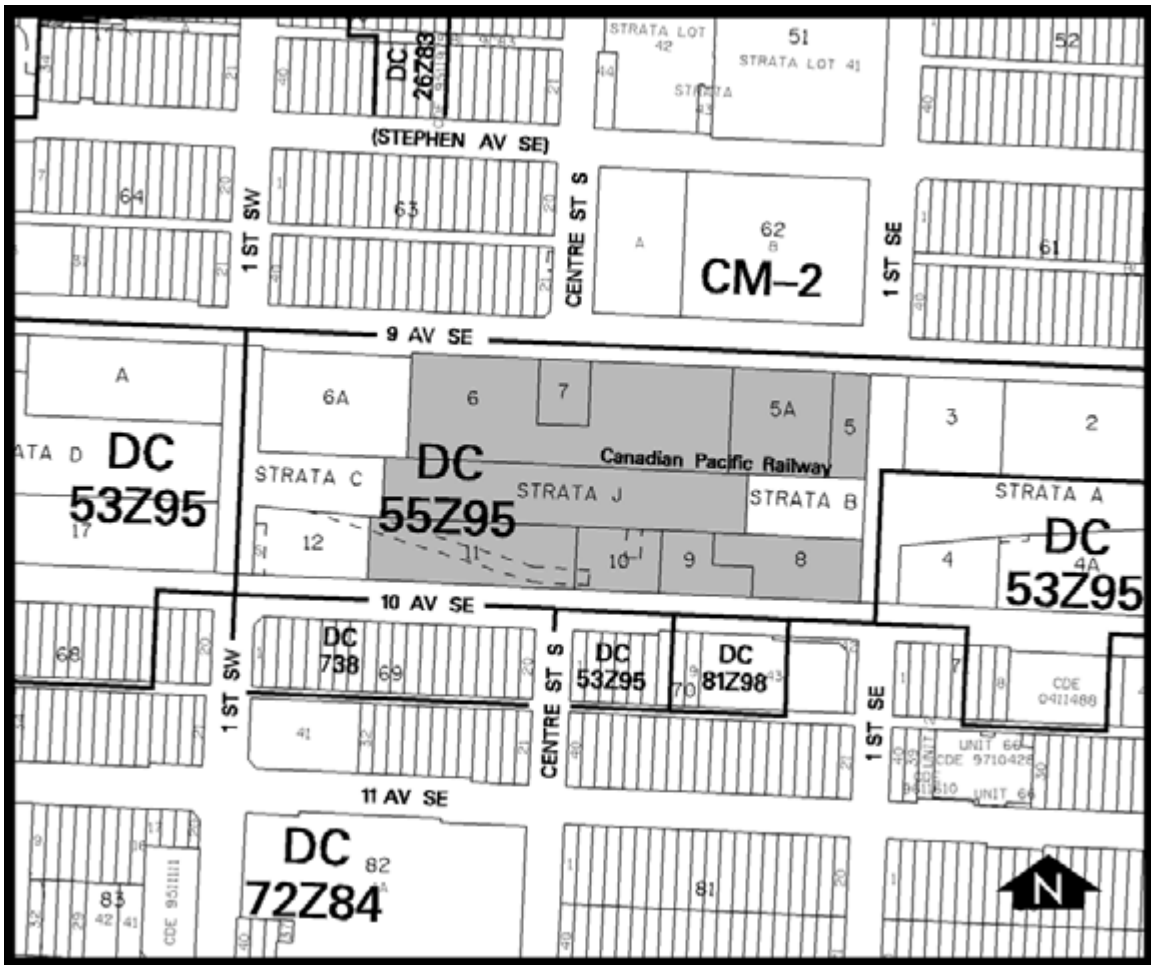


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 2
	CPC DATE: 2005 August 25
	DP NO: DP2005-1123

DOWNTOWN COMMERCIAL CORE
(Ward 7 – Alderman Farrell)



PROPOSAL:
Office Building Palliser Square Redevelopment

APPLICANT: Gibbs Gage Partnership	OWNER: Palliser Square Inc.
MUNICIPAL ADDRESS: 101, 115 – 9 Avenue SW 125, 133 – 9 Avenue SE 104, 104R, 112, 140 – 10 Avenue SE 120 – 10 Avenue SW	LEGAL DESCRIPTION: Plan 1423LK, Blocks 5 - 11 Plan 9912051, Block J (Map 15C)
EXISTING LAND USE DISTRICT(S): DC Direct Control District 55Z95	
AREA OF SITE: 2.27 ha ± (5.61 ac ±)	
CURRENT DEVELOPMENT: Calgary Tower, various retail/restaurant uses/Vertigo Theatre, and office development	

ADJACENT DEVELOPMENT:

NORTH: Surface Parking Lot, Marriott Hotel, Convention Centre

SOUTH: Parkade, 10 Avenue S

EAST: Office Building

WEST: Palliser Hotel

SITE CHARACTERISTICS: Flat site with existing development

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DIRECT CONTROL GUIDELINE(S)	In accordance with the bonus provisions of the CM-2 district Max. 10.59 FAR	9.2 FAR	none
FLOOR AREAS		Within redeveloped existing structures: 125,640m ² New: 83,500m ² Total: 209,140m ²	

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
HEIGHT	No restriction	26 storeys 118 metres	none
PARKING	Existing: 1,374 stalls	Req'd: 1,290 stalls	none
LANDSCAPING	Upgrades to adjacent Right-of-Way	provided	none
EXTERIOR FINISH MATERIALS			
Walls:			
Aluminum Curtain Wall Frames (metallic finish)			
Granite Cladding (field and accent – see materials board)			
Metal & Glass Canopy (metallic finish, Azurelite float)			
Windows:			
Glazing			
(a) Vision Panel 1 (Silver on Blue reflective)			
(b) Vision Panel 2 (Azurelite float)			
(c) Vision Panel 3 (Silver on Azurelite reflective)			
(d) Spandrel panel similar to vision panel			
Roof:			
Prefinished Metal Roofing (metallic finish)			
Prefinished Metal Panel (metallic finish)			
Prefinished Metal Louver (metallic finish)			
Prefinished Metal Feature Element (metallic finish)			

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	No comments received.
ENVIRONMENTAL MANAGEMENT	No Objections.
URBAN DESIGN REVIEW COMMITTEE	See comments in Appendix III.
CALGARY DOWNTOWN ASSOCIATION	See comments in Appendix IV.

PLANNING EVALUATION

Introduction

This Development Permit application is for the addition of two office buildings, flanking the Calgary Tower, to the existing Palliser Square development in the Downtown Commercial Core. Each tower would accommodate 450,000 square feet (41,750 square metres) of office space and would be placed on the existing four storey base. The application further includes comprehensive façade and interior upgrades to the base of the Palliser Square complex as well as a redesign of the plaza and sidewalk areas along 9 Avenue South in connection with the office tower construction.

Land Use District

The site is currently designated Direct Control 55Z95. This designation was given to a number of projects in the downtown core in an effort to update the older Direct Control guidelines on these sites and afford them the same range of uses that the current CM-2 district allows.

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.

The existing Palliser Square and Calgary Tower development, which spans the railway tracks and includes a parking structure accessible from 10 Avenue South, is a comprehensive scheme that predates the current bonusing provisions of bylaw 2P80. The applicant provided an analysis of existing floor areas and public amenities and how they would be rated under the current bylaw, for the purpose of establishing a density baseline and measuring the amount of intensification possible on the site.

The overall density achieved is 10.59 FAR, which is above the required 9.2 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 +15 provisions</i>	Provided	7.0
B1. <i>At-Grade Plaza</i>	22,050 m ²	0.97
B2. <i>Other at grade space</i>	9,375 m ²	0.41
B3. <i>Sloped or Terraced Open Space</i>	16,525 m ²	0.73
B5. <i>Outdoor built-over Space</i>	3,832 m ²	0.17
B7. <i>+15 walkway enhancement</i>	1,460 m ²	0.06
B8. <i>+15 Bridge</i>	1,300 m ²	0.06
B9. <i>Escalators to +15 level</i>	900 m ²	0.04
B10. <i>Lane Link</i>	1,375 m ²	0.06

BONUS	BONUS AREA	F.A.R.
B11. <i>Adjacent right of way improvements</i>	2,025 m ²	0.09
B12. <i>Sculpture in public spaces (Tower)</i>	22,704 m ²	1.00
F.A.R. (A + B)		10.59
C	0 m ²	0.00
TOTAL F.A.R. allowable (A + B + C)		10.59

Legislation & Policy

Development on this 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.

The subject site is also located within the +15 Policy area boundary. Two existing +15 bridges currently connect the Palliser Square development with the EnCana office tower in the west and with the Telus Convention Centre in the east. A public +15/+30 connection across the railway tracks allows for access to the system from 10 Avenue South. While no new connections are being proposed, the application includes upgrades to existing +15 corridors and an upgraded access from the Beltline on 10 Avenue. In order to be eligible for density bonusing, the internal east-west corridors will be included in a +15 development agreement prior to release of the development permit.

Site Context

The site of the application is located in one of the key character areas of the downtown, on a block that includes the historic Palliser Hotel and the Calgary Tower, and that provides for a view terminus on Centre Street from the north and south. To the east of the Tower (approximately 65 metres away) is the 27 storey office tower known as One Palliser Square. To the west of the Tower (approximately 67 metres away) is the Palliser Hotel.

While much of the development north of the site (and north of 9 Avenue) is high rise commercial development, much of the development south 10 Avenue is low to mid rise commercial and residential development.

Site Layout & Building Design

By nature the task of adding substantial building massing to a developed site, adjacent to an iconic structure like the Calgary Tower, is a difficult one, limited by a number of functional, technical and design constraints. The applicant's design approach in the proposal is to acknowledge the adjacency to the Tower and enhance the interface with it, and at the same time provide for contemporary office space with adequate and efficient floorplate sizes. Structurally, each of the new office towers sits on four large support columns that punctuate through the existing development down to new footings, protecting existing tenant spaces to the extent possible.

One of the important merits of this proposal is the opportunity to substantially improve the 9 Avenue interface of Palliser Square. The proposed new podium design is a mixture of granite cladding and glazing. The granite is used for cladding of the support structures and to accentuate and frame the main entrances to the office towers. Clear glazing is used within the base to provide views into the building. Numerous at-grade entrances puncture through the glazing of the base and improve substantially the accessibility of Palliser Square from the sidewalk.

The four storeys at the base will be used for restaurant and retail uses at the main and +15 levels, with two storeys of office space above this to complete the podium. Steel and glass canopies are used to define entrances into the main lobbies of the towers and the retail/restaurant space at grade.

Above the base are an additional 21 stories of office development, with curtain walls comprised of three different types of glazing. Articulated building corners assist in breaking up the rectangular footprint and allow for increased views to the shaft of the Calgary Tower. Through design revisions the applicant was able to modify the most northerly portion of each building, creating side elevations sloped away from the Tower that make reference to the sloped Tower shaft and platforms. The roofline is composed of prefinished metal panels and louvers which slope upward to draw the eye towards the top of the tower as well as provide for a more distinctive roof feature.

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

Comment:

Response:

Concerns with the quality of the proposed public realm.

The public areas, including the on-site plaza and adjacent sidewalks facing 9 Avenue, were re-designed to propose a substantially upgraded public realm.

The panel encouraged the applicant to look at ways to clarify and strengthen the experience of the Calgary Tower base and entry to the tower.

Achieved through a re-design of the podium frontage on 9 Avenue and details of the plaza design (paving pattern, lighting and benches, flag poles).

Increase the amount of retail/restaurant space opening directly onto 9th Avenue to activate the new public space.

Achieved through a re-design of the podium – the width of office lobbies was decreased, active uses were increased.

Extend new surface paving material and pattern across the driveway access to the Palliser Parkade from 9th Avenue.

Achieved.

The paving pattern should relate to the linear pedestrian experience on 9th Avenue in addition to the view from the tower.

Linear design elements include the two tree groves at the east and west end of the site as well as the curb along 9 Avenue. The paving pattern at the base of the tower is intended to reflect and make reference to the round footprint of tower and base.

Provide more information on the streetscape elements (decorative lighting, benches, banners, etc).

These elements are shown in the plans and in coloured renderings. More details will be required prior to release of the development permit.

Development adjacent to the Calgary Tower

One of the main urban design considerations during the review of the application was the question whether this project pays appropriate respect to the Calgary Tower, and is able to avoid an impression of the Tower being in a narrow "infill situation" amongst commercial highrises along 9 Avenue. In the administration's opinion the landmark status of the Calgary Tower requires an appropriate setting and sufficient undeveloped space around it to allow for opportunities for views and appreciation of a special setting.

While the currently existing development recognizes this need by locating higher building components as "bookmarks" at both the east and west ends of the site, there have been concerns whether the proposed project pays due regard to one of the most predominant structures in the Calgary skyline. Concerns about proper separation distance from the Tower and building orientation were raised through the negotiations for this project. In response to these concerns, the applicant did make numerous design changes to minimize impacts on this Calgary landmark.

CPAG recognizes the constraints that limit the available options for different building orientation, location, footprint or floorplate size on this site. In addition, the applicant provided a number of renderings, showing views of the proposal from various locations in the downtown, in support of the argument that views toward the Calgary Tower are already significantly obstructed by existing buildings.

Phasing

The application proposes a development in two phases, with the westerly office tower and all landscaping improvements along 9 Avenue being phase 1, and the easterly office tower being phase 2. While the inclusion of all surface improvements in phase 1 is certainly a merit of the project, different options for phasing of the office towers were discussed with the applicant. Since a lot of the design emphasis is on a symmetrical addition of buildings on both sides of the Calgary Tower, a development that finished after completion of phase 1 would leave an imbalanced impression. Unfortunately, costs and construction requirements seem to be prohibitive of alternatives that would for example see two towers built up to half height as phase 1 or a removal of the phasing altogether.

Landscaping

The development maintains the required building setbacks along 9 Avenue South, but also provides for an attractive at-grade plaza space along 9 Avenue at the tower base which will be upgraded in accordance with the requirements of the Downtown Handbook of Public Improvements. The proposed surface treatments include three different styles of patterned concrete. These treatments will be used in both a circular pattern radiating from the tower base and lines from the tower outward.

Trees will be planted in distinct lines to draw the eye towards the tower base. As well, wall elements along with distinctive decorative lighting will be strategically placed near the main entrances to the office towers.

Site Access & Traffic

No changes to the existing vehicular access and egress for the project are proposed in this application. While the main access to the parkade is from 10 Avenue SW, another access point is located adjacent to the Palliser Hotel off 9 Avenue SW. There are 12 existing loading spaces for this project, which although not to city standard, have been in use since the project was initially developed. To satisfy the increased intensity of the project, an additional loading space to current city standard has been provided to the satisfaction of Transportation Planning.

Parking

No parking study was required for this project. The applicant will utilize the existing parkade along 10 Avenue SW, which provides for sufficient space to accommodate the additional parking requirements.

Bicycle storage facilities at-grade have been upgraded. Bicycle storage within the building is existing and will be maintained 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 not required.

Community Association Comments

The Calgary Downtown Association (CDA) withheld their support of the application and provided comments for consideration by the applicant (see Appendix IV). While the CDA supported the addition of two office towers to add vitality to the area, concerns were raised about the impact the development will have on the tower itself. The CDA was concerned that the proposed design does not enhance or preserve the important iconic role of the tower, and may erode the distinct visual impact of the tower. They also had concerns with the entrances of the buildings and the pedestrian uses at street level. The applicant's redesign of the project has in CPAG's view addressed the public realm concerns.

Adjacent Neighbour Comments

Vertigo Mystery Theatre, as a tenant occupying a substantial portion of the first basement level, had raised concerns regarding impacts of the proposal on operations and existing space of the theatre. The applicant was able to address concerns that relate to the physical design features of the application by minimizing impacts of the proposed columns through relocation, where possible, and additional openings. Remaining concerns of Vertigo Theatre relate to issues that need to be addressed through landlord-tenant agreements rather than the development approval process.

CONCLUSION:

In conclusion, the application proposes a significant redevelopment of a landmark site in the Downtown. Additional uses will bring additional people to the area and are expected to have a positive impact on the public realm. Substantial design improvements to the existing podium facades and to the sidewalk and plaza areas along 9 Avenue South will change the dated character of the site. It is for these significant planning merits that CPAG supports the application although some concerns remain whether the proposed separation distance to the Calgary Tower is appropriate.

The proposal is supported for the following reasons:

1. The project complies with the density provisions of the CM-2 district and the policies of the Core Area Policy Brief;
2. The upgrades to the public realm and to the base of the existing development provide a significant improvement of the streetscape of 9 Avenue; and
3. The proposal is designed to make reference to and to provide an appropriate interface with one of Calgary's landmark structures.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

A. Prior to Release Conditions

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

Engineering:

1. Request quotation and remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel

Planning:

2. Submit seven folded sets of amended drawings addressing all PTR concerns and requirements.

3. 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; and
 - c. details of responsibilities for and construction of all improvements within the adjacent public right-of-way.
4. Contribution to the +15 Fund for floor areas in addition to the existing development at the rate current at the time of payment.
5. Provide evidence of a contribution to the construction cost of the two existing +15 bridges over 9 Avenue South, as referenced in the area calculation for bonus B8. Alternatively, provide for other bonusable features instead (e.g., contribution to Public Art Fund, Downtown Improvement Fund, etc.) if necessary.
6. Provide details of proposed streetscape elements (decorative lighting, benches, flag poles, banners, etc.).
7. If new trees are proposed or existing trees replaced, tree boxes shall have minimum dimensions of 4 x 6 ft.

Transportation:

8. The parking areas and vehicular accesses shall be shared mutually. To secure vehicular access/parking in perpetuity, a Mutual Access Easement/Parking Agreement shall be registered on all affected titles and the City of Calgary shall be named a party to the Agreement. The Agreement shall be submitted to and approved by the City Solicitor to ensure that the signatories do not amend, terminate or discharge the agreement without the City's consent.

The applicant shall either provide copies of the existing mutual access/parking agreement(s) or complete and execute the required agreements prior to release of the development permit application. All agreements, new and existing, shall be to the satisfaction of Transportation Planning and the City Solicitor.

9. No permanent structures shall be constructed within the bylaw property line setbacks. The bylaw property line setbacks along 9 and 10 Avenues S are 2.134 metres. The plans shall be revised to indicate the same. The applicant shall indicate and dimension the setbacks on all drawings that include 9 or 10 Avenues.
10. The applicant shall indicate the dimension and designs for all existing accesses to 9 and 10 Avenues S.
11. The applicant shall indicate on the plans that the driveway modifications to 10 Avenue S are as per approved development permit DP2002-3369.

12. The applicant shall indicate on the plans, car pool parking signs in front of the car pool parking stalls.
13. The applicant shall provide a "Transit Service Statement" with this application and shall be to the satisfaction of the Director, Transportation Planning.
14. The applicant is to provide, at their cost, an architecturally compatible transit patron waiting amenity at the bus zone location on 9 Avenue. It should be in the scale of the shelter on the south side of the Petro Canada building on Sixth Avenue. Details shall be indicated on the plans.
15. The applicant shall to enter into a public access easement agreement with The City of Calgary to allow for public access to the shelter.
16. The applicant shall provide shower and locker facilities to promote walking and cycling.
17. The applicant shall provide a minimum of 247 Class 1 bike parking stalls (68 for the existing One Palliser Square, 45 for Tower Centre/Calgary Tower, 67 for Two Palliser Square and 67 for Three Palliser Square). The plans shall indicate the same.
18. The applicant shall provide details of the arrangement of the bike racks in the Class 1 bike storage room.
19. The applicant shall provide a minimum of 114 Class 2 bike parking stalls (40 for Two Palliser Square, 40 for Three Palliser Square and 34 for Tower Centre). To increase cyclist safety and comfort, ensure that the Class 2 bike parking is well-lit, covered by a roof or awning of some kind to protect against rain and snow, and visible from the street and the main entrances.
20. The applicant shall locate all Class 2 bike racks closer to the main entrances of Two Palliser Square and Three Palliser Square (as shown on drawing DP4).

B. Permanent Conditions

Engineering:

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

- c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

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

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

2. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the Developer's expense, prior to issuance of a Development Completion Permit.
3. The applicant is to submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, Registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan. Certification is to be completed within the timeline specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specification and Guidelines.

Planning:

4. 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.
5. 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.
6. 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.
7. 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.
8. No changes to the approved plans shall take place unless authorized by the Development Authority.
9. 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.

10. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size.
11. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system.
12. This approval recognizes 2 phases on the approved plans. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase.
13. If construction of the subsequent phase has not commenced within ten years of the issuance of the most recent Development Completion Permit, the developer shall submit a new Development Permit application for the undeveloped portion of the site.

Transportation:

14. No permanent structures shall be constructed within the bylaw property line setbacks. The bylaw property line setbacks along 9 and 10 Avenues S are 2.134 metres.
15. 10% of the parking stalls located within the parkades shall be reserved for car pool parking at all times. The car pool parking stalls shall be preferentially located nearest to the building entrances so as to promote higher vehicle occupancy.

C. Advisory Comments

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

Engineering:

Calgary Roads

1. Property line is 4.3m from lip of gutter, 0.0m from back of sidewalk on 9 Avenue.
2. A bylawed setback of 2.13m is required adjacent to 9 Avenue as per the Land Use Bylaw.
3. 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.

Waterworks

4. Water connection available from 9 Avenue.
5. 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.
6. 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.
7. A dual service is required to service this site.
8. 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.

Wastewater & Drainage

9. Sanitary connection exists to site.
10. Storm sewer connection available from 9 Avenue.
11. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage.
12. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.
13. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
14. Allowable stormwater run-off co-efficient shall be %.
15. Ponding required for 1:100 year storm event.
16. Direct all roof drainage to on-site storm.
17. 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.
18. Storm Redevelopment Fees will be required.
19. Contain storm runoff on site.
20. Controlled stormwater discharge required.

21. All on-site sewers are to be designed to City of Calgary specifications.
22. Prior to the reuse of existing sewer(s), contact Mike MacIsaac, Wastewater & Drainage Operations Manager, at 268-1233, to arrange for an inspection by city personnel. If existing services are found to be unsuitable for reuse, new services shall be installed at the developer's expense.
23. If water service is replaced, then a new sanitary service is required.

Environmental

24. The report entitled, "Airborne Contaminant Assessment, Tower Centre Service tunnel, Calgary, Alberta," dated 2004 12 15 by Golder Associates (submitted with the application for DP2005-1123) indicates that quarterly air quality monitoring will be conducted in the Tower Centre Service tunnel. The City of Calgary (Environmental Management) requests that the future air quality monitoring reports be submitted for review, as they become available.

Planning:

25. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
26. 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.
27. The garbage enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosure is not actively in use for delivery or removal of refuse.
28. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size.
29. In addition to your Development Permit, you should be aware that a Building Permit is also required. When your Development Permit application is approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5363 for further information.

Transportation:

30. Pending further subdivision of the subject properties, Transportation planning will be requesting dedication of the bylaw setback areas.

31. Transit, carpooling and active travel choices should be encouraged and actively promoted. The Developer/owner should provide a report to the Director, Transportation Planning, outlining the activities to be undertaken by the developer/owner that are conducive to and/or will result in the achievement of reduced single occupancy vehicle commuter traffic to the site. The scope of the report should be agreed upon between the developer and Transportation Planning's Transportation Demand Management Specialist. The applicant is therefore encouraged to contact Ron Schafer, Transportation Demand Specialist at 268-1626 to discuss the scope of the report.
32. The owner should at all times have an appointed traffic demand management co-ordinator who shall be responsible for the development of strategies for a transportation demand management program, that is aimed at reducing single occupancy vehicle use as a commuter choice. These strategies should be implemented in the development and ongoing management of the site.
33. The applicant shall make arrangements in advance to use City ROW for the purpose of construction. Contact Traffic Assessment at 268-5711 to arrange for a hoarding permit.

Matthias Tita
2005/08/17

APPLICANT'S SUBMISSION

August 16, 2005

THE CITY OF CALGARY

Planning & Building Department
P.O. Box 2100, Station M
Calgary, Alberta
T2P 2M5

Attention: Mr. Matthias Tita

Re: **Development Permit Application for
Palliser Square Redevelopment
115 – 9th Avenue SW
DP 2005-1123
Our File 04127/1.2A**

Dear Matthias:

On behalf of Kingstreet Capital Partners, who are the owners of the above property, we are pleased to have submitted revisions prior to approval of the development permit application DP 2005-1123 for the addition of two office towers to the Palliser Square complex. Below is a description of the project, including changes that have resulted from discussions with the City of Calgary planning and engineering departments, and the evolution of the design with the client and consultant team.

SITE

The proposed development is bounded by 9th avenue S to the north, 1st Street E to the east, and 10th avenue S to the south. The western boundary of the site is defined by the Palliser Hotel. The existing complex consists of One Palliser Square, Tower Centre, the Calgary Tower, and a +/-1374 stall above grade parkade.

IMAGE CONCEPT AND GENERAL DESCRIPTION

The project proposes two new state-of-the-art office towers rising above the existing four-storey podium of Tower Centre to complement the comprehensive development known as Palliser Square. The proposal provides an additional +/-890, 220 ft² of density for a total F.A.R. of +/-9.2 out of a potential +/-10.59 available density according to CM-2 guidelines.

Recognizing the importance of the existing infrastructure and tenancies, particularly Vertigo Theatre, the concept revolves around four large "legs" or "super columns" per tower supporting a structural podium upon which each tower sits. This concept, reminiscent of an oil drilling rig platform, assists in minimizing disruption to the existing four-storey podium.

The importance of the Calgary Tower as a landmark building is a factor that has driven the design and approvals process. The initial proposal endeavored to highlight the Calgary Tower while not competing with it. The massing of the two new buildings was intended to reflect the surrounding context, enabling the restaurant and observation levels to remain above. The intent was to minimize the impact on the downtown skyline in the immediate vicinity of the tower, thereby protecting vistas of the tower from a distance.

The materials chosen for the initial application were intended to portray a corporate image for what is largely an office complex in downtown Calgary. The extensive use of high performance reflective glazing was chosen to respond to this request.

Upon circulation of the original application, comments were received from the Downtown community, Beltline community, Urban Design Review Panel, and the Corporate Planning Applications Group. Although the majority of comments were related to the pedestrian interface on both 9th and 10th avenues, the planning department expressed concern with the proximity of the proposed buildings to the core of the Calgary Tower. Due to site constraints, programmatic requirements, and the provision of an enlarged plaza adjacent to 9th avenue, a reduction in floor plate area for the proposed buildings has proven unachievable (a 20,000ft² floor plate is a minimum size for class A office buildings in downtown Calgary). The proposed design response gradually pulls the massing of the new buildings away from the Calgary Tower on an angle related to the tower walls in an effort to increase the physical separation from the tower. Additional articulation of the façade and a change in glass colour reinforce the form of the diagonal massing, which frames the Calgary Tower. Proposed “glass lanterns” on top of the new buildings, as well as a revision to the mechanical penthouse massing, assist in highlighting the Calgary Tower. Substantial studies of the more immediate context of this site revealed that holistic views are very difficult to achieve from a pedestrian level in the downtown due to the height and location of surrounding buildings, trees, and other municipal infrastructure.

LANDSCAPING

The enhancement of the at-grade pedestrian space at the base of the Calgary Tower was a goal of this proposal from the beginning. The initial proposal established the intent to remove a substantial portion of the existing four-storey podium to the west of the Calgary Tower to re-claim much of the site frontage for pedestrian use. This enabled the creation of a substantial urban plaza at the base of the tower. In response to comments from the parties previously mentioned, significant enhancements have been made to the original plaza design. Revisions to the design of the podium levels and office tower entrances were also incorporated based on comments regarding pedestrian scale and active uses. These revisions include dropping the existing floor elevation west of the Calgary Tower to provide a grade level condition.

+15 LEVEL AND PUBLIC CIRCULATION

The existing complex connects to the Glenbow Museum and the Encana Place office tower via two +15 level bridges. The current configuration of Tower Centre provides a circuitous route within the facility utilizing both the +15 and +30 levels. This proposal intends to consolidate circulation on the +15 level, maintaining and enhancing connections to the existing parkade, loading zone, One Palliser Square, and the Palliser Hotel. In response to comments from the Beltline Community, an existing connection from 10th avenue through the complex to 9th avenue will be revitalized.

PARKING

Parking is provided in the existing parkade, which has the capacity to accommodate this development. Therefore, existing infrastructure design for the area remains unchanged.

LOADING AND SOLID WASTE

Loading will be accommodated with upgrades to the existing centralized loading facility currently serving the complex. Due to the existing CPR tracks, loading occurs within the parkade at the +30 level. The facility can accommodate the required number of loading stalls sized per the City of Calgary bylaw. Access to the parkade is restricted by height, therefore, per discussions with CPAG, an additional loading stall will be provided with access off of 9th avenue to accommodate SU-9 trucks. The existing solid waste management for the site consists of a garbage compactor and recycling bins. The number of trips required to service the expanded facility will be increased to meet additional demands. Both the loading facility and solid waste programs are currently professionally managed by Bentall Real Estate Services.

PHASING

The project is planned to be developed in two phases as outlined on drawings DP5 and DP18. Phase 1a includes development of the lower level of the project west of the Calgary Tower, up to and including the structural transfer podium. This phase also includes the development of the plaza and some re-glazing of the existing lower levels east of the Calgary Tower. Phase 1b includes construction of the office tower west of the Calgary Tower. Phase 2a includes construction of the lower level of the project east of the Calgary Tower, up to and including the structural transfer podium. Phase 2b includes construction of the office tower east of the Calgary Tower. Depending on construction sequencing, phase 2a may precede phase 1b.

We trust this information is helpful to you as you process the application and look forward to your support. Please let us know if you require anything further.

Yours truly,

GIBBS GAGE ARCHITECTS

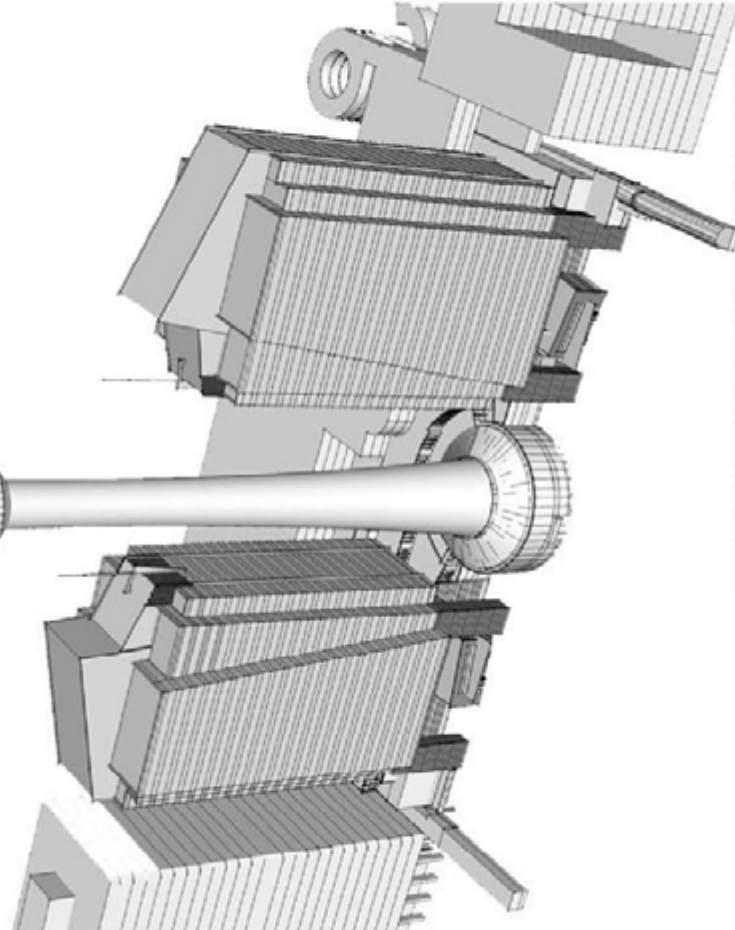
L. Wade Gibbs, Architect, AAA, MRAIC
Partner

TM/tm

CC: Mr. Jon Love – Kingstreet Capital Partners

PALLISER SQUARE REDEVELOPMENT
PROPOSED OFFICE BUILDING COMPLEX AT
9TH AVENUE & CENTRE STREET SOUTH
CALGARY, ALBERTA

DP0	TITLE SHEET	DP14	PHASE II - TWO PALLISER SQUARE NORTH ELEVATION
DP1	CONCEPT PLAN, AND STATISTICS	DP15	PHASE II - EXIST. BASEMENT REND. PLAN
DP2	ROUNDSING CALCULATIONS	DP16	PHASE II - EXIST. MAIN LEVEL REND. PLAN
DP3	SURVEY PLAN/ EXISTING SITE PLAN	DP17	PHASE II - EXIST. +15 LEVEL REND. PLAN
DP4	LANDSCAPE PLAN	DP18	PHASE II - EXIST. +30 LEVEL REND. PLAN
		DP19	PHASE II - EXIST. 4TH LEVEL REND. PLAN
DP5	PHASE I - THREE PALLISER SQUARE NORTH ELEVATION	DP20	PHASE II - EXIST. ROOF REND. PLAN
DP6	PHASE I - EXIST. BASEMENT REND. PLAN	DP21	PHASE II - TWO PALLISER SQUARE TYPICAL FLOOR PLANS
DP7	PHASE I - EXIST. MAIN LEVEL REND. PLAN	DP22	PHASE II - TWO PALLISER SQUARE TYPICAL FLOOR PLANS
DP8	PHASE I - EXIST. +15 LEVEL REND. PLAN	DP23	PHASE II - TWO PALLISER SQUARE TYPICAL FLOOR PLANS
DP9	PHASE I - EXIST. +30 LEVEL REND. PLAN	DP24	PHASE II - TWO PALLISER SQUARE TYPICAL ELEVATIONS
DP10	PHASE I - EXIST. 4TH LEVEL REND. PLAN	DP25	PHASE II - TWO PALLISER SQUARE BUILDING SECTION C-C
DP11	PHASE I - EXIST. ROOF REND. PLAN	DP26	PHASE II - TWO PALLISER SQUARE BUILDING SECTION D-D
DP11.1	PHASE I - EXIST. UPPER LEVEL FINISHING PLANS		
DP12	PHASE I - THREE PALLISER SQUARE TYPICAL FLOOR PLANS		
DP13	PHASE I - THREE PALLISER SQUARE TYPICAL FLOOR PLANS	DP31	SHADOW STUDY
DP14	PHASE I - THREE PALLISER SQUARE TYPICAL FLOOR PLANS	DP32	MECHANICAL SITE PLAN
DP15	PHASE I - THREE PALLISER SQUARE TYPICAL ELEVATIONS	DP33	ELECTRICAL SITE SERVICES
DP16	PHASE I - THREE PALLISER SQUARE BUILDING SECTION A-A		
DP17	PHASE I - THREE PALLISER SQUARE BUILDING SECTION B-B		



THIS IMAGE IS AN ARTIST'S CONCEPT OF THIS PROJECT AND IS NOT TO BE REFERENCED AS PART OF THIS APPLICATION

ISSUED FOR DEVELOPMENT PERMIT APPLICATION - APRIL 06, 2005
ISSUED FOR DP PRIOR TO DECISION REVISIONS - JUNE 30, 2005

Gibbs Gage
 ARCHITECTS
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

REVISIONS:
 NO. DATE DESCRIPTION
 1 08/25/05 PRELIMINARY SUBMITTALS (NO. 1)
 2 09/02/05 PRELIMINARY SUBMITTALS (NO. 2)
 3 09/02/05 PRELIMINARY SUBMITTALS (NO. 3)
 4 09/02/05 PRELIMINARY SUBMITTALS (NO. 4)
 5 09/02/05 PRELIMINARY SUBMITTALS (NO. 5)
 6 09/02/05 PRELIMINARY SUBMITTALS (NO. 6)
 7 09/02/05 PRELIMINARY SUBMITTALS (NO. 7)
 8 09/02/05 PRELIMINARY SUBMITTALS (NO. 8)

STATISTICS

MEMORIAL ADDRESS: 155 9TH AVENUE SW
 LOCAL DESCRIPTION: BLOCKS 467, PLAN 3453, 1/LK

EXISTING ONE PALISSER SQUARE AREA SUMMARY

CROSS TOTAL Δ 11,177 SQ.M. (8443,203 SQ.FT.)

EXISTING PARKADE AREA SUMMARY

CROSS TOTAL Δ 156,788 SQ.M. (7690,430 SQ.FT.)

EXISTING MISC. BUILDING AREA SUMMARY

CROSS TOTAL Δ 11,703 SQ.M. (618,350 SQ.FT.)

EXISTING TOWER CENTRE/ CALGARY TOWER AREA SUMMARY

CROSS TOTAL Δ 136,338 SQ.M. (109,915 SQ.FT.)

PROPOSED TWO PALISSER SQUARE (PHASE II)

CROSS TOTAL Δ 136,338 SQ.M. (109,915 SQ.FT.)

PROPOSED THREE: PALISSER SQUARE (PHASE I)

CROSS TOTAL Δ 136,338 SQ.M. (109,915 SQ.FT.)

PROPOSED TOTAL CROSS

FLOOR AREA: 412,759 SQ. M. (8,489,395 SQ. FT.)

TOTAL PROPOSED CROSS AREA

TOTAL CROSS AREA: Δ 2,114,325 SQ.M. (82,304,822 SQ. FT.)

TOTAL CROSS ABOVE GRADE AREA

TOTAL CROSS ABOVE GRADE AREA: Δ 2,099,340 SQ.M. (82,251,564 SQ. FT.)

PARKING ANALYSIS

ONE PALISSER SQUARE: 41,877 SQ.M. (800,927 SQT)

TOWER CENTRE/ CALGARY TOWER: 41,877 SQ.M. (800,927 SQT)

TWO PALISSER SQUARE: 41,877 SQ.M. (800,927 SQT)

THREE PALISSER SQUARE: 41,877 SQ.M. (800,927 SQT)

EXISTING DEVELOPMENT AGREEMENT PARKING COMPARTMENTS (OFF SITE): 100 STALLS

TOTAL STALLS REQUIRED: 1,774 STALLS

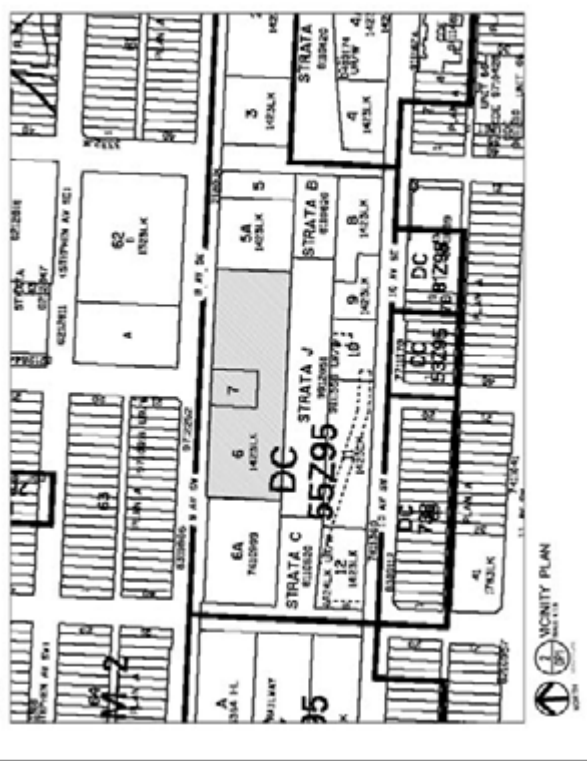
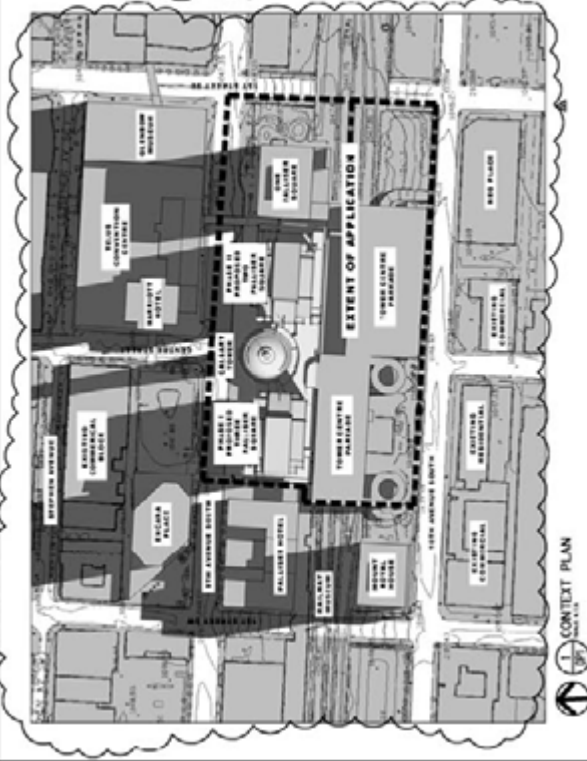
SURPLUS AVAILABLE: 84 STALLS

TOTAL LOADING STALLS REQUIRED (PHASIS 9000A): 12 STALLS

TOTAL LOADING STALLS PROPOSED: 12 STALLS

TOTAL CARPOOL STALLS REQUESTED (RD-03X18): 138 STALLS

TOTAL CARPOOL STALLS PROPOSED: 138 STALLS



NOTES:
 1. ALL PROPOSED AREAS SHOWN IN GRAY.
 2. EXISTING AREAS SHOWN IN WHITE.
 3. PROPOSED AREAS TO BE REMOVED SHOWN IN DOTTED.
 4. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.
 5. ALL ANGLES IN DEGREES UNLESS OTHERWISE SPECIFIED.
 6. ALL DISTANCES TO BE MEASURED FROM THE CORNER OF THE LOTS.
 7. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE STREETS.
 8. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE ALLEYS.
 9. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE CANALS.
 10. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE RIVERS.
 11. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE LAKES.
 12. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE OCEANS.
 13. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE MOUNTAINS.
 14. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE PLAINS.
 15. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE HILLS.
 16. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE VALLEYS.
 17. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE CANYONS.
 18. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE CREEKS.
 19. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE RIVERS.
 20. ALL DISTANCES TO BE MEASURED FROM THE CENTERLINE OF THE LAKES.

PALLISSER SQUARE REDEVELOPMENT
 CALGARY, ALBERTA
 CONTEXT PLAN/ VICINITY PLAN/ STATISTICS
 155 9th Avenue SW, Calgary, Alberta T2R 2S4
 TEL: 403.243.1100 FAX: 403.243.1101

Gibbs | Gage
 ARCHITECTS

DP1

1. All drawings shall be submitted to the City of Calgary for review and approval. The City of Calgary reserves the right to request additional information or clarification at any time. The applicant shall be responsible for providing such information and clarification. The City of Calgary shall not be responsible for any delays or costs incurred by the applicant as a result of such requests.

2. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The City of Calgary shall not be responsible for any delays or costs incurred by the applicant as a result of such requests.

3. The applicant shall be responsible for obtaining all necessary approvals from the appropriate authorities. The City of Calgary shall not be responsible for any delays or costs incurred by the applicant as a result of such requests.

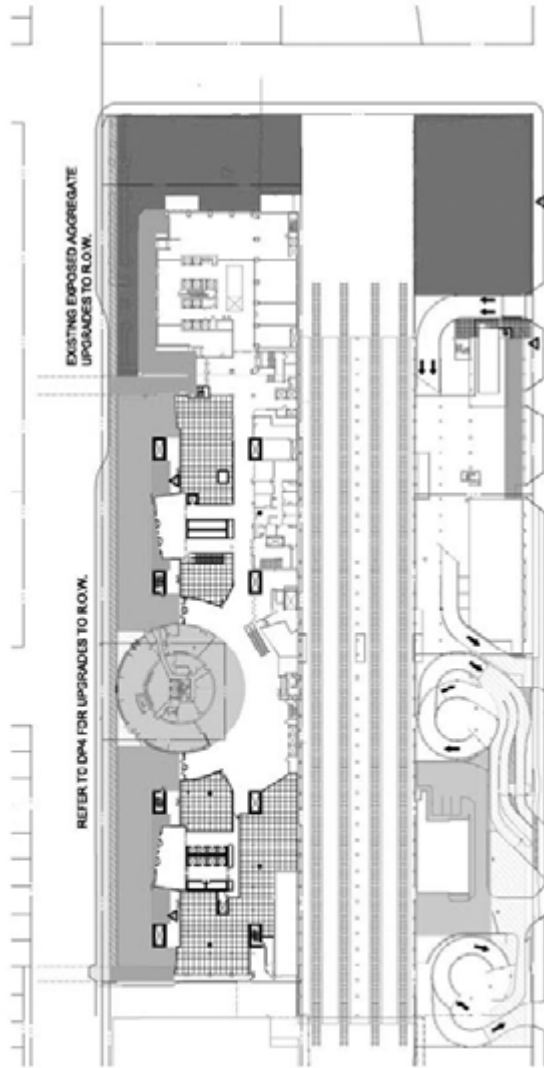
ZALLISER SQUARE REDEVELOPMENT ANALYSIS

Facility: **Residential** Analysis: **Residential**

Site: **1000 10th Street, Calgary, AB, Canada**

Project: **ZALLISER SQUARE REDEVELOPMENT**

Area	Area #	Area Description	Area Type	Area Value
EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
	2	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
	3	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
	4	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
	5	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
	6	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
	7	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
	8	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
	9	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
	10	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	EXISTING EXPOSED AGGREGATE UPGRADES TO R.O.W.	1000
REFER TO DP4 FOR UPGRADES TO R.O.W.	11	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000
	12	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000
	13	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000
	14	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000
	15	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000
	16	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000
	17	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000
	18	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000
	19	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000
	20	REFER TO DP4 FOR UPGRADES TO R.O.W.	REFER TO DP4 FOR UPGRADES TO R.O.W.	1000



LEGEND OF AREAS

- BONUS AREA - 1
- BONUS AREA - 2
- BONUS AREA - 3
- BONUS AREA - 4
- BONUS AREA - 5
- BONUS AREA - 6
- BONUS AREA - 7
- BONUS AREA - 8
- BONUS AREA - 9
- BONUS AREA - 10
- BONUS AREA - 11
- BONUS AREA - 12
- BONUS AREA - 13
- BONUS AREA - 14
- BONUS AREA - 15
- BONUS AREA - 16
- BONUS AREA - 17
- BONUS AREA - 18
- BONUS AREA - 19
- BONUS AREA - 20



PALLISER SQUARE REDEVELOPMENT

CALGARY, ALBERTA

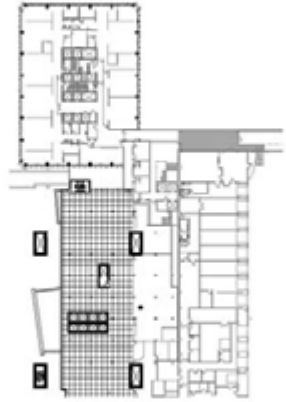
BONUSING CALCULATIONS

Gibbs Gage ARCHITECTS

200, 40th Avenue S.E., Calgary, Alberta T2C 1K9

403-243-8888 Fax: 403-243-8889

DP2



+30 LEVEL BONUSING

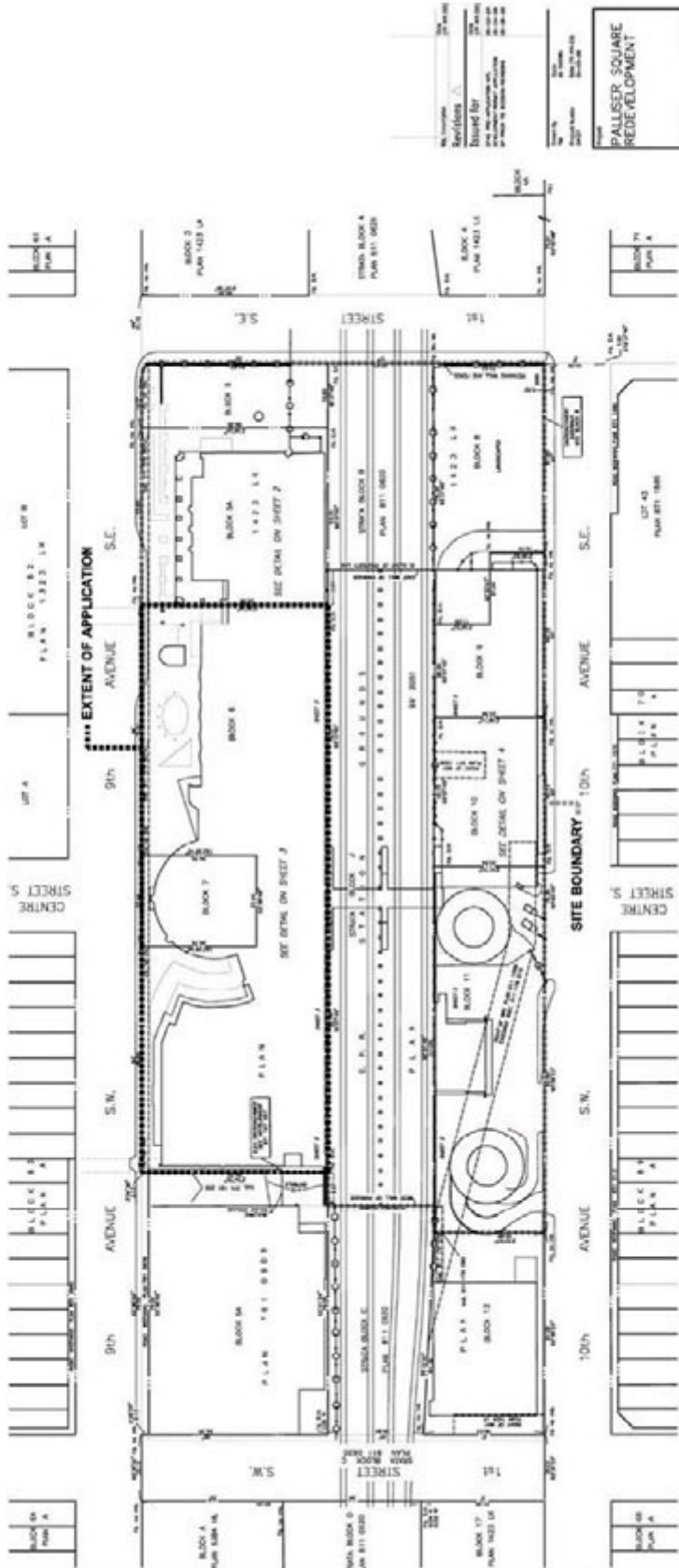
1. This plan shows the location of the proposed development in relation to the surrounding streets and blocks.

2. The proposed development is shown in solid lines and the existing buildings are shown in dashed lines.

3. The proposed development is shown in solid lines and the existing buildings are shown in dashed lines.

4. The proposed development is shown in solid lines and the existing buildings are shown in dashed lines.

5. The proposed development is shown in solid lines and the existing buildings are shown in dashed lines.



**SURVEY PLAN/
EXISTING SITE PLAN**

As Surveyed
Notified By
Date of Survey
Date of Notification
Date of Application
Date of Decision

**PALLISER SQUARE
REDEVELOPMENT**

ENCLAVE, ALBERTA

**SURVEY PLAN/
EXISTING SITE PLAN**

Gibbs Gage
ARCHITECTS

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

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PALMS SPRINGS SPECIFICATIONS AND THE CALIFORNIA CIVIL ENGINEERING BOARD SPECIFICATIONS.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



4 POSSIBLE LIGHT TYPES
DP4



3 DECORATIVE LIGHT FIXTURE WITH WALL ELEMENT
DP4 SCALE 1:50



2 SQUARE TREE GRATE AND TREE TRENCH LAYOUT - TYP.
DP4 SCALE 1:30



1 LANDSCAPE PLAN
DP4 SCALE 1:250



LEGEND:

- 1. EXISTING LIGHT FIXTURE
- 2. PROPOSED LIGHT FIXTURE
- 3. EXISTING TREE
- 4. PROPOSED TREE
- 5. EXISTING TREE TRENCH
- 6. PROPOSED TREE TRENCH
- 7. EXISTING TREE GRATE
- 8. PROPOSED TREE GRATE

REVISIONS:

No.	Description	Date
1	ISSUED FOR PERMITS	08/25/05
2	REVISIONS	09/15/05

PROJECT INFORMATION:

Project Name: PALLISER SQUARE REDEVELOPMENT
 Client: MCGOUGH ASSOCIATES, L.L.C.
 Designer: GIBBS GAGE ARCHITECTS
 Date: 08/25/05

DESIGNER:

GIBBS GAGE ARCHITECTS
 1000 N. GATEWAY AVENUE
 PALMS SPRINGS, CA 92262
 (951) 853-4400
 www.gibbsgage.com

PROJECT LOCATION:

1000 N. GATEWAY AVENUE
 PALMS SPRINGS, CA 92262

SCALE:

SCALE 1:250

DATE:

08/25/05

PROJECT NUMBER:

DP2005-1123

PROJECT NAME:

PALLISER SQUARE REDEVELOPMENT

PROJECT TYPE:

LANDSCAPE PLAN

PROJECT OWNER:

MCGOUGH ASSOCIATES, L.L.C.

PROJECT ADDRESS:

1000 N. GATEWAY AVENUE
 PALMS SPRINGS, CA 92262

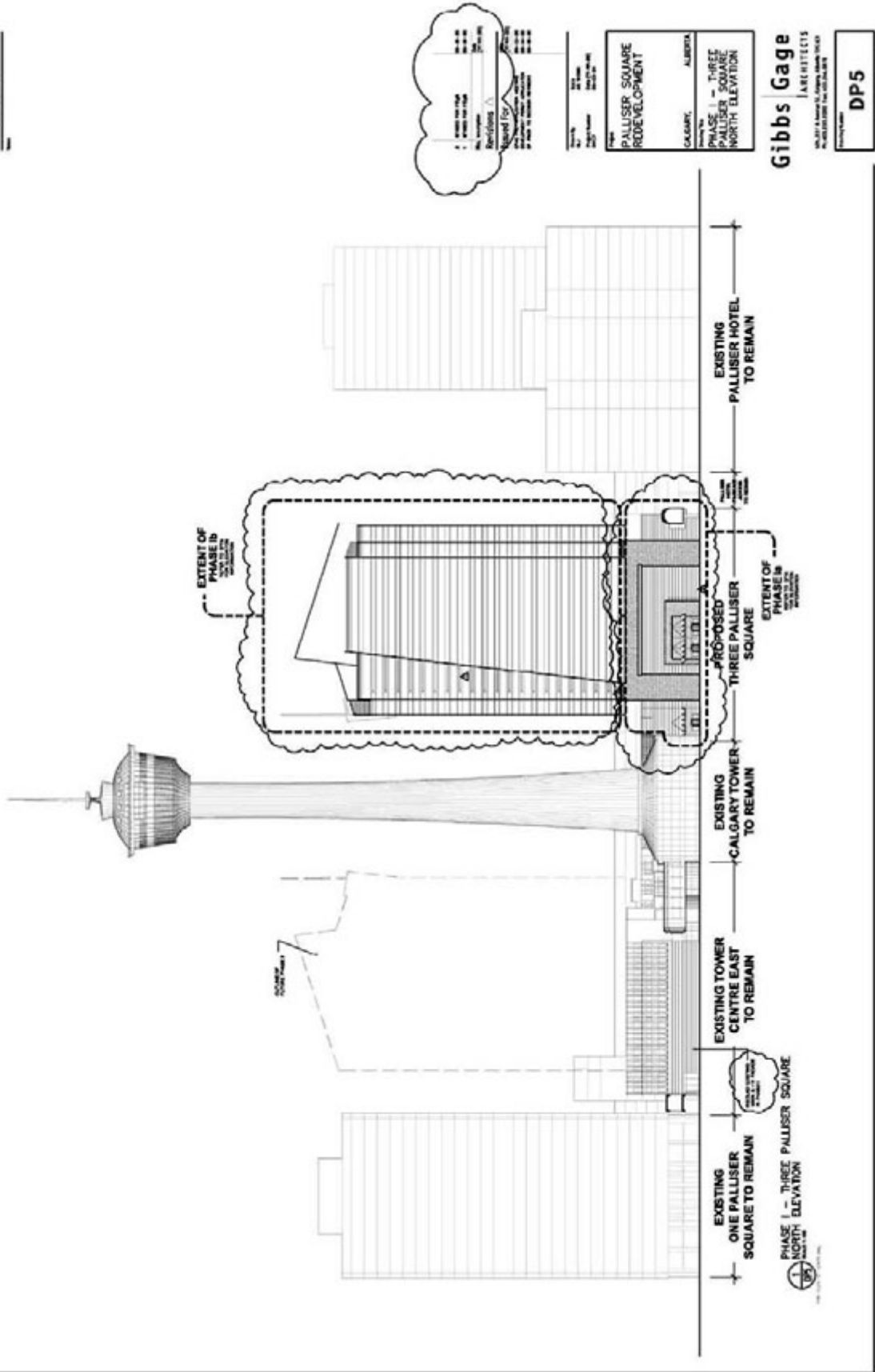
PROJECT CONTACT:

GIBBS GAGE ARCHITECTS
 1000 N. GATEWAY AVENUE
 PALMS SPRINGS, CA 92262
 (951) 853-4400
 www.gibbsgage.com

PROJECT STATUS:

ISSUED FOR PERMITS

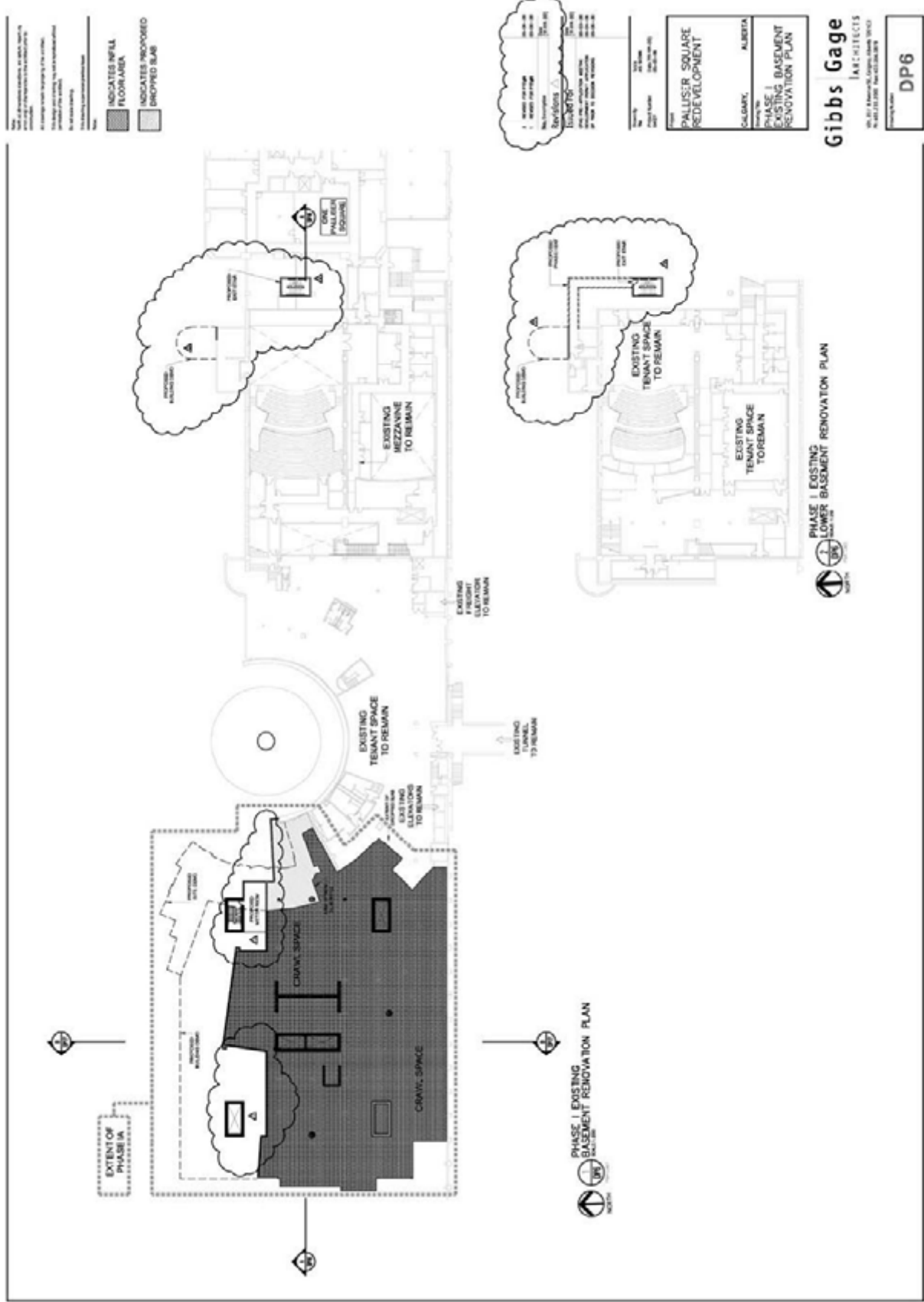
1. This drawing is a preliminary drawing and is not to be used for construction purposes.
 2. All dimensions are in millimeters unless otherwise stated.
 3. All dimensions are to the centerline of the wall unless otherwise stated.
 4. All dimensions are to the finished surface unless otherwise stated.
 5. All dimensions are to the centerline of the wall unless otherwise stated.
 6. All dimensions are to the finished surface unless otherwise stated.
 7. All dimensions are to the centerline of the wall unless otherwise stated.
 8. All dimensions are to the finished surface unless otherwise stated.
 9. All dimensions are to the centerline of the wall unless otherwise stated.
 10. All dimensions are to the finished surface unless otherwise stated.



1. NORTH ELEVATION
 2. NORTH ELEVATION
 3. NORTH ELEVATION
 4. NORTH ELEVATION
 5. NORTH ELEVATION
 6. NORTH ELEVATION
 7. NORTH ELEVATION
 8. NORTH ELEVATION
 9. NORTH ELEVATION
 10. NORTH ELEVATION

PALLISER SQUARE REDEVELOPMENT
 CALGARY, ALBERTA
 PHASE 1 - THREE PALLISER SQUARE NORTH ELEVATION

Gibbs Gage
 ARCHITECTS
 100, 101 & 102 Avenue S.E. Calgary, Alberta T2C 1G4
 PHONE: (403) 243-1111 FAX: (403) 243-1112
DP5



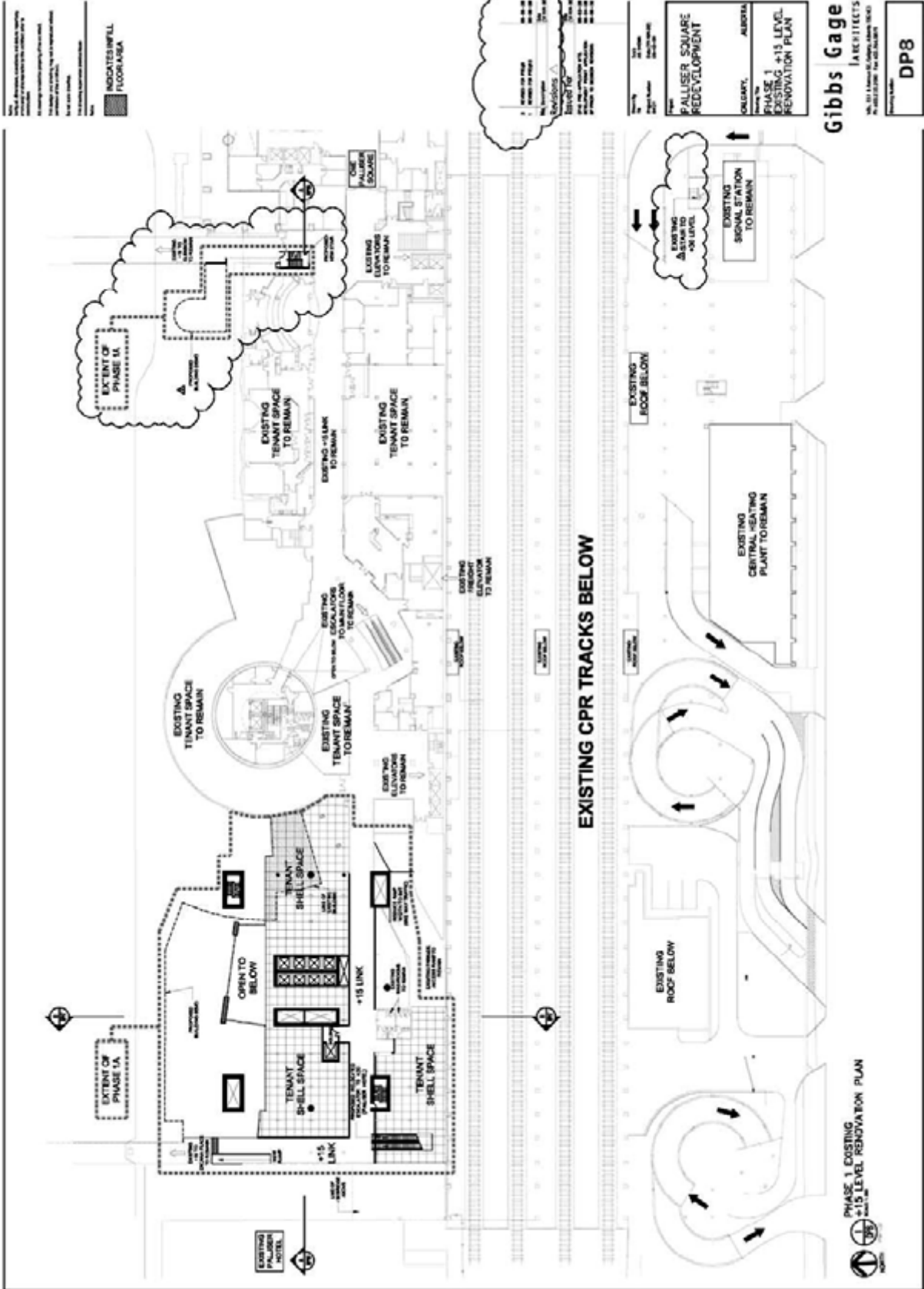
NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

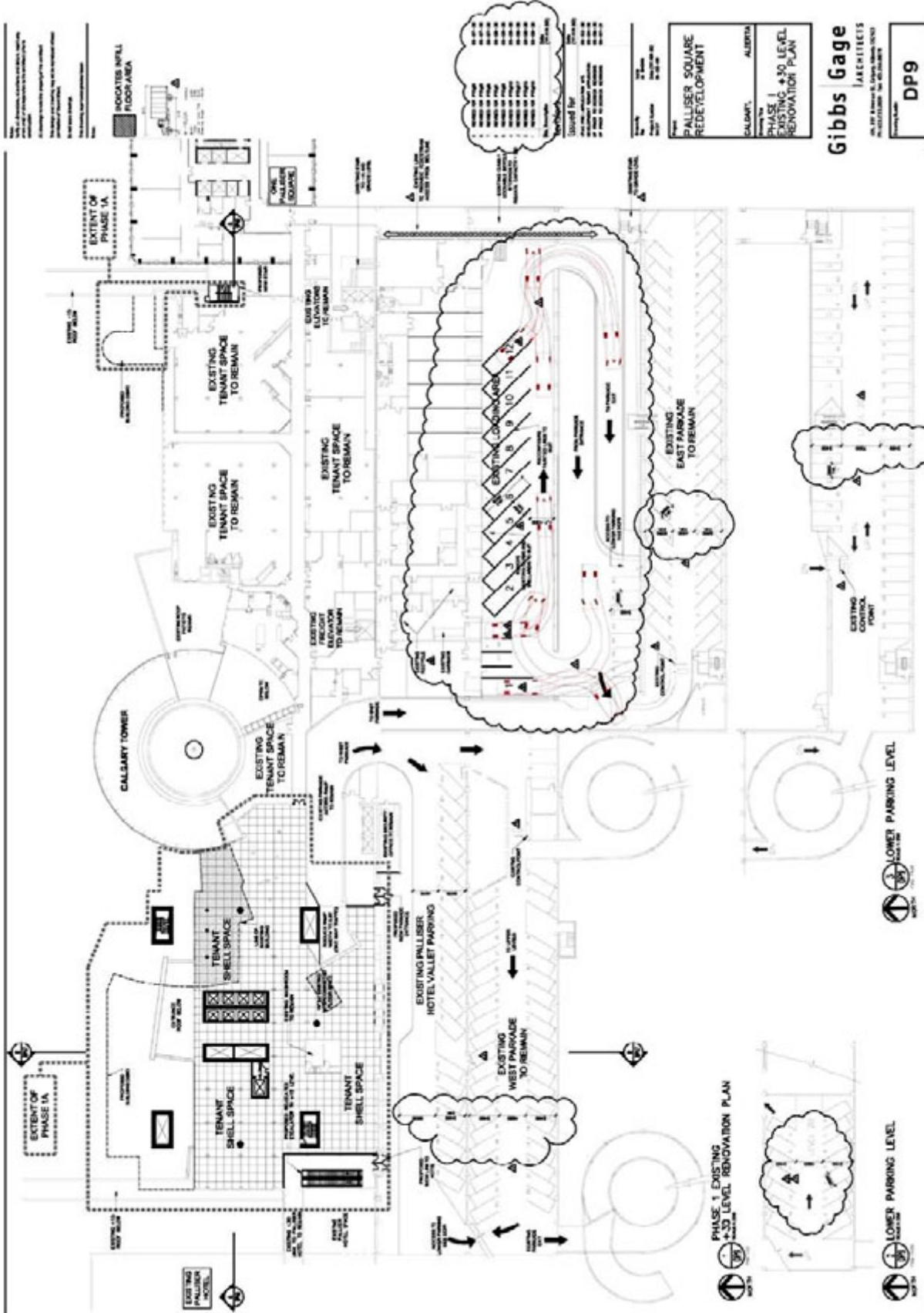
PHASE I EXISTING BASEMENT RENOVATION PLAN
 1:1 SCALE
 11/20/05

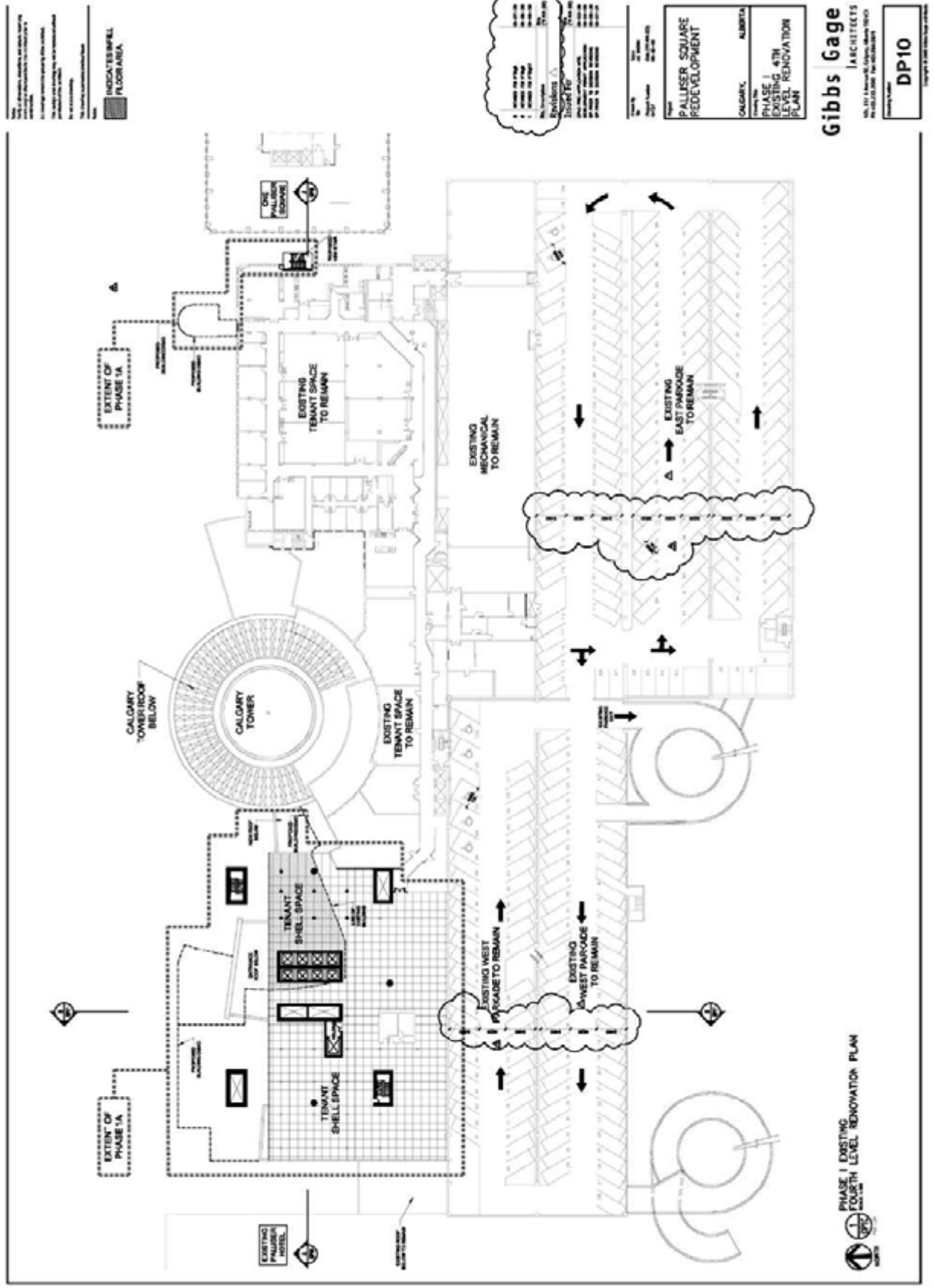
PALLISER SQUARE REDEVELOPMENT
 ARCHITECTS
 401 - 14th Street SW, Suite 1100
 Calgary, Alberta T2P 1K9
 Tel: 403.243.7777 Fax: 403.243.7778
 www.gibbsgage.com

Gibbs Gage ARCHITECTS

DP6







INDICATES IMPEL FLOOR AREA

EXISTING MECHANICAL TO REMAIN

PHASE I EXISTING 4TH LEVEL RENOVATION PLAN

DATE: 08/25/05

SCALE: AS SHOWN

PROJECT: PALLISER SQUARE REDEVELOPMENT

CLIENT: CALGARY, ALBERTA

ARCHITECTS: Gibbs Gage ARCHITECTS

1111 14th Avenue S.E., Calgary, Alberta T2G 1P7

403.275.2288 Fax: 403.275.2289

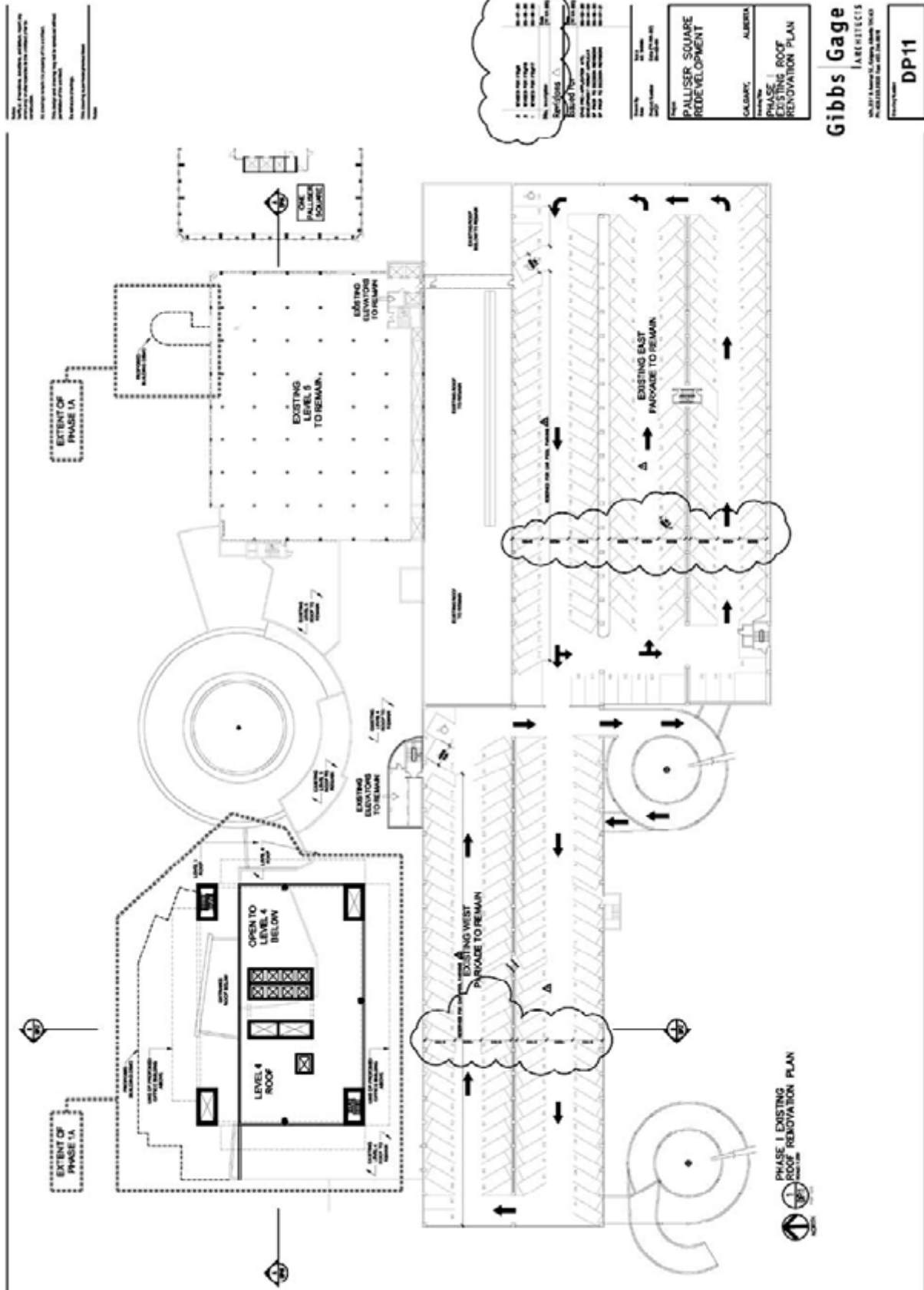
DP10

Gibbs Gage ARCHITECTS

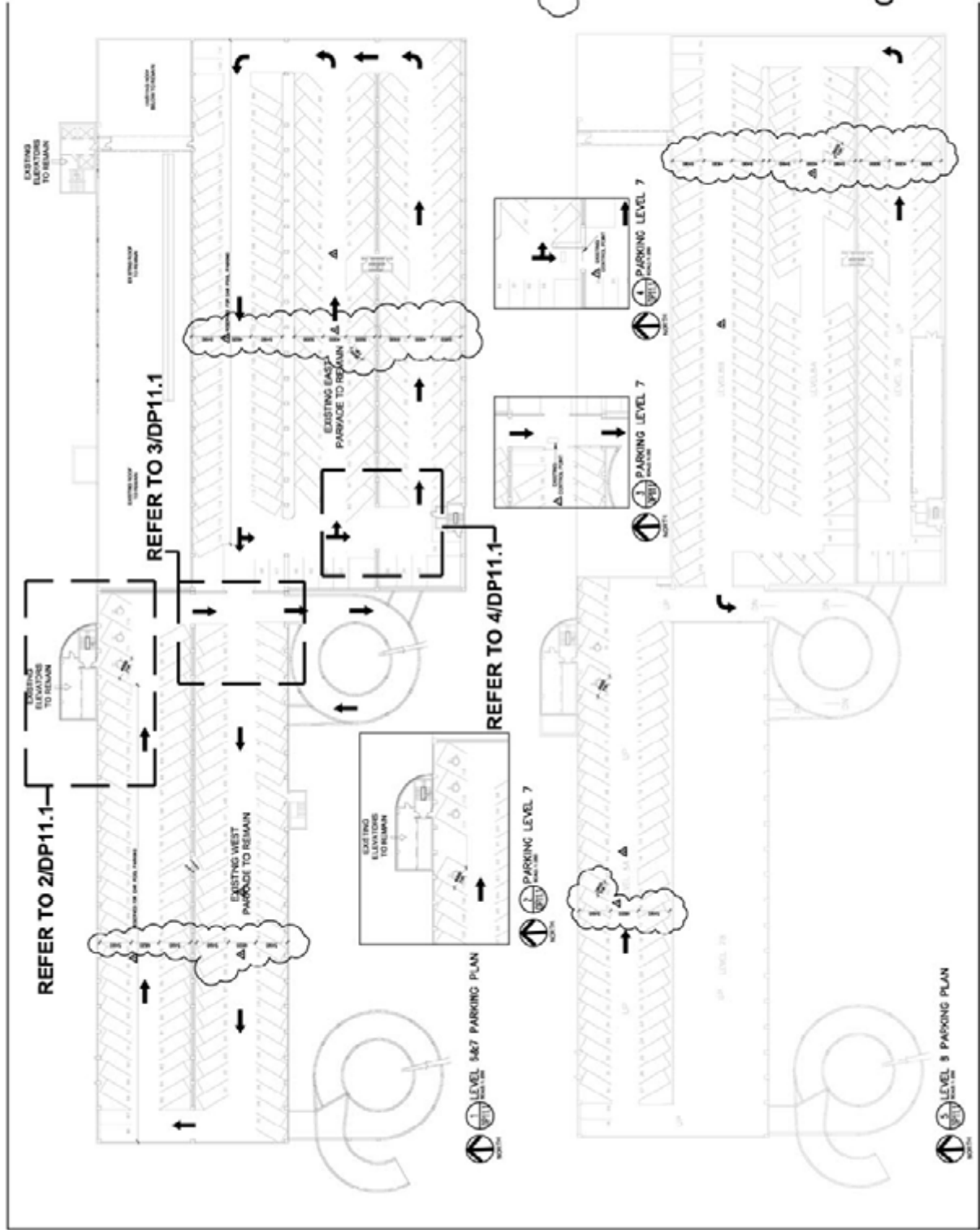
PHASE I EXISTING 4TH LEVEL RENOVATION PLAN

DP10

PHASE I EXISTING FOURTH LEVEL RENOVATION PLAN



NOTE: ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
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ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.



PALLISER SQUARE
REDEVELOPMENT

CALGARY, ALBERTA

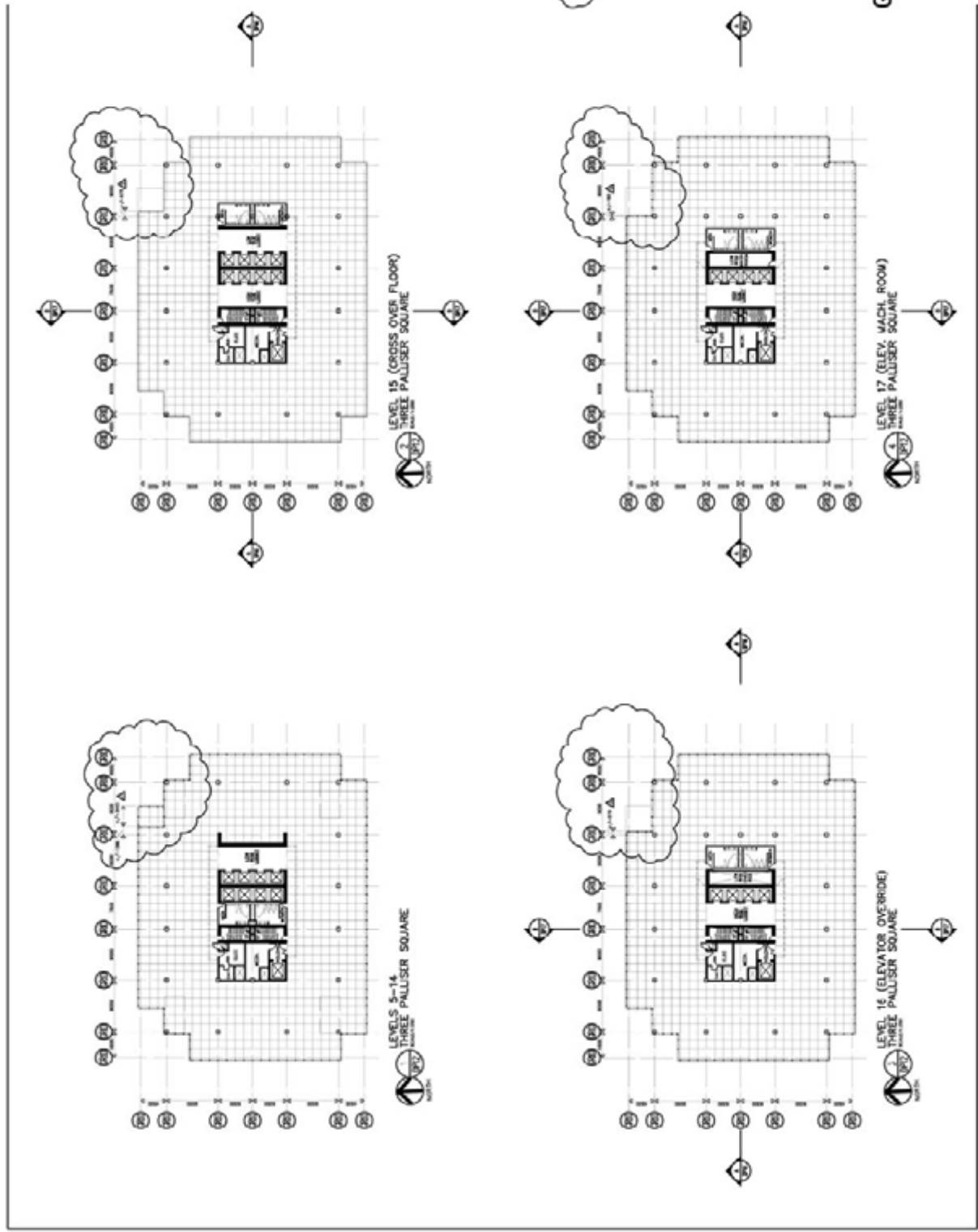
PHASE I
EXISTING LEVEL
PARKING PLANS

Gibbs Gage
ARCHITECTS

301-11th Street SW, Calgary, Alberta T2C 1K7
403.261.1111 Fax 403.261.1112

DP11.1

1. All drawings shall be submitted to the Council for approval.
 2. All drawings shall be submitted to the Council for approval.
 3. All drawings shall be submitted to the Council for approval.
 4. All drawings shall be submitted to the Council for approval.
 5. All drawings shall be submitted to the Council for approval.
 6. All drawings shall be submitted to the Council for approval.
 7. All drawings shall be submitted to the Council for approval.
 8. All drawings shall be submitted to the Council for approval.
 9. All drawings shall be submitted to the Council for approval.
 10. All drawings shall be submitted to the Council for approval.



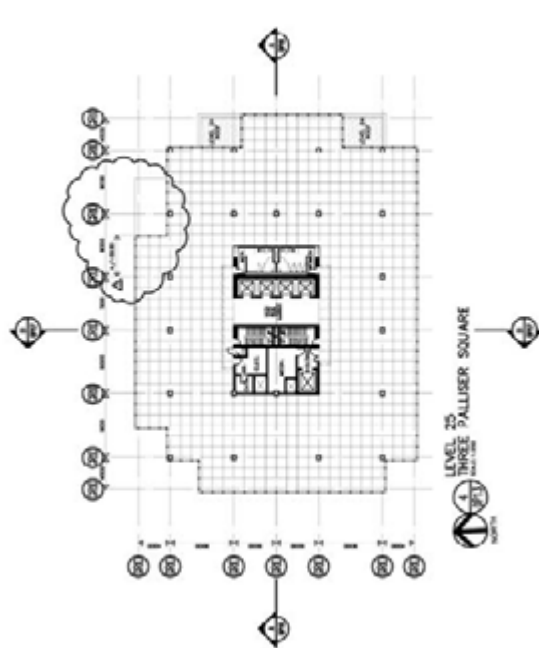
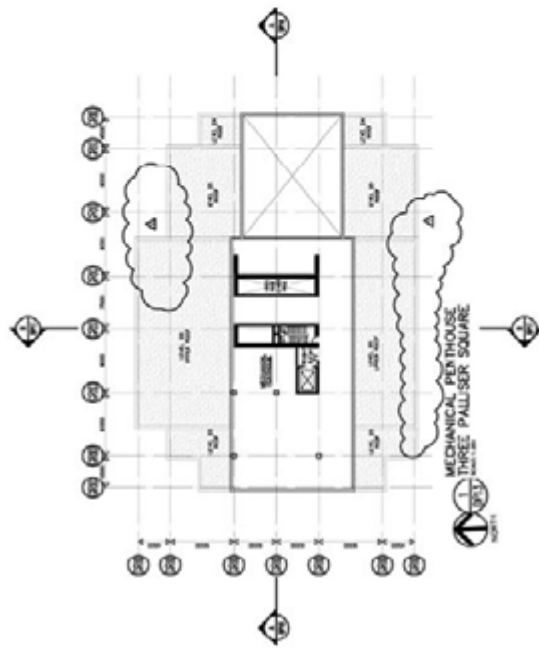
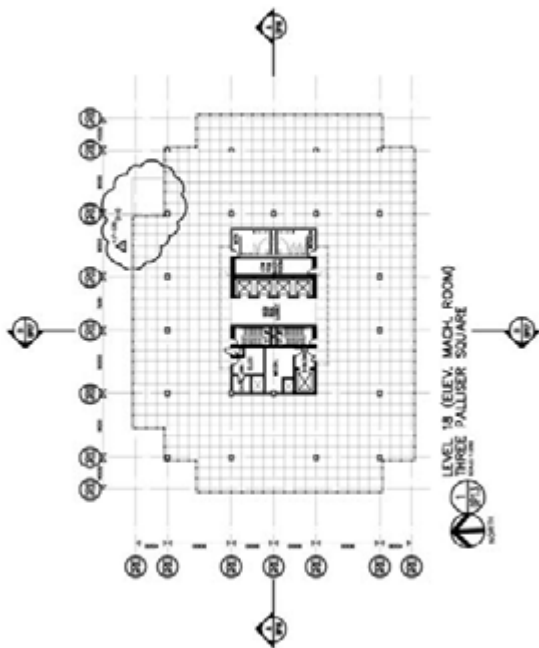
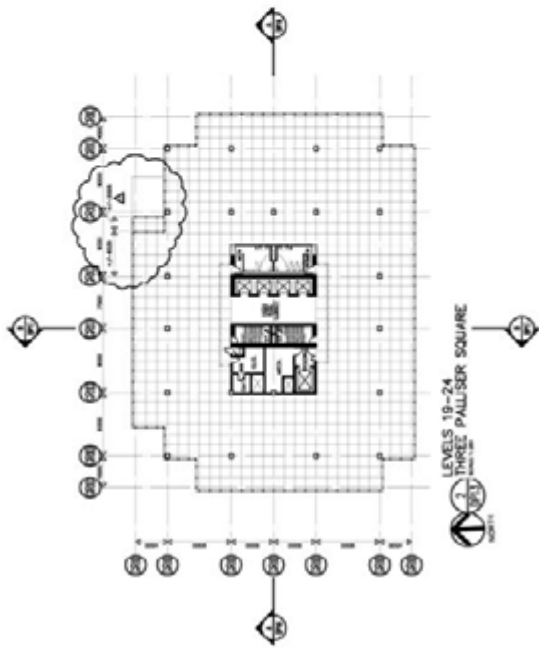
1. All drawings shall be submitted to the Council for approval.
 2. All drawings shall be submitted to the Council for approval.
 3. All drawings shall be submitted to the Council for approval.
 4. All drawings shall be submitted to the Council for approval.
 5. All drawings shall be submitted to the Council for approval.
 6. All drawings shall be submitted to the Council for approval.
 7. All drawings shall be submitted to the Council for approval.
 8. All drawings shall be submitted to the Council for approval.
 9. All drawings shall be submitted to the Council for approval.
 10. All drawings shall be submitted to the Council for approval.

PALLISER SQUARE REDEVELOPMENT
 PHASE 1 - THREE FLOOR PALLISER SQUARE PLANS
 OREGON, ALBERTA

Gibbs Gage
 ARCHITECTS
 1000 - 14th Street SW, Calgary, Alberta T2C 1S1
 Tel: 403.270.2200 Fax: 403.270.2201

DP12
 DRAWING NUMBER

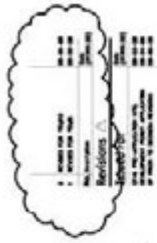
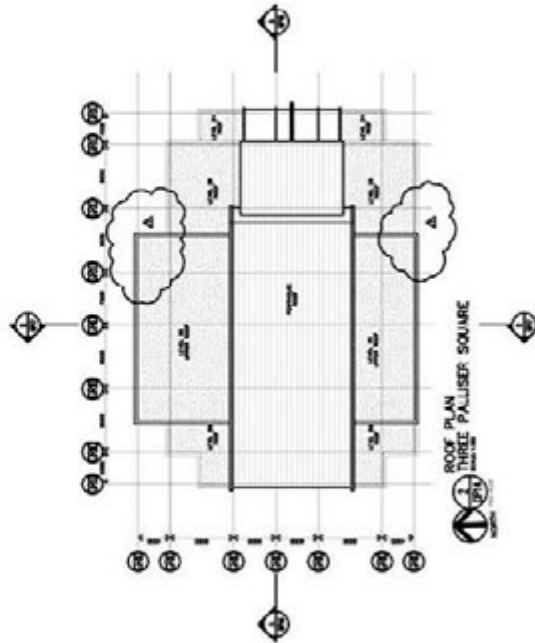
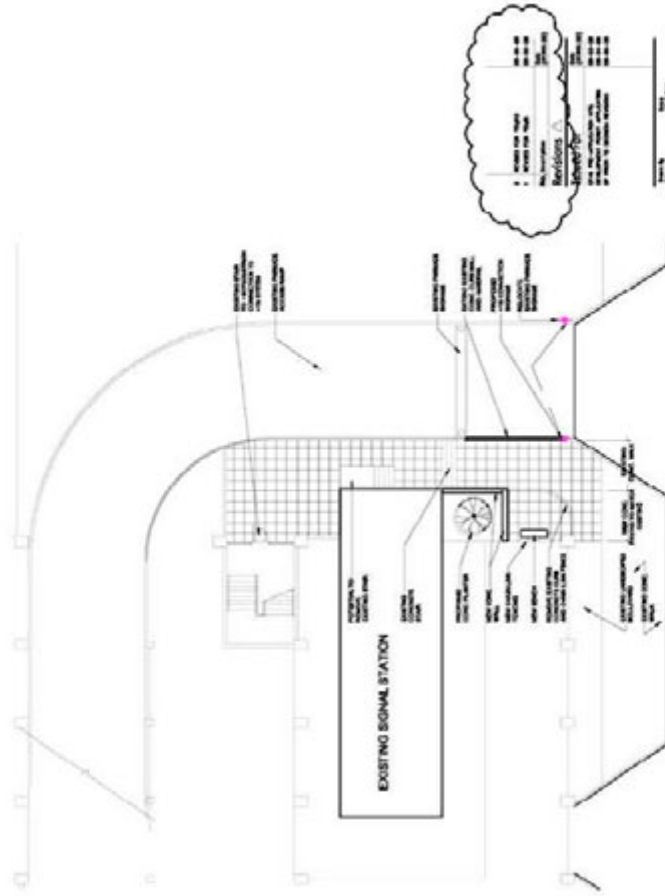
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF GIBBS GAGE ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF GIBBS GAGE ARCHITECTS.



PROJECT: PALLISER SQUARE REDEVELOPMENT
 LOCATION: CALGARY, ALBERTA
 PHASE: PHASE 1 - THREE PALLISER SQUARE TYP. FLOOR PLANS
 ARCHITECTS: Gibbs Gage ARCHITECTS
 101, 111 & 121 Avenue, Calgary, Alberta T2C 1G3
 TEL: 403.270.2200 FAX: 403.270.2201
 WWW: GIBBSGAGE.COM

DP13
 DRAWING NUMBER

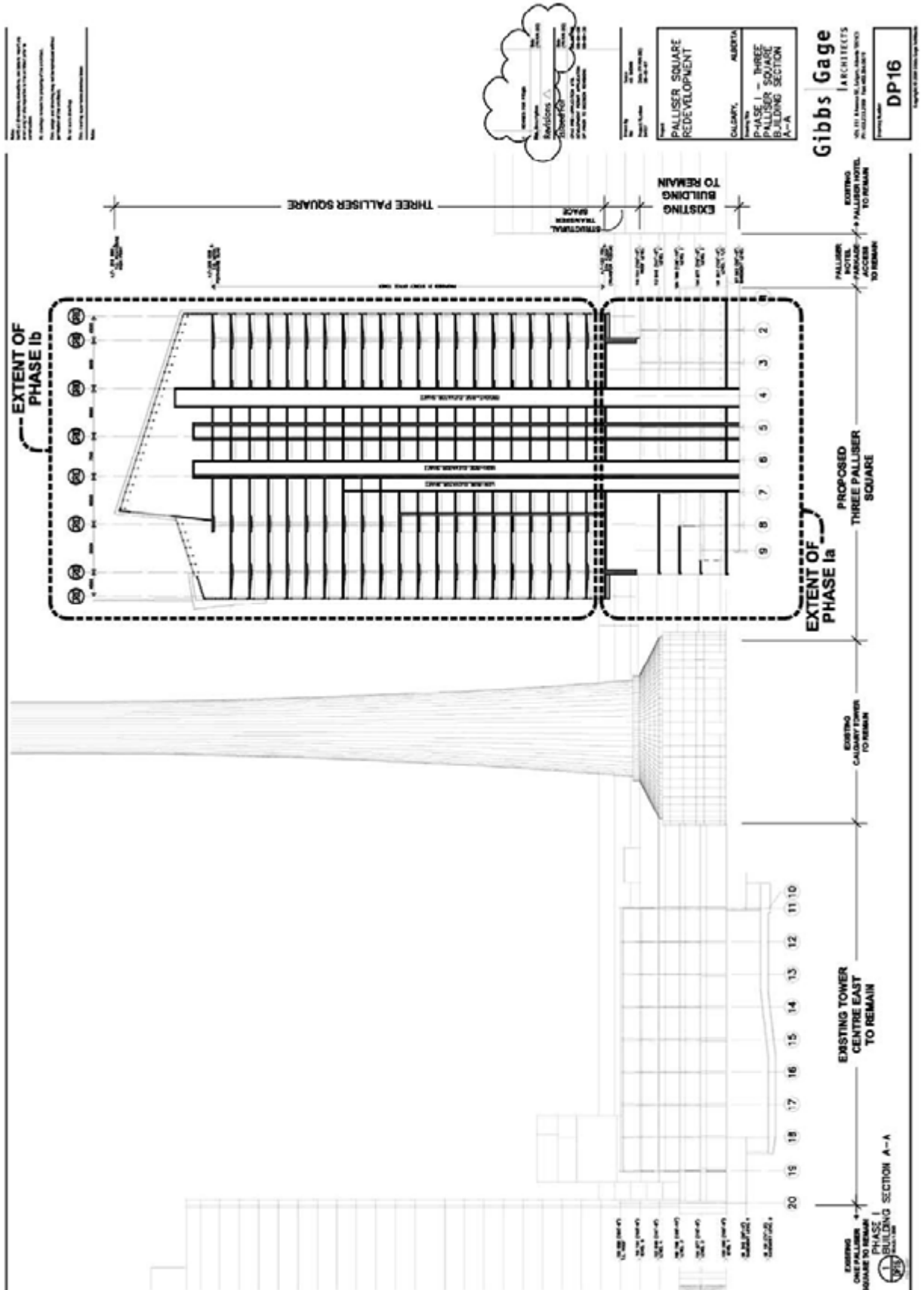
1. All dimensions are in millimeters unless otherwise specified.
 2. All dimensions are to the centerline of the wall or column unless otherwise specified.
 3. All dimensions are to the finished floor level unless otherwise specified.
 4. All dimensions are to the centerline of the wall or column unless otherwise specified.
 5. All dimensions are to the centerline of the wall or column unless otherwise specified.
 6. All dimensions are to the centerline of the wall or column unless otherwise specified.



Project Name	PALLISER SQUARE REDEVELOPMENT
City	ALBERTA
Phase	PHASE I - THREE PALLISER SQUARE TYP. FLOOR PLANS
Client	GILBERT
Architect	Gibbs Gage Architects
Address	100 - 17th Avenue S. Calgary, Alberta T2C 1S6
Project No.	DP14

Gibbs Gage
 ARCHITECTS
 100 - 17th Avenue S. Calgary, Alberta T2C 1S6
 Tel: (403) 243-1111 Fax: (403) 243-1112
 www.gibbsgage.com

DP14
 Project No.



NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN METERS.
 2. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE OBTAINING AND REVIEWING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE OBTAINING AND REVIEWING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE OBTAINING AND REVIEWING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE OBTAINING AND REVIEWING ALL NECESSARY PERMITS AND APPROVALS.

Project Name: PALLISER SQUARE REDEVELOPMENT
 Location: CALDWAY, ALBERTA
 Client: PHASE I - THREE PALLISER SQUARE BUILDING SECTION A-A
 Date: 2005.08.25
 Scale: AS SHOWN
 Drawing No: DP16
 Drawn By: [REDACTED]
 Checked By: [REDACTED]

PALLISER SQUARE REDEVELOPMENT
 CALDWAY, ALBERTA
 PHASE I - THREE PALLISER SQUARE BUILDING SECTION A-A

Gibbs Gage ARCHITECTS
 5011 14th Street, Suite 100
 Calgary, Alberta T2M 0H8
 Tel: 403.243.2222
 Fax: 403.243.2223
 www.gibbsgage.com

DP16

EXISTING PALLISER SQUARE TO REMAIN
 EXISTING CALDWAY TOWER TO REMAIN
 EXISTING TOWER CENTRE EAST TO REMAIN
 EXISTING BUILDING TO REMAIN
 EXISTING PALLISER HOTEL TO REMAIN
 EXISTING ACCESS TO REMAIN

EXTENT OF PHASE Ib

EXTENT OF PHASE Ia

PROPOSED THREE PALLISER SQUARE

EXISTING TOWER CENTRE EAST TO REMAIN

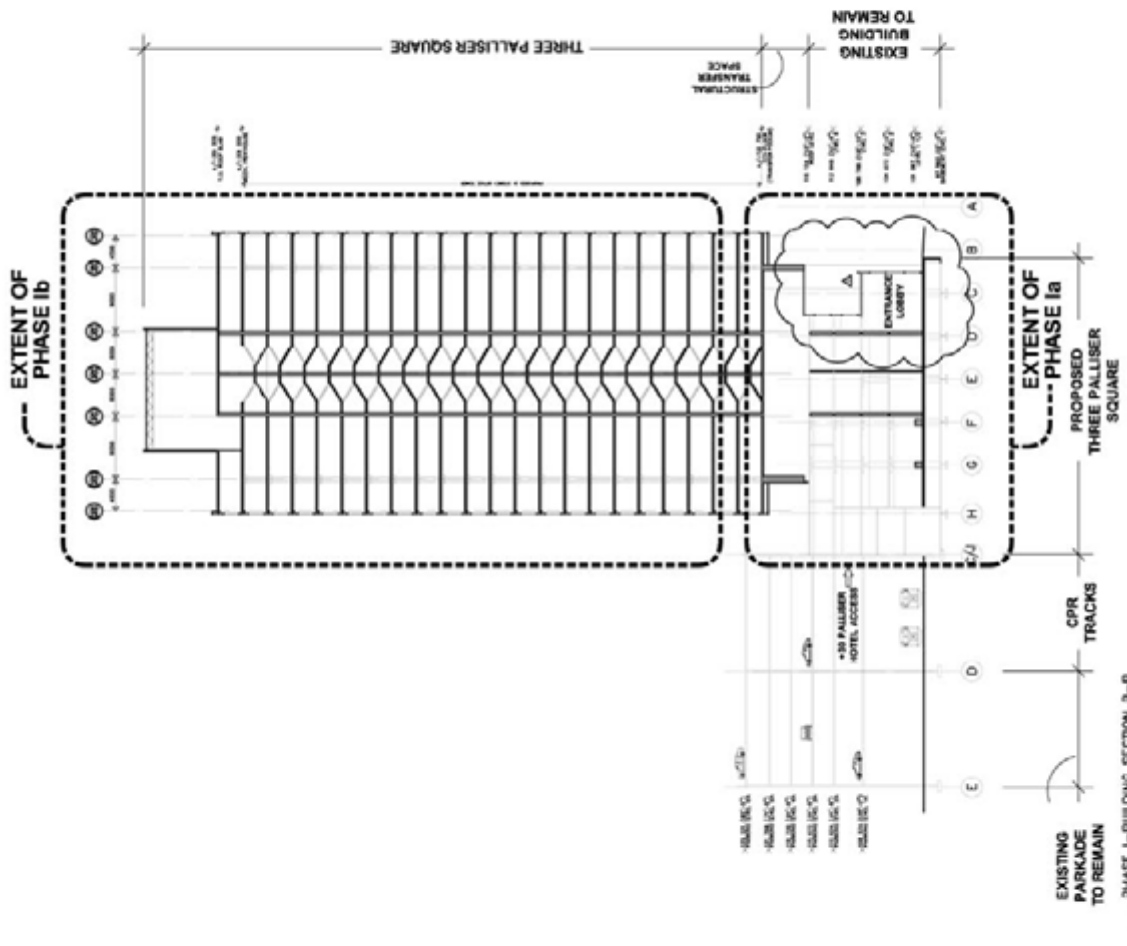
EXISTING CALDWAY TOWER TO REMAIN

EXISTING ONE PALLISER SQUARE TO REMAIN

PHASE I BUILDING SECTION A-A



Notes:
 1. See site plan for location of building.
 2. See site plan for location of building.
 3. See site plan for location of building.
 4. See site plan for location of building.
 5. See site plan for location of building.
 6. See site plan for location of building.
 7. See site plan for location of building.
 8. See site plan for location of building.
 9. See site plan for location of building.
 10. See site plan for location of building.



Project Name: FALUISER SQUARE REDEVELOPMENT
 City: CALGARY, ALBERTA
 Drawing No.: PHASE I-THREE PALLISER SQUARE BUILDING SECTION 3-B

Gibbs Gage
 ARCHITECTS
 16, 17 & 18 Avenue S.E., Calgary, Alberta T2C 1S3
 Phone: (403) 243-1111 Fax: (403) 243-1112

Project Name: **DP17**

PHASE I-BUILDING SECTION 3-B
 THREE PALLISER SQUARE