

REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 04	
	CPC DATE:	2012 May 10
	DP NO:	DP2008-3576

DOWNTOWN
(Ward 7- Alderman Farrell)



PROPOSAL: New: Offices, Restaurant - Licensed, Restaurant - Food Service and Retail Store	
APPLICANT: Dialog Design	OWNER: Brookfield Properties LTD
MUNICIPAL ADDRESS: 605 – 1 Street SW	LEGAL DESCRIPTION: Plan A, Lots 9 to 20, Block 30
EXISTING LAND USE DISTRICT(S): CM-2 Downtown Business District	
AREA OF SITE: 0.71 ha ± (1.76 ac ±)	
CURRENT DEVELOPMENT: Mid-Rise commercial buildings – retail and office	

ADJACENT DEVELOPMENT: NORTH: 6 Avenue SW - Commercial SOUTH: 7 Avenue SW – LRT right of way / The Bay EAST: 1 Street SW - Commercial WEST: Bow Parkade Structure

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	Maximum 20.0 FAR (with bonusing)	17.989 FAR (with bonusing)	None
HEIGHT	No maximum (Shadow restrictions apply)	220.7 m	None
RIGHTS-OF-WAY SETBACK	2.134 m	2.134 m	None
PARKING	388 stalls	388 stalls	None
	218 stalls (bicycle)	218 stalls (bicycle)	None
EXTERIOR FINISH MATERIALS Walls: SSG vision Panels & SSG ceramic fritted glass spandrel panels Roof: High-albedo roof & vegetated roof Windows: SSG vision panels			

SUMMARY OF CIRCULATION REFEREES	
ENVIRONMENTAL MANAGEMENT	E.S.A was not required
URBAN DESIGN REVIEW PANEL	Comments Provided; APPENDIX III
COMMUNITY ASSOCIATION (C. D. A)	Comments Provided, APPENDIX IV

PLANNING EVALUATION

Introduction

This Development Permit is for the construction of a commercial office building in the Downtown Core with a proposed gross floor area of 127,077sq.m. The project is a 53 storey (220.7m high) office tower that includes retail and food service uses at grade and the +15 level

Site Context

The site extends over approximately half the block between 1 and 2 Street SW, and 6 and 7 Avenues SW. Both 6 and 7 Avenues SW are major transportation corridors for pedestrians, public transport and vehicular traffic, with 7 Avenue SW being a dedicated transit corridor.

The site currently comprises a surface parking lot, two mid rise office buildings with various commercial/retail uses at grade and three older buildings of two storeys, currently used for retail purposes. There are three buildings of note on the site, the Herald Building, the Herald Mechanical Building and the Heagle Building.

The Herald Building was built 1912-13 as Southam Chambers and restyled as a Modern building in 1967, distinguished by sleek white marble cladding and its vertical lines.

The building has a long association with the newspaper publishing business and was built for the Southam Company, a Canadian newspaper empire which also owned the Calgary Herald and had its Calgary headquarters across the street. Herald operations began in this building in 1930 and it has been known as the Herald Building since 1934.

The Herald Building is associated with the economic boom between 1910 and 1913, of which it was one of the most notable products. It was during this period of economic development and optimism that the building was conceived as a smaller, but compatible, version of the company's elaborate building across the street to the east. The Southam Chambers was decorated with gothic revival style ornamentation and was one of the most desirable and well-equipped office buildings in the city. Initially the building housed the Calgary Furniture Company, but became the federal government's main offices in Calgary until the permanent government building was opened in 1931.

The reworking of the building's appearance in 1967 was undertaken to present the Herald as an up-to-date and progressive institution. It also aligned with the Herald's modernization program which had been initiated five years earlier with the development of the associated Herald Mechanical Building.

The Herald Mechanical Building, completed in 1964, is a three-storey, steel and masonry structure in the Modern style, distinguished by its minimal glazing, sleek Vermont white marble cladding and black granite detailing.

It was designed as the printing press plant for the Calgary Herald and was part of the Herald's downtown headquarters, serving its original purpose until 1981. The building was specially constructed to house the Herald's new 12-unit Crabtree press. The press weighed 625 tons, was 132 feet long, 40 feet high and could print 60,000 newspapers per hour. The building and its press gave Calgary, and the Calgary Herald, one of the most up-to-date newspaper printing facilities in North America.

The Heagle Building was designed in the International style and constructed of brick with a stone clad façade and two glazed storefronts with aluminum frames. It has a large projecting canopy with ribbed aluminum cladding above the ground floor and , a strong horizontal band of full height canted glazing on the first floor with distinctive metal identification signage above.

The Heagle Building was built in 1958 by Hornstrom Brothers Construction, a Calgary firm, for the National System of Baking at an estimated cost of \$180,000 and replaced Tea Kettle Inn.

It was named after Everard A. Heagle, who moved to Calgary and established a bakery which was incorporated as the National System of Baking in 1920. The Heagle Building housed one of National's bakeries until 1991, when the company closed all of its western stores.

None of these three buildings benefit from statutory designation under the Historic Resources Act and the applicant is proposing to demolish all three buildings. The applicant has identified the east wall of the service core within the tower, on which to present a large animated art piece commemorating the history of the Herald site and is also proposing a commemorative plaque.

The applicant is proposing to retain the façade of the Heagle building and integrate it into the new development. The façade would be dismantled, refurbished and reinstalled in approximately its existing position. The applicant has sought bonus floorspace for this under bonus standard B13 Sites Retaining Heritage Features. The City's heritage team has reviewed the proposal and accepted the applicant's justification for 1 FAR.

Land Use District

The project site is designated CM-2 Downtown Business District, Part 10 of Land Use Bylaw 1P2007. The CM-2 district allows for a variety of appropriate commercial, institutional and residential uses. Under the CM-2 rules the density of a site is established through the application of the density bonus system that allows for additional floor area if certain public amenities are provided. A density of 7 FAR (Floor Area Ratio) can be achieved through the provision setbacks, +15 elements and open space. The density proposed on the site is 17.989 FAR. This is below the 20 FAR cap defined in the CM-2 district and is considered to be appropriate for this particular downtown location. Bonus standards in both the 'A' and 'B' categories have been used and because the project exceeds 15 FAR, the 'C' category has also been used.

Bonus	Bonus Area	F.A.R.
A1 - A3 (Mandatory) Pedestrian Circulation +15 Provisions At-Grade Open Space	49,798m ²	7.000
B1 At-Grade Plaza	18,468m ²	2.596
B2 Space: Other At-Grade	7,080m ²	0.995
B5 Outdoor Built Over Space	2,944m ²	0.414
B7+15 Walkway Enhancement	1316m ²	0.185
B8 +15 Bridge	690m ²	0.097
B9 Escalators	1,425m ²	0.200
B11Improvement to Right-of-Way	1860m ²	0.262
B12 (a) Sculpture in Public Spaces	7,114m ²	1.000
B12(b) Financial Contribution to Public Art Fund	7,114m ²	1.000
B13 Sites Retaining Heritage Features	7,114m ²	1.000
B14 Sites Receiving Density from Heritage Buildings	1,787m ²	0.251
C1 Sites Receiving Density from Heritage Buildings	21,267m ²	2.989
		17.989

Legislation & Policy

The site is located within the CM-2 Downtown Business District which provides for predominantly commercial development, with a comprehensive system of grade and +15 level amenities. The Centre City Plan (2007) provides the policy framework for downtown and seeks to enhance it as the primary office location through the provision of high quality public space realm and supporting amenities and services.

Administration considers that the proposal is consistent with the CM-2 District and the policies of the Centre City Plan.

Shadow Restrictions

A shadow study provided by the applicant, demonstrates that none of the eight important public areas identified CM-2 District would be impacted by the proposal during the dates and times set out in the Bylaw.

Site Design

The site covers approximately half of the block and comprises the 53 storey tower, a two storey link building between 6 and 7 Avenues SW and the public plaza on the south east corner of the site.

The tower is located on the north east corner of the site providing protection for the public plaza. There are public entrances on 6 Avenue SW, 1 Street SW and onto the plaza.

A two storey element provides a +15 link between 6 and 7 Avenues SW, which will allow for greater pedestrian permeability to the Scotia Centre and Stephen Avenue. It also provides for site servicing and parkade access on 6 Avenue SW.

Placing the plaza on the south east corner has allowed the space to take full advantage of the sunlight opportunities created by The Bay's mid-rise form and the wind protection created by the buildings to the north.

Urban Design Review Panel

UDRP Comment	Applicant's Response
<p>The Panel commends the Applicant for the overall design strategy presented within the package. However, the drawings, particularly the landscape plans and sections were difficult to read and therefore difficult to understand and comment on and an exterior materials board would be useful in future submissions.</p>	<p>Acknowledged.</p>
<p>The Panel understands the public/private zoning in the plaza and the desire to separate the public walks with an edge from the plaza. However the Panel feels that this separation diminishes the connectivity and openness of the plaza to the public realm and recommends that small scale openings providing pedestrian access should be enlarged or re-thought. The plaza feels more like a semi-private space than a public space.</p>	<p>Acknowledged, plaza access has been improved with enlarged openings and wider steps.</p>
<p>The Panel recognizes the intent for a minimalist plaza design. However, with this type of design programming is key to the success or failure of the urban plaza with this type of expression. The Panel is concerned that this type of plaza will remain open and empty for a good portion of the year and would encourage the applicant to ensure that is programmed for use 365 days a year. While the flexibility of moveable furniture may be useful, it will likely cause difficulties for storage, vandalism and theft.</p>	<p>Acknowledged, information has been provided in relation to the work of Arts Brookfield.</p>
<p>The Panel is concerned with the width of the sidewalk along 1st Street due to the location of the plinth and the lack of accessibility to the building arcade and the plinth wall. The Panel would like to see the double row of trees retained with a larger public walkway and improved access to the building and sidewalk.</p>	<p>Acknowledged, access improved between grade and the arcade and access to the tower provided on 1st Street.</p>
<p>The Panel recommends the incorporation of more permanent seating opportunities within the plaza.</p>	<p>Although some permanent seating opportunities are provided within the plaza, moveable furniture will provide greater flexibility to enjoy the sunlight and allow for programming of the space.</p>

<p>The Panel would like to ensure that the artwork within the building is always present whether changing on a regular basis or a permanent collection and is always visible to the public. This art is integral to the success of a positive public realm experience.</p>	<p>The artwork within the building is noted on the submitted plans and it is the intent of Brookfield to maintain this art within the building.</p>
<p>The Panel is concerned that the office use on three sides of the tower at street level will not provide an animated and active streetscape and encourages the applicant to explore other uses for this space such as coffee shops, retail etc.</p>	<p>The transparency of the glazing in the lobby, the vistas through to the plaza and the art work will contribute to animation and activity. There is also the opportunity for event to occur within the lobby.</p>
<p>The Panel encourages the Applicant to consider incorporating the historical elements from the existing buildings.</p>	<p>The façade of the Heagle Building will be incorporated into the development. In addition, an art work within the tower will relate to the Herald Building</p>
<p>The Panel is concerned about the lack of articulation of the building entries for pedestrian way finding and recommends that the Applicant re-evaluate the main entries.</p>	<p>Acknowledged, greater emphasis has been placed on the legibility of the pedestrian accesses to the tower</p>
<p>The Panel is concerned that a lighting concept and signage strategy were not submitted with the application as they are an important part of the public realm.</p>	<p>Acknowledged, lighting strategy has now been included.</p>
<p>Bicycle racks need to be incorporated in close proximity to the building entrances.</p>	<p>Acknowledged, bicycle racks have been provided in a protected position on 6 Av.</p>
<p>The Panel is concerned with pedestrian safety along 6th Avenue due to the amount of overhead doors for loading and parking in close proximity to each other. The Panel encourages the applicant to combine some of the uses to reduce the amount of overhead doors.</p>	<p>Loading and parking accesses have been separated to minimize vehicular and pedestrian conflicts. Safety procedures will be implemented.</p>
<p>The Panel commends the Applicant for the incorporation of a green roof. However details of location and extent were not apparent in the drawings,</p>	<p>Acknowledged, details provided.</p>
<p>The applicant committed to high quality granite surfacing of the entire plaza area and the Panel would like to ensure that this is carried forward to the final design.</p>	<p>Acknowledged.</p>
<p>The Panel recommends that the Applicant explore the opportunity for a permanent exterior public art piece within the plaza.</p>	<p>Acknowledged this is part of the bonus package.</p>

Site Lighting Strategy

A microprocessor based lighting control and energy monitoring system would be provided to control all lighting in the building, with occupancy sensors throughout office floors. The lighting would use high efficiency, high colour rendering lamps to mitigate any light pollution.

The lighting concept for the plaza would use perimeter bench walling to direct light inwards, toward the plaza and away from the sidewalks, roadways, transit corridor and the adjacent buildings. At the northern boundary of the plaza both the stairs and accessible ramps will include lights to define the areas and aid navigation. The accent lighting component would use adjustable lighting in the ground plane to illuminate key features within the plaza boundaries, such as the colonnade columns, landscaping and the art installation. All lighting would be low output and low wattage, comprising LED or a mix of LED and ceramic-halide.

It is considered by Administration that the site lighting strategy has taken account of the Centre City Illumination Guidelines and the Bird Friendly Urban design Guidelines.

Building Design

The 53 storey tower would provide 51 storey's of office accommodation on individual floor plates of 2401 sq. m. (25,848 sq. ft.) a lobby with art installations to provide animation to the space, and which will reflect the prominent role of the Herald Block in Calgary's history, and two mechanical floors, located at 3 and 53.

The two storey element would provide for site servicing from 6 Avenue SW, a restaurant (481 sq. m. 5177 sq. ft.) facing 7 Avenue SW and the plaza and access to the +15 level. The second floor would contain a food court with 7 outlet opportunities identified, 4 retail opportunities and public seating.

The building would be constructed of four-sided structural silicone glazing, which would provide a smooth glazed finish with dynamic wind loads being transferred from the glass, through the structural silicone sealant to the curtain wall framing. Floor and ceiling voids would be obscured by the use of a spandrel panel, although the use of clear exterior glass in the unit would create an articulation of the façade by providing an appearance of depth.

The proposed use of a high-albedo roof coating would contribute to a reduction in air-conditioning energy use by lowering the absorption of solar energy, reducing the surface temperature and decreasing heat transfer into the building. On the two storey element a green roof is proposed. This would be an 'extensive roof' providing a growing medium and light layer of vegetation over a waterproof membrane. Green roofs can serve several purposes including providing insulation, creating a habitat for wildlife, absorbing rainwater and lowering urban air temperatures. A skylight is proposed, within the green roof, over the food court to provide natural light to this area.

The building provides a simple, elegant appearance, respecting The Bay and the Lougheed Building. The proposed materials are considered to be contemporary, efficient and responsive to long term maintenance.

+15 Connection

The existing +15 and +30 bridges across 7 Avenue SW are not within the ownership or control of the Applicant or the City.

The ability to secure a north-south +15 route through the site is considered to benefit the +15 system, general pedestrian movement through the city and Calgary's vitality and economy. However, the provision of a second +15 bridge across 7 Avenue, within this block, is considered to adversely impact the character and appearance of the pedestrian realm. In addition the intervention into the historic fabric of The Bay necessary to support a bridge would be wholly unacceptable.

The internal layout of the Bow Parkade and its operational requirements prevent an efficient pedestrian route through the structure. The solution proposed is therefore a temporary external bridge link over the 7 Avenue sidewalk and around the Bow Parkade elevator core.

The proposed +15 connection would comprise a cantilevered 'L' shape link supported by the building and the existing bridge across 7 Avenue. A simple glazed appearance would respect the existing bridge and the proposed design of the building. Floor and ceiling voids would be concealed with spandrel panels.

Within the +15 level food court for the project a knock-out panel would be included, so that in the future an internal connection could be achieved to a redeveloped Bow Parkade, and the temporary bridge link would be removed.

To the north, bridge supports would be included in the building structure to accommodate a new +15 bridge across 6 Avenue to be constructed by Bow Valley Square.

The site layout, which maximizes the sunlight opportunities for the plaza and places the tower opposite The Lougheed Building, prevents the opportunity for a satisfactory connection to the east.

Administration has assessed the +15 issues and considers the access to the +15, the proposed route through the development and the design of the bridge link to be appropriate.

Landscaping

Landscaping on the site has been achieved through the public plaza at the southeast corner. The landscape design incorporates concrete paving with granite pavers adjacent to the sidewalk, to delineate the space. Granite clad seat walls that would be both robust and durable are located along 1 Street SW and around the sculpture space. The sculpture space comprises a sunken section with a variation in the paving pattern. Moveable public seating would be made available during the summer and the space allows for event programming.

The plaza is intended to be permeable both visually and physically, therefore the planting would be deciduous trees in formal rows that would provide year round visual interest and shade opportunities while also allowing surveillance. Lighting has been incorporated in the landscape design to contribute to the year round activation of the plaza.

The applicant, Brookfield Office Properties, operates the largest, privately funded, free arts and events program in North America and Arts Brookfield presents over 400 events, performances and exhibitions annually. The proposal also includes a kiosk within the plaza that would provide the opportunity to activate the plaza on a daily basis.

Sustainability

According to the applicant, LEED Gold will be pursued. The LEED checklist is attached as APPENDIX IV.

Site Access & Traffic

The subject site is bounded by 6 Avenue SW, 7 Avenue SW and 1 Street SW. Back-of-house functions and access to the parkade would be via 6 Avenue SW. This would be at the same location as access to the existing surface parking lot and servicing.

Pedestrian access to the office tower would be available from 6 Avenue SW, 1 Street SW and the plaza. Access to the +15, the food court and the plaza retail unit would be from the plaza and 7 Avenue SW.

Parking

The parking requirement set out in Part 10 of the Bylaw is 1 stall per 140 sq. m of net floor area in the Downtown. However the number of stalls provided on site is restricted to 50 percent of the number required for the use within the Restricted Parking Area.

The proposal represents 108,780 sq.m of net floor space which would result in a requirement for 777 stalls, reduced to 388.5 as a result of the 50 percent restriction. The applicant has proposed 388 stalls on 2 full levels covering the full site and an additional 2 levels covering only the south part of the site.

The 388 stalls not provided on site, resulting from the restricted parking, would be required, a cash-in-lieu contribution at the rate of \$36,360 per stall.

The proposal includes Class 1 bicycle stalls on parking level 1, located within a secure compound with shower and change rooms adjacent. It also Class 2 bicycle stalls in a protected location under the colonnade at the northwest of the tower within easy access of the northern pedestrian tower access.

Part 10 of The City's Land Use Bylaw requires 1 loading space per 9,300 sq. m. of office space, unless otherwise allowed by the Approving Authority. On this particular project, this would represent 14 loading spaces. The applicant is proposing 4 loading bays and has submitted a loading analysis in support of the application that shows that based on the operation and demand of similar projects within the downtown core, a relaxation in the number of loading stalls could reasonably be supported. This analysis has been reviewed and its conclusions accepted by CPAG.

Administration considers the proposed provisions in keeping with the objectives of the Municipal Development Plan (section 3.2.1) in ensuring that the Centre City Area becomes and remains the pre-eminent mixed-use area. Further, the Centre City is identified as well connected with the rest of the City by multiple routes of the Primary Transit Network and high-quality pedestrian corridors within and beyond its boundaries which allow greater modal choice and generally draw less vehicle trips per capita compared to other areas of the City.

Site Servicing for Utilities

Servicing to the subject site is available with existing utilities.

Environmental Site Assessment

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

Adjacent neighbor Comments

None

Community Association Comments

Calgary Downtown Association has stated that they are extremely pleased with the proposed development and believe it will positively impact the area. Their only disappointment is that no heritage component of the Herald Building can be preserved, although they fully support the commitment to preserve the Heagle facade

CONCLUSION:

The proposal is supported for the following reasons:

- The proposal meets the requirements of Part 10 of the Land Use Bylaw 1P2007 and the policies contained in the Centre City plan.
- The site design places the tower on the major vehicular corridor, the plaza on the pedestrian/public transport corridor and allows for an important north/south +15 connection.
- The design of the office tower would make a positive contribution to the Downtown's built form and the bridge link would provide efficient and effective pedestrian flows until such time as internal link can be provided within the block.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

Recommend that Calgary Planning Commission **APPROVE** the application for the New: Offices, Restaurant - Licensed, Restaurant - Food Service and Retail Store: with the following conditions:

Prior to Release Requirements

Planning:

1. A Development Agreement shall be executed in conformity with all reports, plans and materials submitted to and approved by the Development Authority, including:
 - A +15 Development Agreement with The City to the satisfaction of the City Solicitor,
 - The delineation of +15 easement areas, schedules and maintenance obligations,
 - Details of responsibilities for and construction of all improvements within the adjacent public rights-of-way,

- If applicable, details with respect to contributions to off-site improvement funds in accordance with Bonus standard C2 of Bylaw 2P80, and
 - Details of the sculpture and/or amount to be contributed with respect to the provision of sculpture in accordance with Bonus standard B12 of Bylaw 2 P80.
2. Submit contribution to the + 15 fund at the current rate at the time of payment. Please contact Ray Ference, +15 co-ordinator (403) 268-5416 for the current +15 fund rate prior to payment.
 3. Payment for cash-in-lieu of parking equivalent is required for 388 stalls at the Downtown rate current at the time of payment. Certified cheques shall be submitted to the File Manager along with the development permit number and a calculation using the current cash-in-lieu rate and number of required stalls.
 4. Submit a total of 3 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively addresses the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

1. Three (3) of the plan set(s) shall highlight all of the amendments.
2. Three (3) detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.
3. In addition to the full sized plans requested above, please submit one (1) 11 x 17 complete set of plans for the purpose of the Development Completion Permit (DCP) process.

Please ensure that all plans affected by the revisions are amended accordingly.

5. Submit a letter from Enmax Corporation indicating that the Enmax issues have been addressed.
6. Provide a copy of the Municipal Bylaw designating the Heagle Building facade with a Municipal Heritage bylaw as a protected building per the B13 bonusing initiative of the CM-2 Land Use District.
7. Provide a letter from the Calgary Public Art Board indicating that the proposed Public Art relating to the B12 Bonusing initiative has been viewed, and approved by group. Please contact Rachel Seupersad at 403-476-4317 for further information.

Urban Development:

8. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$789,410.13, to Urban Development. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 38M2009 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways.

The amount identified above is determined by using \$4710.00 per meter of site frontage on avenues only) for the proposed development (167.603 metres).

9. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100 percent of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure either with their own forces or may elect to have the City construct the infrastructure on their behalf.

If the developer elects to construct the infrastructure with their own forces, the developer will need to enter into an Indemnification Agreement at the time of construction and the deposit will be used to secure the work.

Roads

- a. Construction of new sidewalks adjacent to site
 - b. Construction of new wheelchair ramps,
 - c. Construction of new curb and gutter adjacent to site
 - d. Construction of a new driveway crossing on 6 Avenue SW
 - e. Rehabilitation of adjacent sidewalks, curbs and gutters, etc.
10. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100 percent of the estimated cost of construction.

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

Roads

- f. Street lighting upgrading adjacent to site

Transportation:

11. For the new 7 Avenue SW sidewalk, install a 7 Avenue Calgary Transit “banding” pattern. Design and specifications will be provided by Calgary Transit.
12. The applicant is to provide, at their cost, an architecturally compatible transit patron waiting amenity at the bus zone location on 1 Street SW. Please contact Calgary Transit at 403-537-7875 for cost and specifications:
 - Incorporate ground level transit patron waiting amenities adjacent to the site on 1 Street SW and 7 Avenue SW.
 - The transit patron waiting amenity can be in the form of an architecturally compatible component of the building itself, such as an alcove. If this option is chosen, the applicant is to enter into a public access easement agreement with The City of Calgary to allow for public access to the shelter.

13. Execute and register on title an Access Agreement over Plan 0815364; Block 44, Lot 41 (Servient Lands) in favour of the laneway between 1 Street SW and 2 Street SW; and 6 Avenue SW and 7 Avenue SW (Dominant Lands) for the purpose of vehicular access. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
14. Execute and register on title a Sidewalks Access Easement Agreement over Plan 0815364; Block 44, Lot 41 (Servient Lands) in favour of 1 Street SW (Dominant Lands) for the purpose of pedestrian access (3.090 metre easement area adjacent to the property line on 3 Street SW). The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
15. Execute and register on title a Sidewalks Access Easement Agreement over Plan 0815364; Block 44, Lot 41 (Servient Lands) in favour of 6 Avenue SW (Dominant Lands) for the purpose of pedestrian access (2.134 metre easement area adjacent to the property line on 3 Street SW). The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
16. Execute and register on title a Sidewalks Access Easement Agreement over Plan 0815364; Block 44, Lot 41 (Servient Lands) in favour of 7 Avenue SW (Dominant Lands) for the purpose of pedestrian access (2.255 metre easement area adjacent to the property line on 3 Street SW). The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

Parks

No comments.

Permanent Conditions

Planning:

17. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
18. No changes to the approved plans shall take place unless authorized in writing by the Development Authority.

19. A Development Completion Permit shall be issued for the development before the use is commenced or the building occupied. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 268-5491 to request a site inspection for the Development Completion Permit.
20. All roof top mechanical equipment shall be screened as shown on the approved plans.
21. Upon completion of the main floor subfloor of each building proof of the geodetic elevation of the constructed main floor elevation must be submitted to and approved by the Development Authority prior to any further construction proceeding.
22. The grades indicated on the Development Permit approved plans must match the grades on the development site servicing plan ("DSSP") for the development site. Prior to the issuance of the Development Completion Permit, the Consulting Engineer must confirm, under seal, that the development was constructed in accordance with the grades submitted on the Development Permit.
23. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
24. Handicapped parking stalls shall be located as shown on the approved plans released with this permit and shall not be used for any other purpose without the express written consent of the Development Authority.
25. At no time shall any signage obstruct parking stalls.
26. Loading and delivery shall take place only in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements or use of the parking structure.
27. All trees shown on the approved site plan shall be maintained for the life of the development. Any trees which may die must be replaced, during the next planting season, on a continuing basis with trees of comparable species and size to the satisfaction of the Development Authority.

Urban Development:

28. The subject parcels shall be consolidated onto a single title.
29. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Urban Development. All work performed on public property shall be done in accordance with City standards.

30. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which was submitted to Water Resources for review and acceptance. Any amendments to the ESC documents must be reviewed and approved by Water Resources in advance by contacting the ESC inspector that reviewed the documents or by contacting the Water Resources Erosion Control Coordinator at 403-268-2655.

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

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

31. Storm water runoff must be contained and managed in accordance with the "Storm water Management & Design Manual' all to the satisfaction of the Director of Water Resources.
32. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.
33. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
34. Canopies and awnings located within the bylaw setback and/or City road right-of-way shall be removed at the owner's expense within 30 days of the City of Calgary giving notice, as per the Streets Bylaw 20M88, Section 59.
35. A Perpetual Maintenance Agreement is to be registered on the development site's land title(s) for the applicant requested non-standard surface element(s) located in the road right-of-way concurrently with the execution of the Indemnification Agreement. Contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.
36. The applicant / developer has received permission from Roads to install non-standard surface elements in the City's right-of-way adjacent to the development site they will be required to enter into a Perpetual Maintenance Agreement regarding such elements. Pursuant to that agreement, the Roads department will not maintain or repair non-standard surface elements located in the road right-of-way. The property owner is fully responsible for maintenance and repair of the non-standard surface elements.

The property owner must make their own arrangements at their own expense with their own contractors to complete any maintenance/replacement for this work, by way of Roads Indemnification Agreement. The property owner must perform such maintenance or repair immediately or within 30 days of receiving a request by the City to do so. If the property owner does not repair or replace damaged non-standard elements, The City may provide a temporary fix or patch if hazardous conditions exist. The City will bill the owner for that work. The temporary fix or patch will be to City standard and will not match the existing non-standard elements. The City reserves the right to remove or to order the property owner to remove unsafe non-standard surface elements that are deemed to be unsafe or have not been approved by the City. The City will bill the owner for such work.

Contact the Indemnification Agreement Coordinator, Roads at 403-268-3505 for further details.

Parks

37. As indicated by the plans, the removal of existing public trees along property frontage is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 to make arrangements for the letter and compensation.

The use of an indemnified contractor, tree removal and tree compensation are required and at the expense of the applicant.

38. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector at 403-268-4760.

DIALOG

225 SIXTH
LOT 9-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C02803 06

ISSUED FOR: 03.10.09
DATE: 04.08.11
CPAG DTB3 RESPONSE: 06.01.12
CPAG DTB3 RESPONSE: 29.03.12
SUPPLEMENTAL DWGS: 19.04.12

**SITE ILLUSTRATIVE
PLAN**

SCALE: 1:250
GENERAL NOTES:

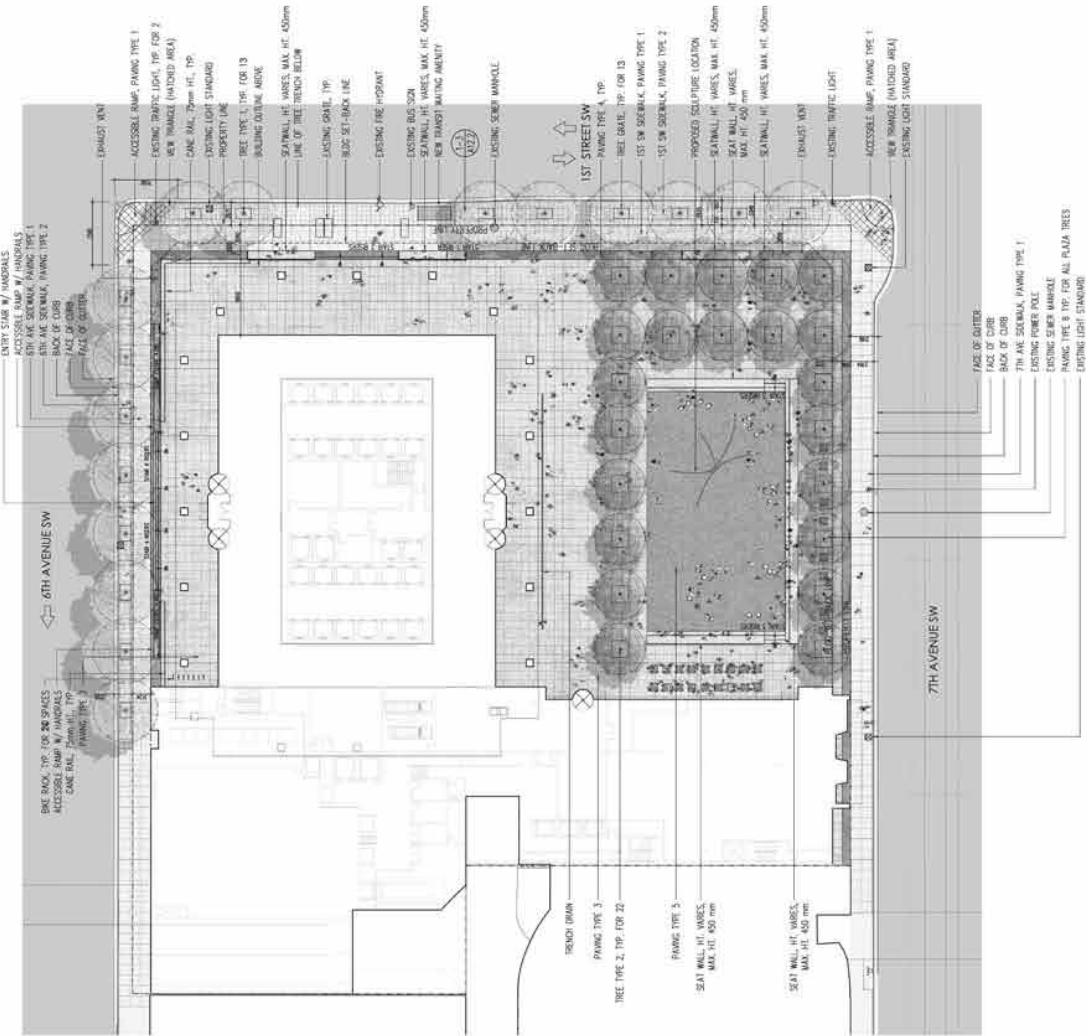
Brookfield

GUSTAFSSON GUTHRIE NICHOL
Pier 55 Floor 3, 1103 Abascan Way
Seattle, WA 98101
P 206 903 6802
F 206 944 2008

DIALOG
300, 134- 11 AVENUE SE
CALGARY, AB
T2G 0X5
P 403.745.5501
F 403.229.0504

14

- 1. THIS DRAWING HAS BEEN PREPARED FOR LANDSCAPE DEVELOPMENT PURPOSES. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 2. UNDERGROUND UTILITIES INDICATED PROVISION SYSTEM.



DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C02803 06

ISSUED FOR:
CPCAG 2012 RESPONSE 05.10.12
CPCAG 2013 RESPONSE 06.01.13
CPCAG 2013 RESPONSE 29.03.13
SUPPLEMENTAL DWGS. 19.04.12

DRAWING TITLE:
SITE PLAN

SCALE: 1:250

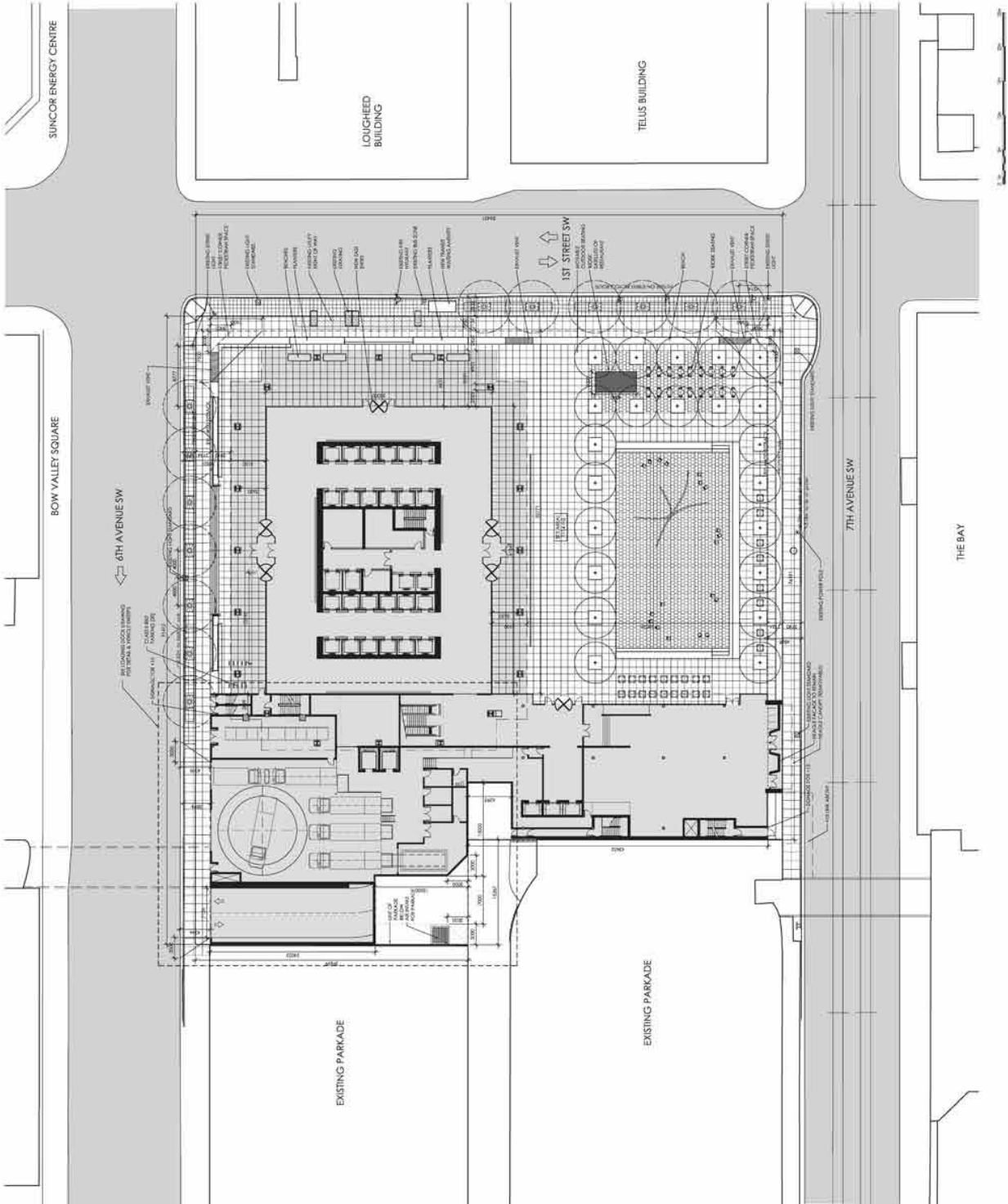
GENERAL NOTE:

All portions of fire collection vehicle route are surfaced with a structural concrete of thickness 0.23 (100kg) total.

Brookfield

DIALOG
300, 134- 11 AVENUE SE
CALGARY, AB
T2G 0X5
P 403.745.1501
F 403.229.0304

16



DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C02803 06

ISSUED FOR:
CPC 2012 RESPONSE 05.10.12
CPC 2013 RESPONSE 06.01.13
CPC 2013 RESPONSE 29.03.12
SUPPLEMENTAL DWGS. 19.04.12

DRAWING TITLE:
**LEVEL 1 PARKING
PLAN**

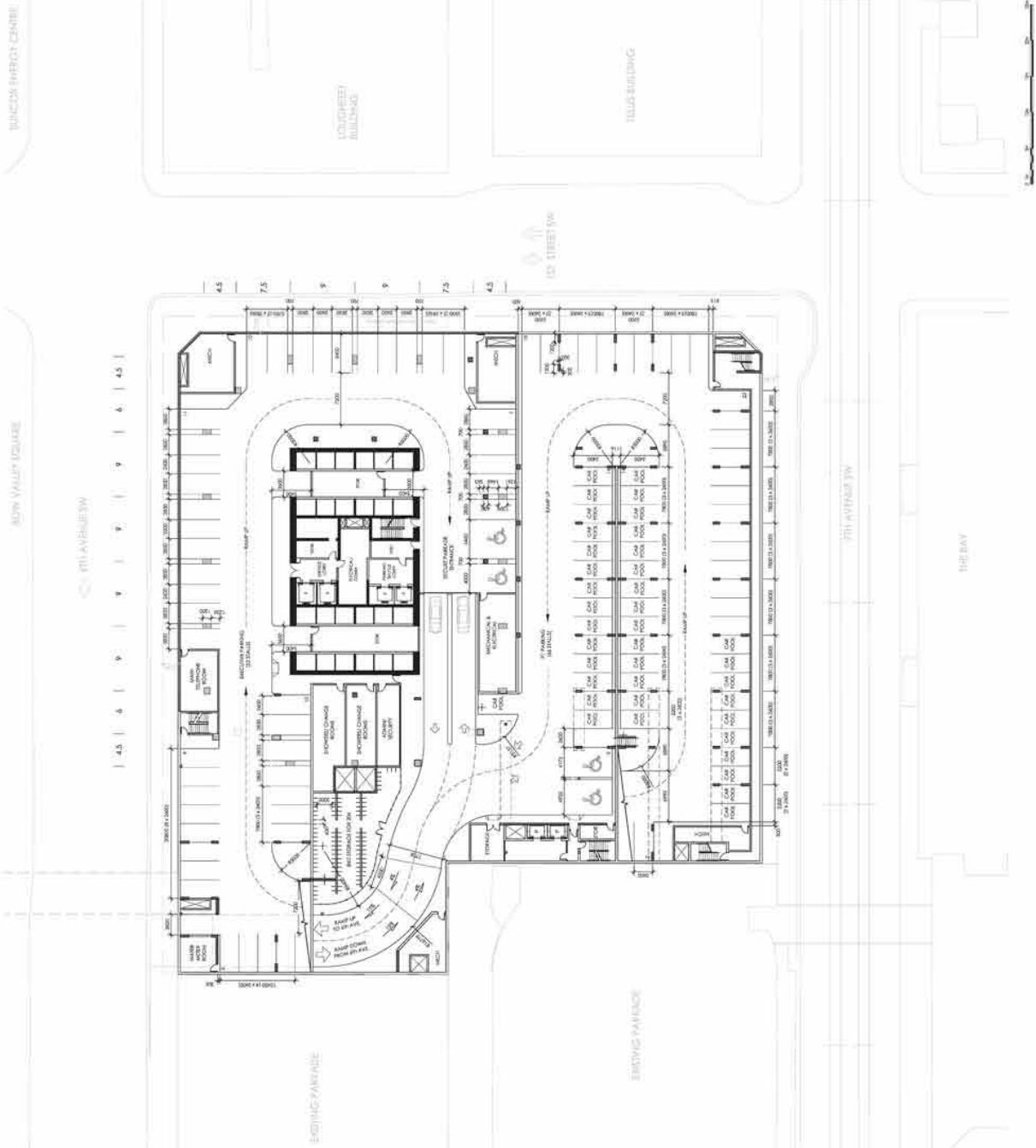
SCALE: 1:250

GENERAL NOTE:
Total parking spaces: 118.
All parking spaces have a
minimum width of 25.00m

Brookfield

DIALOG
300, 104-11 AVENUE SE
CALGARY, AB
T2G 0X5
P 403.745.5501
F 403.229.0304

17



DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C02803 06

ISSUED FOR: 03.10.09
DATE: 03.10.09
CPAC DTR RESPONSE: 04.08.11
CPAC DTR RESPONSE: 06.01.12
CPAC DTR RESPONSE: 29.03.12
SUPPLEMENTAL DWGS: 19.04.12

DRAWING TITLE:
**LEVEL 2 PARKING
PLAN**

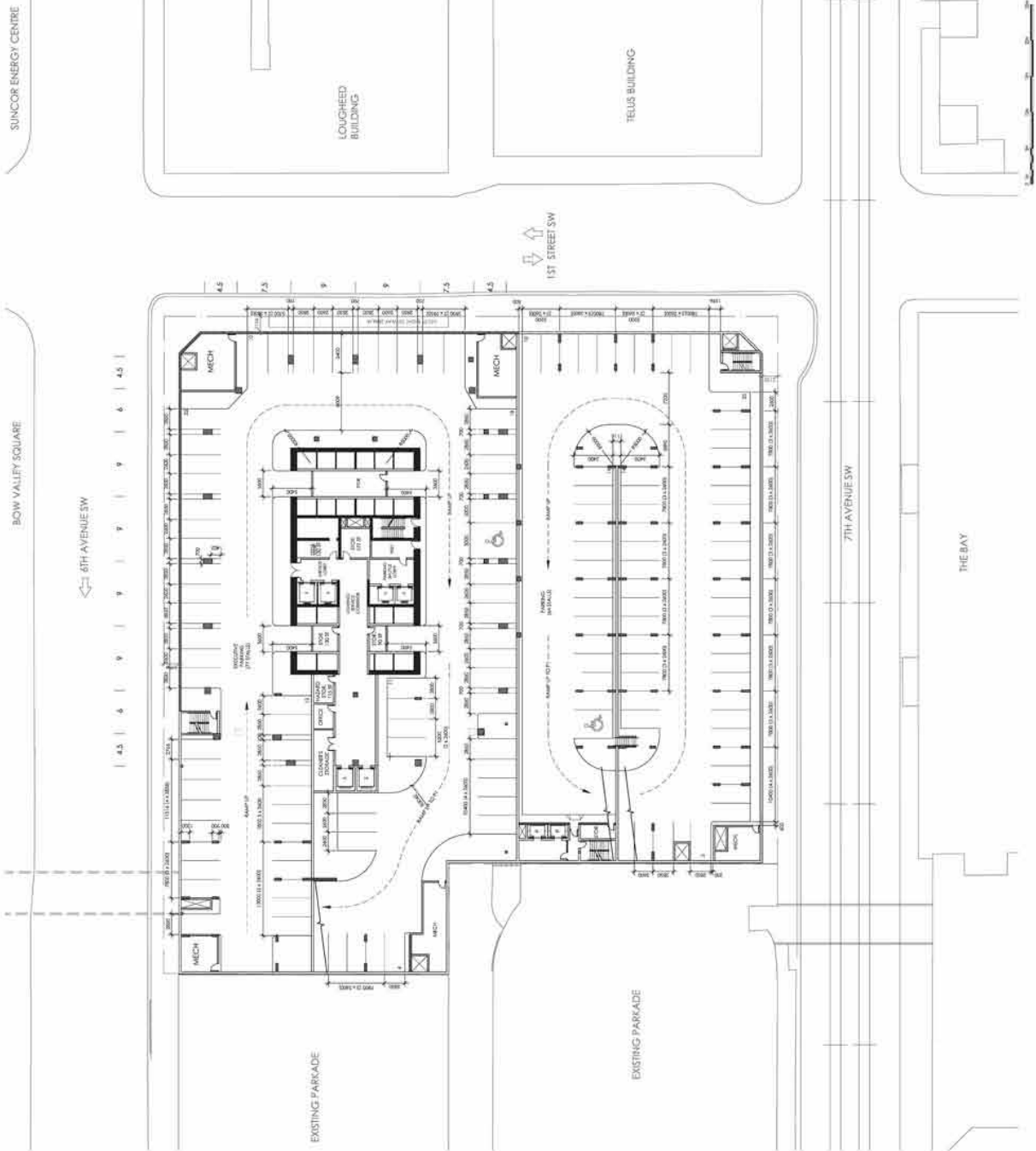
SCALE: 1:250

GENERAL NOTE:
Total parking spaces: 142
All parking spaces have a
minimum width of 2500mm

Brookfield

DIALOG
300, 104-11 AVENUE SE
CALGARY, AB
T 403.229.0305
P 403.245.5501
F 403.229.0304

18



DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C12803 06

ISSUED FOR:
CPCAG 2012 RESPONSE 04.08.12
CPCAG 2013 RESPONSE 06.01.13
CPCAG 2013 RESPONSE 29.03.13
SUPPLEMENTAL DWGS. 19.04.12

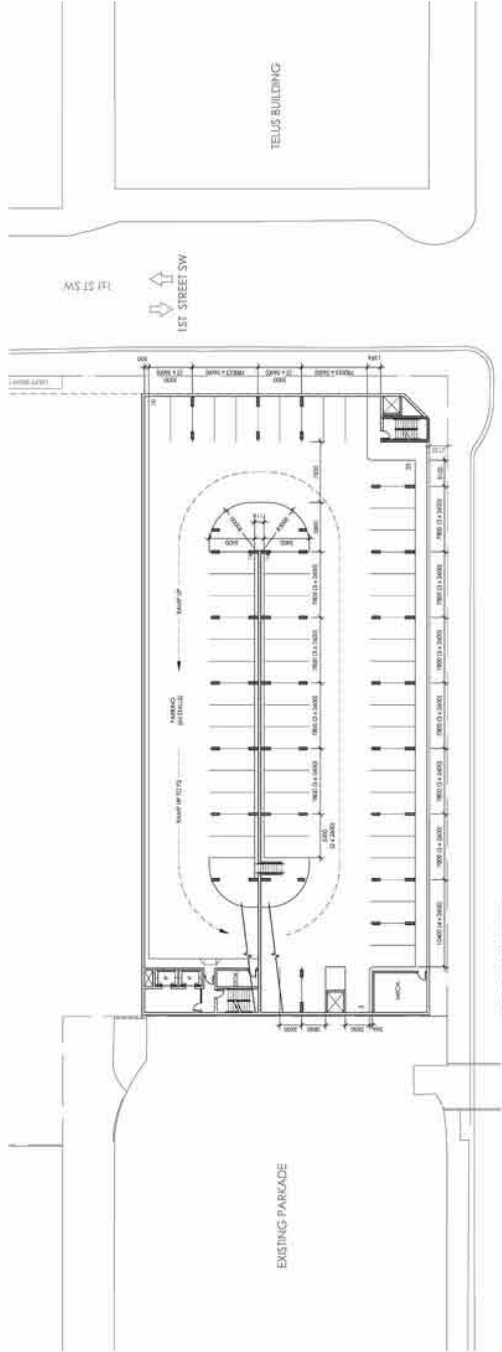
DRAWING TITLE:
**LEVEL 3 & 4 PARKING
PLAN**

SCALE: 1:250
GENERAL NOTE:
Level 3 parking spaces: 45
Level 4 parking spaces: 45

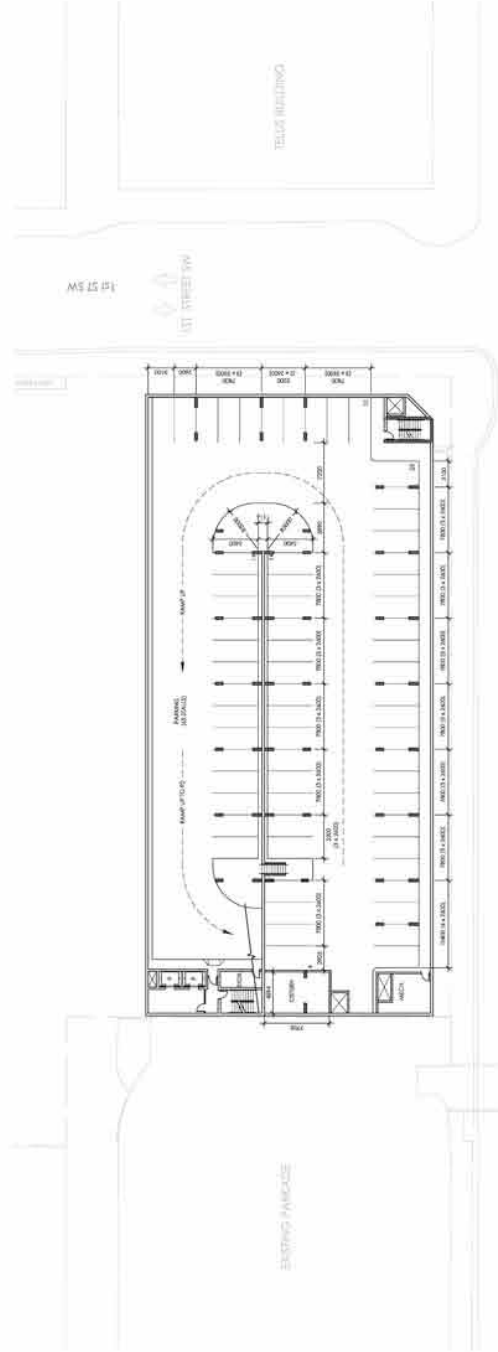
Brookfield

DIALOG
300, 104- 11 AVENUE SE
CALGARY, AB
T2G 0X5
P 403.745.5501
F 403.229.0304

19



LEVEL 3 PARKING PLAN



LEVEL 4 PARKING PLAN

DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C12803 06

ISSUED FOR:
SUNCOR ENERGY
CPAG CTR3 RESPONSE 04.08.11
CPAG CTR3 RESPONSE 06.01.12
CPAG CTR3 RESPONSE 29.03.12
SUPPLEMENTAL DWGS. 19.04.12

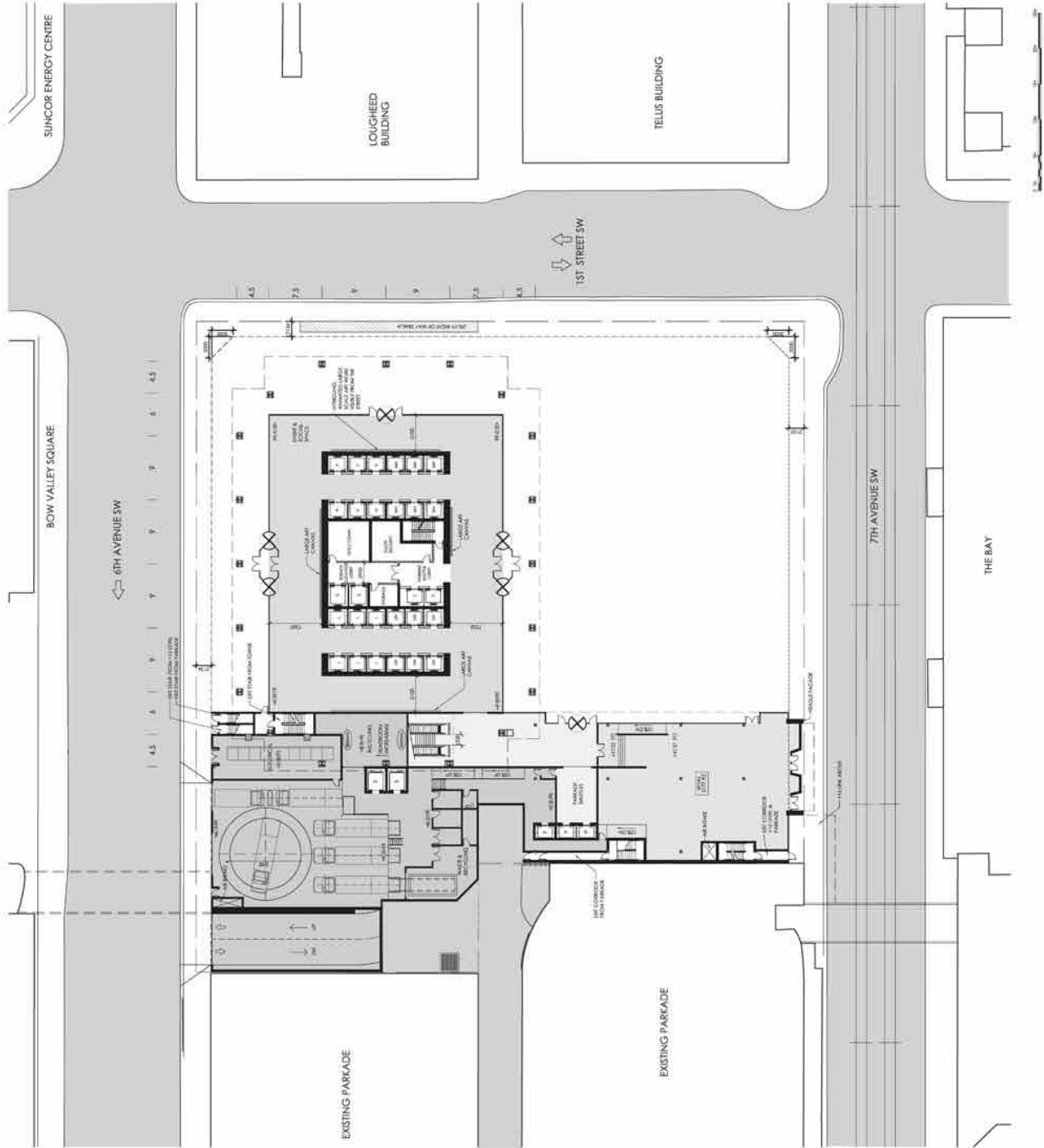
DRAWING TITLE:
MAIN FLOOR PLAN

SCALE:
GENERAL NOTE:

Brookfield

DIALOG
300, 104-11 AVENUE SE
CALGARY, AB
T 403.245.1501
P 403.229.1504
F 403.229.1504

20



DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C02803 06

ISSUED FOR:
CPCAG 01/13 RESPONSE 04.08.11
CPCAG 02/13 RESPONSE 06.01.13
CPCAG 03/13 RESPONSE 29.03.13
SUPPLEMENTAL DWGS. 19.04.12

DRAWING TITLE:
+15 LEVEL PLAN

SCALE:
1:250

GENERAL NOTES:
Food Court
27 Food Tenants
340 seats
200 sqm (2000 sq ft)
4 parking tenants

Brookfield

DIALOG
300, 104-11 AVENUE SE
CALGARY, AB
T 25-035
P 403.743.5501
F 403.229.0504

21



DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C12803 06

ISSUED FOR:
SPECIAL PERMIT
C/PAC DTB3 RESPONSE 04.08.11
C/PAC DTB3 RESPONSE 06.01.12
C/PAC DTB3 RESPONSE 29.03.12
SUPPLEMENTAL DWGS. 19.04.12

DRAWING TITLE:
TOWER FLOOR PLANS

SCALE: 1:250
GENERAL NOTE:

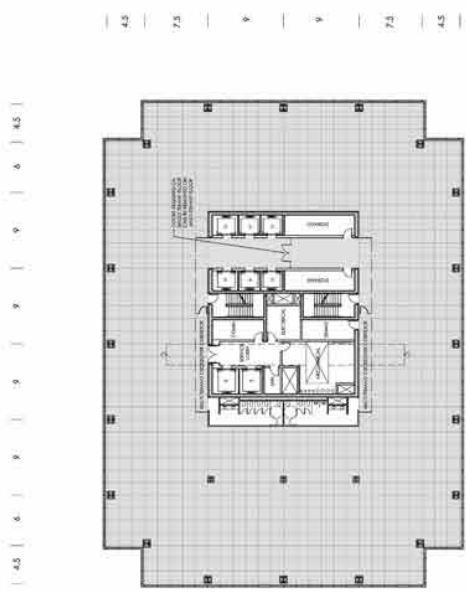
Brookfield

DIALOG
300, 104- 11 AVENUE SE
CALGARY, AB
T2G 0X5
P 403.745.5501
F 403.229.0504

26



PENTHOUSE FLOOR 53



HIGH RISE TYPICAL PLAN FLOORS 45-52

DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C128103 08

ISSUED FOR:
TELUS WERRY BUILDING
CPAC DTR RESPONSE 04.08.11
CPAC DTR RESPONSE 06.01.12
CPAC DTR RESPONSE 29.03.12
SUPPLEMENTAL DWGS. 19.04.12

DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1:500

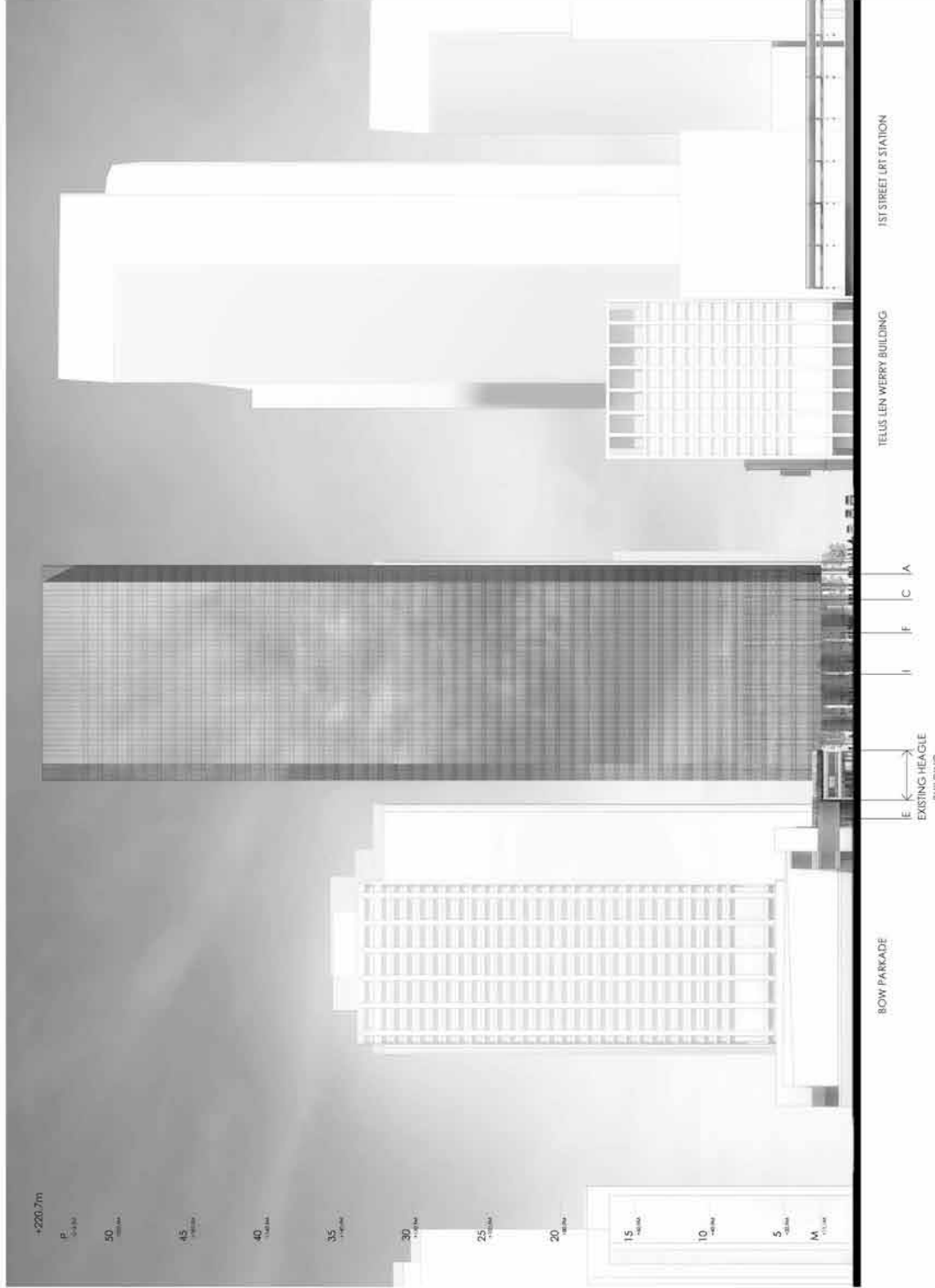
GENERAL NOTES:

- A. SSG Vision panel
- B. Stone clad core beyond
- C. SSG ceramic tiled glass
- D. Clear glass curtainwall
- E. Clear glass storefront
- F. Structural clear glazing
- G. Stone cladding
- H. Structural columns
- I. Ceramic tiled core - 725

Brookfield

DIALOG
300, 134 - 11 AVENUE SE
CALGARY, AB
TEL: 403.276.1800
P: 403.243.5501
F: 403.229.1804

28



DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C12803 08

ISSUED FOR:
CPC 2012 RESPONSE 08.01.08
CPC 2012 RESPONSE 04.08.11
CPC 2012 RESPONSE 06.01.12
CPC 2012 RESPONSE 29.03.12
SUPPLEMENTAL DWGS. 19.04.12

DRAWING TITLE:
EAST ELEVATION

SCALE: 1:500

GENERAL NOTES:

- A. SSG Vision panel
- B. Stone cladd core beyond
- C. SSG ceramic filled glass
- D. Clear glass curtainwall
- E. Clear glass storefront
- F. Structural clear glazing
- G. Stone cladding
- H. Ceramic filled columns
- I. Ceramic filled column

Brookfield

DIALOG
300, 134 - 11 AVENUE SE
CALGARY, AB
T 403.229.8300
P 403.243.5501
F 403.229.8304

29



BOW VALLEY SQUARE

THE BAY

DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C12803 08

ISSUED FOR:
DATE:
C/MAG DTR RESPONSE: 04.08.11
C/MAG DTR RESPONSE: 06.01.12
C/MAG DTR RESPONSE: 29.03.12
SUPPLEMENTAL DWGS: 19.04.12

DRAWING TITLE:
NORTH ELEVATION

SCALE: 1:500

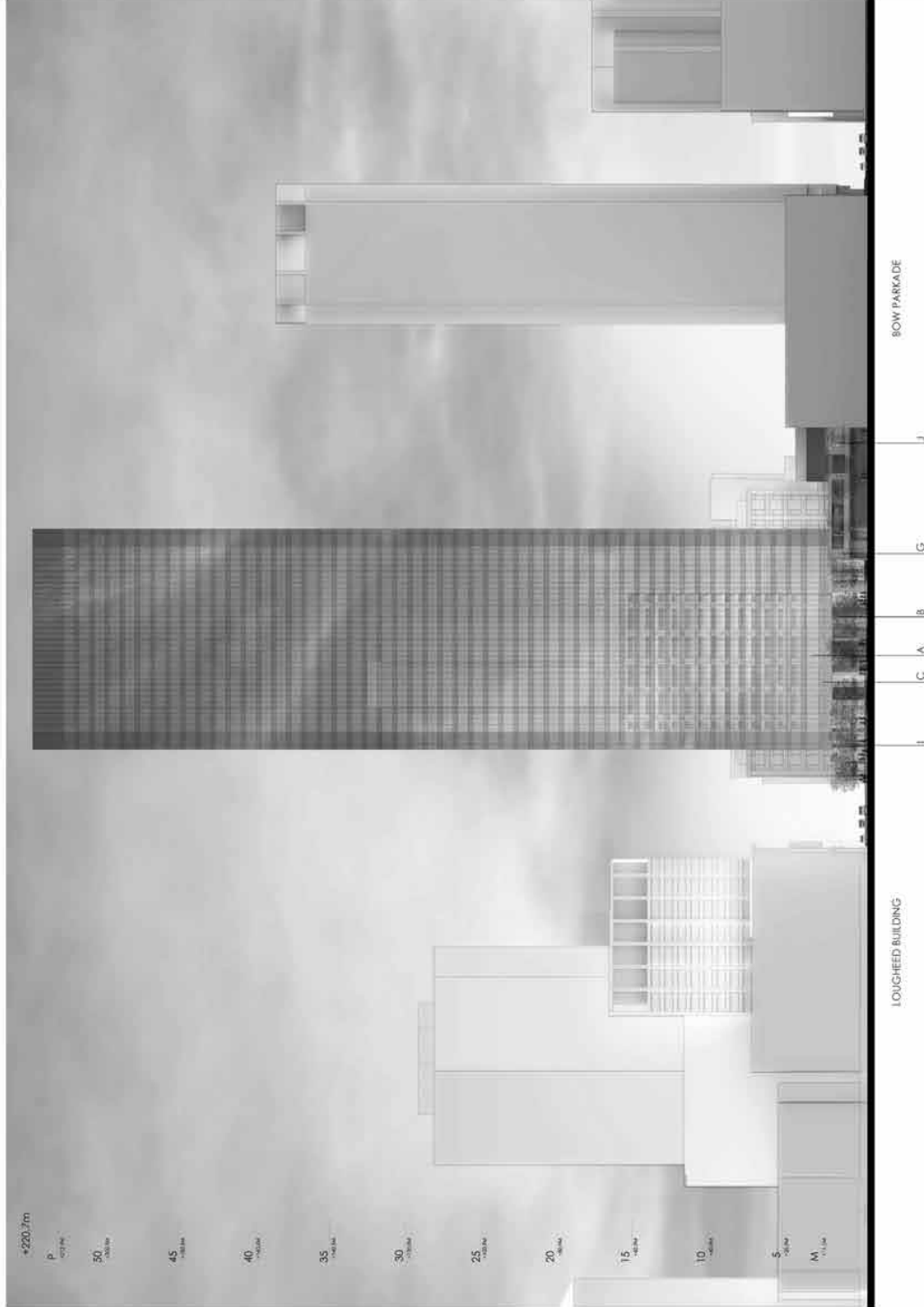
GENERAL NOTES:

- A. SSG Vision panel
- B. Stone clad core beyond
- C. SSG ceramic filled glass
- D. Clear glass curtainwall
- E. Clear glass storefront
- F. Structural clear glazing
- G. Stone cladding
- H. Structural steel columns
- J. Ceramic filled glass / SSG

Brookfield

DIALOG
300, 134 - 11 AVENUE SE
CALGARY, AB
T2G 0X5
P 403.745.5501
F 403.229.0504

30



+220.7m

0

50

45

40

35

30

25

20

15

10

5

M

LOUGHEED BUILDING

BOW PARKADE

C A B G J

DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB

PROJECT NO. C12803 08

ISSUED FOR:

- 1. 05.11.09
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- 3. 05.11.09
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- 97. 05.11.09
- 98. 05.11.09
- 99. 05.11.09
- 100. 05.11.09

DRAWING TITLE:

WEST ELEVATION

SCALE: 1:500

GENERAL NOTES:

- A. SSG Vision panel
- B. Stone cladd core beyond
- C. SSG ceramic filled glass
- D. Clear glass curtainwall
- E. Clear glass storefront
- F. Structural clear glazing
- G. Stone cladding
- H. Ceramic filled columns
- I. Ceramic filled columns
- J. Ceramic filled columns

Brookfield

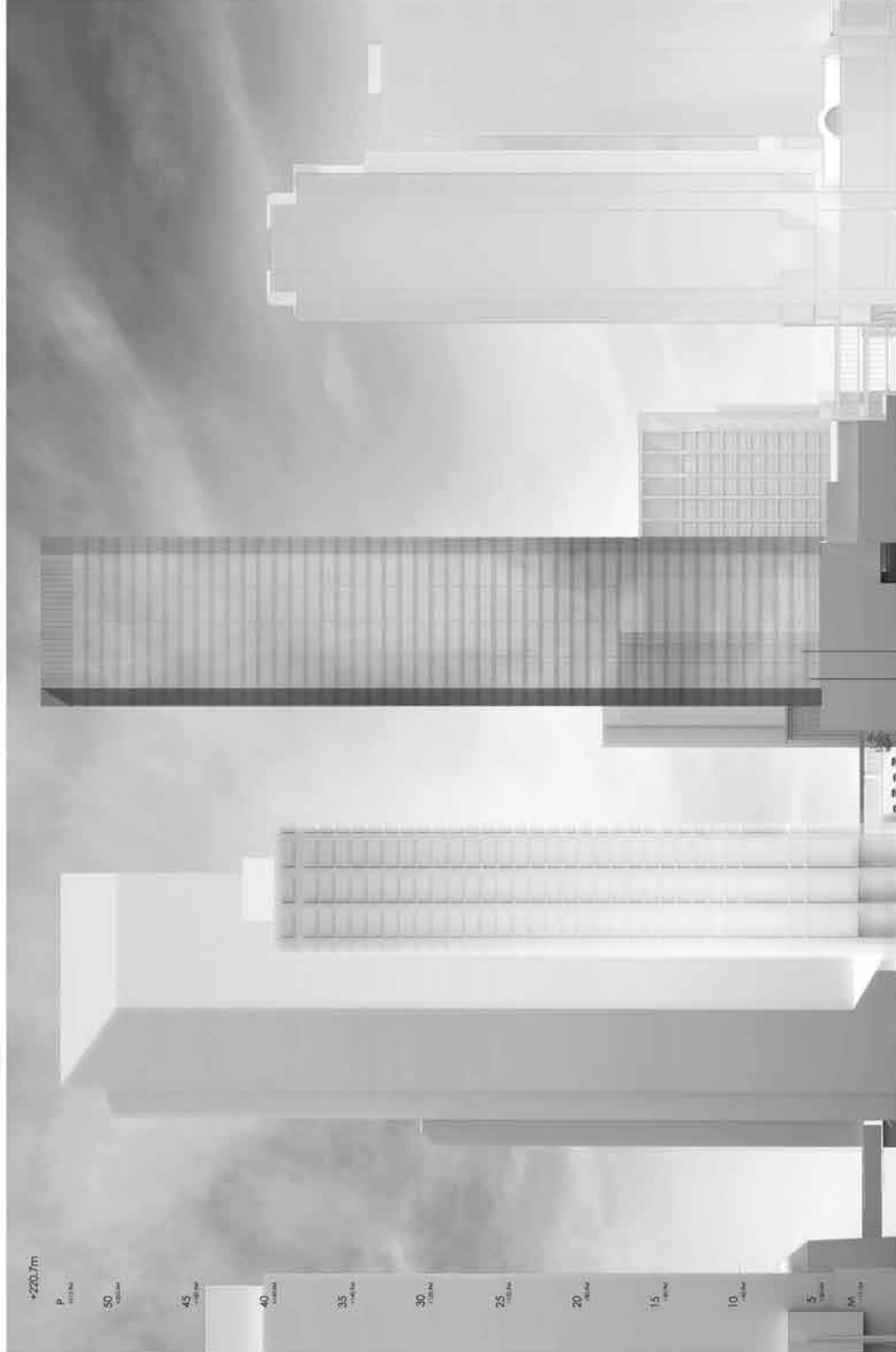
DIALOG
300, 134 - 11 AVENUE SE
CALGARY, AB

TEG-035

P 403.745.5501

F 403.229.0304

31



SCOTIA CENTRE

BOW PARKADE

BOW VALLEY SQUARE

C A

DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C128103 06

ISSUED FOR: 03.10.09
DATE: 04.08.11
CPAC DTB3 RESPONSE: 04.01.12
CPAC DTB3 RESPONSE: 06.01.12
CPAC DTB3 RESPONSE: 29.03.12
SUPPLEMENTAL DWGS: 19.04.12

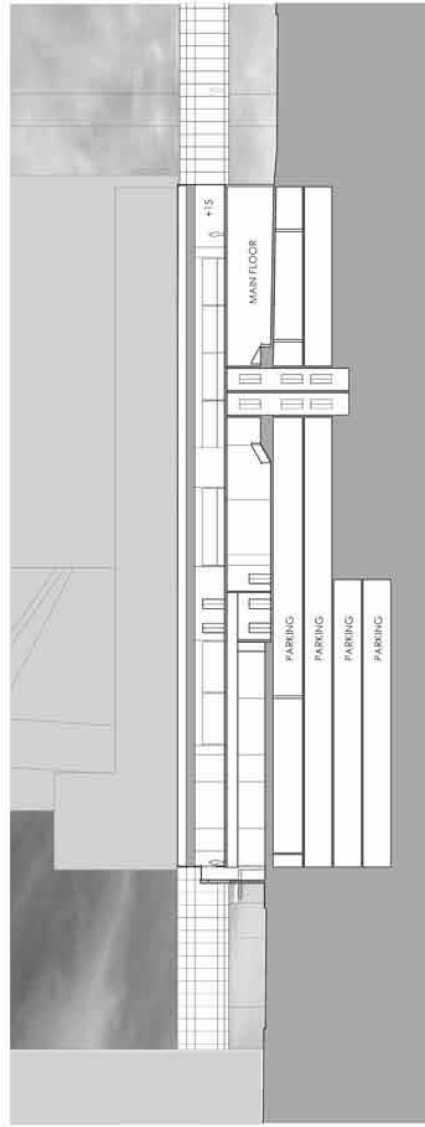
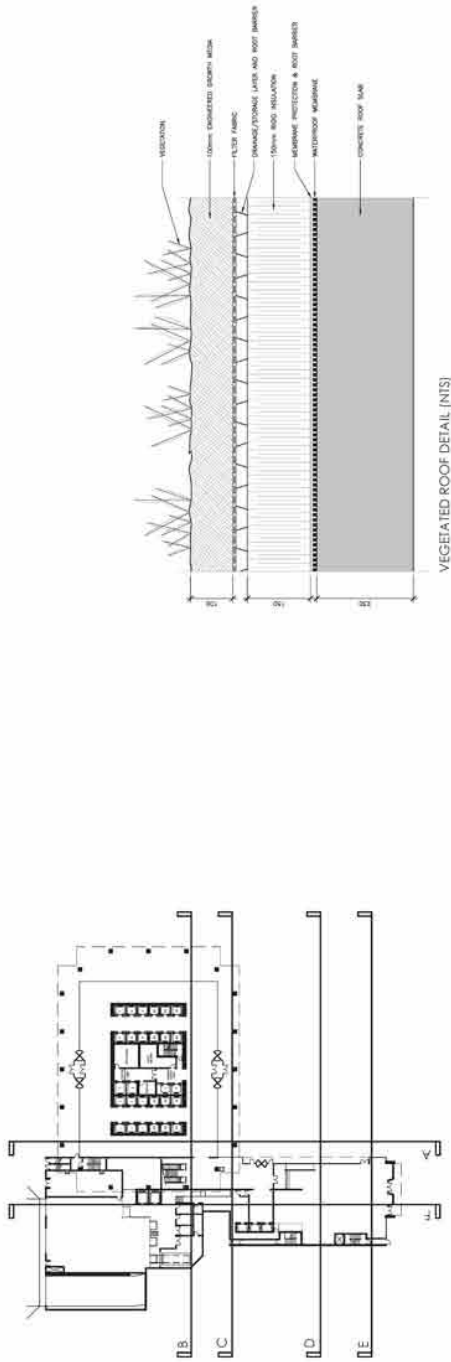
DRAWING TITLE:
**PODIUM SECTION &
VEGETATED ROOF
DETAIL**
SCALE: 1:200

GENERAL NOTES:

Brookfield

DIALOG
300, 134 - 11 AVENUE SE
CALGARY, AB
T2G 0X5
P 403.745.5501
F 403.229.0304

39



DIALOG

225 SIXTH
LOT 5-30 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. C28203 06

ISSUED FOR:
CPC 2012 RESPONSE 03.10.2012
CPC 2012 RESPONSE 04.08.11
CPC 2012 RESPONSE 06.01.12
CPC 2012 RESPONSE 29.03.12
SUPPLEMENTAL DWGS. 19.04.12

DRAWING TITLE:
**VEHICLE SWEEP
PLANS**

SCALE: 1:100

GENERAL NOTES:

All portions of fire collection vehicle outside are surfaced with a structural concrete of minimum dimension of 100mm. Minimum dimension of concrete is 120mm.

Extended 3.4 composite collectors per week.

Users of fire waste and recycling services access the car from the floor via the service elevator. Through the vestibule located near the parking stalls or from the ramp through the overhead doors.

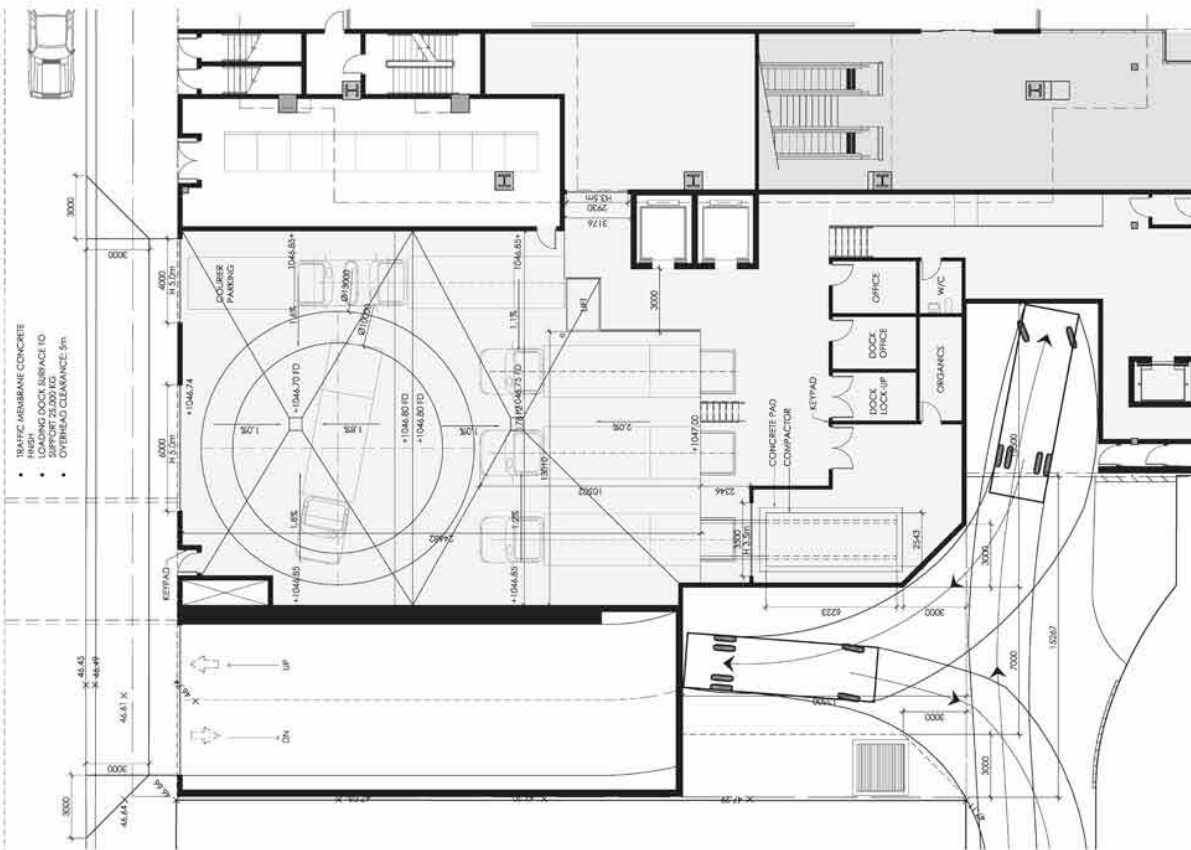
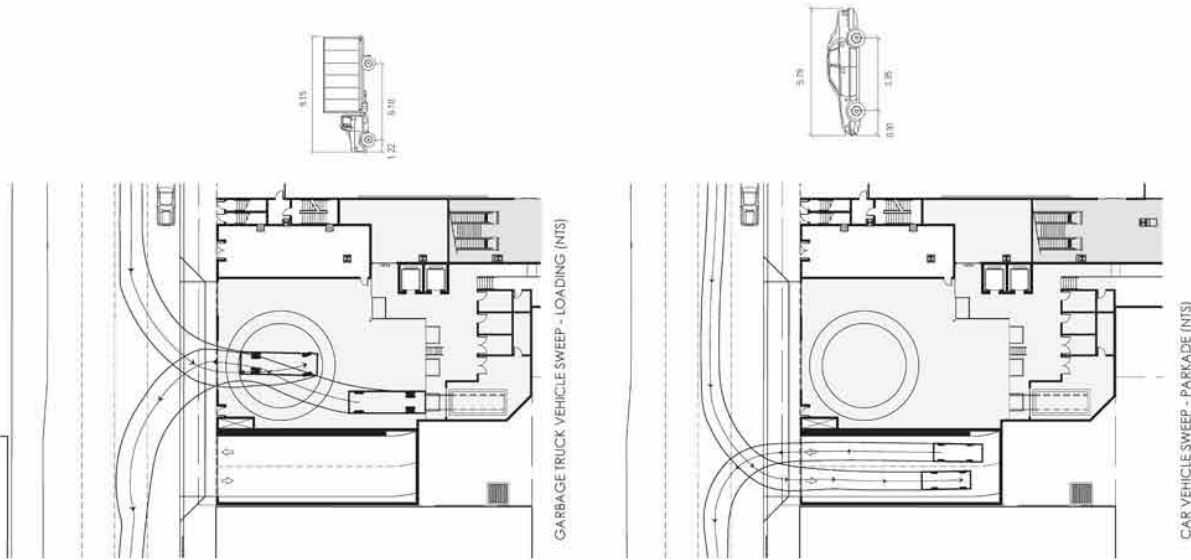
Brookfield

The developer is responsible for arranging for the collection and disposal of their own waste.

The developer will meet City of Calgary guidelines ensuring quality, access, safety, specifications and waste and recycling materials are collected.

DIALOG
300, 104 - 11 AVENUE SE
CALGARY, AB
T2G 0X5
P 403.745.8501
F 403.229.8504

40



DIALOG

225 SIXTH
 LOT 6-30 BLOCK 44 PLANA
 CALGARY, AB
 PROJECT NO. C22802 06

ISSUED FOR:
 CIVIC ENGINEERING 05.10.08
 CHAG CITY RESPONSE 04.08.11
 CHAG DTG RESPONSE 06.01.12
 CPAG DTG RESPONSE 29.03.12
 SUPPLEMENTAL DWGS. 19.04.12

DRAWING TITLE:
LOADING DETAIL

SCALE: 1/75

GENERAL NOTES:

All portions of fire collection vehicle route are surfaced with a structural concrete of thickness 0.23.00kg (5000) minimum dimension of lum table is 12m.

Estimated 3.4 compactor collectors per week.

Users of fire waste and recycling services access the collection vehicle through the service elevator through the vestibule located near the parcels inlets or from the stairs through the overhead doors.

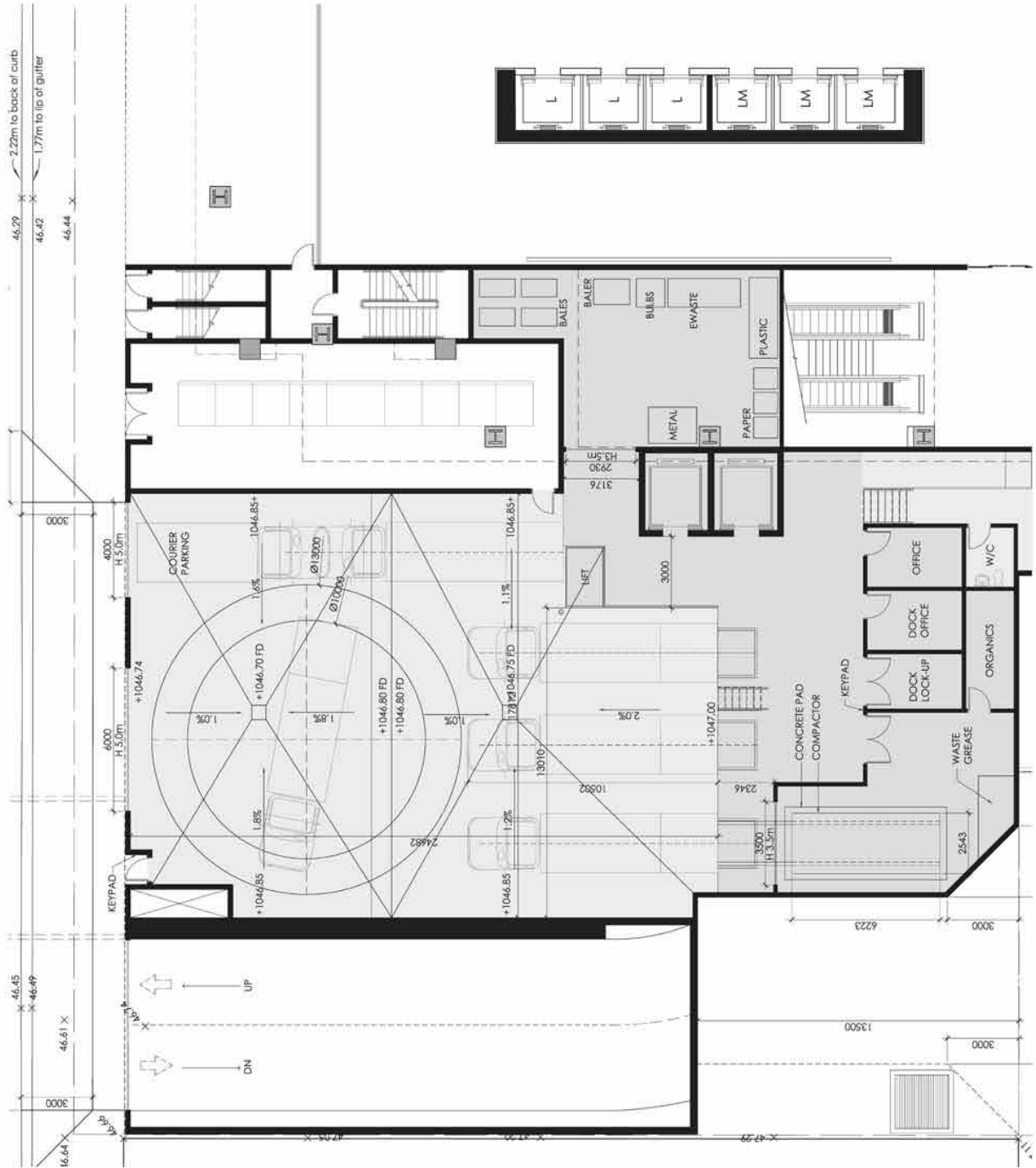
Brookfield

The developer is responsible for arranging for the collection and disposal of their own waste.

The developer will meet City of Calgary guidelines ensuring quality, access, safety, specifications and waste and recycling materials are met and adhered to.

DIALOG
 300, 104 - 11 AVENUE SE
 CALGARY, AB
 T2G 0X5
 P 403.243.5501
 F 403.229.0504

41



DIALOG

225 SIXTH
LOT 136 BLOCK 44 PLANA
CALGARY, AB
PROJECT NO. 022802 06

ISSUED FOR: 01.11.08
DEVELOPER/PERMIT: 20.01.11
CFAC DIB 1 RESPONSE: 20.03.12
CFAC DIR2 RESPONSE: 20.03.12
SUPPLEMENTAL DWGS: 19.04.12

DRAWING TITLE:
HEAGLE FACADE

SCALE: HTS

GENERAL NOTE:

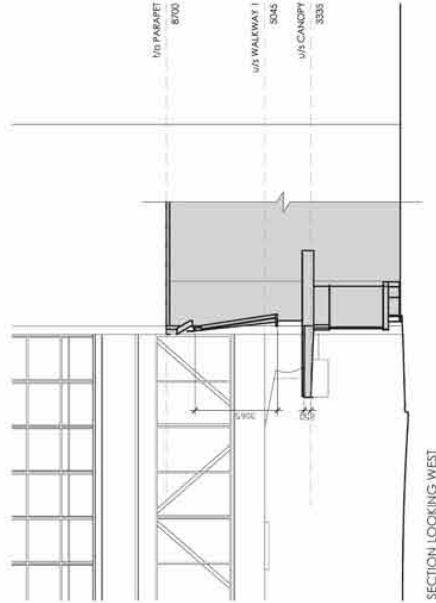
- A. Repaired and restored flooring both
- B. New exterior lighting and
- C. Repaired and restored canopy
- D. New curtainwall glazing and
- E. New entry screen

Existing off-site +1.5 connection will be repaired and stabilized to determine a solution that will modernize the building and provide appropriate movement. Design awards to state for the retention of the Heagle facade indicates that the ability to repair the existing connection may be compromised.

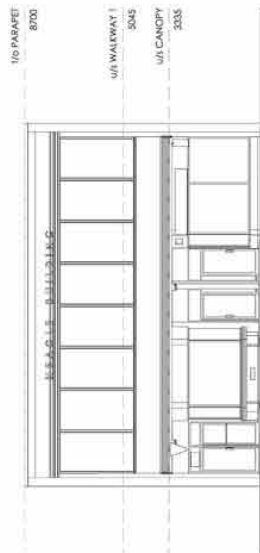
Brookfield

DIALOG
300, 134-11 AVENUE SE
CALGARY, AB
T2G 0K5
P 403.243.8501
F 403.229.0504

44



SECTION LOOKING WEST



SOUTH ELEVATION



HEAGLE FACADE RESTORED



HEAGLE FACADE TODAY

DIALOG

225 SIXTH
LOT 6-20 BLOCK 44 PLAN A
CALGARY, AB
PROJECT NO. C22832.06

ISSUED FOR:
25% DEVELOPER REVIEW
CPAG DIBS RESPONSE
CPAG DIBS RESPONSE
CPAG DIBS RESPONSE
SUPPLEMENTAL DWGS

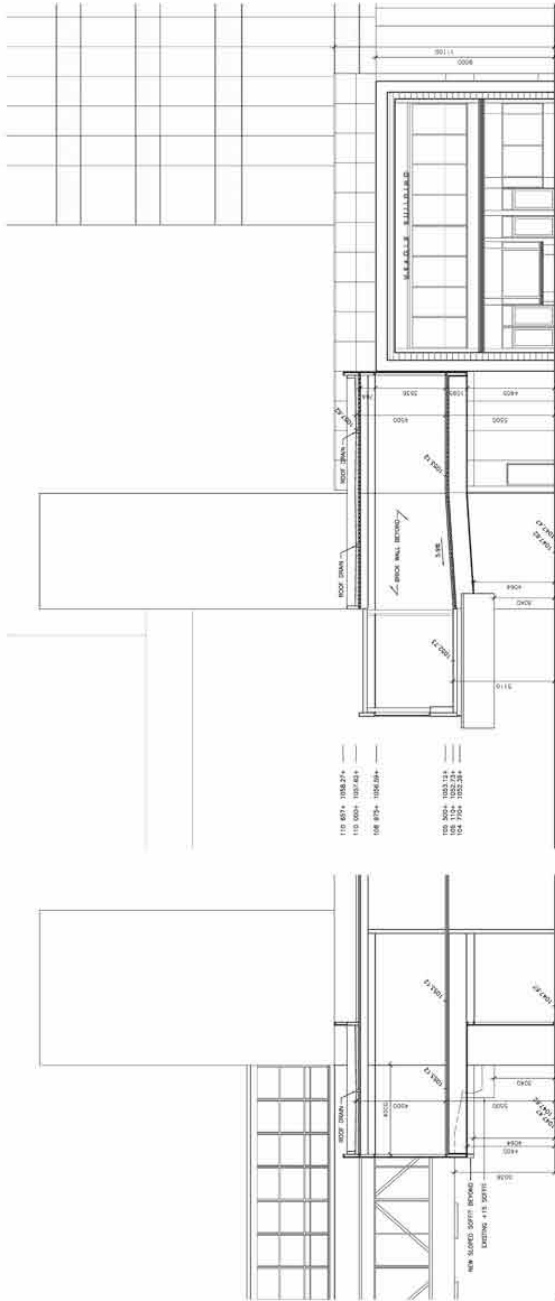
DRAWING TITLE
**+15 LINK DETAILED
DRAWINGS**

SCALE: 1:1000
GENERAL NOTES:

Brookfield

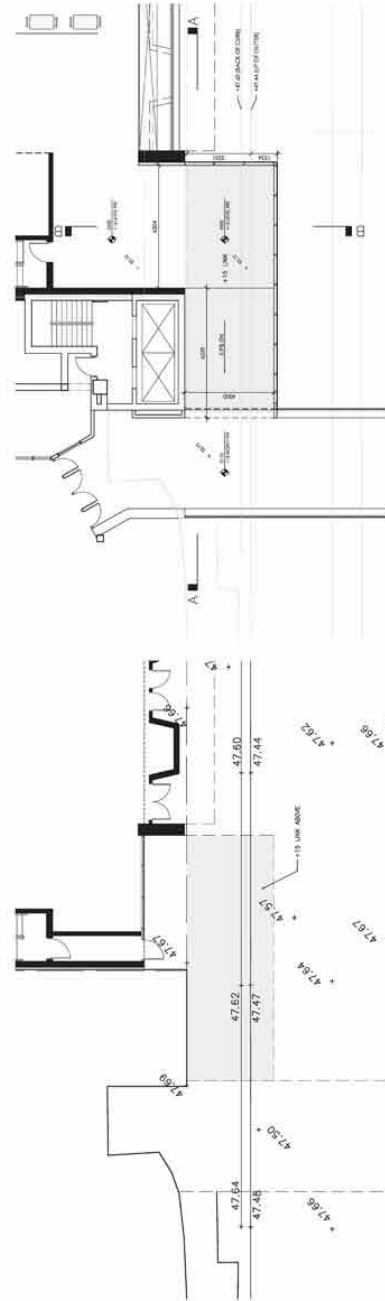
DIALOG
300 104 - 11 AVENUE SE
CALGARY, AB
T2G 0X5
P 403.248.5501
F 403.220.0504

45.1



SECTION B-B

SECTION A-A



MAIN FLOOR PARTIAL PLAN

SECOND FLOOR PARTIAL PLAN

Applicant's Submission

Context

225 Sixth is a major new commercial development for downtown Calgary which, at 53 storeys and 1.37 million square feet, represents a significant addition to the City's urban office market and skyline. The tower is located on the northeast corner of the block, bordered by lower historic buildings to the west and south with a major sunlit plaza to the south fronting on 7th Avenue SW.

Siting

Locating the tower at the northeast corner of the block, opposite the Lougheed Building, maintains a respectful distance between the old and new buildings, allowing for an enhanced pedestrian realm along 1st Street SW. The detailed design of the plaza emphasizes the urban context; a double row of trees along 1st Street SW and a subtle transition along 7th Avenue SW accommodate the change in grade from 7th to 6th Avenues SW and provide containment for the urban space.

Existing Buildings

Although none of the existing buildings on site are designated historic resources, a careful study of their history was conducted. Through this study it was determined that the Heagle Building would be retained. The building is a good example of 1950's modernist architecture and will be fully restored and integrated into the design of the proposed development in a meaningful way. It will retain a 7th Avenue SW address and form the entry to a major retail tenant.

Architecture

The modernist composition offers clarity of expression and a timeless, enduring character for this multi-tenant office tower, providing maximum transparency through a frameless low-iron clear glass skin. The lightness of character and elegance of detail is set against an existing inventory of heavy precast, punched window office towers.

The Plaza

The Centre City Plan recognizes the importance of downtown open spaces like the proposed plaza, establishing the standard of a park or plaza within a five-minute walk for residents and employees. The plaza at 225 Sixth faces south to take advantage of the sun, acknowledging the 7th Avenue SW transit corridor. The plaza promises to be a significant, beautiful and effective addition to the evolving downtown public realm. It will be framed to the south and east by the Hudson's Bay and Telus Building, respectively; a juxtaposition of lower historic buildings against, this complementary, significant open space. Creating a dramatic arrival experience for those working in and visiting the new office tower, the plaza will see a steady stream of foot traffic, much of it headed to and from the LRT stop on 7th Avenue SW. The high building lobby provides a visual connection to the plaza, transparency through the site and connection to 6th Avenue SW and the major destinations of Bow Valley Square and Suncor Energy Centre.

Retail Opportunity

Retail opportunities are provided along the west edge of the plaza, complementing the existing retail presence of the Hudson's Bay, screening the plaza from the adjacent parkade and providing protection from westerly winds. Cafés and restaurants are accommodated, with activity spilling out to animate the plaza; a satellite coffee kiosk provides a public amenity in the urban space. The +15 System connection, a requirement of the Centre City Plan, is moved east from the parkade to link directly to the retail block, providing a major entrance directing pedestrians to the plaza without detracting from ground level activity. The space is designed to be well used and appreciated by downtown

employees and shoppers, coupled with activity programming, public art and special events that will contribute to the vitality of the downtown throughout the week.

Landscape

Soft and hard landscaping complement the architecture and augment the function of the plaza. The design maximizes solar advantage, minimizes wind effects, accommodates pedestrian flows, reduce street noise impact, provides diverse places of animation and quiet and creates a place of visual delight in the downtown district.

225 Sixth Highlights

- LEED GOLD Certified
- Fatal Light Awareness Program for Migratory Birds
- Enhanced sustainability and security (post 911) design features
- Wind protected throughout the year
- Plaza incident sunlight March through October
- No negative impact to vehicular traffic
- Major programmed urban space
- Significant food court and retail components to enliven plaza space
- Over one-half acre of landscaped open space
- 10,000 sf new retail space
- +15 System level food court with seating for over 350
- New, revitalized +15 link to Scotia Centre and Bow Valley Square
- Building population of over 4500
- Interpretive design features to recognize the Calgary Herald site history
- Security, lighting and safety integral to design

Urban Design Review Panel
2009 JUNE 10
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ITEM NO. : 1
(1:30 pm – 2:30 pm)

Dawn Clarke

COMMUNITY:

Downtown Commercial Core

FILE NUMBER:

DP2008-3576

MUNICIPAL ADDRESS:

225 - 6 Avenue SW

APPLICANT:

Cohos Evamy Partners

DESCRIPTION:

New Offices

Comments Provided by the Panel:

- The Panel commends the Applicant for the overall urban design strategy presented within the package. However, the drawings particularly the landscape plans and sections were difficult to read and therefore difficult to understand and comment on and an exterior materials board would be useful in future submissions.
- The Panel understands the public/private zoning of the plaza and the desire to separate the public walks with an edge from the plaza. However, the panel feels that this separation diminishes the connectivity and openness of the plaza to the public realm and recommends that the small scale openings providing pedestrian access should be enlarged or re-thought. The plaza feels more like a semi-private space than a public space.
- The Panel recognizes the intent for a minimalist plaza design. However, with this type of design programming is key to the success or failure of the urban plaza with this type of expression. The Panel is concerned that this plaza will remain open and empty for a good portion of the year and would encourage the Applicant to ensure that it is programmed for use 365 days of the year. While the flexibility of moveable furniture may be useful, it will likely cause difficulties for storage, vandalism and theft.
- The Panel is concerned with the width of the sidewalk along 1st Street due to the location of the plinth wall and the lack of accessibility to the building arcade and the plinth wall. The Panel would like to see the double row of trees retained with a larger public walkway and improved access to the building from the sidewalk.
- The Panel recommends the incorporation of more permanent seating opportunities within the plaza.
- The Panel would like to ensure that the artwork within the building is always present whether changing on a regular basis, or a permanent collection and is always visible to the public. This art is integral to the success of a positive public realm experience.
- The Panel is concerned that the office use on three sides of the tower at street level will not provide an animated and active streetscape and encourages the Applicant to explore other uses for this space such as coffee shops, retail, etc.
- The Panel encourages the Applicant to consider incorporating the historical elements from the existing buildings (form, character, or material).

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2009 JUNE 10
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- The Panel is concerned about the lack of articulation of the building entries for pedestrian way finding and recommends that the Applicant reevaluate the main entries.
- The Panel is concerned that a lighting concept and a signage strategy were not submitted with the application as they are an important part of the public realm.
- Bicycle racks need to be incorporated in close proximity to the building entrances.
- The Panel is concerned with pedestrian safety along the 6th Avenue due to the amount of overhead doors for loading and parking in close proximity to each other. The panel encourages the Applicant to combine some of the uses to reduce the amount of overhead doors.
- The Panel commends the Applicant for the incorporation of a green roof. However details of location and extent were not apparent on the drawings.
- The Applicant committed to high quality granite surfacing of the entire plaza area and the Panel would like to ensure that this is carried forward to the final design.
- The Panel recommends that the Applicant explore the opportunity for a permanent exterior public art piece within the plaza.

Community Association Comments

November 28, 2008

The City of Calgary
Development Circulation Controller
Development and Building Approvals #8073
P.O. Box 2100 Station M
Calgary, AB T2P 2M5

Attn: Michael Stevenson

Dear Michael:

Re: DP 2008-3576 219 6 Ave SW

The Calgary Downtown Association's (CDA) Urban Development Committee has reviewed the application and attended a presentation by Brookfield Properties and Cohos Evamy Architects for the above-mentioned project. The CDA is extremely pleased with the proposed development and believe it will positively impact the area.

Below is a summary of our discussion. I trust it will assist you and the developer in understanding the elements the CDA supports and where our concerns lie.

- 1) The street level impact is extremely positive. A lot of attention has been paid to the integration of the plaza and the +1.5 bridges to the surrounding properties, allowing vitality and respect to heritage architecture to exist side by side.
- 2) The commitment to programming of the proposed plaza is warmly received by the CDA. We are thrilled that two major art installations, one in the public realm, and one clearly visible to the public, are being proposed.
- 3) The proposed 'bar' building on the west side of the site assists in softening the impact of the existing parkade on the area. The addition of the food court and other retail components is well received. We would recommend trying to secure a restaurant for the area that would remain open in the evenings to further enhance the vitality of the location. This building should also serve to reduce the negative impact of wind on the site.



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- 4) The CDA is fully supportive of Brookfield's commitment to create a LEED Gold certified building, including green roofs. We especially like the green roof proposed for the 'bar' building.
- 5) We believe that the impact of vehicular traffic on the site has been well researched, and the mid-block access proposed for 6th Avenue should service the building well, without negatively impacting the avenue. During construction, the use of the plaza area for storage and staging is fully supported. The CDA would only support short term closures of 6th Avenue and 1st Street throughout demolition and construction, and would like to see as much thought as possible given to keeping pedestrian traffic unobstructed and safe throughout the project.
- 6) The CDA would support the two proposed +15 bridges, but only if the existing bridge over 7th Avenue is removed. Consideration to providing access to the Bow Parkade would be essential for us to support the new bridge. We would also like to see the underside of both bridges lit in some fashion, so as not to shadow the pedestrian realm.
- 7) We are very pleased that 225 parking spots for bicycles are being proposed, and that shower facilities have been incorporated into the design. The suggestion of parking rate incentives for those driving energy efficient vehicles is also supported.
- 8) From the presentation, it would appear that a lot of thought has been given to safety and security of both the building tenants and the public. We would like to see the lighting plan for the project once it is completed. We would suggest that CPTED principals be incorporated into the design.
- 9) Our only disappointment in seeing the project is that there does not appear that any heritage components of the Herald Building can be preserved. However, the commitment to save one of the facades on 7th Avenue is well received. Any ideas around commemorating the history of the Herald Building, such as art installations, or pavement designs, would be welcomed.



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I trust our comments will be useful and we look forward to an update on the project as details are finalized. Feel free to contact me at 215-1565 should you wish to discuss the project further.

Yours truly,



Maggie Schofield
Executive Director

cc: UDC
Ian Porter, Brookfield Properties
Martin Sparrow, Cohos Evamy
Yvonne Harper, Cohos Evamy
Dave Breckon, City of Calgary, Centre City

