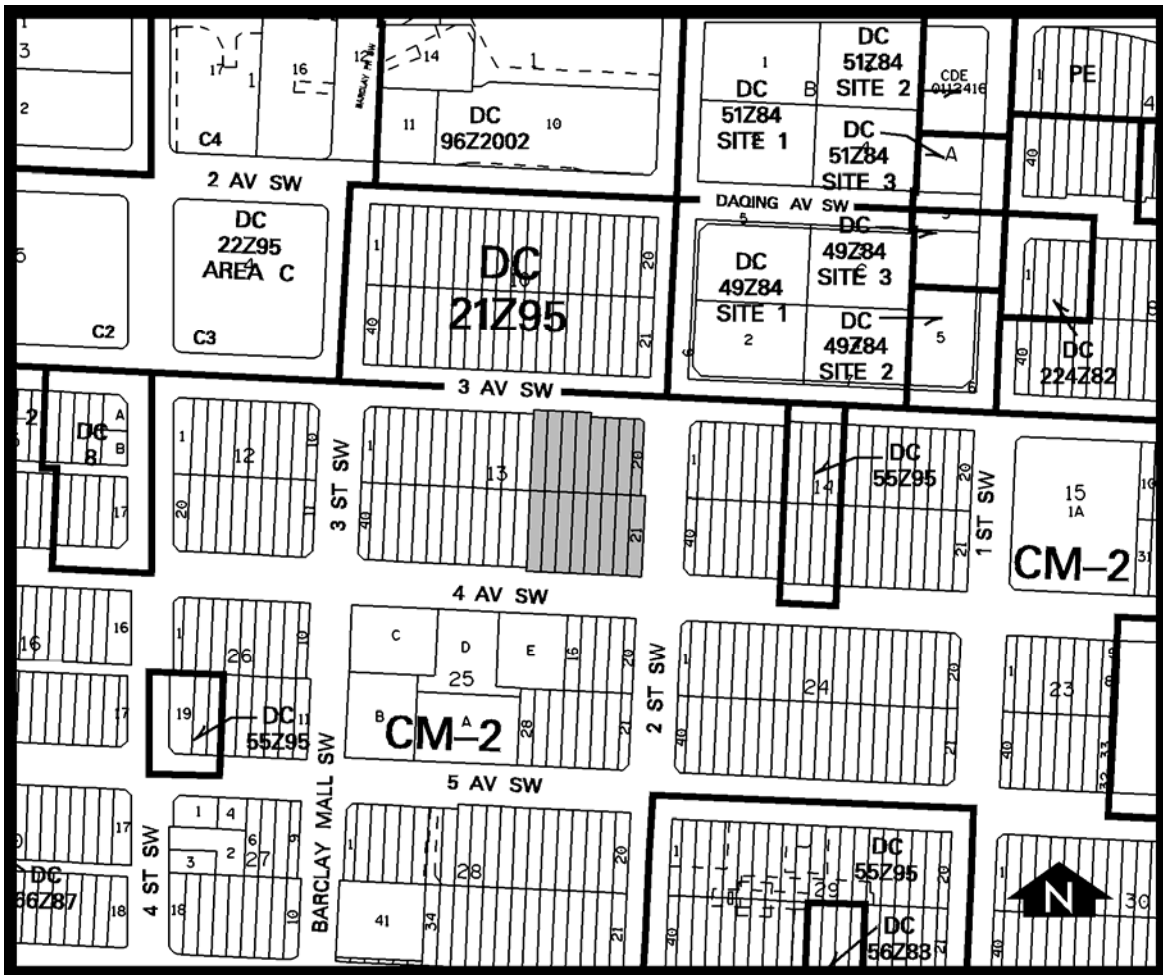


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 3	
	CPC DATE:	2006 September 07
	DP NO:	DP2006-1575

DOWNTOWN COMMERCIAL CORE
(Ward 7 - Alderman Farrell)



PROPOSAL:
Office Building with commercial uses (Retail, Restaurant-licensed and Drinking Establishment) at grade and +15 levels

APPLICANT: Gibbs Gage Partnership	OWNER: BCIMC Realty Corporation
MUNICIPAL ADDRESS: 301-3 Av SW; 312-4 Avenue SW; 315-3 Avenue SW	LEGAL DESCRIPTION: Plan C, Block 13, Lots 13 to 28
EXISTING LAND USE DISTRICT(S): CM-2 Downtown Business District	
AREA OF SITE: 0.52030 ha ± (1.28571 ac ±)	
CURRENT DEVELOPMENT: 3 low rise commercial buildings and a surface parking lot	

ADJACENT DEVELOPMENT:

NORTH: Low rise commercial development

SOUTH: Canada Place Office Tower

EAST: BP Centre Office Tower

WEST: Westin Hotel

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	In accordance with the bonus provisions of the CM-2 District	15.71	N/A
HEIGHT		Podium: 3 storey Tower: 33 storeys	N/A
PARKING	1 stall per 140m ² (496 stalls)	490	6 stall cash-in-lieu payment

EXTERIOR FINISH MATERIALS

Podium: Black Granite, clear glazing
Tower: Vision Glass and Spandrel curtain wall in blue
Roof: Black granite, various glazings and metal

SUMMARY OF CIRCULATION REFEREES

CPTED ASSESSMENT Crime Prevention Through Environmental Design	No comments provided
ENVIRONMENTAL MANAGEMENT	PTR Conditions
URBAN DESIGN REVIEW COMMITTEE	See Appendix II
COMMUNITY ASSOCIATION Calgary Downtown Association	See Appendix III

PLANNING EVALUATION

Introduction

Development Permit 2006-1575 is for a 36 storey office building in the Downtown Commercial Core. The project is a single tower development comprised of a 3 storey podium, commercial uses at grade and the +15 level, a 33 storey office component and five levels of underground parking. The area is a mix of existing office, hotel and commercial development.

Site Context

The site is located at the northwest corner of 4 Avenue and 2 Street SW, surrounded by a mix of office buildings and commercial development. 4 Avenue SW is a primary east-west transportation corridor. To the north, across 3 Avenue SW, the Centre City development, a comprehensive office, residential and commercial development, is currently under land use review.

Site Characteristics

The subject parcel slopes down from 4 Avenue SW toward 3 Avenue SW. In total, there is a 2 metre elevation difference between the 4 Avenue SW road geodetic and the 3 Avenue SW road geodetic.

Land Use District

The subject property is designated CM-2 Downtown Business District as per Land Use Bylaw 2P80. The CM-2 district is the standard land use district in the downtown commercial core, allowing for a variety of appropriate commercial, institutional and residential 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 overall density achieved is 15.71 FAR. The following table illustrates how areas have been apportioned to the various bonus categories.

BONUS	BONUS AREA	F.A.R.
A1-A3 (Mandatory) <i>at grade open space & ped. circulation</i> +15 provisions	Provided	7.0
B2. <i>Other at grade space</i>	627.3 m ²	0.9
B5. <i>Outdoor built-over Space</i>	165.0 m ²	0.13
B6. Indoor Park at grade	47.9 m ²	0.12
B6. Indoor Park at +15 level	1630.7 m ²	3.13
B7. +15 Enhancement	278.2 m ²	0.21
B8 +15 Bridge (across 2 Street SW)	276 m ²	1.21
B9. <i>Escalators to +15 level</i>	46.0 m ²	0.27
B11a. Street Enhancements	1030 m ²	0.50
B12 Sculpture in Public Places (Onsite +Offsite)	\$1,578,050.00	1.53
TOTAL F.A.R. (A + B)	(maximum allowed)	15
C2. Off-site Improvements (\$431,611.00)	n/a	0.71
TOTAL F.A.R. allowable (A + B + C)		15.71

The proposed density for the project is considered appropriate. A shadow study provided by the applicant demonstrates that the protected area on Barclay Mall will not be impacted by the proposal during the dates and times required by Bylaw 2P80. Bonus Standards A and B have been fully utilized as appropriate to achieve 15 FAR. The additional density of 0.71 FAR is achieved through provisions under Bonus Group C with contributions to off-site funds. Since a maximum of 20 FAR is possible under the bonus provisions of the Bylaw, the amount of additional density is reasonable given the site access and its location within the downtown, the design merits of the building and the amenities provided for the benefit of the public.

Legislation & Policy

The proposal is consistent with the policies of the Core Area Policy Brief (1982). The Commercial Core Zone 1 (north of the railway tracks) is intended for a full range of commercial, institutional and residential development at high density. The proposed development is consistent with developments adjacent to the site.

Site Layout & Building Design

The proposed building is a 36 storey commercial development comprised of a 3 storey podium and a 33 storey office tower. The gross floor area of the building is approximately 81,755m² (880,000 square feet) within a tower floor plate of approximately 2240m². According to the applicant, the overriding architectural motif is in Frank Lloyd Wright's prairie style utilizing a contemporary material palette and color. Wright's sculptural prairie style columns inspire the tower massing; the podium/winter garden and +15 bridge are inspired by Wright's stained glass motifs.

The podium level of the development is primarily finished with polished black granite and clear vision glass. The 3-storey podium is designed to activate the street with pedestrians by maintaining the large 10 metre set back on 4 Avenue SW initiated by the Westin hotel to west and BP Centre to the east. Along 3 Avenue SW the proposal provides a 2.2 metre setback which is larger than the 1.2 metre setback provided by the Westin Hotel to the west. The setback is increased along 2 Street SW to 2.4 metre along the north section of the east façade and 5m approaching 4 Avenue due to the articulation of the building facade. The 15 foot cantilever at the fourth floor level creates a strong roof-like element over the 2 Street SW sidewalk while the 2-storey, 2.25 metre wide entry arcade on 4 Avenue SW is the main address of the building and contains a proportionate and appropriately sized lobby.

Within the setbacks on 4 Avenue and 2 Street are: wide upgraded sidewalks containing double rows of trees; building arcade along 4 Avenue; retail on all sidewalk frontages (4 Avenue, 2 Street, and 3 Avenue); and street level art installations. Retail/restaurant opportunities are encouraged at the street level as well as the +15 level. A large 1087m², two storey CRU fronts 4 Avenue while a smaller 279m² CRU wraps the corner of the 3 Avenue and 2 Street SW. A seasonal patio along 4 Avenue for the proposed restaurant use will further enhance the pedestrian experience. Two public art pieces are proposed to flank the main entrance along 4 Avenue SW to highlight and frame the building entrance. Due to the elevation increase from 3 Avenue to 4 Avenue SW a series of stairs are required along 2 Street. However, the building is designed in such away that all pedestrian entrances to the commercial retail units are at grade.

The winter garden on the +15 level acts as a 'hub' for the +15 bridges from the north, east, and from the Westin hotel to the west. These connections provide vital pedestrian links to the overall +15 network and commercial viability for retailers. The perimeter of the winter garden is lowered along 2 Street and 3 Avenue to improve its presence at street level. The intent is to have foliage from planters at +15 level cascade down to a lower level to have a strong visual presence at street level. The roof of the winter garden is glazed with a series of skylights. Glazing throughout the winter garden, including the 3 Avenue SW façade will be clear to promote visual connections between user and passerby. The winter garden is composed of various types of exotic plant species including castor bean plants, bird's nest fern, dwarf bamboo and spider plants. A large reflecting pool and water wall element at the centre of the development provide a visual and design focal point. The floor of the +15 level is finished with various granites, arranged in a pattern reminiscent of Wright's prairie style stain glass pieces. Included within the +15 level are a number of custom benches and two kiosks for small scale commercial use. Public art pieces are used as visual termination points for the +15 connections from the Westin hotel and the Centre City development. The podium also contains a large amenity space on the 3rd floor level that is anticipated to be a fitness club. Large clear windows looking onto the street provide visual connections that enhance the vitality of city streets.

The 33 storey tower is setback 21 metres from the north edge of podium to allow for the glazed winter garden roof and 13 metres from west property line to allow an appropriate tower separation from the Westin Hotel. As seen from the east & west elevations the tower portion is articulated with a single storey recess at the 21st floor that defines the tower massing into two

distinct and stacked boxes. Along the south façade two massive granite pillars terminate with twin beacons as signature elements of the building. The beacons and respective antennas will be illuminated at night by accent lighting strips running vertically along each of the granite columns and terminating at the antennas of the roof top beacons. The LED light tubing is neon-like in brightness, color, and glow. It is embedded into an aluminum extrusion on the outside of the building and will create night time visual interest and identity. The visual interest of the facades is also enhanced by 2-storey sky gardens at the southeast and southwest corners of the 19th and 35th floors that act as urban scale lanterns at night. The gardens are 39m² with 4.6m² balconies and are accessible to building tenants.

The material palette for the tower creates a visual distinction with adjacent building materials and colors. The glazing selected is a high performance unit to comply with LEED standards functioning primarily as a curtain wall of silver on blue spandrel and vision glass. The sky gardens clear vision glazing and mirror finished spandrel glazing. Black granite in a curtain wall system will be used extensively along the vertical columns and horizontal recess.

Plus 15 System

The +15 connection to the BP Centre is required as part of the bonusing system for this development permit. The +15 has been designed as a continuation of Wright's stain glass motif and will read as a light and airy structure with over 75% of the glazing being clear glass. The design incorporates a skylight running the length of the bridge to provide natural light and the flooring will be a high quality porcelain tile in the same pattern and colour as the winter garden. A financial contribution for the construction of a future +15 to the north is required as part of bonusing for this development permit.

Landscaping

The landscaping plan for the development includes a mix of hard and soft landscaping. The at-grade pedestrian landscaping is predominantly upgraded and plain concrete with a double row of Brandon elms along 4 Avenue and 2 Street SW. Along 3 Avenue SW a single row of Brandon elms is to be provided. All boulevard trees are subject to line assignment and will be trenched to City standards. Due to the grade change along 2 Street SW a decorative retaining wall is required. The details of that retaining wall have yet to be determined and will be required prior to the release of the development in order to ensure it is visually attractive and subordinate in appearance

Site Access & Traffic

There is one vehicular access point for this project from 3 Avenue SW which leads to a main level loading area and 5 levels of underground parking. Bicycle storage facilities at-grade are located along the 3 Avenue and 2 Street facades. Storage facilities inside underground parking level 1 will be provided to the satisfaction of Transportation Planning.

A traffic impact assessment was submitted as part of this application and has been reviewed to the satisfaction of the Director, Transportation Planning.

Parking

A parking study was not required for this application. As per Bylaw 2P80, 496 stalls are required and the development is providing 490 stalls. A cash-in-lieu contribution is required for the 6 deficient stalls prior to the release of the development permit.

Site Servicing for Utilities

Services are available for the proposed development. The developer is responsible for any required upgrades to the existing services.

Environmental Site Assessment

An Environmental Site Assessment (ESA) was submitted with the application and reviewed by Environmental Management. Prior to the release of the permit Environmental Management has requested clarification on the Phase 2 ESA.

Urban Design Review Committee

The Urban Design Review Committee (UDRC) comments are attached in Appendix II. The Panel supports the application and is pleased with the interior and exterior landscaping, details and the plans as a whole.

Community Association Comments

The Calgary Downtown Association supports this application with the following considerations for improvements:

- Street level public art should be moved out towards the sidewalk so pedestrians can interact with them;
- Due to its visibility the stairwell on the 3 Avenue side of the project should be treated as public art; and
- The extension of the winter garden across the 2 Street +15 bridge.

Prior to the release of the development permit CPAG will vet the proposed locations for public art through the City's Public Art Program in order to determine the best locations for the art pieces. While street level interaction with public art is typically a positive idea, it is dependant on what type of art piece is chosen and its durability to the elements and public handling.

In order to increase the visual prominence of the 3 Avenue entrance the applicant has designed the winter garden so that foliage from planters at +15 level cascade down to main level. In addition the applicant has added a canopy above the 3rd Avenue entrance to improve the entrance's presence at street level.

There have been no discussions with the applicant about extending planting materials through the +15 bridge. However, the +15 connection to the BP Centre has been designed as a continuation of the Frank Lloyd Wright prairie style motif and the applicant will be extending the floor pattern of the winter garden across the +15 bridge.

Adjacent Neighbour Comments

No comments received

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development meets the intent and design principles of the Core Area Policy Brief.
2. The proposed development is compatible with the surrounding land uses and developments.
3. The project is a quality development that exhibits sophisticated architectural articulation and street presence that will enhance the vitality of downtown Calgary.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements

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

Planning:

1. Confirm and show alignment of future +15 bridges to Westin Hotel. Please contact Ray Ference at 268-5416 to arrange a meeting with all parties;
2. Details of structural supports for +15 connection to BP building across 2nd Street SW;
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;
 - (c) details of responsibilities for and construction of all improvements within the adjacent public right-of-way;
 - (d) details of the sculptures and/or amount to be contributed with respect to the provision of sculpture in accordance with Bonus Standard B12 of Bylaw 2P80; and
 - (e) details with respect to contributions to offsite improvement funds in accordance with Bonus standard C2 of Bylaw 2P80.
4. Payment of contribution to the +15 Fund, in lieu of constructing the 3rd Avenue SW bridge, at the rate current at the time of payment;
5. Clearly identify all signage areas;

6. Submit a pedestrian level wind assessment. Assessment will be reviewed to the satisfaction of the Development Authority. Building and site design revisions may be required based upon the conclusions and recommendations of the assessment;
7. Building exterior lighting is an opportunity to add to the distinctiveness of the project; Details of the lighting strategy should be provided indicating how the architecture and detailing is to be highlighted by lighting;
8. Sidewalk paving materials should be of the highest and most durable quality; should be continued across all parking/loading entrances. "Feature Concrete" types should be defined in greater detail. The use of imitation "cobblestone" stamped concrete is discouraged;
9. Public art locations to be confirmed with City Public Art Program coordinator;
10. Drawing DP-4.2 shows the building built out to the property line. All other drawings indicate a setback. Please clarify;
11. On the building elevation drawings replace the word sliver with silver;
12. As the DP is for a single phase development, please remove all reference to Phase 1 and Phase 2 from plans (building elevations still indicate 2 phases);
13. Payment of cash-in-lieu of parking equivalent to 100% of the required parking stalls at the Downtown rate current at the time of payment;
14. Provide detail of decorative wall along 2 Street SW;
15. Provide requested bylawed setback and corner cut and execute a Land Dedication Agreement for 2 Street SW and 3 Avenue SW; and
16. Submit a total of 7 complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address all prior to release conditions of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments.

Urban Development:

17. Applicant to provide a Site Plan that shows the locations of BH05-01 & BH05-02, as referred to in the report entitled, "Phase II Environmental Site Assessment, 301, 315 – 3rd Avenue and 312 – 4th Avenue SW, Calgary, Alberta", dated February 2006 by AMEC Earth & Environmental. Any report related to the drilling and installation of BH05-01 & BH05-02 should also be submitted;
18. The developer shall consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title;
19. The developer shall submit one (1) set of amended plans to the File Manager to specifically address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. All adjacent boulevards graded at 2% up from the top of curb to the existing or ultimate property line. Any deviation resulting from excessive cuts or fill must be approved by Calgary Roads;
 - b. Removal of encroachments (decorative concrete wall, steps and planter) from within the bylaw setback ;
 - c. Driveways flared and dimensioned as per Calgary Roads Standard Specifications (curb returns, not permitted). Driveway flares must not encroach onto the boulevard of adjacent properties;
 - d. Continuous sidewalk and curb and gutter across driveway crossings;
 - e. A detailed driveway cross-section complete with ramp grades and elevations at face of curb, back of sidewalk, property line and driveway ramp on private property;
 - f. Remove all bollards from corner at 2nd Street;
 - g. Wheelchair ramp to be large semi-circle design for downtown;
 - h. Show turning template of delivery & service vehicles entering and exiting the building to determine width of driveway flares. Please note that the raised median divider at the entry may become an obstruction for maneuvering in and out of the building. The streetlight must be relocated to provide a minimum 2.0 meter horizontal clearance to the edge of the driveway flare;
 - i. The driveway is directly in front of an existing electrical vault. The curb alignment may need to be shifted to if it is in conflict with an access manhole. Furthermore, if the facility needs to be serviced, the access in and out of the driveway will be restricted. Contact Enmax to review impact;
 - j. 2 ST.
 - Remove all encroachments (decorative concrete wall, steps & planter) from the bylawed setback area.
 - Two concrete bollards are required on the corner bulb (2nd Street side only). Contact Roads for specifications. Remove all other bollards at this corner.
 - Remove one tree north of the +15 pedestrian overpass;
 - k. 4 AV
 - Sheet DP4.1 is showing the underground parkade encroaching into the bylawed setback area. This is not consistent with the parking level plans. Revise accordingly.
 - Show additional dimensions on the typical cross section shown on sheet L1. The row of trees should be located against the back of curb. If there is a desire for a separation, there should be a minimum sidewalk width of 1.5 meters, for two pedestrians to safely pass each other without having to step over a tree grate or onto the road.
 - Additional details should be submitted for the tree trench (use details done by Carson McCulloch for the Livingston Place project).
 - Additional wheelchair ramp to align with existing wheelchair ramp on south side of 4 Avenue; and
 - l. A corner bulb is required at the NW corner of 2 Street & 4 Avenue (2nd Street side only - exact dimensions to be determined by Roads);
20. The developer shall remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Approved driveway crossings
 - b. Sidewalks
 - c. Wheelchair ramps
 - d. Streetlighting
 - h. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel
21. The developer shall execute Public Access Easement Agreement to the satisfaction of the Manager of Urban Development;
 22. A sanitary sewer servicing study is required to identify potential impacts and/or "pinch points" within the public sanitary sewer system which will be resultant of the ultimate flows generated by the proposed development. Associated costs will be at the expense of the Developer. Alternative cost sharing arrangements may be made to the satisfaction of the Director of Water Resources. For further information, contact the Manager of Engineering at 268-1786; and
 23. The developer shall provide written confirmation from the affected utilities that they have no objections with the existing vault being located in the proposed driveway crossing.

Transportation:

24. There are Bylawed Setback requirements of 2.134m on portions of 3 Ave SW, 4 Ave SW and 2 St SW for future road widening;
 25. The developer/owner/manager shall appoint a traffic demand management (TDM) coordinator to develop strategies for a TDM program that will achieve reductions in motor vehicle use. These strategies should be implemented in the development and management of the site;
 26. Bicycle parking shall be provided in accordance with the City of Calgary's Bicycle Parking Handbook;
http://www.calgary.ca/DocGallery/Bu/planning/pdf/bicycle_parking_handbook_draft.pdf.
- a. For downtown office (office GFA not summarized on the drawings, but the Traffic Impact Assessment states $842,200 \text{ ft}^2 = 78,243 \text{ m}^2$):
 - i. A minimum of one Class 1 (secure) bicycle parking stall shall be provided per 600 m^2 GFA; $78,243 \text{ m}^2 \text{ GFA} / 600 \text{ m}^2 = 130$ required (148 provided); and
 - ii. A minimum of one Class 2 (short-stay) bicycle parking stall shall be provided per $1,000 \text{ m}^2$ GFA; $78,243 \text{ m}^2 \text{ GFA} / 1,000 \text{ m}^2 = 78$ required (96 provided).
 - b. For retail similar to an enclosed shopping mall (retail GFA not summarized on the drawings, though on the main level it is $6,310 + 858 + 2,150 = 9,318 \text{ ft}^2 = 866 \text{ m}^2$ GFA);

- i. A minimum number of Class 1 (secure) bicycle parking stalls equivalent to or greater than 2% of the auto spaces required for the retail use shall be provided. **(not shown on drawings)**; and
 - ii. A minimum number of Class 2 (short-stay) bicycle parking stalls equivalent to or greater than 3% of the auto spaces required for the retail use shall be provided. **(not shown on drawings)**.
- c. Class 1 (secure) bicycle parking shall be located:
- i. no lower than the first level below grade. (About two thirds of the Class 1 spaces are shown on the second level below grade. Revise the location of the Class 1 bicycle parking on drawing DP-2.5 and clarify the use of the “bike storage” room on drawing DP-2.1 so that more of the Class 1 spaces are on the first level below grade or at-grade.) ;
 - ii. so that one does not need to traverse stairs. (Revise the access to the Class 1 bicycle parking areas on drawing DP-2.5); and
 - iii. so as to be as convenient to cyclists as possible (Revise the access to the Class 1 bicycle parking areas on drawing DP-2.5. Is there a way to access these areas without needing to traverse stairs with a bicycle or cycle the perimeter of the parkade?).
- d. Class 2 (short-stay) bicycle parking shall be located:
- i. closer to the building’s main entrance(s) than the closest car parking space. (Revise the location of the Class 2 bicycle parking on drawing DP-2.5);
 - ii. in a well-lit and highly visible location to ensure security and personal safety. (Revise the location of the Class 2 bicycle parking on drawing DP-2.5); and
 - iii. such that it can be protected from the weather by an overhang, an awning or a freestanding roof where possible. (For example, the Class 2 bicycle parking on 3 Avenue on drawing DP-2.5 could be located under the +15 connection if the parkade entrance were not there.).
27. Provide details on the arrangement of the bicycle racks in the Class 1 bicycle parking areas. Provide a detail drawing indicating clear distances between racks, between door and nearest rack etc. Ensure that all racks provided are usable;
28. 3 Avenue has been identified as a future bikeway (on-street cycling routes) identified for improvement. 3 Avenue shall be identified as a future bikeway on all development plans;
29. A minimum of 10% of provided auto parking stalls shall be designated for carpool parking. Carpool parking shall be convenient, in a preferred location and signed for peer enforcement;

30. Clarify nature of “Barrier Free Parking” stalls. Are these stalls the same as “handicapped” stalls? If so, ensure they are the standard 4000 millimetres wide. Also revise the layout of these stalls to bring them closer to the elevator lobbies if at all possible;
31. Stalls abutting physical barriers such as walls shall be a minimum width of 3100 millimetres wide;
32. Dimension aisle and ramp widths throughout the parkade. Minimum aisle width for 90° parking stalls is 7200 millimetres;
33. Indicate using a note on drawing DP-2.1 that all loading stalls are to be the City standard of 9.2 metres wide x 3.1 metres deep with a clearance of 4.3 metres overall;
34. Provide a parkade access protocol;
35. Recommend providing bollards or similar devices at entrances to elevator lobbies at the end of dead-end drive aisles. Vehicles reversing out of the end aisles to pull forwards and drive out of the aisle may inadvertently back into the hatched area and hit pedestrians. Protect these pedestrians with bollards or similar safety equipment; and
36. Recommend providing stub ends to dead end drive aisles. Some aisles contain these stubs already as a result of parking space widths leaving unusable space at the end of an aisle (e.g. the end of the aisle with spaces numbered 68 and 55 on sheet DP-2.5) but some aisles do not have this space (e.g. the end of the aisle with spaces numbered 11 and 14 on the same sheet). Vehicles reversing out of the end aisles to pull forwards and drive out of the aisle may inadvertently back into the hatched area. Provide a stub end to prevent this from occurring in any dead-end aisle within the parkade.

Parks:

37. Identify the species of proposed boulevard trees. Recommended species are Oak, Elm or Ash. The continuous trench detail is under review and additional comments will be provided if necessary.

Permanent Conditions

Planning:

1. 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;
2. No changes to the approved plans shall take place unless authorized by the Development Authority;

3. A Development Completion Permit shall be applied for, and approval obtained, on completion of the development. 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;
4. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system;
5. Any fascia or canopy signage shall be designed in a manner that is visually compatible with the architecture of the building;
6. 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;
7. Parking areas shall be for the sole use of 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;
8. 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; and
9. The outdoor cafe shall operate only between April 1 and October 31 in any year. During the period of November 1 and March 31 in any year, the use shall cease and all furniture associated with the outdoor restaurant shall be removed.

Urban Development:

10. If during construction of the development, the applicant, the owner, the developer 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 Regional Health Authority and The City of Calgary (Environmental Management);
 - b. The developer shall submit a current Phase 1 environmental site assessment report to Alberta Environment, the Calgary Regional Health Authority and The City of Calgary; and
 - c. If required, the applicant shall submit a Phase 3 environmental site assessment report to Alberta Environment, the Calgary Regional Health Authority and The City of Calgary.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of Alberta Environment, the Calgary Regional Health Authority and The City of Calgary.

Prior to issuance of a Development Completion Permit, a letter from a qualified professional who prepared a Phase 3 environmental site assessment report is to be issued to The City of Calgary in which the qualified professional certifies that the remediation/risk management plan has been carried out to the satisfaction of the Alberta Environment and the Calgary Regional Health Authority will also be required.

If no contamination is discovered during construction of the development, the developer shall, prior to the issuance of the Development Completion Permit, submit to the Development Officer, certifying that no contaminants were discovered during construction of the development.

11. The developer shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
 - a. Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.);
 - b. Relocation of works (survey monuments and underground/overhead utilities, etc.);
 - c. Upgrading of works (road widening and watermain upgrading, etc.);
 - d. Construction of new works (lane, paving, sidewalks, curbs, etc.); and
 - e. Reconstruction of City facilities damaged during construction.

All work performed on public property shall be done in accordance with City standards and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, street lighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing and landscaping.

Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the developer shall pay the difference, upon receipt of notice, to The City.

12. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purpose of shoring, tie-backs, piles, sidewalks, lane paving, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in City rights-of-way and setback areas must be removed to the satisfaction of the Manager of Urban Development, at the developer's expense, upon completion of foundation work; and
13. Prior to the issuance of the Development Completion Permit, the developer shall submit a certificate that is signed and sealed by a Professional Engineer, confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan (previously known as a Mechanical Site Plan). Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specifications and Guidelines.

Transportation:

14. The developer and future site managers shall provide a written commitment to promote and monitor the TDM program to reduce peak hour site-generated vehicle traffic and report on the TDM program to the Director of Transportation Planning annually; and

Parks:

15. Public trees located on the City boulevard adjacent to site shall be retained and protected during all phases of construction, by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence.

Advisory Comments

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

Planning:

1. 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;
2. 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;
3. In addition to your Development Permit, you should be aware that a Building Permit is also required. Once your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information;
4. The development must commence before September 7, 2009 or this permit will no longer be valid;
5. Any changes to the design of the outdoor cafe, including any expansion, shall require prior approval by the Development Authority;
6. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority;
7. Any changes to the design of the outdoor cafe, including any expansion, shall require prior approval by the Development Authority; and

8. The operator of the outdoor cafe shall maintain the outdoor cafe in a safe and tidy 9. If at any time the restaurant ceases to operate, the outdoor cafe fixtures shall be removed and the building facade and setback area shall be repaired to the satisfaction of the General Manager of Calgary Roads or his designate and the Development Authority.

Urban Development:

9. Environmental site information indicate that this building(s) may contain hazardous materials including, but not limited to, asbestos construction material (ACM), lead based paint (LBP), UREA formaldehyde foam insulation (UFFI), mercury containing switches, and/or polychlorinated biphenyls (PCB) within fluorescent light fixtures. A current assessment of the building may be required prior to renovation or demolition of the building(s). Handling and disposal of any hazardous building material must be done in accordance to applicable legislation/guidelines;
10. The developer is advised that the property line is 4.27 & 6.10 m from lip of gutter, 0.3 & 2.44m from back of sidewalk on 3 AV SW;
11. The developer is advised that the property line is 3.05 & 5.18 m from lip of gutter, 0.3 & 2.44 m from back of sidewalk on 2 ST SW;
12. The developer is advised that the property line is 3.05 m from lip of gutter, 0.3 m from back of sidewalk on 4 AV SW;
13. The developer is advised that the future lip of gutter is 4.27 m ultimate property line on 3 AV SW;
14. The developer is advised that the future lip of gutter is 6.19 m ultimate property line on 2 ST SW;
15. The developer is advised that the future lip of gutter is 3.76 m ultimate property line on 4 AV SW;
16. The developer is advised that a corner cut of 3.0m x 3.0m is required adjacent to 3 AV & 2 ST SW;
17. The developer is advised that a corner cut of 3.0m x 3.0m is required adjacent to 4 AV & 2 ST SW;
18. The developer is advised that driveway applications may be required. The locations and design of driveways must be approved by Transportation Planning. New driveways including driveway modifications or relocations must be constructed to City standards at the developer's expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developer's expense;
19. The developer is advised that Calgary Roads is responsible for determining whether the existing sidewalks, driveway crossings, street lighting, curb and gutter, etc., are to City standards. Replacement and/or rehabilitation would be at the developer's expense;
20. Water connection is available from 2 ST SW;

21. Show details of proposed changes to servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter;
22. Review with Fire Prevention Bureau for on-site hydrant coverage;
23. Existing water service to be killed by City Waterworks and a new service installed at developer's expense;
24. If further subdivision is contemplated, each must have separate service connection to a public main;

Show all proposed and existing shallow utilities on the Development Site Servicing Plan;

25. A dual service is required to service this site;
26. Sanitary sewer connection is available from 3 AV, 4 AV & 2 ST SW;
27. Storm sewer connection is available from 3 AV, 4 AV & 2 ST SW;
28. Show all existing and proposed sewers on the development site servicing plans at the Building Permit stage;
29. All open run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;
30. The allowable stormwater run-off coefficient shall be 30%;
31. Ponding is required for 1:100 year storm events;
33. Direct all roof drainage to on-site storm;
34. All building openings, ramps, etc., adjacent to trap lows are to be min, 0.3 meters higher than the maximum water elevation at the 1:100 year depth or depth of spill, whichever is greater;
35. Storm Redevelopment Fees will be required;
36. Contain storm run-off on site;
37. Controlled stormwater discharge required;
38. All on-site sewers are to be designed to City of Calgary specifications;
39. The development site lies within the Bow River floodplain. The following floodplain / floodway comments apply;
40. The proposed development is acceptable to Utilities and Environmental Protection as submitted, regarding floodplain/floodway development regulations;
 - a. All R-1 or R-2 developments in the floodplain require weeping tile draining to a sump and pump system which discharges to surface within a positively graded

lot (regardless of whether storm sewer is available or not) if a new basement is proposed.

41. FOR ALL DEVELOPMENT EXCEPT R-1 & R-2 INFILLS:

The subject property is within the once in one hundred year floodplain. It is mandatory that the following Floodplain Special Regulations be adhered to:

- a. The designated flood level is 1046.85 meters (Geodetic). The minimum first floor elevation shall be constructed at or above this elevation. All electrical and mechanical equipment shall be located at or above this elevation;
- b. The building shall be designed so as to prevent structural damage by floodwater;
- c. On-site access roads shall be constructed at or above the designated flood level; and
- d. Calgary Roads should be contacted to ensure building grades are compatible with future road grades.

42. For additional information on flood protection and damage reduction alternatives in the floodplain, contact Wastewater & Drainage at 268-5731. For more information on land use matters in the floodplain, contact Development and Building Approvals at 268-5333;

Floodway/floodplain maps may be purchased from Planning & Transportation Policy Information Centre, 3rd floor, Municipal Building at 268-5333.

Copies of the Land Use Bylaw, Section 19.1 Floodway and Floodplain Special Regulations (Bylaw No. 5P85) are available from Planning & Transportation Policy, Information Centre, 3rd floor, Municipal Building at 268-5333 or online at www.gov.calgary.ca.ca/planning/land_use_planning/publications/bylaw.html.

Calgary Roads should be contracted to ensure building grades are compatible with future road grades.

43. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96; and
44. Construct Garbage Collection Facilities in accordance with the current Waste & Recycling Design Guidelines.

Transportation:

45. Provide showers, lockers and change rooms to encourage employee commuting by active modes. These facilities should be convenient to those employees that use the Class 1 bicycle parking areas;
46. Transit, carpooling and active travel choices should be encouraged and promoted;

47. Pedestrian routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs. Sidewalks are to be constructed with curb cuts where there is a change in elevation;
48. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes area to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.;
49. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), pedestrian oriented lighting is to be provided along pedestrian routes;
50. The applicant is advised that the site is located within 400 metres of a transit route and 600 metres of an LRT station. It is recommended that the applicant limit the number of parking stalls provided to the number required by The City of Calgary Land Use Bylaw;

The following comment relates to the DP2006-1575 (4 Avenue Office Tower) Traffic Impact Assessment. Please contact Travis Gaede directly at 268-1613, or Travis.Gaede@calgary.ca to discuss this further; and

51. On page 16 of the report, a rationale for the assumption of 1 truck movement to the subject site in the peak hour is provided. This rationale is based on the percentage of trucks in the total traffic stream. TDS does not accept this rationale, however the impact of additional truck movements in the PM peak hour is not considered significant enough to change the conclusions drawn by Bunt & Associates in the TIA.

Parks:

52. A line assignment is required for tree planting in the boulevard. Contact Utility Line Assignments at 268-5794;
53. The Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land;
54. Permits issued by City of Calgary Roads are required if construction activities use or cross any portion of the road rights-of-way (including boulevards). Permits are obtained at Traffic Engineering Division, 2808 Spiller RD SE. For further permit information call 268-1597 or consult The City of Calgary Roads' website at www.calgary.ca/roads and follow the "Permit" link;
55. A condition of the issuance of permits by City of Calgary Roads may be the requirement for a tree protection plan when construction activities are within 6 meters of a tree on Public land. Requirements and specifications for a Tree Protection Plan may be obtained at www.calgary.ca/parks by following the Urban Forestry links for by telephoning Urban Forestry at 216-5252; and
56. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. You may wish to consider this cost during the design and development of your project. The Public Tree(s) adjacent to this project are valued at \$25,127.90. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".



PROPOSED OFFICE BUILDING AT 302 - 4TH AVENUE S.W. CALGARY

DP 2006-1575: PRIOR TO DECISION (PTD)
2006 AUGUST 22

SHEET	SHEET TITLE
DP-0	COVER SHEET AND INDEX
SV-1.0	EXISTING CONTEXT PLAN, VICINITY PLAN, AND STATISTICS
DP-1.1	SITE SURVEY PLAN
DP-1.2	SITE PHOTOS
DP-1.3	3D RENDERINGS
DP-1.4	SHADOW STUDY
L-1.0	MAIN LEVEL LANDSCAPE PLAN
L-2.0	+15 LEVEL LANDSCAPE PLAN
L-3.0	DETAILS
L-4.0	PRECEDENT IMAGES
DP-1.5	MAIN FLOOR BONUS DENSITY CALCULATIONS
DP-1.6	+15 LEVEL BONUS DENSITY CALCULATIONS
DP-1.7	+15 BRIDGES
DP-2.1	SITE & MAIN FLOOR PLAN
DP-2.2	PLUS 15 & THIRD FLOOR PLAN
DP-2.3	TYPICAL FLOOR PLANS [4-20 & 22-31]
DP-2.4	TYPICAL FLOOR PLANS [32-34 & 35-36]
DP-2.5	PARKADE FLOOR PLANS [P1-P1A & P2-P4A]
DP-2.6	PARKADE FLOOR PLANS [P5-P5A]
DP-2.7	MECHANICAL LEVELS [21 & 37]
DP-2.8	MECHANICAL LEVEL 38 & ROOF PLAN
DP-2.9	TRUCK TURNING IN LOADING
DP-3.1	ELEVATIONS NORTH & EAST
DP-3.2	ELEVATIONS SOUTH & WEST
DP-3.3	BUILDING SIGNAGE
DP-4.1	BUILDING SECTION [NORTH-SOUTH]
DP-4.2	BUILDING SECTION [EAST-WEST]
DP-4.3	SECTIONS AND ELEVATIONS



Bentall
Real Estate Services

Gibbs Gage
ARCHITECTS
606 377 8 Avenue SE, Calgary, Alberta T2G 5G3
PH: 403.293.2000 FAX: 403.264.0879

Notes:
 1. Verify all dimensions, conditions, and address history prior to construction.
 2. All drawings remain the property of the architect.
 3. The design of this project has not been reviewed or approved by the City of Calgary.
 4. Do not make changes without the architect's written consent.
 5. This drawing represents preliminary plans.
 6. Not for construction.



Revisions	Issued For
1. (Date)	(Description)
2. (Date)	(Description)
3. (Date)	(Description)
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Proposed Office Development at 302 4th Ave SW
 Project: 302 4th Ave SW
 City: Calgary, Alberta
 Drawing Title: EXISTING CONTEXT PLAN, VICINITY PLAN & STATISTICS
 Drawing Date: 08/27/2006
 Project Number: 06-01-0000
 Scale: 1/8" = 1'-0"

Gibbs Gage
 ARCHITECTS
 560, 271 4 Avenue SE, Calgary, Alberta T2G 0J3
 PH: 403.271.2000 Fax: 403.271.0879
 Company Number: DP-1.1
 Copyright © 2006 Gibbs Gage Architects

GROSS AREA STATISTICS

MAIN FLOOR	4,200 sq. ft. (4,200 sq. ft.)
PLUS 15	1,000 sq. ft. (1,000 sq. ft.)
3rd FLOOR	4,200 sq. ft. (4,200 sq. ft.)
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99th FLOOR	4,200 sq. ft. (4,200 sq. ft.)
100th FLOOR	4,200 sq. ft. (4,200 sq. ft.)
TOTAL GROSS AREA	4879,827 SQ. FT. (487,738 SQ. M.)

LEGAL ADDRESS

PLAN C
 LOTS 13 TO 24 INCLUSIVE
MUNICIPAL ADDRESS
 BUILDING ADDRESS: 302 - 4TH AVENUE SW
 PARCEL ADDRESS: 301 - 3RD AVENUE SW

PARKING SUMMARY

LEVEL P1 AND P2A - 48 STALLS (41 - #88)
 LEVEL P2 AND P2A - 101 STALLS (89 - #189)
 LEVEL P1 AND P2A - 101 STALLS (4190 - #4290)
 LEVEL P1 AND P2A - 101 STALLS (4191 - #4291)
 LEVEL P1 AND P2A - 99 STALLS (4392 - #4490)
 TOTAL GROSS FLOOR AREA [GFA] = 81,738 SQ.M.
 TOTAL NET FLOOR AREA = 85 X GFA = 69,477 SQ.M.
 NUMBER OF STALLS REQUIRED = NET GFA / 46 = 495 STALLS
 TOTAL STALLS PROVIDED = 495 STALLS

LAND USE

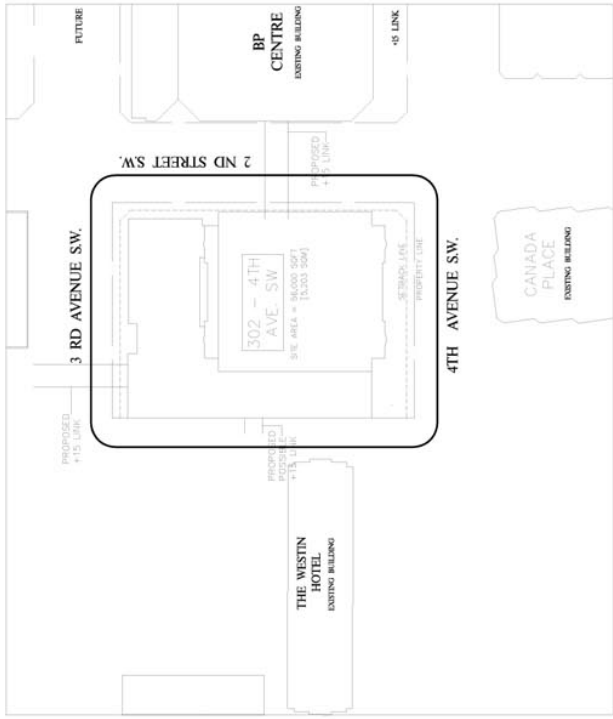
ZONED: CM-2

LAND SIZE

GROSS SITE AREA: 50,000 sqft (4,645 sqm)
 NET SITE AREA: 50,000 sqft (4,645 sqm)
 WITHIN 60'-JARED STRACKS (4,645.2 sqm)

BIKE STORAGE SUMMARY

REQUIRED (CLASS 1) @ 1/1000th GFA = 81,738/1000 = 81.7 SPACES
 REQUIRED (CLASS 2) @ 1/1000th GFA = 81,738/1000 = 81.7 SPACES
 TOTAL REQUIRED = 218 SPACES
 PROVIDED (CLASS 1) - 204 SPACES
 PROVIDED (CLASS 2) - 83 SPACES
 TOTAL PROVIDED - 343 SPACES



1. EXISTING CONTEXT PLAN



2. LAND USE VICINITY PLAN

Notes:
 1. All dimensions, conditions, and alterations are subject to the requirements of the City of Calgary.
 2. All drawings remain the property of the architect.
 3. The design of all drawings, for all required official use, shall be the responsibility of the architect.
 4. All work shall be done in accordance with the City of Calgary.
 5. This drawing is a preliminary drawing.



LEGEND	
•	EXISTING MANHOLE
•	EXISTING VAULT
•	EXISTING WALK, CHAIR RAMP

ABBREVIATIONS	
EX	LOCAL EXISTING USE OF GUTTER
EX	LOCAL EXISTING BACK OF GUTTER

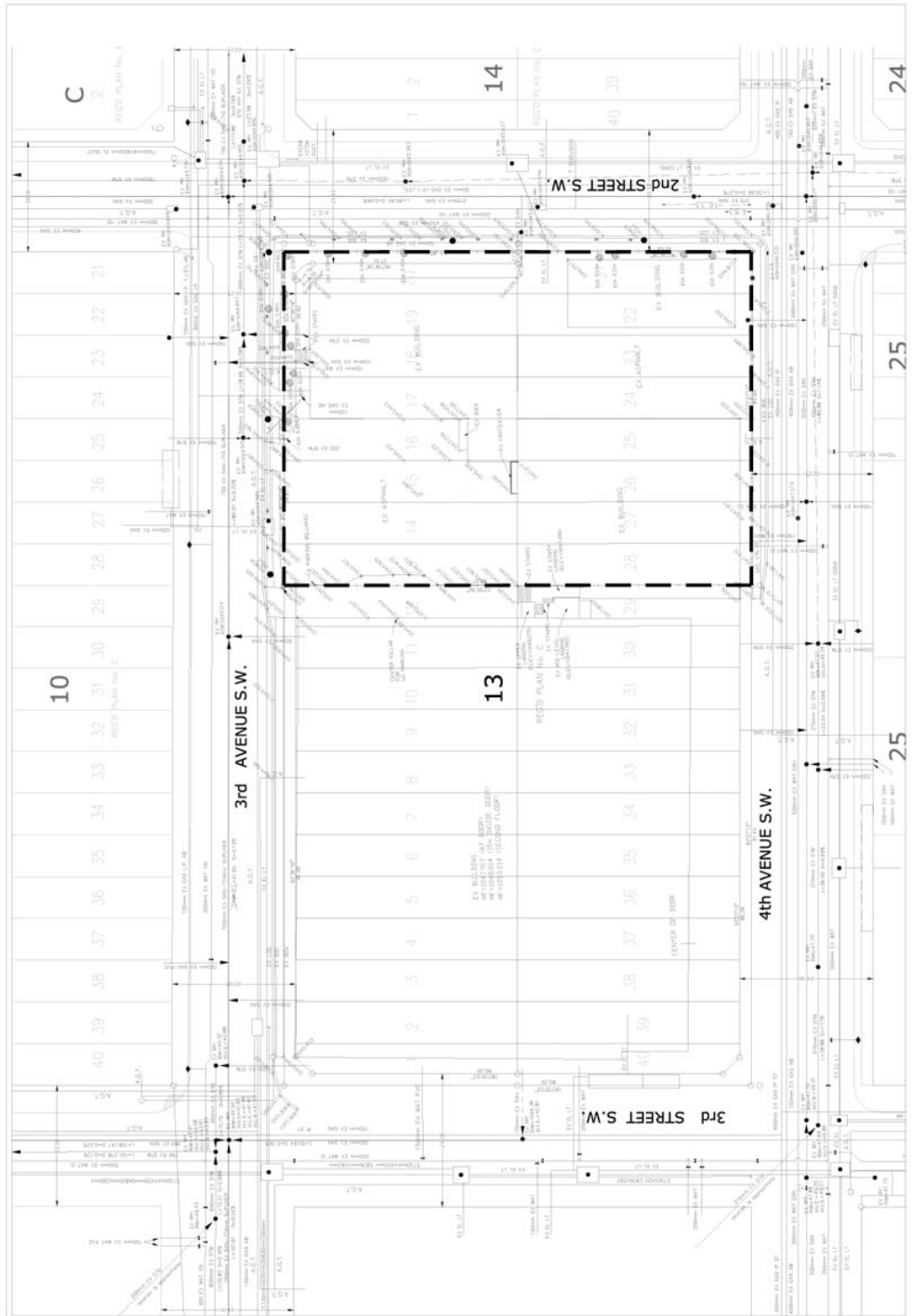


Revisions	
No.	Description
1	ISSUED FOR PERMIT

Project Information	
Project Name	PROPOSED OFFICE DEVELOPMENT AT 302 4TH AVE SW
Client	ALBERTA
City	CALGARY, ALBERTA

PROPOSED OFFICE DEVELOPMENT AT 302 4TH AVE SW
 CALGARY, ALBERTA
 SITE SURVEY PLAN

Gibbs Gage
 ARCHITECTS
 501, 571 & 601 Avenue SE, Calgary, Alberta T2G 0J3
 PH: 403.273.2200 Fax: 403.241.0279
 Drawing Number **SV-1.0**
 Copyright © 2006 Gibbs Gage Architects



Notes:
 1. Views of elevations, conditions, and distances based on
 information furnished by the applicant and are not guaranteed.
 2. All drawings remain the property of the architect.
 3. The design of all drawings, text and specifications are the
 architect's responsibility.
 4. No part of this drawing may be reproduced without
 the architect's written permission.



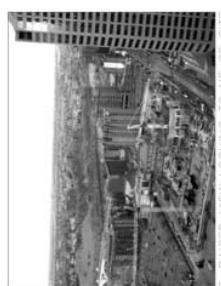
Full Description	Date
Revisions	17/06/06
Issued For	17/06/06
Prepared By	17/06/06
Checked By	17/06/06
Drawn By	17/06/06

Project Number	Date
1000000000	17/06/06
Project Name	17/06/06
Project Location	17/06/06

PROPOSED OFFICE
 DEVELOPMENT AT
 302 4TH AVE SW
 CALGARY, ALBERTA
 DRAWING TITLE
 SITE PHOTOS

Gibbs Gage
 ARCHITECTS
 500, 27th Avenue SE, Calgary, Alberta T2G 5J3
 PH: 403.233.2000 Fax: 403.234.8479

Project Number
DP-1.2
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3. RAISED VIEW LOOKING TO N/E OF SITE



2. VIEW TO NE



1. VIEW THROUGH SITE TO NW



4. RAISED VIEW LOOKING TO NORTH OF SITE



12. RAISED VIEW LOOKING TO NW OF SITE



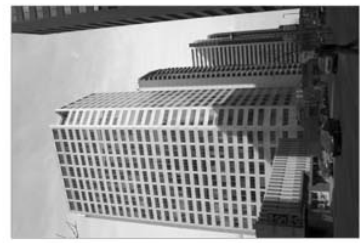
5. VIEW LOOKING ON BP CENTRE TO EAST



11. VIEW TO EAST



6. SE CORNER LOOKING ACROSS SITE [VIEW 1]



10. SW CORNER LOOKING ACROSS SITE



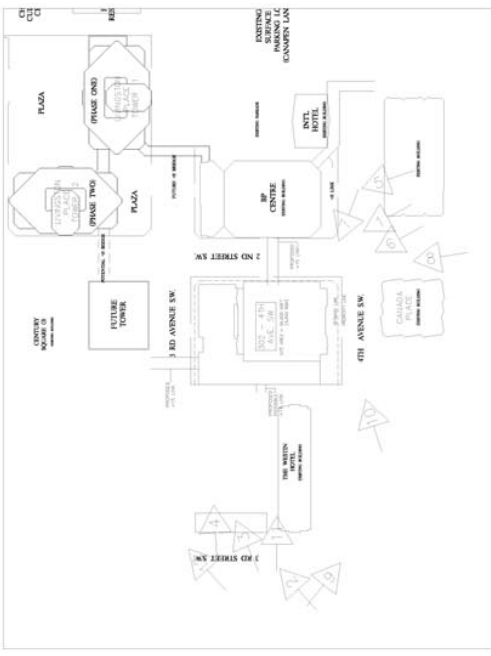
7. SE CORNER LOOKING ACROSS SITE [VIEW 2]



8. VIEW LOOKING THROUGH TO NORTH OF SITE

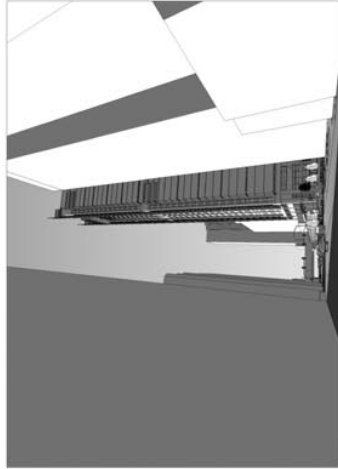


9. RAISED VIEW LOOKING TO SOUTH OF SITE

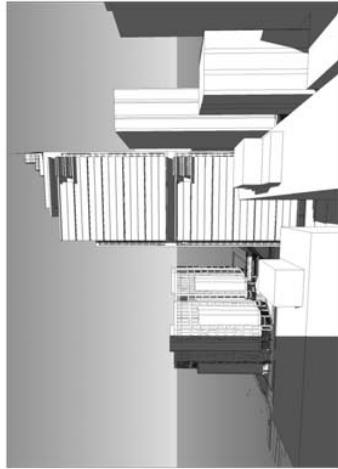


CONTEXT PLAN
 17/06/06
 1000000000

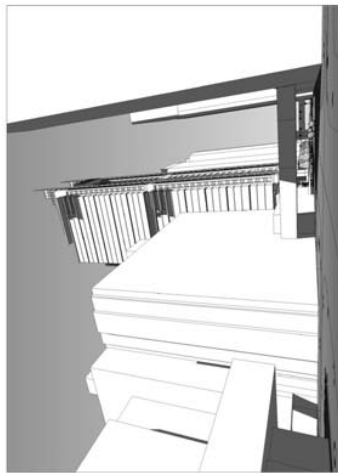
Notes:
 1. Views of elevations, conditions, and details based on
 information provided by the client. The client is responsible for
 the accuracy of the information provided.
 2. All drawings remain the property of the architect.
 3. The design of the drawings, text and the reproduction thereof
 are the sole property of the architect.
 4. The drawings are not to be used for any other purpose
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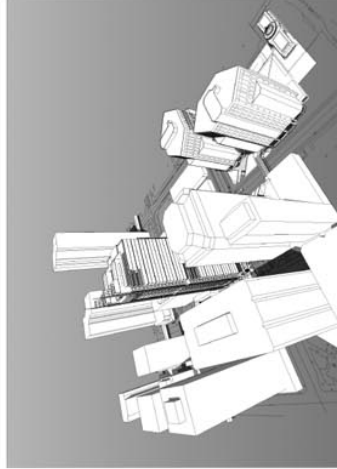
3. VIEW LOOKING WEST ON 4TH AVE



2. ELEVATED VIEW LOOKING EAST



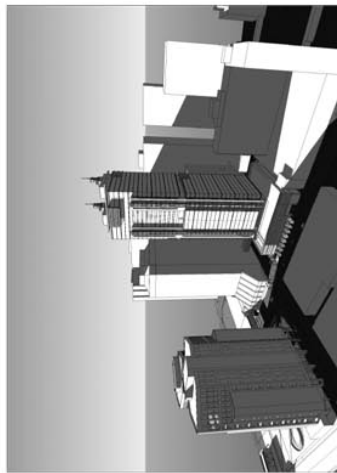
1. VIEW LOOKING EAST ON 4TH AVE



6. ELEVATED VIEW LOOKING SOUTH EAST



5. ELEVATED VIEW LOOKING SOUTH WEST



4. ELEVATED VIEW LOOKING SOUTH EAST

Full Description	Date
Revisions	17/04/06
Issued For	17/04/06
Project Name	302 4TH AVE SW
Project No.	1575

Drawn By	Scale
Project Number	Date (YY-MM-DD)
1575	06-04-06

PROPOSED OFFICE
 DEVELOPMENT AT
 302 4TH AVE SW
 CALGARY, ALBERTA
 Drawing Title
 3D IMAGES &
 RENDERINGS

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Drawing Number
DP-1.3
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