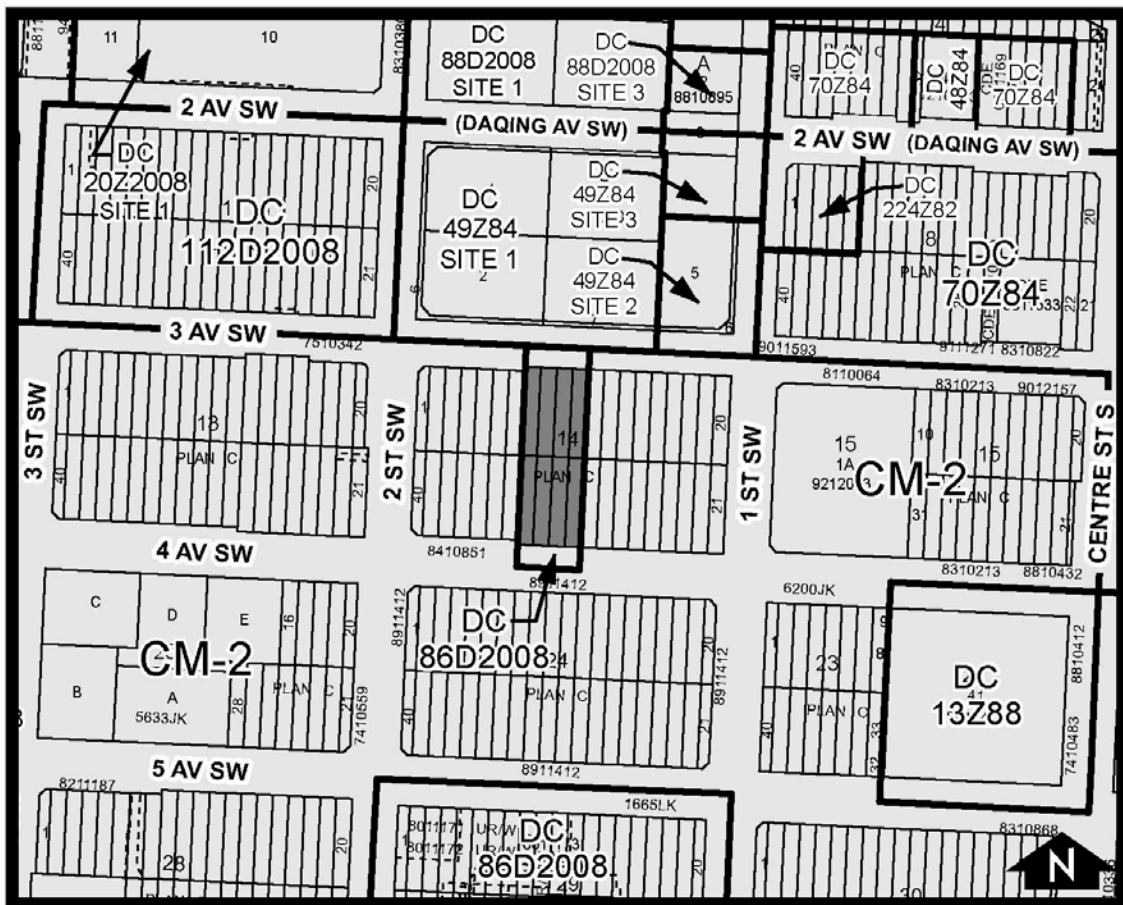


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 09	
	FILE NO.	DP2011-2210
	CPC DATE:	2012 October 25

DOWNTOWN (Ward 7- Alderman Farrell)



PROPOSAL: New: Hotel (260 rooms), Retail Store, Restaurant - Licensed	
APPLICANT: Gibbs Gage Architects	OWNER: The International Hotel
MUNICIPAL ADDRESS: 220 - 4 Avenue SW	LEGAL DESCRIPTION: Plan C; Block 14; 30, 31 Lots 8-11
EXISTING LAND USE DISTRICT(S): Bylaw 86D2008	
AREA OF SITE: 0.26 ha \pm (0.64 ac \pm)	
CURRENT DEVELOPMENT: Hotel (248 rooms)	

ADJACENT DEVELOPMENT: NORTH: Office - Livingston Place (22 storeys) SOUTH: Office - Fifth Avenue Place (35 storeys) EAST: Parking Lot (Grade) WEST: Office - BP Centre (31 Storeys)
--

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	7.0 FAR	15.11 FAR (with bonusing)	None
HEIGHT	No maximum (Shadow restrictions apply)	109.7m	None required
YARDS (BUILDING SETBACK)	2.134 m	2.134m	None Required
PARKING	82 stalls (restricted to 50% of requirement within restricted parking area)	90 stalls	8 stalls
EXTERIOR FINISH MATERIALS Walls: Concrete & stone veneer; metal composite panels; spandrel panels Roof: mechanical penthouse roof behind parapet Windows: Clear glass			

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	E.S.A was not required
URBAN DESIGN REVIEW PANEL	Comments Provided; APPENDIX II
COMMUNITY ASSOCIATION Calgary Downtown Association	No comments received.

PLANNING EVALUATION

Introduction

The Development Permit is for the construction of a new 260 room hotel, with a proposed gross floor area of 39,340m², alterations to the existing International Hotel and restructured parking and servicing. The new hotel would be 109.7m high, 9.8m taller than the existing International Hotel, which would remain.

Site Context

The subject site extends over approximately one fifth of the block between 3 and 4 Avenue SW and 1 and 2 Street SW. Located within the Downtown, the site is surrounded by office development with the exception of the site to the west which is a grade level parking lot and slopes down northwards from 4 Avenue to 3 Avenue SW.

The site fronts both 4 Avenue SW, where there is an existing lay-by which has a drop-off at the International Hotel and 3 Avenue SW where back of house facilities and the parkade entrance are located.

Site Characteristics

The site is currently developed across its full extent, however the level falls from south to north by approximately 2.0m.

The existing hotel on 4 Avenue SW has an existing lay-by but no access into the site. Access to the hotel parkade and servicing is from 3 Avenue SW and comprises an separated in and out lanes

Land Use District

The subject site is covered by a Direct Control District (Bylaw 86D2008) which allows both the permitted and discretionary land uses, and development rules of the CM-2 Downtown Business District. Hotel use is included and identified as a discretionary use.

Although not relevant to this particular proposal, it also provides defined uses for restaurant and Senior Citizen Housing which do not appear in the CM-2 district.

The Direct Control District specifies that parking and loading are to be provided in accordance with the provisions of s18 in Part 10 of Bylaw 1P2007.

Legislation & Policy

The Centre City Plan (2007 May) provides the framework for development within the Downtown. It promotes development in the Downtown that has the ability to contribute to the overall vitality and viability of the Centre City. The policies include using the Downtown Design Guidelines in the review of development applications.

The proposed hotel development has been designed to contribute to the Downtown context creating a coherent, high quality public realm through building massing, tower separation and enhancements to the sidewalk.

Section 6 of the Centre City Plan addresses the requirement for parking management to adequately meet the needs of businesses and residents within the Centre City. It reaffirms the Bylaw requirement for providing a maximum of 50 percent of the required parking on-site, with a requirement to make a cash-in-lieu parking payment to The City for the balance.

The proposed hotel development seeks to consolidate the parking for the two hotel towers, providing an additional 8 parking stalls over the 50 percent, with a cash-in-lieu payment for the balance.

In section 8 of the Centre City Plan, under the tourism section, the Plan identifies the requirement for Calgary to address the needs of visitors and recognises that a high quality public realm is a major factor in visitor experience.

The provision of hotel and conference facilities within the Downtown would address the needs of visitors and support local businesses with the proposed design, public realm enhancements, vitality and connectivity, enhancing Calgary's visitor experience

Density Bonusing

Under the CM-2 rules, which form the base of the Direct Control District, the density of a site is established through the application of the density bonus system that allows for additional floor area if specified public amenities are provided. A density of 7 FAR (Floor Area Ratio) can be achieved through the provision of setbacks, +15 elements and on-site open space. The density proposed on the site is 15.11 FAR. This is below the 20 FAR cap defined in the CM-2 district and is considered to be appropriate for this particular downtown location.

Bonus Standard	Bonus Area	FAR
A1-A3 (Mandatory) Pedestrian Circulation +15 [provisions At Grade open Space	20050.8m ²	7.70 FAR
B2 At Grade Open Space	972.8m ²	0.38
B5 Built Over Space	574.00m ²	0.22
B6(a) Indoor Park Grade	2668.8m ²	1.02
B6(b) Indoor Park +15	6415.0m ²	2.47
B7 +15 Enhancement	240.0m ²	0.09
B9 Escalators	2604.0m ²	1.00
B11 Improvements to Right-of-Way	805.0m ²	0.31
B12(a) Sculpture in Public Spaces	2600m ²	1.00
B12(b) Financial Contribution to Public Art Fund	2120m ²	0.81
C2 Off Site Improvements	292m ²	0.11
	39342.6m ²	15.11

Site Layout & Building Design

The existing site layout would be adapted to provide the new hotel with a street presence on 3 Avenue SW. This would comprise a 29 storey, 260-room hotel building with additional access from the +15 level indoor park. In addition to this indoor park, both the new and existing hotels would share a restaurant, buffet and café on the +15 level.

The existing International Hotel would be retained, with internal alterations reducing the number of hotel rooms to 232 and reordering the lobby space and conference facilities. These works would comprise a renovated lobby with access to the indoor park at the +15 level, alterations to the +15 level, including greater visual connection to the hotel, and alterations to the three floors above to provide conference and administrative facilities.

A single vehicular access would be provided on 3 Avenue SW to allow both hotels to use an internal loading bay and a 3 level underground parkade.

Externally, to the north the public realm would be improved and enhanced. The sidewalk would be re-laid to a coloured broom finish concrete with street trees and a 4 metre clear walking width. Adjacent to the hotel lobby would be a seating area enclosed on three sides with landscaping and centred around an art piece. To the south the renovated lobby would allow for a 3.5 metre clear walking width under the colonnade created by the +15 Skywalk.

The proposed 29 storey hotel would have a rectangular floor plate although the north façade would bow providing a vertical curve to the building. Both the verticality of the building and the curve would be accentuated by 8 expressed ribs. The street frontage would be expressed in stone veneer with clear glazing allowing views into and out of the hotel lobby, indoor park and restaurant.

The indoor park provides a mix of both glazed and enclosed roof and would be both visible and accessible from the open deck of the adjoining BP Centre, as well as having access from the BP Centre to Livingston Place +15 Bridge.

Urban Design Review Panel

The comments were provided by the Urban Design Review Panel on 2012 January 18.

UDRP Comment	Applicant Response
<p>The Panel feels the over arching urban strategy for the project is very strong and will positively contribute to the enhancement of the downtown core (in particular, the mid-block pedestrian connection linking 4 Avenue to 3 Avenue SW and the proposed improvements to the 3 Avenue SW pedestrian realm.). The Panel feels the detailed resolution of the design is less successful particularly with respect to the proposed the treatment 4 Avenue SW, the lack of proposed modifications to the existing 4 Avenue SW elevation at the podium level, and the detailed resolution of the landscape proposal on both 3 and 4 Avenue SW.</p>	<p>The existing 4 Avenue SW +15 walkway is relatively new construction that was approved through a prior City review and approval process, and as such, is proposed to remain (The applicant has proposed a redesign of the existing +15 link on the 4 Avenue SW elevation with the original DP submission, dated 2011 June 16, however the DTR indicated there is currently no mechanism within the bylaw to gain bonus density for the effort/expense.</p> <p>The applicant proposes to revise the 3 Avenue SW landscaping which will consist of the addition of 4 green ash in a continuous tree trench at the street edge to complete the rhythm of existing trees to the east and west. In addition a shallow planting bed integrated with the public art location and associated seating area will provide visual continuity to the Indoor garden visible through the adjacent glazing from the public sidewalk.</p> <p>4 Avenue SW the applicant proposes that large evergreen potted topiary may be possible flanking the +15 columns. In addition the lower level of the indoor garden will be visible from the public sidewalk due to the replacement of the existing façade with clear glazing along the 4 Avenue SW frontage. Aside from these two measures, opportunities for landscaping on 4 Avenue SW are very limited due to existing conditions.</p>

<p>The Panel would encourage the Applicant to re-examine the opportunities as they relate to the 4 Avenue SW podium expression. The existing condition does not positively add to the urban experience or the pedestrian realm and if considered part of the overall design aesthetic for the project could lead to a more comprehensive and cohesive design solution.</p>	<p>Please refer to the above paragraph for proposed 4 Avenue SW landscape improvements and glazing upgrades along grade level.</p>
<p>The Panel recognizes that any building signage will be handled under a different application. That said, the Panel requests that any building signage be integrated sensitively with the architectural expression and detailed resolution of the building.</p>	<p>Noted and agreed. The applicant has revised the drawing confirming that signage will be submitted under a separate/future development permit as copy and signage details are yet to be determined.</p>
<p>The Panel fully supports the appearance of buildings in the night time skyline. The Panel also feels that this particular solution to night time building lighting has been used quite extensively in the down town core in recent years, and as the Applicant to consider solution which brings a unique signature to this particular project.</p>	<p>Noted. As the Applicant's partnership agreement with the hotel/flag brand partner are ongoing, the applicant will continue to refine the night time building lighting concept that will support the architecture and hotel/flag brand, thereby ensuring a unique signature for the project.</p>

Environmental Site Assessment

An Environmental Site Assessment (ESA) was not required for the purposes of the subject application, however, a set of Permanent Conditions have been provided within the draft Conditions of Approval should the site change in intensity or use.

Landscaping

Landscaping on the site has been achieved primarily through the use of the indoor park bonus standard. Both the north and south lobbies utilize small elements of indoor park that terrace up to the +15 level. The park comprises 641.5m² of hard and soft landscaping and also incorporates artwork.

Parking

The parking requirement set out in Part 10 of the Bylaw is 1 stall per 3 guest rooms in the Central Business Area. However, the site is located within the Restricted Parking Area wherein the number of parking stalls provided on site is restricted to 50 percent of the number required for the use. The difference between the number of stalls required and the number provided within the development is required as a cash-in-lieu payment.

The existing hotel has 248 rooms, however as a result of internal alterations as part of the proposal this number would be reduced to 232 rooms. The new hotel on the north of the site would create 260 new rooms resulting in 492 rooms within the overall development. The proposal seeks to provide 90 parking stalls and Administration is satisfied that the 8 additional stalls for this particular use in the Downtown would not adversely affect the implementation of The City's Restricted Parking Area.

Part 10 of the City's Land Use Bylaw requires 1 loading space per 9300 square metres unless otherwise allowed by the Approving Authority and on this particular project it would represent 5 loading spaces. The applicant has proposed 4 loading bays within the development site utilizing a turntable to ensure the vehicles can enter and leave in a forward gear and minimize vehicle conflict. Administration considers this appropriate given the restrictions of the site and the proposed use. .

Site Servicing for Utilities

Servicing to the subject site is available with existing utilities.

CONCLUSION:

The proposal is supported for the following reasons:

- The proposal meets the requirements of the Direct Control District, Part 10 of the Land Use Bylaw 1P2007 and the Policy for the Downtown.
- The site design improves the public realm, reduces vehicular movements and provides for an efficient layout
- The design of the new hotel would make a positive contribution to the Downtown's built form.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

Recommend that Calgary Planning Commission **APPROVE** the application for the New: Hotel, Retail Store, Restaurant – Licensed with the following conditions:

Prior to Release Conditions

The following prior to release conditions shall apply:

Planning:

1. The property owner shall enter into a Development Agreement with the City of Calgary to the satisfaction of the Development Authority to include, but not be limited to, the provision of public easements, the provision of B12 'Sculpture in Public Spaces', the payment of a financial contribution in respect of B12 'Sculpture in Public Spaces' and the payment of a financial contribution in respect of the C2 'Off-site Improvements'. Please contact the +15 Coordinator at 403-268-5416.

2. A cash-in-lieu financial contribution will be required to address the parking deficiency of 74 stalls in accordance with the Council's Policy. The applicant will be expected to enter into a legal agreement with The City to secure the financial contribution at the current rate as amended.
3. Consolidate the subject development parcels onto a single title and provide proof of consolidation.

Urban Development:

4. Amend the plans to:

Roads

- a) Provide tree trench details. All tree grates to be rectangular, a minimum of 1.2 meters x 1.83 meters. The City standard is cast iron "sunburst" design. Alternative grates would be considered with approval from Roads if the developer executes a perpetual maintenance agreement.
 - b) Revise all relevant plans; as the 3 Avenue SW boulevard surface treatments (proposed contrasting coloured concrete banding) at / adjacent to the tree trenches will compromise the structural integrity of the tree trench support.
 - c) Revise the plans as the shading shown on L1 (details 2/L1 and 3/L1) do not match the legend.
 - d) Provide details for the proposed planters shown beside the 4 Avenue SW support columns. Show the planters on all relevant plans (landscape plan, site plan, etc.).
 - e) Indicate on the plans that the proposed concrete paving shown inside the public lay-by on 4 Avenue SW will have joint lines that are "tooled", not "saw cut".
5. Submit three (3) sets of the Development Site Servicing Plan details to the Development Site Servicing Supervisor, Urban Development, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*.
 6. Submit a Sanitary Servicing Study, for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp. The report shall identify potential impact and/or "pinch points" within the public sanitary sewer system caused by the ultimate flows generated by the proposed development.
 7. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100 percent of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Construction of new driveway crossing on 3 Avenue SW
 - b. Rehabilitation of existing 4 Avenue SW lay-by
 - c. Closure and removal of existing driveway crossings on 3 Avenue SW
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel
8. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100 percent of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- e. Street lighting upgrading adjacent to the subject site
9. Remit payment (**certified cheque**) for the infrastructure upgrades for the Centre City communities, in the amount of **\$287,074.50**, to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 38M2009 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using **\$4710.00 per meter of site frontage (on avenues only)** for the proposed development (30.47m + 30.48m = **60.95m total avenue frontage**).

Transportation:

10. Execute and register on title a Sidewalks Access Easement Agreement over **Plan C; Block 14; Lot 30-31** (Servient Lands) in favour of **3 Avenue SW** (Dominant Lands) for the purpose of pedestrian access (2.2 metre easement area adjacent to the property line on 3 Avenue SW). The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
11. Obtain the necessary written permission for on-street loading on 3 Avenue SW, contact the Traffic Management Coordinator at 403-268-1490.
12. Identify and label the area of the public access easement located on the 4 Avenue SW sidewalk.

Parks:

13. Amend all relevant plans the location of proposed trees along 3 Avenue SW to meet the utilities setback requirements as per Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Amended site serving plan indicates proposed water lines and sanitary line will be located close to the location of the proposed trees. Adjust tree spacing and/or remove proposed tree(s) accordingly.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

14. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
15. No changes to the approved plans shall take place unless authorized by the Development Authority.
16. A Development Completion Permit shall be issued for the development **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5491 to request a site inspection for the Development Completion Permit.
17. The grades indicated on the Development Permit approved plans must match the grades on the development site servicing plan ("DSSP") for the development site. Prior to the issuance of the Development Completion Permit, the Consulting Engineer must confirm, under seal, that the development was constructed in accordance with the grades submitted on the Development Permit.
18. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
19. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
20. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
21. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.

Urban Development:

22. The subject parcels shall remain consolidated onto a single title for the life of the development.
23. If **during construction** of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination, the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).

If **prior to or during construction** of the development, the developer, the owner of the titled parcel, or any of their agents become aware of contamination on City of Calgary lands or utility corridors, the City's Environmental Assessment & Liabilities division shall be immediately notified (311).

24. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.
25. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Urban Development, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
26. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which was submitted to Water Resources for review and acceptance. Any amendments to the ESC documents must be reviewed and approved by Water Resources in advance by contacting the ESC inspector that reviewed the documents or by contacting the Water Resources Erosion Control Coordinator at 403-268-2655.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control (www.calgary.ca/waterservices/esc). Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

27. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-4913. Sites south of 17 Avenue S should contact 403-268-1847.
28. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
29. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.

30. A Perpetual Maintenance Agreement is to be registered on the development site's land title(s) for the applicant requested non-standard surface element(s) located in the road right-of-way concurrently with the execution of the Indemnification Agreement. Contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

Transportation:

31. The Sidewalks Access Easement Agreement for the purpose of pedestrian access shall remain over **Plan C; Block 14; Lot 30-31** (Servient Lands) in favour of **3 Avenue SW** (Dominant Lands) until such time as required by the Development or Subdivision Authority in connection with Approval No. DP2011-2210 or extinguished with the consent of the Development or Subdivision Authority obtained through an application in writing to the Development or Subdivision Authority which shall be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.

Parks:

32. Public trees located on the boulevard adjacent to the development 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.
33. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector at 403-268-5204 or 403-620-321

R. Mounty
2012 October

International Hotel Redevelopment

Submission [CPAG pre-app #PE2011-000256]

GGA #10045/1.2A

15-JUNE-2011

SUBMISSION SUPPLEMENTARY INFORMATION

This document accompanies the DP drawing sheet set submission dated June 14, 2011 for the International Hotel site redevelopment, the parcel for which is located at 202 – 4th Avenue SW.

The overview of this proposed project is to redevelop the existing hotel and lands, by demolishing the existing multi-level parkade at the rear of the parcel, and utilizing this cleared portion to build a new below grade parkade, a new amenity podium, and new hotel tower to accompany the existing tower (which is to remain), in a phased construction and redevelopment. The existing South tower is a suites hotel, and will likely remain as such – the new North tower will likely become a traditional short stay hotel. The amenity podium will house an extensive interior garden, largely on the +15 level, but that also reaches back to street level on both the 4th Avenue and 3rd Avenue frontages. The podium will also house meeting room/ballroom facilities, and restaurant/food facilities.

Density

The FAR for the existing hotel is 7 FAR, and the total density required for this project bumps this up to 14.1 FAR, including both existing and new redevelopments. While this submission outlines a design strategy under Part 10 (CM-2) guidelines for down town sites using the bonus density tables, we are also requesting that the Development Authority (DA) consider the granting of Incentive Density for residential land use, similar in type to density offered by the DA on other downtown developments with hotel development. We draw your attention to the two Use-Related Complete Application Requirement Lists (CARL) that this project must perform to:

1. CARL - Addition and New Building: In a Commercial, Industrial or Special Land Use District.
2. CARL - Residential Care and Health. (which includes Hotels)

Previous projects with hotel developments were offered 6.0 FAR for this type of residential land use, with the stated objective of enhancing downtown life after office hours, including bringing patrons for restaurants, theaters, retail shopping, and the related other economic benefits relating to this demographic. We further argue that both the extended stay suites hotel and traditional hotels likely offer a greater frequency of use to this type of downtown activity than the residents of condos and apartments, due to the turnover of new patrons seeking these activities.

We therefore seek the granting of **1.0 FAR in incentive density** for this project.

The attached worksheets show our density calculations without this incentive density applied, and contains some items for discussion and interpretation by the DA. A brief explanation of these Bonus Density items are as follows:

- A group density increases from 7.0 to 7.7 for this site – small site provision. Calculations are shown on the areas page of the density calculations worksheet.

International Hotel Redevelopment

Submission [CPAG pre-app #PE2011-000256]

GGA #10045/1.2A

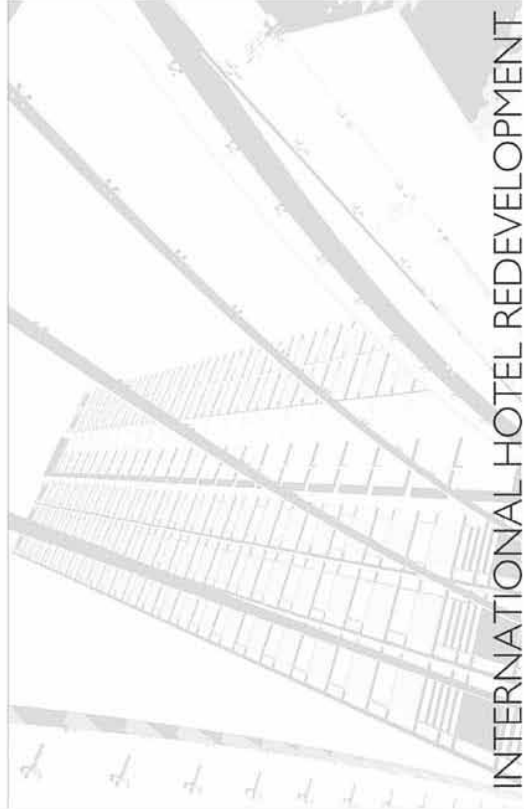
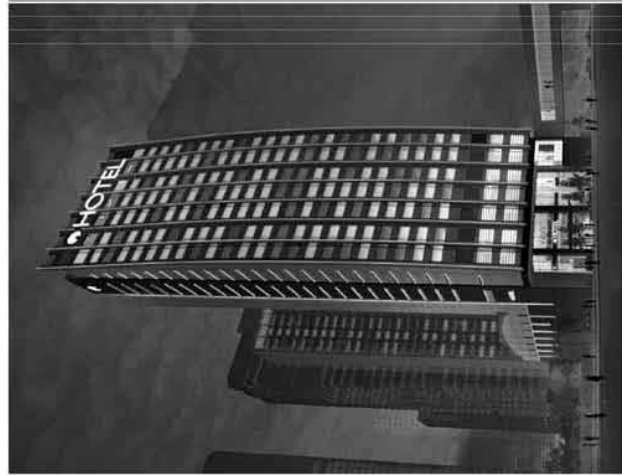
15-JUNE-2011

- B6 indoor garden areas at grade are intensively landscaped features that are not lobby spaces, but an extension to grade of the larger +15 garden concept. These at grade areas are the key visual clues to the public that a larger garden exists on the +15 level, and include water features, bio-walls, and work integrally with the escalator amenities.
- B9 escalators. Both sets of escalators are absolutely essential to the success of the +15 garden concept, and are needed at both avenue locations. It is possible that each of the two hotel towers could be owned separately, and both the South and the North garden accesses are heavily dependent on the escalator amenities.

Parking

Existing parking stalls number 224 stalls, and are being replaced with a total of 94 parking stalls plus 4 new loading stalls (one for garbage). This creates a shortfall for the recommend stall count, but we feel is offset by the demand anticipated by studies conducted by the existing hotel. No parking is to be provided or secured by the adjacent surface parking lot (East), although patrons could park in this pay lot if they so choose. The Livingston development to the North (physically connected by a +15 bridge), however, may present a parking arrangement with the hotel. This office development finds that late afternoons and evenings present a large number of empty stalls that could be made available for hotel parking via an access agreement. The developer for this hotel project also manages the Livingston development.

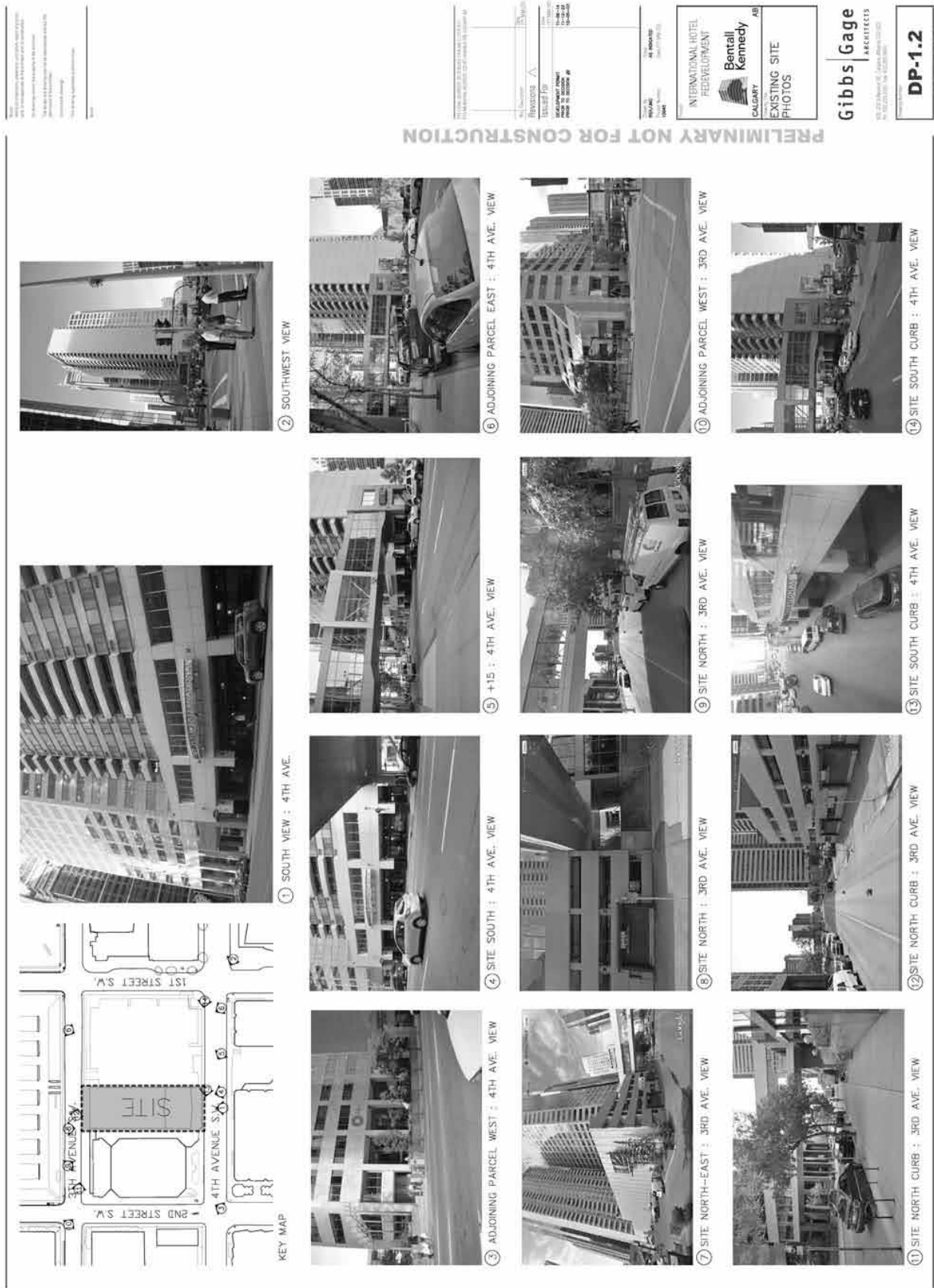
Two existing traffic studies have been conducted on recent adjacent developments (Livingston Place and Jamison Place), and a traffic consultant has been engaged on this project, and is currently working with City Transportation individuals on this pre-application. A draft TIA has been submitted as part of this application, specific to this development.



INTERNATIONAL HOTEL REDEVELOPMENT

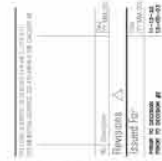
DP2011-2210 Prior to Release - Record Set
A New DP Addition to DTR II
May 3, 2012

IMAGES SHOWN ON THIS PAGE ARE ARTIST'S REPRESENTATIONS ONLY. EXACT CONSTRUCTION MAY VARY. ALL BUILDING AND SITE DESIGNS SUBJECT TO APPROVAL BY THE CITY OF CALGARY.



[illegible]

PRELIMINARY NOT FOR CONSTRUCTION



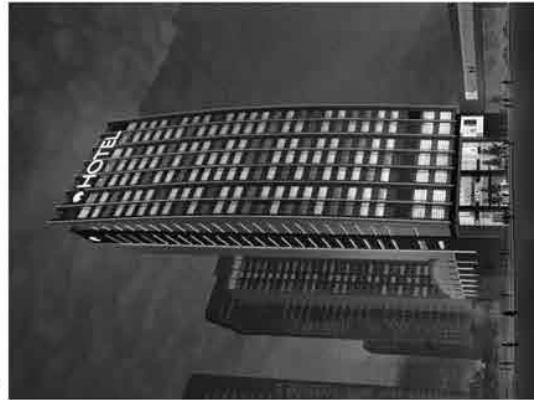
Downloaded by
UNIV OF CALIF

Gibbs Gage
ARCHITECTS
105, 2125 Avenue H, Eugene, Oregon 97401
Tel. 503/525-5022 Fax 503/594-0875

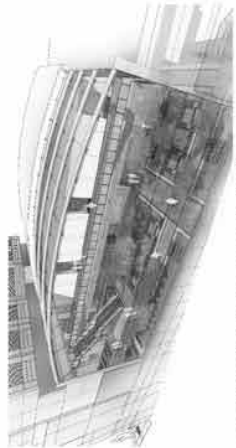
DP-1.3



2 THIRD AVENUE SW PERSPECTIVE - DAY



1 THIRD AVENUE SW PERSPECTIVE - NIGHT
PP-12



5 CUTAWAY VIEW OF PROPOSED ATRIUM



4 VIEW OF PROPOSED THIRD AVENUE LOBBY



3 AERIAL VIEW OF PROPOSED THIRD AVENUE ENTRANCE



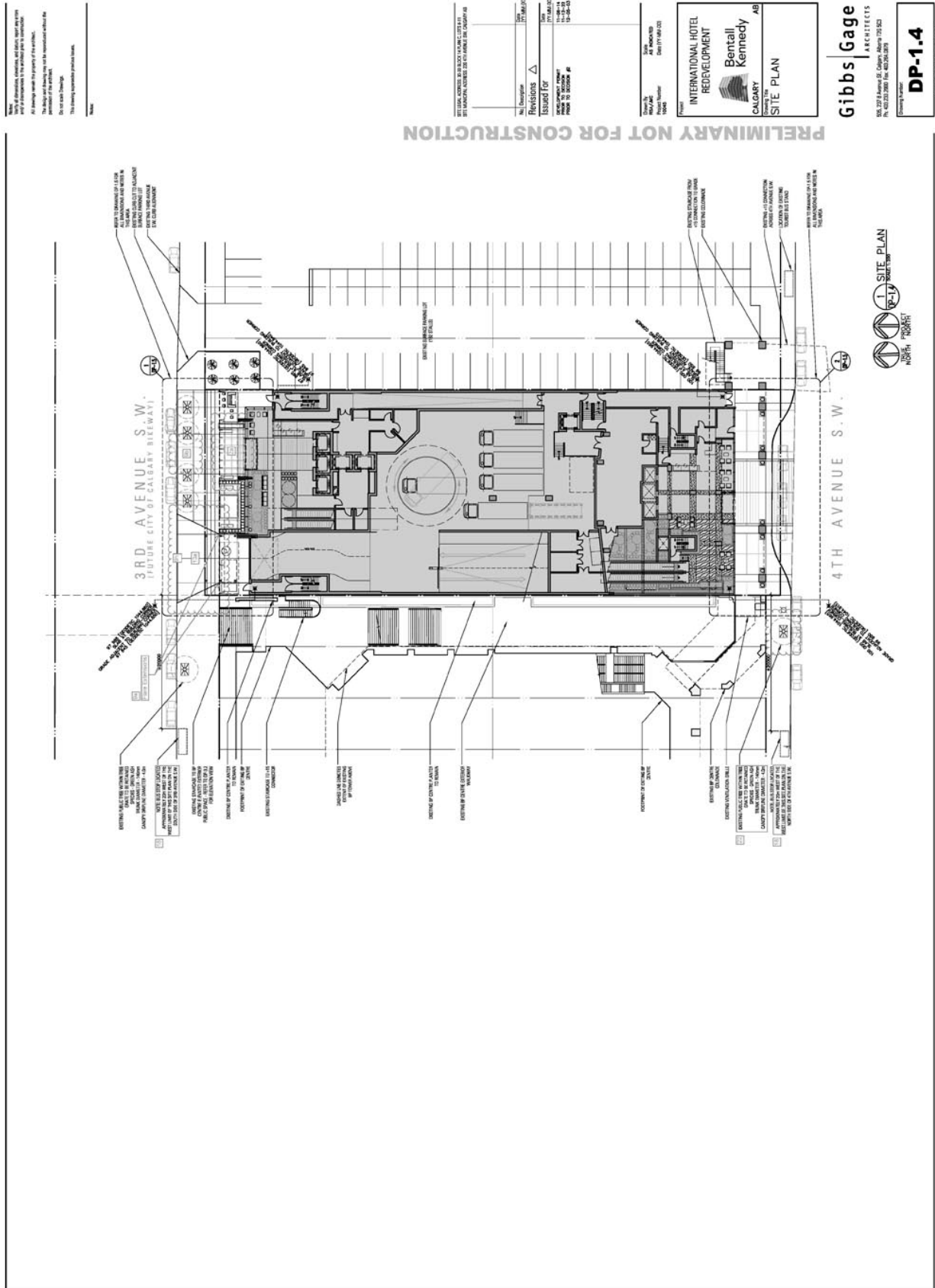
8 VIEW OF ATRIUM SPACE

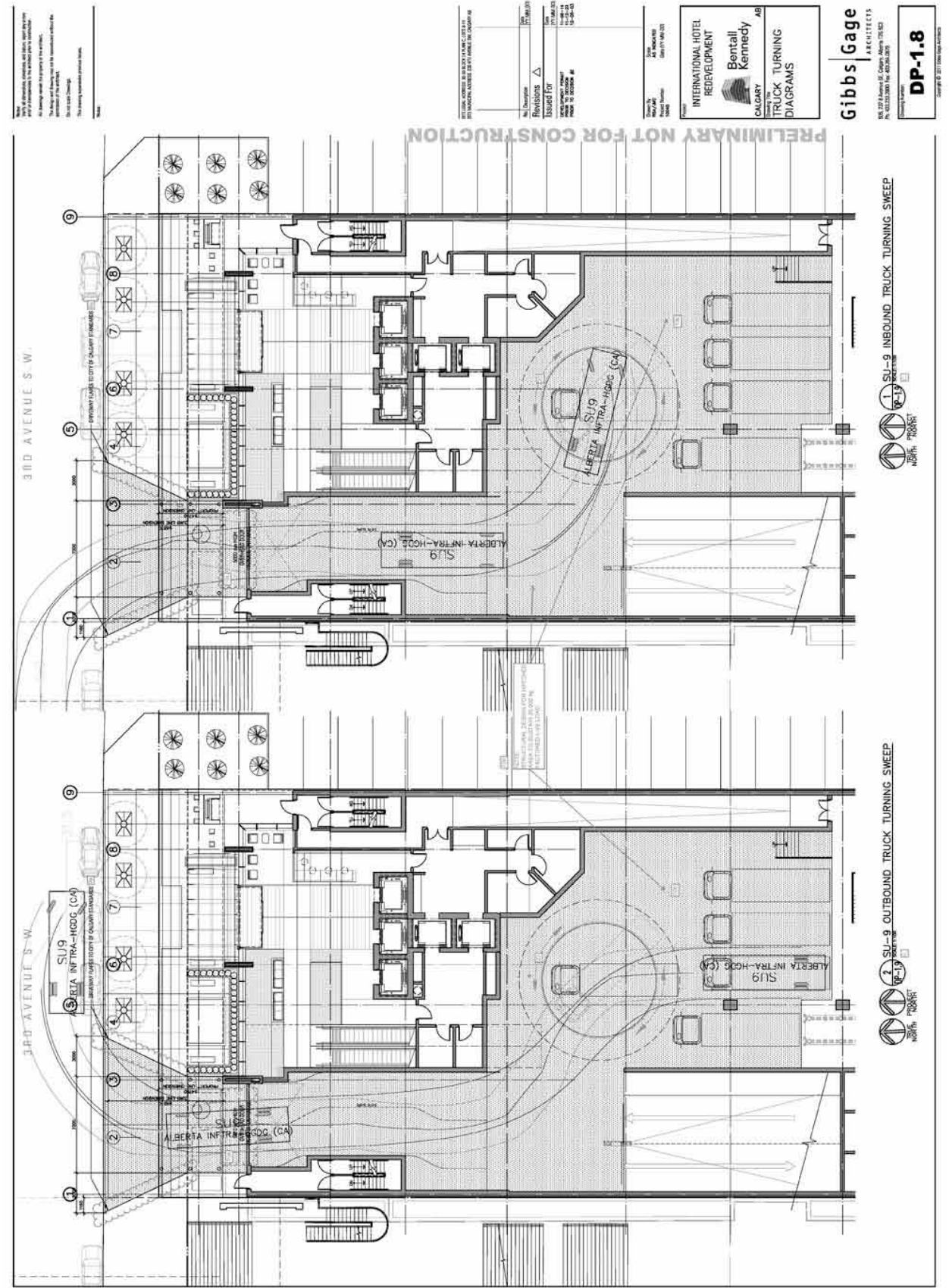


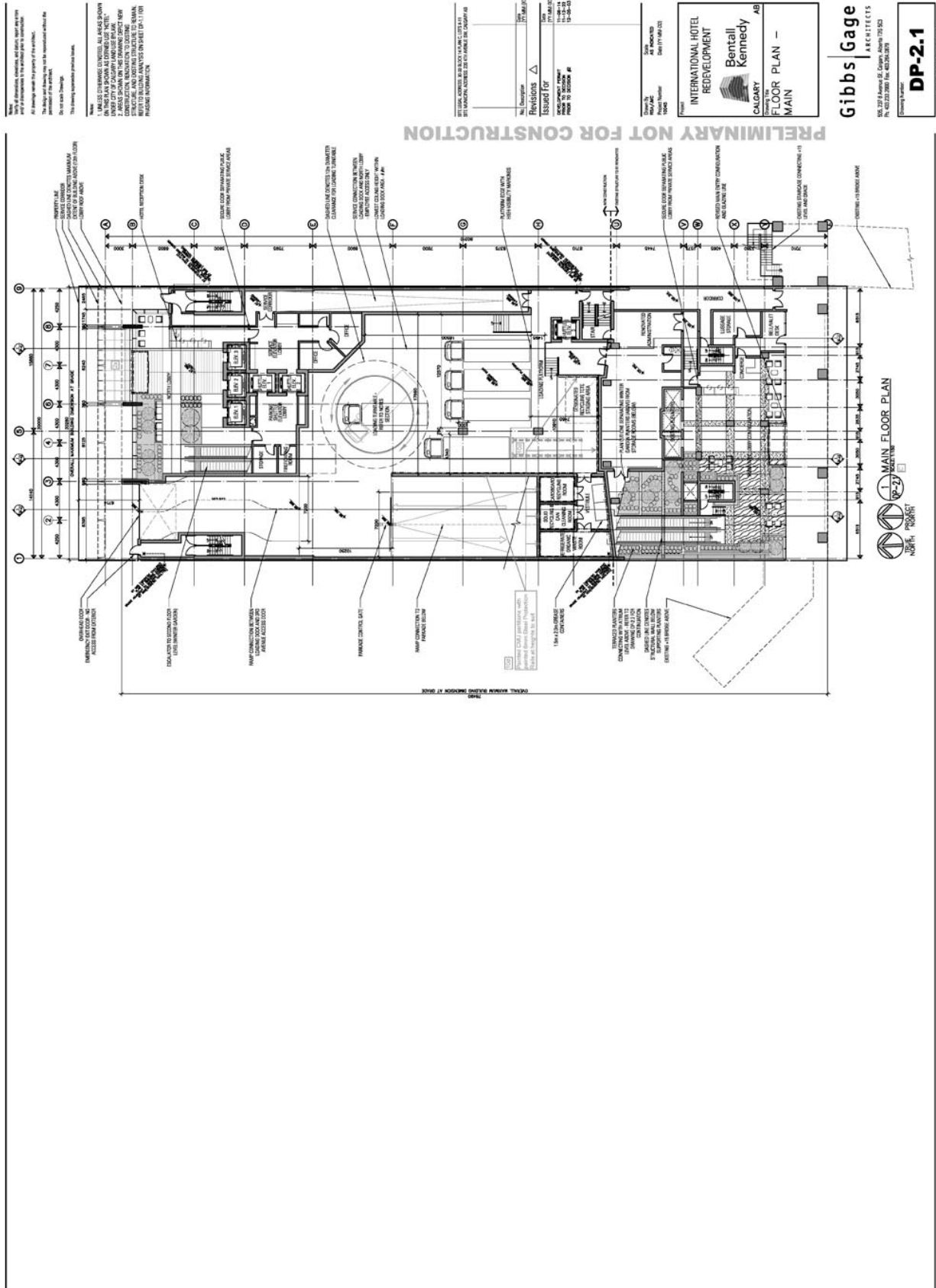
7 VIEW OF ATRIUM SPACE

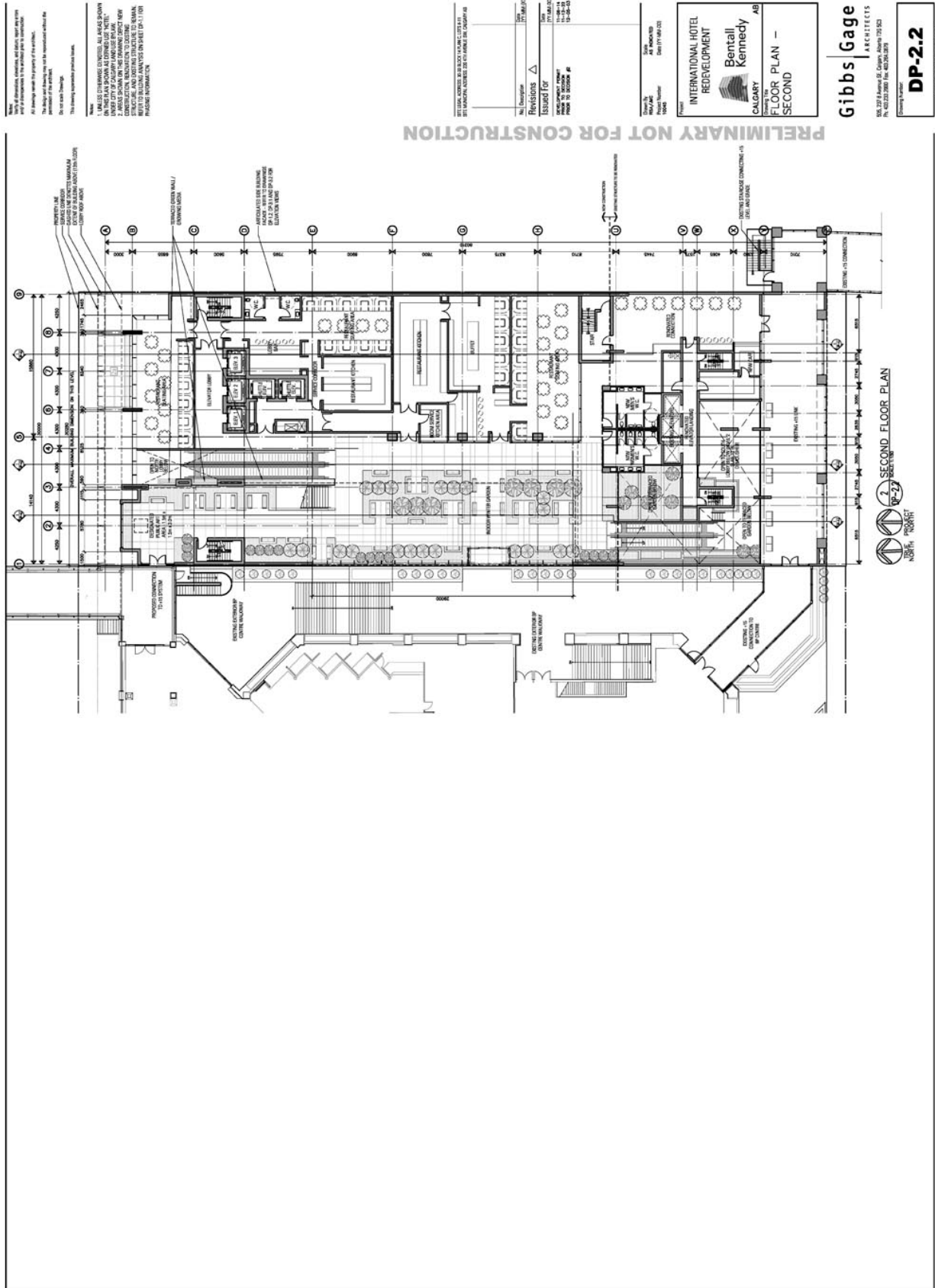


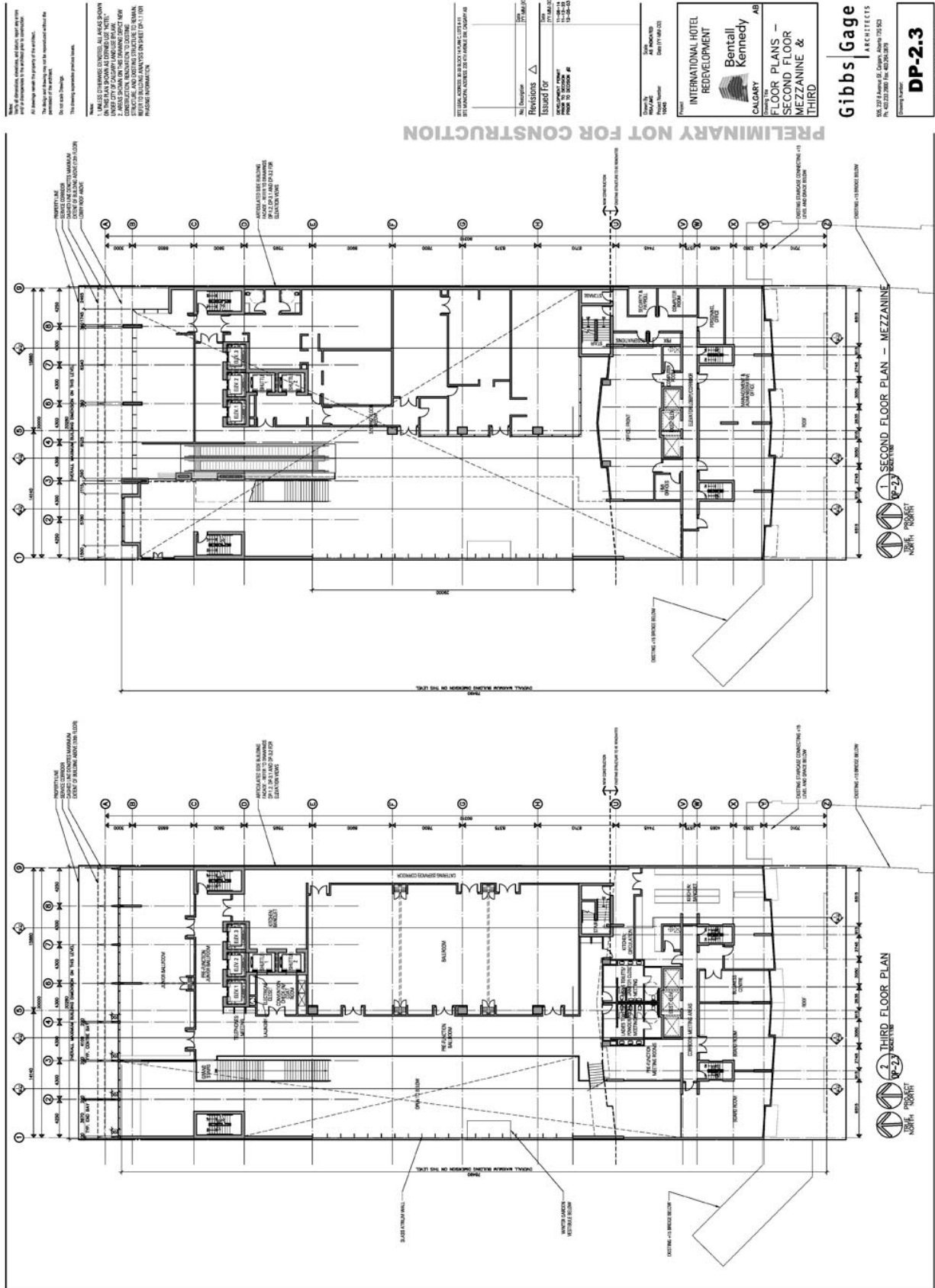
6 VIEW OF ATRIUM SPACE

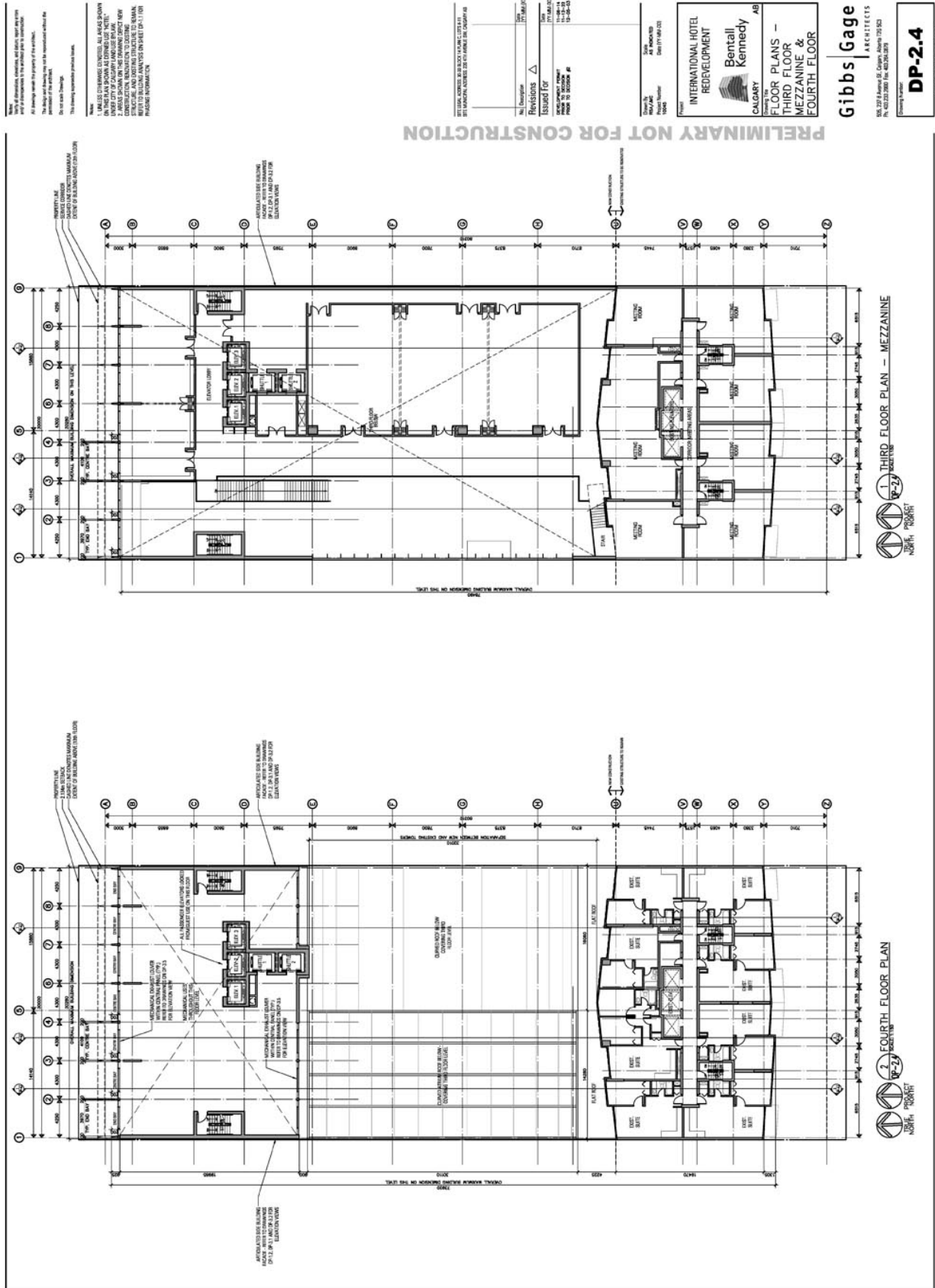


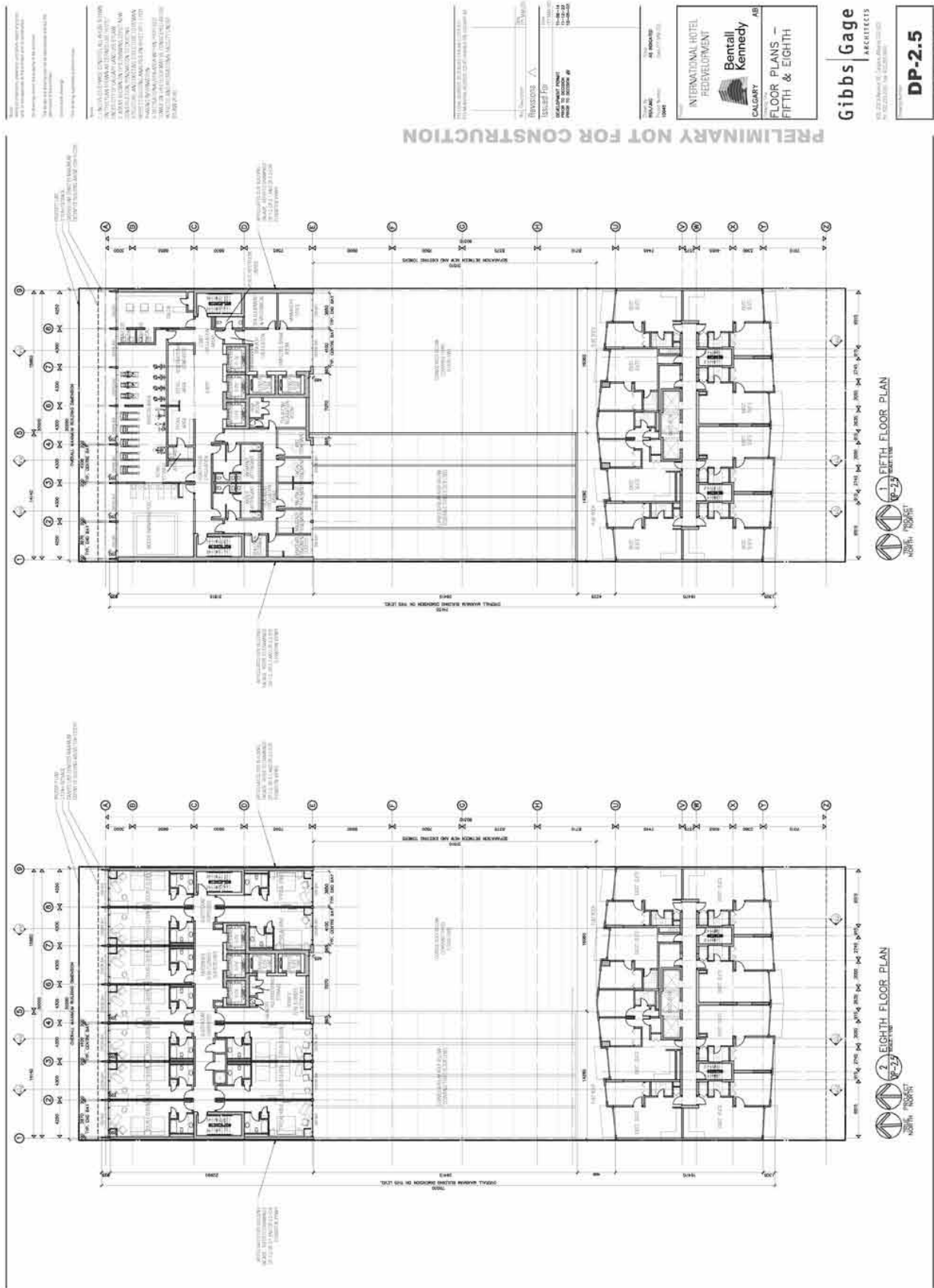


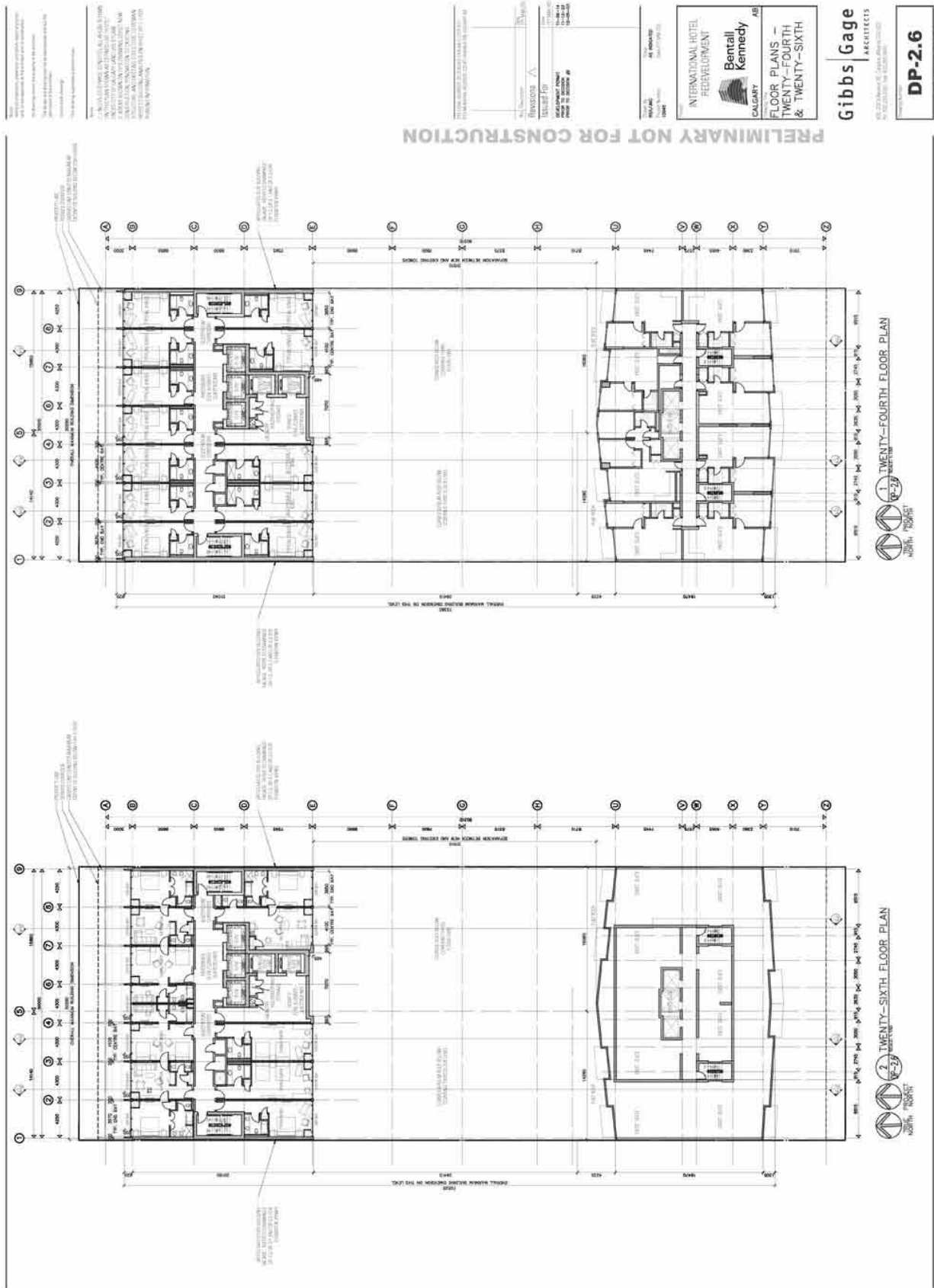


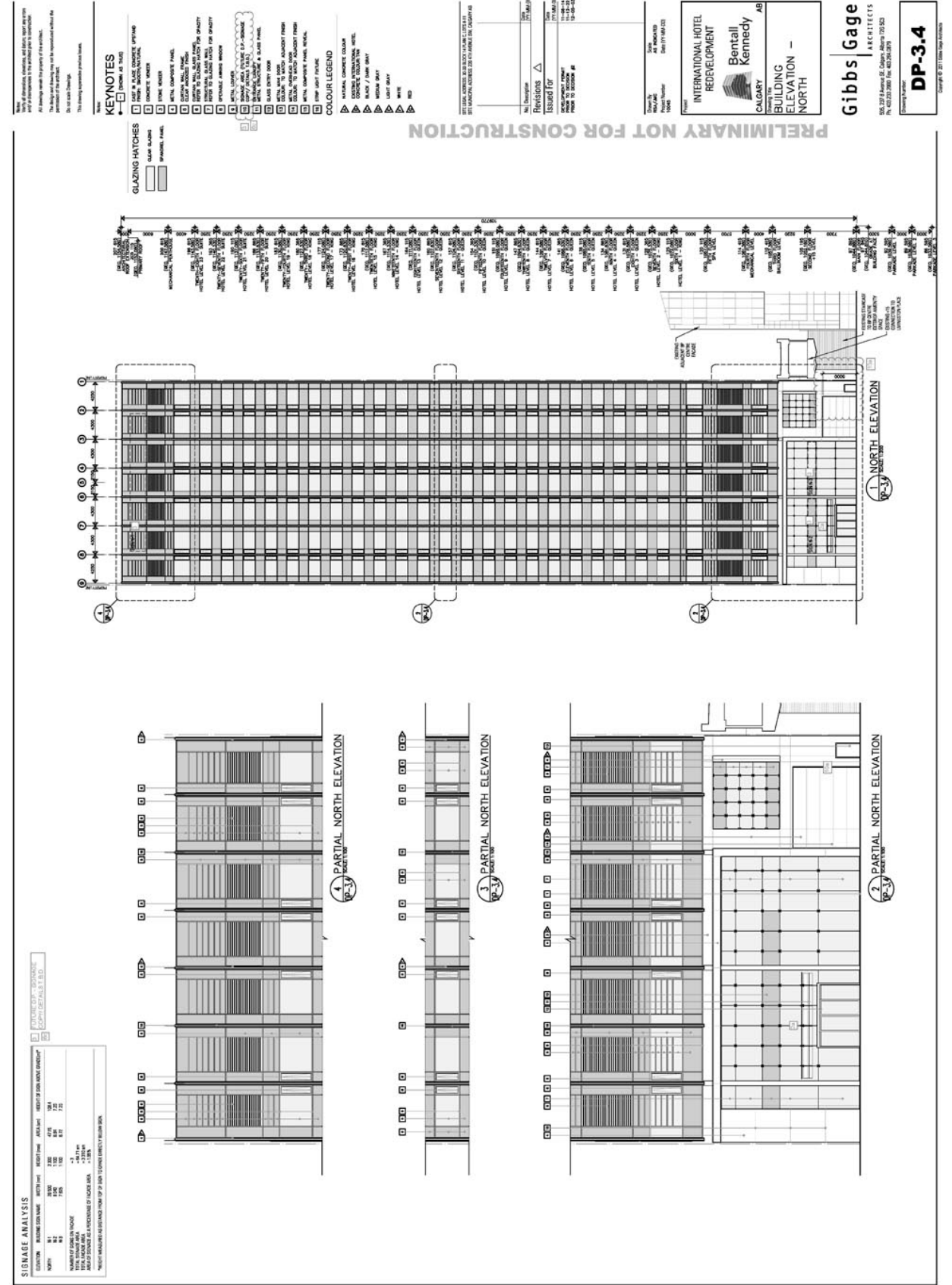












SIGNAGE ANALYSIS

LOCATION: BAYVIEW CORNER 1110 1100 1120 1130 1140 1150 1160 1170 1180 1190 1200 1210 1220 1230 1240 1250 1260 1270 1280 1290 1300 1310 1320 1330 1340 1350 1360 1370 1380 1390 1400 1410 1420 1430 1440 1450 1460 1470 1480 1490 1500 1510 1520 1530 1540 1550 1560 1570 1580 1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 2220 2230 2240 2250 2260 2270 2280 2290 2300 2310 2320 2330 2340 2350 2360 2370 2380 2390 2400 2410 2420 2430 2440 2450 2460 2470 2480 2490 2500 2510 2520 2530 2540 2550 2560 2570 2580 2590 2600 2610 2620 2630 2640 2650 2660 2670 2680 2690 2700 2710 2720 2730 2740 2750 2760 2770 2780 2790 2800 2810 2820 2830 2840 2850 2860 2870 2880 2890 2900 2910 2920 2930 2940 2950 2960 2970 2980 2990 3000 3010 3020 3030 3040 3050 3060 3070 3080 3090 3100 3110 3120 3130 3140 3150 3160 3170 3180 3190 3200 3210 3220 3230 3240 3250 3260 3270 3280 3290 3300 3310 3320 3330 3340 3350 3360 3370 3380 3390 3400 3410 3420 3430 3440 3450 3460 3470 3480 3490 3500 3510 3520 3530 3540 3550 3560 3570 3580 3590 3600 3610 3620 3630 3640 3650 3660 3670 3680 3690 3700 3710 3720 3730 3740 3750 3760 3770 3780 3790 3800 3810 3820 3830 3840 3850 3860 3870 3880 3890 3900 3910 3920 3930 3940 3950 3960 3970 3980 3990 4000 4010 4020 4030 4040 4050 4060 4070 4080 4090 4100 4110 4120 4130 4140 4150 4160 4170 4180 4190 4200 4210 4220 4230 4240 4250 4260 4270 4280 4290 4300 4310 4320 4330 4340 4350 4360 4370 4380 4390 4400 4410 4420 4430 4440 4450 4460 4470 4480 4490 4500 4510 4520 4530 4540 4550 4560 4570 4580 4590 4600 4610 4620 4630 4640 4650 4660 4670 4680 4690 4700 4710 4720 4730 4740 4750 4760 4770 4780 4790 4800 4810 4820 4830 4840 4850 4860 4870 4880 4890 4900 4910 4920 4930 4940 4950 4960 4970 4980 4990 5000 5010 5020 5030 5040 5050 5060 5070 5080 5090 5100 5110 5120 5130 5140 5150 5160 5170 5180 5190 5200 5210 5220 5230 5240 5250 5260 5270 5280 5290 5300 5310 5320 5330 5340 5350 5360 5370 5380 5390 5400 5410 5420 5430 5440 5450 5460 5470 5480 5490 5500 5510 5520 5530 5540 5550 5560 5570 5580 5590 5600 5610 5620 5630 5640 5650 5660 5670 5680 5690 5700 5710 5720 5730 5740 5750 5760 5770 5780 5790 5800 5810 5820 5830 5840 5850 5860 5870 5880 5890 5900 5910 5920 5930 5940 5950 5960 5970 5980 5990 6000 6010 6020 6030 6040 6050 6060 6070 6080 6090 6100 6110 6120 6130 6140 6150 6160 6170 6180 6190 6200 6210 6220 6230 6240 6250 6260 6270 6280 6290 6300 6310 6320 6330 6340 6350 6360 6370 6380 6390 6400 6410 6420 6430 6440 6450 6460 6470 6480 6490 6500 6510 6520 6530 6540 6550 6560 6570 6580 6590 6600 6610 6620 6630 6640 6650 6660 6670 6680 6690 6700 6710 6720 6730 6740 6750 6760 6770 6780 6790 6800 6810 6820 6830 6840 6850 6860 6870 6880 6890 6900 6910 6920 6930 6940 6950 6960 6970 6980 6990 7000 7010 7020 7030 7040 7050 7060 7070 7080 7090 7100 7110 7120 7130 7140 7150 7160 7170 7180 7190 7200 7210 7220 7230 7240 7250 7260 7270 7280 7290 7300 7310 7320 7330 7340 7350 7360 7370 7380 7390 7400 7410 7420 7430 7440 7450 7460 7470 7480 7490 7500 7510 7520 7530 7540 7550 7560 7570 7580 7590 7600 7610 7620 7630 7640 7650 7660 7670 7680 7690 7700 7710 7720 7730 7740 7750 7760 7770 7780 7790 7800 7810 7820 7830 7840 7850 7860 7870 7880 7890 7900 7910 7920 7930 7940 7950 7960 7970 7980 7990 8000 8010 8020 8030 8040 8050 8060 8070 8080 8090 8100 8110 8120 8130 8140 8150 8160 8170 8180 8190 8200 8210 8220 8230 8240 8250 8260 8270 8280 8290 8300 8310 8320 8330 8340 8350 8360 8370 8380 8390 8400 8410 8420 8430 8440 8450 8460 8470 8480 8490 8500 8510 8520 8530 8540 8550 8560 8570 8580 8590 8600 8610 8620 8630 8640 8650 8660 8670 8680 8690 8700 8710 8720 8730 8740 8750 8760 8770 8780 8790 8800 8810 8820 8830 8840 8850 8860 8870 8880 8890 8900 8910 8920 8930 8940 8950 8960 8970 8980 8990 9000 9010 9020 9030 9040 9050 9060 9070 9080 9090 9100 9110 9120 9130 9140 9150 9160 9170 9180

