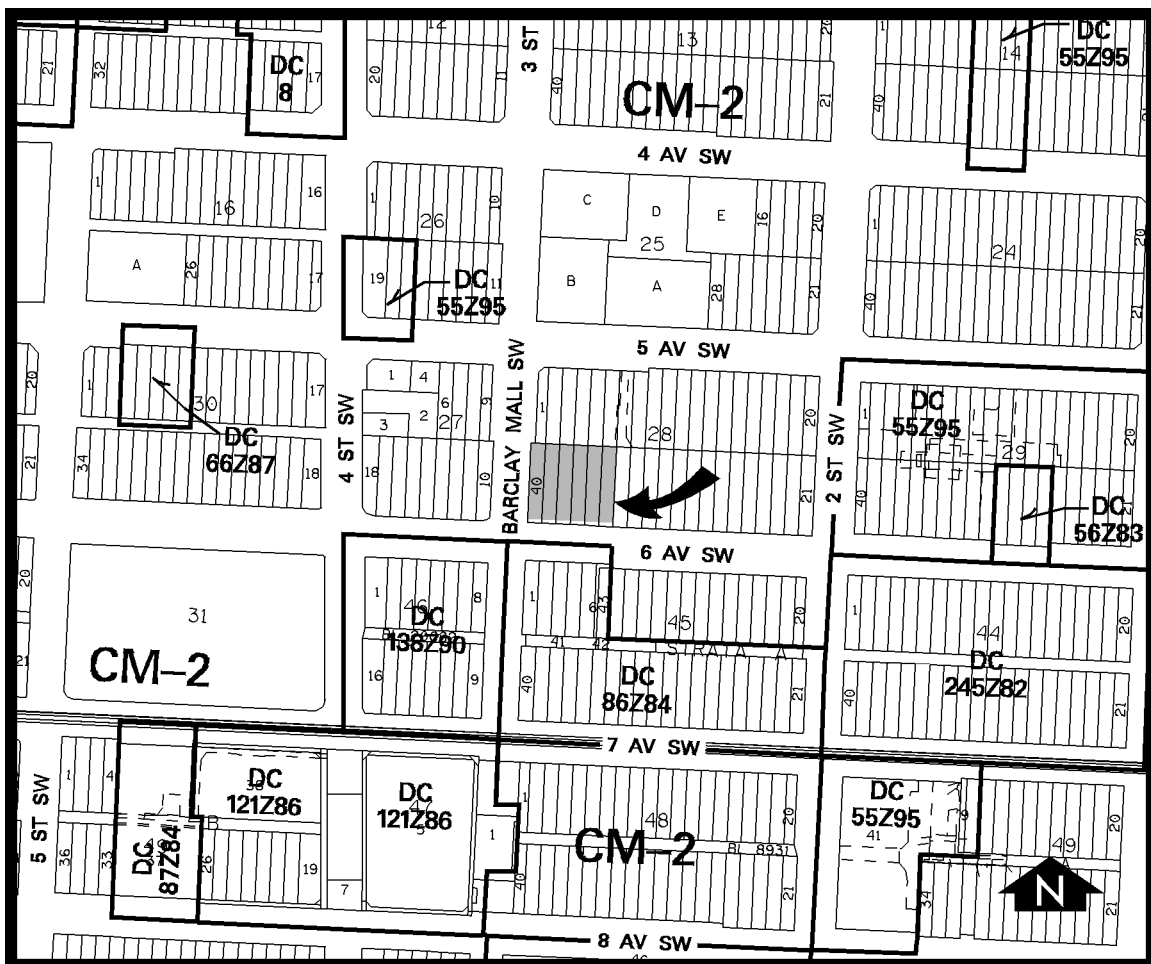


# REPORT TO THE CALGARY PLANNING COMMISSION

<b>DEVELOPMENT PERMIT</b>	<b>ITEM NO: 3</b>
	CPC DATE: 2005 July 14
	<b>DP NO:</b> DP2005-1178

## DOWNTOWN COMMERCIAL CORE (Ward 7 – Alderman Farrell)



PROPOSAL: Office Building (including commercial uses at grade and on +15 level)

APPLICANT: Gibbs Gage Architects	OWNER: 1096180 Alberta Ltd.
MUNICIPAL ADDRESS: 318 & 332 6 Avenue SW	LEGAL DESCRIPTION: Plan C; Block 28 ; Lots 35 - 40 (Map 15C)
EXISTING LAND USE DISTRICT(S): CM-2 Downtown Business District	
AREA OF SITE: 0.20 ha ± (0.48 ac ±)	
CURRENT DEVELOPMENT: vacant	

ADJACENT DEVELOPMENT:

NORTH: CM-2 Downtown Business District – office and retail;

SOUTH: Direct Control (DC86Z84) – financial institution, office, retail;

EAST: CM-2 Downtown Business District – surface parking lot; and

WEST: CM-2 Downtown Business District – office and retail.

**SITE CHARACTERISTICS:** flat topography.

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	in accordance with the bonus provisions of the CM-2 district	11.49 FAR	none
A3 Open Space At Grade	5% of net site area (88.4 m2)	9.5 m2	- 78.9 m2 (- 89%)
FLOOR AREAS		Total: 22,436 m2 Office: 20,135 m2 Commercial: 2,301m2	
PARKING	max. 50% of required stalls on site (69 stalls)	70 stalls	1 stall surplus

<b>DEVELOPMENT SUMMARY</b>			
<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
<b>SUNLIGHT ON PUBLIC SPACES</b>	Sunlight on Barclay Mall protected on September 21, 12:30 – 1:30 p.m. MDT	not impacted by proposed development	none
<b>EXTERIOR FINISH MATERIALS</b> <b>Walls:</b> Aluminium curtain wall system, clear anodized aluminium panels, steel/glass canopies <b>Windows:</b> clear glazing at grade and +15 level, tinted vision glazing and spandrel panels in various shades of blue at office levels			

<b>SUMMARY OF CIRCULATION REFEREES</b>	
<b>CORPORATE PLANNING APPLICATIONS GROUP</b>	see Conditions of Approval below
<b>CPTED ASSESSMENT</b> Crime Prevention Through Environmental Design	Comments received. Main areas of concern are addressed in current drawings.
<b>ENVIRONMENTAL MANAGEMENT</b>	Site has been previously subject to remediation.
<b>URBAN DESIGN REVIEW COMMITTEE</b>	see comments in Appendix III
<b>SPECIAL REFEREE(S)</b> (Calgary Downtown Association)	see comments in Appendix IV

## PLANNING EVALUATION

### Introduction

This application is for a 15 storey commercial building in the Downtown Commercial Core, consisting of 2 split levels of underground parking, commercial uses at grade and at the +15 level, and 13 storeys for offices. The 241,499sf (22,436m<sup>2</sup>) development is proposed for the corner site at 6 Avenue SW and Barclay Mall, previously occupied by the YMCA building which was demolished in 2004.

### Land Use District

Development on the site is guided by the CM-2 Downtown Business District, permitting offices, retail and other commercial uses, with which the application complies. 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 8.77 FAR.

The overall density achieved is 11.49 FAR. The following table illustrates how areas have been apportioned to the various bonus categories:

<b>BONUS</b>	<b>BONUS AREA</b>	<b>F.A.R.</b>
A1-A3 (Mandatory) <i>at grade open space &amp; ped. circulation +15 provisions</i>	Provided (small site)	<b>8.77</b>
B2. <i>Other at grade space</i>	265 m2	0.14
B5. <i>Outdoor built-over Space</i>	1400 m2	0.72
B7. <i>+15 walkway enhancement</i>	388 m2	0.20
B9. <i>Escalators to +15 level</i>	1500 m2	0.77
B11. <i>Adjacent right of way improve's</i>	1375 m2	0.70
<b>F.A.R. (A + B)</b>		<b>11.30</b>
C2. <i>Contribution to Improvement Fund</i>	378 m2	0.19
<b>TOTAL F.A.R. allowable (A + B + C)</b>		<b>11.49</b>

The proposed density is considered appropriate given the location of the project and the type and amount of features that qualify as public amenities.

The provision of additional plaza space at grade as envisioned by the bylaw and required under the A3 bonus is not necessarily considered to contribute to an active building edge with visual interest for pedestrians. The application provides appropriately dimensioned sidewalks with additional arcaded areas along both street frontages. A relaxation of the bylaw requirement is therefore recommended.

The applicant had initially requested to consider a vertical "light sculpture" at the corner of Barclay Mall and 6 Avenue SW as a public art feature under the B12(a) bonus category. Preliminary estimates by the applicant indicate a construction cost for this feature in the order of \$300,000 while the bonus value of public art to achieve the remaining 0.19 FAR (378 m2) would only be around \$75,000. Although the light sculpture is recognized as an important architectural feature to create a very unique and memorable corner design, several aspects of the proposal do not meet the performance criteria for "public art" as required by bylaw 2P80, i.e. created by artists recognized in their field, selected by the Sculpture Advisory Committee following a competition, and not being an integral part of the architecture of a building. Currently the bonus system does not allow for the recognition of design quality or positive features to establish density on a site. For these reasons it is recommended that the allowable density instead be achieved through a monetary contribution to the Downtown Improvement Fund under the C2 bonus category, which would require a payment in the order of \$45,000 per current rates.

A shadow study provided by the applicant demonstrates that the protected area on Barclay Mall is not impacted by the proposal during the dates and times required by bylaw 2P80.

### Legislation & Policy

The Core Area Policy Brief (1982) allows for this site - within the Commercial Core Zone 1 - for a full range of commercial, institutional and residential uses. Density is to be determined through application of the bonus system with associated mandatory features and optional on-site amenities. The proposed project complies with this policy direction.

The subject site is also located within the +15 Policy area boundary. The proposed development will connect to the existing +15 corridors and provide the standard +15 requirements, e.g. pedestrian oriented and active uses at the +15 level and elevator, escalator and stair connections from grade. Since both adjacent +15 corridors to the north and east are located on adjacent properties, the applicant will be required to negotiate with the adjacent landowners to allow for a connection.

### **Site Context**

The site is surrounded by mid to high-rise commercial buildings, including the First Canadian Centre tower to the south across 6 Avenue, the Bank of Canada to the west and BP House directly north. Adjacent to the east is a vacant commercial site, used as a surface parking lot. Adjacent to the north and to the east of the proposal are existing +15 connections with bridges across 6 Avenue and Barclay Mall.

As this particular precinct near the geometric centre of the downtown is also considered the centre of activity by the business community, a signature building as proposed will make an important contribution at this key location.

### **Site Layout & Building Design**

The character defining design features of the proposed building include:

- a two storey pedestrian arcade with recessed glass walls, providing a frontage for restaurant/retail uses and entry lobby at grade as well as commercial uses at the +15 level;
- two slightly outwards leaning glass façades facing Barclay Mall and 6 Avenue with "Mondrian inspired" colour patterns; and
- a distinct recessed building corner with diagonal girder elements and a 15 storey high light sculpture.

The orientation of the vehicular site access on this laneless block towards 6 Avenue allows for pedestrian oriented restaurant or retail uses on the Barclay Mall side with the potential for outdoor patio areas. Steel and glass canopies that are reaching out into the public sidewalks provide for shelter and a transition of the building height to a pedestrian scale. At the high frequency and high customer volume bus zone along 6 Avenue a canopy will provide for an integrated transit waiting area.

A CPTED (Crime Prevention Through Environmental Design) review by the Calgary Police Service did not reveal any major safety concerns. Issues around a building recess at the northwest building edge at grade, which created a hidden area, and with respect to washroom access at the +15 level were addressed during the review of the application. The remaining recommendations will be addressed prior to release of the development permit.

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

Provide some street trees on 6 <sup>th</sup> Avenue.	Conflicts with requirements for Transit bus zone, vehicular entryways, +15 bridge and pedestrian space at the intersection.
Encourage four season use of the café patio.	The applicant will consider additional heating sources under the canopies on Barclay Mall.

Extend the proposed paving pattern and materials through the loading and parkade entry.

Achieved to the extent possible under City standards.

Articulate the blank east wall at the first two storeys.

Not addressed at this point. The applicant does not consider this a highly visible building face.

A prior to release condition is recommended to require some elements of articulation, to the satisfaction of the Approving Authority.

## **Landscaping**

The development provides for the required setbacks along 6 Avenue (already in City ownership) and 3 Street SW. The sidewalk areas adjacent to 6 Avenue will be upgraded in accordance with the requirements of the Downtown Handbook of Public Improvements, in keeping with the design theme of the building's glass facades. The proposed surface treatment includes granite strips in three shades and will visually link public areas inside and outside of the building. On Barclay Mall the existing upgraded sidewalk surfaces will remain or be reconstructed if affected by construction activities.

## **Site Access & Traffic**

Vehicular access to the site is limited by constraints on both adjacent roadways. Barclay Mall is a major pedestrian route towards the Eau Claire area and features improvements intended to support this pedestrian oriented character. 6 Avenue SW is a major east-west corridor for transit bus movement through the downtown, especially during morning and afternoon peak hours. Therefore, access from development sites on the north side of 6 Avenue is restricted through provisions in Bylaw 2P80.

The applicant has taken these issues into consideration and is proposing a concept for site access that minimizes the negative impacts as much as possible. Accesses to the underground parkade, loading and solid waste services are proposed adjacent to each other from 6 Avenue, thus protecting the pedestrian environment on Barclay Mall from additional traffic. In order to mitigate potential negative impacts on Transit operations, a permanent condition requires that

- Loading be restricted to off-peak times;
- Garbage pick-up and loading do not take place at the same time; and
- No on-street maneuvering (i.e. backing into the loading area from 6 Avenue SW or backing out of the loading area on to 6 Avenue SW) takes place.

## **Parking**

A Parking Study was not required.

Within the restricted parking area of the Downtown, a maximum of 50% of the required parking, in this case 69 stalls, can be provided on site. Since the proposal includes 70 parking stalls, the minor relaxation of 1 surplus stall is recommended. The applicant will be required to provide payment as cash-in-lieu of parking for 50% of the required parking stalls, at the rates current at the time of release of the development permit.

Bicycle storage facilities at-grade outside and within the building are provided to the satisfaction of Transportation Planning.

### **Site Servicing for Utilities**

Servicing for the site is available. The applicant is responsible for the cost of any required upgrading of services.

### **Environmental Site Assessment**

An Environmental Site Assessment (ESA) was required and approved with a previous land use application. In connection with the demolition of the former YMCA building in 2004 the site was subject to asbestos removal, decontamination and environmental remediation plans.

### **Community Association Comments**

The Calgary Downtown Association (CDA) generally supports the application and provided additional comments for consideration by the applicant (see Appendix IV). Design amendments in response to the comments included:

- Concerns regarding the columns at grade were addressed through addition of canopies;
- The layout of the +15 level was redesigned to the satisfaction of the +15 Committee; and
- sidewalk lighting to City standards will be required in connection with the sidewalk reconstruction along 6 Avenue.

The CDA comment questioning the effectiveness of the light sculpture is considered a matter of opinion. CPAG agrees with the applicant that this feature significantly contributes to the public realm at an important corner location, especially from a pedestrian perspective which is not limited by one-way traffic operations.

### **Adjacent Neighbour Comments**

No comments received.

### **CONCLUSION:**

This application is an excellent proposal for a very important site in the centre of downtown. Building massing, design and use of high quality exterior materials are appropriate for the location and are expected to contribute positively to the streetscape. The proposal is supported for the following reasons:

1. The application is in conformance with the policy direction for the downtown commercial core.
2. The proposal is compatible with adjacent developments and land uses in this area of the downtown.
3. The successful response to difficult site conditions and the high building design standards establish significant planning merits of the proposal.

### **CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION:      APPROVAL**

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

**A. Prior to Release Conditions**

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

**Engineering:**

1. The applicant is to consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title.
2. Submit two (2) revised set(s) of plans to the File Manager to address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Bylawed setback and/or corner cut dimensioned from the ultimate/existing property lines.
- b. Provide canopy details, including dimensions for vertical clearance, projection beyond ultimate property line and management of surface runoff. Portions that encroach over bylawed setback area must be removable.
- c. Remove outdoor restaurant seating from bylawed setback area. This cannot be approved under this application. A special development application for outdoor café will be required in the future and will be considered for approval at that time.
- d. The proposed face building projects over bylawed setback area and public sidewalk. Provide dimension of maximum projection beyond ultimate property line. Developer to ensure that proposed façade details will minimize the formation of ice that may break off and fall onto pedestrians below.

Calgary Waterworks

- a. An adequate water meter room adjacent to an exterior wall where the services enter building.

Utility Line Assignments

- a. Show existing trees and streetlighting on north side of 6 AV and whether these are to remain, be relocated or removed.
  - b. Existing gas line north side of 6 AV at 2.70m from old property line is not shown on the site plan. Revise plan to include all existing utilities.
  - c. Indicate if all site services are to remain or be upgraded. Show on site plan.
3. Request quotation and remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Approved driveway crossings
- b. Driveway crossing closures
- c. Wheelchair ramps
- d. Streetlighting
- e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel



4. Provide a letter to confirm the owner will REMOVE OR RELOCATE the three (3) canopies from within the City rights-of-way, future bylawed setback and/or corner cut AT OWNER'S EXPENSE within 30 days' notice from The City of Calgary requesting removal due to road widening, sidewalk construction, utility installation, etc.

**Planning:**

5. 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; and
  - d. details with respect to contributions to offsite improvement funds in accordance with Bonus standard C2 of Bylaw 2P80.
6. Payment of cash-in-lieu of parking equivalent to 50% or the required parking stalls at the Downtown rate current at the time of payment.
7. Contribution to the +15 Fund at the rate current at the time of payment.
8. Provide a copy of the Certificate of Title showing that the subject parcels were consolidated by plan into a single title.
9. Submit seven folded sets of amended drawings addressing all PTR concerns and requirements to the satisfaction of the Approving Authority, including the following:
  - elevation drawings providing complete information about materials and colours;
  - updated landscape drawing including upgrades (benches, trees in trenches, etc.) on Barclay Mall;
  - revised treatment of the east facing wall at grade and +15 level with additional articulation.

**Transportation:**

10. A public access agreement will be required for the public to access the transit shelter on the site.
11. Provide operating protocol for the overhead parkade and loading doors.
12. Provide pedestrian warning devices (ie. flashing and beeping lights) at the proposed parkade/loading access to reduce the effect of exiting loading and passenger vehicles on pedestrians along the north side of 6 Avenue SW.

## **B. Permanent Conditions**

### **Engineering:**

1. 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).

2. Applicant 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:
  - Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.)
  - Relocation of works (survey monuments and underground/overhead utilities, etc.)
  - Upgrading of works (road widening and watermain upgrading, etc.)
  - Construction of new works (lane paving, sidewalks, curbs, etc.)
  - Reconstruction of City facilities damaged during construction
3. Public work to be City standard and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, streetlighting, 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.
4. 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 applicant shall pay the difference, upon receipt of notice, to The City.

5. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purposes 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 applicant's expense, upon completion of foundation work.
6. The applicant is to 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 timeline specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specification and Guidelines.

**Parks:**

7. 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.

**Planning:**

8. 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.
9. Parking areas shall be for the sole use of residents/tenants and their guests. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core.
10. 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.
11. 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.
12. No changes to the approved plans shall take place unless authorized by the Development Authority.
13. 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.

**Transportation:**

14. A 2.134 metre by-lawed setback is required for both 6 Avenue SW and Barclay Mall (3 Street SW). No permanent structures shall encroach within these setbacks.

15. Loading shall be restricted to off-peak times to reduce its effect on transit operations on 6 Avenue SW. Ensure that garbage pick-up and loading do not take place at the same time. No on-street manoeuvring (i.e. backing into the loading area from 6 Avenue SW or backing out of the loading area on to 6 Avenue SW) will be permitted.
16. Access shall be designed to the satisfaction of the Director of Transportation Planning.

**C. 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.

**Engineering:**

Calgary Roads

1. Property line is 2.4m from lip of gutter, 0.0m from back of sidewalk on lane.
2. Property line varies from lip of gutter, 0.0m from back of sidewalk on 3 ST (Barclay Mall).
3. A bylawed setback of 2.134m is required adjacent to 6 AV as per the Land Use Bylaw.
4. A bylawed setback of 2.134m is required adjacent to 3 ST as per the Land Use Bylaw.
5. A corner cut of 3.0m x 3.0m is required adjacent to 6 AV and 3 ST in addition to the bylawed setback.
6. Locations and dimensions of driveways must be approved by Transportation Planning. New driveways including driveway modifications or relocation must be constructed to City standards at the owner's expense. Obstructions such as storm catch basins, hydrants, power poles, etc. must be relocated to City standards at owner's expense. Wheelchair ramps are required where proposed driveway grades do not match intersecting sidewalk.
7. Calgary Roads is to determine if the existing driveway crossings, existing sidewalks, streetlighting, curb and gutter, etc. are to City standards. Replacement and/or rehabilitation is to be at the owner's expense.
8. Boulevard grade differences between existing/ultimate curbs and existing/ultimate property lines are not to exceed 2%.
9. Developer should be aware that the internal loading dock will experience operational problems if a third vehicle attempts to enter the facility. Restricted space will force this vehicle to back out onto 6 AV, creating hazardous conditions. In the event that both loading bays are occupied, devices to prevent entry of additional vehicles should be considered - lighted "loading dock full" sign or overhead door to remain closed until a loading bay is available.

### Waterworks

10. Water connection available from 6 AV (250CI, 1962).
11. Show details of 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.
12. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plans for Building Permit approval. Contact Fire Prevention Bureau at 268-5378).
13. Existing water service to be killed by City Waterworks and a new service installed at owner's expense.
14. A dual service is required to service this site.
15. Applicant must apply for water and sewer connections as per City Standards.
16. If further subdivision occurs in the future (including strata subdivision), each titled parcel MUST have separate service connections to the public mains (water and sanitary).

### Wastewater & Drainage

17. Sanitary sewer connection available from 6 AV.
18. Storm sewer connection available from 6 AV.
19. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage.
20. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
21. Allowable stormwater run-off co-efficient shall be 30%.
22. Ponding required for 1:100 year storm event.
23. Direct all roof drainage to on-site storm.
24. Storm Redevelopment Fees will be required.
25. Contain storm runoff on site.
26. Controlled stormwater discharge required.
27. All on-site sewers are to be designed to City of Calgary specifications.

**Parks:**

28. The Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land.
29. Permits issued by City of Calgary Roads are required if construction activities use or cross any portion of the road rights-of-way (boulevard). Permits are obtained at Traffic Assessment 7<sup>th</sup> floor Municipal Building 800 Macleod Trail SE. For further permit information call 268-1586 or consult The City of Calgary Roads web site at [www.calgary.ca/roads](http://www.calgary.ca/roads) and follow the "Permit" link.
30. 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](http://www.calgary.ca/parks) by following the Urban Forestry links for by telephoning Urban Forestry at 268-2677.
31. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Trees adjacent to this project are valued at **\$3800.00**. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".

**Planning:**

32. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
33. 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.
34. The garbage enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosure is not actively in use for delivery or removal of refuse.
35. 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.
36. In addition to your Development Permit, you should be aware that a Building Permit is also required. When your Development Permit application is approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5363 for further information.

**Transportation:**

37. The proposed parkade and loading access on 6 Avenue SW is located in one of the heaviest used bus zones in the City of Calgary. Long-term alternative access should be investigated.

38. Pedestrian access across driving aisles is to be clearly differentiated from the driving aisle through the use of signage, surface marking, and/or a change in surface materials or colours.
39. Pedestrian routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs. Sidewalks are to be constructed with curb cuts where there is a change in elevation.
40. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes are to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.
41. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), pedestrian oriented lighting is to be provided along pedestrian routes.

Matthias Tita  
2005/07/06

### **Applicants Submission**

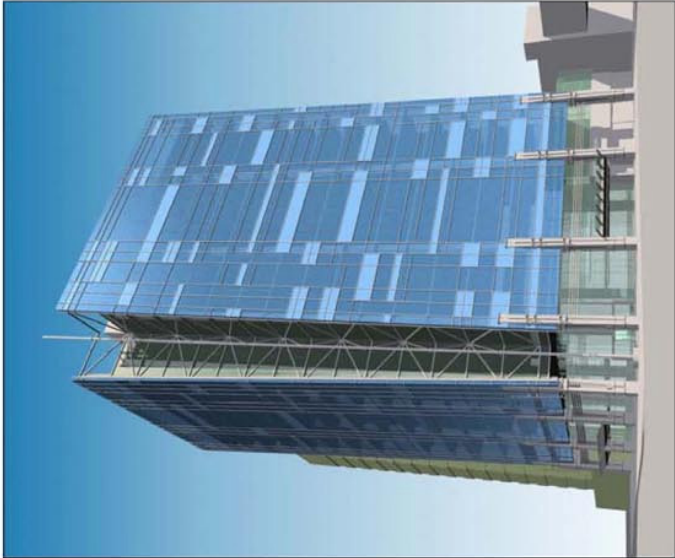
A 15 storey building may not make a significant impact on Calgary's Downtown skyline, however a significant urban design impact on one of Calgary's busiest corners is achieved by a series of unique design elements.

Most great Cities have significant "corner" buildings however very few Downtown Calgary buildings have an orientation or "gesture" to the intersection. Centrium Place will achieve one of Calgary's most significant "corner" buildings by integrating a large plaza with a corner entrance to the main building. The entrance will be flanked by a restaurant and outdoor patio along the Barclay Mall. The typical floors have also been notched at the corners and a light sculpture will grow out of the plaza and reach up the corner of the building for 15 storeys.

To add to the drama the South and West building facades are canted out over the sidewalk. Starting at the 3<sup>rd</sup> floor and ending at the top of the building, the walls will slope outward 2 metres from bottom to top. These canted facades are supported by "girder" elements at each end visually attaching the facades to the building. These facades will not only allow greater office density on the upper floors of the tower but will provide visual interest along 6<sup>th</sup> Avenue and 3<sup>rd</sup> Street. The edges of each façade are trimmed with continuous lights from top to bottom for night time drama.

The south and west facades, canted out over the sidewalk, create a "canvas" appearance that allows a "Mondrian inspired painting" to be portrayed in mullions and multi-colored glass. These elements combine to provide a unique pedestrian experience and a distinctive quality that will create a significant Urban Design statement in Downtown Calgary.





<u>SHEET</u>	<u>SHEET TITLE</u>
DP0	COVER SHEET AND INDEX
DP1	CONTEXT PLAN, VICINITY PLAN, AND STATISTICS
DP2	SURVEY PLAN/ EXISTING SITE PLAN
DP3	BONUS DENSITY CALCULATIONS
DP4	LANDSCAPE PLAN
DP5	MAIN FLOOR PLAN
DP5A	TRUCK TURNING IN LOADING
DP6	SECOND FLOOR PLAN [ +15 LEVEL ]
DP7	THIRD FLOOR PLAN
DP8	TYPICAL FLOOR PLANS [ 4-15 ]
DP9	16TH FLOOR PLAN [ MECHANICAL ]
DP10	ROOF PLAN
DP11	P1 PARKING LEVEL
DP12	P2 PARKING LEVEL
DP13	BUILDING ELEVATIONS
DP14	BUILDING ELEVATIONS
DP15	BUILDING SECTIONS

**PROPOSED OFFICE BUILDING AT  
3RD STREET & 6TH AVENUE S.W.  
CALGARY**



**DP #05-1178**  
**PRIOR TO DECISION REVISIONS**  
**JUNE 21, 2005**

**Gibbs | Gage**  
ARCHITECTS  
600 227 6 Avenue SE, Calgary, Alberta T2G 6C3  
Ph: 403.253.3000 Fax: 403.254.0078



Note: This drawing is a site plan and does not show any existing or proposed structures or other features. It is intended to show the location of the proposed development only. The location of the proposed development is shown by a dashed line. The location of the proposed development is shown by a dashed line. The location of the proposed development is shown by a dashed line.

**TONKO**

THE TONKO GROUP  
1000 10th Avenue SW  
Calgary, Alberta T2P 1A1  
Tel: (403) 243-1178  
Fax: (403) 243-1179  
www.tonko.ca

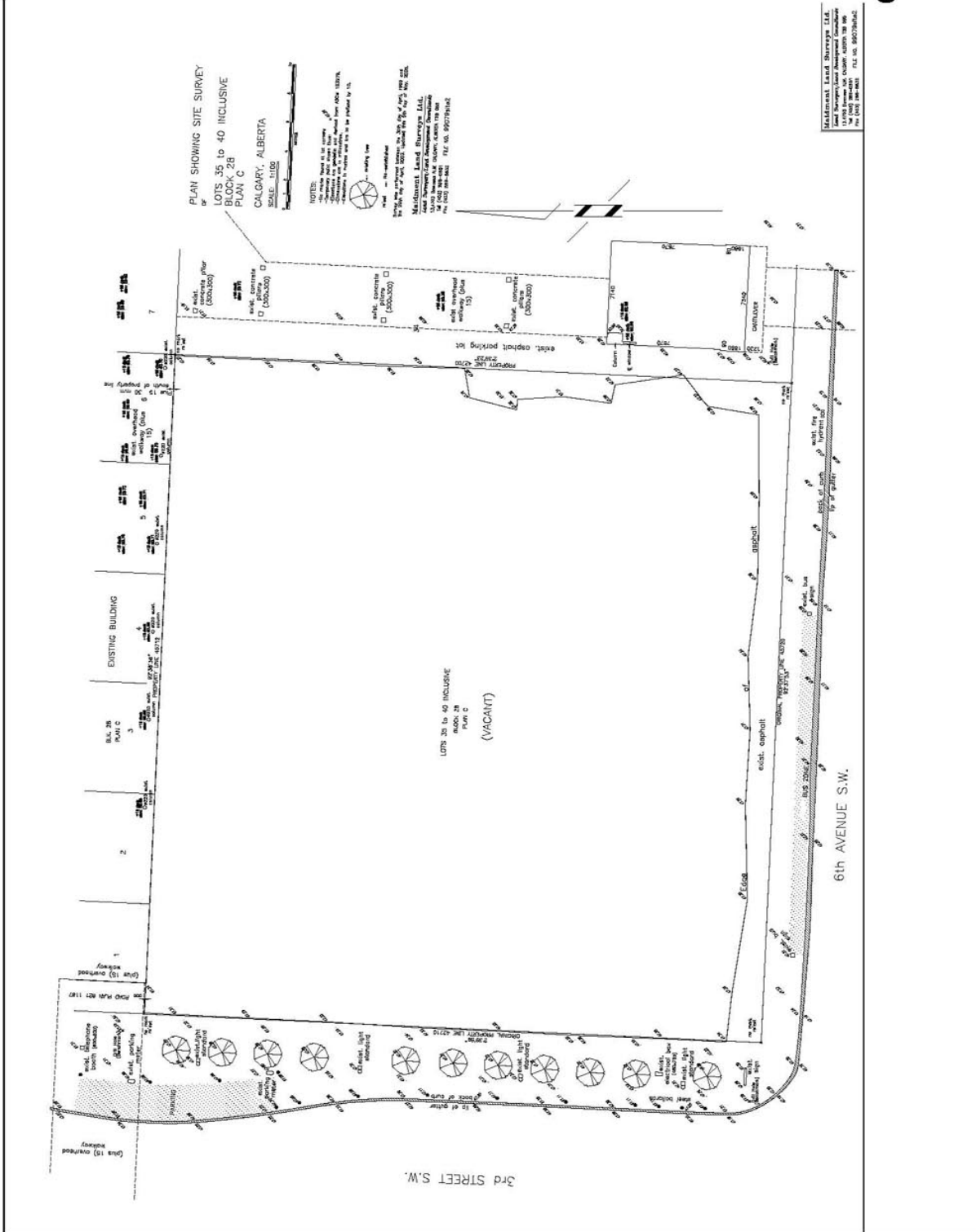
Project No. 1178  
Scale: 1:1000  
Date: 11/10/05  
Author: J. Smith  
Checked: J. Smith  
Approved: J. Smith

PROPOSED OFFICE  
DEVELOPMENT  
332 - 6TH  
AVENUE, SW  
CALGARY,  
ALBERTA  
SITE  
SURVEY

**Gibbs Gage**  
ARCHITECTS

1100 10th Avenue SW  
Calgary, Alberta T2P 1A1  
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Fax: (403) 243-1179  
www.gibbsgage.com

Drawing No. DP-2  
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These drawings, specifications, and other documents shall be read in conjunction with the conditions of sale and the terms of the contract. The design and construction shall be in accordance with the latest edition of the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals. The owner shall be responsible for providing all necessary information and data.

## LEGEND

B2	A1(a)	B2	B11(a)
B5	A1(b)	B5	B12(a)
B7	A2	B7	
B9	A3	B9	



Revisions	Issued For
1. Initial Design	2. Final Design
3. Construction Documents	4. Final Construction Documents

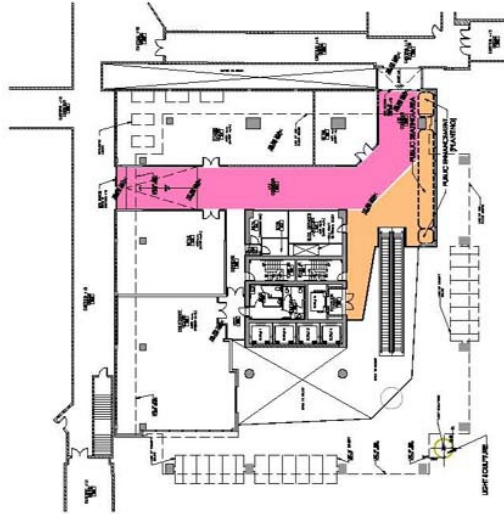
Drawn By	Checked By
Project Manager	Project Manager

PROPOSED OFFICE DEVELOPMENT  
332 - 6TH AVENUE, SW  
CALGARY, ALBERTA  
GIBBS GAGE ARCHITECTS  
CALCULATIONS

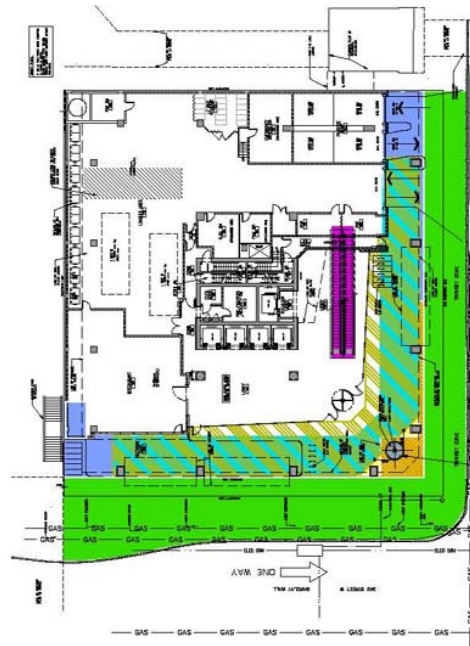
**Gibbs Gage**  
ARCHITECTS

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**DP-3**



1 SECOND FLOOR PLAN



1 MAIN FLOOR PLAN

## CM-2 BONUS DENSITY CALCULATIONS

SITE AREA = +/- 1952 sqm

REQUIRED AREAS TO ACHIEVE 8.77 F.A.R.

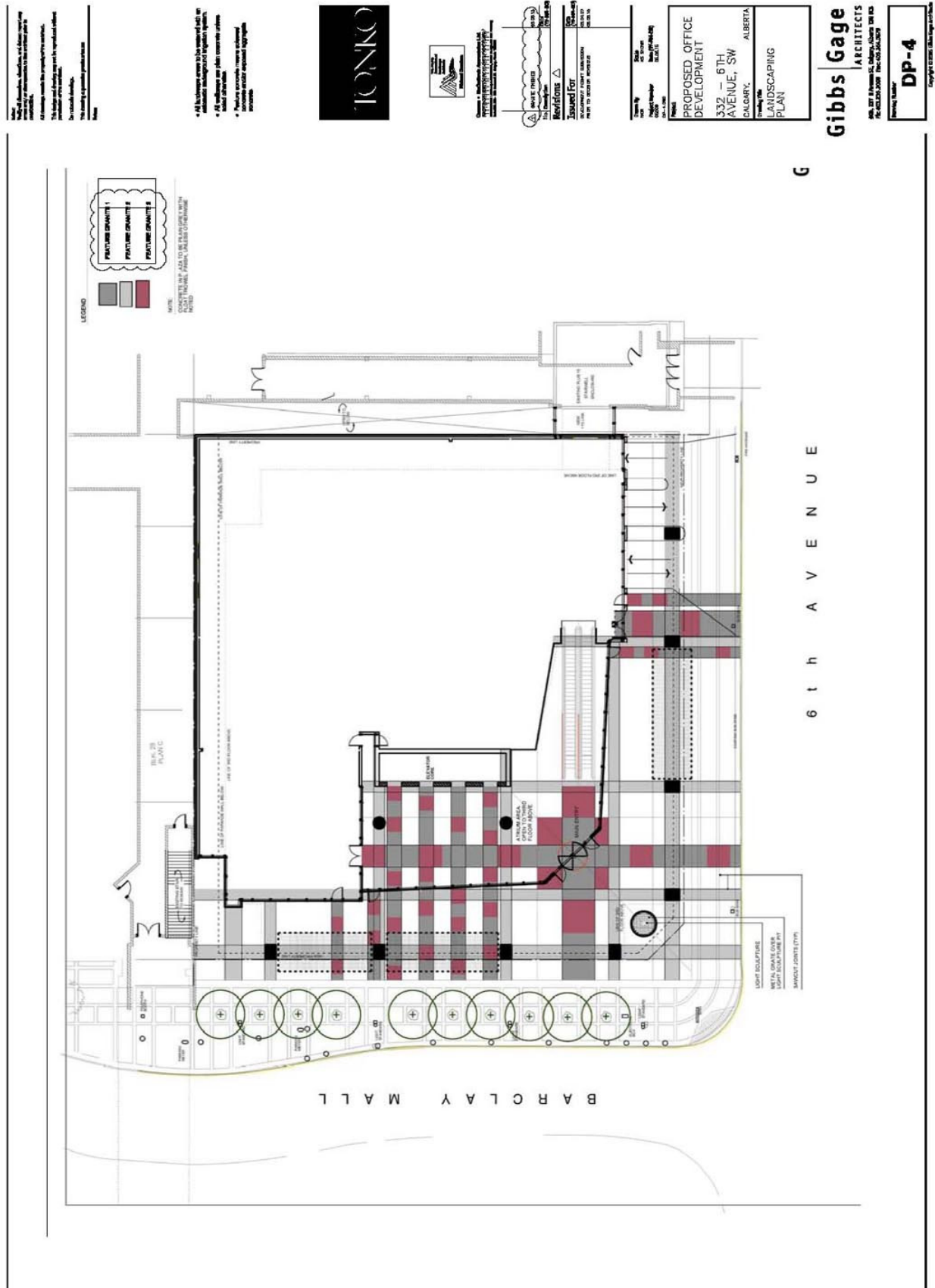
A1(a) PROVIDED PER BYLAW	8.77 F.A.R.
(b) PROVIDED PER BYLAW	
A2 PROVIDED PER BYLAW	
A3 5% OF NET SITE AREA	
(±1768 sqm x 5%) = 88.4 sqm	

## BONUS AREAS

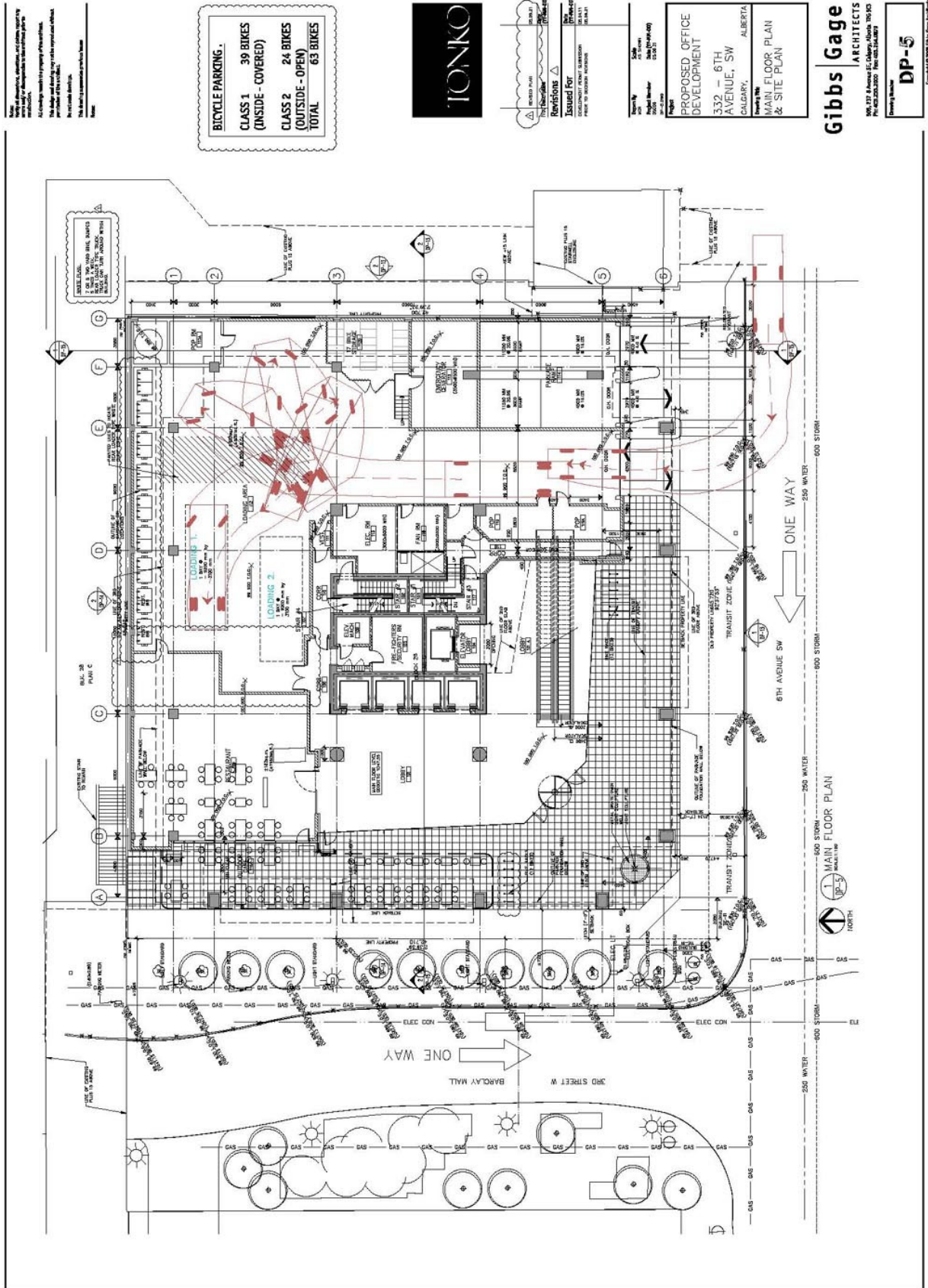
B2	= ±35 x 7.5	= ±265 sqm
B5	= ±350 x 4	= ±1400 sqm
B7	= ±97 x 4	= ±388 sqm
B9	= ±50 x 30	= ±1500 sqm
B11(a)	= ±550 x 2.5	= ±1375 sqm
B12(a)		0 sqm
TOTAL BONUS AREA		= ±4928 sqm

4928 / 1952	=	2.53 F.A.R.
8.77 + 2.53	=	11.30 F.A.R.
1952 x 11.30	=	±22,058 sqm
DENSITY ALLOWED	=	±22,058 sqm
	=	[±237,431 sqft]
C2 DENSITY CORRECTION	=	±378 sqm
	=	[±4,068 sqft]

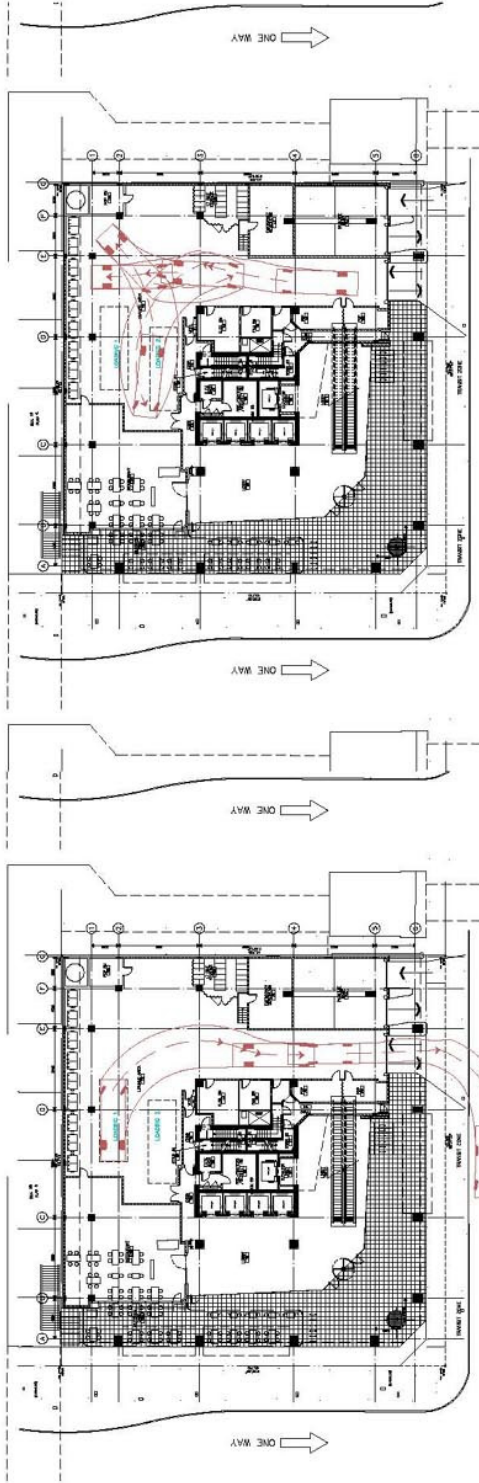
TOTAL DENSITY PROVIDED	=	±22,436 sqm
	=	[±241,499 sqft]







These drawings, specifications, and other documents shall be read in conjunction with the contract documents and the conditions of contract. The Engineer shall be responsible for the interpretation of the contract documents and the conditions of contract. The Engineer shall be responsible for the interpretation of the contract documents and the conditions of contract. The Engineer shall be responsible for the interpretation of the contract documents and the conditions of contract.



WASTE TRUCK TURN AROUND - GETTING IN.  
NO CONFLICT

TRUCK TURNING RADIUS FOR SU-9 TYP.  
LOADING STALL 1 - GETTING OUT - NO CONFLICT.



**Revisions**

No.	Description	Date
1	ISSUED FOR PERMIT	2005-07-14

**Issued For**

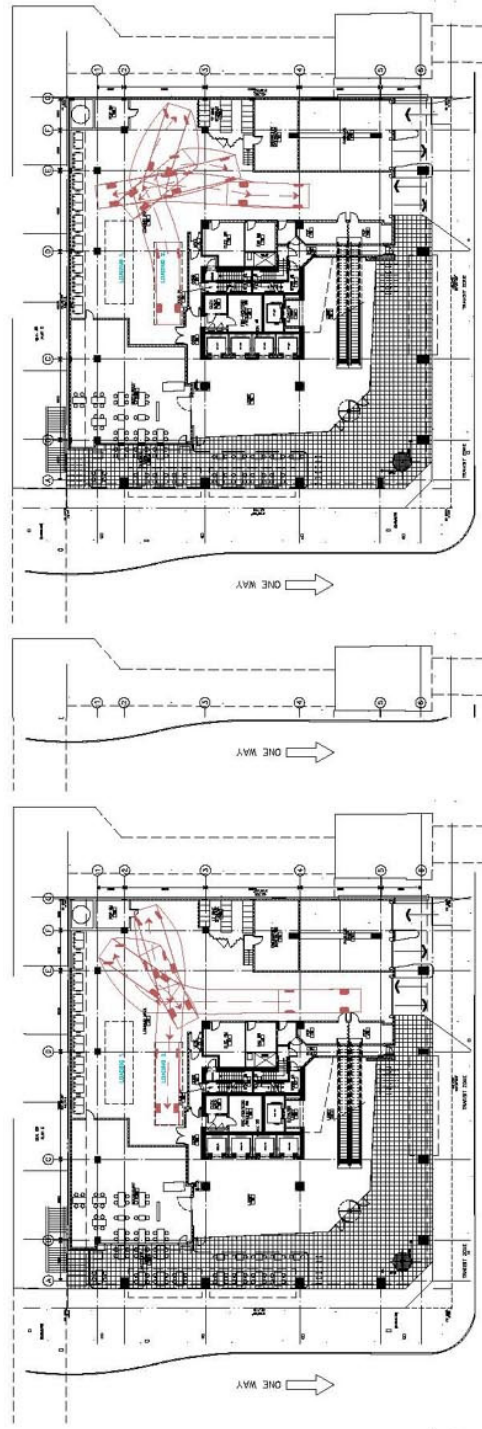
PROPOSED OFFICE DEVELOPMENT  
332 - 6TH AVENUE, SW  
CALGARY, ALBERTA

**MAIN FLOOR PLAN TRUCK TURNING DIAGRAMS**

**Gibbs Gage ARCHITECTS**  
100 1ST AVE. SW, SUITE 100  
CALGARY, ALBERTA T2C 1G5  
PH: 403.262.0000 FAX: 403.262.0001

**DP-5A**

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LOADING STALL 2 - GETTING OUT.  
NO CONFLICT

LOADING STALL 2 - GETTING IN.  
NO CONFLICT

Notes:  
1. All dimensions are in millimeters unless otherwise specified.  
2. All dimensions are to the centerline of the wall unless otherwise specified.  
3. The floor and ceiling heights are indicated on the plan.  
4. The floor and ceiling heights are indicated on the plan.  
5. The floor and ceiling heights are indicated on the plan.

**TONKO**

Revisions  
Issued for  
Development of the building  
Project to be reviewed

Scale  
1:50  
1:100  
1:200  
1:400  
1:800  
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Notes:  
1. All dimensions are in millimeters unless otherwise specified.  
2. All dimensions are to the centerline of the structure.  
3. The floor and ceiling heights are as indicated on the drawings.  
4. The floor and ceiling heights are as indicated on the drawings.  
5. The floor and ceiling heights are as indicated on the drawings.



Revisions	Issued for	By	Date
1	Development Permit Submission	DP-2005-1178	2005-07-14

Scale	Sheet
1:100	DP-2005-1178

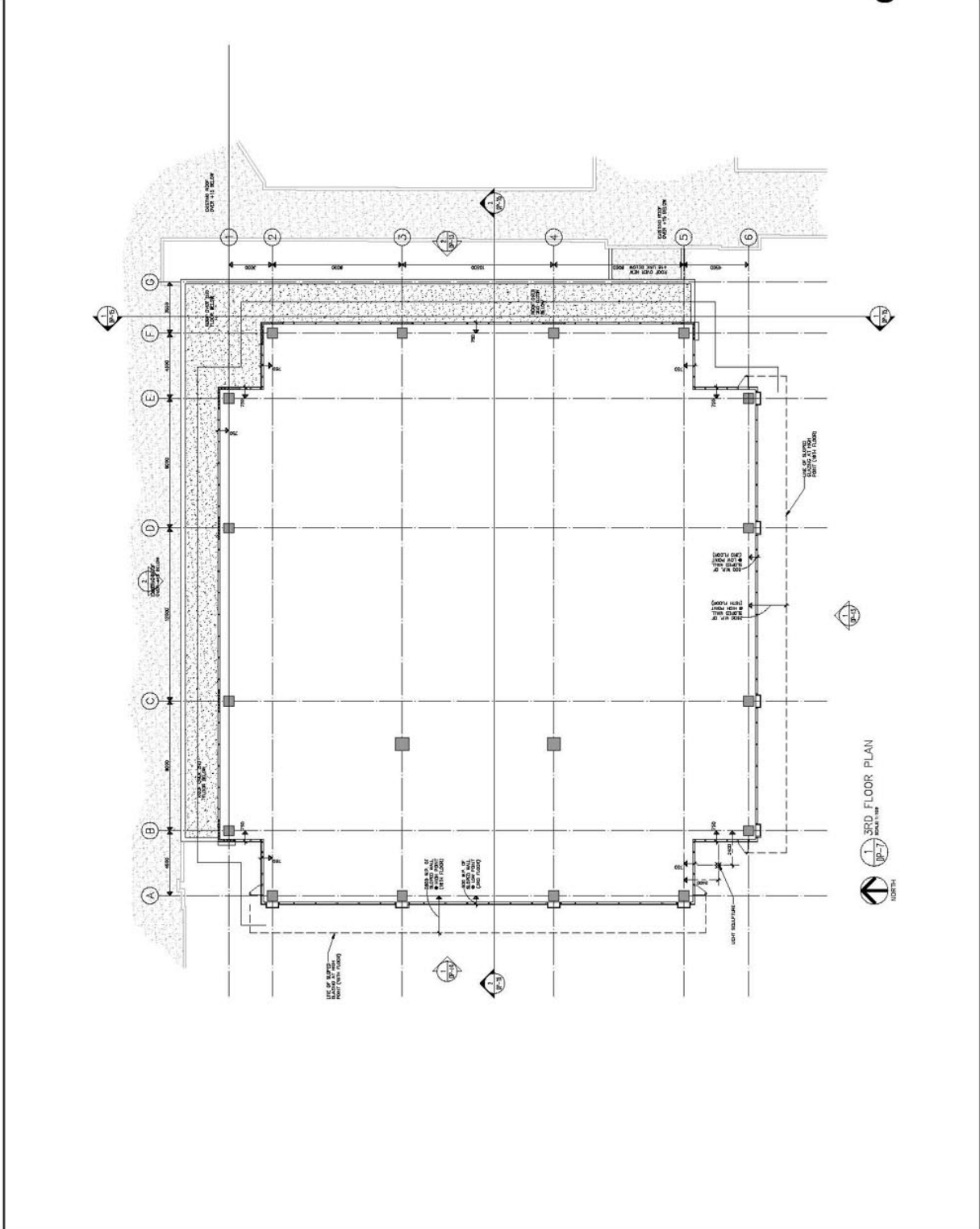
PROPOSED OFFICE DEVELOPMENT
332 - 6TH AVENUE, SW
CALGARY, ALBERTA
THIRD FLOOR PLAN

**Gibbs Gage**  
ARCHITECTS

100-101 Avenue SW, Suite 100, Calgary, Alberta T2S 0S3  
Phone: (403) 243-1000 Fax: (403) 243-1001

Drawing Number: **DP-7**

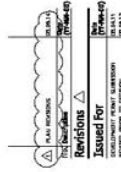
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Notes:  
1. All dimensions are in millimeters unless otherwise specified.  
2. All dimensions are to the center of the member unless otherwise specified.  
3. The floor and ceiling are to be finished with a smooth surface.  
4. The floor and ceiling are to be finished with a smooth surface.  
5. The floor and ceiling are to be finished with a smooth surface.



File Description	Date (YY-MM-DD)
Revisions	△
Issued For	Date (YY-MM-DD)
DEVELOPMENT PRINT NUMBER	
00.00.01	

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Report by	Scale
WJH	AS, 50-90%
Project Number	Scale (91-99-000)
90/08	25, 50, 75

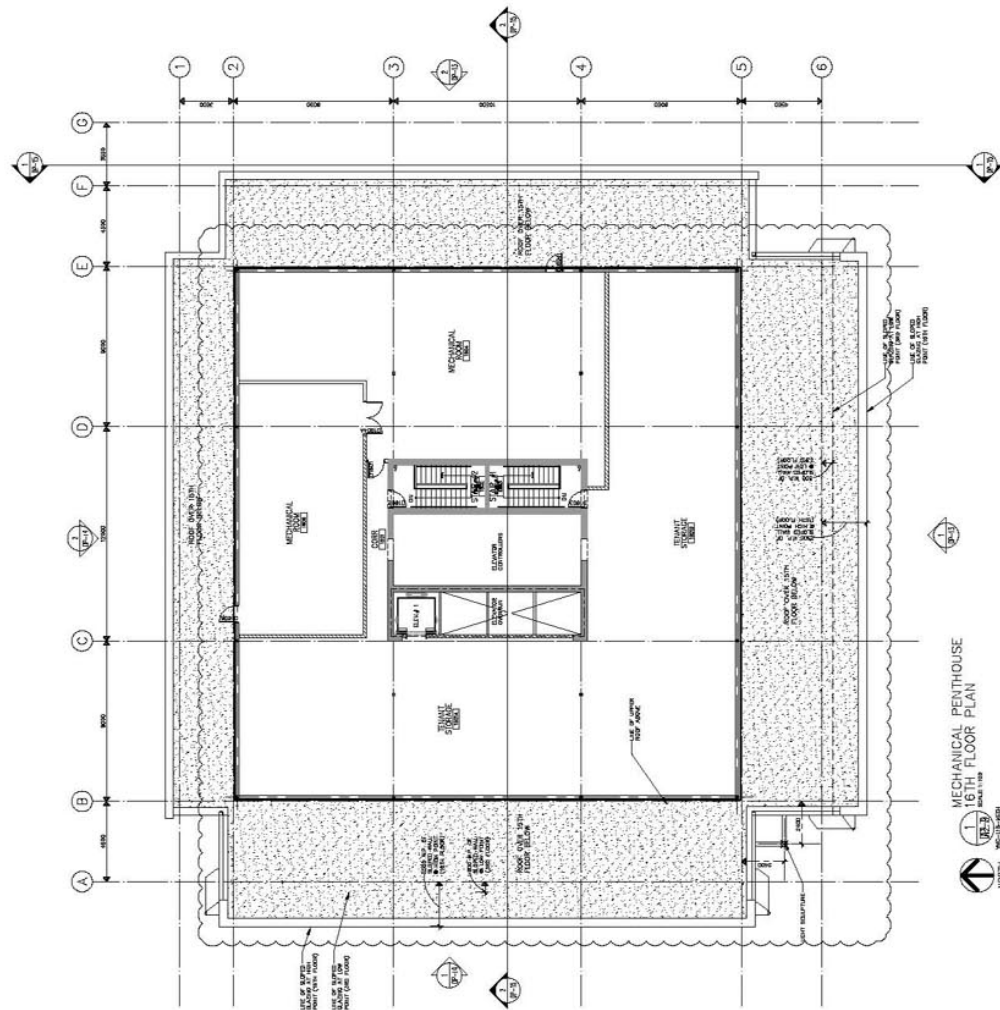
Project	PROPOSED OFFICE DEVELOPMENT  332 - 6TH AVENUE, SW CALGARY, ALBERTA
Issuing Office	16TH FLOOR (MECHANICAL) PLAN

Gibbs | Gage

**ARCHITECTS**  
509, 137 8 Avenue SE, Calgary, Alberta T2G 9C3  
PH 403.250.3700 FAX 403.354.0879

Displaying Number  
**DP-9**

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MECHANICAL PENTHOUSE  
16TH FLOOR PLAN

Notes:  
1. All dimensions are in millimetres unless otherwise stated.  
2. All dimensions are to the face of the structure unless otherwise stated.  
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File Description	Date (YY-MM-DD)
Revisions	
Issued For	Date (YY-MM-DD)
COLONYNET INT SUBMISSION	05.14.11

Revised By	Scale
WCH	AS 50-001
Project Number	Scale (11-001-00)
02/00	05 04 00

<p><b>Notes:</b></p> <p>All drawings remain the property of the architect.</p> <p>This design and drawing may not be copied and without permission of the architect.</p> <p>Do not make drawings.</p> <p>This drawing represents previous issues.</p>	<p><b>Notes:</b></p>
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Revisions	Issued For	Date
1.0	DEVELOPMENT PRINT SUBMISSION	05.14.11
2.0	PRELIMINARY REVISIONS	05.18.11

Region	Age	Sex	AS	SI	OW
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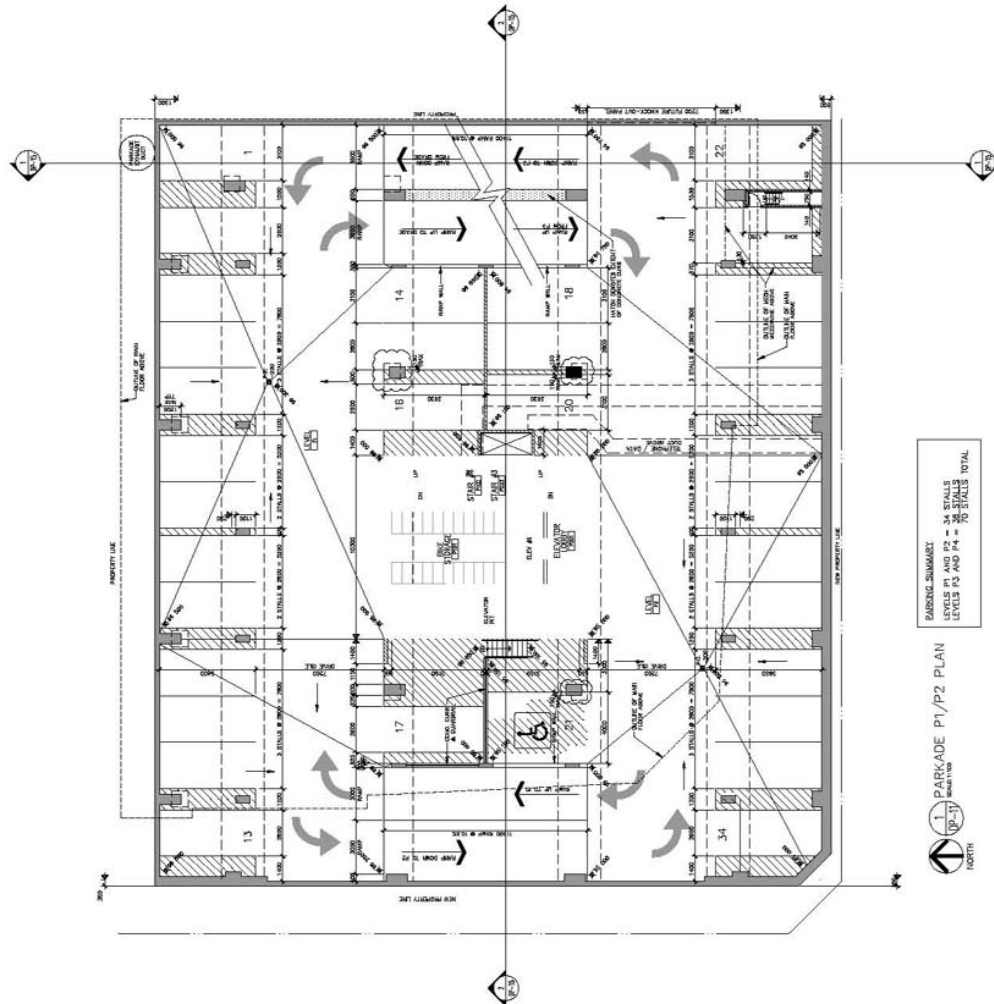
PROPOSED OFFICE  
DEVELOPMENT  
332 - 6TH  
AVENUE, SW  
CALGARY,  
ALBERTA

Issued By  
P1 PARKING  
FLOOR PLAN

**Gibbs Gage**  
ARCHITECTS

505, 517 & Avenue SE, Calgary, Alberta T2G 9C3  
 Tel: 403.203.2000 Fax: 403.214.0878

Depositing Machine  
**DP-11**



1 PARKADE P1/P2 PLAN

**PARKING SUMMARY**

LEVELS P1 AND P2 =	34 STALLS
LEVELS P3 AND P4 =	38 STALLS
	70 STALLS TOTAL

<p><b>Notes:</b></p> <p>Area of rectangles, squares, and circles represent area of, or proportional to the enclosed plane measurement.</p> <p>All symbols satisfy the property of associativity.</p> <p>This design and drawing may contain equal and without perturbation of the object.</p> <p>Be careful to identify.</p> <p>This design represents a graphic design.</p>	<p><b>Notes:</b></p>
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	REVISED PLAN	DATE 07-28-19
	ITC Description	DATE (P) or (E)
<b>Revisions</b>		
<b>Issued For</b>		
ECCOLIPOINT POINT SUBDIVISION		
JAN 16		

Report by	Scale	Scale Norms (2005)
HR	MS S-GROW	
Psych. Monitor		

**PROPOSED OFFICE  
DEVELOPMENT**  
332 - 6TH  
AVENUE, SW  
CALGARY, ALBERTA

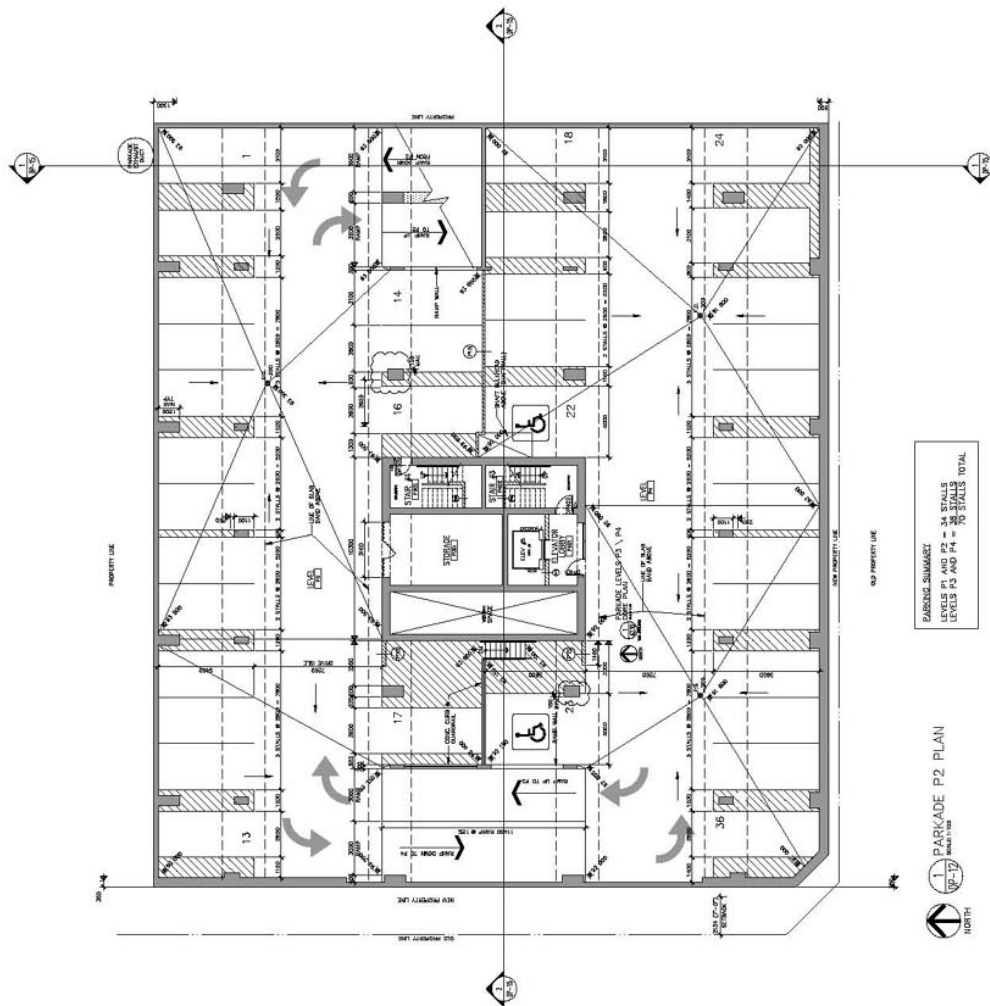
**Display Title**  
**P2 PARKING  
FLOOR PLAN**

**Gibbs** | **Gage**  
ARCHITECTS

509, 137 8 Avenue SE, Calgary, Alberta T2G 0C3  
Ph: 403.233.2000 Fax: 403.234.0873

**Drawing Number**  
**DP-12**

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**PARKING SUMMARY**

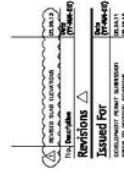
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LEVELS P3 AND P4 =	38 STALLS
	70 STALLS TOTAL



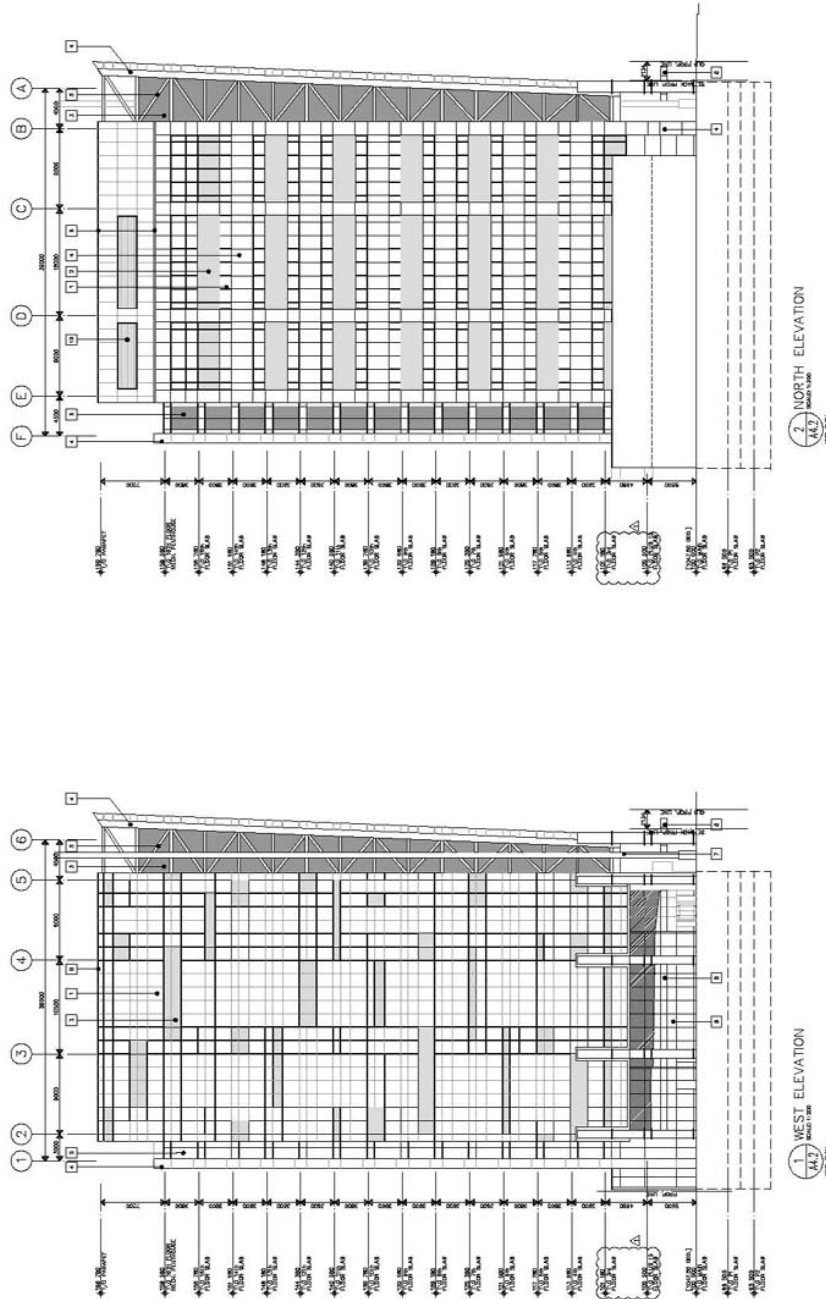

PARKADE P2 PLAN  
SCALE 1:100



Notes:  
1. All dimensions are in millimeters and unless otherwise specified, all dimensions are to the center of the member.  
2. All dimensions are to the center of the member.  
3. The design and construction of the structure shall be in accordance with the provisions of the applicable codes and standards.  
4. The design and construction of the structure shall be in accordance with the provisions of the applicable codes and standards.  
5. The design and construction of the structure shall be in accordance with the provisions of the applicable codes and standards.



**Gibbs Gage**  
ARCHITECTS  
100-111 Avenue SE, Suite 100, Calgary, Alberta T2C 1G5  
Tel: 403.263.1800 Fax: 403.263.1801





Notes: 1. All dimensions, elevations, and contours, unless otherwise noted, are in feet and inches, rounded to the nearest 1/4 inch.  
2. All elevations are based on the datum of the City of Calgary.  
3. The design and building are subject to the approval of the City of Calgary.  
4. The design and building are subject to the approval of the City of Calgary.  
5. The design and building are subject to the approval of the City of Calgary.



Revisions  
Issued For  
EXHIBIT 10 - BUILDING SECTIONS  
PAGE 17 OF BUILDING SECTIONS

Drawn By  
Date  
Checked By  
Date  
Project Manager  
Date

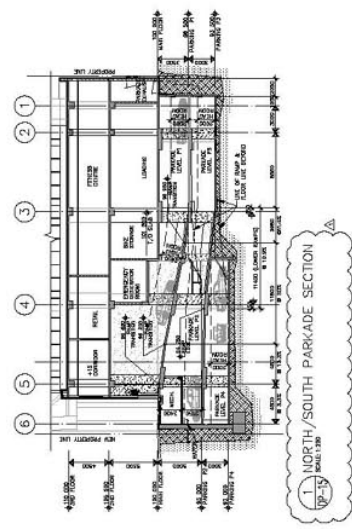
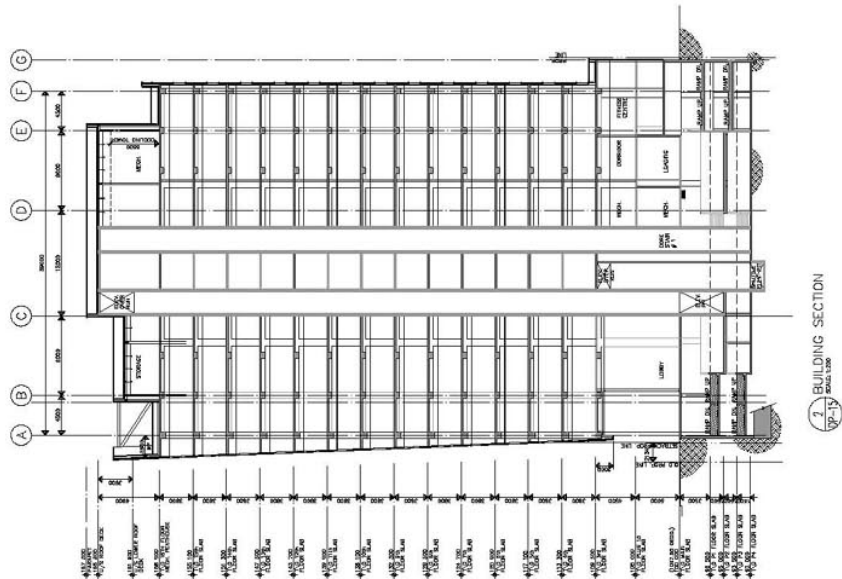
PROPOSED OFFICE  
DEVELOPMENT  
332 - 6TH  
AVENUE, SW  
CALGARY, ALBERTA  
BUILDING  
SECTIONS

Gibbs Gage  
ARCHITECTS

100, 101 & 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DP-15

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**URBAN DESIGN REVIEW PANEL****HELD ON WEDNESDAY, 2005 MAY 04, AT 1:15 P.M.**

**FILE NUMBER:** DP2005-1178  
**MUNICIPAL ADDRESS:** 318 6 Avenue SW  
**APPLICANT:** Gibbs Gage Partnership  
**DESCRIPTION:** Office Building

**Comments Provided by the Panel:**

- The Panel commended the applicant on the design of the building, in particular the well thought out corner treatment and the attention to high quality streetscape design and materials. The corner light feature is strongly supported by the Panel.
- The Panel encouraged the applicant to provide some street trees on 6<sup>th</sup> Avenue.
- Encourage four season use of the café patio.
- Extend the proposed paving pattern and materials through the loading and parkade entry.
- Articulate the blank east wall at the first two storeys so that there is an element of detail to complement the balance of the building.

CPC 2005 July 14	DP2005-1178	<b>APPENDIX IV</b>	Page 1
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April 28, 2005

Matthias Tita  
City of Calgary  
Development and Building Approvals  
Via Matthias.tita@gov.calgary.ab.ca

Dear Matthias:

The Calgary Downtown Association's Urban Development Committee reviewed the Tonko office building proposal for the old Y site with Vince Dodds of Gibbs Gage. The Committee would like to congratulate the developer and the architects for attempting to create a unique boutique office space that will add character and colour to the Downtown.

**The CDA supports the:**

- Concept of overhanging the setback in the upper floors as a means of creating a unique building shape that will be less box-like and more sculptural.
- Mondrian concept of the windows and would like to suggest the use of various different coloured glass to further enhance this concept. We'd also like to see some reference to this design on the east facing wall as it will be the face of the building for all traffic on 6<sup>th</sup> Avenue. We appreciate the fact that this wall will disappear with development of the east side of the block, but this could be 10 or 20 years in the future.
- Access to the parkade and loading docks from 6<sup>th</sup> Avenue. We discussed the issue of access and egress and the potential conflicts with transit. While we appreciate the concerns of transit, we feel that it would be unfair to compromise the pedestrian environment of the entire development to accommodate transit needs for rush hour in the morning and evenings which is only 10% of the time.
- Creation of a restaurant on the Barclay Mall side with patio. As managers of Barclay Mall we'd like to work with the developer and the restaurant owner to configure the patio to allow for sufficient pedestrian flow and provide a quality patio experience.

**Opportunities for improvements:**

- The pillars on the main level did not seem to fit with the design of the building and could be designed to better reflect the character of the building.
- Provide more sidewalk lighting on 6<sup>th</sup> Avenue to make it more pedestrian friendly.
- Light pipe will not be effective as signifier of entrance of the building given traffic on 6<sup>th</sup> Avenue and 3<sup>rd</sup> Street will not see it as it is facing the other way. From a pedestrian use, it will not work as they will be entering during the day. It will also not animate the entrance for 6 months when it is too light out to be effective.

CPC 2005 July 14	DP2005-1178	<b>APPENDIX IV</b>	Page 2
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- The +15 access to retail and amenities seemed to be confusing with both interior and north/south access; this could be better configured to be less confusing.

The CDA would appreciate it if you could follow up on these concerns with us after you have discussed them with the applicant. I look forward to working with you and the applicant on this project. Please call me any time at 215-1565.

Sincerely,

Richard White