateboarders. Roads highly recommend incorporating obstacles into the edge design to discourage the use of the bench for skateboard stunting;
17. Water connection is available from 7 Street SW (depending on tie-in, 300mm PVC [1981] or 150mm CI [1961]) or from 6 Avenue SW (150mm CI, 1910);
18. Show details of proposed changes to servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter;
19. Show all proposed and existing shallow utilities on the Development Site Servicing Plan;
20. The developer is advised that the water service connection is to be constructed under an Indemnification Agreement (Downtown area);
21. Review with Fire Prevention Bureau for on-site hydrant coverage and Siamese connection location. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plan for Building Permit approval. Contact FPB at 268-5378. Principal Entrance(s) to be labelled on the DSSP;
22. If further subdivision occurs in the future (including strata subdivisions), each titled parcel MUST have separate service connections to a public mains (water and sanitary);

23. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Waterworks Specifications. The watermains are 90 years and older and although there has been minimum breaks during their life span, any disturbance during construction such as a new service connection or other alterations can cause breaks. Lead joints of old cast iron mains are very sensitive to ground movements;
24. Future water main replacements in the Downtown area will require a minimum main size of 300mm and 250mm. A cut- in of an indicated size and size of water service(s) with a indicated separation valve (on dual services) will be required. This will mean less disruption when the main replacement occurs and the work and materials invested at the time of the service installation will not be redundant when the main is replaced;
25. Sanitary sewer connection is available from 6 Avenue SW and 7 Street SW;
26. Storm sewer connection is available from 6 Avenue SW, 7 Street SW or the lane;
27. Show all existing and proposed sewers on the development site servicing plans at the Building Permit stage;
28. Sanitary sewer test facility is required;
29. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96;
30. All open run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;
31. The allowable stormwater run-off coefficient shall be 30%;
32. Direct all roof drainage to on-site storm;
33. All building openings, ramps, etc., adjacent to trap lows are to be min, 0.3 meters higher than the maximum water elevation at the 1:100 year depth or depth of spill, whichever is greater;
34. Contain storm run-off on site;
35. All on-site sewers are to be designed to City of Calgary specifications;
36. The developer must apply for a line assignment from Utility Line Assignments for tree planting in the City road right-of-way (boulevard). This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and five (5) landscape plans showing all of the following information:
 - a. Property lines;
 - b. Curb/sidewalks;
 - c. Species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards);
 - d. Existing features (streetlight poles, hydrants, existing trees, utilities, etc.); and
 - e. Dimensions from property line to all of the above features;

37. Include the Development Permit number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to the Supervisor, Utility Line Assignments, 6th floor, 800 Macleod Trail SE, Calgary, Alberta T2P 2M5;
38. Note – conifers and poplars will not be approved in the boulevards along 7 Street SW or 6 Avenue SW;
39. Construct garbage collection facilities in accordance with the current Waste & Recycling Design Guidelines;

Transportation:

40. Transit, carpooling and active travel choices should be encouraged and promoted. Transportation Demand Management (TDM) initiatives should be identified, implemented and integrated into the ongoing management of the proposed development. Successful TDM programs require ongoing promotion and management. Initiatives such as a universal type transit pass or transit subsidies for employees and residents, promoting carpooling, facilitating ride-matching, parking management, and car-sharing are examples of initiatives that are being successfully implemented to reduce vehicle trips;

Parks:

41. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land;
42. All tree planting in the City of Calgary boulevard is subject to Line Assignment approval from Engineering Services;
43. A condition of the issuance of permits by City of Calgary Roads may be the requirement for a tree protection plan when construction activities are within 6 meters of a tree on Public land. Requirements and specifications for a Tree Protection Plan may be obtained at www.calgary.ca/parks by following the Urban Forestry links for by telephoning Urban Forestry at 216-5252; and
44. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. You may wish to consider this cost during the design and development of your project. The Public Tree(s) adjacent to this project are valued at **\$1708.98**. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".



July 17, 2007

Applicant's Submission to the Calgary Planning Commission
Genco Tower 608- 7th Street SW

The development site is located at 608 7th Street SW in the downtown core. It is situated at the south-east corner of 6th Avenue and 7th Street SW. The area is characterized by commercial/office uses and new high density residential and commercial development. The site area is 0.121 hectares \pm (0.298 acres \pm) of land and zoned CM-2 to accommodate office development and related uses. Currently the site is zoned CM-2 as per By-law 2P80 and the proposed project provides primarily commercial office development.

The Design Concept strives to anticipate increasing density and market demand for office space and the integration of new development in the downtown area. A proposed density of 17 FAR is supported by provision of Bonus Group A and Bonus B features. The Design is guided by four key principles – Pedestrian Experience, Contemporary Architectural Expression and Responding to Downtown Community.

Pedestrian connections to and from the perimeter buildings are provided including +15 lane link integration and a new +15 over the 6th Avenue corridor. The +15 integration and connections support the future City +15 circulation routes and provide connections to the adjacent Life Plaza and the Canada Life Tower.

The open space lobby at grade contributes to the pedestrian streetscape and to the visual interface with the atrium along 7th St. The design incorporates exterior street paving details, a grade-level open space lobby, a second level atrium with +15 connections and retail space, and a roof-top landscaped gathering space. The concept anticipates regional densification of development and also introduces a response to a need for increased "green" gathering places in the form of a year-round indoor garden feature.

Sustainable Design is considered an important part of responsible site development. Sustainable design features to include the following: reduction in electricity usage thru efficient fixtures and energy management, reduction in heating and cooling requirements thru efficient systems, water usage and waste management reduction strategies, construction waste management and recycling strategies, interior design elements to use renewable resources.

PARTNERSHIP OF LIMITED COMPANIES
 RONALD M. POON ARCHITECT LTD
 RONALD POON, ARCHITECT, AIA, AIA/CES
 BRUCE C. MCKENZIE ARCHITECT LTD
 BRUCE MCKENZIE, ARCHITECT, AIA, AIA/CES
 DON DEVIARD TECHNOLOGIST INC
 DON DEVIARD
 SUN ARCHITECTURE LTD
 STEPHEN SUN, ARCHITECT, AIA
 SURPLUS CONSULTING INC
 DONALD SURPLUS
 SUITE 106, 811 10TH AVE SE
 CALGARY, ALBERTA T2C 0V9
 CANADA
 TEL: (403) 254-4000
 FAX: (403) 259-7215
 WWW.POONMCKENZIE.COM

GENCO OFFICE TOWER 1.0 SITE CONTEXT

1.2 Site Information Land-Use / Zoning

The site area is 0.121 hectares ± (0.298 acres ±) of land and zoned CM-2 to accommodate office development and related uses. Currently the site is zoned CM-2 as per By-law 2780 and the proposed project provides primarily commercial office development.



1.0 Location & Context

The development site is located at 608 7th Street SW in the City of Calgary downtown core. It is situated at the southeast corner of 6th Avenue and 7th Street SW. The area is characterized by commercial/office uses and new high density residential and commercial development.

1.0.1 Site Aerial Photo



Northeast Corner of 6th Avenue & 7th Street SW



Northeast Corner of 6th Avenue & 7th Street SW

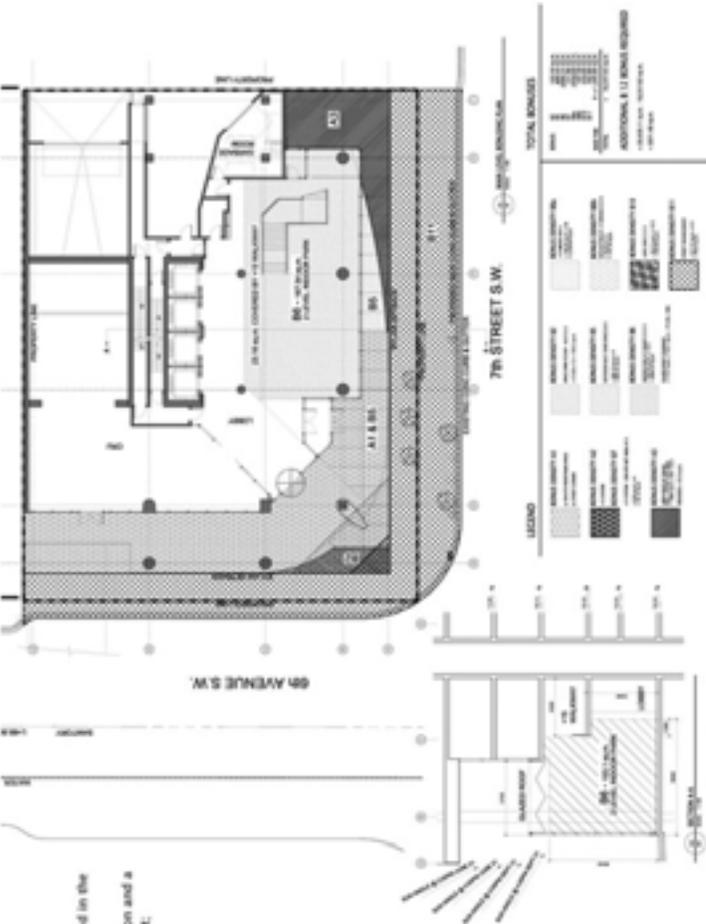


Southwest Corner of 6th Avenue & 7th Street SW



Project Site Southeast Corner of 6th Avenue & 7th Street SW

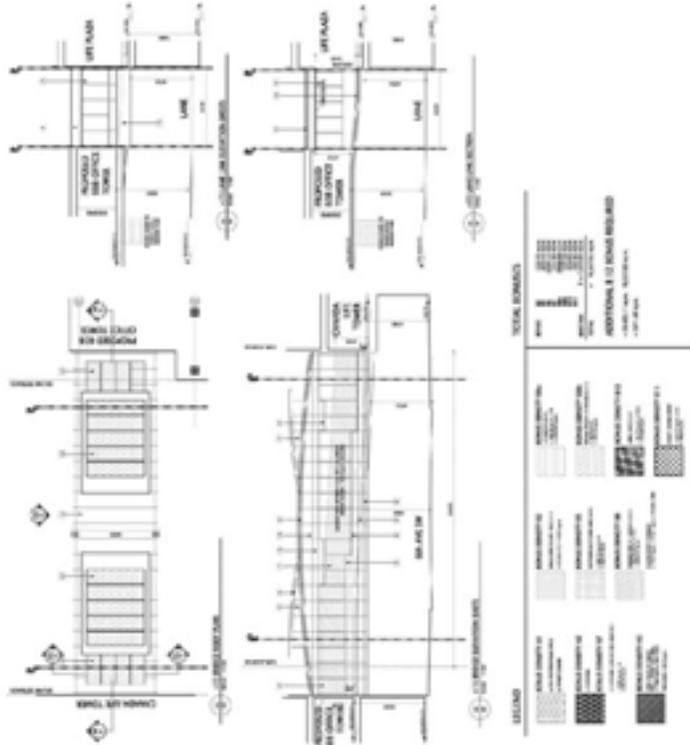
GENCO OFFICE TOWER
2.0 DEVELOPMENT GUIDELINES



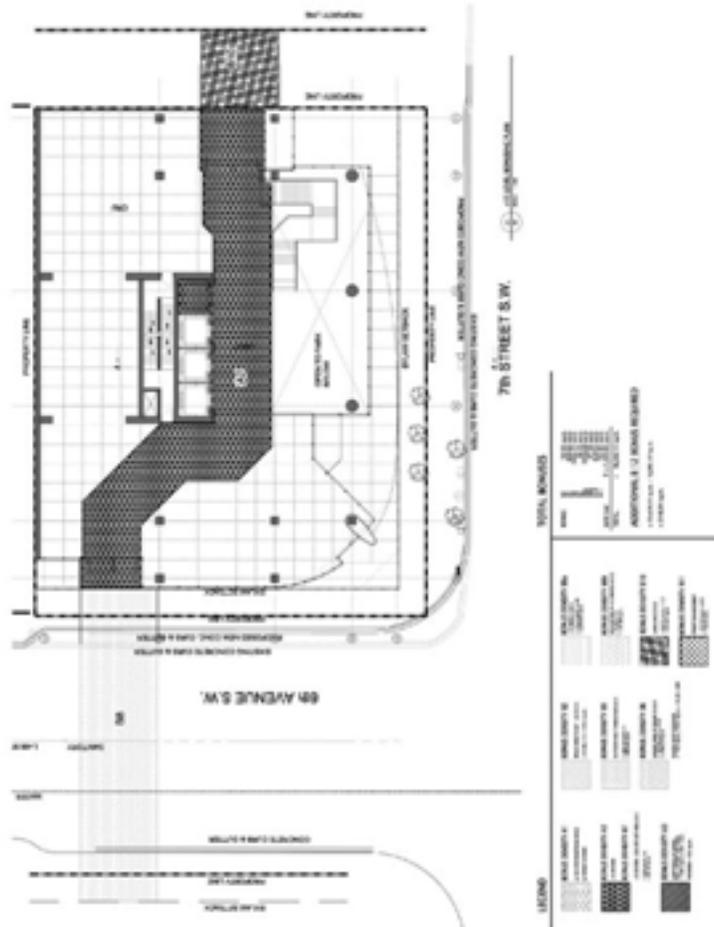
- 2.0 Development Guidelines**
- The following is a brief overview of the development guidelines proposed for this project:
- A proposed density of 17 FAR is supported by provision of Bonus Group A and Bonus B features as outlined in the B1, B2, and B3 drawings;
 - Pedestrian connections to and from the perimeter buildings are provided including +15 lane link integration and a new +15 over the 6th Avenue corridor are an integral component to the overall development of the project;
 - Visual connectivity to street faces is provided at the main floor levels.

2.0.1 Main Level Rendering Plan

GENCO OFFICE TOWER
2.0 DEVELOPMENT GUIDELINES



2.0.3 +15 Bridge Bousling Plan



2.0.2 +15 Level Bousling Plan

GENCO OFFICE TOWER

3.0 DESIGN PRINCIPLES

3.0 Design Principles

The Design is guided by four key principles - Pedestrian Experience, Contemporary Architectural Expression and Responding to Community.

Pedestrian Friendly/Urban Plaza Experience

A prominent open space at grade contributes to the pedestrian streetscape and to the visual interface with the atrium along 7th Street. Exterior seating areas are provided for occupant and café users. Sidewalk paving patterns tie into the existing sidewalks on the east and the south, thru the use of a border of darker brown concrete bands that transition to typical sand coloured sandblasted concrete to tie into the adjacent sidewalks. The insertion of the paving treatment is to conceptually represent the context of the Film and Entertainment District history. Also the paving patterns inclusion of recessed ground lighting provide a surface 'film strip' analog. Surface Accent lighting is provided in the paving treatment of the exterior of the building along the 6th Avenue and 7th Street. The location and type reinforces the 'Film Strip' concept.

The pedestrian route thru the building to the +15 system provides an understandable route/connection from the main floor stair to the upper +15 floor. Access to the +15 is provided vertically via the Indoor Park stairs and Lobby elevators with the public access located at the main entry.

From the street, pedestrians will notice a large glassed indoor atrium complex with water features, vegetation and seating occupying the first two levels of the Main Lobby. As they move into the building and through the lobby, they interact visually and physically with the public garden area. Within this interior space, an area is provided in the atrium for a potential café tenant. The location of the café provides a visual connection to 7th Street. The 7th SW corner of the site at grade also provides exterior seating for café patrons enhancing the visibility and usage for pedestrians.

Contemporary Architectural Expression

A contemporary architectural expression has been selected for the development as a suitable contribution to the community context and nature of use. Simple form and modern material selection provide a sleek and current aesthetic that will provide pleasing and sophisticated architectural appeal well into the future. The design insertion of the +15 is to visually suggest the sky and foothills of the west of Calgary with the use of various blue and gold colours at spandrel paneling. Visual connectivity from indoor atrium to exterior 7th Street will be provided thru the use of non-reflective low tint transparent glass. Glass face extends the height of the atrium space to grade. Landscape features between the interior garden and the exterior streetscape on 7th Street provide continuity thru material choices and visual lines provided by the surface treatments for the interior to the exterior. Interior design review of flooring treatments from interior to exterior Lobby/garden area provides sunlight penetration for plant survival and occupant comfort. Sun angle confirmation for June 21 and September 21 provided as per section. The perimeter buildings will have impact on the actual available sunlight and selection of the appropriate species of indoor garden plant species will need to be considered.

Future Needs

The Design Concept strives to anticipate increasing density and market demand for office space and the integration of new development in the downtown area. By providing highly efficient and flexible floor plans the development will address market need. From public standpoint, the concept anticipates regional densification of development and also introduces a response to a need for increased 'green' gathering places in the form of a year-round indoor garden feature.

GENCO OFFICE TOWER
4.0 DESIGN RESPONSE

4.1 Project Statistics

PROJECT INFORMATION

LEGAL DESCRIPTION LOT 1-4, BLOCK 33
 PLAN A1
 MUNICIPAL ADDRESS 608 - 7 Street SW
 LAND USE CM-2

SITE AREA 1205.6 sq m

FAR (DESIRED) 17
 FAR ALLOWABLE 9
 ADDITIONAL FAR
 BONUS REQUIRED 8

PARKING CALCULATIONS

PARKING REQUIRED 125 Stalls
 PARKING ALLOWED 63 Stalls
 PARKING PROVIDED 63 Stalls

BICYCLE STORAGE

	INDOOR	OUTDOOR	TOTAL
Bike Storage Required	34	22	56
Bike Storage Provided	34	22	56

PARKADE AREA CALCULATIONS

LEVEL	AREA (sq m)	
P1	Entry	1,019.88
P2	Typical	1,019.88
P3	Typical	1,019.88
P4	Partial	556.96
Total (sq m)		3,616.60 sq m

AREA CALCULATIONS

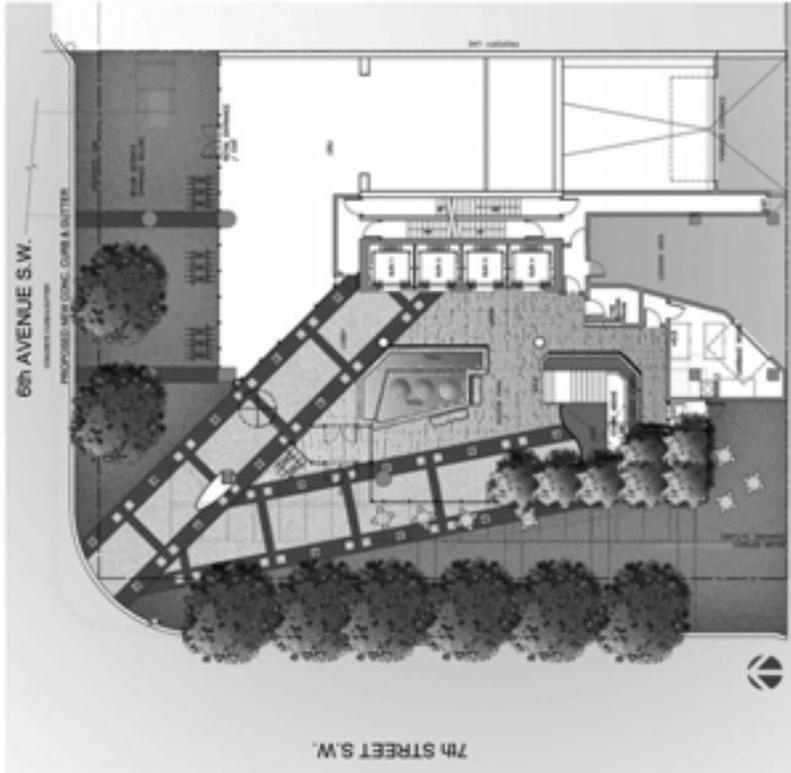
LEVEL	AREA (sq m)	
1	Entry / Retail / Mechanical	703.65
Mezzanine	Electrical / Generator	140.02
2	+15 / Retail / Terrace	897.72
3	Office	784.01
4	Office	784.01
5	Office	960.78
6	Office	951.98
7	Office	960.78
8	Office	960.78
9	Office	955.95
10	Office	960.78
11	Office	960.78
12	Office	960.78
13	Office	960.78
14	Office	960.78
15	Office	960.78
16	Office	960.78
17	Office	951.98
18	Office	949.82
19	Office	949.82
20	Office	844.78
21	Office	836.65
22	Office	807.89
Porchhouse	Mechanical / Garden	273.04
Total (sq m)		20,479.11 sq m

GENCO OFFICE TOWER
4.0 DESIGN RESPONSE CONT'D

4.3 3-D Model



4.2 Site Plan



LIST OF DRAWINGS

DP 0	COVER SHEET
DP 101	SITE PLAN, SITE MAP AND SITE INFO.
DP 102	SHADOW STUDY
1	SITE SURVEY
SP1	SITE SERVING & SITE GRADING
L 101	LANDSCAPE CALCULATION & SITE INFORMATION
L 102	TREE RETENTION PLAN
L 103	LAYOUT PLAN
L 104	PLANTING PLAN
L 201	LANDSCAPE DETAILS
L 202	CROSS SECTION THRU 7TH ST SW
L 301	LEVEL 20 - 22 ROOF DECK PLANS
L 302	ROOF PLAN
B 1	MAIN LEVEL BONUS PLAN
B 2	+15 LEVEL BONUS PLAN
B 3	+15 BRIDGE PLANS, ELEVATION & SECTION, BONUSING
B 4	+15 LANE LINK PLAN, ELEVATION & SECTION, BONUSING & KEY PLAN
B 5	+15 LEVEL BRIDGE & LANE LINK LOCATION
DP 201	LEVEL P2-P3 & P4 PLANS
DP 202	LEVEL P1 & LEVEL 1 PLANS (SITE PLAN)
DP 203	MEZZ. LEVEL & LEVEL 2 PLANS(+15 FLOOR)
DP 204	LEVEL 3 & LEVEL 4 PLANS
DP 205	TYPICAL LEVEL PLAN & TYPICAL LEVEL (ABOVE LEVEL 17) PLAN
DP 206	LEVEL 6 & 17 PLANS AND LEVEL 9 PLAN
DP 207	LEVEL 20 & 21 PLANS
DP 208	LEVEL 22 & ROOF PLANS
DP 301	BUILDING ELEVATIONS
DP 302	BUILDING ELEVATIONS
DP 401	PARKADE RAMP SECTION
DP 402	SITE SECTIONS

CONSULTANTS

ARCHITECTURAL
PROFESSIONAL ARCHITECTS
 3075 106, 211 - 106 Ave, S.E.
 Calgary, AB T2G 0V9
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 FAX: 403.243.1511

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 Calgary, AB T2G 0G5
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ELECTRICAL
Northwest Engineering Ltd/Inc
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 Calgary, AB T2G 0G5
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 FAX: 403.244.2101

CIVIL
Jeddes Engineering Consultants
 301, 4311 14 Street SW
 Calgary, Alberta T2C 1K6
 PHONE: 403.275.1525

LANDSCAPE
Southfield Development Consultants
 301, 808 17 Avenue SW
 Calgary, AB T2G 0G5
 PHONE: 403.244.2100
 FAX: 403.244.2101

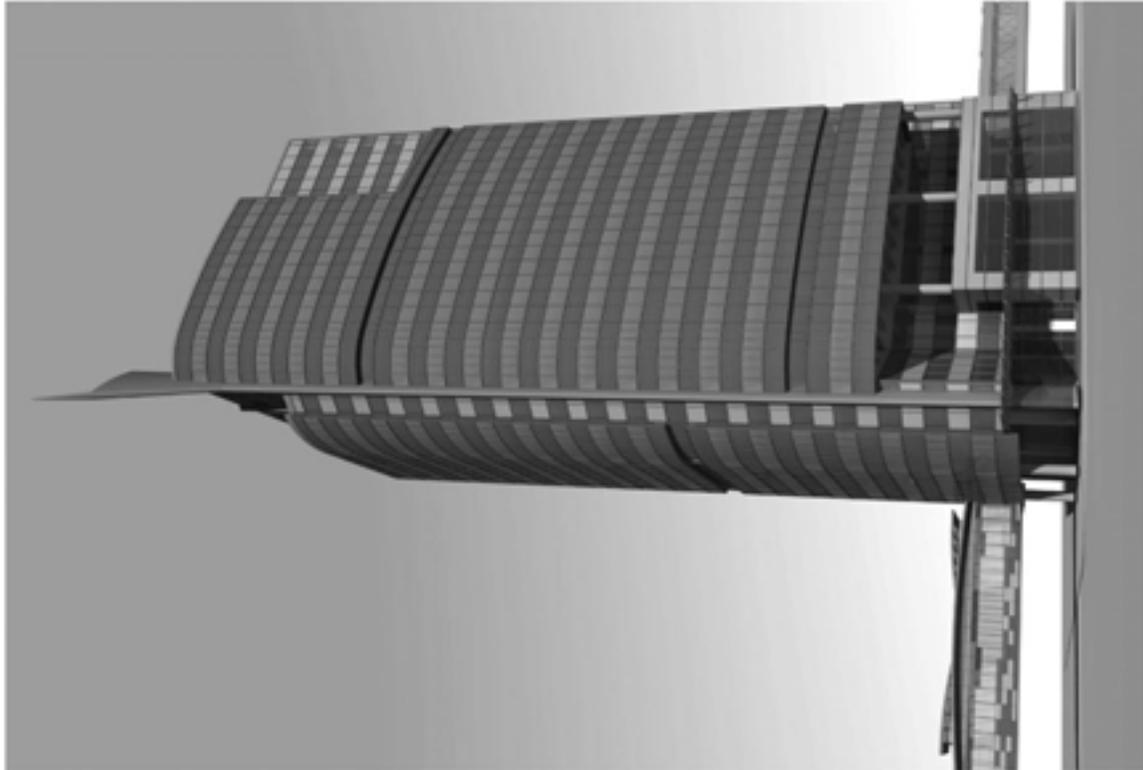
STRUCTURAL
Northwest Engineering Ltd/Inc
 301, 808 17 Avenue SW
 Calgary, AB T2G 0G5
 PHONE: 403.244.2100
 FAX: 403.244.2101

608 OFFICE TOWER

608 7 ST SW
CALGARY, ALBERTA

for GENCO DEVELOPMENT CORP.
DEVELOPMENT PERMIT
APPLICATION

MAY, 2007 JOB NO. 2006-057





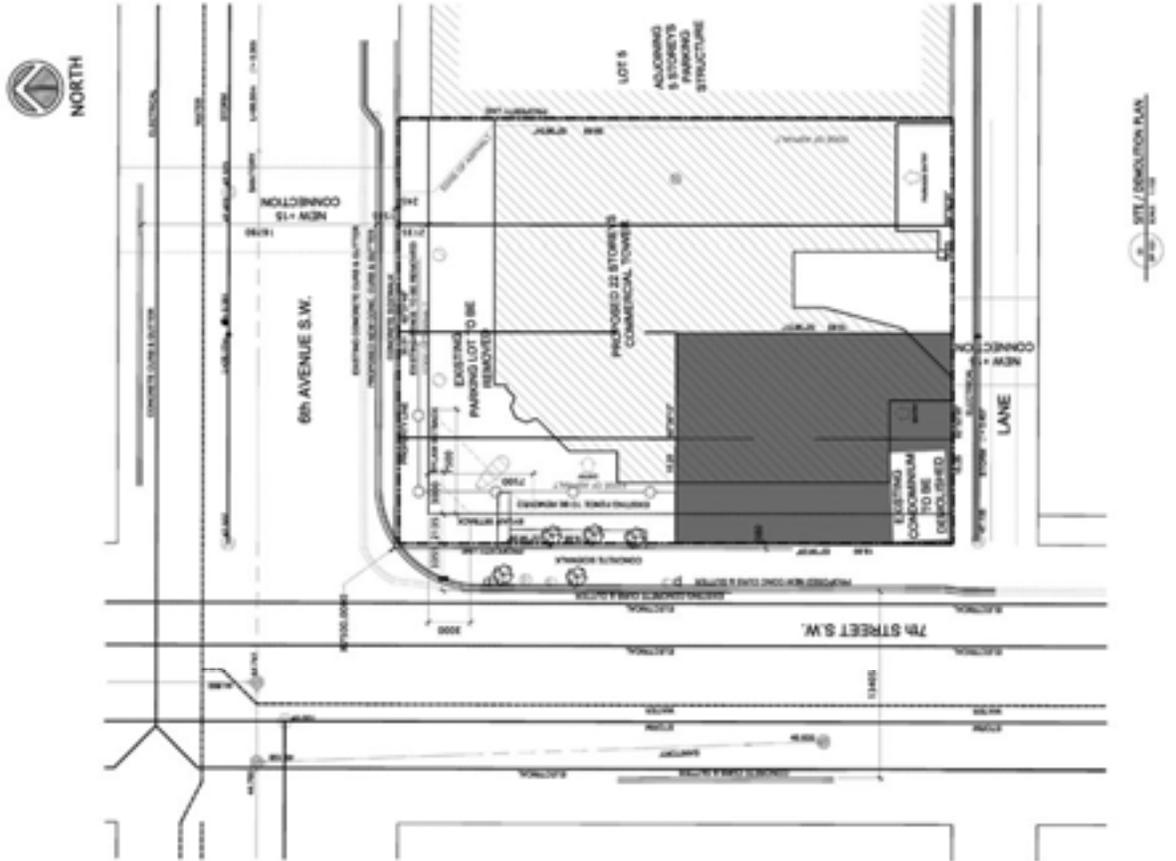
DA ARCHITECTS
250, 100 STREET SW
CALGARY, ALBERTA T2C 1E9
TEL: 403.243.1111
WWW.DAARCHITECTS.COM

PROJECT NO: 2006-4323
DATE: 2006-07-26
SCALE: 1/8" = 1'-0"

50% OFFICE TOWER
50% OFFICE TOWER
50% OFFICE TOWER
50% OFFICE TOWER

SITE PLAN, SITE LAYOUT AND SITE INFO

DP 101



CROSS BUILDING AREAS:

SITE STATISTICS

FLOOR	AREA / TOTAL AREA	USE
FLOOR 1	1,200.00 SQ M	OFFICE
FLOOR 2	1,200.00 SQ M	OFFICE
FLOOR 3	1,200.00 SQ M	OFFICE
FLOOR 4	1,200.00 SQ M	OFFICE
FLOOR 5	1,200.00 SQ M	OFFICE
FLOOR 6	1,200.00 SQ M	OFFICE
FLOOR 7	1,200.00 SQ M	OFFICE
FLOOR 8	1,200.00 SQ M	OFFICE
FLOOR 9	1,200.00 SQ M	OFFICE
FLOOR 10	1,200.00 SQ M	OFFICE
FLOOR 11	1,200.00 SQ M	OFFICE
FLOOR 12	1,200.00 SQ M	OFFICE
FLOOR 13	1,200.00 SQ M	OFFICE
FLOOR 14	1,200.00 SQ M	OFFICE
FLOOR 15	1,200.00 SQ M	OFFICE
FLOOR 16	1,200.00 SQ M	OFFICE
FLOOR 17	1,200.00 SQ M	OFFICE
FLOOR 18	1,200.00 SQ M	OFFICE
FLOOR 19	1,200.00 SQ M	OFFICE
FLOOR 20	1,200.00 SQ M	OFFICE
FLOOR 21	1,200.00 SQ M	OFFICE
FLOOR 22	1,200.00 SQ M	OFFICE
MECH / COMMON	275.00 SQ M	
TOTAL	26,475.11 SQ M	

PROJECT INFORMATION:

MAIN OCCUPANCY: LOT 1 & 2, BLOCK 10
PLAN: AT
MUNICIPAL AREA: 608 171 SW
CITY: CALGARY, ALBERTA
LANDUSE: CM-2
SITE AREA: 575.8 + 1.02 TOWER'S FOOTPRINT
F.A.S. EXEMPT: 17
F.A.S. REQUIRED: 0
ADDITIONAL F.A.S. AREA REQUIRED: 0

PARKING CALCULATION:

TOTAL STALLS REQUIRED: 137 STALLS
TOTAL STALLS PROVIDED: 137 STALLS
TOTAL STALLS SHORTAGE: 0 STALLS

BICYCLE STORAGE CALCULATION:

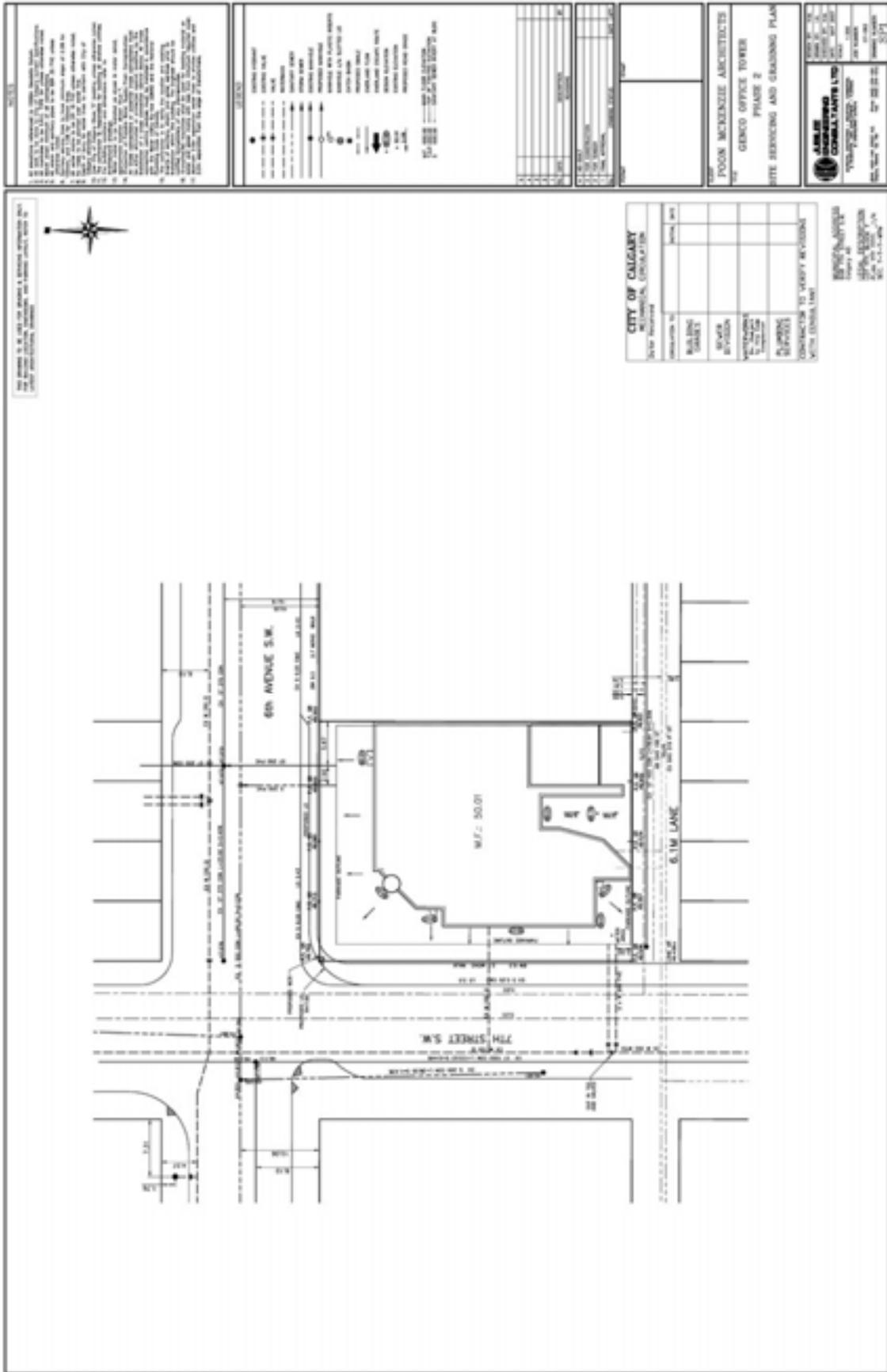
MIN STORAGE REQUIRED: 27 STALLS OUTDOORS
MIN STORAGE PROVIDED: 27 STALLS OUTDOORS

GARBAGE LOCATION:

GARBAGE CONTAINER ACCESSORY FROM THE LAKE SOUTH END
ACCESS TO GARBAGE CONTAINER ACCESSORY FROM THE LAKE SOUTH END
ACCESS TO GARBAGE CONTAINER ACCESSORY FROM THE LAKE SOUTH END
ACCESS TO GARBAGE CONTAINER ACCESSORY FROM THE LAKE SOUTH END

PARKADE AREAS:

FLOOR	AREA	USE
FLOOR 1	1,200.00 SQ M	OFFICE
FLOOR 2	1,200.00 SQ M	OFFICE
FLOOR 3	1,200.00 SQ M	OFFICE
FLOOR 4	1,200.00 SQ M	OFFICE
FLOOR 5	1,200.00 SQ M	OFFICE
FLOOR 6	1,200.00 SQ M	OFFICE
FLOOR 7	1,200.00 SQ M	OFFICE
FLOOR 8	1,200.00 SQ M	OFFICE
FLOOR 9	1,200.00 SQ M	OFFICE
FLOOR 10	1,200.00 SQ M	OFFICE
FLOOR 11	1,200.00 SQ M	OFFICE
FLOOR 12	1,200.00 SQ M	OFFICE
FLOOR 13	1,200.00 SQ M	OFFICE
FLOOR 14	1,200.00 SQ M	OFFICE
FLOOR 15	1,200.00 SQ M	OFFICE
FLOOR 16	1,200.00 SQ M	OFFICE
FLOOR 17	1,200.00 SQ M	OFFICE
FLOOR 18	1,200.00 SQ M	OFFICE
FLOOR 19	1,200.00 SQ M	OFFICE
FLOOR 20	1,200.00 SQ M	OFFICE
FLOOR 21	1,200.00 SQ M	OFFICE
FLOOR 22	1,200.00 SQ M	OFFICE
MECH / COMMON	275.00 SQ M	
TOTAL	26,475.11 SQ M	



THE ABOVE IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF CALGARY.

NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CANAL UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY LINE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE SPECIFIED.
 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE SPECIFIED.
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PLANTER UNLESS OTHERWISE SPECIFIED.
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TREE UNLESS OTHERWISE SPECIFIED.
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LIGHT POLE UNLESS OTHERWISE SPECIFIED.
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIGN UNLESS OTHERWISE SPECIFIED.
 16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE SPECIFIED.
 17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALL UNLESS OTHERWISE SPECIFIED.
 18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROOF UNLESS OTHERWISE SPECIFIED.
 19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FLOOR UNLESS OTHERWISE SPECIFIED.
 20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CEILING UNLESS OTHERWISE SPECIFIED.

LEGEND:
 ● EXISTING CURB
 ○ EXISTING SIDEWALK
 ○ EXISTING PLANTER
 ○ EXISTING TREE
 ○ EXISTING LIGHT POLE
 ○ EXISTING SIGN
 ○ EXISTING FENCE
 ○ EXISTING WALL
 ○ EXISTING ROOF
 ○ EXISTING FLOOR
 ○ EXISTING CEILING
 ○ EXISTING UTILITY LINE
 ○ EXISTING DRAINAGE CANAL
 ○ EXISTING CANAL
 ○ EXISTING RAILROAD
 ○ EXISTING ROAD
 ○ EXISTING STRUCTURE
 ○ EXISTING CURB
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 ○ EXISTING LIGHT POLE
 ○ EXISTING SIGN
 ○ EXISTING FENCE
 ○ EXISTING WALL
 ○ EXISTING ROOF
 ○ EXISTING FLOOR
 ○ EXISTING CEILING

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2007.07.26
2	ISSUED FOR PERMIT	2007.07.26
3	ISSUED FOR PERMIT	2007.07.26
4	ISSUED FOR PERMIT	2007.07.26
5	ISSUED FOR PERMIT	2007.07.26
6	ISSUED FOR PERMIT	2007.07.26
7	ISSUED FOR PERMIT	2007.07.26
8	ISSUED FOR PERMIT	2007.07.26
9	ISSUED FOR PERMIT	2007.07.26
10	ISSUED FOR PERMIT	2007.07.26

POON MCKENZIE ARCHITECTS
 Genco Office Tower
 Phase 2
 Site Servicing and Grading Plan

ARMOR CONSULTANTS LTD.
 100, 10th Ave S.W.
 Calgary, Alberta T2P 1G7
 Tel: 403.243.1111
 Fax: 403.243.1112
 Email: info@armor.ca

CITY OF CALGARY	
PLANNING DEPARTMENT	
DATE RECEIVED	DATE
PLANNING	
URBAN DESIGN	
COMMUNITY DEVELOPMENT	
CONSTRUCTION SERVICES	

ARMOR CONSULTANTS LTD.
 100, 10th Ave S.W.
 Calgary, Alberta T2P 1G7
 Tel: 403.243.1111
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 Email: info@armor.ca



STONEFIELD
DEVELOPMENT CONSULTANTS

GENCO B
OFFICE TOWER
100 UNIVERSITY
BLVD. SUITE 1000
DALLAS, TEXAS 75243

DATE: 07/26/07

PROJECT NO: 07-001

SCALE: 1/8" = 1'-0"

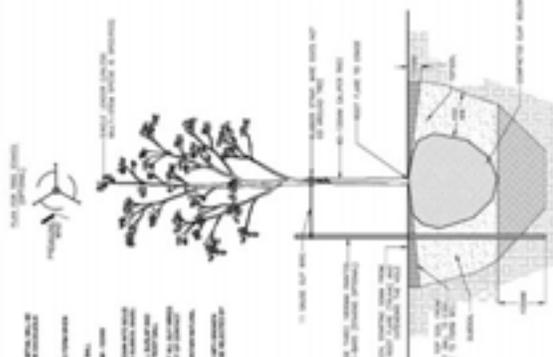
LANDSCAPE
DETAILS

1:2007

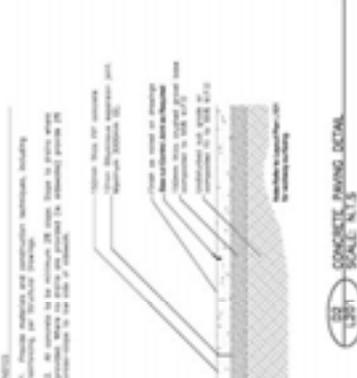
GENERAL NOTES

1. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "MANUAL OF VEGETATION" AND "LANDSCAPE ARCHITECTURE" PUBLISHED BY THE NATIONAL COUNCIL ON LANDSCAPE ARCHITECTURE.
2. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "MANUAL OF VEGETATION" AND "LANDSCAPE ARCHITECTURE" PUBLISHED BY THE NATIONAL COUNCIL ON LANDSCAPE ARCHITECTURE.
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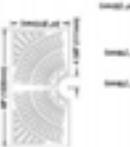
TRIAL PLANTING DETAIL
SCALE: 1/8" = 1'-0"



CONCRETE PAVING DETAIL
SCALE: 1/8" = 1'-0"

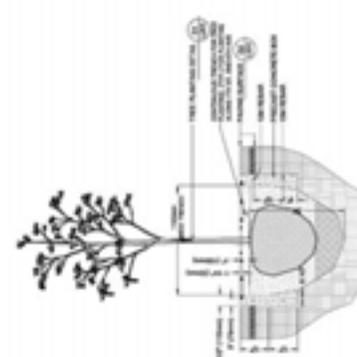




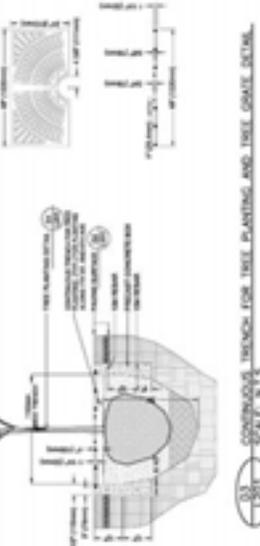


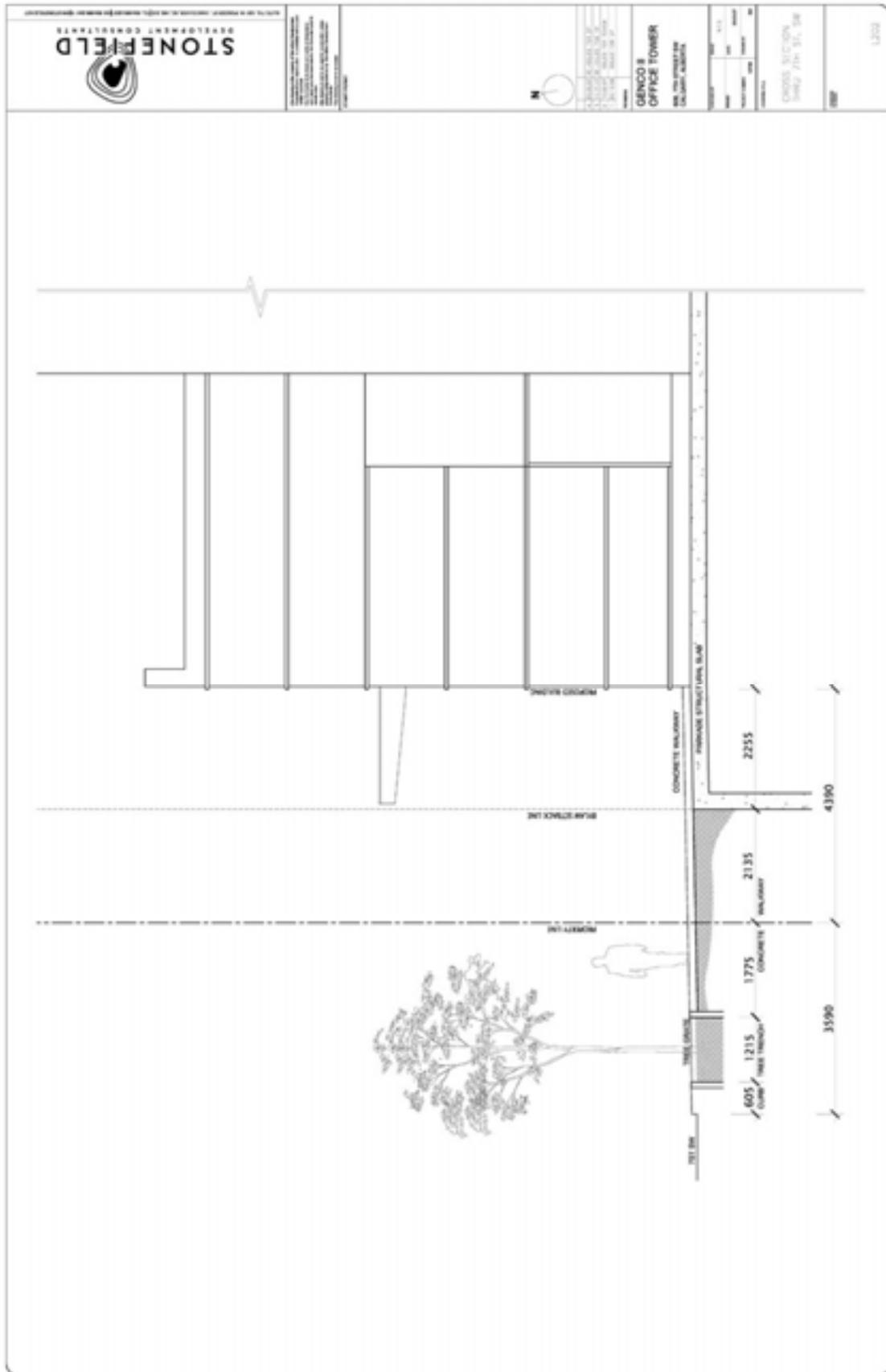


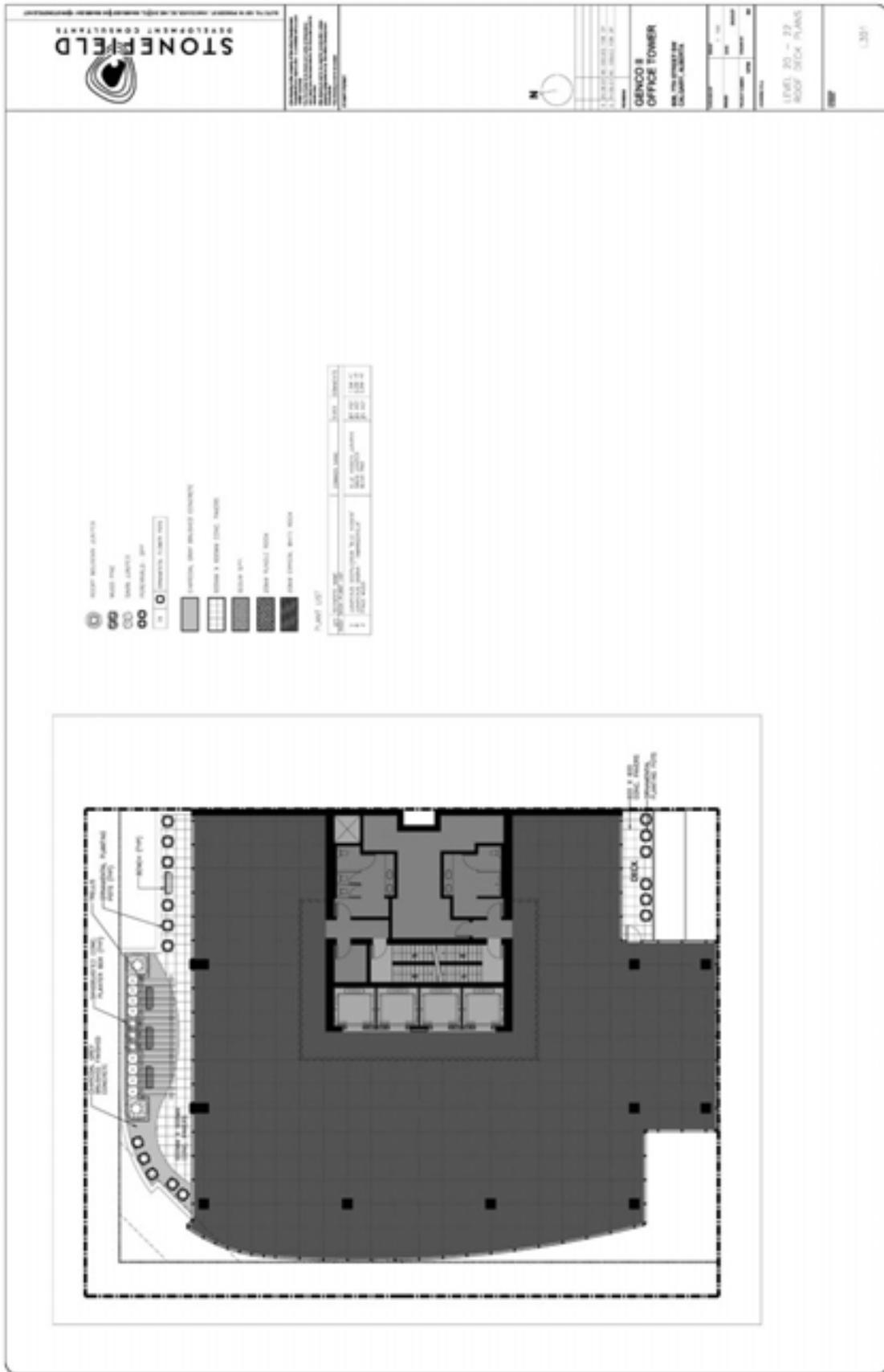
TRIAL PLANTING DETAIL
SCALE: 1/8" = 1'-0"



CONCRETE TRENCH FOR TREE PLANTING AND TREE GRATE DETAIL
SCALE: 1/8" = 1'-0"









D.A. ARCHITECTS
 250, 100 STREET S.W., SUITE 100
 CALGARY, ALBERTA T2C 1E9
 TEL: (403) 243-1111
 FAX: (403) 243-1112
 WWW.DAARCHITECTS.COM

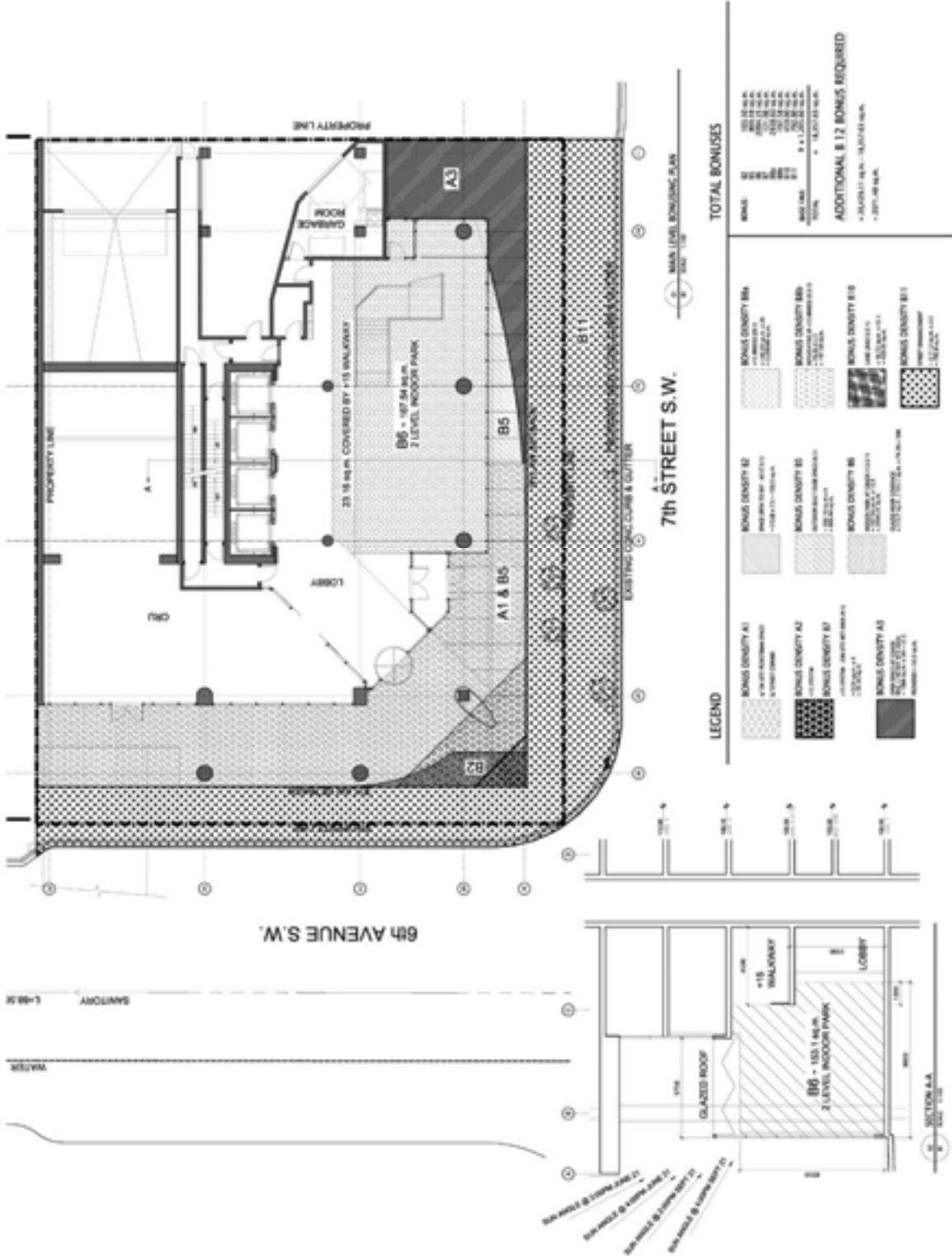
PROJECT NO. 2006-4323
 SHEET NO. B1
 DATE: 07/26/07

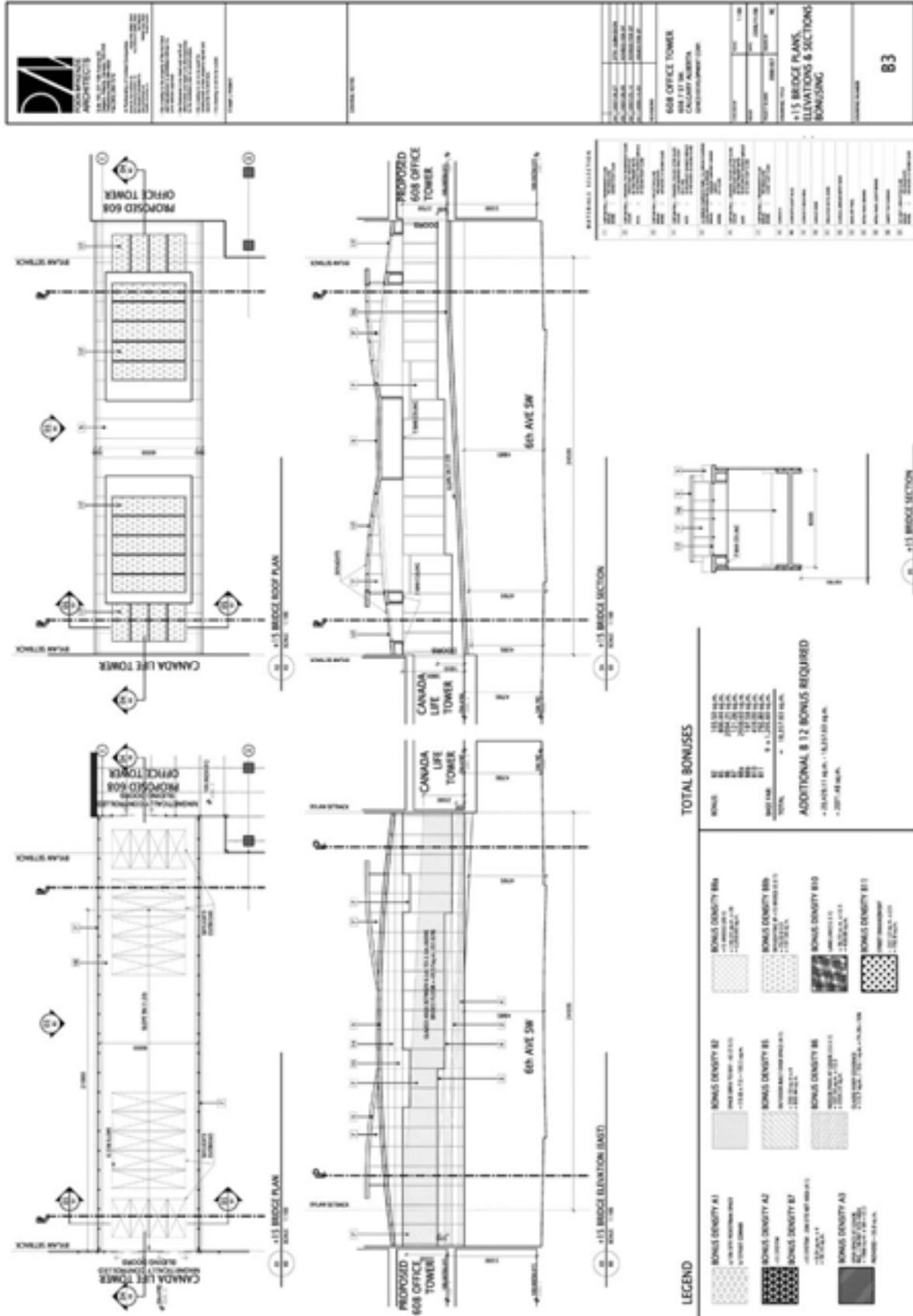
808 OFFICE TOWER
 808 1ST SW
 CALGARY, ALBERTA
 403-243-1111

SCALE: 1/8" = 1'-0"

MAIN LEVEL BONDING PLAN

81





NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	STEEL	1000	KG	1.20	1200.00
2	CONCRETE	500	M ³	150.00	75000.00
3	BRICK	10000	NO.	0.10	1000.00
4	GLASS	500	M ²	200.00	100000.00
5	PAINT	100	LITERS	10.00	1000.00
6	ROOFING	100	M ²	100.00	10000.00
7	MECHANICAL	100	NO.	100.00	10000.00
8	ELECTRICAL	100	NO.	100.00	10000.00
9	PLUMBING	100	NO.	100.00	10000.00
10	LANDSCAPE	100	NO.	100.00	10000.00
11	CONCRETE	500	M ³	150.00	75000.00
12	STEEL	1000	KG	1.20	1200.00
13	BRICK	10000	NO.	0.10	1000.00
14	GLASS	500	M ²	200.00	100000.00
15	PAINT	100	LITERS	10.00	1000.00
16	ROOFING	100	M ²	100.00	10000.00
17	MECHANICAL	100	NO.	100.00	10000.00
18	ELECTRICAL	100	NO.	100.00	10000.00
19	PLUMBING	100	NO.	100.00	10000.00
20	LANDSCAPE	100	NO.	100.00	10000.00

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	STEEL	1000	KG	1.20	1200.00
2	CONCRETE	500	M ³	150.00	75000.00
3	BRICK	10000	NO.	0.10	1000.00
4	GLASS	500	M ²	200.00	100000.00
5	PAINT	100	LITERS	10.00	1000.00
6	ROOFING	100	M ²	100.00	10000.00
7	MECHANICAL	100	NO.	100.00	10000.00
8	ELECTRICAL	100	NO.	100.00	10000.00
9	PLUMBING	100	NO.	100.00	10000.00
10	LANDSCAPE	100	NO.	100.00	10000.00

TOTAL BONUSES

BONUS	NO.	QTY	UNIT	PRICE	TOTAL
BONUS DENSITY A1	1	1000	KG	1.20	1200.00
BONUS DENSITY A2	2	500	M ³	150.00	75000.00
BONUS DENSITY A3	3	10000	NO.	0.10	1000.00
BONUS DENSITY A4	4	500	M ²	200.00	100000.00
BONUS DENSITY A5	5	100	LITERS	10.00	1000.00
BONUS DENSITY A6	6	100	M ²	100.00	10000.00
BONUS DENSITY A7	7	100	NO.	100.00	10000.00
BONUS DENSITY A8	8	100	NO.	100.00	10000.00
BONUS DENSITY A9	9	100	NO.	100.00	10000.00
BONUS DENSITY A10	10	100	NO.	100.00	10000.00
TOTAL					100000.00

ADDITIONAL BONUS REQUIRED

- + 20% OF TOTAL BONUS
- + 20% OF TOTAL BONUS
- + 20% OF TOTAL BONUS

LEGEND

BONUS DENSITY	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
BONUS DENSITY A1	STEEL	1000	KG	1.20	1200.00
BONUS DENSITY A2	CONCRETE	500	M ³	150.00	75000.00
BONUS DENSITY A3	BRICK	10000	NO.	0.10	1000.00
BONUS DENSITY A4	GLASS	500	M ²	200.00	100000.00
BONUS DENSITY A5	PAINT	100	LITERS	10.00	1000.00
BONUS DENSITY A6	ROOFING	100	M ²	100.00	10000.00
BONUS DENSITY A7	MECHANICAL	100	NO.	100.00	10000.00
BONUS DENSITY A8	ELECTRICAL	100	NO.	100.00	10000.00
BONUS DENSITY A9	PLUMBING	100	NO.	100.00	10000.00
BONUS DENSITY A10	LANDSCAPE	100	NO.	100.00	10000.00



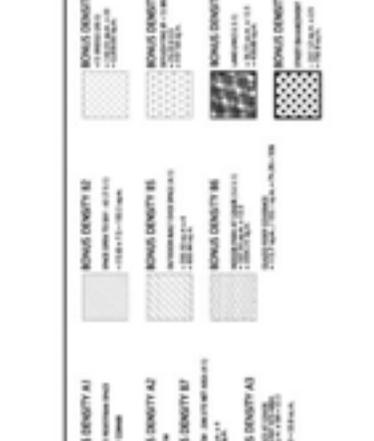
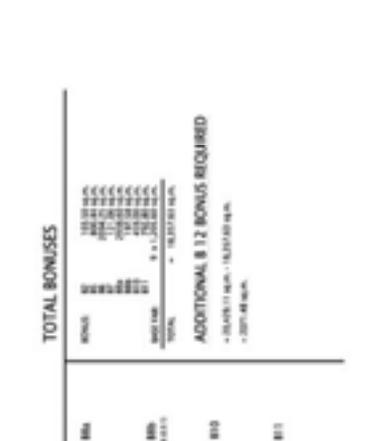
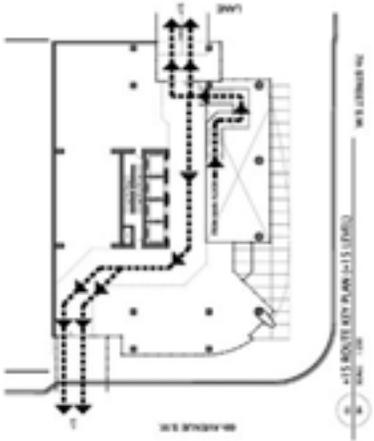
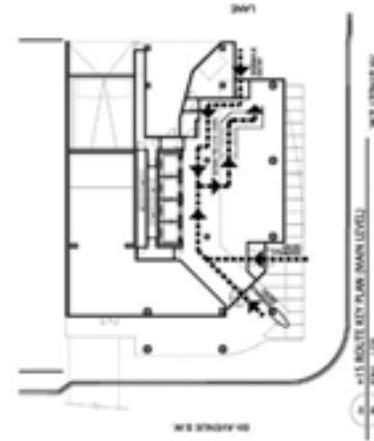
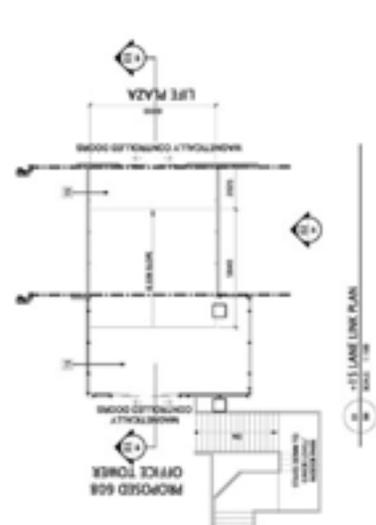
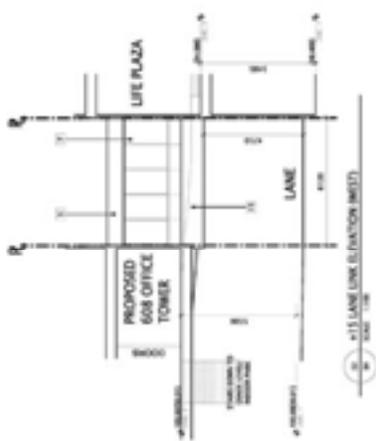
DA ARCHITECTS
 250-10000 16th Avenue SW
 Suite 1000
 Surrey, BC V4A 4L9
 Tel: 604-273-8888
 Fax: 604-273-8889
 Email: info@daarchitects.com

608 OFFICE TOWER
 608 137 St.
 Calgary, Alberta
 T2C 1S5

#15 LANE LINK PLAN, ELEVATION & SECTION BONDING & KEY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	2007-07-26	ISSUED FOR PERMIT
2	2007-07-26	REVISED PER CITY COMMENTS
3	2007-07-26	REVISED PER CITY COMMENTS
4	2007-07-26	REVISED PER CITY COMMENTS
5	2007-07-26	REVISED PER CITY COMMENTS
6	2007-07-26	REVISED PER CITY COMMENTS
7	2007-07-26	REVISED PER CITY COMMENTS
8	2007-07-26	REVISED PER CITY COMMENTS
9	2007-07-26	REVISED PER CITY COMMENTS
10	2007-07-26	REVISED PER CITY COMMENTS
11	2007-07-26	REVISED PER CITY COMMENTS
12	2007-07-26	REVISED PER CITY COMMENTS
13	2007-07-26	REVISED PER CITY COMMENTS
14	2007-07-26	REVISED PER CITY COMMENTS
15	2007-07-26	REVISED PER CITY COMMENTS
16	2007-07-26	REVISED PER CITY COMMENTS
17	2007-07-26	REVISED PER CITY COMMENTS
18	2007-07-26	REVISED PER CITY COMMENTS
19	2007-07-26	REVISED PER CITY COMMENTS
20	2007-07-26	REVISED PER CITY COMMENTS
21	2007-07-26	REVISED PER CITY COMMENTS
22	2007-07-26	REVISED PER CITY COMMENTS
23	2007-07-26	REVISED PER CITY COMMENTS
24	2007-07-26	REVISED PER CITY COMMENTS
25	2007-07-26	REVISED PER CITY COMMENTS
26	2007-07-26	REVISED PER CITY COMMENTS
27	2007-07-26	REVISED PER CITY COMMENTS
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29	2007-07-26	REVISED PER CITY COMMENTS
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46	2007-07-26	REVISED PER CITY COMMENTS
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48	2007-07-26	REVISED PER CITY COMMENTS
49	2007-07-26	REVISED PER CITY COMMENTS
50	2007-07-26	REVISED PER CITY COMMENTS



TOTAL BONUSES

BONUS	AREA (SQ. FT.)	AREA (SQ. M.)
BONUS DENSITY A1	120,000	11,148
BONUS DENSITY A2	120,000	11,148
BONUS DENSITY B1	120,000	11,148
BONUS DENSITY B2	120,000	11,148
BONUS DENSITY B3	120,000	11,148
BONUS DENSITY B4	120,000	11,148
BONUS DENSITY B5	120,000	11,148
BONUS DENSITY B6	120,000	11,148
BONUS DENSITY B7	120,000	11,148
BONUS DENSITY B8	120,000	11,148
BONUS DENSITY B9	120,000	11,148
BONUS DENSITY B10	120,000	11,148
BONUS DENSITY B11	120,000	11,148
BONUS DENSITY B12	120,000	11,148
TOTAL	1,440,000	133,776

ADDITIONAL 8 1/2 BONUSES REQUIRED

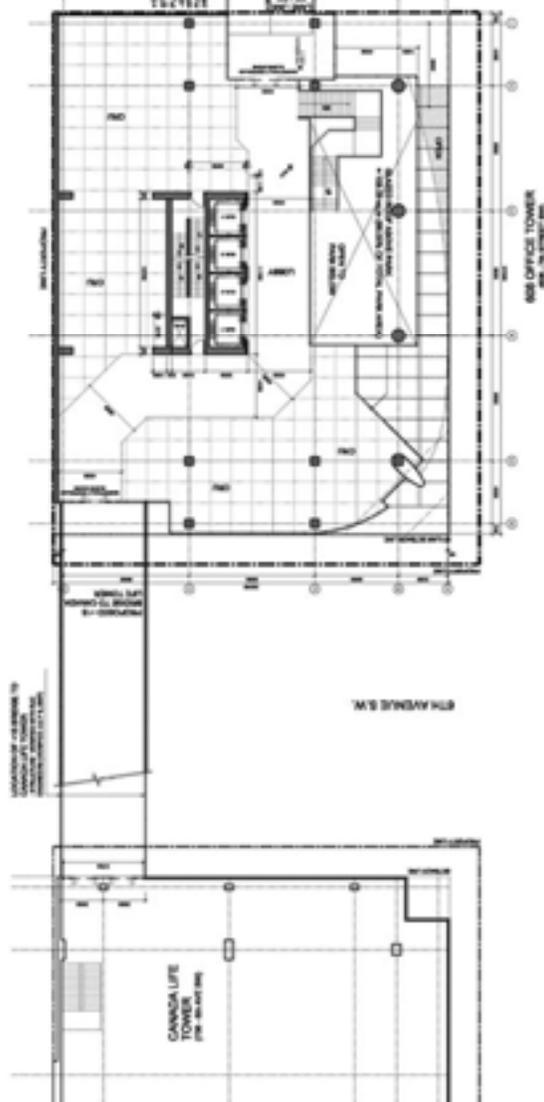
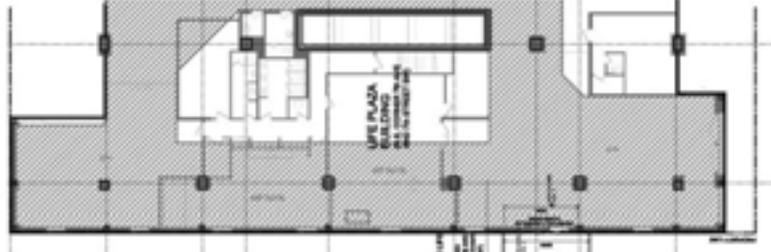
• 20,000 SQ. FT. (1,858 SQ. M.)

• 200% AB MAX.

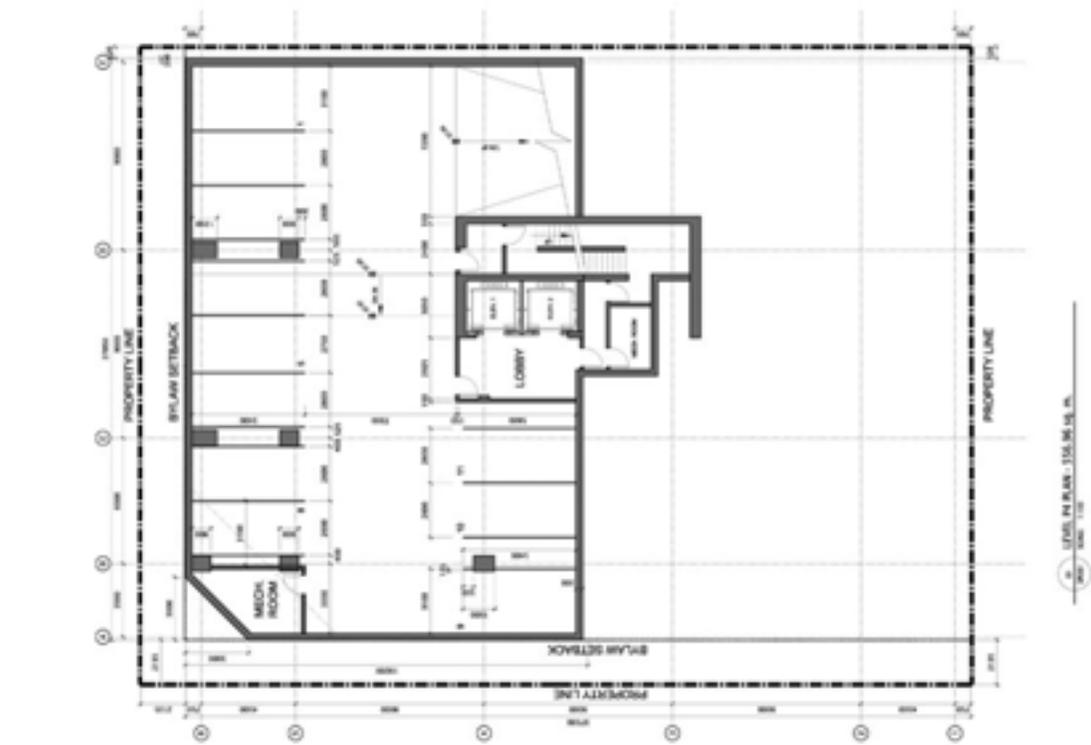
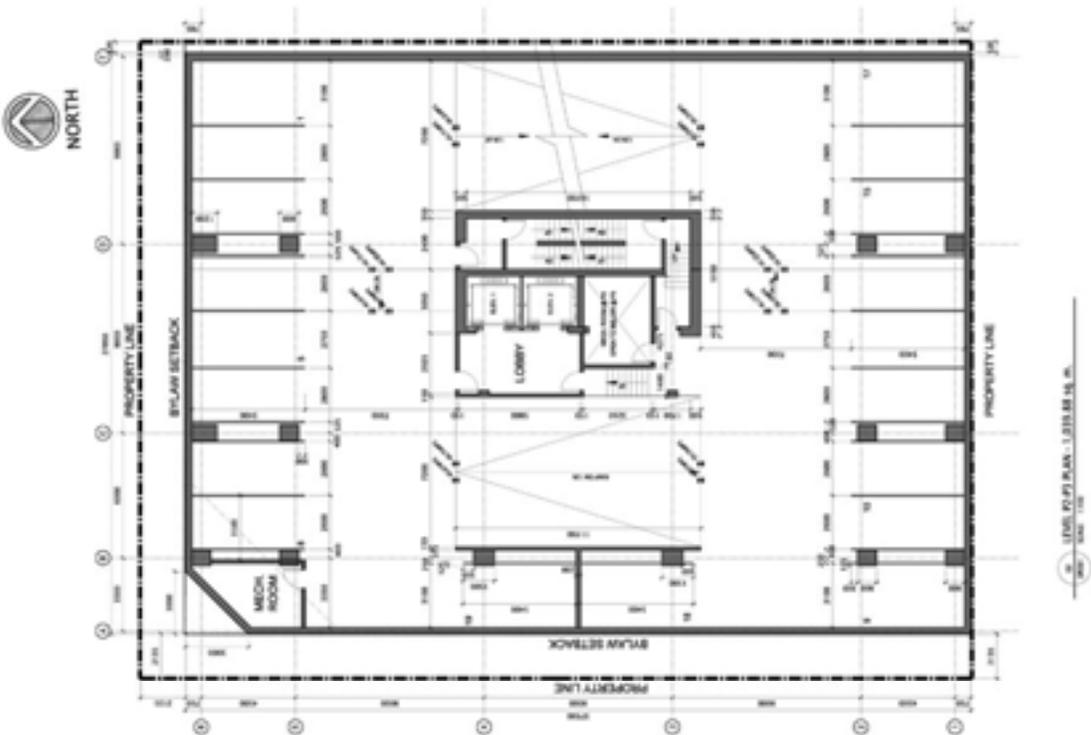
LEGEND

BONUS DENSITY	AREA (SQ. FT.)	AREA (SQ. M.)
BONUS DENSITY A1	120,000	11,148
BONUS DENSITY A2	120,000	11,148
BONUS DENSITY B1	120,000	11,148
BONUS DENSITY B2	120,000	11,148
BONUS DENSITY B3	120,000	11,148
BONUS DENSITY B4	120,000	11,148
BONUS DENSITY B5	120,000	11,148
BONUS DENSITY B6	120,000	11,148
BONUS DENSITY B7	120,000	11,148
BONUS DENSITY B8	120,000	11,148
BONUS DENSITY B9	120,000	11,148
BONUS DENSITY B10	120,000	11,148
BONUS DENSITY B11	120,000	11,148
BONUS DENSITY B12	120,000	11,148

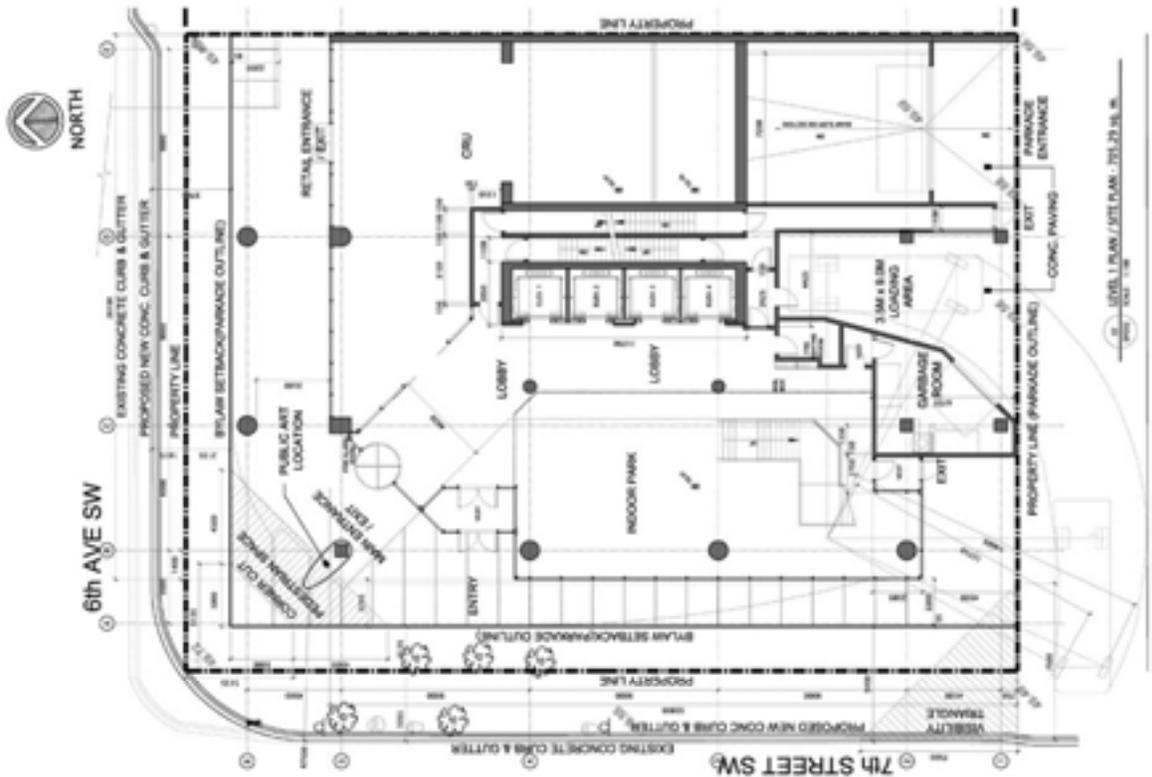
 <p>DA ARCHITECTS 200, 10th Avenue S.W., Suite 100 Calgary, Alberta T2P 1G7 Tel: (403) 243-1111 Fax: (403) 243-1112 Email: info@da.ca Website: www.da.ca</p>	<p>DATE: 07/26/07 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: [Number]</p>	<p>858 OFFICE TOWER 858 11th SW, CALGARY, ALBERTA T2P 1G7</p>	<p>NO. SHEETS: 115 SHEET NO.: 85</p>
			<p>858 OFFICE TOWER BRIDGE & LAKE LINK LOCATION</p>



 <p>DA ARCHITECTS 250, 100 STREET, SUITE 100 CALGARY, ALBERTA T2C 1E9 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW.DAARCHITECTS.COM</p>	<p>PROJECT NO. 2006-4323 SHEET NO. DP201 DATE: 2006-07-26</p>	<p>OWNER: 588 OFFICE TOWER 588 1ST SW CALGARY, ALBERTA T2C 1E9</p>	<p>SCALE: AS SHOWN</p>	<p>LEVEL P2 - P3 & P4 PLANS</p>	<p>DP201</p>

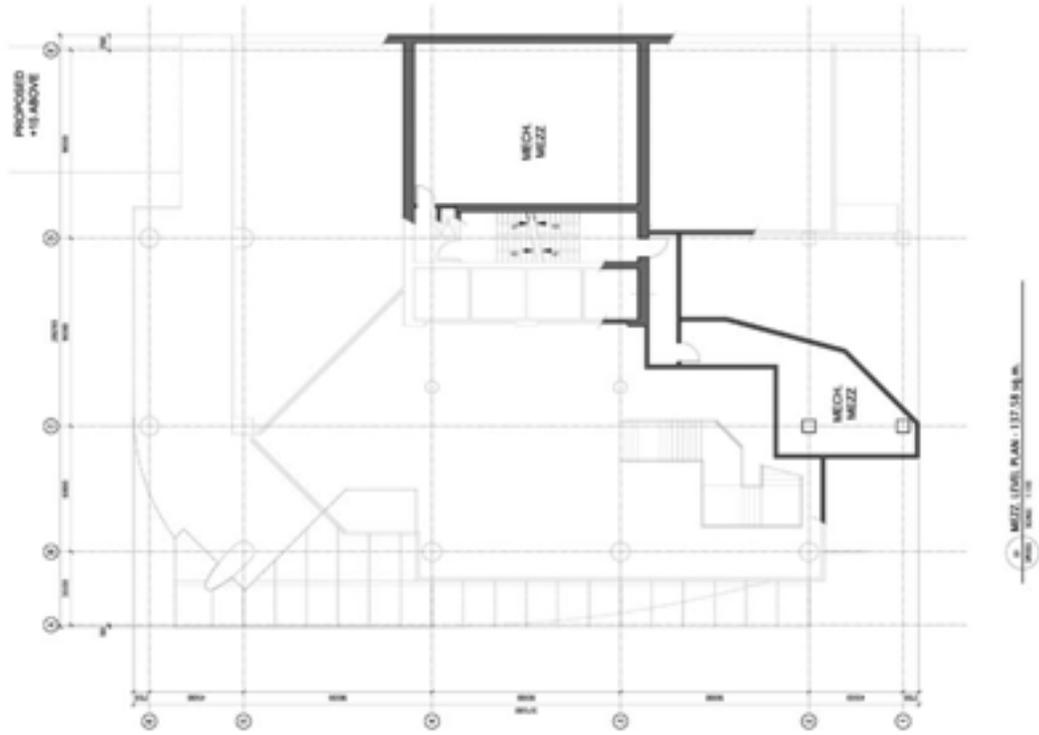
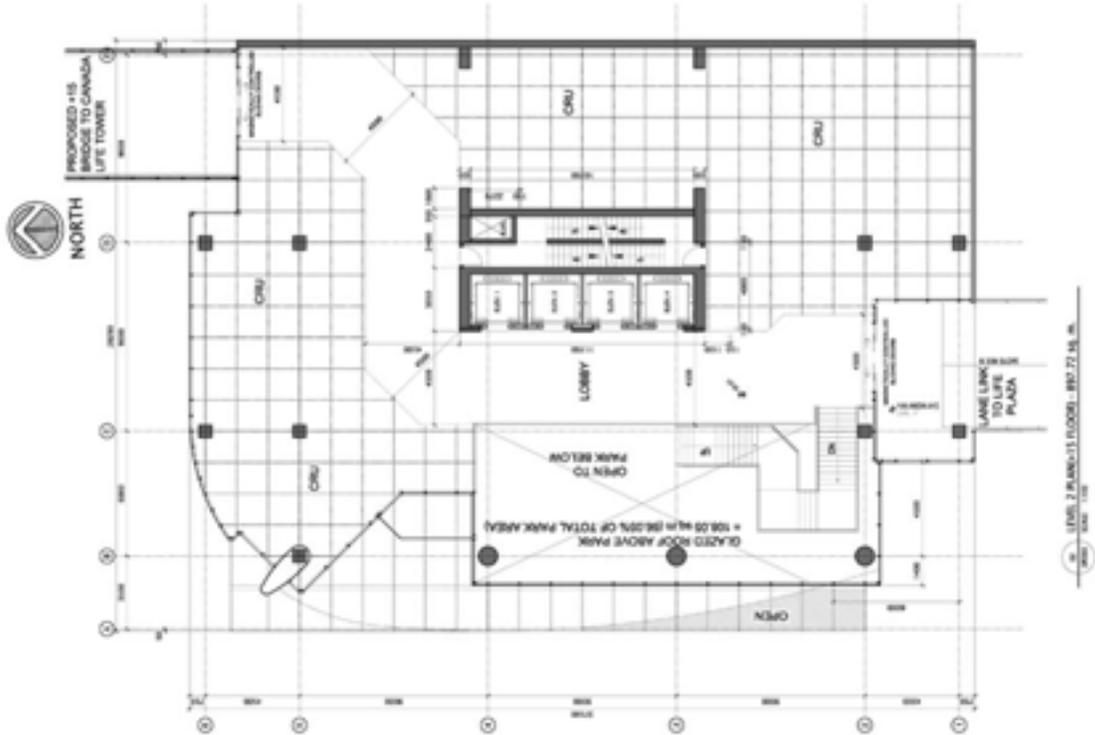


 <p>DA ARCHITECTS 2500 WESTERN AVENUE SUITE 100 CALGARY, ALBERTA T2C 1K5 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW.DAARCHITECTS.COM</p>	<p>DATE: 07/26/07 DRAWN: [Name] CHECKED: [Name] PROJECT NO: [Number] SHEET NO: [Number]</p>	<p>588 OFFICE TOWER 588 1ST SW CALGARY, ALBERTA T2C 1K5</p>	<p>LEVEL P1 & LEVEL P2 PLANS (SITE PLAN)</p>	<p>DP202</p>



LEVEL P1 PLAN - 1:319.88 IN. W. 1/8" = 1'-0"

 <p>DA ARCHITECTS 250, 100 STREET, SUITE 100 CALGARY, ALBERTA T2C 1E9 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW.DAARCHITECTS.COM</p>	<p>PROJECT NO. DP2006-4323 SHEET NO. 111-15 (OF 111) DATE: 07/26/07</p>	<p>OWNER: S&B OFFICE TOWER 500 137 AVE. CALGARY, ALBERTA T2C 1E9</p>	<p>MEZZ LEVEL & LEVEL 2 PLANS (1-15 FLOOR)</p>	<p>DP203</p>



 <p>DA ARCHITECTS 250, 100 STREET, S.W. CALGARY, ALBERTA T2C 1E9 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW.DAARCHITECTS.COM</p>	<p>PROJECT NO. 2006-4323 SHEET NO. DP204 DATE 07/26/07</p>	<p>OWNER PROJECT LOCATION DRAWN BY CHECKED BY DATE</p>	<p>500 OFFICE TOWER 500 137 ST. CALGARY ALBERTA T2C 1E9</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>LEVEL 3 & LEVEL 4 PLANS</p>	<p>DP204</p>

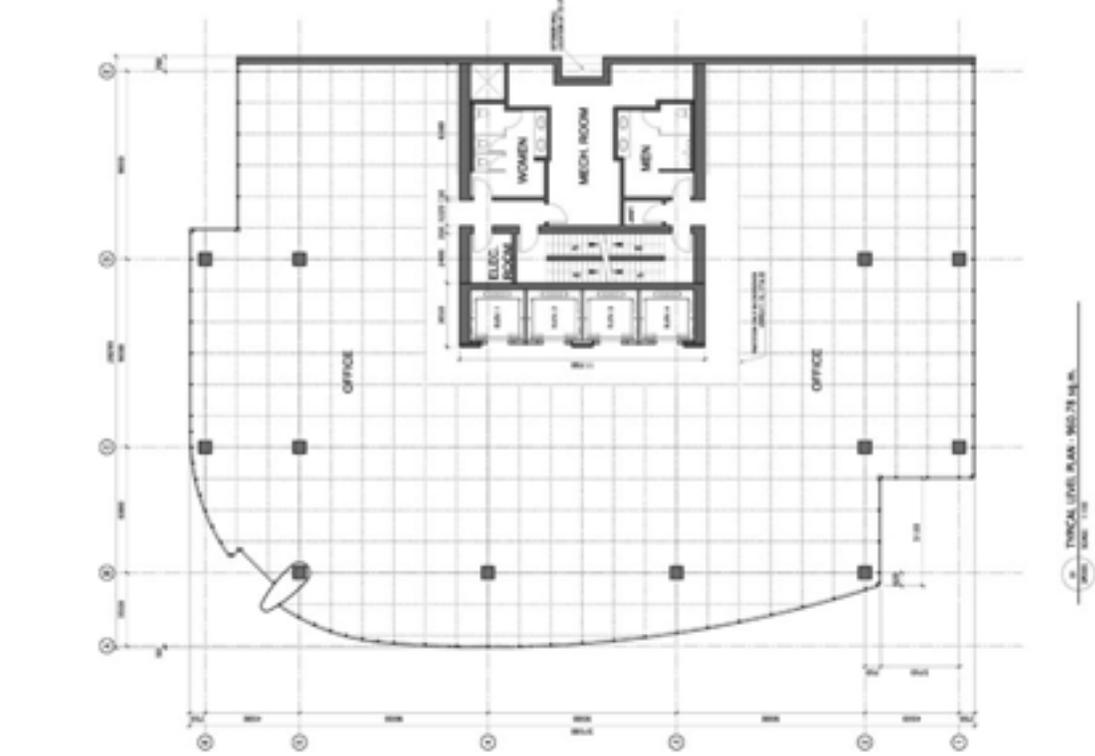


LEVEL 3 PLAN - 2006-4323, 1/8" = 1'-0"

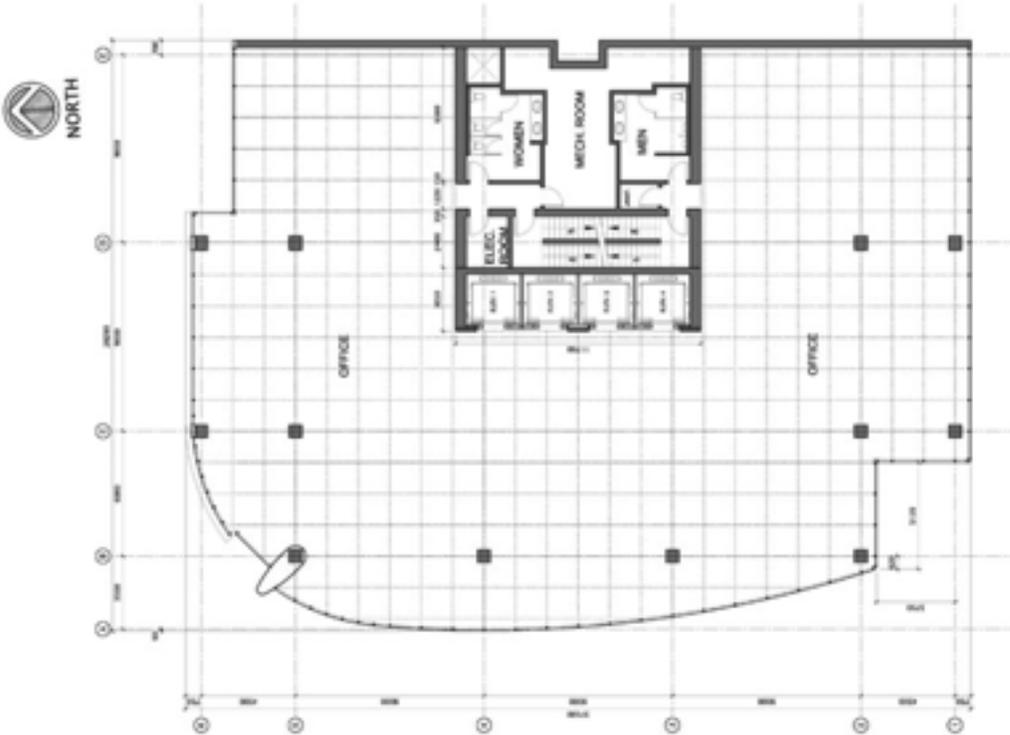


LEVEL 4 PLAN - 2006-4323, 1/8" = 1'-0"

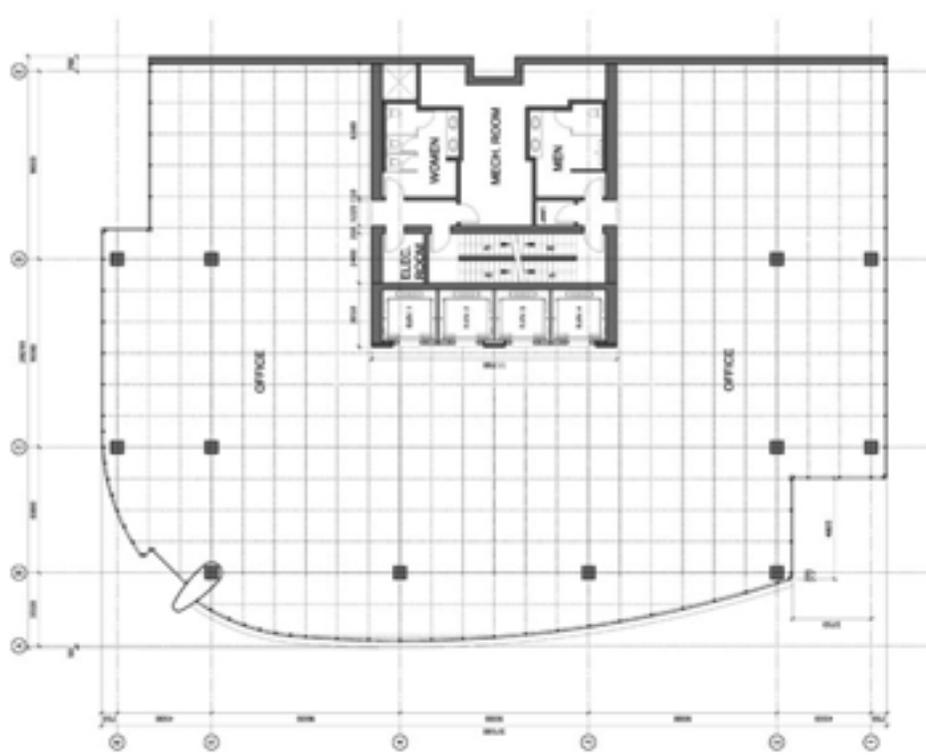
 <p>DA ARCHITECTS 250, 100 STREET, S.W. CALGARY, ALBERTA T2C 1E9 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW.DAARCHITECTS.COM</p>	<p>PROJECT NO. 2006-4323 SHEET NO. DP205 DATE 07/26/07</p>	<p>SCALE: AS SHOWN</p>	<p>DATE: 07/26/07</p>	<p>BY: [Signature]</p>	<p>CHECKED BY: [Signature]</p>	<p>APPROVED BY: [Signature]</p>	<p>CLIENT: 888 OFFICE TOWER 888 1ST SW CALGARY ALBERTA T2C 1E9</p>	<p>PROJECT NO. 2006-4323 SHEET NO. DP205 DATE 07/26/07</p>	<p>TYPICAL LEVEL PLAN & TYPICAL LEVEL PLAN ABOVE LEVEL 135</p>	<p>DP205</p>



 <p>DA ARCHITECTS 250, 100 STREET, SUITE 100 CALGARY, ALBERTA T2C 1E9 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW.DAARCHITECTS.COM</p>	<p>PROJECT NO. 2006-4323 SHEET NO. 101 DATE: 2007-07-26</p>	<p>OWNER: 588 OFFICE TOWER 588 101 ST. CALGARY, ALBERTA T2C 1E9</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>LEVEL 6 & 17 AND LEVEL 9 PLANS</p>	<p>DP206</p>

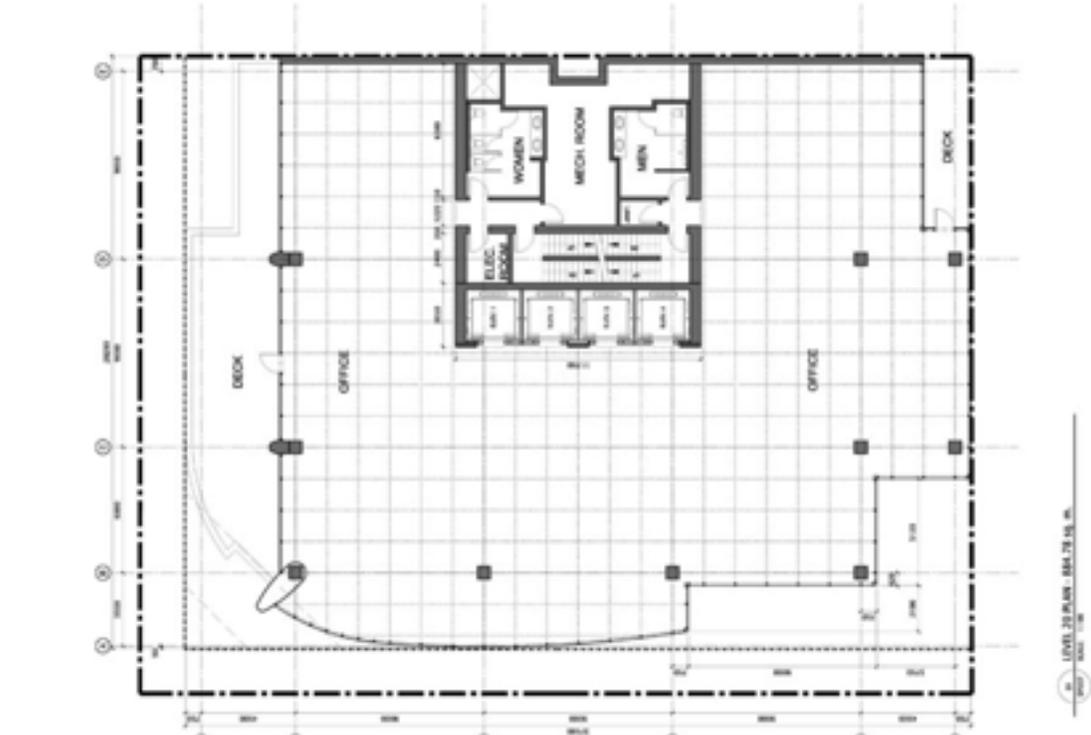
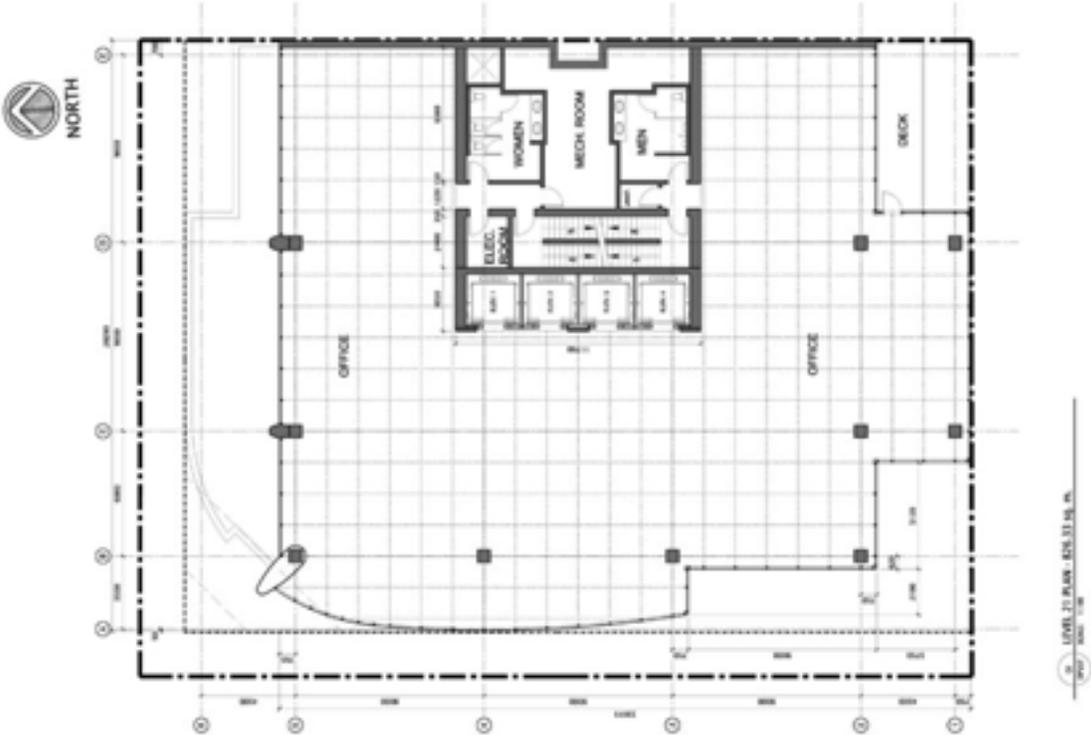


LEVEL 9 PLAN: 951.95.15.05.05
 2007-07-26

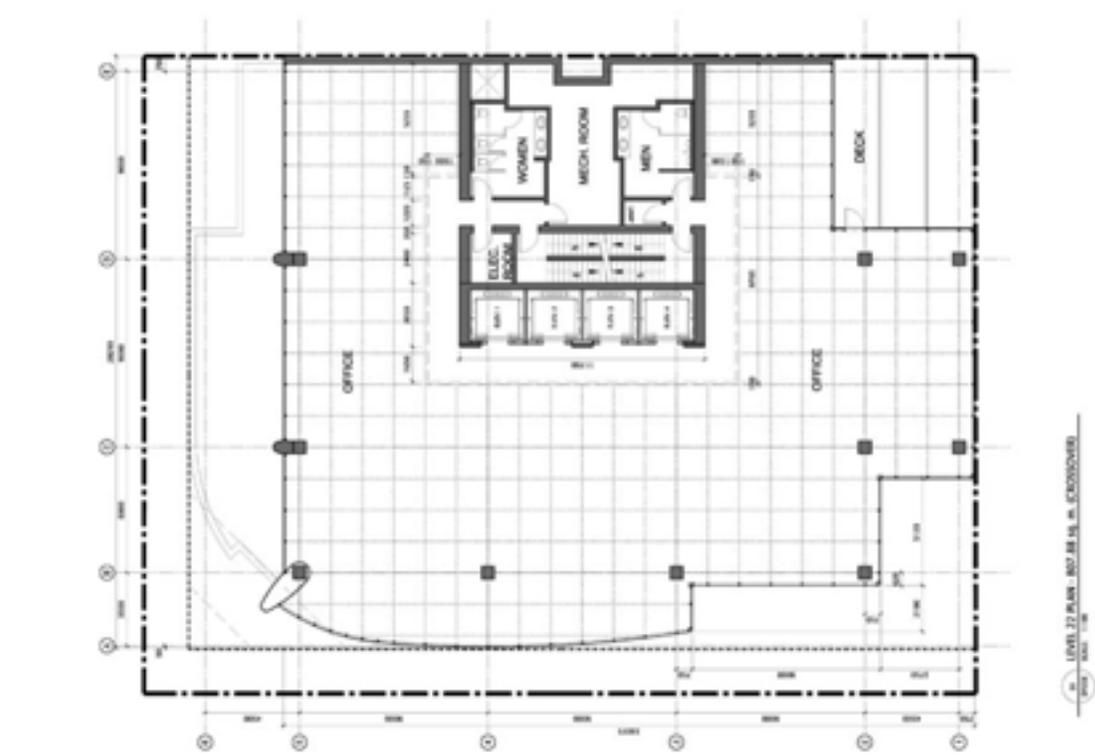
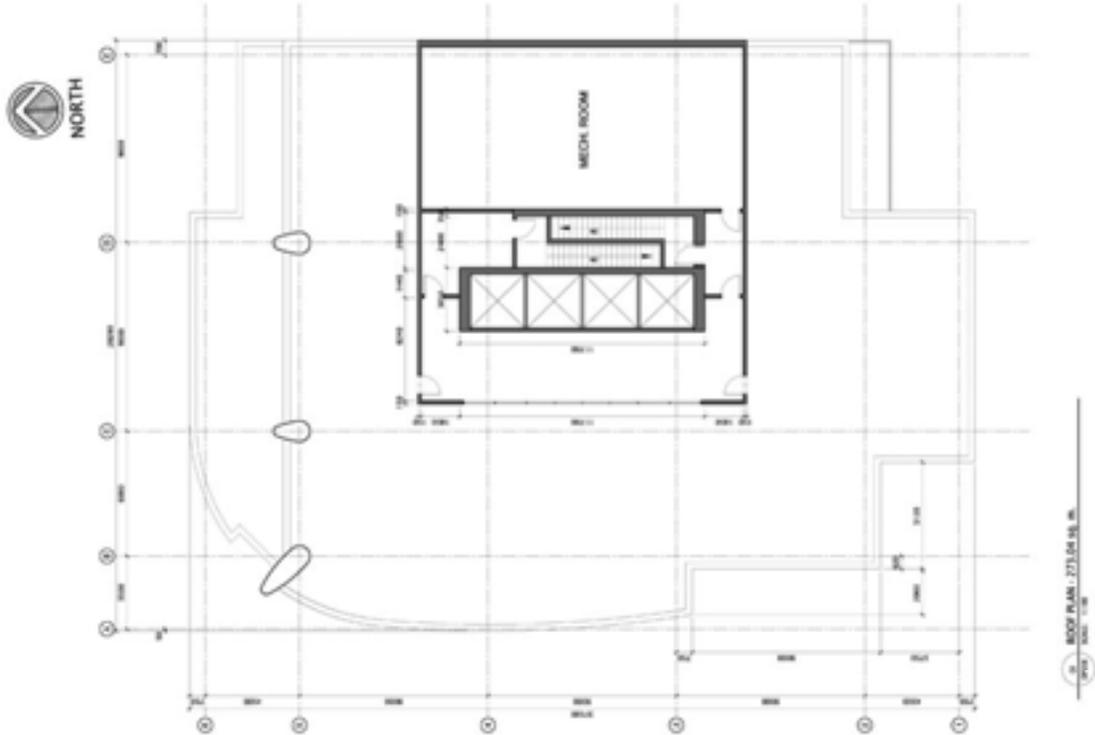


LEVEL 6 & 17 PLAN: 951.95.15.05.05
 2007-07-26

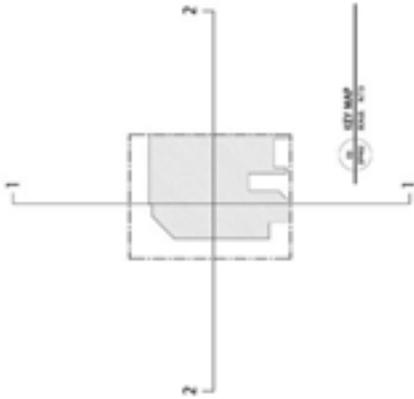
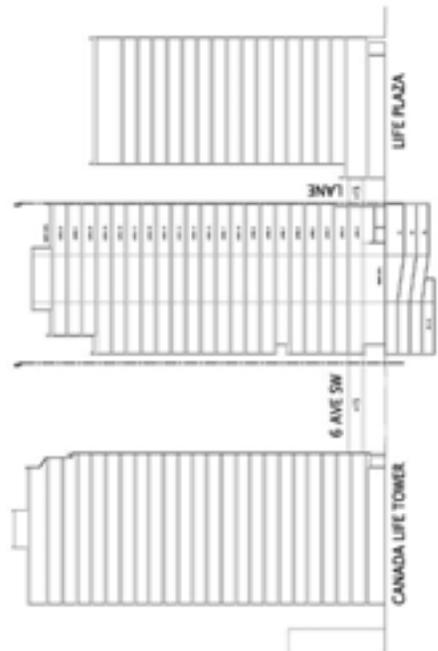
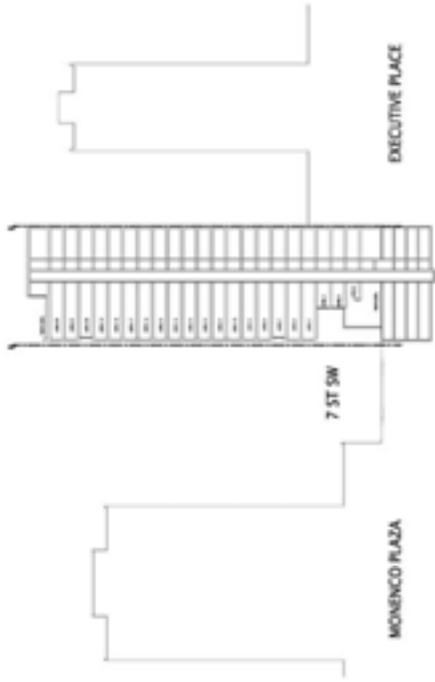
 <p>DA ARCHITECTS 250, 100 STREET, SUITE 100 CALGARY, ALBERTA T2C 1E1 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW.DAARCHITECTS.COM</p>	<p>PROJECT NO. DP2006-4323 SHEET NO. DP207 DATE: 2006.07.26</p>	<p>OWNER: S&B OFFICE TOWER 500 137 ST. CALGARY, ALBERTA T2C 1E1</p>	<p>LEVEL 20 & LEVEL 21 PLANS</p>	<p>DP207</p>



 <p>DA ARCHITECTS 250, 100 STREET, SUITE 100 CALGARY, ALBERTA T2C 1E1 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW.DAARCHITECTS.COM</p>	<p>PROJECT NO. 2006-4323 SHEET NO. DP208 DATE: 2007-07-26</p>	<p>CLIENT: NAB OFFICE TOWER 500 137 ST. CALGARY, ALBERTA T2C 1E1</p>	<p>DESIGNED BY: [] DRAWN BY: [] CHECKED BY: [] APPROVED BY: []</p>	<p>LEVEL 27 & ROOF PLANS</p>	<p>DP208</p>



 DA ARCHITECTS 100 PAVILLION BLVD SUITE 100 VANCOUVER, BC V6E 2V4 TEL: 604.681.1111 FAX: 604.681.1112 WWW.DAARCHITECTS.COM	PROJECT NO. DP2006-4323 SHEET NO. DP402 DATE: 2007.07.26	USE OFFICE TOWER 100 PAVILLION BLVD VANCOUVER, BC SHEET NO. DP402	SITE SECTIONS SECTION 1 SECTION 2 SECTION 3 SECTION 4 SECTION 5 SECTION 6 SECTION 7 SECTION 8 SECTION 9 SECTION 10 SECTION 11 SECTION 12 SECTION 13 SECTION 14 SECTION 15 SECTION 16 SECTION 17 SECTION 18 SECTION 19 SECTION 20 SECTION 21 SECTION 22 SECTION 23 SECTION 24 SECTION 25 SECTION 26 SECTION 27 SECTION 28 SECTION 29 SECTION 30 SECTION 31 SECTION 32 SECTION 33 SECTION 34 SECTION 35 SECTION 36 SECTION 37 SECTION 38 SECTION 39 SECTION 40 SECTION 41 SECTION 42 SECTION 43 SECTION 44 SECTION 45 SECTION 46 SECTION 47 SECTION 48 SECTION 49 SECTION 50 SECTION 51 SECTION 52 SECTION 53 SECTION 54 SECTION 55 SECTION 56 SECTION 57 SECTION 58 SECTION 59 SECTION 60 SECTION 61 SECTION 62 SECTION 63 SECTION 64 SECTION 65 SECTION 66 SECTION 67 SECTION 68 SECTION 69 SECTION 70 SECTION 71 SECTION 72 SECTION 73 SECTION 74 SECTION 75 SECTION 76 SECTION 77 SECTION 78 SECTION 79 SECTION 80 SECTION 81 SECTION 82 SECTION 83 SECTION 84 SECTION 85 SECTION 86 SECTION 87 SECTION 88 SECTION 89 SECTION 90 SECTION 91 SECTION 92 SECTION 93 SECTION 94 SECTION 95 SECTION 96 SECTION 97 SECTION 98 SECTION 99 SECTION 100	DP402



March 5, 2007



The City of Calgary
Development Circulation Controller
Development and Building Approvals #8073
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Attn: Dwayne Drobot

Dear Dwayne:

Re: DP 2006-4323: Genco #2

The Calgary Downtown Association (CDA) Urban Development Committee has reviewed the proposal and attended a presentation by Poon McKenzie Architects for the above-mentioned project. We are pleased that this site is going to be developed, further enhancing the vitality of the Downtown core.

We liked the project over-all, especially the following items:

- Embedded LED lights, illuminating trees
- Lighting from third level, illuminating the arcade below
- Proposed food court

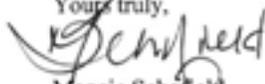
We would support a patio on the 7th street side of the project to enhance street life. Additionally we would like the developer to consider a mural on the back of the building, as it appears very flat and unappealing as presented.

Our only concern is with the canopy of trees proposed on 7th Street. When the trees are in leaf they may shade the pedestrian area too much, providing dark places to hide. We would encourage the developer to evaluate the possibility of sculpture on the street which would provide beauty year round in a safer environment.



I trust our comments will be useful and we look forward to an update on the project as details are finalized. Feel free to contact me at 215-1565 should you wish to discuss the project further.

Yours truly,



Maggie Schofield
Executive Director

Cc: CDA UDC
R. Poon, Poon McKenzie Architects



ITEM NO. : 1
(1:30 pm)

Dwayne Drobot

COMMUNITY:

DOWNTOWN COMMERCIAL CORE

FILE NUMBER:

DP2006-4323

MUNICIPAL ADDRESS:

608 – 7 Street SW

APPLICANT:

Poon McKenzie Architects

DESCRIPTION:

Commercial Building
Bedi Office Tower

Absent: Martin Jones

Comments Provided by the Panel:

- The plans and the presentation drawings differ significantly. Subsequent submissions to the Panel and/or Calgary Planning Commission should be fully coordinated prior to meeting;
- The NW corner entry to the building should be more clearly defined/celebrated;
- The public realm should be enhanced through a stronger visual connection from the atrium to the street exterior. The applicant should therefore consider the following:
 - glass on the atrium should be as transparent/colorless/non reflective as practically possible;
 - the glass should go to street level;
 - glazed south wall opposite exterior stair and possible secondary entrance; and
 - a common design language (e.g. benches/furniture, paving/flooring materials) between the interior garden and the exterior streetscape on 7 Street should be incorporated;
- The exterior stair should be more obviously connected to the +15 system by more strongly articulating the bridge form and its connection to the stair form and the public plaza at grade level;
- Class 2 bike racks should be provided in sufficient numbers and convenient location(s) to prevent the public and couriers from using trees on the site to lock their bikes;

- The 7 ft. (2.134m) set-back has been identified on the plans for “road-widening”. This setback should be consistently identified as being for public realm improvements;
- The dynamic existing condition created by the art sign will be a loss to this site. The applicant is encouraged to incorporate such an element into the new project elsewhere on site;
- The constrained site necessitates a solid (party) wall on the east side. This should be treated with upgraded materials and/or finish(es) and/or graphic(s), as it will be highly visible; and
- Public art should be incorporated in the main entry plaza, as well as, in the SE corner of the atrium or in another prominent location on site.