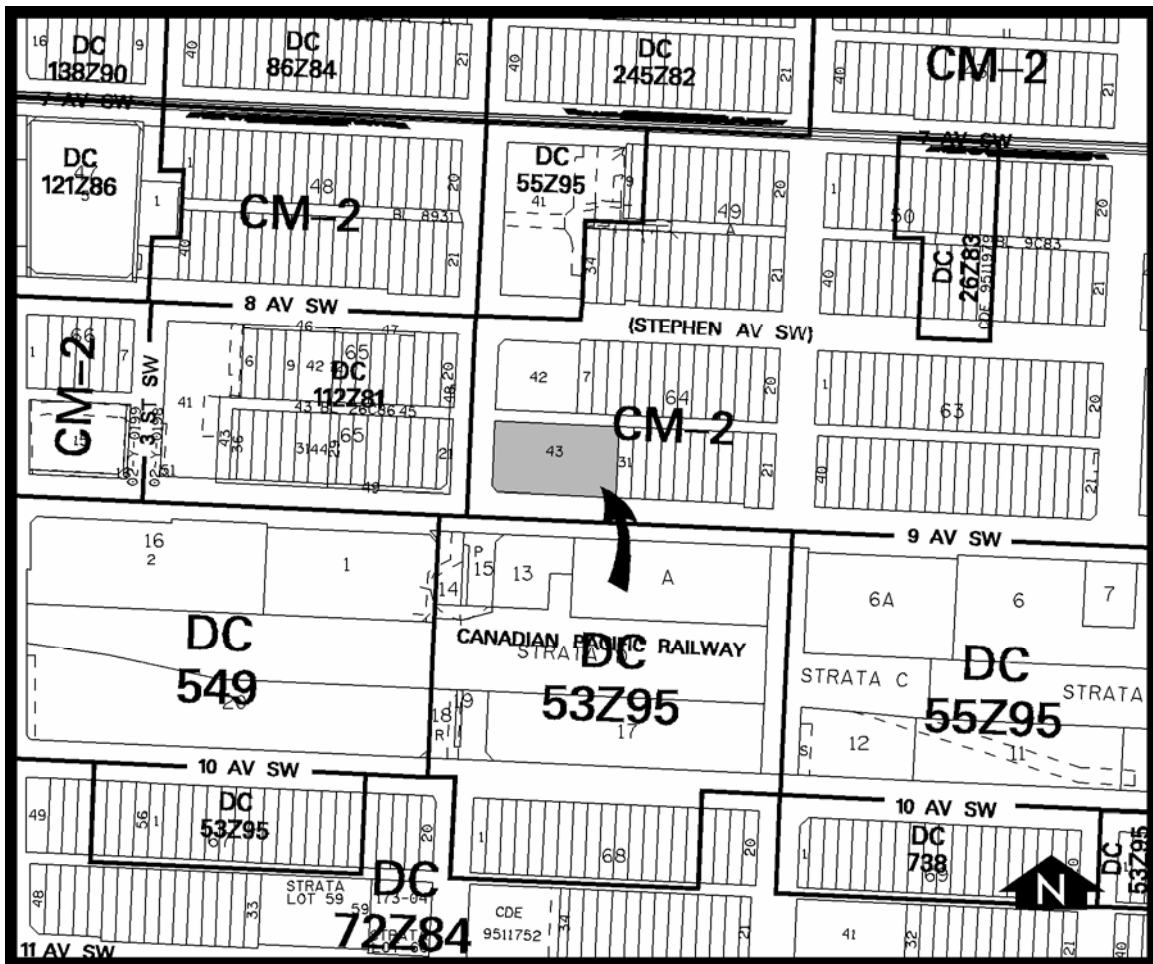


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 5	
	CPC DATE:	2005 November 17
	DP NO:	DP2005-2111

DOWNTOWN COMMERCIAL CORE
(Ward 7 - Alderman Farrell)



PROPOSAL: Fifteen Storey Office Building with Retail at grade and +15 levels

APPLICANT: Cohos Evamy Partners	OWNER: Brookfield Properties
MUNICIPAL ADDRESS: 850 – 2 Street SW	LEGAL DESCRIPTION: Plan 0010312, Block 64, Lot 43 (Map 15C)
EXISTING LAND USE DISTRICT(S): CM-2 Downtown Business District	
AREA OF SITE: 0.25 ha ± (0.61 ac ±)	
CURRENT DEVELOPMENT: Five Storey Parking Structure	

ADJACENT DEVELOPMENT:

NORTH: Financial Institution (ATB Building), Two Storey Retail Commercial, Stephen Avenue (8 Avenue SW)

SOUTH: 9 Avenue SW, Parking Structure, former Canada Post Office Site

EAST: Surface Parking Lot, Grain Exchange Building

WEST: 2 Street SW, Bankers Hall Towers

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	No response received
ENVIRONMENTAL MANAGEMENT	No objections
URBAN DESIGN REVIEW COMMITTEE	See Appendix IV
CALGARY DOWNTOWN ASSOCIATION	See Comments, Appendix III

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	In accordance with the bonus provisions of the CM-2 District	11.94 FAR	none
FLOOR AREAS		Total: 29,679 m2 Office: 28,945 m2 Retail: 733.9m2	none
PARKING	1 stall per 140 square metres of net floor area or 180 stalls required	180 stalls provided	None
SUNLIGHT ON PUBLIC SPACES	Sunlight on Stephen Avenue Mall protected on September 21 from 12:00pm to 2:00pm	Not impacted by proposed Development	None
EXTERIOR FINISH MATERIALS: Stone Veneer at base, roof and side elevations; metal panels at roof; three different glazing materials at grade and side elevations			

PLANNING EVALUATION

Introduction

This development Permit is for a 15 storey office building in the Downtown Commercial Core, consisting of three and ½ levels of underground parking, commercial uses at grade and the +15 level, and 15 storeys of office. Developed as a companion to Bankers Hall, the project has strong linkages through materials and other detailing to the existing towers along 2 Street SW.

Legislation & Policy

Development on the site is guided by the policies of the Core Area Policy Brief (1982). Located within the "Commercial Core Zone 1" area, this project conforms to the objective to allow for a full range of commercial, institutional and residential uses at high intensity. 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.

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 7.5 FAR.

The overall density achieved is 11.94 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)	7.5
B2. <i>Other at grade space</i>	23.55 m2	.07
B5. <i>Outdoor built-over Space</i>	365.38 m2	0.59
B8 <i>+15 Bridge (across 2 Street SW)</i>	276 m2	2.22
B9. <i>Escalators to +15 level</i>	44.1 m2	0.53
B12 <i>Sculpture in Public Places</i> (Onsite)	\$491,529.28	1.0
TOTAL F.A.R. allowable (A + B)		11.94

The proposed density for the project is considered appropriate. A shadow study provided by the applicant demonstrates that the protected area on Stephen Avenue Mall will not be impacted by the proposal during the dates and times required by Bylaw 2P80.

Site Context

The site is located at the Northeast corner of 9 Avenue and 2 Street SW, surrounded by a mix of office buildings and parking areas. 9 Avenue SW is a primary east-west transportation corridor.

Site Layout & Building Design

The project has been designed to be a companion tower to the adjacent Bankers Hall towers to the west. Many of the materials and forms used on the original towers have been replicated for this development.

The development is a single tower with rectangular elements interspersed throughout. The west (2 Street SW) and east elevations are a combination of a rectangular stone veneer, a second larger rectangle of glazing, and a different glazing element to link the rectangles. The 9 Avenue elevation is a glass curtain wall framed in stone. A simple rectangular element placed within the wall breaks up this element and provides for a focal point. The north elevation is characterized by a stone veneer façade with window punchouts, which provides a good backdrop to the ATB building located along Stephen Avenue SW.

At grade, there are two commercial units at the ends of the building. Direct entrances from the street are provided for the 2 Street unit, with an internal entrance for the 9 Avenue location. A transparent glazing is provided for the CRU's as well as the interior lobby space. Public art is contained within the site as well as the grade level for the project.

At the +15 level, there are commercial units to provide pedestrian interest. A glass display wall is provided at grade in front of the mechanical room. The applicant had provided a large mechanical room at the +15 level, but worked with administration to reduce the size of the unit, and ensure some visual interest at the +15 level.

The orientation of the building allows for a plaza space along 2 Street SW. With the adjacent CRU, there is potential for an outdoor café that will animate the area. An arcaded area along 9 Avenue SW provides for a covered pedestrian 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 Panel appreciated the detail and completeness of the proposal.	Noted
The Panel commends the quality of the design and detailing and the attention to the public realm.	Noted
The Panel strongly encourages street entries to be provided into the retail space along the 2 Street façade.	Plans revised to accommodate an access from 2 Street SW.
<p>The Panel has reservations about the paving treatment encroaching into the road carriageway on 2 Street, including:</p> <ul style="list-style-type: none"> - Potential pedestrian safety issues (the boundaries of the paving pattern are confusing; it could be confused with the existing crosswalk, or mistaken for a “pedestrian zone”). - There is the potential for the perception that the public street space has been appropriated by the private land owner. - The street trees, sidewalk paving, and sculptures should be sufficient to visually connect the buildings and establish the relationship between Bankers Hall and Bankers Court. 	Original plans showed a paving connection in the 2 Street SW road right of way. The applicant has removed this from the drawings.

Plus 15 System

The subject site is also located within the +15 Policy area boundary. The proposed building will connect to the Plus 15 system in two locations. There is a connection proposed via Bankers Hall to the west that will connect across 2 Street SW. The Plus 15 routing through the building provides access to commercial uses on the second storey, with access via escalators to the ground floor.

A prior to release condition has been added to the project to allow for re-evaluation of aspects of the +15 bridge design by the +15 committee, and the Urban Design Review Panel. Subsequent changes to the bridge shall be to the satisfaction of the Approving Authority.

A future southerly extension of the system is possible through the provision of public easement areas and knock out panels in the south exterior wall. A Development Permit for the property to the south is in circulation (former Canada Post Site); this southern connection will be included in that permit.

Landscaping

The proposed development provides for the required 2.134 metre setbacks along 2 Street SW and 9 Avenue SW. The sidewalk areas will be upgraded in accordance with the requirements of the Downtown Handbook of Public Improvements. In keeping with the linkages to Bankers Hall, the paving patterns, tree locations, and lighting are replicated for this project.

Trees will be planted and protected along 2 Street SW. As well, wall elements along with distinctive street lighting will be strategically placed near the main entrances to the office towers to further enhance the main entrance.

As part of this application, Public Art will be placed in the Southwest Plaza area, and continue within the building. Details of the public art shall be provided as a prior to release condition, including the contracting of a public art consultant, and submissions to the Sculpture Advisory Committee.

Site Access & Traffic

There is one vehicular access for the project proposed off 9 Avenue SW. Loading access is proposed off the rear lane. As part of this application, a widened left turn bay for the parkade shall be provided the full length their site.

Parking

No parking study was required for this project. Although a portion of the site is located within the restricted parking area, the project has access to 9 Avenue SW allowing the application to provide 100% of the required parking on site.

Bicycle storage facilities at-grade are located along 9 Avenue SW. Storage facilities inside have been 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 submitted with the application and reviewed by Environmental Management. No concerns or issues arose.

Community Association Comments

The Calgary Downtown Association (CDA) generally supports the application. Concerns were raised about the loss of 350 stalls of parking in the area. A subsequent letter was sent regarding the specific loss of 100 short-stay parking stalls (as opposed to the 250 stalls that are currently leased on a monthly basis for this parkade).

Downtown Parking policies have been developed to reduce the amount of parking stalls in the downtown as a method of increasing transit ridership and alternative means of transportation. After hours (evenings and weekends), there is adequate parking within the area, most of which is already included in the \$2 parking program (a discounted rate for evening and weekend parking in the downtown).

As the project is located outside the Cash-in-lieu area, 100% of the required parking can be provided on site. There is a surface parking lot maintained by the Calgary Parking Authority adjacent to the site, with a second CPA parking lot across 9 Avenue SW. This is seen as adequate short stay parking within the area for all users. The Cash in Lieu policy is currently under review, within which the Calgary Downtown Association is a stakeholder. Part of this strategy is to look at creating a short-stay capacity for office users as well as retail/restaurant patrons throughout the core.

CONCLUSION:

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; and
3. 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:

Engineering

1. The applicant is to contact Barry Poon, Streetlighting & Subdivision Coordinator directly at 268-3770 regarding the street light locations and specifications and submit revised plans.
2. Address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Property lines dimensioned from the lip of gutter and the back of sidewalk (ultimate Lip of Gutter dimension on 9 AV is 3.76m).
- b. Bylawed setback and/or corner cut dimensioned from the ultimate/existing property lines.

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. Wheelchair ramps
- c. Curb and gutter
- d. Concrete lane paving if required
- e. Streetlighting
- f. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel

Parks:

4. Revise the site plan to indicate or correct the following information regarding the boulevard tree adjacent to the development:
 - (a) That the trees along 2 Street SW from north to south are: Green Ash, Manchurian Ash, Brandon Elm; and
 - (b) That the trees along 9th Avenue SW from west to east are: all Green Ash.
5. The plan indicates 8 existing Green Ash to be relocated. There are only 5 Green Ash. The Green Ash to the east of the parkade entrance is the only tree that can be successfully relocated. The rest of the public trees are in grated vaults and are either too large or in too poor condition to successfully relocate. Remove and replace as necessary. Contact Urban Forestry (Kevin Brownlee -268-2677) regarding compensation that will be required for removal of the boulevard trees.
6. Revise the planting well on A 503 so that it is 0.3 m wider. Planting in the boulevard will require a line assignment. Provide confirmation of line assignment.

Planning:

7. 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 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.
8. Contribution to the +15 Fund at the rate current at the time of payment.

9. Detailed design drawings and renderings of the proposed Plus 15 Bridge across 2 Street SW, subject to review and comments by the Plus 15 Committee and the Urban Design Review Panel
10. Provide elevations and materials of the proposed +15 galleries placed in front of the mechanical room.
11. Indicate proposed lighting at the Southeast corner of the building.

Transportation:

12. Parking management shall dedicate and sign for peer enforcement a minimum of 10% of the auto parking stalls in the parkade as preferred parking for carpools. The carpool stalls shall be more convenient than the rest of the parking stalls. Clearly sign the carpool stalls on the plans.
13. Clearly sign visitor stalls on the plans.
14. Provide operating protocol for parkade overhead doors on the plans
15. Provide pedestrian warning devices (ie. flashing and beeping lights) near the parkade access to warn pedestrians on 9 Avenue SW of existing vehicles.

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. Prior to the issuance of the Development Completion Permit the applicant is to submit a certificate that is signed and sealed by a Professional Engineer, confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan (previously known as a Mechanical Site Plan). 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.
14. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans and shall not require a development permit.
15. Any trees and shrubs including boulevard trees 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.

Transportation:

16. A 2.134 metre bylawed setback exists on both 9 Avenue and 2 Street SW. No permanent building or construction shall take place within these setbacks.
17. No on-street loading shall take place on 9 Avenue SW.
18. Access to the site shall be designed to the satisfaction of the Director of Transportation Planning.

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

Building Regulations

1. The east wall of the building shall have a maximum 36% window opening (3.2.3.1).
2. The north wall of the building shall have a maximum 22% window opening (3.2.3.1).

Engineering:

Calgary Roads

3. Property line is 5.2m from lip of gutter, 2.1m from back of sidewalk on 9 Avenue.
4. Property line is 6.1m from lip of gutter, 0.0m from back of sidewalk on 2 Street.
5. A bylawed setback of 2.134m is required adjacent to 9 Avenue SW as per the Land Use Bylaw.
6. A bylawed setback of 2.134m is required adjacent to 2 Street SW as per the Land Use Bylaw.
7. A corner cut of 3.0m x 3.0m is required adjacent to 9 Avenue & 2 Street SW in addition to the bylawed setback.
8. 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.
9. Existing driveways that are not required for this development must be closed (removed) to City standards at the owner's expense.
10. 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.
11. The owner is to discharge the existing Encroachment Agreement (Registration No. 011 181 896) for the encroachments located within City right-of-way. Contact Mr. R. Colluney, Land Titles Officer, Corporate Properties at 268-2274. The applicant must submit a recent Certificate of Title and a Corporate Registry Search prior to the execution of the agreement.

Waterworks

12. Electrical Duct (580mmWx420mmH) and a 100mm private water service is located on 2 ST. SW and could be in conflict with the incoming water service into the location of the proposed water meter room. A detail would be required on the DSSP showing how the proposed water service would be constructed if located on 2 Street SW.
13. Water connection available from 9 Avenue SW.
14. 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.

15. 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.
16. 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.
17. A dual service is required to service this site.
18. 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

19. Sanitary sewer connection available from the lane.
20. Storm sewer connection available from 9 Avenue SW.
21. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage.
22. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
23. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
24. Allowable stormwater run-off co-efficient shall be %.
25. Ponding required for 1:100 year storm event.
26. Direct all roof drainage to on-site storm.
27. All building openings, ramps, etc, adjacent to trap lows are to be min. 0.3 metres higher than the maximum water elevation at the 1:100 yr. depth or depth of spill, whichever is greater.
28. Storm Redevelopment Fees will be required.
29. Contain storm runoff on site.
30. Controlled stormwater discharge required.
31. All on-site sewers are to be designed to City of Calgary specifications.
32. A sanitary servicing study is required to locate any points in the public sanitary sewer system which will be under capacity once the ultimate flows from this development are achieved. Any costs associated will be at developer expense.

Utility Line Assignments

33. No encroachments are permitted above or below grade in City rights-of-way.
34. Enmax should be contacted prior to submission of building permit drawings to ensure that the applicant's electrical vault, transformer and underground line locations will be compatible with the building design, future sidewalk design and future sidewalk grades, and that reconstruction of sidewalks adjacent to the site will not be delayed due to re-design of the streetlighting/traffic signal system (cables, poles and bases). Six months' notice in advance of sidewalk/curb construction is required.
35. Atco Gas, Telus, Cable TV and pipeline companies should be contacted by the applicant prior to submission of the Building Permit application to confirm their requirements.
36. The applicant 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:
 - property lines
 - curb/sidewalks
 - species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
 - existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
 - dimensions from property line to all of the above features.

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 Mr. Sid Hoover, Supervisor, Utility Line Assignments, 6th Floor – 800 Macleod Trail S.E., Calgary, Alberta, T2P 2M5.

Environmental Development Review

37. Environmental site information indicate that this building(s) may contain hazardous materials including, but not limited to, asbestos construction material (ACM), lead based paint (LBP), UREA formaldehyde foam insulation (UFFI), mercury containing switches, and/or polychlorinated biphenyls (PCB) within fluorescent light fixtures. A current assessment of the building may be required prior to renovation or demolition of the building(s). Handling and disposal of any hazardous building material must be done in accordance to applicable legislation/guidelines.

Waste & Recycling Services

38. Construct Garbage Collection Facilities in accordance with the current Waste & Recycling Design Guidelines

Parks:

39. The Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land.

40. 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 7th 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 and follow the "Permit" link.
41. 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 268-2677.
42. 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 **\$4,881.63**. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".

Planning:

43. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
44. The development must commence before November 17, 2008 or this permit will no longer be valid.
45. 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.
46. 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.
47. 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.

Transportation:

48. The applicant is advised that the site is located within 400 metres of a transit route (or 600 metres from an LRT station). It is recommended that the applicant limit the number of parking stalls provided to the number required by the City of Calgary Land Use Bylaw 2P80.

Applicant's Submission

Bankers Court is a distinctively designed addition to landmark Bankers Hall. It offers premium office space at a prestigious location in the heart of downtown Calgary. Bankers Court is located in Calgary's central business district at the northeast corner of 9th Avenue and 2nd Street SW and will form part of the Bankers Hall complex connected directly to the Bankers Hall retail levels with a new +15 bridge and link.

The architectural expression of Bankers Court compliments adjacent Bankers Hall with building composition, fenestration patterns and exterior materials influenced by the existing complex. A definitive roofline will provide a unique signature for Bankers Court on the Calgary skyline. A two storey fully glazed lobby and a double height arcade contribute to an enhanced pedestrian environment along 9th Avenue SW with a public exterior space at grade connecting the existing Bankers Hall complex with Bankers Court. A canopy along 2nd Street SW responds to the pedestrian scale and provides ease of movement. Exterior building finishes include granite and glass curtain wall with granite, coloured concrete paving surfaces, landscape elements and a public art installation at grade.

Building parking is below grade on P1, P2, P3 and P4 levels and accessed off 9th Avenue SW. There are 178 underground parking stalls provided. Two handicapped accessible parking stalls are located on each level, adjacent to the elevators. Secure bicycle parking is provided on P1 level accommodating fifty-two bicycles, additional bicycle parking is located at grade adjacent to the building entrances. Two dedicated elevators are provided to service all levels of the underground parking and the main and second floors.



BANKERS COURT
860 SECOND STREET S.W.
SUITE 100
DOWNTOWN DISTRICT
ISSUED FOR DEVELOPMENT PERMIT
VERSION 1

A03

PROJECT SUMMARY
SITE/ZONING DATA
BUILDING DATA
AREA SUMMARY



COHOS EVAMY
ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 3G9
TEL: 604-681-1111
WWW.COHOSEVAMY.COM

FLOOR	FUNCTION	CROSS AREA
15	Mechanical	1452 m ²
14	15th Office Floor	1412 m ²
13	Typical Office Floor	2124 m ²
12	Typical Office Floor	2124 m ²
11	Typical Office Floor	2124 m ²
10	Typical Office Floor	2124 m ²
09	Typical Office Floor	2124 m ²
08	Typical Office Floor	2124 m ²
07	Typical Office Floor	2124 m ²
06	Typical Office Floor	2124 m ²
05	Typical Office Floor	2124 m ²
04	Typical Office Floor	2124 m ²
03	Typical Office Floor	2124 m ²
02	Second Floor	1756 m ²
01	Main Floor	1738 m ²
TOTAL (Above Grade)		29,677 m²
01	Parade Floor	2005 m ²
02	Parade Floor	2365 m ²
03	Parade Floor	2365 m ²
04	Parade Floor	470 m ²
TOTAL (Below Grade)		7165 m²

FLOOR	FUNCTION	CROSS AREA
15	Mechanical	1452 m ²
14	15th Office Floor	1412 m ²
13	Typical Office Floor	2124 m ²
12	Typical Office Floor	2124 m ²
11	Typical Office Floor	2124 m ²
10	Typical Office Floor	2124 m ²
09	Typical Office Floor	2124 m ²
08	Typical Office Floor	2124 m ²
07	Typical Office Floor	2124 m ²
06	Typical Office Floor	2124 m ²
05	Typical Office Floor	2124 m ²
04	Typical Office Floor	2124 m ²
03	Typical Office Floor	2124 m ²
02	Second Floor	1756 m ²
01	Main Floor	1738 m ²
TOTAL (Above Grade)		29,677 m²
01	Parade Floor	2005 m ²
02	Parade Floor	2365 m ²
03	Parade Floor	2365 m ²
04	Parade Floor	470 m ²
TOTAL (Below Grade)		7165 m²

BUILDING DATA

BUILDING AREA
29,677 m²

BUILDING HEIGHT
41.84 m

NUMBER OF FLOORS
14 + 1 Mechanical Floor

STYACOR
1 Passanger/Passenger
2 Passanger/Service
3 Levels Below Grade

PARKING
178
165 Typical Stalls @ 2600(m) x 5400 (m)
8 Barrier Free Stalls @ 4000 x 5400 (m)

SITE/ZONING DATA

LEGAL DESCRIPTION
Lot 43,
Block 64,
Plan 001, 0312

EXISTING MUNICIPAL ADDRESS
860 Second Street S.W.

ZONING
CM-2 Downtown Business District

DISCRETIONARY USE
Office

SITE AREA
2,488 m²

F.A.R.
11.9 : 1

PARKING REQUIRED
180
1 Stall/140m²

PARKING PROVIDED
P1 - 81 Stalls
P2 - 60 Stalls
P3 - 62 Stalls
P4 - 7 Stalls

TOTAL STALLS PROVIDED
178

BICYCLE PARKING REQUIRED
Class 1 - 1000m² G.F.A.
Class 2 - 1000m² G.F.A.

BICYCLE PARKING PROVIDED
Class 1
Class 2

PROJECT SUMMARY

Bankers Court will be the final parcel addition to the Bankers Court complex, located in the heart of downtown Vancouver at the intersection of 11th Avenue and 2nd Street S.W. Bankers Court will be connected to the +113 system directly by the Bankers Court Pedestrian Bridge.

The site is bounded by 11th Avenue to the west, 2nd Street S.W. to the east, and the existing Bankers Court building to the south. The site is currently zoned CM-2 Downtown Business District. The site is currently vacant and contains a small structure used for storage.

The proposed development consists of a 14-story office building with a total floor area of 29,677 m². The building will be constructed of concrete and glass. The building will be designed to provide a high-quality office environment with modern amenities and services. The building will be designed to be energy efficient and sustainable.

The proposed development will provide 178 parking stalls, including 8 barrier-free stalls. The development will also provide bicycle parking for Class 1 and Class 2 uses.

The proposed development is consistent with the City of Vancouver's Official Community Plan and the Downtown Business District Plan. The development will provide a high-quality office environment and will contribute to the revitalization of downtown Vancouver.

BUILDING DATA

BUILDING AREA
29,677 m²

BUILDING HEIGHT
41.84 m

NUMBER OF FLOORS
14 + 1 Mechanical Floor

STYACOR
1 Passanger/Passenger
2 Passanger/Service
3 Levels Below Grade

PARKING
178
165 Typical Stalls @ 2600(m) x 5400 (m)
8 Barrier Free Stalls @ 4000 x 5400 (m)

BICYCLE PARKING REQUIRED
Class 1 - 1000m² G.F.A.
Class 2 - 1000m² G.F.A.

BICYCLE PARKING PROVIDED
Class 1
Class 2

SITE/ZONING DATA

LEGAL DESCRIPTION
Lot 43,
Block 64,
Plan 001, 0312

EXISTING MUNICIPAL ADDRESS
860 Second Street S.W.

ZONING
CM-2 Downtown Business District

DISCRETIONARY USE
Office

SITE AREA
2,488 m²

F.A.R.
11.9 : 1

PARKING REQUIRED
180
1 Stall/140m²

PARKING PROVIDED
P1 - 81 Stalls
P2 - 60 Stalls
P3 - 62 Stalls
P4 - 7 Stalls

TOTAL STALLS PROVIDED
178

BICYCLE PARKING REQUIRED
Class 1 - 1000m² G.F.A.
Class 2 - 1000m² G.F.A.

BICYCLE PARKING PROVIDED
Class 1
Class 2

PROJECT SUMMARY

Bankers Court will be the final parcel addition to the Bankers Court complex, located in the heart of downtown Vancouver at the intersection of 11th Avenue and 2nd Street S.W. Bankers Court will be connected to the +113 system directly by the Bankers Court Pedestrian Bridge.

The site is bounded by 11th Avenue to the west, 2nd Street S.W. to the east, and the existing Bankers Court building to the south. The site is currently zoned CM-2 Downtown Business District. The site is currently vacant and contains a small structure used for storage.

The proposed development consists of a 14-story office building with a total floor area of 29,677 m². The building will be constructed of concrete and glass. The building will be designed to provide a high-quality office environment with modern amenities and services. The building will be designed to be energy efficient and sustainable.

The proposed development will provide 178 parking stalls, including 8 barrier-free stalls. The development will also provide bicycle parking for Class 1 and Class 2 uses.

The proposed development is consistent with the City of Vancouver's Official Community Plan and the Downtown Business District Plan. The development will provide a high-quality office environment and will contribute to the revitalization of downtown Vancouver.



BANKERS COURT

800 SECOND STREET S.W.
SUITE 100
DALLAS, TX 75202
ISSUED FOR DEVELOPMENT PERMIT
VERSION 1

LANDSCAPE PLAN A.104
SCALE: 1/200

LEGEND

- LAMP TYPE 1
- BOLLARDS
- TRIS
- SCULPTURE
- PAVING TYPE 1
- PAVING TYPE 2
- PAVING TYPE 3
- TREE SPECIFICATIONS

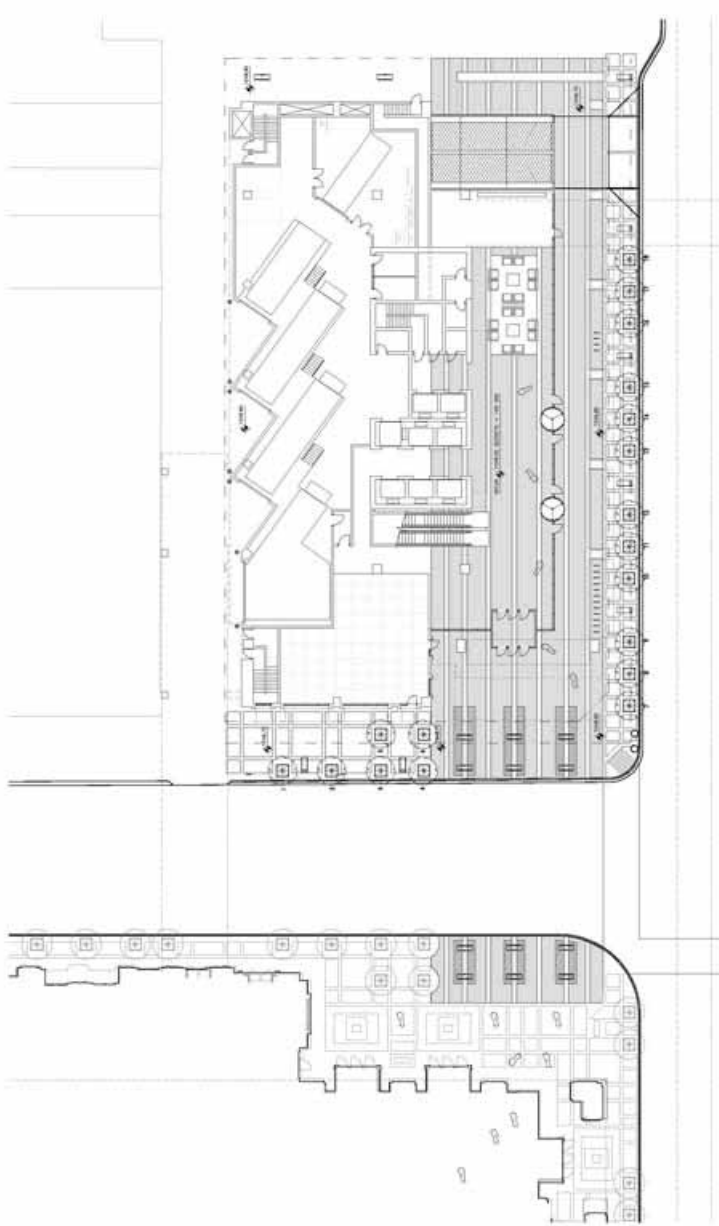
LAMP TYPE 2

TREE SPECIFICATIONS

- SEE GAUPE**
- 1 NEW GREEN ASH
 - 2 NEW GREEN ASH
 - 3 NEW GREEN ASH
 - 4 NEW GREEN ASH
 - 5 NEW GREEN ASH
 - 6 NEW GREEN ASH
 - 7 NEW GREEN ASH
 - 8 NEW GREEN ASH
 - 9 NEW GREEN ASH
 - 10 NEW GREEN ASH
 - 11 NEW GREEN ASH
 - 12 NEW GREEN ASH
 - 13 NEW GREEN ASH
 - 14 NEW GREEN ASH
 - 15 NEW GREEN ASH
 - 16 NEW GREEN ASH
 - 17 NEW GREEN ASH
 - 18 NEW GREEN ASH



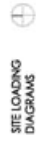
COHOS EVAMY
ARCHITECTS
1000 WEST 10TH STREET
DALLAS, TEXAS 75203





BANKERS COURT
860 SECOND STREET S.W.
DALLAS, TEXAS 75202
ISSUED FOR DEVELOPMENT PERMIT
REVISIONS

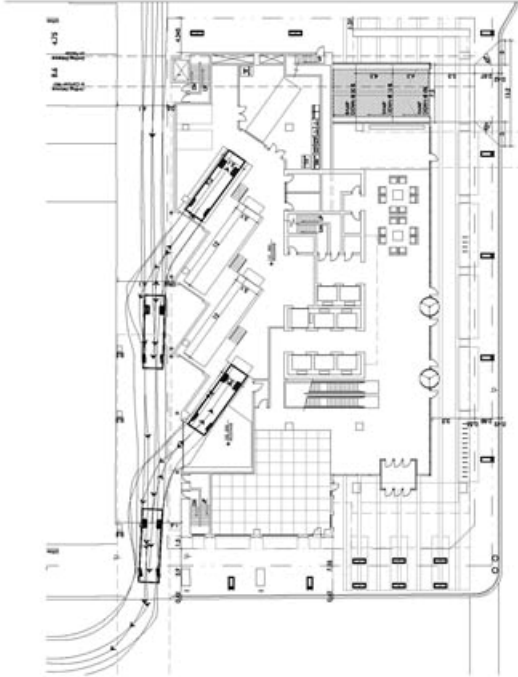
A.105
SCALE: 1/320



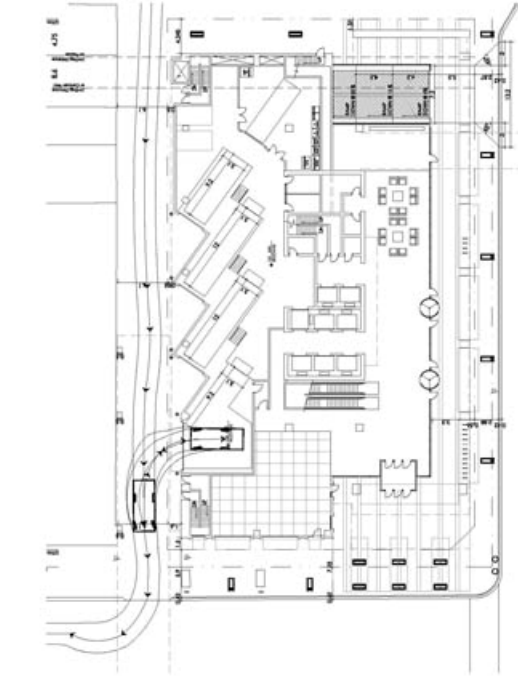
SITE LOADING
DIAGRAMS



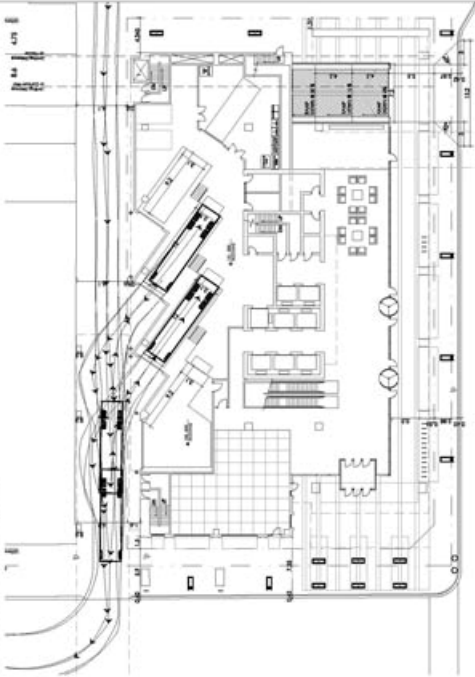
COHOS EVAMY
ARCHITECTS
1000 WEST 10TH STREET
DALLAS, TEXAS 75203



1. TYPICAL 8m CORNER TYPE TRUCK LOADING DIAGRAM



2. TYPICAL 10m TRUCK LOADING DIAGRAM



3. TYPICAL GARBAGE TRUCK LOADING DIAGRAM (WASTE BIN WHEELED ON TO TRUCK BED)



4. TYPICAL 11m TRUCK LOADING DIAGRAM



BANKERS COURT

800 SECOND STREET S.W.
SUITE 1200
DALLAS, TX 75202

ISSUED FOR DEVELOPMENT PERMIT

REVISION A

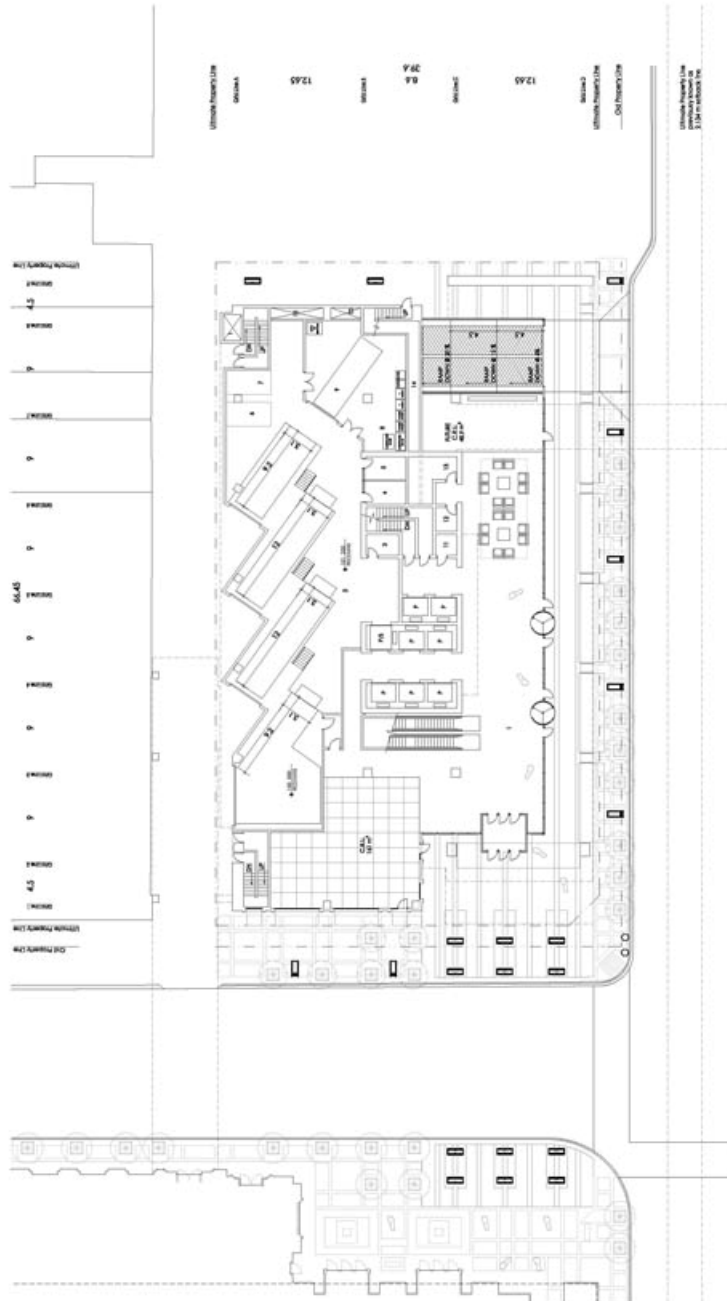
MAIN LEVEL
FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA SUMMARY
GROSS FLOOR AREA: 1728 SF (14,008 SF)

- 1 LOBBY
- 2 OFFICE
- 3 ELECTRICAL ROOM
- 4 LOCKER/RESTROOM
- 5 MEETING ROOM
- 6 CHANGE STORAGE
- 7 RECEPTION STORAGE
- 8 WAITING GARAGE ROOM
- 9 MECHANICAL ROOM
- 10 COMMUNICATIONS ROOM
- 11 COMMUNICATIONS ROOM
- 12 FIRE CONTROL ROOM
- 13 MECHANICAL ROOM
- 14 MECHANICAL ROOM
- 15 MECHANICAL ROOM
- 16 MECHANICAL ROOM
- 17 PAINTING & SERVICE ELEVATOR



COHOS EVAMY
REGISTERED PROFESSIONAL ENGINEER
NO. 123456
STATE OF TEXAS



Gridline/Property Line

Gridline

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

Gridline/Property Line

Gridline

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS

12AS



BANKERS COURT
808 SECOND STREET S.W.
SUITE 200
SEASIDE, CA 94134
ISSUED FOR DEVELOPMENT PERMIT

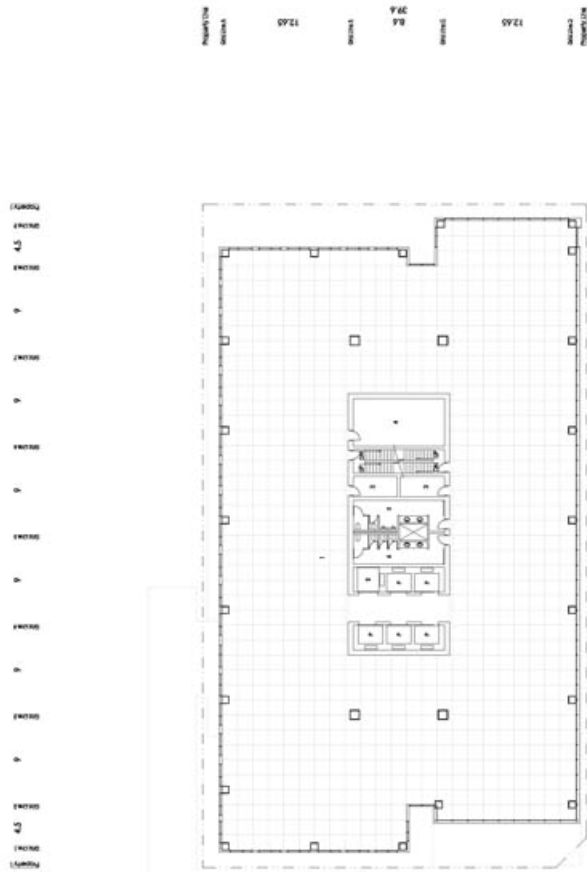
TYPICAL OFFICE
LEVEL FLOOR PLAN A.203
SCALE: 1/200

GROSS FLOOR AREA: 21281 SF (22811 SF)

- LEGEND
- 1 OFFICE SPACE
 - 2 COMMUNICATION ROOM
 - 3 COMMUNICATION ROOM
 - 4 MECHANICAL ROOM
 - 5 MEN'S RESTROOM
 - 6 WOMEN'S RESTROOM
 - 7 PASSENGER ELEVATOR
 - 7.1 PASSENGER SERVICE ELEVATOR



COHOS EVAMY
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
STATE OF CALIFORNIA
NO. 45124



PROPERTY
METERS
17.45

FAC
78

METERS
17.45

METERS
17.45



BANKERS COURT
808 SECOND STREET S.W.
SUITE 1000
SEASIDE, CA 94133
ISSUED FOR DEVELOPMENT PERMIT

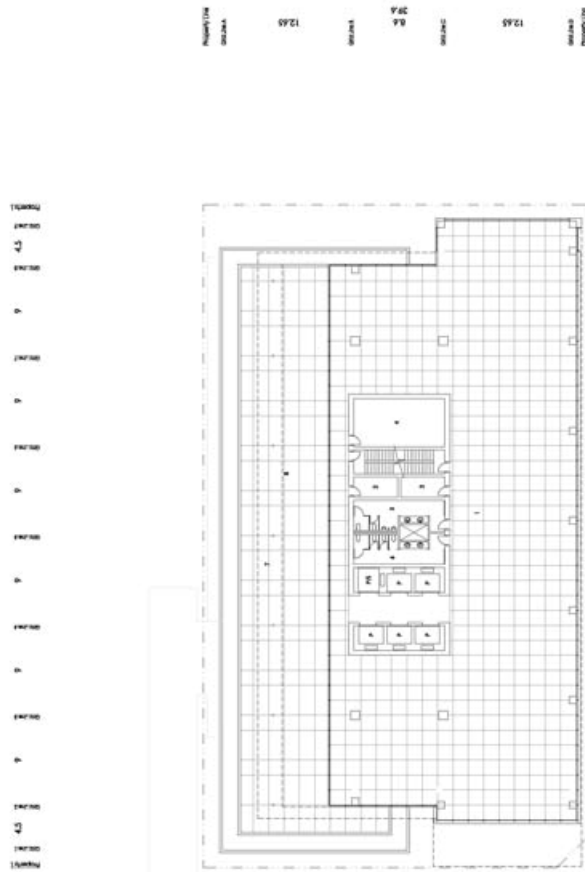
15TH OFFICE LEVEL
FLOOR PLAN

A204
SCALE: 1/320

AREA SUMMARY
GROSS FLOOR AREA: 1,021 SF (11,341 SF)
LEGEND
1 LOBBY
2 ELECTRICAL ROOM
3 COMMUNICATIONS ROOM
4 STORAGE ROOM
5 WARDEN'S WAREHOUSE
6 WARDEN'S WAREHOUSE
7 PASSENGER ELEVATOR
8 PASSENGER ELEVATOR
9 PASSENGER SERVICE BEHAVIOR



COHOS EVAMY
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
STATE OF CALIFORNIA
NO. 45828



PROPERTY
OWNER
12A5
12B5
12C5
12D5
12E5
12F5
12G5
12H5
12I5
12J5
12K5
12L5
12M5
12N5
12O5
12P5



BANKERS COURT

800 SECOND STREET S.W.
DOWNTOWN SEATTLE
2005.10.28
ISSUED FOR DEVELOPMENT PERMIT
REVISION 3

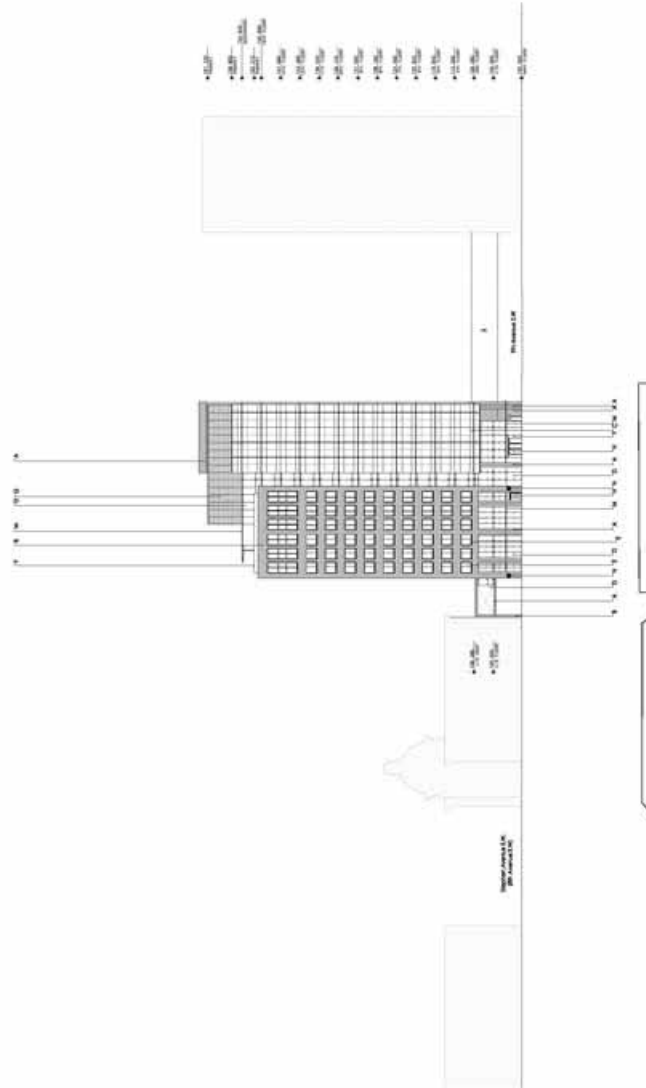
WEST ELEVATION A401
SCALE: 1/400

- FINISH MATERIAL LEGEND
- A. STONE VENEER (DARK GREY)
 - B. STONE VENEER (LIGRE GREY)
 - C. GLAZING TYPE 1
 - D. GLAZING TYPE 2
 - E. GLAZING TYPE 3
 - F. METAL PANELS
 - G. METAL LOUVERS
 - H. DOOR TYPE 1 (GLASS)
 - I. DOOR TYPE 2 (GLASS)
 - J. DOOR TYPE 3 (REVOLVING)
 - K. OVERHEAD DOOR TYPE 1 (GLASS)
 - L. OVERHEAD DOOR TYPE 2 (GLASS)
 - M. CANOPY
 - N. SOCIAL STORAGE LOCATIONS

- LEGEND
- 1. *15
 - 2. FUTURE *15



COHOS EVAMY
REGISTERED PROFESSIONAL ENGINEER
NO. 10489
WASHINGTON STATE





BANKERS COURT

800 SECOND STREET S.W.
SUITE 1000
DENVER, CO 80202
ISSUED FOR DEVELOPMENT PERMIT
REVISION 3

SOUTH ELEVATION
A402
SCALE: 1/4"=1'-0"

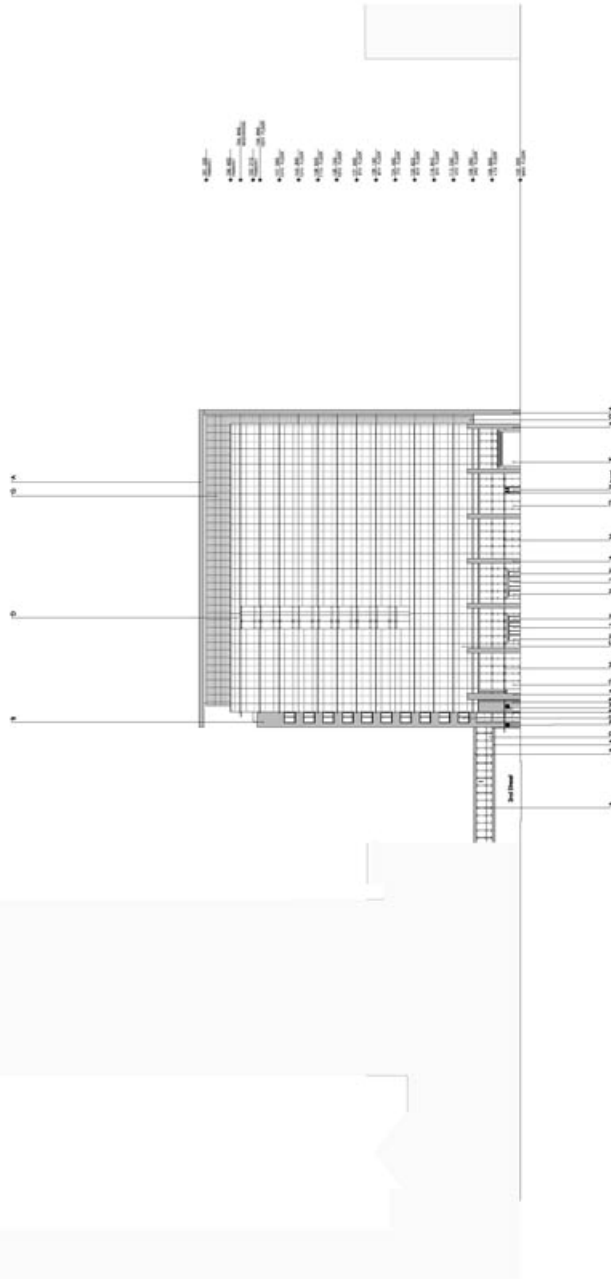
FINISH MATERIAL LEGEND

- A. STONE VENEER (DARK GREY)
- B. STONE VENEER (LIGHT GREY)
- C. GLAZING TYPE 1
- D. GLAZING TYPE 2
- E. GLAZING TYPE 3
- F. METAL PANELS
- G. METAL LOUVERS
- H. DOOR TYPE 1 (GLASS)
- I. DOOR TYPE 2 (METAL)
- J. DOOR TYPE 3 (METAL/GLASS)
- K. OVERHEAD DOOR TYPE 1 (GLASS)
- L. OVERHEAD DOOR TYPE 2 (METAL)
- M. CANOPY
- N. METAL STORAGE LOCATIONS
- P. VERMIDSEL STEEL TRUSS

- LEGEND**
- 1. FINISH
 - 2. FINISH + 1/2"



COHOS EVAMY
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO
NO. 10000





BANKERS COURT

886 SECOND STREET S.W.
VANCOUVER, BC
V6C 2K6
ISSUED FOR DEVELOPMENT PERMIT
REVISION 3

NORTH ELEVATION A404
SCALE: 1/40

FINISH MATERIAL LEGEND

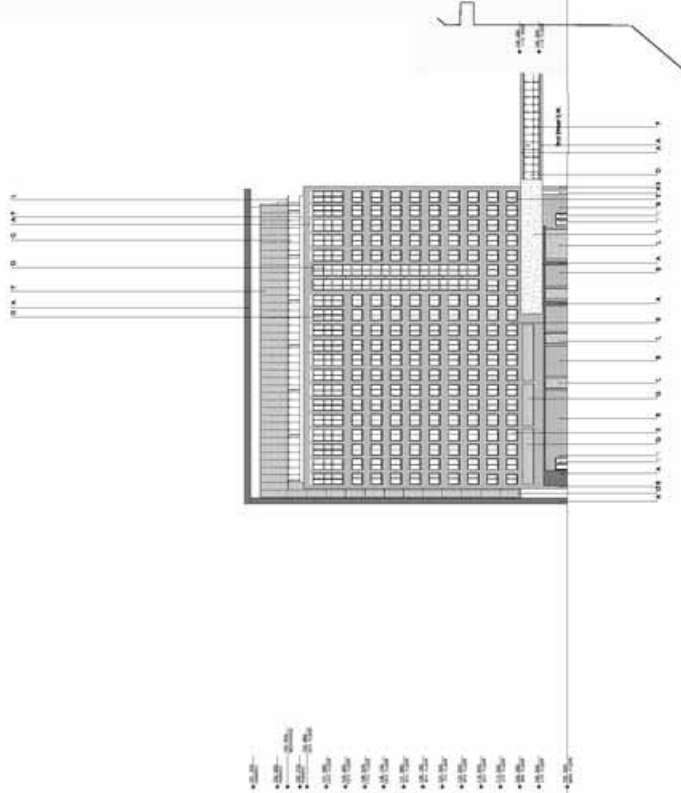
- A. STONE VENEER (DARK GREY)
- B. STONE VENEER (LIGHT GREY)
- C. GLAZING TYPE 1
- D. GLAZING TYPE 2
- E. METAL PANEL
- F. METAL LOUVERS
- G. DOOR TYPE 1 (GLASS)
- H. DOOR TYPE 2 (GLASS)
- I. DOOR TYPE 3 (REVOLVING)
- J. OVERHEAD DOOR TYPE 1 (GLASS)
- K. OVERHEAD DOOR TYPE 2 (METAL)
- L. CANOPY
- M. LOCAL STORAGE LOCATIONS
- N. CANOPY
- O. CANOPY
- P. VERTICAL STEEL 16x33

LEGEND

- 1. 1:5
- 2. 1:20 @ 1:5



COHOS EVAMY
PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT



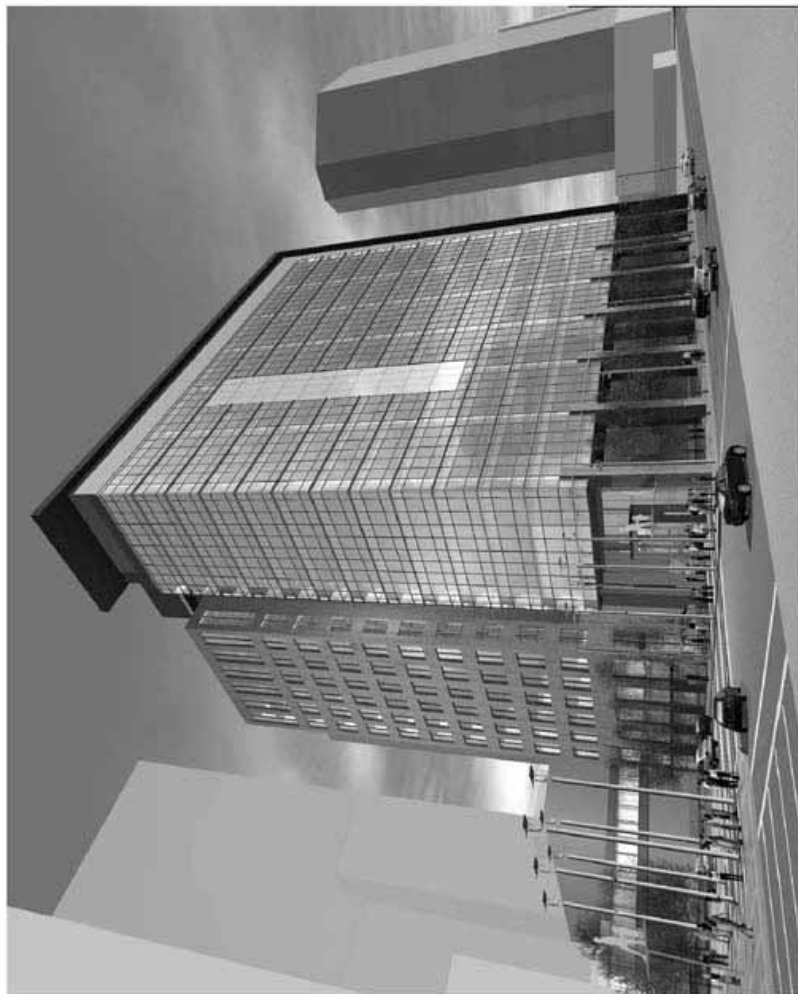


BANKERS COURT
100 W. WASHINGTON STREET S.W.
CORNER OF
2006, 10, 26
ISSUED FOR DEVELOPMENT PERMIT
PROJECT

3D RENDERINGS  AGS



COHOS EVAHY
ARCHITECTS
100 W. WASHINGTON STREET S.W.
CORNER OF
2006, 10, 26





BANKERS COURT

860 SECOND STREET S.W.
VANCOUVER, BC
V6C 2E6
ISSUED FOR DEVELOPMENT PERMIT
10/20/05

ARCH
SCALE: 1:100

WEST ELEVATION
DETAIL

FINISH MATERIAL LEGEND

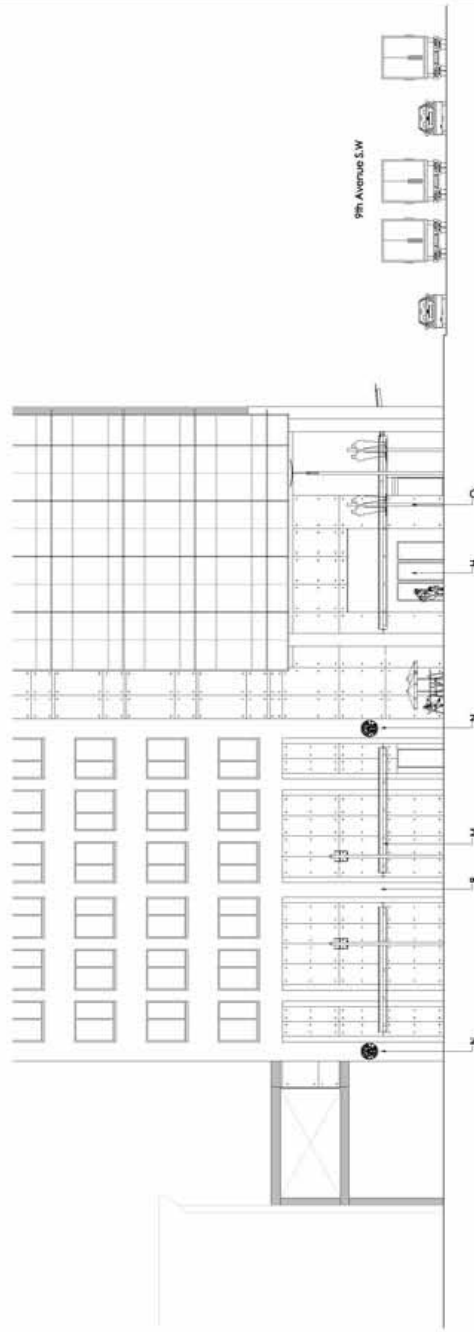
- A. STONE VENEER (DARK GREY)
- B. STONE VENEER (LIGHT GREY)
- C. GLAZING TYPE 1 (DARK GREY)
- D. GLAZING TYPE 2 (DARK GREY)
- E. GLAZING TYPE 3 (DARK GREY)
- F. METAL PANELS
- G. METAL LOUVER
- H. DOOR TYPE 1 (GLASS)
- I. DOOR TYPE 2 (GLASS)
- J. DOOR TYPE 3 (BRASS/STEEL)
- K. OVERHEAD DOOR TYPE 1 (GLASS)
- L. OVERHEAD DOOR TYPE 2 (GLASS)
- M. CANOPY (METAL PANELS)
- N. PROPOSED LOCATION FOR AIRWORK

LEGEND

- 1. 1:1
- 2. 1:1/8" = 1'-0"



COHOS EVAHY
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
1000-1000 STREET
VANCOUVER, BC



9th Avenue S.W.



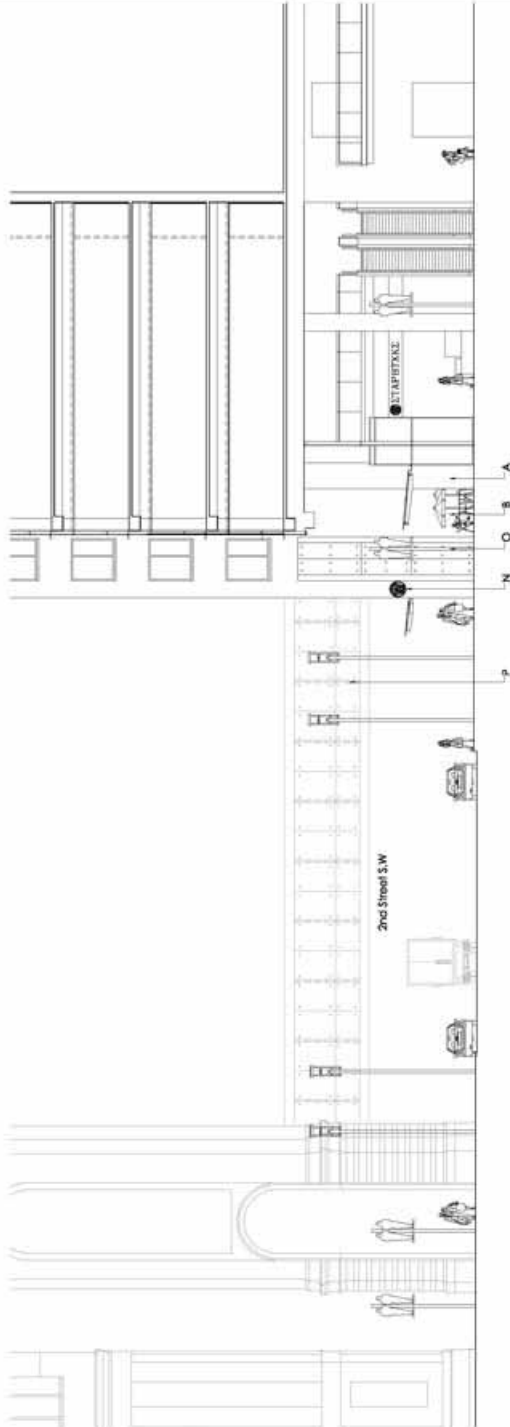
BANKERS COURT

800 SECOND STREET S.W.
DALLAS, TX 75202
ISSUED FOR DEVELOPMENT PERMIT
REVISION 3

NORTH-SOUTH SECTION
A407
SCALE: 1:100

- FINISH MATERIAL LEGEND
- A. STONE VENEER (DARK GREY)
 - B. STONE VENEER (LIGHT GREY)
 - C. BRICK (DARK RED)
 - D. GLAZING TYPE 3
 - E. GLAZING TYPE 2
 - F. GLAZING TYPE 1
 - G. METAL LOUVRES
 - H. METAL PANELS
 - I. DOOR TYPE 1 (GLASS)
 - J. DOOR TYPE 2 (METAL)
 - K. OVERHEAD DOOR TYPE 1 (GLASS)
 - L. OVERHEAD DOOR TYPE 2 (METAL)
 - M. CANOPY
 - N. METAL SIGNAGE - LOGO/BUS STOP
 - O. METAL SIGNAGE - LETTERS
 - P. VERANDA/STAIR TREADS (1.5 STRUCTURE)

- LEGEND
- 1. *15
 - 2. FUTURE *15



2nd Street S.W.



BANKERS COURT

800 SECOND STREET S.W.
DALLAS, TEXAS 75202
ISSUED FOR DEVELOPMENT PERMIT
VERSION 4

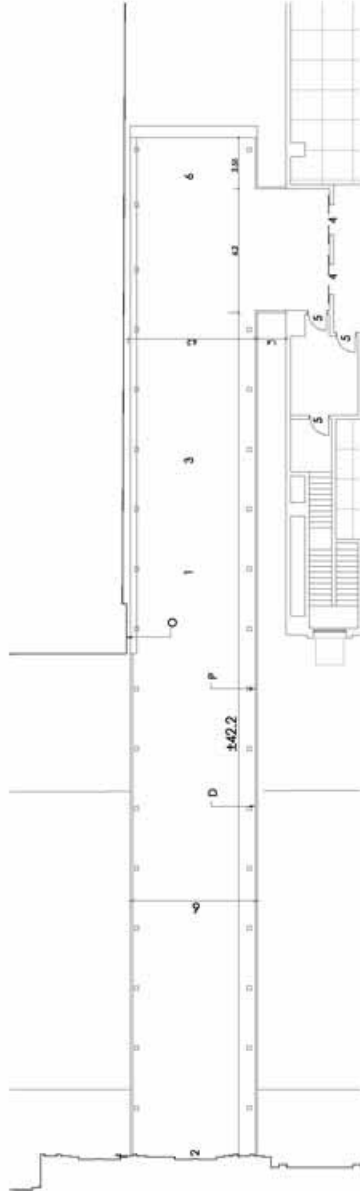
***15 PLAN & NORTH ELEVATION** A-408
SCALE: 1/100

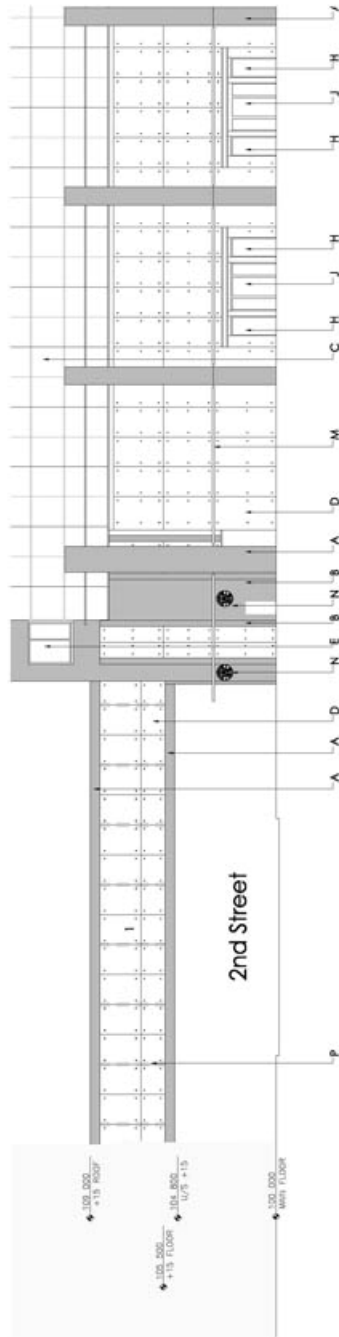
FINISH MATERIAL LEGEND

- A. STONE VENEER (DARK GREY)
 - B. STONE VENEER (LIGHT GREY)
 - C. BRICK (DARK RED)
 - D. GLAZING TYPE 2
 - E. GLAZING TYPE 3
 - F. METAL LOUVRES
 - G. METAL LOUVRES
 - H. DOOR TYPE 1 (GLASS)
 - I. DOOR TYPE 2 (GLASS)
 - J. DOOR TYPE 3 (METAL/WOOD)
 - K. OVERHEAD DOOR TYPE 1 (GLASS)
 - L. OVERHEAD DOOR TYPE 2 (GLASS)
 - M. CANOPY DOOR TYPE 1 (METAL)
 - N. CANOPY DOOR TYPE 2 (METAL)
 - O. STAIR STORAGE LOCATIONS
 - P. STAIR STORAGE LOCATIONS
 - VERANDAES STEEL TRUSS
- LEGEND**
- 1. GLASS SLIDING DOORS INTO BANKERS HALL
 - 2. CERAMIC TILE FLOOR
 - 3. STAINLESS STEEL DOORS INTO BANKERS COURTYARD
 - 4. MILD STEEL DOORS
 - 5. PROPOSED LOCATION FOR AIRWORK



COHOS EVAMY
REGISTERED PROFESSIONAL ENGINEER
NO. 10487
STATE OF TEXAS





BANKERS COURT
 800 SECOND STREET S.W.
 SUITE 1000
 DENVER, CO 80202
 ISSUED FOR DEVELOPMENT PERMIT
 VERSION 3

+15 SOUTH &
 EAST ELEVATION
 A409
 SCALE: 1:100

FINISH MATERIAL LEGEND

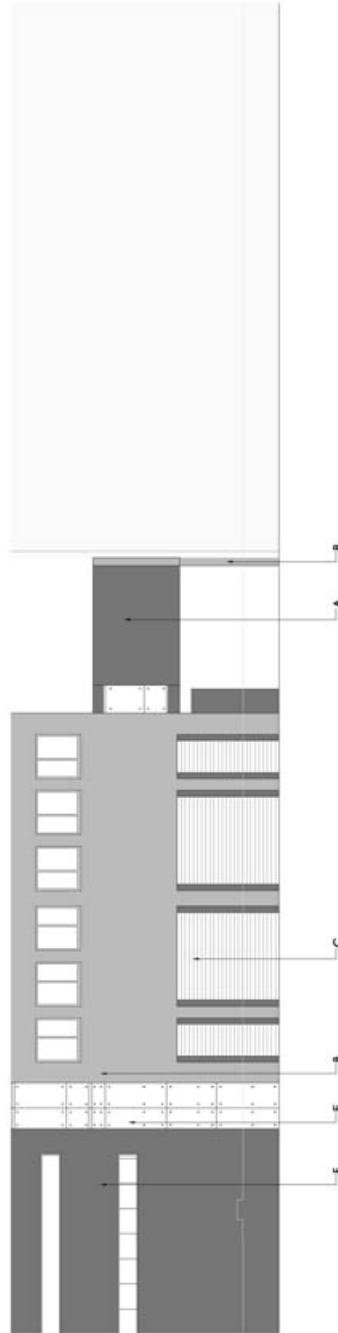
- A. STONE VENEER (DARK GREY)
- B. STONE VENEER (LIGHT GREY)
- C. GLAZING TYPE 1
- D. GLAZING TYPE 2
- E. GLAZING TYPE 3
- F. METAL PANELS
- G. METAL LOUVERS
- H. DOOR TYPE 1 (GLASS)
- I. DOOR TYPE 2 (GLASS)
- J. DOOR TYPE 3 (METAL/WOOD)
- K. OVERHEAD DOOR TYPE 1 (GLASS)
- L. OVERHEAD DOOR TYPE 2 (GLASS)
- M. CANOPY
- N. METAL STORAGE LOCATIONS
- P. INTERIESTER STEEL PANEL

LEGEND

- 1. +15 ACROSS SECOND STREET



COHOS EVAMY
 ARCHITECTS
 1000 17TH AVENUE
 DENVER, CO 80202





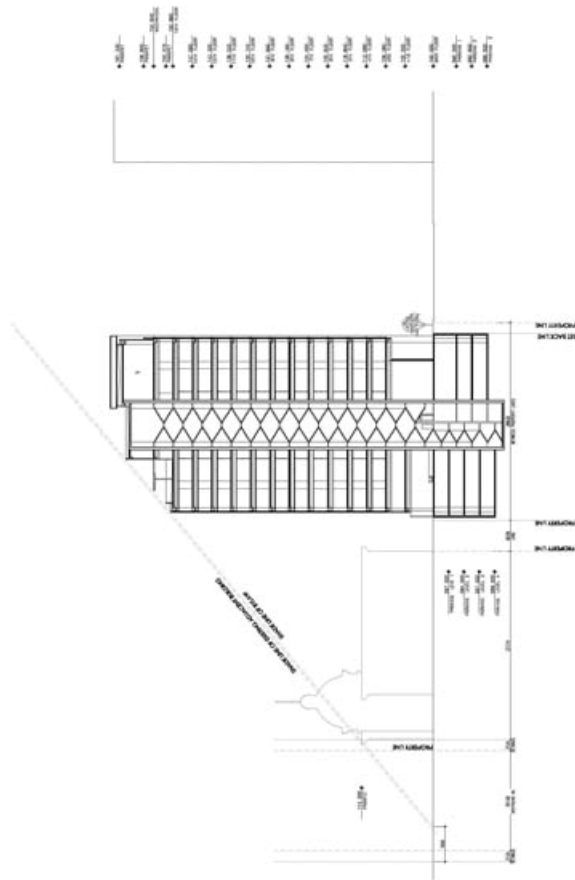
BANKERS COURT
808 SECOND STREET S.W.
SUITE 2000
DALLAS, TEXAS 75202-0420
ISSUED FOR DEVELOPMENT PERMIT

AS01
SCALE: 1/4"=1'-0"

BUILDING SECTION
LEGEND
1 MECHANICAL



COHOS EVAMY
REGISTERED PROFESSIONAL ENGINEER
NO. 11242
STATE OF TEXAS





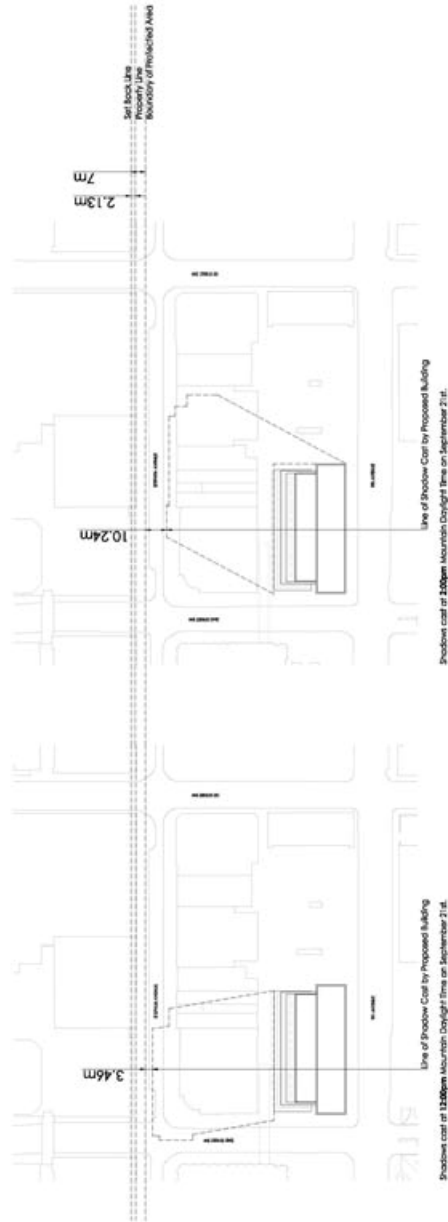
BANKERS COURT

800 SECOND STREET S.W.
VANCOUVER, BC
V6C 2K6
ISSUED FOR DEVELOPMENT PERMIT
VERSION 1

SUN/SHADOW ANALYSIS
AS02
SCALE: 1:100



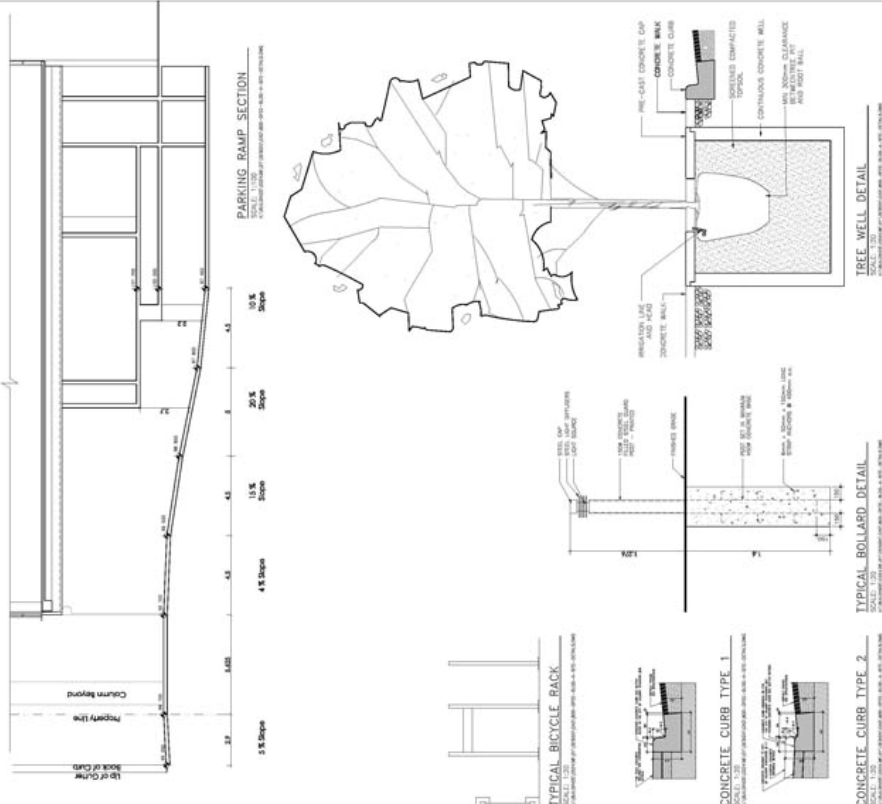
COHOS EVAMY
REGISTERED PROFESSIONAL ENGINEER
NO. 40117
BC SOCIETY OF ENGINEERS





BANKERS COURT
800 SECOND STREET S.W.
SUITE 200
DALLAS, TEXAS 75202-3936
DESIGNED FOR DEVELOPMENT PERMIT
NO. 050811

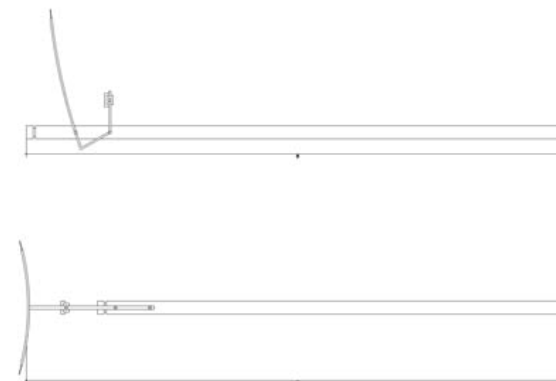
DATE: 11/17/05
SCALE: AS NOTED
SHEET NO. 11



PIRO LIGHT FIXTURE PLAN
SCALE: 1/2" = 1'-0"



BALLERNA LIGHT FIXTURE PLAN
SCALE: 1/2" = 1'-0"



PIRO LIGHT FIXTURE
SCALE: 1/2" = 1'-0"

BALLERNA LIGHT FIXTURE
SCALE: 1/2" = 1'-0"



BANKERS COURT

345 SECOND STREET S.W.
CORNER ST
2005.10.28

ISSUED FOR DEVELOPMENT PERMIT
REVISION

BONUS DIAGRAM
ASOS
SCALE 1:200

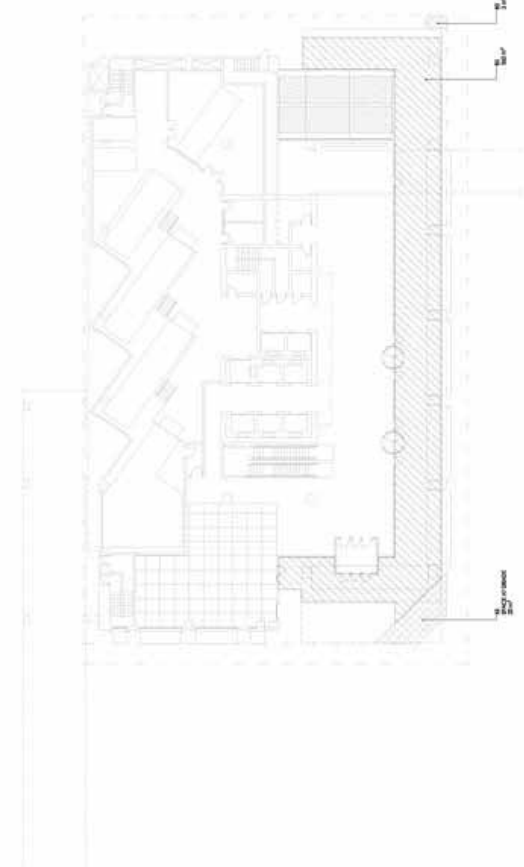
**Group B Requirements
Main Floor**

1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	1.1.9	1.1.10
1.1.11	1.1.12	1.1.13	1.1.14	1.1.15	1.1.16	1.1.17	1.1.18	1.1.19	1.1.20
1.1.21	1.1.22	1.1.23	1.1.24	1.1.25	1.1.26	1.1.27	1.1.28	1.1.29	1.1.30
1.1.31	1.1.32	1.1.33	1.1.34	1.1.35	1.1.36	1.1.37	1.1.38	1.1.39	1.1.40
1.1.41	1.1.42	1.1.43	1.1.44	1.1.45	1.1.46	1.1.47	1.1.48	1.1.49	1.1.50



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REGISTERED PROFESSIONAL ENGINEER
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BANKERS COURT
800 SECOND STREET S.W.
SUITE 2000
SEASIDE, CA 94133

ISSUED FOR DEVELOPMENT PERMIT
SECTION 3

BONUS DIAGRAM AS06
SCALE: 1/320

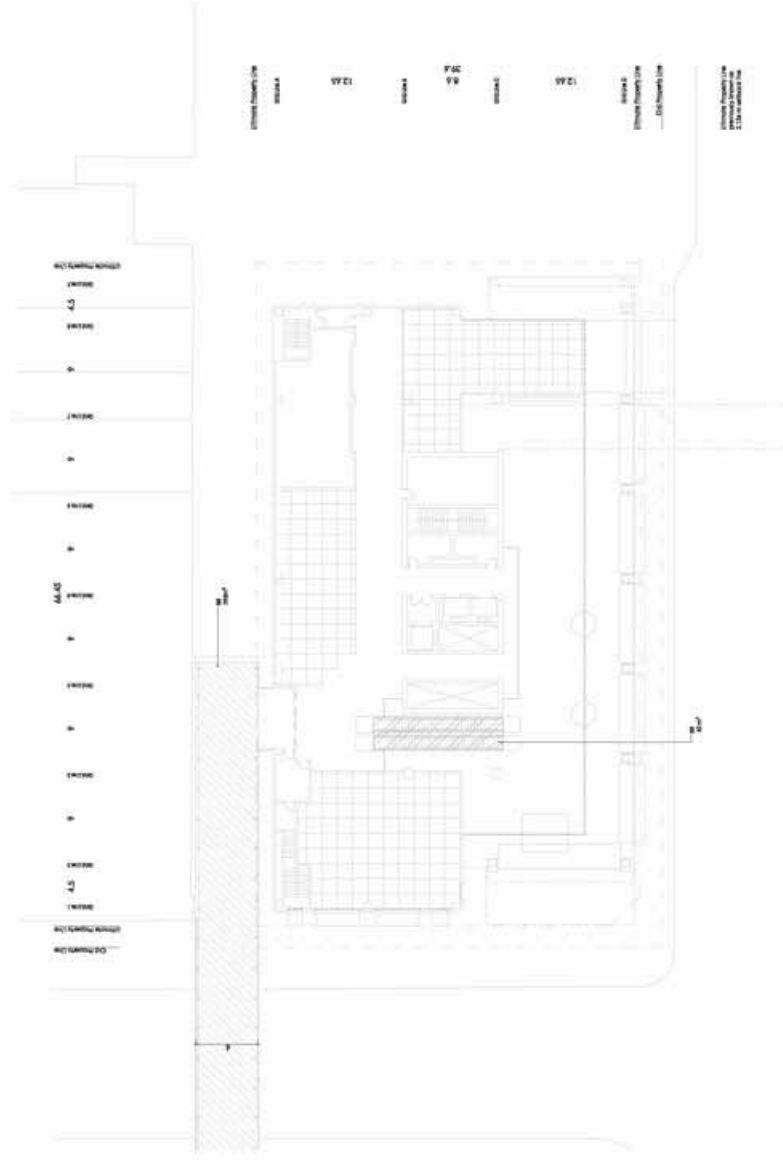
**Group B Requirements
Second Floor**

NO.	DESCRIPTION	AREA	PERCENTAGE	REMARKS
1	GROUP B - OFFICE	11,100	100%	
2	GROUP B - CONFERENCE	1,100	100%	
3	GROUP B - MEETING	1,100	100%	
4	GROUP B - RECEPTION	1,100	100%	
5	GROUP B - WAITING	1,100	100%	
6	GROUP B - STORAGE	1,100	100%	
7	GROUP B - RESTROOM	1,100	100%	
8	GROUP B - ELEVATOR	1,100	100%	
9	GROUP B - STAIR	1,100	100%	
10	GROUP B - MECHANICAL	1,100	100%	
11	GROUP B - ELECTRICAL	1,100	100%	
12	GROUP B - TELEPHONE	1,100	100%	
13	GROUP B - JANITORY	1,100	100%	
14	GROUP B - SECURITY	1,100	100%	
15	GROUP B - SIGNAGE	1,100	100%	
16	GROUP B - FURNITURE	1,100	100%	
17	GROUP B - LIGHTING	1,100	100%	
18	GROUP B - SOUND	1,100	100%	
19	GROUP B - VENTILATION	1,100	100%	
20	GROUP B - FIRE PROTECTION	1,100	100%	

ISSUED FOR DEVELOPMENT PERMIT
SECTION 3



COHOS EVAMY
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF CALIFORNIA



GROUP B - OFFICE
GROUP B - CONFERENCE
GROUP B - MEETING
GROUP B - RECEPTION
GROUP B - WAITING
GROUP B - STORAGE
GROUP B - RESTROOM
GROUP B - ELEVATOR
GROUP B - STAIR
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GROUP B - SECURITY
GROUP B - SIGNAGE
GROUP B - FURNITURE
GROUP B - LIGHTING
GROUP B - SOUND
GROUP B - VENTILATION
GROUP B - FIRE PROTECTION



Suite 720, Lancaster Building
304 - 8th Avenue S.W.
Calgary, Alberta, Canada
T2P 1C2

Phone: [403] 215-1570
Fax: [403] 265-1932
www.downtowncalgary.com

July 27, 2005

Dwayne Drobot
Development and Building Approvals #8073
PO Box 2100, Stn M
Calgary AB, T2P 2M5
Via email: dwayne.drobot@calgary.ca

Dear Dwayne:

Re: DP2005-2111

The Calgary Downtown Association's Urban Development Committee has reviewed the application for Bankers Court at 850 2nd St. SW. It is the Committee's opinion that this is a very well designed and conceived project and should be approved with just one change.

Concerns were expressed that there could be security problems at the east end of the sidewalk along 9th Avenue. There is a wall at the end of the arcade that seems to create a place to hide, sleep or for other undesirable activities. We raised this issue with the architect and developers and they indicated that they would look into this. I trust a CPTED review will be conducted to identify what changes are needed to proactively deal with this potential problem, as well as identify other security problems that might be identified.

Concerns were also raised that 350 stall of public parking will be removed from this site and replaced with 170 stalls of tenant use parking. There is a critical shortage of parking in this area as it is has the highest density of office, retail and restaurant use in the City, perhaps in Canada. With the addition of 300,000 sq.ft. of office space at this location, another 600,000 sq. ft. of office space on the old Post Office site across the street and 1,000 seat restaurant entertainment complex at The Palace will significantly increase the demand for short stay public parking in the area. It should also be noted that Scotia Center and TD Square also have very limited underground parking.



The CDA has identified two solutions to the lack of parking in the area:

1. That the Bankers Court project be allowed to construct more parking on site and operate them as short stay public parking. It should be noted that the current Bankers Hall parkade is operated as a public parking for evening and weekend visitors and participates in the \$2 parking program.;
2. That the Calgary Parking Authority immediately develop plans for a minimum of 450 stall public parking garage on their site east of Bankers Court. This parkade should be built as soon as possible in anticipation of the development of the Bankers Court and or old Post Office site office developments.

It is our understanding that the developer's proposal, to grandfather the 350 parking stalls on this site, was rejected by the City. The loss of 350 existing spots is catastrophic for businesses in the area even without the addition of additional density such as Bankers Court, the Post Office etc. Given these facts, the City's rejection of the developers request for additional short stay spots defies logic and our rate payers who rely on an already inadequate supply of parking spots to support access to their businesses. The CDA's Board is very concerned that we were not consulted in the process.

This idea needs to be reconsidered. The CDA would like to meet with the appropriate authorities within the City to discuss the critical need for public parking in this area and how the City will proactively supply the need for increased parking.

I look forward to hearing from you at your earliest convenience at 215-1565.

Sincerely,



Richard White
Executive Director

cc

Alan Collyer, Cohos Evamy Architects
Dale Evans, Brookfield
Dale Fraser, Calgary Parking Authority
Dave Watson, City of Calgary
Brent Toderian, City of Calgary

Dwayne

I appreciate you taking the time to discuss with me the CDA's concerns regarding short stay parking that will be lost as a result of the proposed Bankers Court office development.

The Calgary Downtown Association is very concerned about the loss of the 100 short stay stalls on this site and the 30 stall across the street as a result of the old post office development.

The combined Bankers Court and Post Office developments will add 850,000 sf of office space to the 200W block of 9th Avenue, which is the equivalent of one Bankers Hall tower. This will mean the demand for short stay parking in the area will increase dramatically while the short-stay parking supply will decrease by 130 stalls. This will place even more pressure on the existing short stay parking in the area.

It is the CDA's position that the Bankers Court project should be given special consideration to provide short stay parking as it is part of the most heavily used area of the Downtown given it is in the Downtown Financial, Shopping and Restaurant District.

The banks, the retailers and the restaurants in the area all need adequate and affordable weekday short stay parking in the area to meet the needs of their customers and clients visiting from outside of the Downtown. The lost of 130 stalls will have a significant negative impact on their ability to do business. The addition of 130 short-stay stalls to this project will not impact the City's 50% modal split for commuters.

The proposed new parking stalls at the Centennial Parkade four blocks west will not help meet the needs of short stay parking in this area. In fact, those stalls will allow the City to meet the cash-in-lieu requirement of the Opus 8 project that will be completed in 2006.

It should also be noted that Brookfield has already demonstrated a commitment to providing short stay parking at the Bankers Hall parkade and they have also been a participant in the \$2 evening and weekend parking program.

The CDA strongly urges you to recommend that the Bankers Court project be allowed to develop at least 100 short stay parking stalls as part of their development to meet the growing demand for short stay parking in the Downtown's Financial, Shopping and Restaurant district.

I trust you will find this information useful. If you have any questions or suggestions, please do not hesitate to call me at 215-1565.

Sincerely

Richard White
Executive Director

URBAN DESIGN REVIEW PANEL
HELD ON WEDNESDAY, 2005 JULY 27, AT 1:15 P.M.
INGLEWOOD BOARDROOM

PRESENT:

Members:

David Down (Chairman)

Martin Jones

Gordon Murray

Linda Hackman

Bev Sandalack

City of Calgary Administration:

Gary Klassen

Peter McKenzie

Dwayne Drobot

Brenton Toderian

Janice Yuen

ABSENT:

Bill Chomik (Vice-Chairman)

Barry Lester

**ITEM NO. 1: Dwayne Drobot
(1:30 pm)**

COMMUNITY: DOWNTOWN COMMERCIAL CORE

FILE NUMBER: DP2005-2111

MUNICIPAL ADDRESS: 850 2 Street SW

APPLICANT: Cohos Evamy Partners

DESCRIPTION: Commercial Building
Bankers Court

Comments Provided by the Panel:

- The Panel appreciated the detail and completeness of the proposal.
- The Panel commends the quality of the design and detailing and the attention to the public realm.
- The Panel strongly encourages street entries to be provided into the retail space along the 2 Street façade.
- The Panel has reservations about the paving treatment encroaching into the road carriageway on 2 Street, including:
 - Potential pedestrian safety issues (the boundaries of the paving pattern are confusing; it could be confused with the existing crosswalk, or mistaken for a “pedestrian zone”).
 - There is the potential for the perception that the public street space has been appropriated by the private land owner.
 - The street trees, sidewalk paving, and sculptures should be sufficient to visually connect the buildings and establish the relationship between Bankers Hall and Bankers Court.