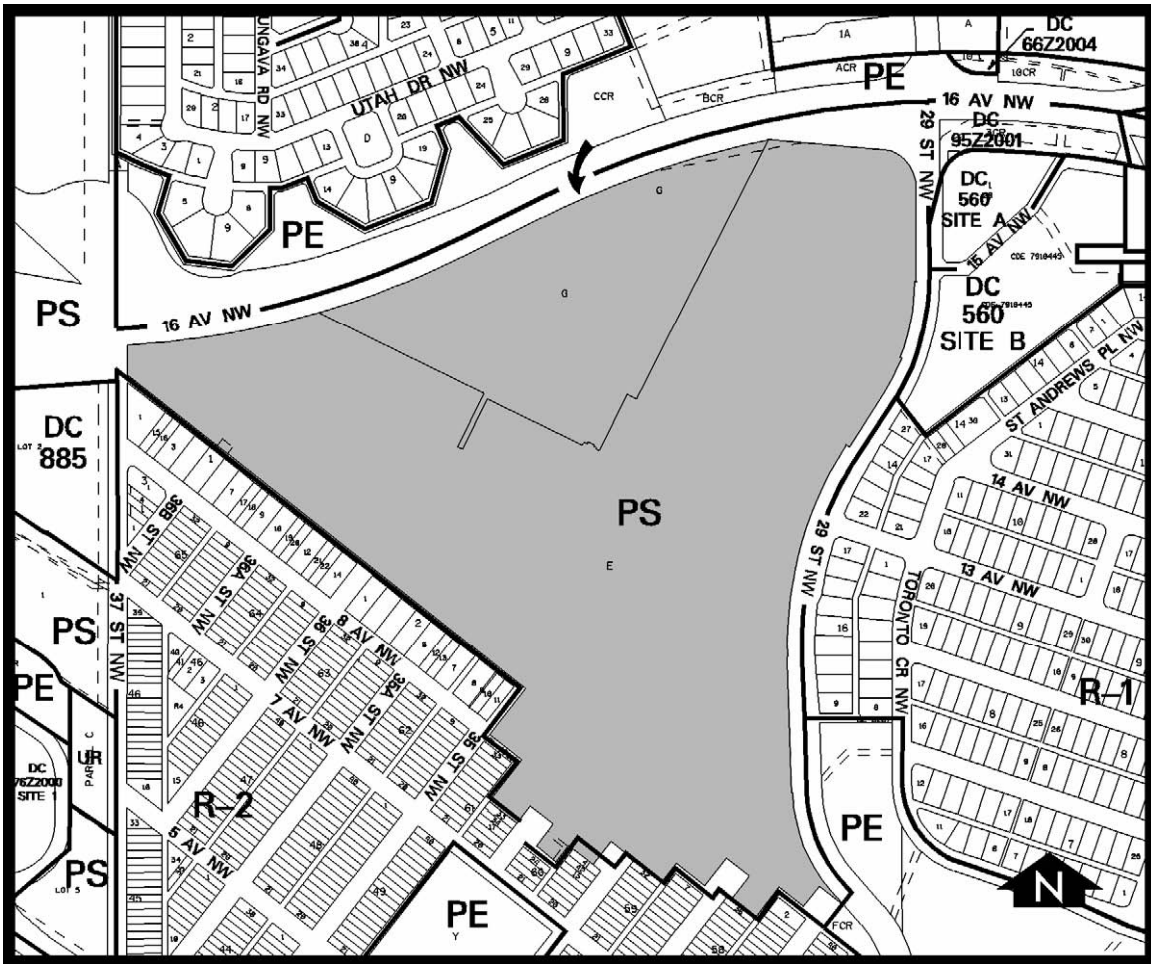


REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 11
CPC DATE:	2005 October 20
DP NO:	DP2005-1841

ST. ANDREWS HEIGHTS
(Ward 7 - Alderman Farrell)



PROPOSAL:
Addition and Renovations to Foothills Medical Centre

APPLICANT: Cohos Evamy Partners	OWNER: Calgary Health Region & The Governors of the University of Calgary
MUNICIPAL ADDRESS: 1403 29 Street NW 3330 Hospital Drive NW	LEGAL DESCRIPTION: Plan 246JK, Block E Plan 9410341, Block G (Map 19C)
EXISTING LAND USE DISTRICT(S): PS Public Service District	
AREA OF SITE: 34.21 ha ± (84.52 ac ±)	
CURRENT DEVELOPMENT: Foothills Medical Centre	

ADJACENT DEVELOPMENT:

NORTH: 16 Avenue N.W., University Heights Community

SOUTH: Escarpment, Parkdale Community

EAST: 29 Street N.W., St. Andrews Heights Community

WEST: 16 Avenue N.W., University Lands

SITE CHARACTERISTICS:

Site slopes slightly from north to south. Land drops off significantly at the south end of the site at the escarpment down to the Community of Parkdale.

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
HEIGHT	Not Specified	69.7 meters	-----
YARDS (BUILDING SETBACK)	6m or equal to building height	135 – 140 metres	-----
PARKING	1/bed (1062 stalls)	5,342 stalls	-----
LANDSCAPING	All required yards and City boulevards	In yards provided	-----
EXTERIOR FINISH MATERIALS			
Walls:	Composite metal panels, Tyndal stone, aluminium louvers		
Windows:	Clear, tinted and opaque glazing		

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	No Concerns
ENVIRONMENTAL MANAGEMENT	Awaiting receipt of report regarding remediation work on site.
URBAN DESIGN REVIEW COMMITTEE	Not Applicable
SPECIAL REFEREE(S)	Not Applicable
COMMUNITY ASSOCIATIONS Parkdale, St. Andrews Heights, University Heights	No Objections. All three adjacent Communities have been active on the Foothills Medical Centre Master Plan Working Group.
CALGARY FIRE PREVENTION BUREAU	Comments regarding fire department access and maintenance of life safety systems during demolition and construction phases.

PLANNING EVALUATION

Introduction

The proposed development is a 12 storey, 69.67 metre tower structure and interior renovations to the Foothills Medical Centre. The proposed tower is to be located to the immediate west of the existing main hospital building and immediately south of the University of Calgary Health Sciences Centre.

The purpose of this project is to;

- house the consolidated inpatient Orthopaedic Program
- redevelop and expand the Intensive Care Unit from 22 to 36 beds
- redevelop and expand the Emergency Department from 46 to 70 beds
- provide diagnostic imaging services to the I.C.U. and Emergency Department.

This is the first phase in what is anticipated to be five phases in the regeneration of the Foothills Medical Centre Site. Phase I is planned to allow future phases to be incorporated with minimum interference with the ongoing hospital operations.

Land Use District

The land use for the site is PS Public Service District, hospitals are a discretionary use in this district. The proposed expansion is wholly within the boundary of the existing hospital development area and PS Public Service District.

Legislation & Policy

There are no site specific policy documents which affect the subject lands. The proposed development does not conflict with broader policy documents such The Calgary Plan.

Site Context

The proposed tower is located on the southwest portion of the Foothills Medical Centre. As indicated, the land slopes slightly from north to south to the top of the escarpment after which the grade drops steeply for approximately 12 metres to the toe of the escarpment which forms the south property line for the facility. An interchange is planned for the west side of the site directly adjacent the proposed development. The interchange will allow access to the new Children's Hospital and the Foothills Medical Centre from 16th Avenue N.W.. The interchange is expected to be completed by the fall of 2006.

Site Layout & Building Design

This proposal includes a new 12 storey, 69.67 meter tower, interior renovations on three levels, and site redevelopment around the proposed tower, (Appendix I).

The new building will be linked to the existing main hospital building by a public corridor on the main level while clinical connections will occur on the basement level, main level and level three. There is potential to connect to the Health Research and Innovation Centre building on University of Calgary site at the third floor level.

For budgetary reasons not all components of phase I will be constructed as part of this application. A number of spaces are proposed to be "shelled" or left empty pending future development. These areas will be enclosed within the building exterior shell and all vertical elements such as stairs, shafts and elevators constructed, interior development of the spaces will occur at a future time.

Interstitial floors occur on levels 2, 4, 5, 7 and 9. These floors are located over the heavily serviced components of the hospital such as the surgical suites and intensive care units. The floors house building mechanical equipment and allow for servicing and upgrading of equipment without disrupting critical patient care areas. The fifth level is a mechanical floor as is the twelfth level.

A patient drop-off area and handicapped parking is provided at the west end of the building. Along the west and south elevations a two storey glass and Tyndal stone component projects at grade from the building face establishing a pedestrian scale. Although site area is limited, a outdoor patio, coloured patterned walkways, illuminated bollards, intensive plantings and seating areas are proposed for in the area between the tower and the existing power plant building, taking advantage of the south aspect.

Landscaping

Landscaped areas are provided primarily along the south face of the building. Opportunities for landscaping on the north side of the building are limited due to a lack of space and sunlight. In addition to at grade landscaping a roof top garden is proposed for the fourth floor level.

Site Access & Traffic

Access to the site will be from the proposed 16th Avenue N.W. interchange which is expected to be completed by the fall of 2006. The site will connect with existing internal roads providing access to the balance of the Medical Centre.

Parking

The Foothills Medical Centre and University of Calgary Health Sciences Centre presently provide a total of 5,432 parking stalls on and off site, well in excess of the Land Use Bylaw parking requirement of 1,062 parking stalls. This application includes a surface parking lot providing an additional 50 parking stalls to the site. Additional stalls above the Land Use Bylaw minimum are necessary to accommodate staff loads and overlap during shift changes, additional patient/visitor loads, increased outpatient activities as well as demand from the University of Calgary component of the Medical Centre.

In order to reduce parking demand the Calgary Health Region has implemented a Transportation Demand Management program to reduce vehicle trips by encouraging car pooling and alternative modes of transportation.

Although not part of this development permit application, a 650 stall underground parkade is proposed to be constructed immediately west of the new tower.

Site Servicing for Utilities

The site can be serviced to City standards. Changes and upgrades necessary to service the expanded facilities will be the responsibility of the developer.

Environmental Site Assessment

The applicant has indicated that a remediation program is being developed to address salt impacted soils discovered during the removal of a brine tank. The tank removal was undertaken as part of the site clearing process. Environmental Management has requested that a copy of the remediation program report be submitted once remediation work has been completed.

Community Association Comments

The Foothills Medical Centre is bordered by the communities of Parkdale, St. Andrews Heights, and University Heights. All three communities are members of the Foothill Medical Centre Master Plan Working Group. As members of the Working Group the Communities have been involved in the planning of the new facility and have no objections to the final proposal, (Appendix II).

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed development complies with the PS Public Service District requirements of Bylaw 2P80;
2. Development is compatible and complementary to existing development on the site and the surrounding area; and
3. There are no technical barriers to the proposed redevelopment of the site.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

A. 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 Development Authority.

Engineering:

1. Identify existing property line of Trans Canada Highway Interchange area.
2. Remove encroachment of underground parkade from City lands.
3. Submit one (1) revised set of plans to the File Manager to address the requirements of the Business Unit(s) as listed below:

Solid Waste Services

- (a) No garbage information provided.
- (b) Contact Solid Waste Services Technical Assistant at 230-6646.
4. Applicant shall provide a site plan that outlines the location of all existing and/or removed above ground and underground storage tanks in relation to the proposed construction area. Additional environmental investigation(s) may be required upon review of this information.
5. Submit five (5) sets of Development Site Servicing Plans to the Building Grades Supervisor, Land Information and Mapping, and obtain approval from Calgary Waterworks and Wastewater & Drainage. (See Advisory Comments for details.)

Planning:

6. A clearance letter from Enmax Corporation indicating that all of its outstanding concerns have been satisfied.
7. Submit seven (7) complete sets of folded amended plans addressing all outstanding prior to release requirements.

B. Permanent Conditions

Engineering:

1. If during construction of the development, the applicant, the owner of the development, or any of their agents or contractors becomes aware of any contamination:

- (a) The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary;
- (b) The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary; and
- (c) If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

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

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

2. Applicant shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
 - Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.)
 - Relocation of works (survey monuments and underground/overhead utilities, etc.)
 - Upgrading of works (road widening and watermain upgrading, etc.)
 - Construction of new works (lane paving, sidewalks, curbs, etc.)
 - Reconstruction of City facilities damaged during construction
3. Public work to be City standard and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, streetlighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing, and landscaping.
4. Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the applicant shall pay the difference, upon receipt of notice, to The City.
5. The applicant is to submit an "As Constructed Grade Certificate" signed and sealed by a Professional Engineer, Registered Architect, or a Professional Land Surveyor confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan. Certification is to be completed within the timeline specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specification and Guidelines.

6. Prior to the issuance of the Development Completion Permit the applicant is to submit a certificate that is signed and sealed by a Professional Engineer, confirming that the development has been constructed in compliance with The City of Calgary's Drainage Bylaw.
7. The development is to be built and operated in functional compliance with the Stormwater Management measures outlined in this application.

Planning:

8. 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.
9. No changes to the approved plans shall take place unless authorized by the Development Authority.
10. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit.
11. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system.
12. Parking and landscaping areas shall be separated by a 150 mm (6 inch) continuous concrete curb.
13. All roof top equipment shall be painted and/or screened to the satisfaction of the Development Authority.
14. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans and shall not require a development permit.

C. Advisory Comments

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

Engineering:

Waterworks

1. Service connection(s) from existing on-site watermain.
2. Water connection exists to site.
3. Show details of proposed changes to servicing and metering on Development Site Servicing Plan prior to release of Development Permit.

4. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plans for Building Permit approval. Contact Fire Prevention Bureau at 268-5378.

Wastewater & Drainage

5. Sanitary connection exists to site.
6. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage.
7. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
8. Each building shall be separately serviced from an on-site main.
9. All on-site sewers are to be designed to City of Calgary specifications.
10. Adequate easement protection will be required for all utilities. No trees, shrubs, permanent structures or unauthorized change of grades are permitted within the utility right-of-way.
11. Storm sewer connection exists to site.
12. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage.
13. Maintain existing allowable stormwater runoff coefficient.
14. Ponding required for 1:100 year storm event.
15. Slab of building elevation to be min. 0.3 metres above top of pond.
16. All building openings, ramps, etc, adjacent to trap lows are to be min. 0.3 metres higher than the maximum water elevation at the 1:100 yr. depth or depth of spill, whichever is greater.
17. Contain storm runoff on site.
18. Controlled stormwater discharge required.
19. Weeping tile is required to tie to the storm sewer unless a qualified soils consultant has determined otherwise. The consultant shall monitor groundwater elevations using a minimum of two test hole readings, obtained one month apart. If the seasonally adjusted groundwater level is within 2.13 metres of the proposed lowest top of footing, weeping tile shall be installed. The applicant must submit a letter from the consultant stating the recorded and seasonally adjusted groundwater elevations referenced to either City datum or geodetic datum.
20. Floor drain is NOT permitted where a plumbing arrangement is such that it may introduce groundwater to a sanitary sewer system.

Utility Line Assignments

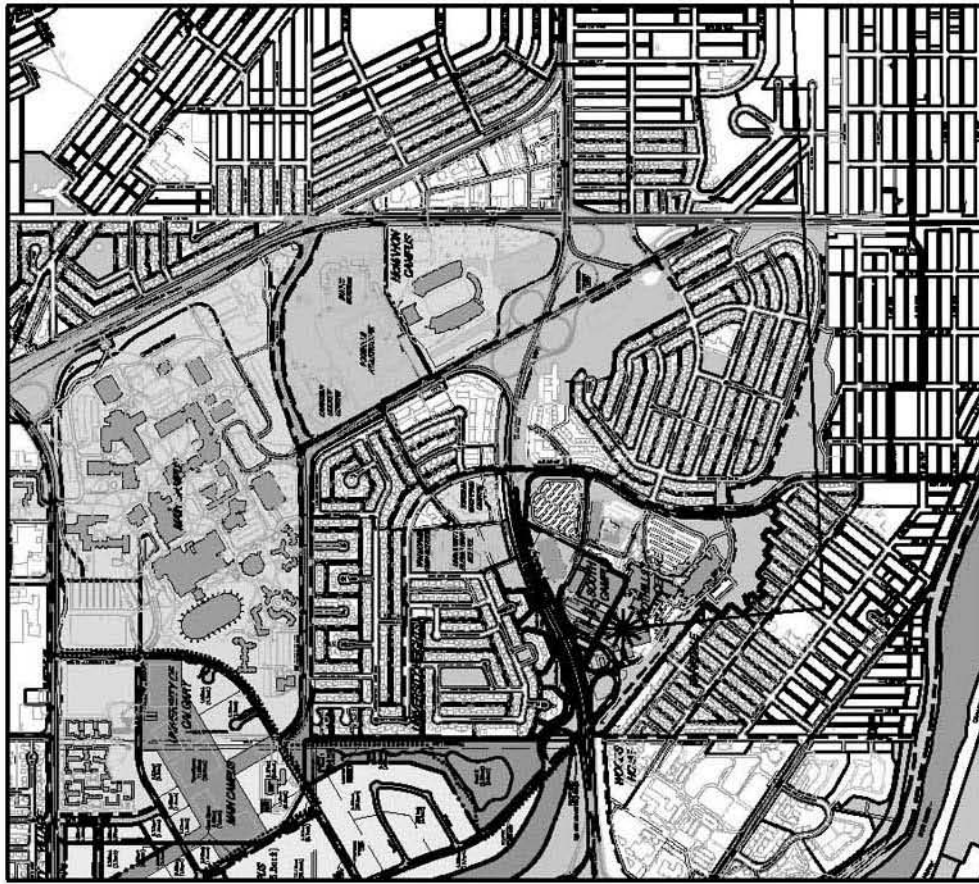
21. No conflicts as all construction is within private property (no registered utility rights-of-way identified). Co-ordinate with shallow utilities for locates prior to any construction.

Planning:

22. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
23. The development must commence before October 20, 2007 or this permit will no longer be valid.
24. 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.
25. The garbage enclosures shall be kept in a good state of repair at all times.
26. In addition to your Development Permit, you should be aware that a Building Permit is also required. Now that your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268 5311 for further information.

Craig Davies
2005/October 12

FMC - NEW WEST - MAJOR CAPITAL PROJECT



DRAWING LIST

- A-00 BUILDING AND ZONING DATA
- A-01 FMC SITE PLAN
- A-02 PROJECT SITE GRADING PLAN
- A-03 BASEMENT LEVEL
- A-04 GROUND LEVEL PART A
- A-05 GROUND LEVEL PART B
- A-06 MAIN FLOOR LEVEL PART A
- A-07 MAIN FLOOR LEVEL PART B
- A-08 SECOND LEVEL
- A-09 THIRD LEVEL
- A-10 THIRD LEVEL B
- A-11 FOURTH LEVEL
- A-12 FIFTH LEVEL
- A-13 SIXTH LEVEL
- A-14 SEVENTH LEVEL
- A-15 EIGHTH LEVEL
- A-16 NINTH LEVEL
- A-17 TENTH LEVEL
- A-18 ELEVENTH LEVEL
- A-19 TWELFTH LEVEL
- (MECHANICAL PENHOUSING)
- A-21 NOT USED
- A-22 ROOF PLAN
- A-23 NORTH ELEVATION
- A-24 EASTWEST ELEVATION
- A-25 SOUTH ELEVATION
- A-26 SECTION AA
- A-27 SECTION BB
- A-28 SECTION CC
- A-29 SECTION DD
- A-30 SITE DETAILS
- A-31 GARAGE AREA
- L-01 LANDSCAPE SITE PLAN
- L-02 LANDSCAPE ELEVATIONS/DETAILS
- E-01 ELECTRICAL SITE LIGHTING & PHOTOMETRICS

PROJECT LOCATION

VICINITY PLAN

PROJECT DESCRIPTION

The Project consists of a 12 story high care ambulatory building and business wing with the existing FMC Hospital and FMC Outpatient Centre. The project is located on the east side of the city, south of the intersection of 14th Street and 15th Street. The project is located on the east side of the city, south of the intersection of 14th Street and 15th Street. The project is located on the east side of the city, south of the intersection of 14th Street and 15th Street.

The Phase 1 project is to be located in the southeast corner of the site, behind the existing FMC Hospital and FMC Outpatient Centre. The project is located in the southeast corner of the site, behind the existing FMC Hospital and FMC Outpatient Centre. The project is located in the southeast corner of the site, behind the existing FMC Hospital and FMC Outpatient Centre.

The Phase 2 project is to be located in the southeast corner of the site, behind the existing FMC Hospital and FMC Outpatient Centre. The project is located in the southeast corner of the site, behind the existing FMC Hospital and FMC Outpatient Centre. The project is located in the southeast corner of the site, behind the existing FMC Hospital and FMC Outpatient Centre.

The project has been located to maximize the use of the available building area and to provide for future expansion. The project has been located to maximize the use of the available building area and to provide for future expansion. The project has been located to maximize the use of the available building area and to provide for future expansion.

A variety of social spaces are proposed to be located on the building site. These spaces will be enclosed within the existing building shell and will provide for future expansion. A variety of social spaces are proposed to be located on the building site. These spaces will be enclosed within the existing building shell and will provide for future expansion.

PROPOSED BUILDING AREA

TOTAL = 80,000 SM

PROPOSED BUILDING HEIGHT (To the Parapet) = 72 METERS (approx.)

BUILDING / ZONING DATA

LEGAL DESCRIPTION

BLX E

PLAN 244K

FOOTHILLS HOSPITAL SITE

PARCEL ADDRESS: 1483 29 ST NW

SUBJECT AREA ADDRESS

FMC NEW WEST 3154 HOSPITAL DRIVE NW

ZONING Public Service District (PS) Land use

FMC NEW WEST PROJECT CONSTRUCTION SITE AREA 25,900 SM

TOTAL 2.3 ha

CALGARY HEALTH REGION FOOTHILLS MEDICAL CENTRE TOTAL SITE AREA 34.4 ha

DEVELOPMENT PERMIT

building & zoning/data

LEGEND

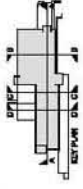
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- drainage pathway
- complete regional pathway
- complete regional boundary
- proposed roads
- street name
- proposed parcel code
- property line

FMC - NEW WEST
MAJOR CAPITAL PROJECT
COHOS E V A M Y
ARCHITECTURE
INTERIOR DESIGN
PLANNING

PROJECT #:
DATE:
SCALE:
DRAWN BY:
DATE: 04.20.2005
NTB

DP A-00

calgary health region



DEVELOPMENT PERMIT

site plan

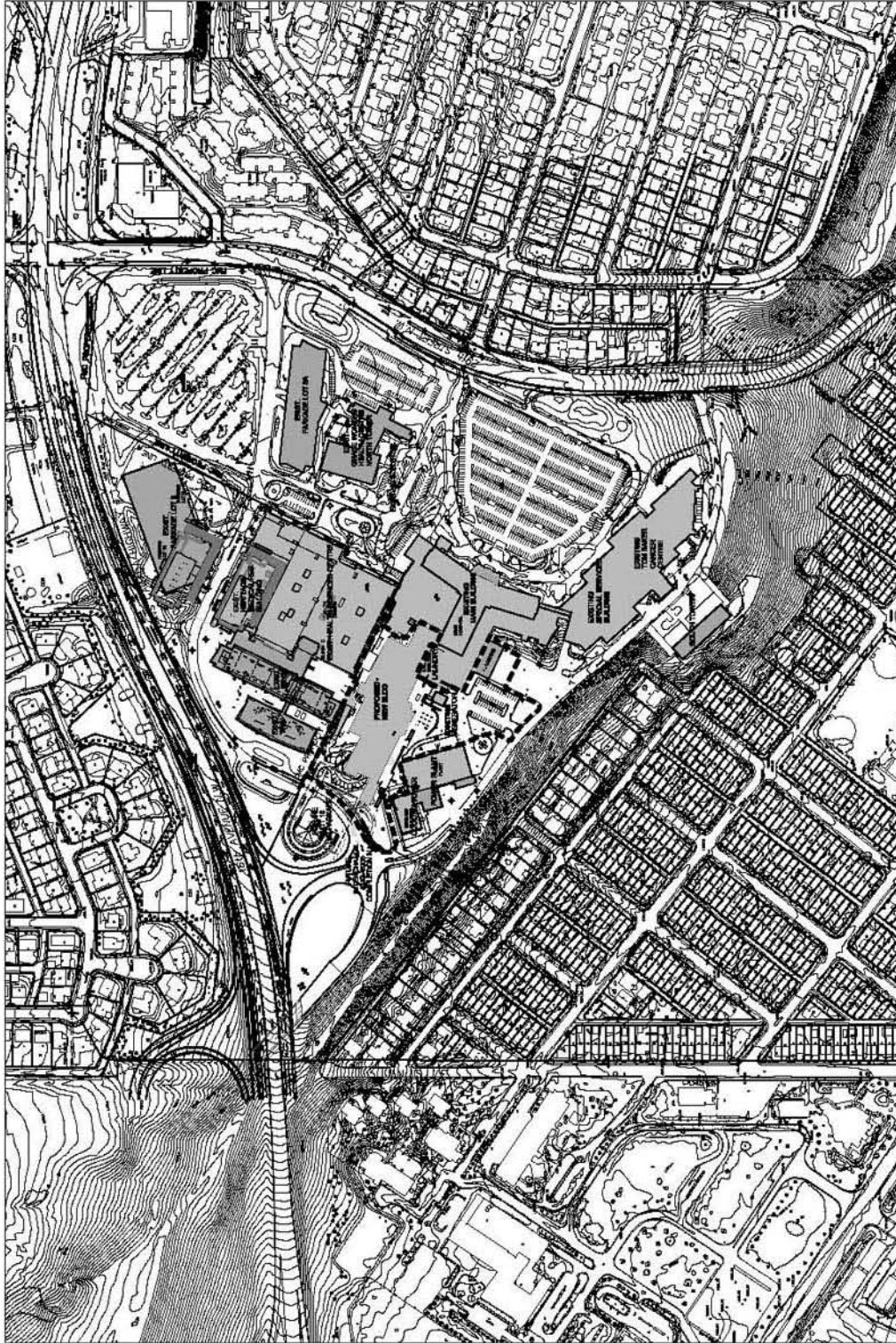
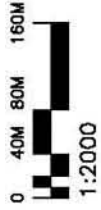
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Extent of construction (also work)

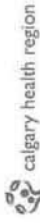
FMC - NEW WEST MAJOR CAPITAL PROJECT
COHOS EVAMY

PROJECT #
DATE: Oct. 30, 2005
SCALE: 1:2000

DP A-01



THIS DOCUMENT IS THE PROPERTY OF THE CALGARY HEALTH REGION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CALGARY HEALTH REGION.



DEVELOPMENT PERMIT

site plan

LEGEND

Extent of construction (full work)

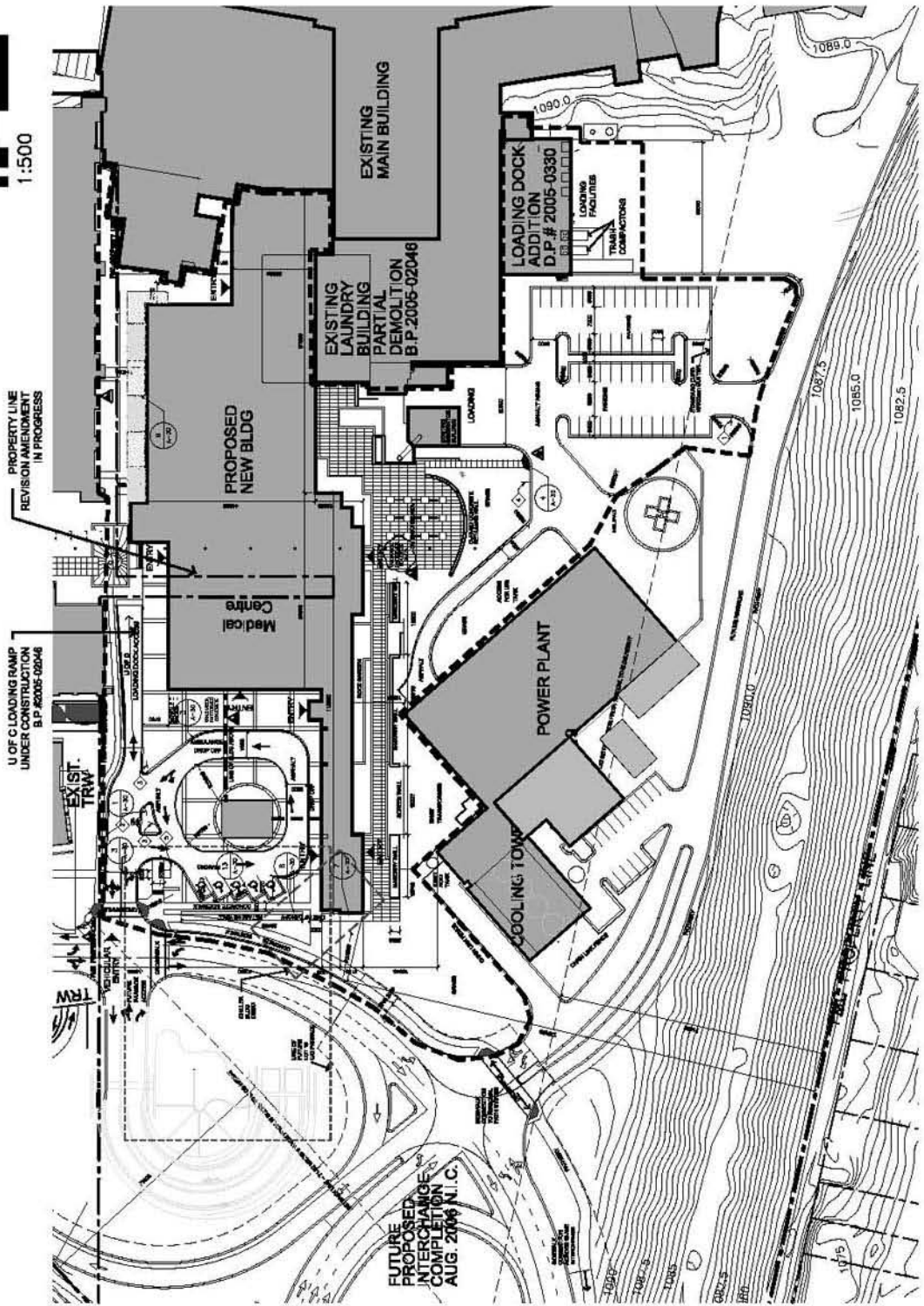
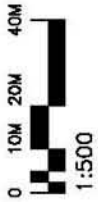
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- PROPERTY LINE
- FISH WALK ELEVATION
- GRASSY BELT
- ROCKY PAVING
- EXISTING ASPHALT PAVED BY OTHERS
- TRAFFIC SIGN
- WALKWAY
- WALKWAY
- LEFT TURN ONLY
- NO PARKING
- NO LEFT TURN

**FMC - NEW WEST
MAJOR CAPITAL PROJECT
COHOS EVAMY**

PROJECT # 002770.01
DATE: 20.10.2005
SCALE: 1:500

DP A-02

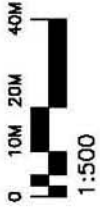


PROPERTY LINE
REVISION ON PERMIT
IN PROGRESS

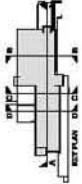
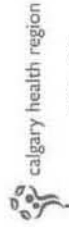
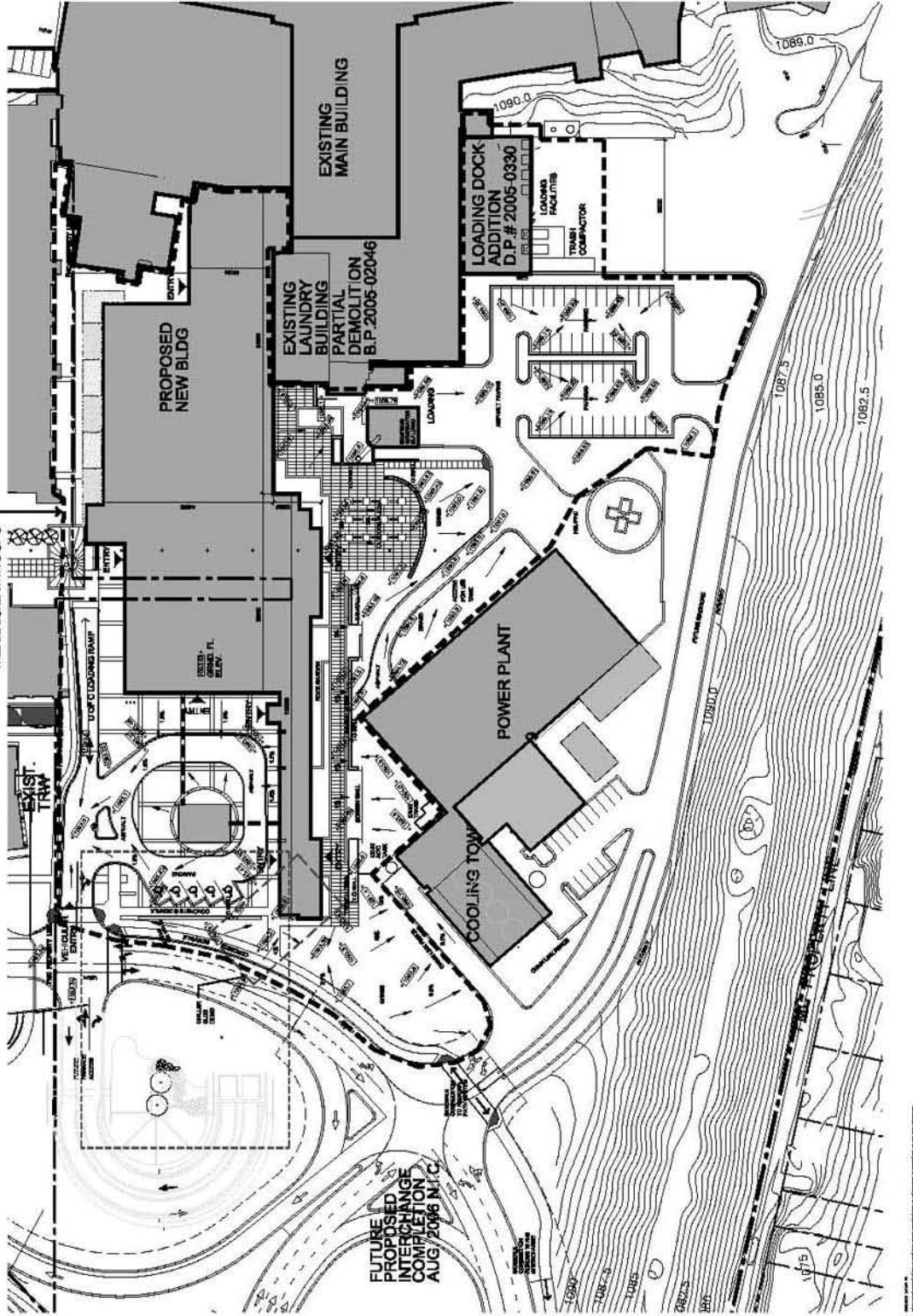
U OF C LOADING RAMP
UNDER CONSTRUCTION
B.P. #2005-05046

FUTURE
PROPOSED
INTERCHANGE
COMPLETION
AUG. 2006 N.I.C.

DATE PLOTTED: 20.10.2005 11:58 AM



ALONG PROPERTY LINE
LANDSCAPE COORDINATION
GRADES AND FINISHES
WILL BE DONE WITH U OF C



site grading

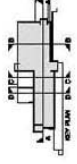
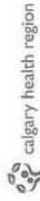
LEGEND

Extent of construction
(shaded work)

FMC - NEW WEST
MAJOR CAPITAL PROJECT
COHOS EVAMY

PROJECT # 08278.01
DATE OCT. 20, 2005
SCALE 1:500

DP A-03



DEVELOPMENT PERMIT

basement level floor plan

LEGEND

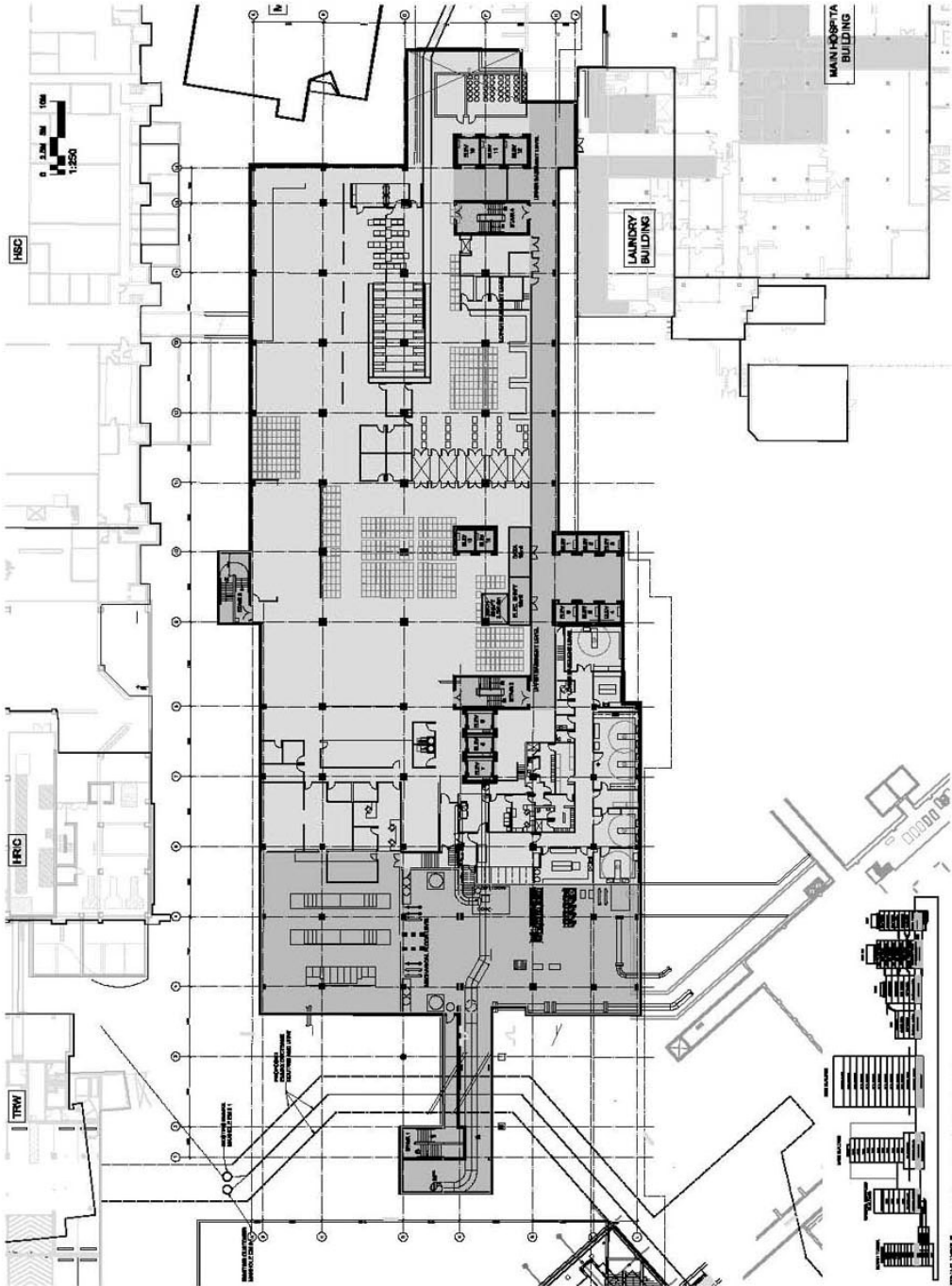
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- Mechanical
- General Circulation

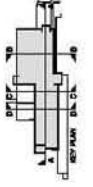
FMC - NEW WEST
MAJOR CAPITAL PROJECT

COHOS - EVAMY
ARCHITECTURAL
10000 100th Street
Edmonton, Alberta
T5A 0K6

PROJECT # : 00027611
DATE: Oct. 20, 2005
SCALE: 1:250

DP **A-04**





DEVELOPMENT PERMIT

**basement
level b
floor plan
renovated area**

LEGEND

Renovated Areas

**FMC - NEW WEST
MAJOR CAPITAL PROJECT**

COHOS - EVAMY

ARCHITECTURAL
ENGINEERING
PLANNING

PROJECT #:

DATE:

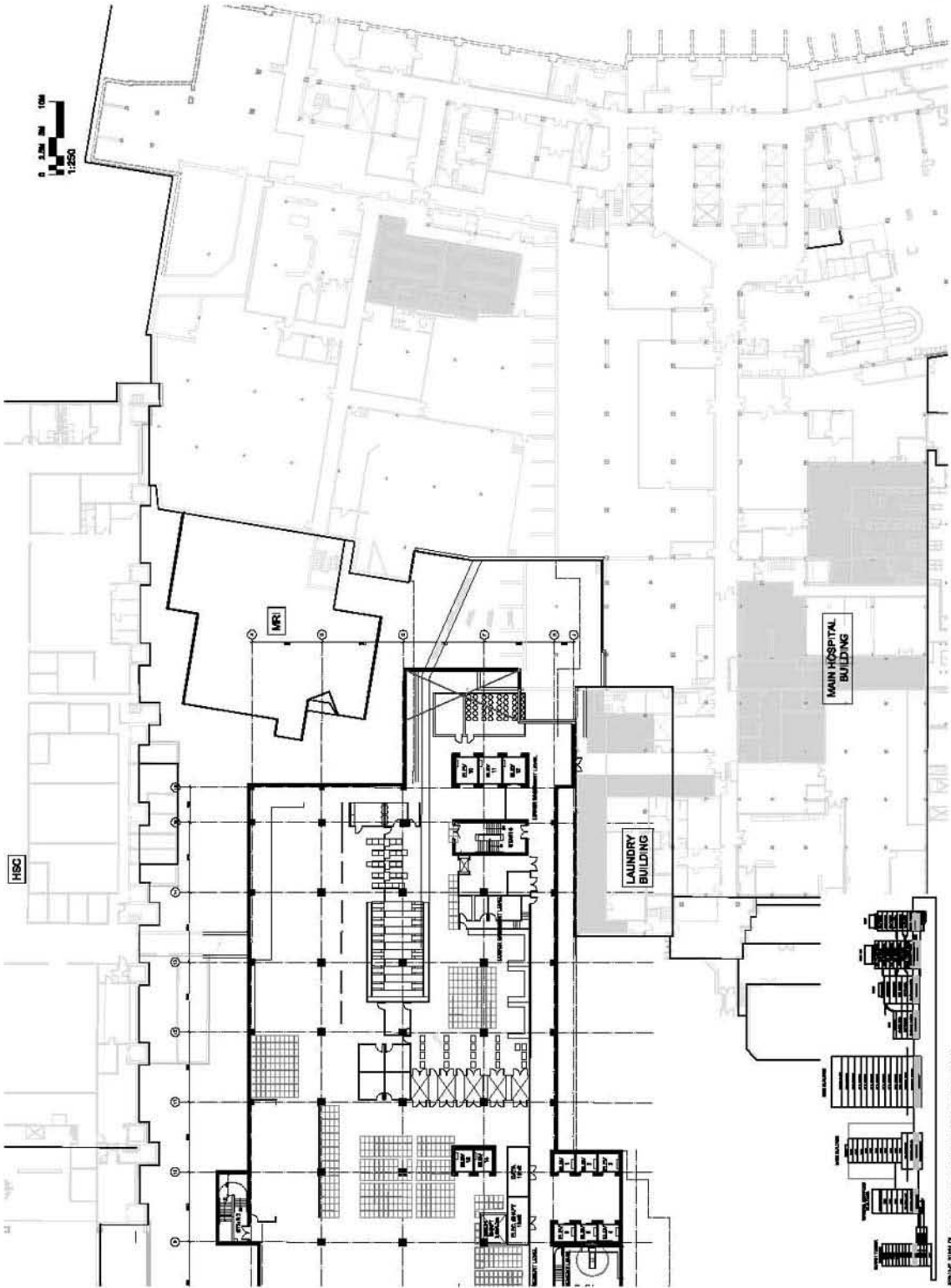
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COZZI/BI

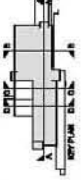
Oct. 20, 2005

1:200

**DR
A-04R**



COZZI/BI ARCHITECTURAL ENGINEERING PLANNING



DEVELOPMENT PERMIT

ground level a floor plan

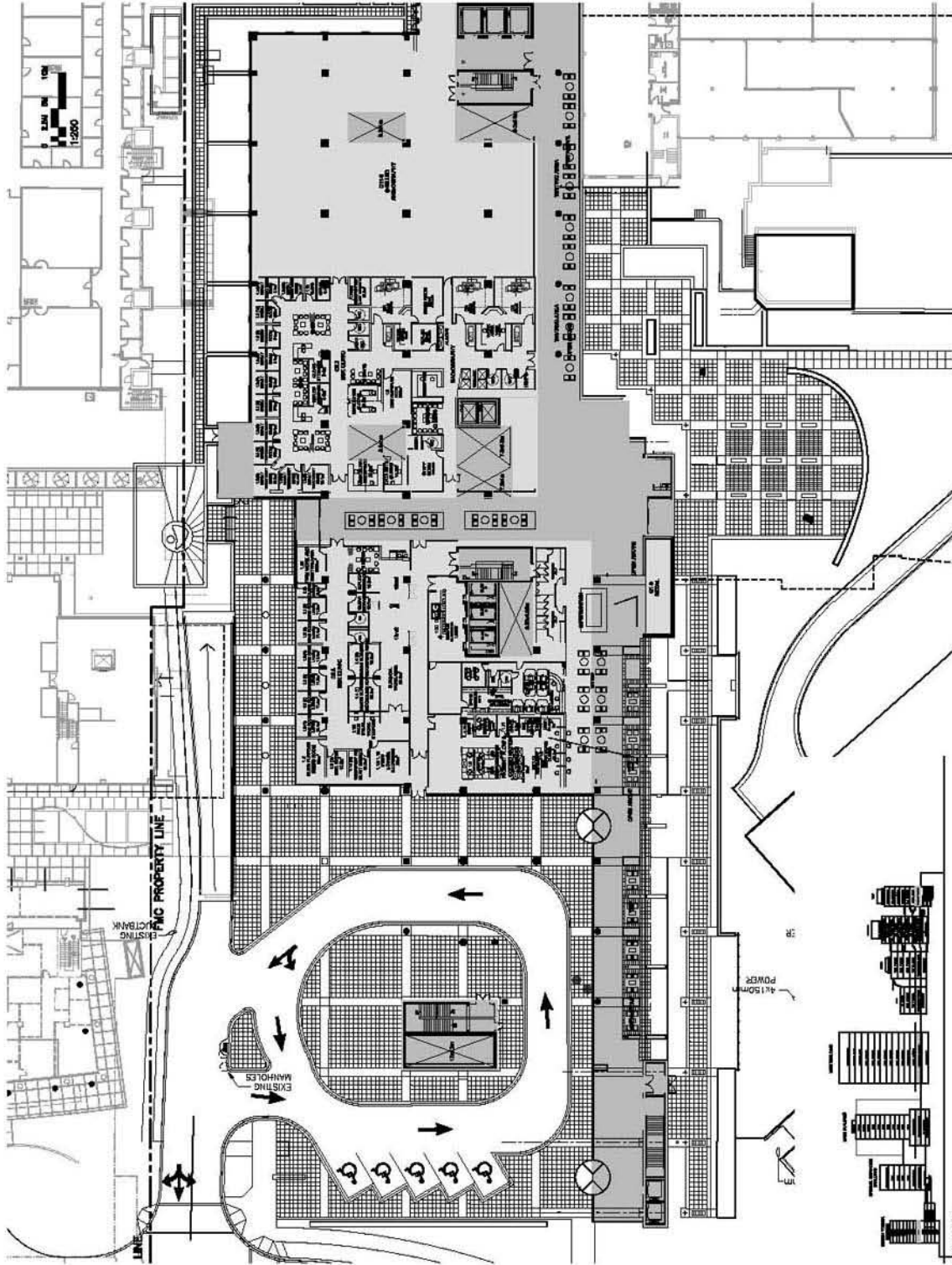
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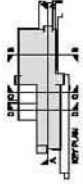
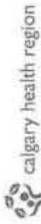
- Programs & Services
- Mechanical
- General Circulation

FMC - NEW WEST
 MAJOR CAPITAL PROJECT
 COHOS E V A M Y
 ARCHITECTURE
 INTERIORS
 INTERIOR DESIGN

PROJECT #:
 DATE: May 30 2006
 SCALE: 1:250

DP A-05





DEVELOPMENT PERMIT

ground level b floor plan

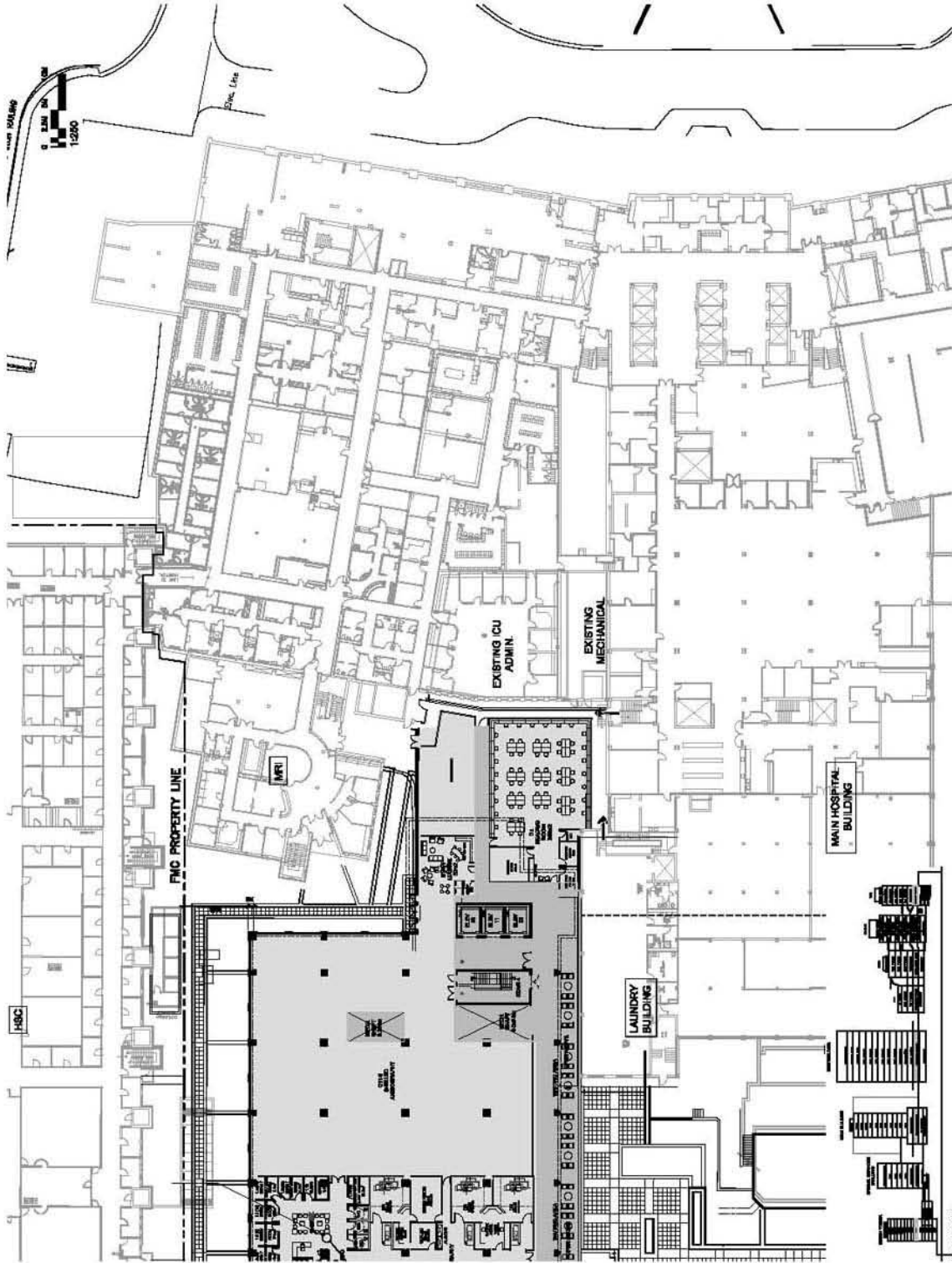
LEGEND

- Programs & Services
- Mechanical
- General Circulation

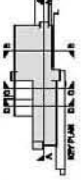
FMC - NEW WEST
 MAJOR CAPITAL PROJECT
 COHOS E V A M Y
 ARCHITECTURE
 ENGINEERING
 INTERIORS
 DESIGN

PROJECT #:
 DATE: May 26, 2006
 SCALE: 1:250

DP A-06



NOT TO SCALE. THIS PLAN IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT. CONSULT THE ARCHITECT FOR MORE INFORMATION.



DEVELOPMENT PERMIT

main level a floor plan

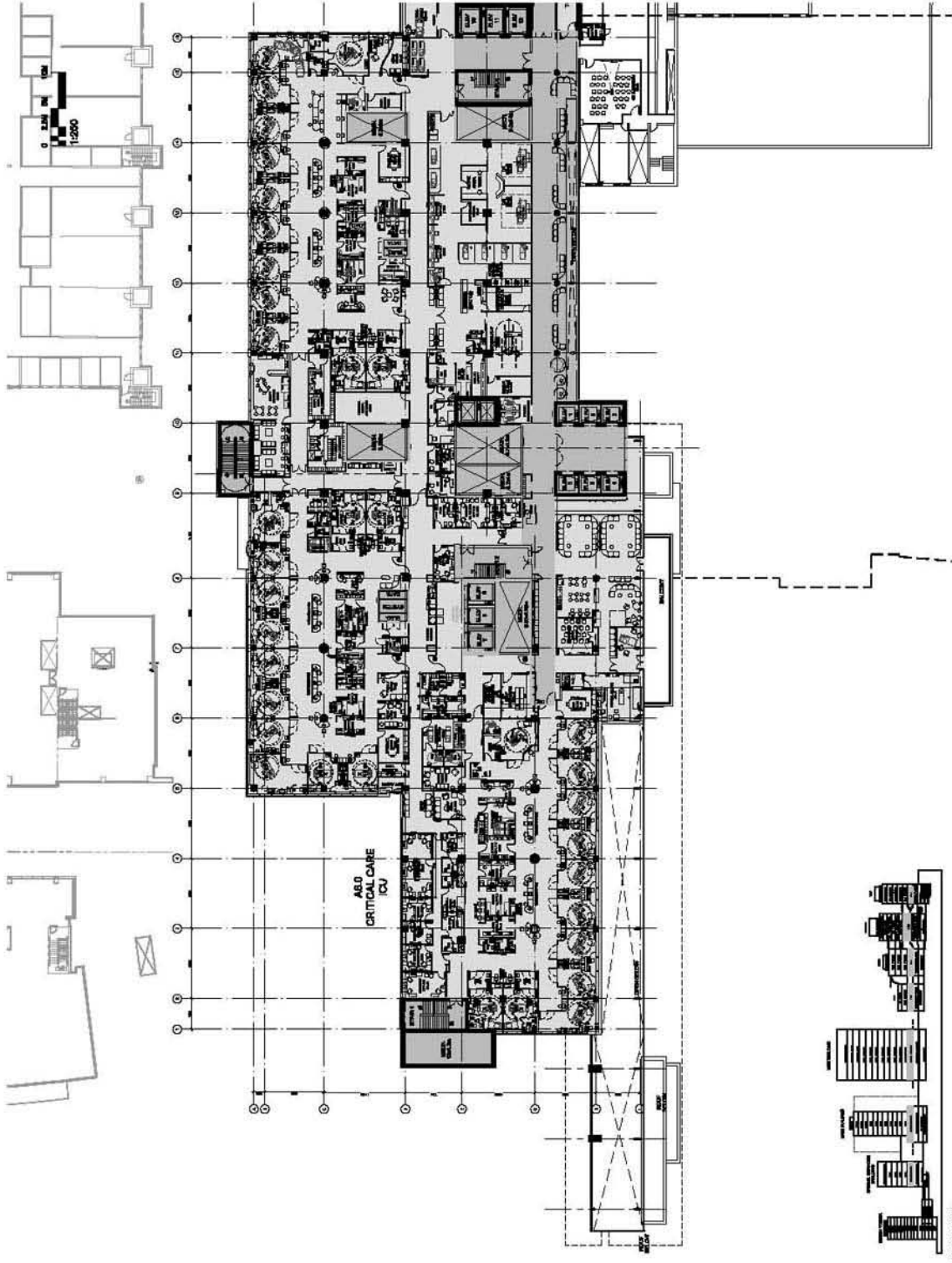
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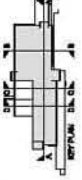
- Programs & Service
- Mechanical
- General Circulation

FMC - NEW WEST
 MAJOR CAPITAL PROJECT
 COHOS E V A M Y
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN

PROJECT #:
 DATE: May 30 2006
 SCALE: 1:250

DP A-07





DEVELOPMENT PERMIT

main level b floor plan

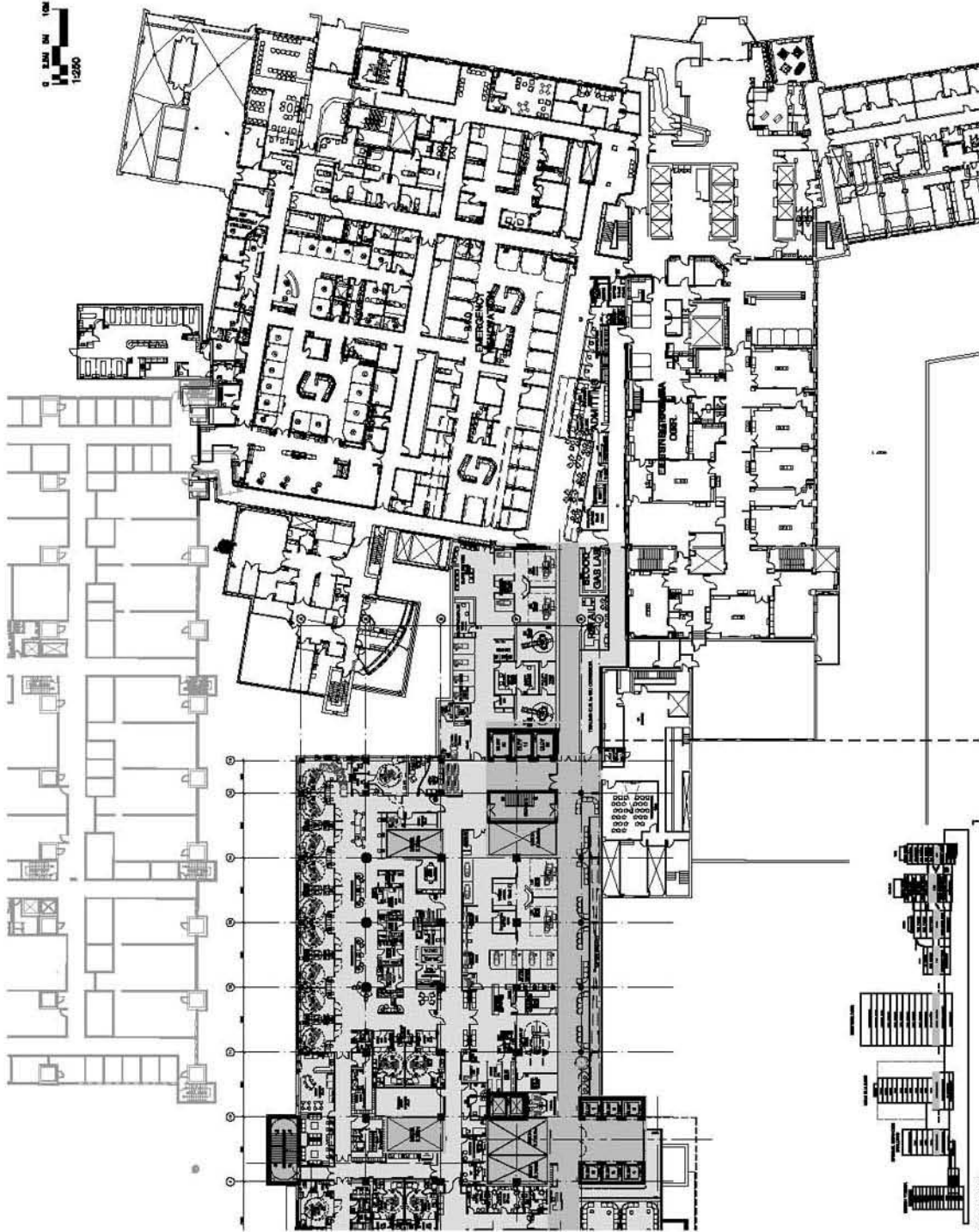
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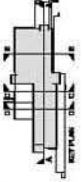
- Programs & Services
- Mechanical
- General Circulation

FMC - NEW WEST
 MAJOR CAPITAL PROJECT
 COHOS E V A M Y
 ARCHITECTURE
 ENGINEERING
 INTERIORS DESIGN

PROJECT #:
 DATE: May 03, 2006
 SCALE: 1:250

DP A-08





DEVELOPMENT PERMIT

main level b floor plan renovated area

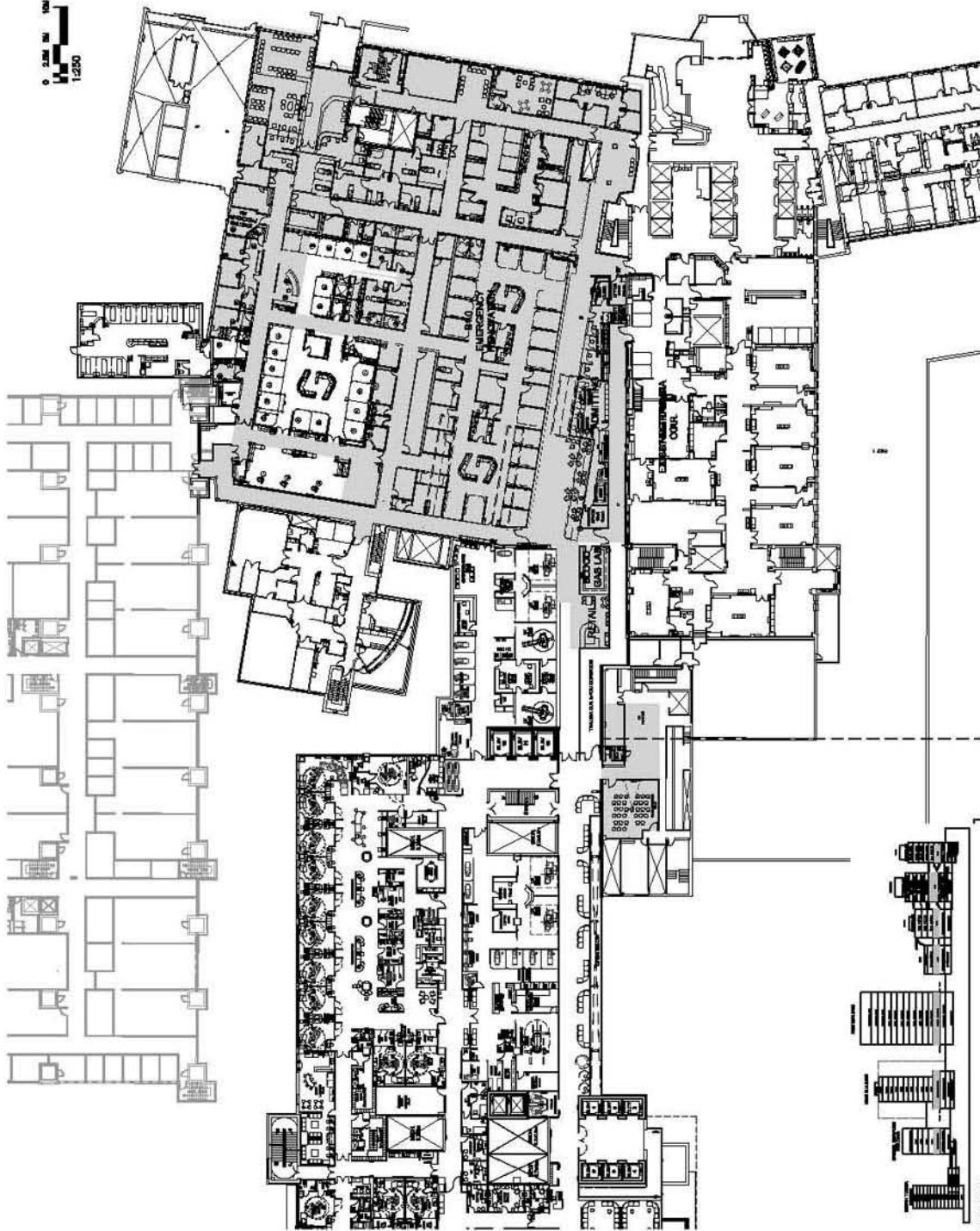
LEGEND

Renovated Area

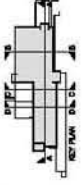
FMC - NEW WEST MAJOR CAPITAL PROJECT COHOS E V A M Y

PROJECT # DATE: October 20, 2005 SCALE: 1:200

DP A-08R



COHOS E V A M Y ARCHITECTURE INC. 100 - 10th Avenue S.E. Calgary, Alberta T2G 2V4



DEVELOPMENT PERMIT

second level floor plan

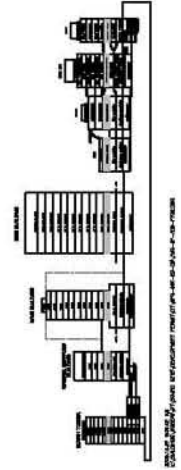
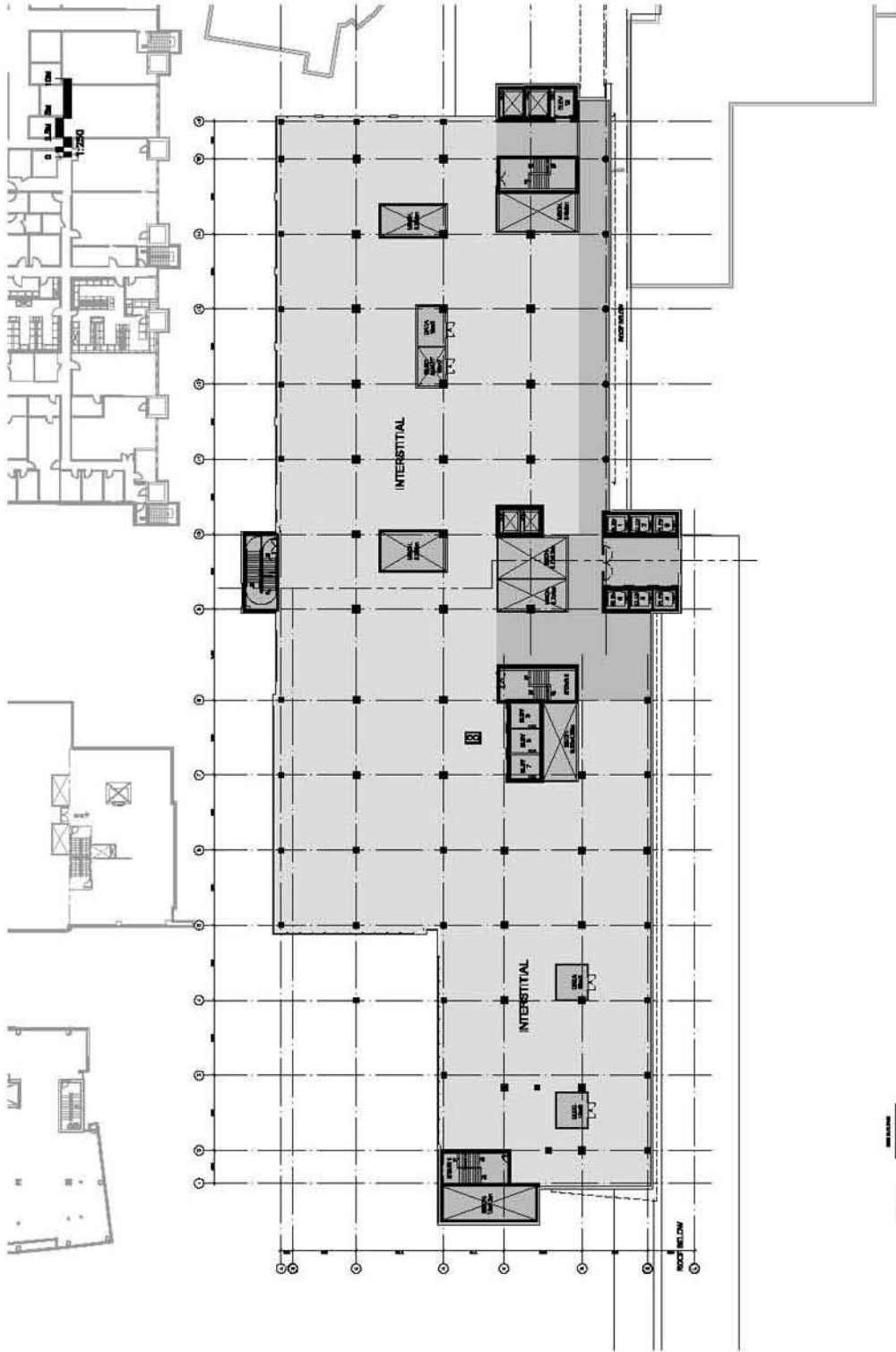
LEGEND

- Programs & Services
- Mechanical
- General Circulation

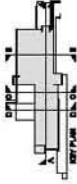
FMC - NEW WEST
 MAJOR CAPITAL PROJECT
 COHOS EVAMY
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN

PROJECT #:
 DATE: Oct. 21, 2005
 SCALE: 1/200

DP A-09



SECTION 2.2.1 (PARTIAL) FROM DEVELOPMENT PERMIT DP-1841-05-01-01-01-01



DEVELOPMENT PERMIT

third level a floor plan

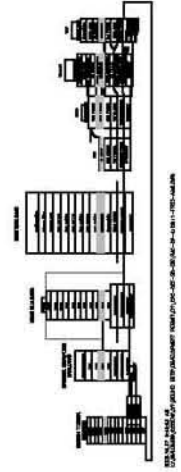
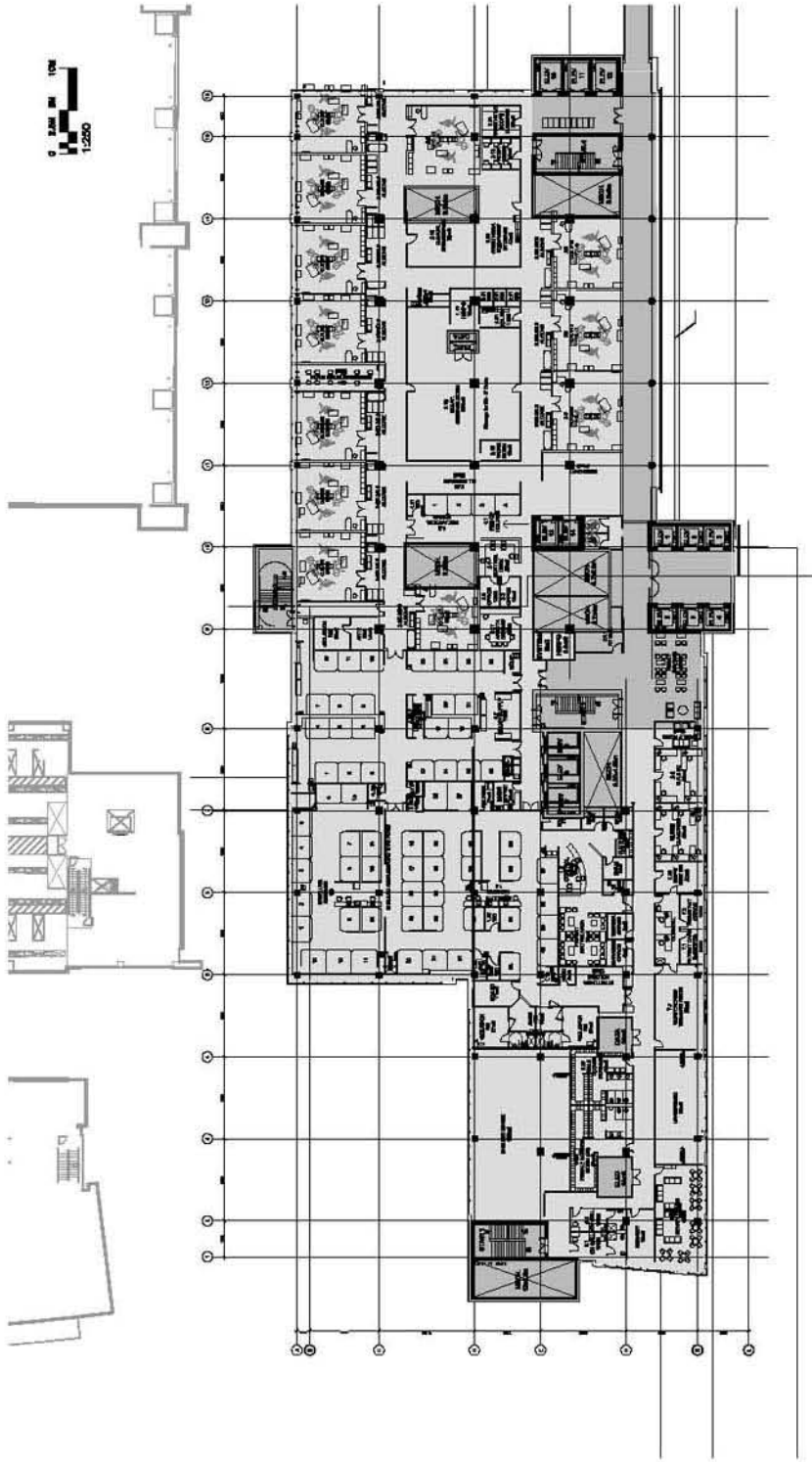
LEGEND

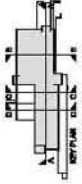
- Programs & Service
- Mechanical
- General Circulation

FMC - NEW WEST
 MAJOR CAPITAL PROJECT
 COHOS E VAMY
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 1111 14TH AVENUE S.W.

PROJECT #:
 DATE: OCT 20, 2006
 SCALE: 1/250

DP A-10





DEVELOPMENT PERMIT

third level b floor plan

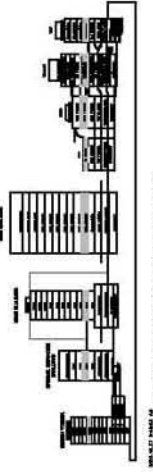
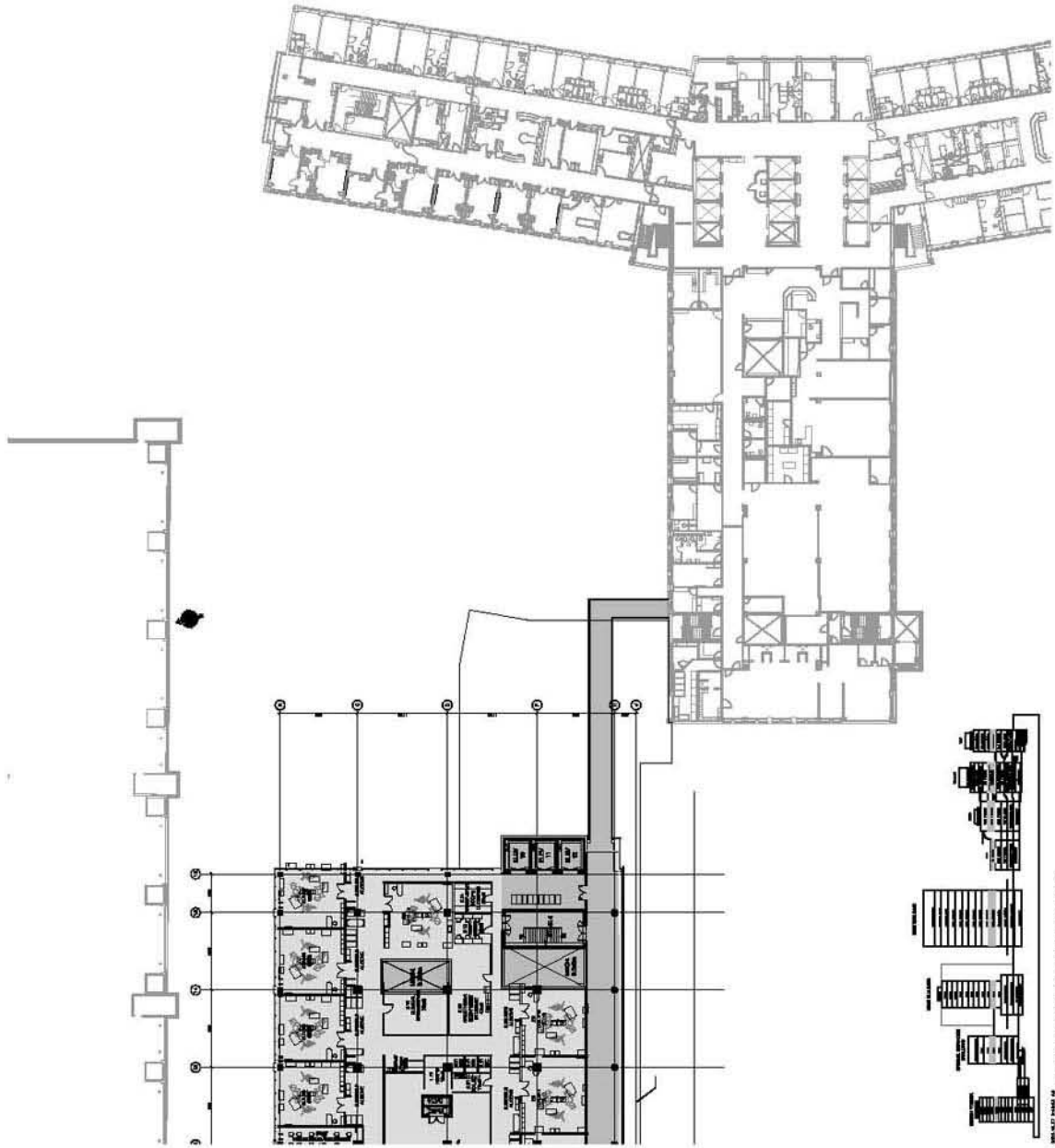
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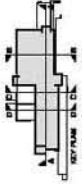
- Programme & Service
- Mechanical
- General Circulation

FMC - NEW WEST
 MAJOR CAPITAL PROJECT
 COHOS E V A M Y
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN

PROJECT #:
 DATE: OCT-20, 2006
 SCALE: 1:250

DP A-11





DEVELOPMENT PERMIT

third level b floor plan renovated area

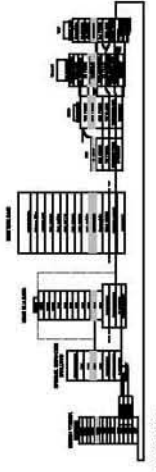
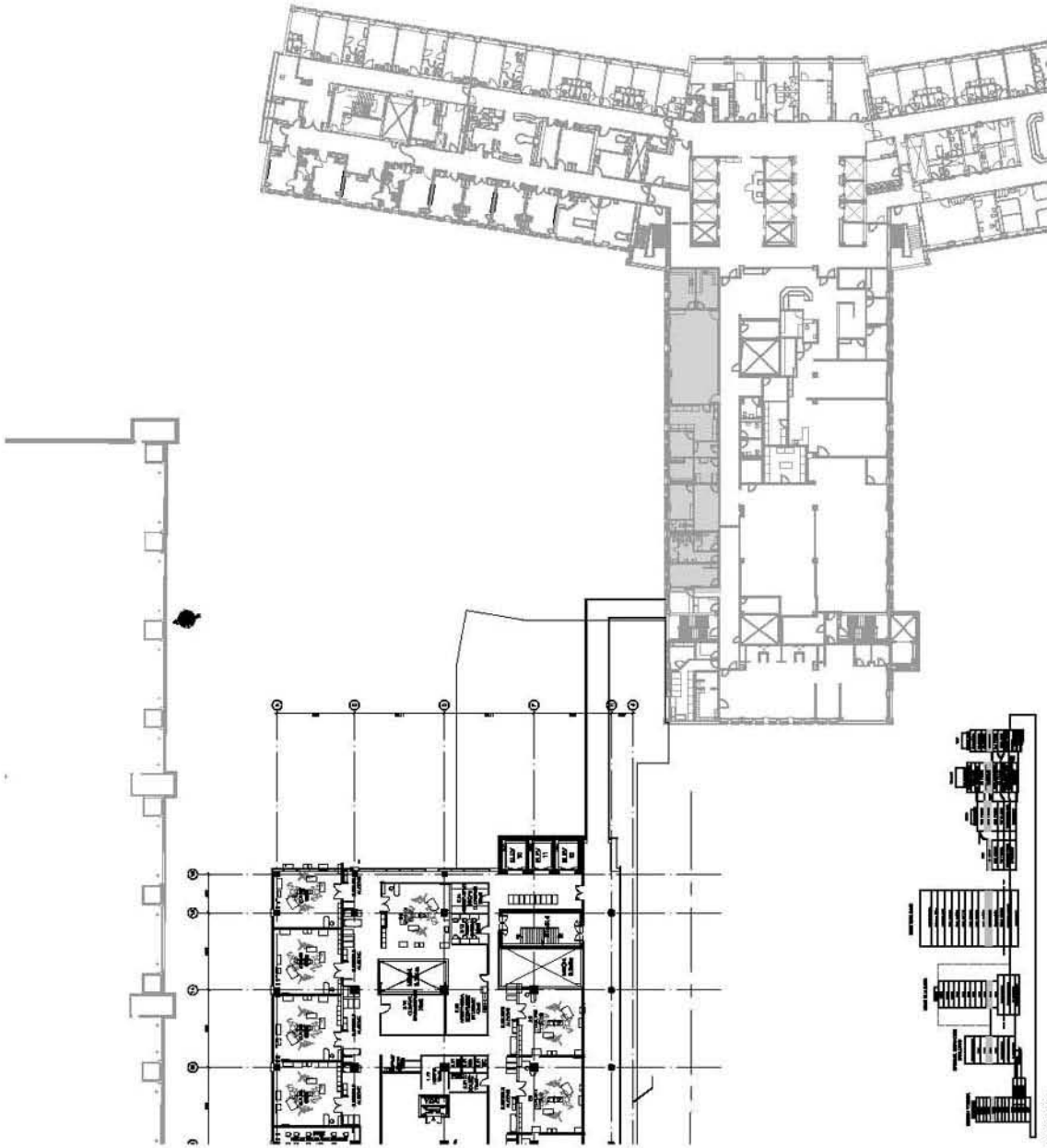
LEGEND

Renovated Areas

FMC - NEW WEST MAJOR CAPITAL PROJECT COHOS - EVAMY ARCHITECTS INC. 11140000

PROJECT #: 00077601 DATE: 007.20.2008 SCALE: 1:250

DP A-11R



SECTION A-A



DEVELOPMENT PERMIT

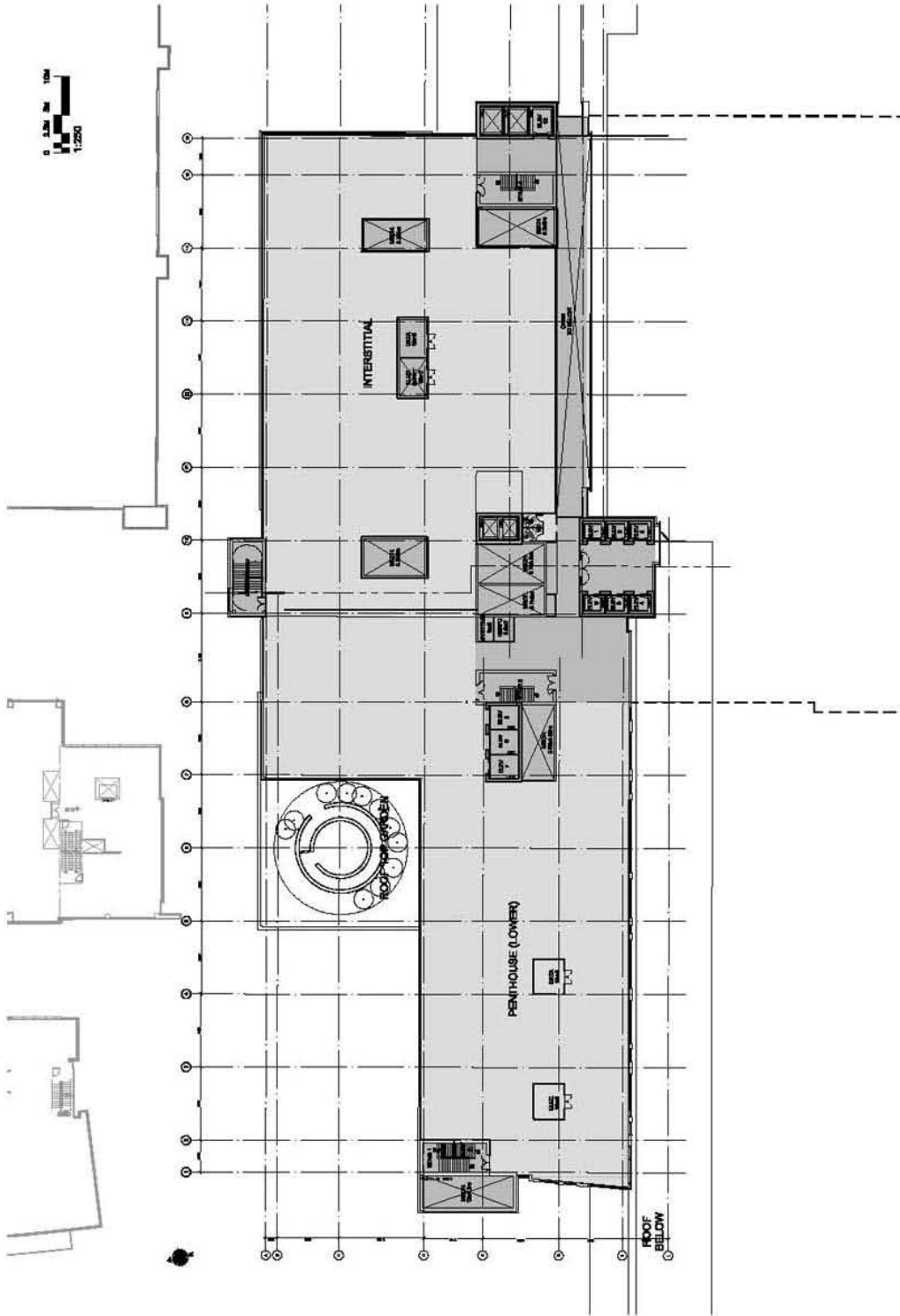
fourth level floor plan

- LEGEND**
- Programs & Services ○
 - Mechanical ○
 - General Circulation ○

FMC - NEW WEST
MAJOR CAPITAL PROJECT
COHOS - E V A M Y

PROJECT # : COZ05001
 DATE : Oct 20, 2005
 SCALE : 1:250

DP A-12



THIS PLAN WAS PREPARED BY ARCHITECTS/ENGINEERS/PLANNERS/INTERIOR DESIGNERS ASSOCIATION OF ALBERTA INC. (AIA) FOR THE CALGARY HEALTH REGION.



DEVELOPMENT PERMIT

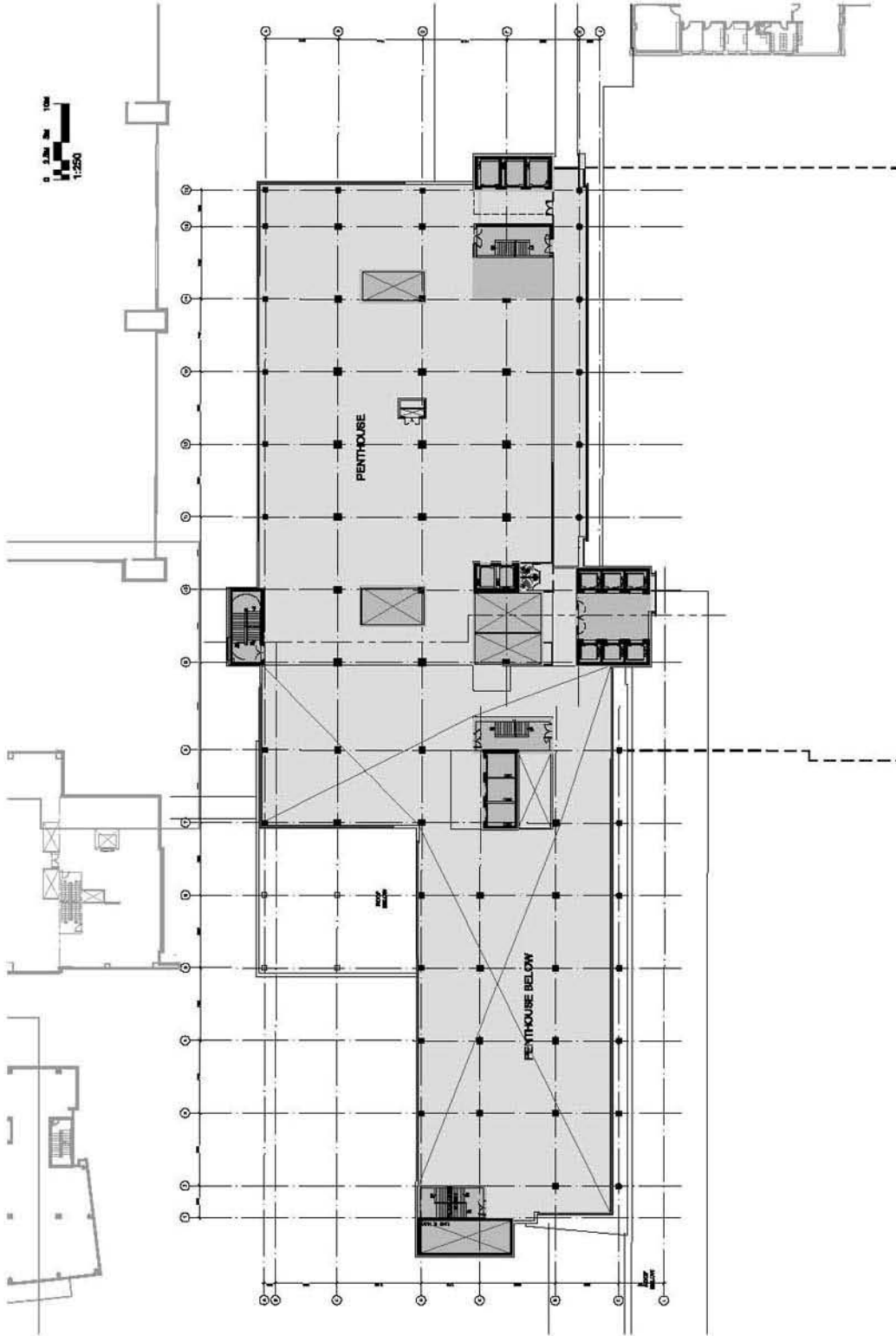
fifth level floor plan

LEGEND

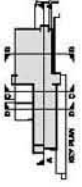
- Mechanical
- General Circulation

FMC - NEW WEST
MAJOR CAPITAL PROJECT
COHOS - EVAMY
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 1111 10TH AVENUE S.W.
 CALGARY, ALBERTA T2C 1P1
 PROJECT # : C04270311
 DATE : Oct. 20, 2005
 SCALE : 1/250

DP A-13



2005.10.07 11:42:33 AM
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DEVELOPMENT PERMIT

sixth level floor plan

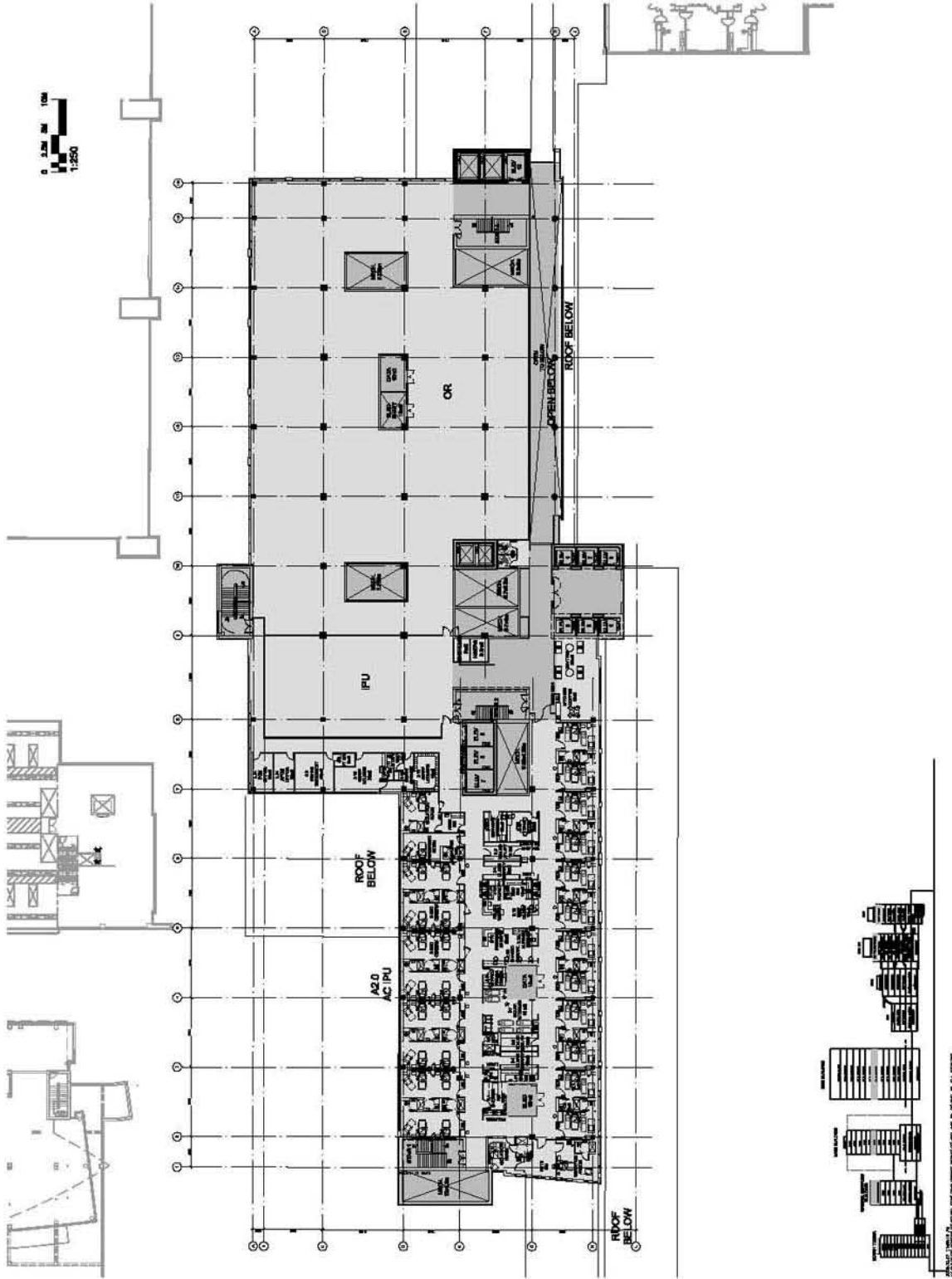
LEGEND

- Programs & Services ○
- Mechanical ○
- General Circulation ○

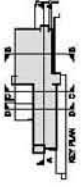
FMC - NEW WEST
 MAJOR CAPITAL PROJECT
COHOS - E V A M Y
 ARCHITECTURE
 ENGINEERING
 INTERIORS
 PLANNING

PROJECT # : C0505001
 DATE : OCT. 20, 2005
 SCALE : 1:250

DP A-14



calgary health region



DEVELOPMENT PERMIT

seventh level floor plan

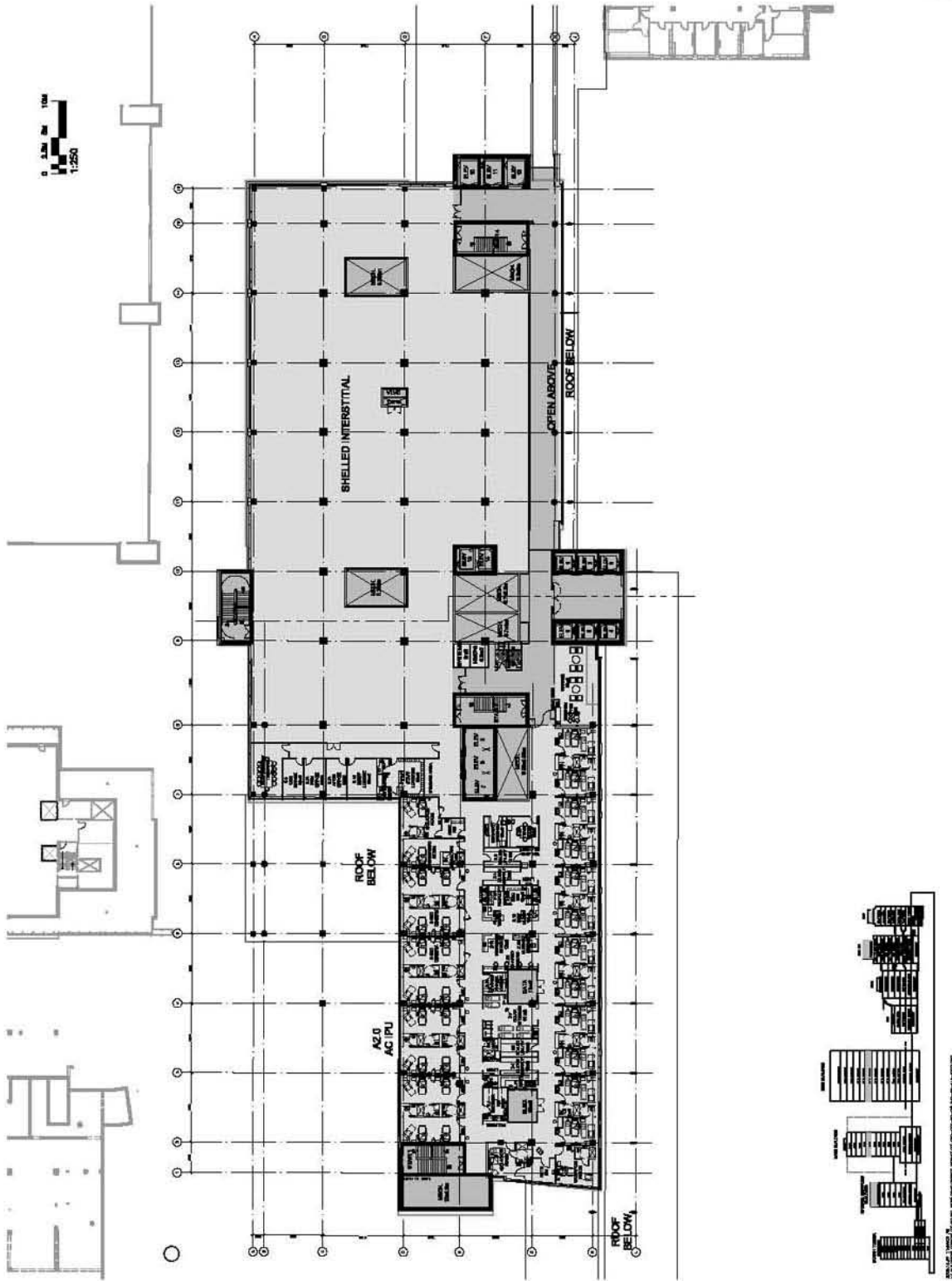
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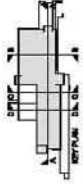
- Programs & Services
- Mechanical
- General Circulation

FMC - NEW WEST
 MAJOR CAPITAL PROJECT
 COHOS EVAMY
 ARCHITECTURAL
 ENGINEERING
 INTERIOR DESIGN

PROJECT # C0207081
 DATE: Oct, 20, 2005
 SCALE 1:250

DP A-15





DEVELOPMENT PERMIT

eighth level floor plan

LEGEND

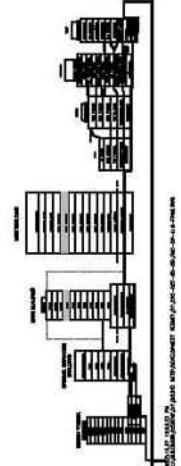
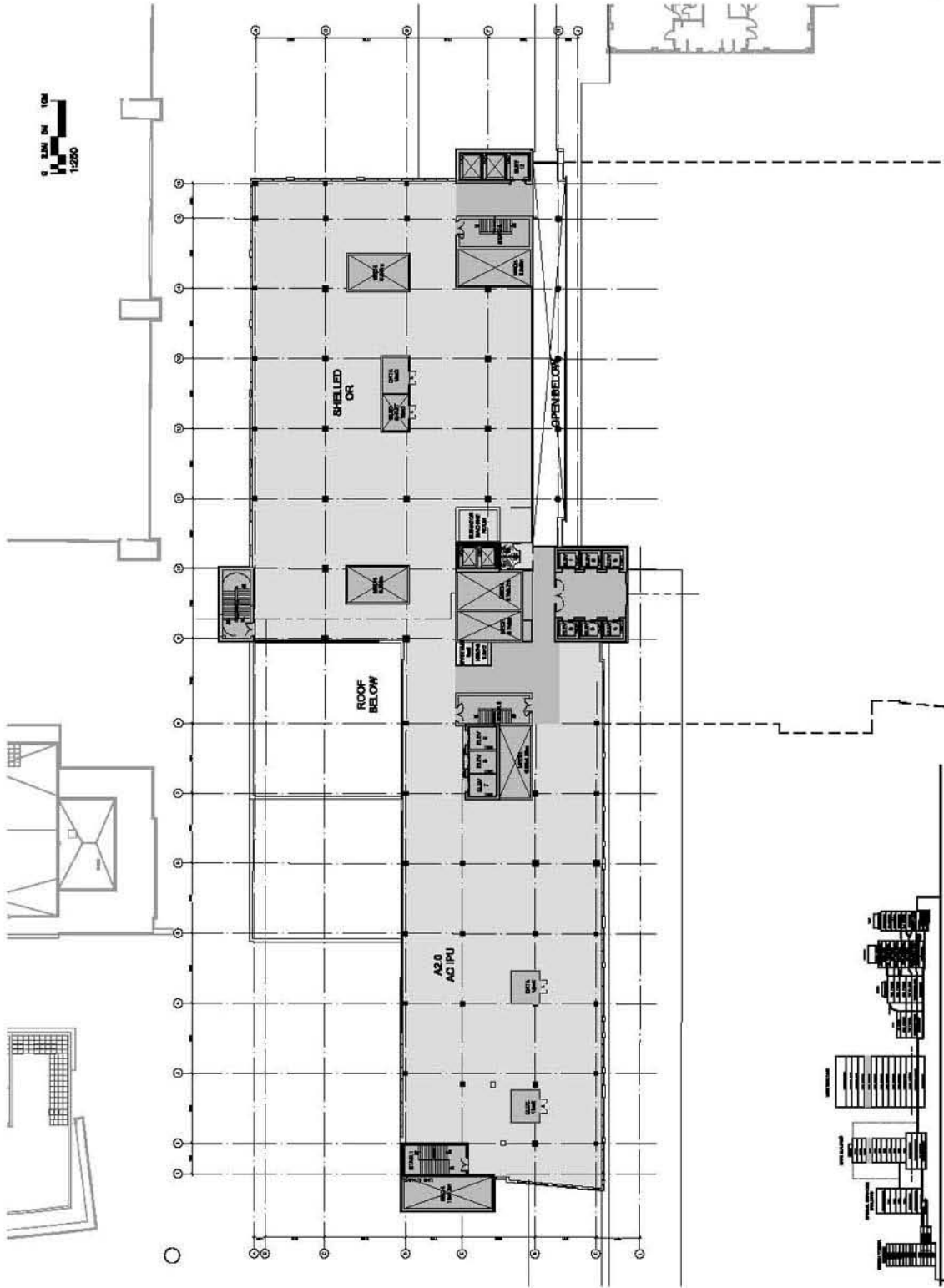
- Programme & Service
- Mechanical
- General Circulation

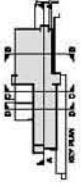
FMC - NEW WEST
MAJOR CAPITAL PROJECT
COHOS E V A M Y

ARCHITECTS
 ENGINEERS
 DESIGN GROUP

PROJECT #:
 DATE: DEC 20, 2005
 SCALE: 1/250

DP A-16





DEVELOPMENT PERMIT

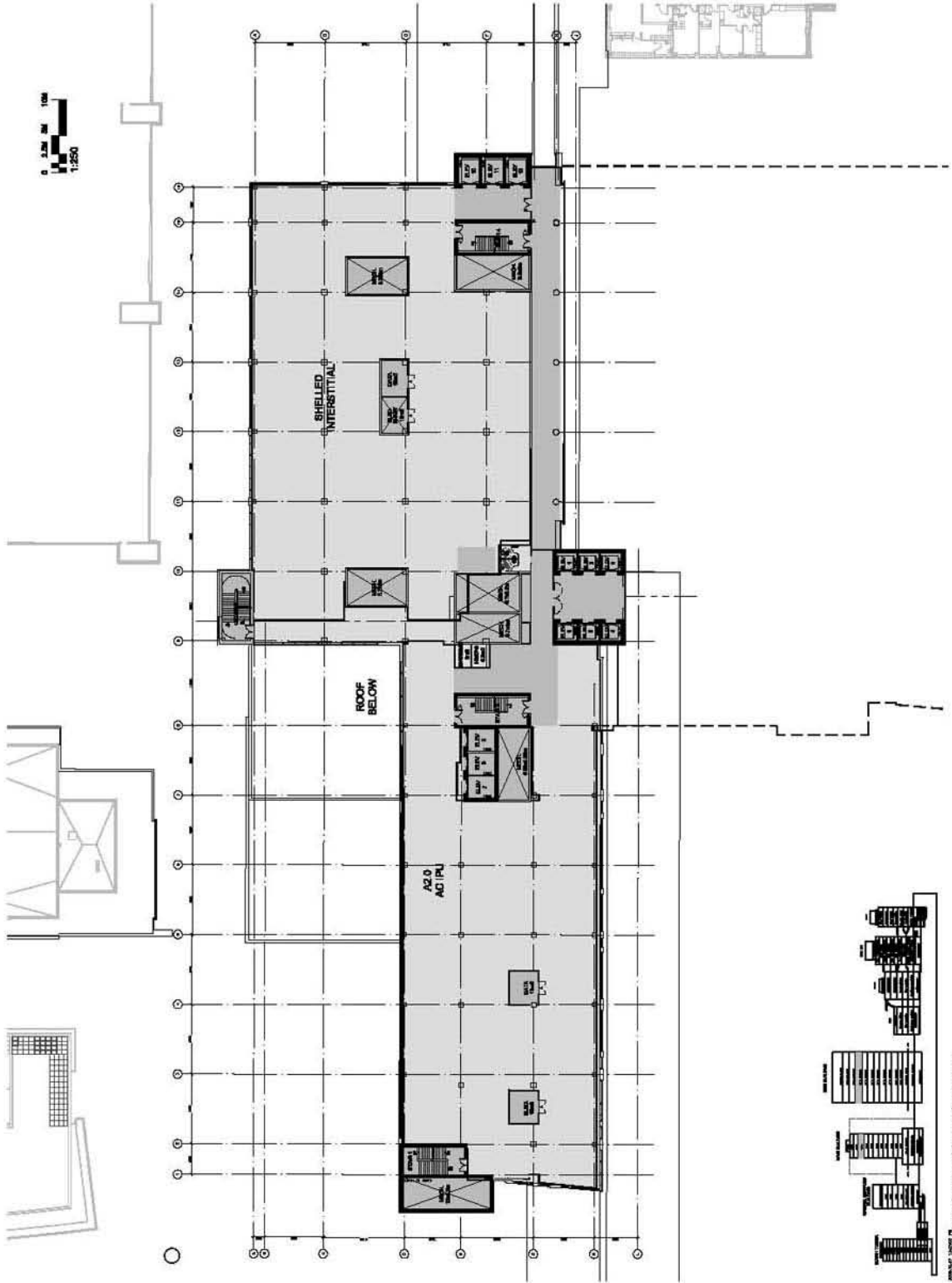
ninth level floor plan

LEGEND

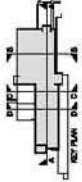
- Programs & Services
- Mechanical
- General Circulation

FMC - NEW WEST
 MAJOR CAPITAL PROJECT
COHOS EVAMY
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 1111 10th Avenue S.E.
 Calgary, Alberta T2G 1P1
 PROJECT # : C0427001
 DATE : Oct. 20, 2005
 SCALE : 1:250

DP A-17



calgary health region



DEVELOPMENT PERMIT

tenth level floor plan

LEGEND

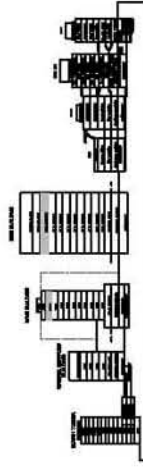
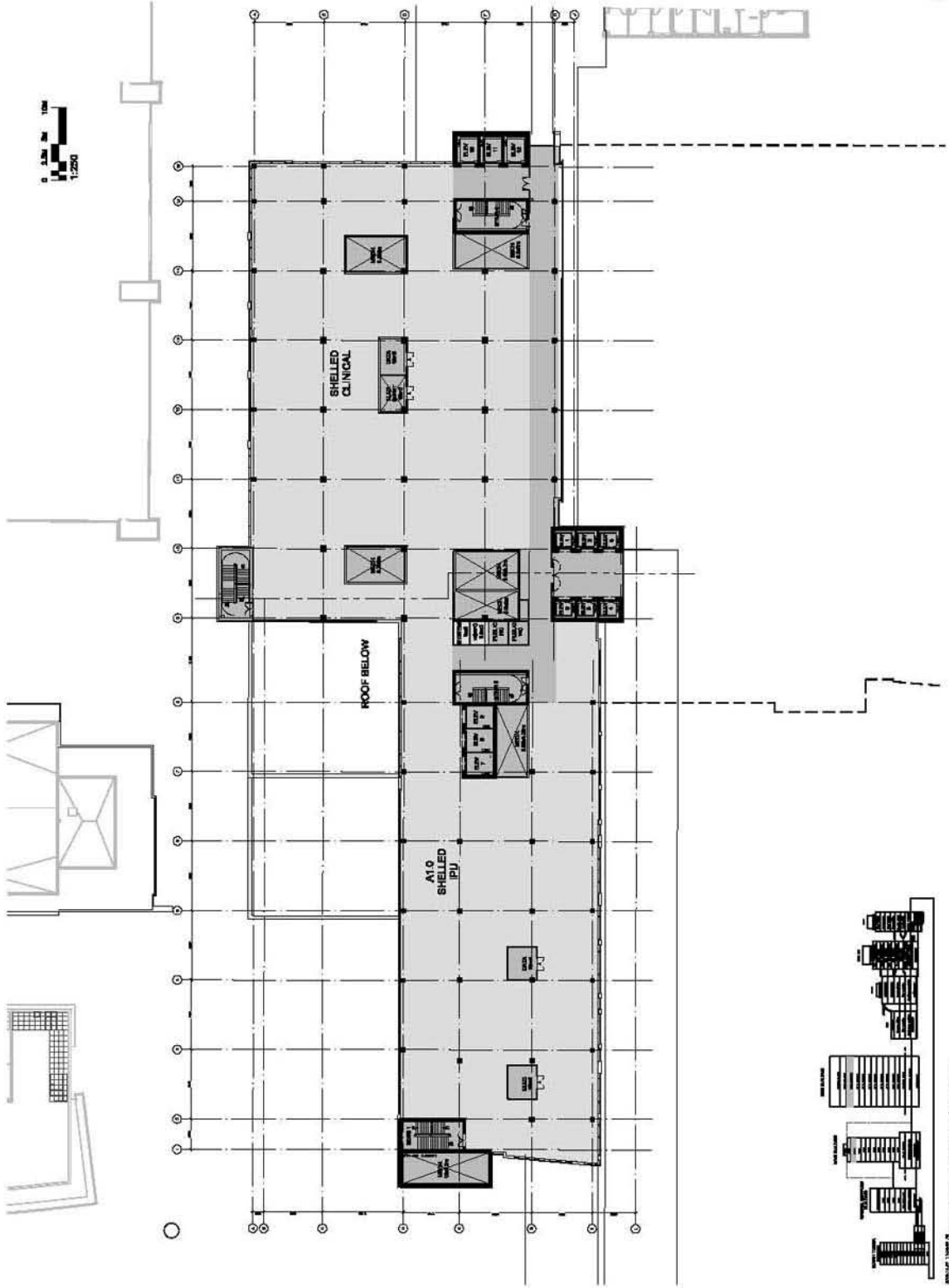
- Programs & Services
- Mechanical
- General Circulation

FMC - NEW WEST
MAJOR CAPITAL PROJECT

COHOS EVAMY
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

PROJECT #:
DATE:
SCALE:

DP A-18



COHOS EVAMY ARCHITECTURE ENGINEERING INTERIOR DESIGN