

REPORT TO THE CALGARY PLANNING COMMISSION

DEVELOPMENT PERMIT	ITEM NO: 01	
	CPC DATE:	2008 March 20
	DP NO:	DP2007-0954

Downtown
(Ward 8- Alderman John Mar)



PROPOSAL:
Office building (11 storeys) with retail at grade and +15 level

APPLICANT: Poon McKenzie Architects	OWNER: GDC (634) LTD.
MUNICIPAL ADDRESS: 634 – 6 Avenue SW	LEGAL DESCRIPTION: Plan A1; Block 29; Lots 37 & 38
EXISTING LAND USE DISTRICT(S): CM-2	
AREA OF SITE: 0.06 ha ± (0.15 ac ±)	
CURRENT DEVELOPMENT: Two storey office building.	

ADJACENT DEVELOPMENT:

NORTH: Commercial Building

SOUTH: 6 Avenue SW

EAST: Commercial Building – 14 Storey

WEST: Commercial Building – 2 Storey

DEVELOPMENT SUMMARY			
RULE	BYLAW STANDARD	PROPOSED	RELAXATION
DENSITY	In accordance with the Bonus provisions of the CM-2 District.	10.76 FAR	Relaxations given to the A1 and A3 categories in order to provide for a more continuous streetscape.
PARKING	1 stall / 140 square metres for retail (2.33 stalls) 1 stall / 140 square metres for office (32.18 stalls) 34.51 stalls x 50% = Total required = 18 stalls	2 stalls	16 Stalls
HEIGHT	No Restriction	57.4 metres	None

EXTERIOR FINISH MATERIALS

The podium of the building consists of stone cladding, with aluminium panels and clear glazing within the shop front and main entrance of the front facade. The tower also consists of stone cladding, aluminium fin accents, and two shades of glazing making up the majority of the front and rear of the tower.

SUMMARY OF CIRCULATION REFEREES

URBAN DESIGN REVIEW COMMITTEE	Comments attached in Appendix VI
COMMUNITY ASSOCIATION Calgary Downtown Association	Comments attached in Appendix V

PLANNING EVALUATION

Introduction

This development permit application is for an approximately 6,496 square metre (69,926 square feet) office and retail development located within the downtown core. The proposal consists of an 11 storey office tower and a two storey podium consisting of three retail uses and connections to the existing +15 system.

Site Context

The subject site is located on the northern side of 6 Avenue situated between 5 Street and 6 Street SW. The site is located within one block of 11 bus routes and within 600 metres of 5 LRT platforms. As well, the site is also situated within 600 metres of the Bow River Pathway.

The surrounding area consists of a mixture of buildings containing high-rise commercial, restaurant, and retail uses.

Land Use District

The subject property is governed under the CM-2 Downtown Business District. The CM-2 Downtown Business District permits office, retail, and other commercial uses. Under CM-2 rules, commercial density on a site is established through the application of a bonus system that allows for additional floor area if certain public amenity features are provided. For sites, 1,812 square metres or less in an area a base density of 9 FAR (Floor Area Ratio) can be achieved through the provision of at-grade open space with additional density opportunity based on the provision of the specified bonuses.

The overall density achieved through the subject proposal is 10.76 FAR. The following table illustrates how areas have been apportioned to the various bonus categories.

BONUS	AREA	F.A.R.
A1-A3. <i>At grade open space & pedestrian circulation. +15 provisions.</i>	45.98 square metres	9
B5. <i>Outdoor built-over space</i>	41.48 square metres	0.28
B10. <i>Lane Link</i>	27.45 square metres	0.57
B12. <i>Contribution to Public Art Fund</i>	\$120,920.80	0.91
TOTAL F.A.R. (A + B)	(maximum allowed)	10.76

A relaxation of the Bonus Standards A1 & A3 is supported by administration in order to provide for a more continuous streetscape along 6 Avenue SW. The front of the proposed retail unit at the ground floor will be constructed in line with the neighbouring property to the east creating a continuous built form. The retail unit at the ground floor level will add to the pedestrian realm by creating activity at the pedestrian level. In order to achieve the required 10.76 FAR additional FAR has been achieved using the Bonus Standards B5, B10, and B12. Since a maximum of 20 FAR is possible under the bonus provisions of the Bylaw, the amount of additional density is reasonable given the site access and its location within the downtown.

Legislation & Policy

Development on the subject site is guided by the policies of the Centre City Plan (approved by Council 2007 May). The site is located within the Downtown area of the plan, identified as a primary office location with enhancements through the provision of a quality public realm and supportive amenities and services.

The project also complies with key design initiatives, including:

- Buildings that are oriented towards public or semi-private places shall be lined with active and appropriate land uses at-grade such that activity and natural surveillance are provided;
- All at-grade individual uses in a building shall be clearly visible and identified and directly accessible from the pedestrian/sidewalk zone;
- The base of the building (immediate vertical interface that actively shapes the pedestrian zone) should be designed to create a human scaled street wall where scale and rhythm of openings, transparency, richness of colours and textures of the street wall engage and support a diversity of experiences for the pedestrian;
- The body of the building should contribute to the pedestrians experience in regards to the comfort it provides as a street wall as well as its contribution to the Downtown Skyline; and
- It is encouraged that both office and residential towers above 12 storeys provide smaller floor-plates and reduce length in the east/west dimension and be longer in the north/south dimension.

Density is to be determined through application of the bonus system with associated mandatory features and optional on-site amenities.

Site Layout & Building Design

The subject proposal is an 11 storey office building with two storeys of retail within the podium. The 6 Avenue frontage has been designed to provide an attractive pedestrian oriented environment with individual access to the ground floor retail unit from the street. A prominent main front entrance is also located at the ground floor which acts as the main entrance to the office building as well as the +15 level retail units. All glazing at podium level is clear, allowing for maximum visual participation with interior activities.

At the +15 level, there are two retail spaces proposed, one will continue along the entire +15 corridor to the rear of the building, and one to the front of the building, which will be accessed via the +15 corridor. The proposed design will create two levels of retail within the building.

The materials for the project are a combination of stone cladding with aluminium panels and accents, and glazing. These materials are contained on both the tower and the podium.

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

Urban Design Review Panel Comment	Applicants Response
The Panel commends the applicant on a job well done in regards to the design of the project and the constraints of the site due to the small size of the lot;	Noted by the applicant.
The Panel encourages the applicant to ensure that there is ample natural or artificial light at the entry way;	Front façade of the main and +15 level brought forward to maximize space and sunlight penetration. Clear glazing proposed at both levels.
The Panel encourages the applicant to remove the benches which appear to impede pedestrian movement and provide seating that is integrated into the building face or plaza area; and	Noted by the applicant. The front benches are existing and act as a sitting area for the bus stop along 6 Avenue. No sidewalk upgrades are proposed to 6 Avenue.
The Panel encourages the applicant to simplify the paving pattern to be more in character with the architectural expression of the building.	The paving pattern has been simplified with the amendment to the setback of the building. Sandblasted concrete pavers proposed to forecourt.

Plus 15 System

The proposed development provides an internal connection to the +15 system. The existing +15 runs behind the proposed building along the lane connecting to the west across 6 Street SW, north to the Standard Life building, and east along the rest of the block. There is an existing external stairway entrance to the +15 bridge from 6 Street SW around the corner from the subject site.

Landscaping

Landscaping is proposed at-grade and on the roof of the building. Along 6 Avenue SW, decorative concrete paving has been provided in front of the proposed building. There are two existing benches which are to be maintained in their current location. There are also two trees along 6 Avenue, one is to remain in its current location and one of which is to be relocated through this proposal.

The roofs of the proposed building have also been hardscaped with a number of benches, trellises, as well as planting boxes containing trees and shrubs.

Sustainable Design Features

While the applicant has indicated a commitment to sustainable design practices in APPENDIX IV there has been no indication that LEED certification will be pursued.

Site Access & Traffic

There is one vehicular access for this project located from the rear lane. Two parking spaces and one loading space have also been provided from the rear lane.

Parking

Under the provisions of the CM-2 Downtown Business District the proposal requires 18 total parking stalls. Due to the restrictions as a result of the small site area a total of 2 parking stalls have been provided and accessed off the rear lane. As such a relaxation of 16 parking stalls is required. A cash-in-lieu contribution will be required to address the shortfall in on-site parking stalls and has been included as a requirement prior to release of the subject Development Permit.

Site Servicing for Utilities

Services are available for the proposed development. The developer is responsible for any required upgrades to the existing services including a contribution to the Centre City Development Levy.

Environmental Site Assessment

No concerns arose through the review of this application.

Community Association Comments

A letter of support was received from the Calgary Downtown Association (CDA) (see APPENDIX V).

While they were in support of the project, the CDA had a number of concerns. Their first concern related to the lack of attention that the proposal had for environmental friendliness of the structure. As mentioned the site is not to follow a LEED certification however does propose a number of sustainable design features.

The second concern of the CDA related to closure of 6 Avenue and any associated sidewalk closures as a result of the proposal. Certainly this may be a temporary result of the proposal, however this will not permanently affect the circulation of the downtown roadway network.

The third concern of the CDA related to the lack of provided on-site parking. This has been addressed by way of the applicants TDM plan as well as the requirement for cash-in-lieu for the required parking stalls.

CONCLUSION:

The proposal is supported for the following reasons:

1. The project meets the goals of the Centre City Plan to enhance the vibrancy of the downtown core.
2. The project provides a positive edge at the street level through the introduction of an active use at the street level and the introduction of two retail units and utilization of the +15 area.
3. The project provides for a continuous public realm with an attractive pedestrian scale design.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

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

Prior to Release Requirements

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

Planning:

1. Payment for cash-in-lieu of parking equivalent is required for 34 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.
2. Provide details of +15 signage for the benefit of pedestrian traffic.
3. Revise the width of the +15 stairs to a minimum width of 2.0 metres.
4. Revise the atrium doorways at the +15 level to indicate automatic sliding doorways.
5. Revise the design of the front entrance canopy ensuring the canopy projects no more than 0.60 metres into the required setback.
6. A Development Agreement shall be executed in conformity with all reports, plans and materials submitted to and approved by the Development Authority, including:
 - a) a +15 Development Agreement with The City to the satisfaction of the City Solicitor;

- b) the delineation of +15 easement areas, schedules and maintenance obligations;
 - c) details of responsibilities for and construction of all improvements within the adjacent public rights-of-way;
 - d) if applicable, details with respect to contributions to off-site improvement funds in accordance with Bonus standard C2 of Bylaw 2P80; and
 - e) 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 2P80.
7. Provide contribution to the +15 Fund at the rate current at the time of payment.
8. Submit a total of 5 complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address the Prior to Release conditions of all Departments as specified below. In order to expedite the review of the amended plans, 3 plan set(s) shall highlight all of the amendments. Please ensure that all plans affected by the revisions are amended accordingly. In the event that the Prior to Release conditions are not resolved, an \$800.00 recirculation fee may apply.

Urban Development:

9. Amend the plans to:

Roads

- a. Indicate the 3.76 metre future lip of gutter and 0.0 metre future back of sidewalk dimensioned from the ultimate property line (bylaw setback line) on 6 Avenue SW.
 - b. Provide details for materials and surface finish on all public sidewalks.
10. The developer shall remit payment for the Centre City Utility Levy, in the amount of \$60,600.00, to Urban Development. This off-site levy is for Community Recreation, Transportation, Parks Upgrading, Greenways and the construction, upgrading and replacement of water, sanitary and storm sewer mains required for or impacted by the proposed development in the Centre City Area. The Utility Levy amount above is determined by using \$3,970 per meter of site frontage (on the avenues only) of the proposed development
11. The developer shall remit payment, in the form of a certified cheque, bank draft, or letter of credit. An estimate of the costs will be prepared by the City and provided to the applicant. The estimate will be prepared once the applicable comments relating to the Business Unit(s) noted below are resolved on the plans.

Calgary Roads

- a. Streetlight upgrading
 - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Calgary Roads personnel
- Note: A Perpetual Maintenance agreement will be required for the pavers and granite located in the public sidewalk
12. The developer shall execute Public Access Easement Agreement for the 2.134 bylawed setback area to the satisfaction of the Manager of Urban Development.

Transportation:

No comments.

Parks:

13. The plan indicates one existing public boulevard tree, A. Elm, is to be relocated. The tree is in a grated vault, in poor condition and not worthy of relocation. Recommendation is to revise the site plan to indicate or correct the following information regarding the boulevard tree adjacent to the development:

- That the tree is to be removed, as per discussions with Urban Forestry.

If the existing public boulevard tree is to remain, indicate on site plan that the tree is to remain.

14. Provide a tree trench detail on the drawings.
15. Provide the species and spacing for the proposed new trees along 6 Avenue SW

NOTE: If the boulevard tree is to be removed, contact Urban Forestry to make arrangements to request a letter of authorization to remove a public tree and to provide compensation as indicated in the advisory comments.

Permanent Conditions

Planning:

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
2. No changes to the approved plans shall take place unless authorized by the Development Authority.
3. A Development Completion Permit shall be issued for the development before 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.
4. The properly executed Development Agreement referenced in Condition No. 6 shall remain in force and on title throughout the life of this development.
5. All trees and shrubs shown on the approved site plan to be retained shall be protected during all phases of construction. Any trees or shrubs which die must be replaced on a continuing basis with trees or shrubs of comparable species and size to the satisfaction of the Development Authority.
6. A lighting system to meet a minimum of 10 LUX for uncovered parking areas with a uniformity ratio of 4:1 on pavement shall be provided.
7. The garbage room shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

8. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.

Urban Development:

9. 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).

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

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

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

11. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purpose of shoring, tie-backs, piles, sidewalks, lane paving, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in City rights-of-way and setback areas must be removed to the satisfaction of the Manager of Urban Development, at the developer's expense, upon completion of foundation work.
12. The developer understands that he is responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on plan that have been approved by Calgary Roads. Negative sloping of the driveway within the City boulevard is not acceptable to the City. The developer shall be responsible for all costs to remove and reconstruct the entire driveway ramp if actual grades do not match the approved grades.
13. The developer, and those under their control, shall 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). 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. The developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events. Please refer to the current edition of The City of Calgary Guidelines for Erosion and Sediment Control for more information.
14. In accordance with the Encroachment Policy adopted by Council on 1996 June 24, and as amended on 1998 February 23, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the developer's expense, prior to issuance of a Development Completion Permit.
15. The developer shall 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 timelines specified in the Lot Grading Bylaw 32M2004. Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specifications and Guidelines.

Michael Stevenson
2008/March

LIST OF DRAWINGS

- DP 0 COVER SHEET
- DP 101 KEY MAP, SITE PLAN & SITE INFO.
- DP 102 SHADOW STUDY
- DP 103 ADDITIONAL MATERIAL FOR BONUSES CALCULATIONS
- SS SITE SURVEY
- SP1 SITE SERVING PLAN
- SP2 SITE SERVING PLAN
- L 101 LANDSCAPE AREA CALCULATION & SITE INFORMATION
- L 102 TREE RETENTION PLAN
- L 103 LAYOUT PLAN
- L 104 PLANTING PLAN
- L 105 12TH & 13TH FLOOR PLANTING PLANS
- DP 201 BASEMENT & LEVEL 1 PLANS
- DP 202 MEZZ. & LEVEL 2 (15 LEVEL) PLANS
- DP 203 TYPICAL FLOOR & TYPICAL CROSSOVER FLOOR PLANS
- DP 204 LEVEL 12 & 13 PLANS
- DP 205 LEVEL 14 & ROOF PLANS
- DP 201 EAST & SOUTH ELEVATIONS
- DP 202 NORTH AND WEST ELEVATIONS
- DP 401 SITE SECTION

CONSULTANTS

ARCHITECTURAL
ARCHITECTURAL
 1000 10th Ave. S.E.
 Calgary, Alberta, T2C 1S8
 Tel: 403.243.1111

MECHANICAL
Mechanical Engineering Inc.
 1000 10th Ave. S.E.
 Calgary, Alberta, T2C 1S8
 Tel: 403.243.1111

ELECTRICAL
Mechanical Engineering Inc.
 1000 10th Ave. S.E.
 Calgary, Alberta, T2C 1S8
 Tel: 403.243.1111

CIVIL
Architectural Engineering Consultants
 1000 10th Ave. S.E.
 Calgary, Alberta, T2C 1S8
 Tel: 403.243.1111

634 GENCO COURT

634 8 AVE SW
 CALGARY, ALBERTA
 for GENCO DEVELOPMENT CORP.

DEVELOPMENT PERMIT APPLICATION



CITY REVISION NOV. 2007
 PMA FILE: 2006-040
 DP 2007-0954



 <p>PVA ARCHITECTS 1000 WEST 10TH AVENUE, SUITE 100 CALGARY, ALBERTA T2P 0K1 TEL: (403) 243-1111 FAX: (403) 243-1112 WWW.PVAARCHITECTS.COM</p>	<p>DATE: 2008.03.20</p>	<p>PROJECT: 634 CINCO COURT</p>	<p>634 CINCO COURT 634 11 AV SW CALGARY ALBERTA</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 2008.03.20</p>	<p>BY: [Signature]</p>	<p>DATE: 2008.03.20</p>
				<p>PROJECT: SHADOW STUDY</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 2008.03.20</p>	<p>BY: [Signature]</p>
<p>DP1.2</p>							





P.A. ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.PAARCHITECTS.COM

PROJECT INFORMATION

PROJECT NO.	DP2007-0954
DATE	03/20/08
SCALE	AS SHOWN
DRAWN BY	PA
CHECKED BY	PA

ADDITIONAL MATERIAL FOR BONUSES CALCULATIONS

DP_1.3

BONUS DENSITY STANDARD B5
 100% BONUS DENSITY

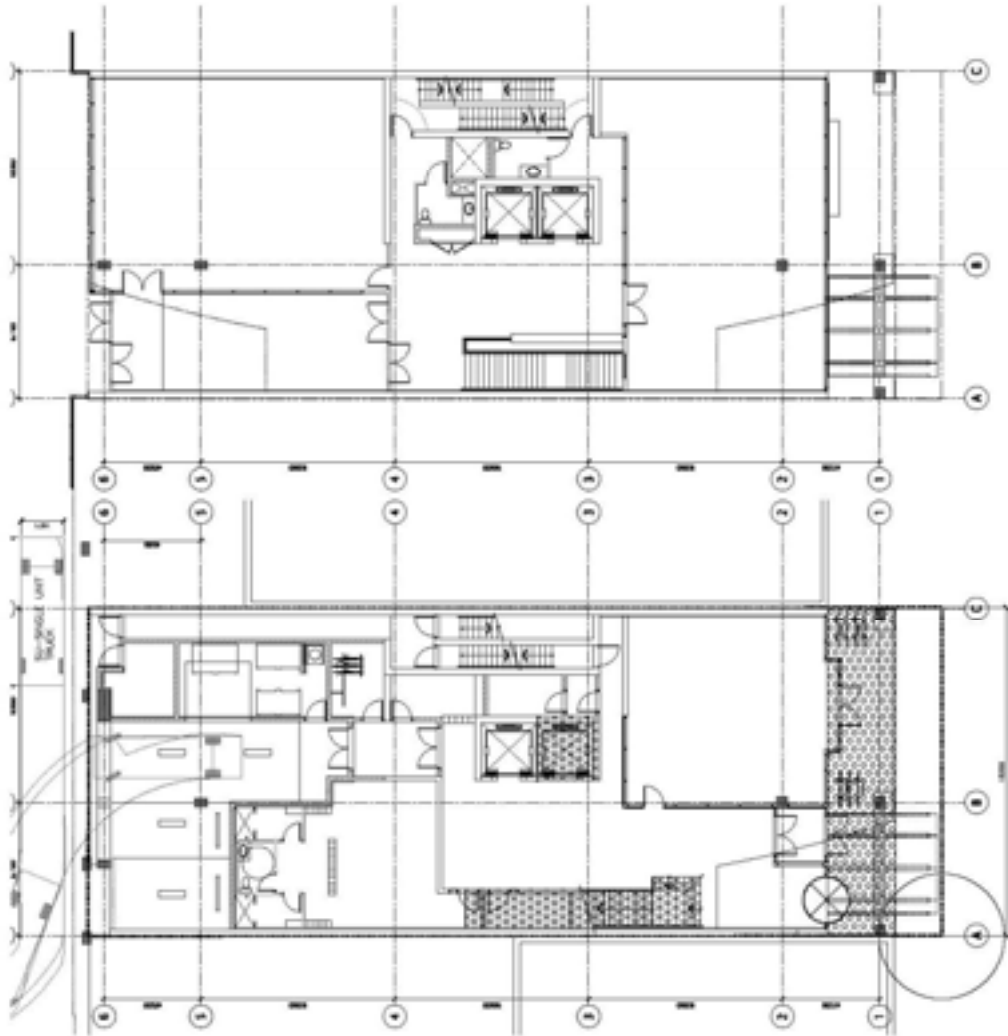
TOTAL F.A.S.
 - 100% BONUS DENSITY
 - 100% BONUS DENSITY
 - 100% BONUS DENSITY

BONUS DENSITY STANDARD A1
 100% BONUS DENSITY

BONUS DENSITY STANDARD A2
 100% BONUS DENSITY

BONUS DENSITY TABLE

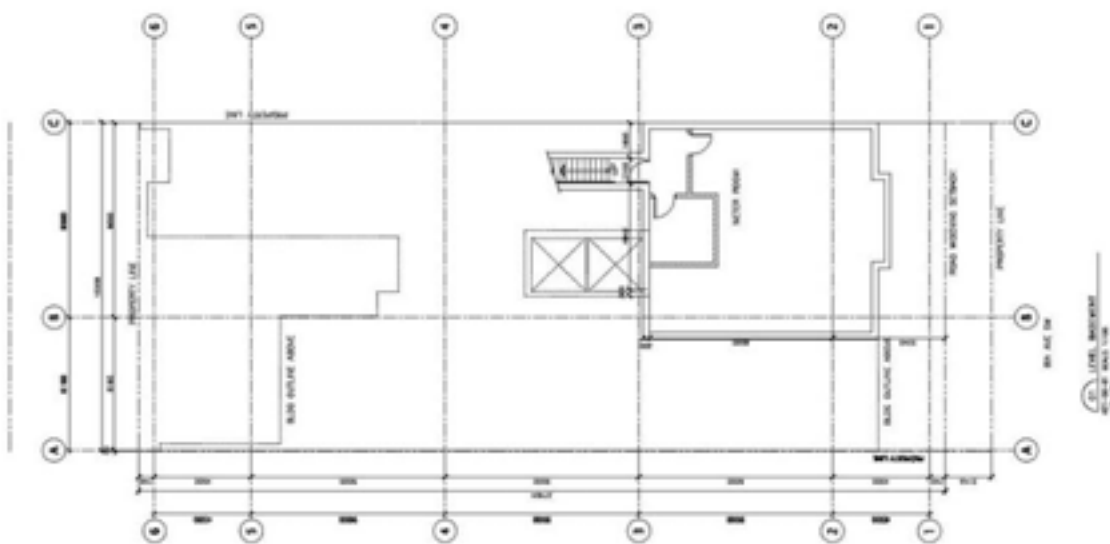
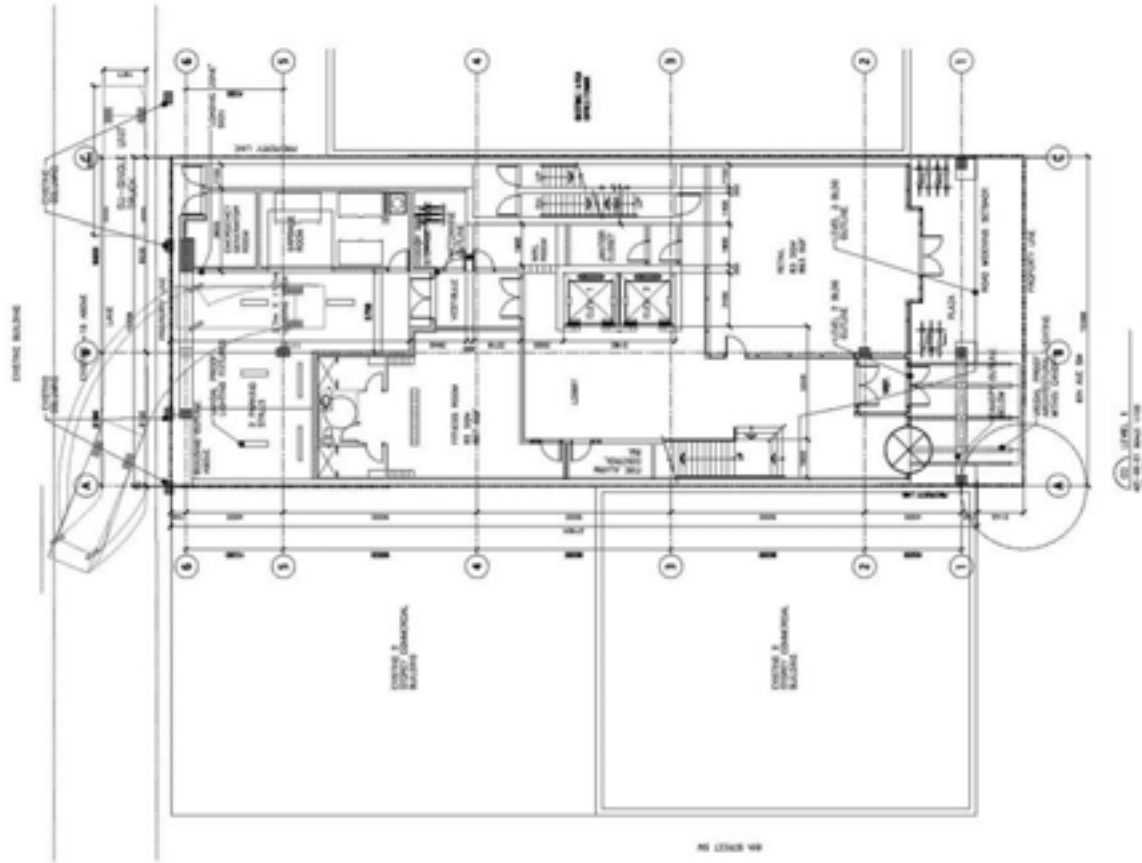
NO.	TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE	AREA
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



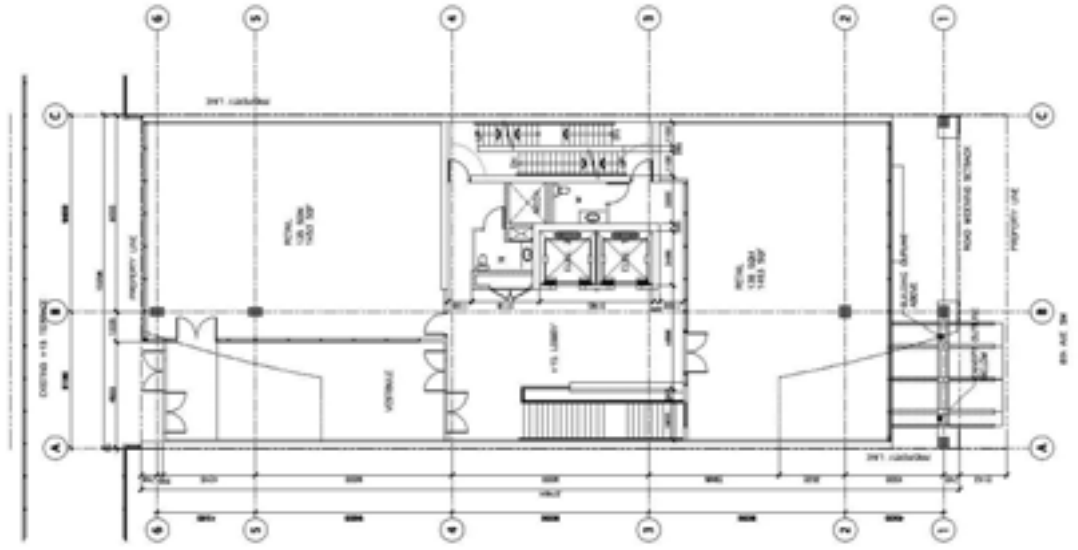
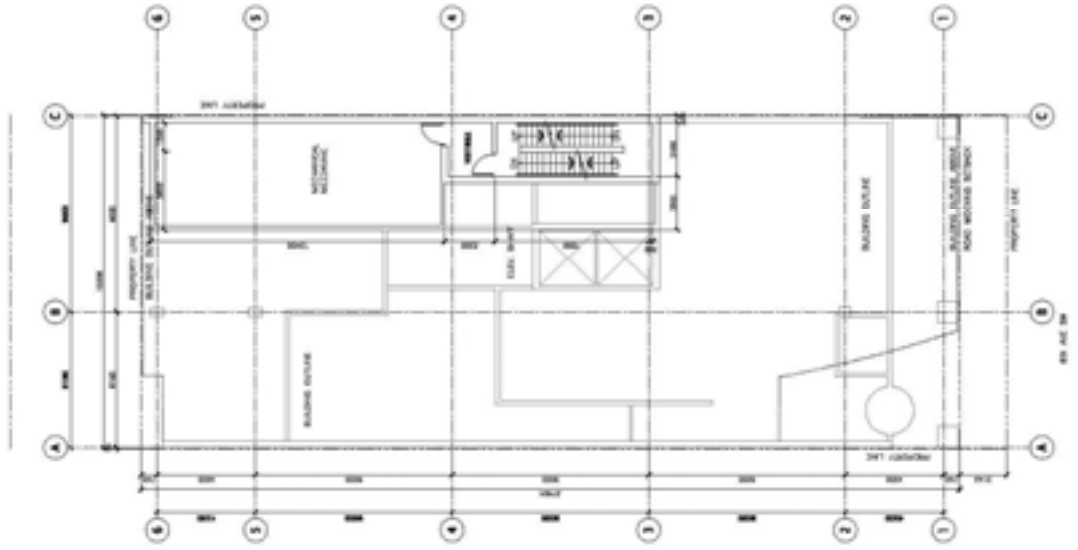
LEVEL 2 PLAN - BONUS CALCULATION

LEVEL 1 PLAN - BONUS CALCULATION

 <p>HOK ARCHITECTS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202 TEL: 303.733.1000 WWW.HOKARCHITECTS.COM</p>	<p>PROJECT: 614 GINCO COURT 1011 A AND B CALUMET ALBERTA</p>	<p>DATE: 03/20/08</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NO: 08-001</p>	<p>DATE: 03/20/08</p>
<p>614 GINCO COURT 1011 A AND B CALUMET ALBERTA</p>	<p>DATE: 03/20/08</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NO: 08-001</p>	<p>DATE: 03/20/08</p>	<p>NO. 2288 08</p>
<p>LEVEL B1 & 1 PLAN</p>					
<p>DP_2.1</p>					



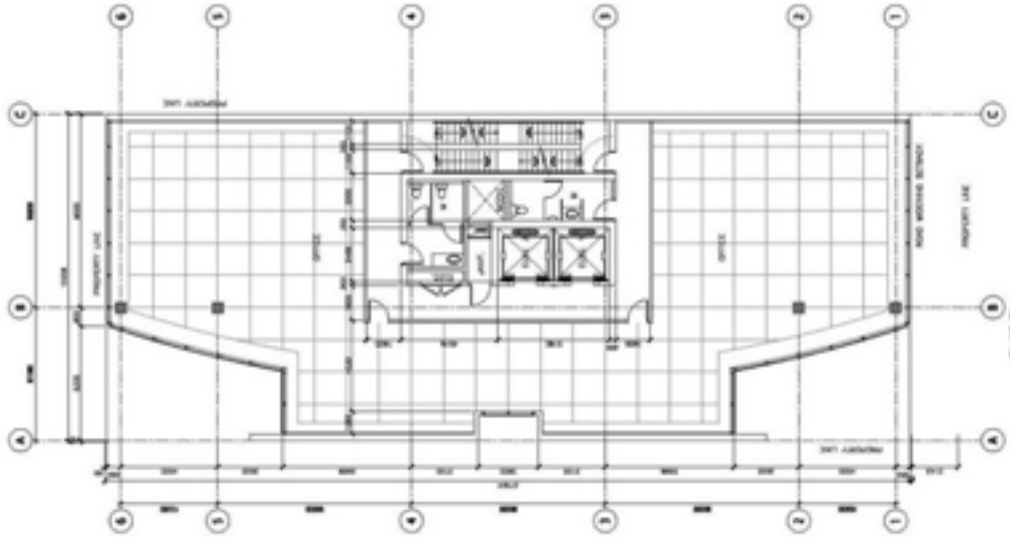
 <p>PDA ARCHITECTS 1000 W. 10th Street, Suite 1000 Los Angeles, CA 90015 Tel: 213.488.1000 Fax: 213.488.1001 www.pda.com</p>	<p>634 CINCO COURT 3RD FLOOR LOS ANGELES, CA 90015</p>	<p>DATE: 03/20/08 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: [Number]</p>	<p>LEVEL 2 & MEZZ. PLAN</p>	<p>DP_2.2</p>



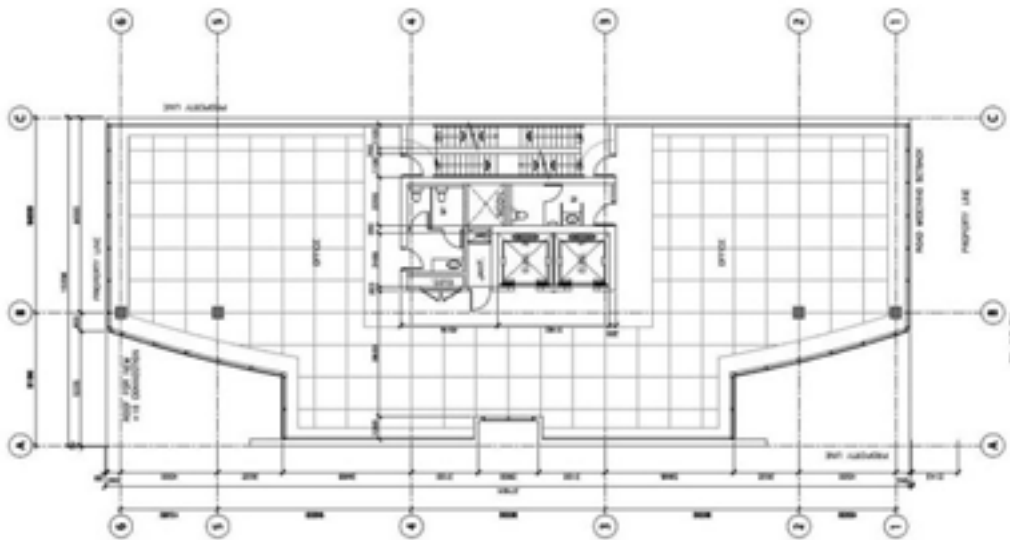
LEVEL 2 MEETING ROOM PLAN

LEVEL 2 OFFICE PLAN

 <p>DA ARCHITECTS 1000 W. 10TH AVENUE, SUITE 1000 DENVER, CO 80202 TEL: 303.733.1000 FAX: 303.733.1001 WWW.DAARCHITECTS.COM</p>	<p>PROJECT INFORMATION</p> <p>PROJECT NAME: 634 CONDO COURT PROJECT ADDRESS: 634 CONDO COURT PROJECT CITY: DENVER, CO PROJECT STATE: COLORADO PROJECT ZIP: 80202 PROJECT DATE: 03/20/08</p>	<p>DESIGNER INFORMATION</p> <p>DESIGNER: DA ARCHITECTS PROJECT MANAGER: [Name] ARCHITECT: [Name] ENGINEER: [Name]</p>	<p>CLIENT INFORMATION</p> <p>CLIENT: [Name] CLIENT ADDRESS: [Address] CLIENT CITY: [City] CLIENT STATE: [State] CLIENT ZIP: [Zip]</p>	<p>634 CONDO COURT DENVER, COLORADO</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>03/20/08</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>03/20/08</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	03/20/08	ISSUED FOR PERMIT	2	03/20/08	ISSUED FOR PERMIT	<p>LEVEL 3-6, 8-11 LEVEL 7 PLANS</p>	<p>DP_2.3</p>
						NO.	DATE	DESCRIPTION								
1	03/20/08	ISSUED FOR PERMIT														
2	03/20/08	ISSUED FOR PERMIT														
<p>SCALE</p> <p>1/8" = 1'-0"</p>																

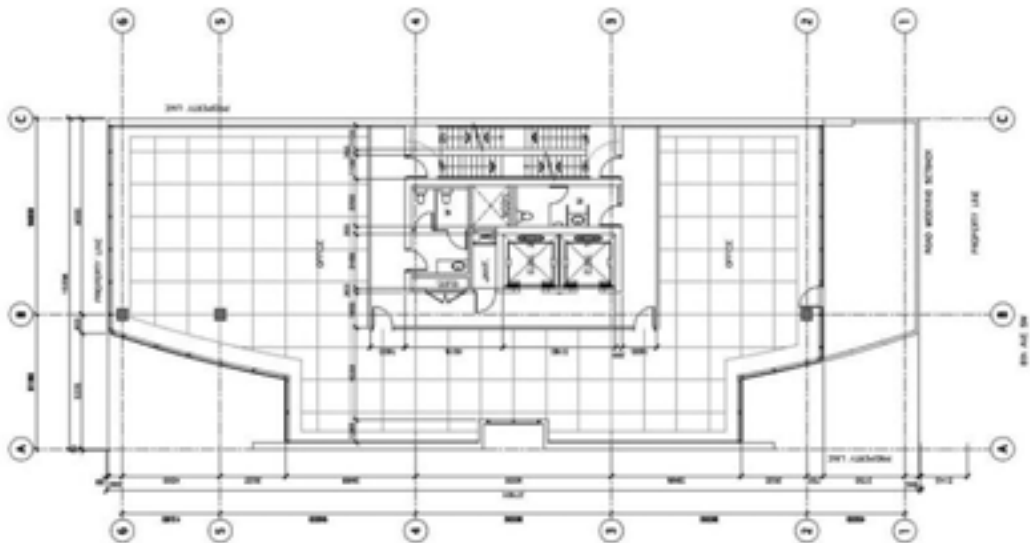
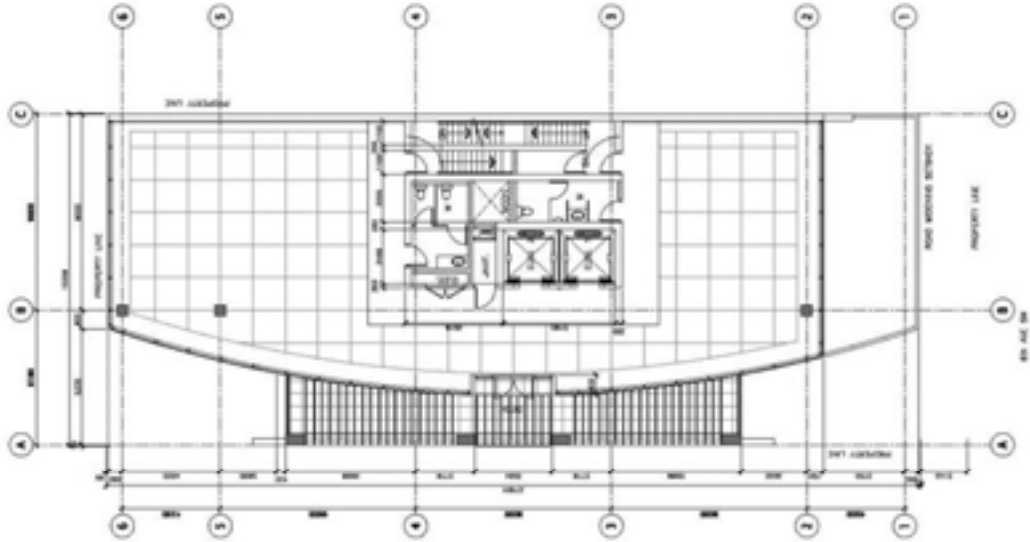


LEVEL 7
 PLAN



LEVEL 8
 PLAN

 <p>DA ARCHITECTS 1000 W. 10TH AVENUE, SUITE 1000 DENVER, CO 80202 TEL: 303.733.1000 FAX: 303.733.1001 WWW.DAARCHITECTS.COM</p>	<p>PROJECT: 634 CENCO COURT 634 CENCO COURT DENVER, CO 80202 ARCHITECT: DA ARCHITECTS</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>03/20/08</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>03/20/08</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>03/20/08</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	03/20/08	ISSUED FOR PERMIT	2	03/20/08	ISSUED FOR PERMIT	3	03/20/08	ISSUED FOR PERMIT	<p>634 CENCO COURT 634 CENCO COURT DENVER, CO 80202</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>03/20/08</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>03/20/08</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>03/20/08</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	03/20/08	ISSUED FOR PERMIT	2	03/20/08	ISSUED FOR PERMIT	3	03/20/08	ISSUED FOR PERMIT	<p>LEVEL 12 & 13 PLANS</p>	<p>DP_2.4</p>
			NO.	DATE	DESCRIPTION																									
1	03/20/08	ISSUED FOR PERMIT																												
2	03/20/08	ISSUED FOR PERMIT																												
3	03/20/08	ISSUED FOR PERMIT																												
NO.	DATE	DESCRIPTION																												
1	03/20/08	ISSUED FOR PERMIT																												
2	03/20/08	ISSUED FOR PERMIT																												
3	03/20/08	ISSUED FOR PERMIT																												
<p>DATE: 03/20/08</p>	<p>SCALE: AS SHOWN</p>																													



1/8\"/>

1/8\"/>



PATA ARCHITECTS
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.PATAARCHITECTS.COM

PROJECT INFORMATION
 PROJECT NAME: 834 CINCED COURT
 PROJECT ADDRESS: 834 CINCED COURT, SCARBOROUGH, ONTARIO M1S 1T5
 PROJECT NO.: DP2007-0954
 SHEET NO.: DP_2.5

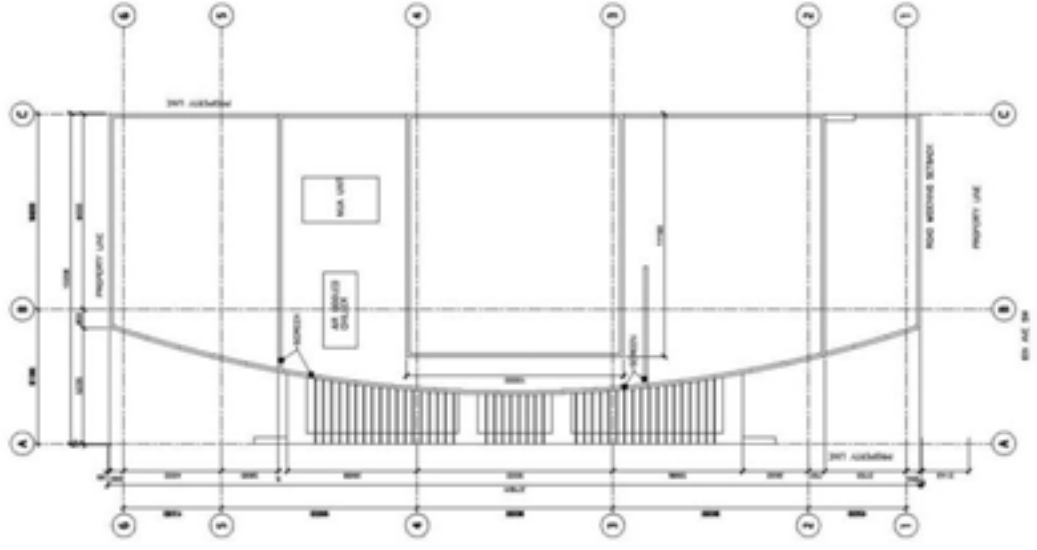
DESIGNER INFORMATION
 DESIGNER: PATA ARCHITECTS
 PROJECT MANAGER: [Name]
 ARCHITECT: [Name]

CLIENT INFORMATION
 CLIENT: [Name]
 CONTACT: [Name]
 PHONE: [Number]
 EMAIL: [Address]

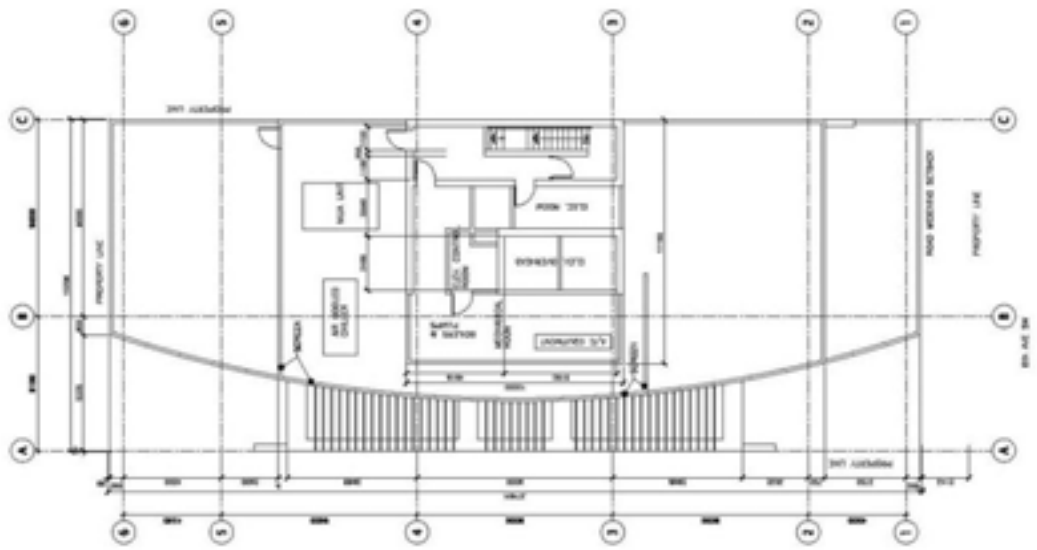
DATE
 DATE: [Date]

LEVEL ROOF PLAN

DP_2.5



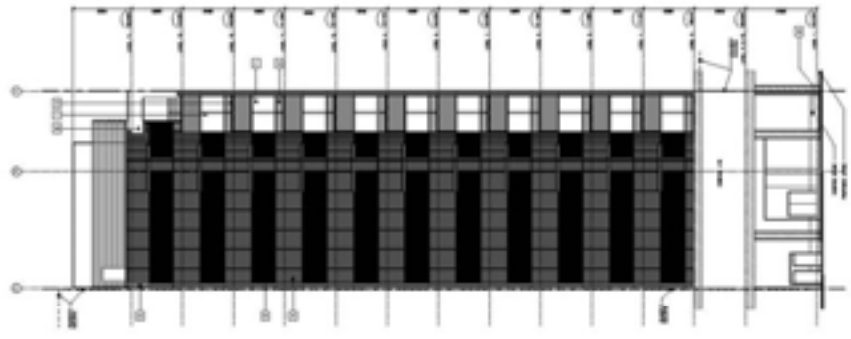
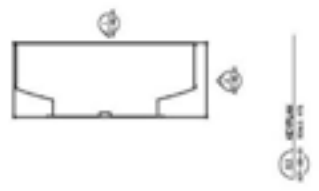
LEVEL 2.5
 MECHANICAL



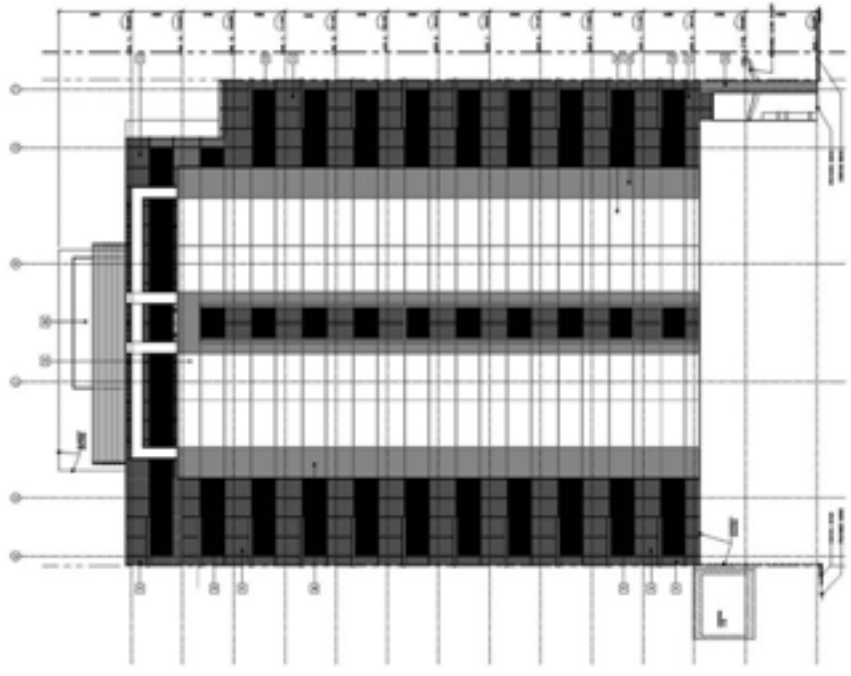
LEVEL 2.5
 MECHANICAL

 DA ARCHITECTS 1000 WEST 10TH AVENUE SUITE 200 DENVER, CO 80202 TEL: 303.733.1111 WWW.DAARCHITECTS.COM	PROJECT: 614 CENCO COURT SHEETS: 1 OF 12 DATE: 10/2007	SHEET NO.: DP_3.1

MATERIALS SCHEDULE	
1	CONCRETE
2	BRICK
3	GLASS
4	STEEL
5	WOOD
6	INSULATION
7	MECHANICAL
8	ELECTRICAL
9	PAINT
10	FINISHES



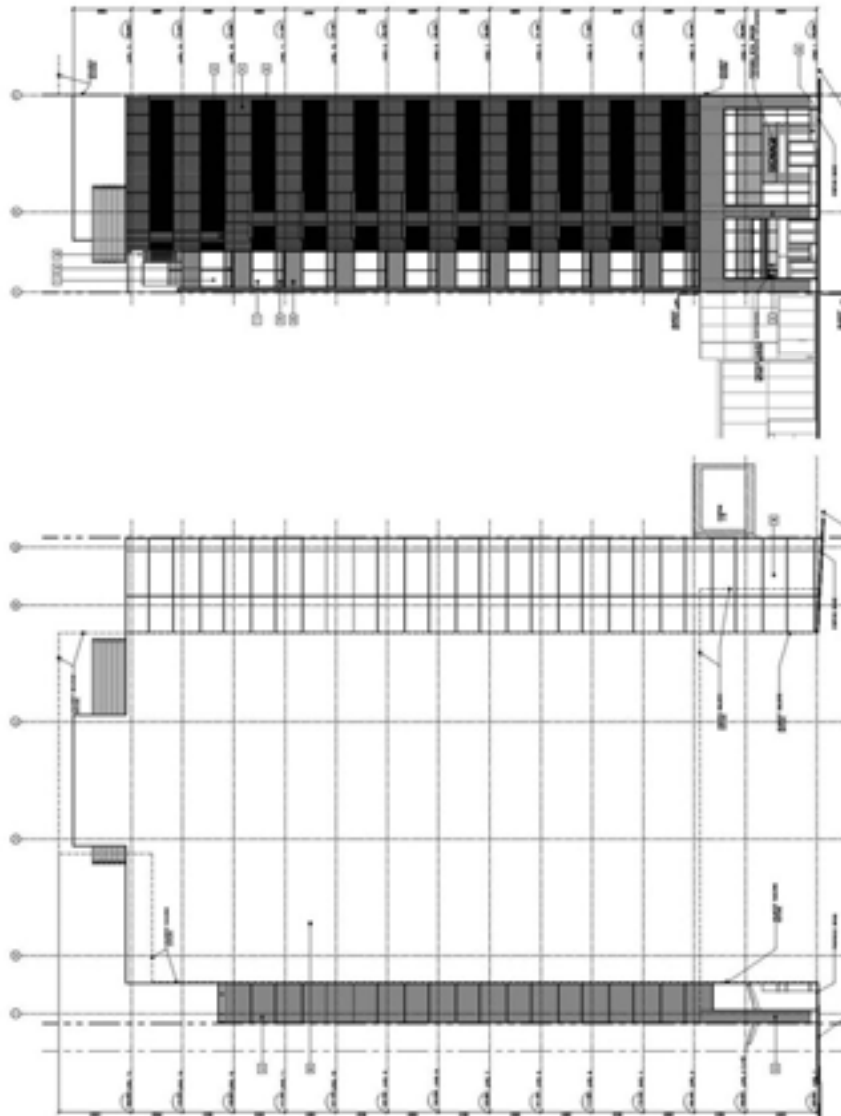
WEST ELEVATION



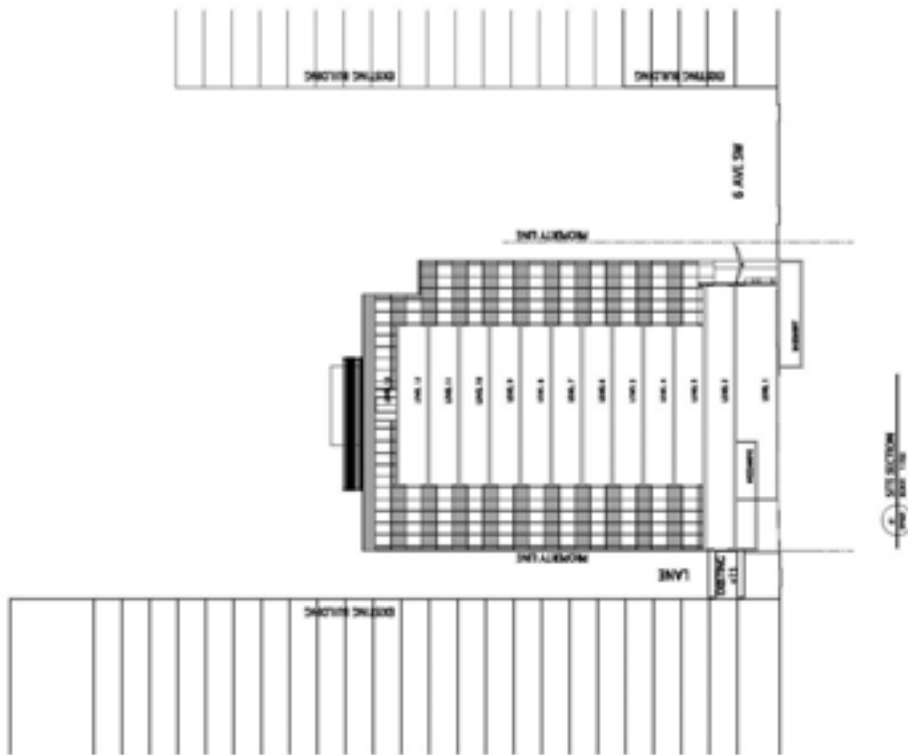
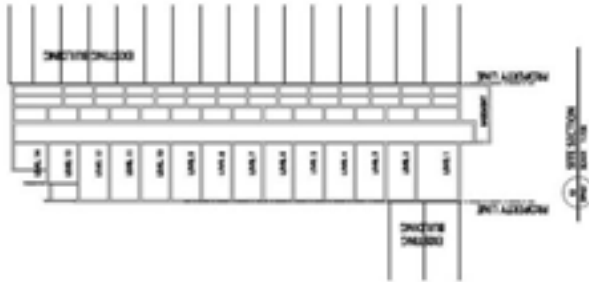
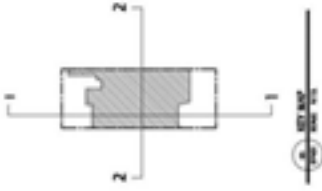
EAST ELEVATION

 <p>ARCHITECTS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW: WWW.AAASARCHITECTS.COM</p>	<p>PROJECT NO. 07-001 SHEET NO. DP-3.2 DATE: 03/20/08</p>	<p>614 CENCO COURT DENVER, CO 80202 PROJECT NO. 07-001</p>	<p>DATE: 03/20/08 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>ELEVATIONS</p>	<p>DP_3.2</p>

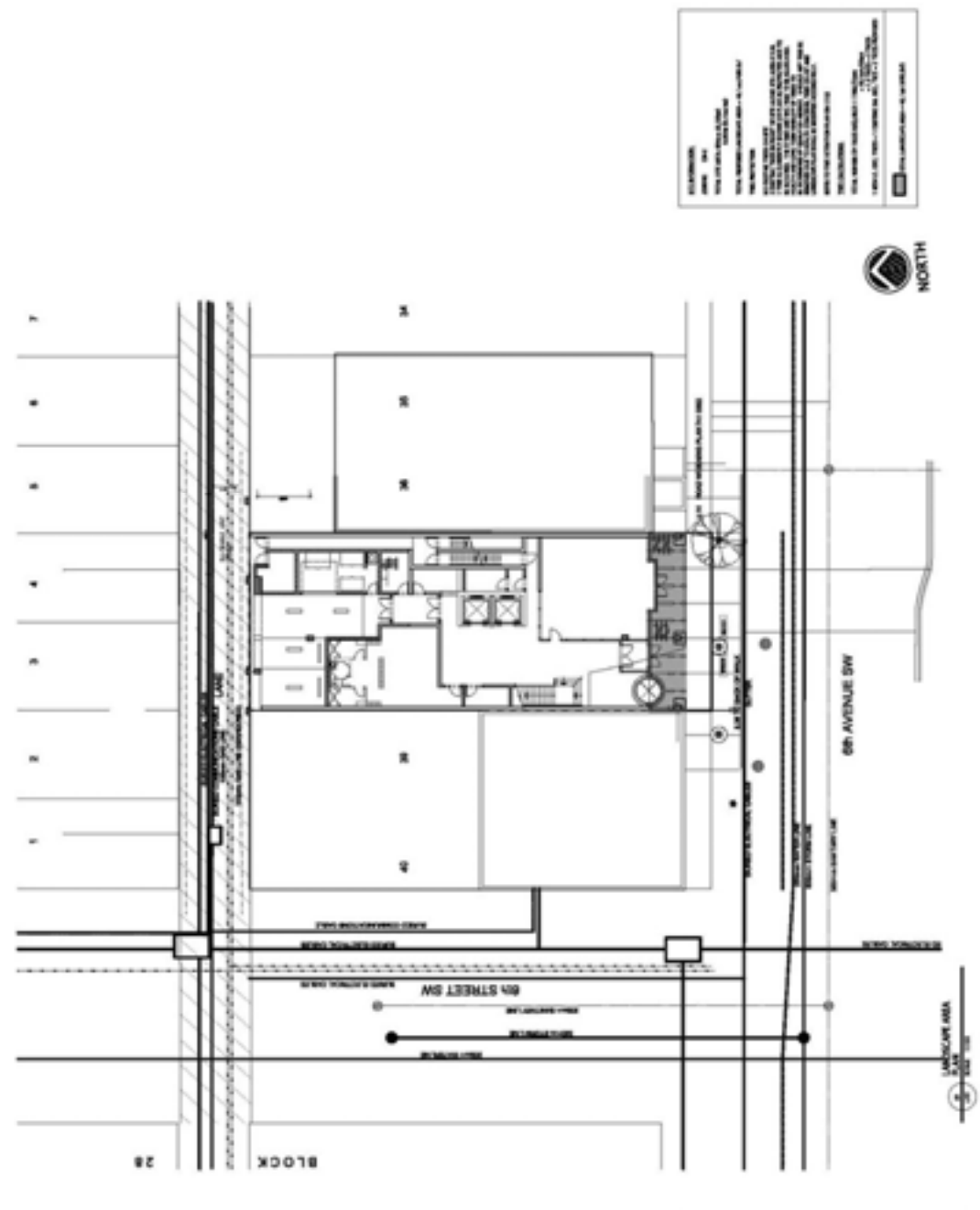
NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS
6	REVISED PER COMMENTS



 <p>D.A. ARCHITECTS 1000 15th Street, Suite 100 Denver, CO 80202 Phone: 303.733.1111 Fax: 303.733.1112 Email: info@daarchitects.com</p>	<p>PROJECT NO. 07-001</p>	<p>DATE: 03/20/08</p>	<p>814 CENCO COURT 1ST FLOOR PLAN (SEE PLAN FOR PROPERTY LINES)</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 03/20/08</p>	<p>BY: [Signature]</p>	<p>CHECKED: [Signature]</p>
				<p>PROJECT NO. 07-001</p>	<p>DATE: 03/20/08</p>	<p>BY: [Signature]</p>	<p>CHECKED: [Signature]</p>
<p>SITE SECTIONS</p>				<p>DP4.1</p>			



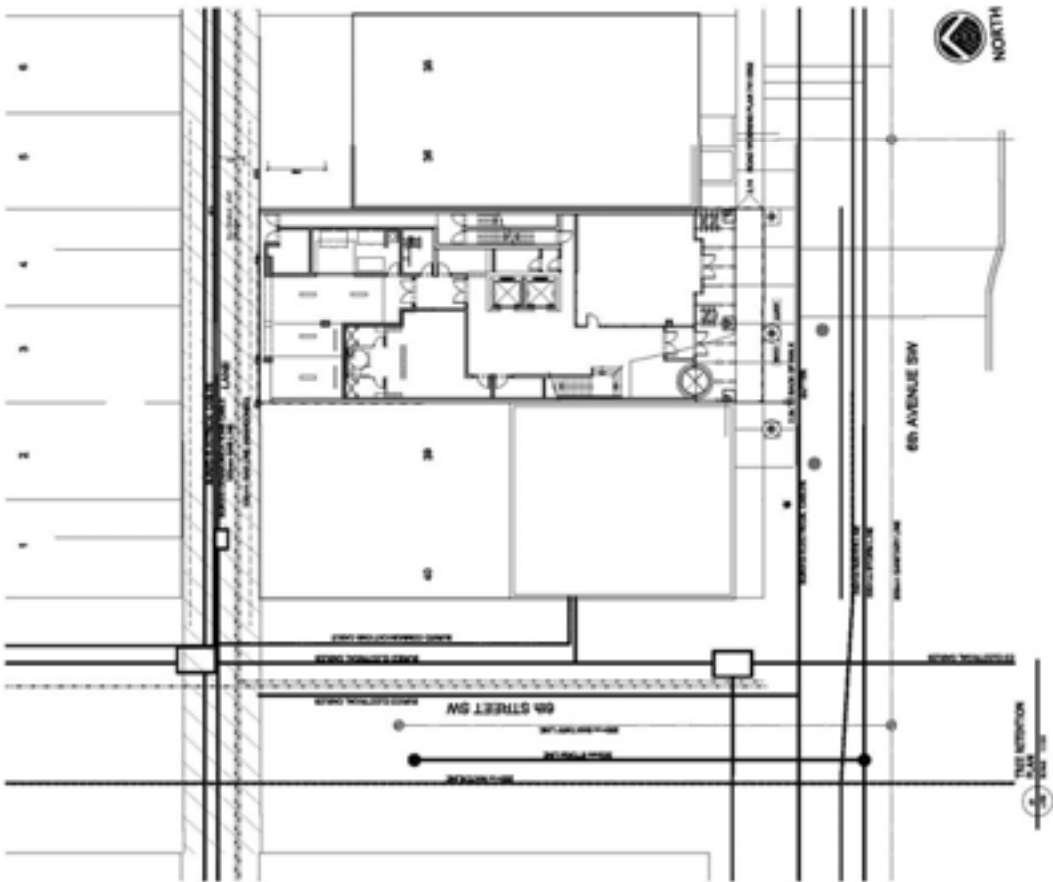
 <p>ARCHITECTS 1000 15th Street, Suite 1000 Denver, CO 80202 Phone: (303) 733-1100 Fax: (303) 733-1101 www.architects.com</p>	<p>PROJECT 814 CENCO COURT 1000 15th Street, Suite 1000 Denver, CO 80202</p>	<p>DATE 03/20/08</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>LANDSCAPE AREA CALCULATION AND SITE INFORMATION</p>	<p>L101</p>



 <p>D.A. ARCHITECTS ARCHITECTS 1000 15th Street, Suite 100 Berkeley, CA 94710 Tel: 415.841.1111 Fax: 415.841.1112 www.daa.com</p>	<p>PROJECT NO. 07-0954 SHEET NO. L102</p>	<p>DATE: 03/20/08</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT: 6th CENCO COURT 1000 15th St Berkeley, CA 94710</p>	<p>DATE: 03/20/08</p>	<p>BY: [Signature]</p>	<p>CHECKED: [Signature]</p>
					<p>DATE: 03/20/08</p>	<p>BY: [Signature]</p>	<p>CHECKED: [Signature]</p>

GENERAL NOTES:

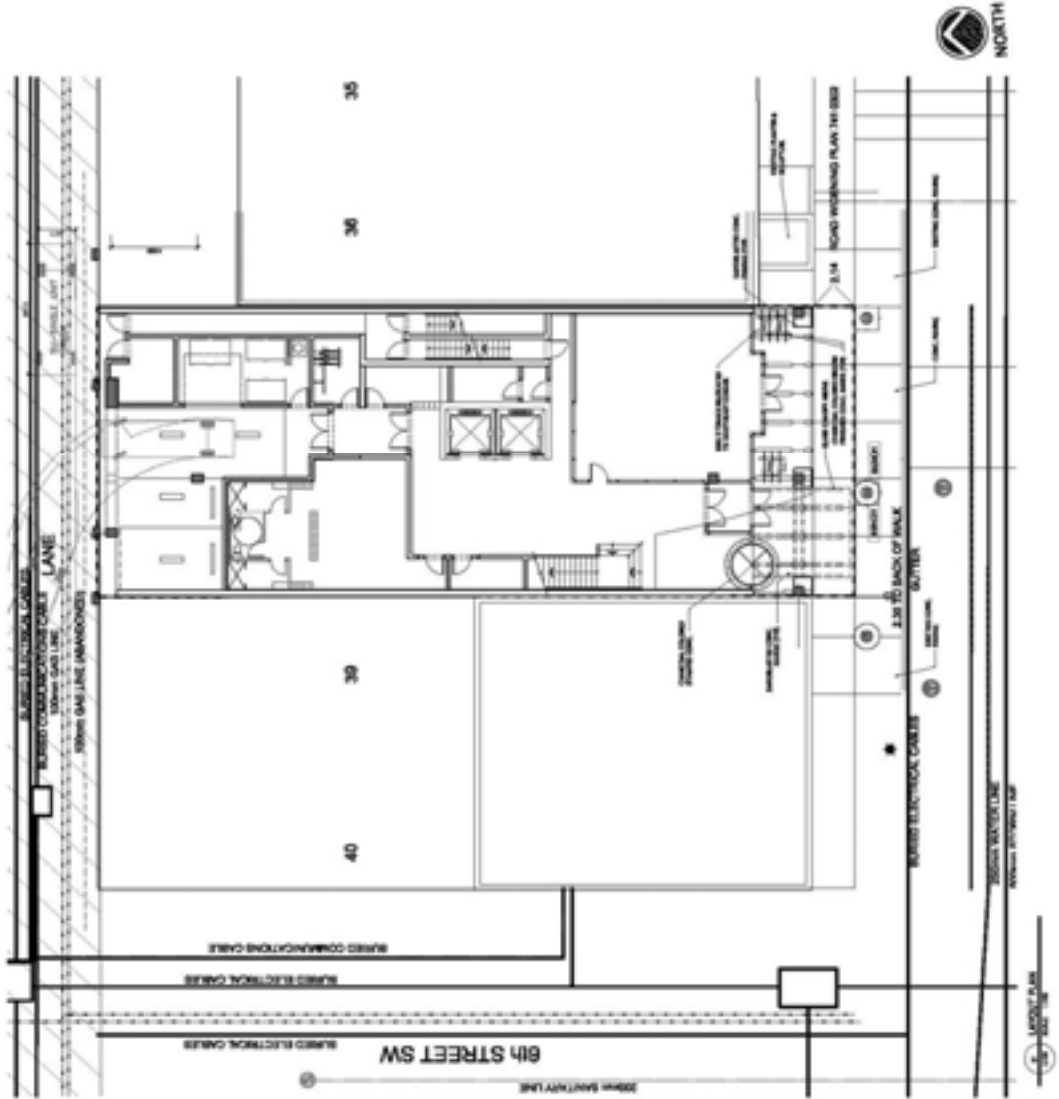
1. THE TREE RETENTION PLAN IS A PRELIMINARY PLAN. IT IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
2. THE TREE RETENTION PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF BERKELEY. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.
3. THE TREE RETENTION PLAN IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.
4. THE TREE RETENTION PLAN IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF FOREST RESOURCES. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.
5. THE TREE RETENTION PLAN IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF AGRICULTURE. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.
6. THE TREE RETENTION PLAN IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF PEST MANAGEMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.
7. THE TREE RETENTION PLAN IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.
8. THE TREE RETENTION PLAN IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF LABOR. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.
9. THE TREE RETENTION PLAN IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.
10. THE TREE RETENTION PLAN IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.

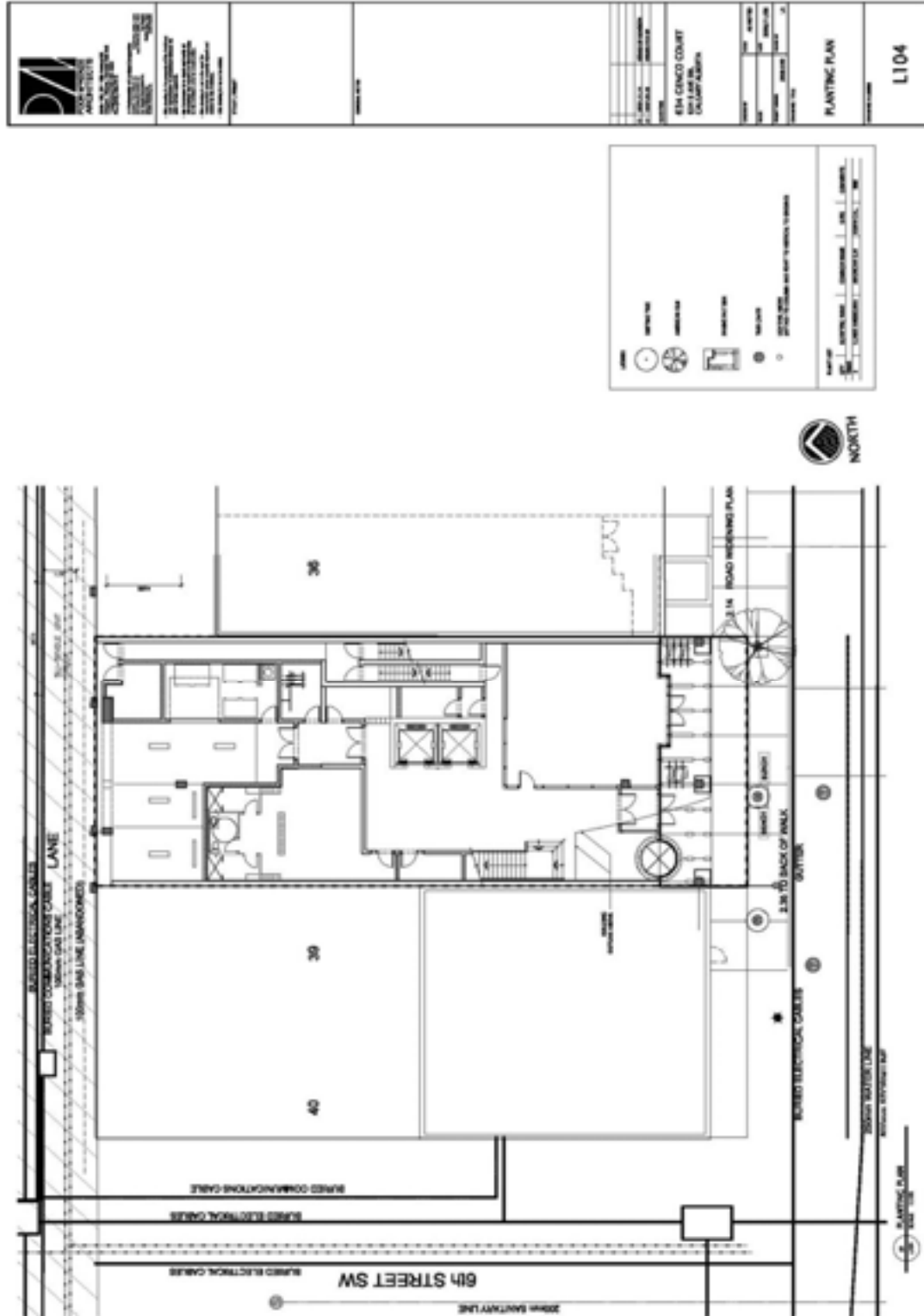


SCALE: AS SHOWN



 <p> DA DESIGN ARCHITECTURE 1000 W. 10TH AVENUE SUITE 1000 DENVER, CO 80202 TEL: 303.733.8800 FAX: 303.733.8801 WWW.DAARCHITECTS.COM </p>	<p> 614 CENCO COURT 1000 W. 10TH AVENUE DENVER, CO 80202 </p>	<p> LAYOUT PLAN SHEET NO. </p>	<p> L103 </p>	
				<p> DATE: 03/20/08 DRAWN BY: [Name] CHECKED BY: [Name] </p>
				<p> PROJECT NO. </p>





<p>ARCHITECTS</p>	<p>6th CENCO COURT 100 LANE DURHAM, ONTARIO</p>	DATE	NO.
		PROJECT	NO.
<p>PLANTING PLAN</p>		<p>L104</p>	



ARCHITECT
LANDSCAPE ARCHITECT
PLANNING ARCHITECT
INTERIOR ARCHITECT
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
CIVIL ENGINEER
STRUCTURAL ENGINEER
ENVIRONMENTAL ENGINEER
WATER RESOURCES ENGINEER
TRANSPORTATION ENGINEER
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT

PROJECT INFORMATION

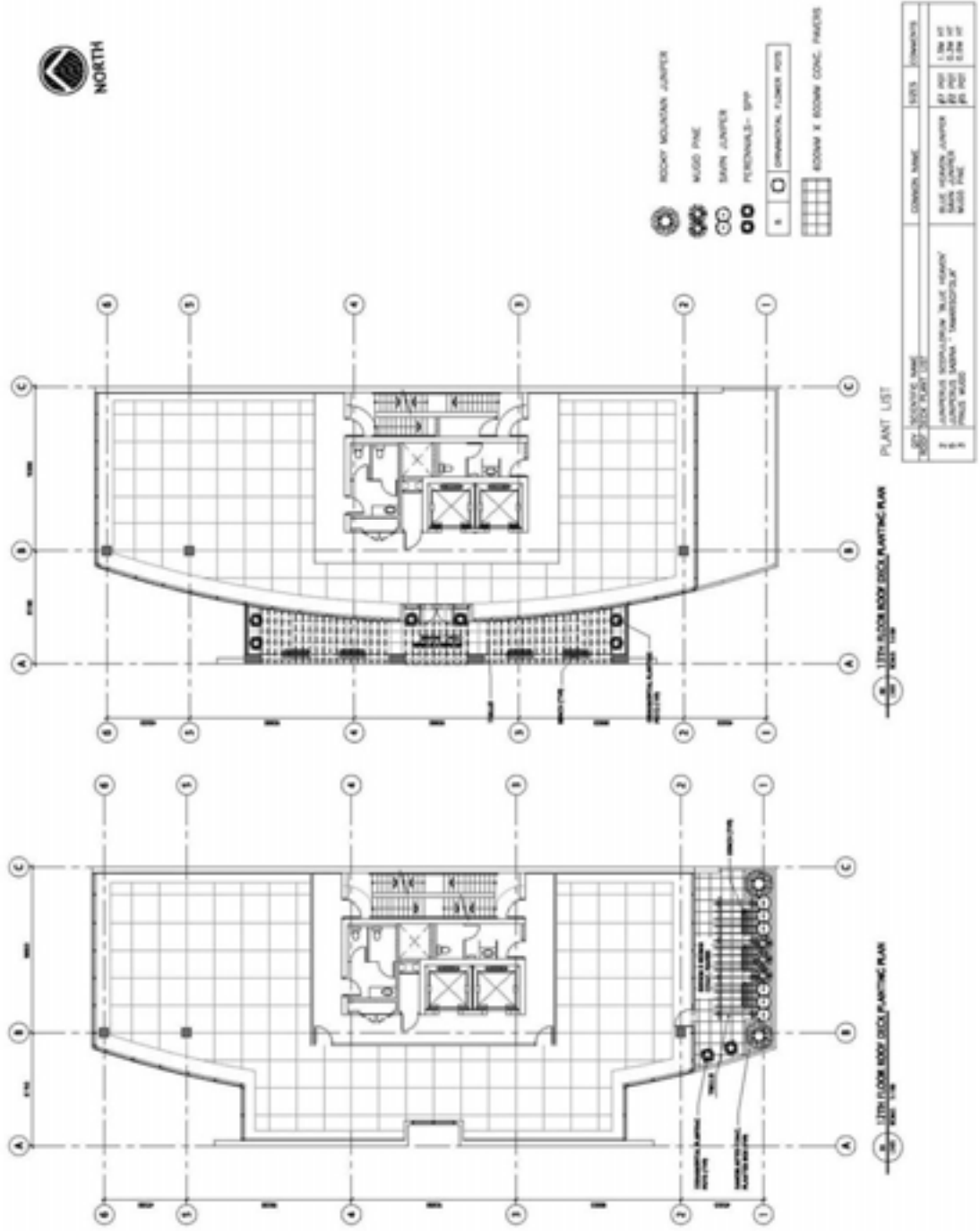
PROJECT NAME
PROJECT NO.
DATE
SCALE

DESIGNER
DATE
SCALE

**65th CONDO COURT
 5TH FLOOR
 DUMFRIES**

**12TH & 13RD FLOOR
 ROOF DECK
 PLANTING PLAN**

L105



PLANT LIST

SYMBOL	COMMON NAME	HEIGHT	SPACING
○	BLUE SPANISH JUNIPER	6 FT	1.0M X 1.0M
○	SAVIN JUNIPER	6 FT	1.0M X 1.0M
○	PERENNIALS	8 FT	1.0M X 1.0M
○	ROCKY MOUNTAIN JUNIPER	6 FT	1.0M X 1.0M

PLANT LIST

SYMBOL	COMMON NAME	HEIGHT	SPACING
○	BLUE SPANISH JUNIPER	6 FT	1.0M X 1.0M
○	SAVIN JUNIPER	6 FT	1.0M X 1.0M
○	PERENNIALS	8 FT	1.0M X 1.0M
○	ROCKY MOUNTAIN JUNIPER	6 FT	1.0M X 1.0M

APPLICANT'S SUBMISSION

APPLICANT'S SUBMISSION

Genco Court Office Tower
634 - 6th Avenue SW, Calgary
DP 2007-0954
PMA File: 2006.040 (2.6)

Site Opportunities and Constraints

The subject site is located on the north side of 6th Avenue SW and is a mid-block "in-fill" development site. The site dimensions are 15.26 M (50'-0") x 39.64 M (130'-0"). It is subject to a right-of-way setback of 2.134 M.

The adjacent building to the east is a 14 storey office structure setback approximately 3.0 M from the setback along 6th Avenue SW. The structures to the west are two 2 storey commercial buildings with the southerly building constructed to the setback line. An enclosed +15 bridge is built over the lane to the north.

This mid-block site is one of many such sites in the core area that could be redeveloped to a higher and better use. The challenge is to create an economically viable and a design sensitive solution for the site.

Building Design

Podium / Street wall

- The proposed podium is aligned with the newly renovated building to the west in "cornice" line and the relationship with the sidewalk forming the street wall. The glazing line for the first two floors is set back creating an arcade to align with the façade of the adjacent building to the east.
- The podium will be clad with granite to create a building base visually linked with the adjacent building to form a continuous street wall.
- A cantilevered glazed canopy extends over the sidewalk to create the entrance to the building and access to the +15 connection.

Main Building

- The shape of the floor plate is designed to create the maximum glazing and daylighting potential for the building. The south façade curtain wall aligns with the podium and tapers back to the west with curved section to maximize the building perimeter.
- The west portion of the building adjacent to the property line is proposed as an articulated wall of architectural concrete and granite cladding. Recessed windows located at the mid point of the wall will also provide visual relief.
- Glazing for the lower two floors and the recessed curtain wall areas will be clear.
- The balance of the curtain wall façade will be blue tinted vision glass and two tones glazed spandrel panels.
- Anodized aluminium horizontal "fins" are incorporated to the south west portion of the curtain wall to accentuate the curving surface, create articulation to the building façade and provide solar shading.

Building Top

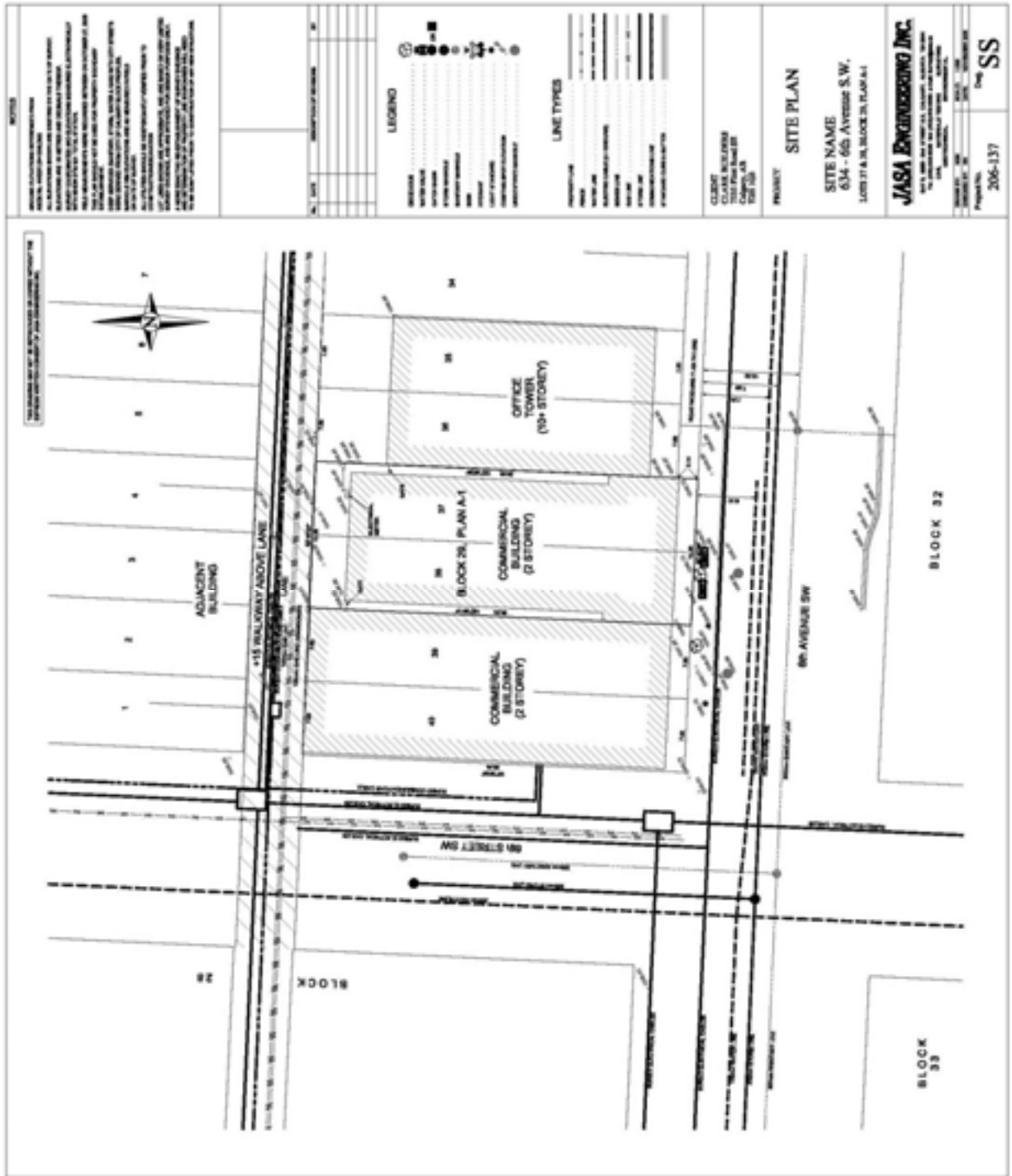
- The building steps back at the 12th floor on the south side and at the 13th floor on the west.
- Usable roof patios are incorporated to create an interesting roofscape for the adjacent buildings.

Bonus "A" Relaxations

Bonus A1(a) At-grade Pedestrian Circulation - On-site pedestrian space

Bonus A3 - Open Space at grade

- Due to the narrow street frontage and the location of the adjacent buildings, the Urban Design Review Panel felt the building should be brought closer to the street and suggested these bonus standards be relaxed with the additional required bonus acquired in the Group B Standards.



SUSTAINABLE DESIGN FEATURES

Genco Court Office Tower
634 - 6th Avenue SW, Calgary
DP 2007-0954
PMA File: 2006.040 (2.6)

1. **Sustainable Sites** - Avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site.
 - **Site Selection** - Previously developed site to avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site
 - **Development Density** - Channel development to urban area with existing infrastructure, protect green-fields and preserve habitat and natural resources.
 - **Alternative Transportation** - Reduce pollution and land development impacts from automobile use.
 - **Public Transportation Access** - Building locates within 800 metres of 9 LRT stations and 400 metres of 53 public bus lines offering frequent service.
 - **Bicycle Storage & Changing Rooms** - Building provides Class 1 & 2 bicycle storage to meet Calgary city requirement, with convenient change rooms/shower facilities in the parkade.
 - **Stormwater Management: Rate and Quantity** - the existing imperviousness is greater than 50%, a stormwater management plan resulting in a 25% decrease in the rate and quantity shall be developed.
 - **Heat Island Effect: Roof** - proposed "green" (vegetated) roof for at least 50% of the roof area.
 - **Light Pollution Reduction** - eliminate light trespass from the building and site.
2. **Water Efficiency**
 - **Water Efficient Landscaping** - reduction of the use of potable water for landscape irrigation by 50%.
 - **Water Use Reduction: 20%** - By using plumbing fixtures that meet or exceed fixture performance requirements.
3. **Energy & Atmosphere**
 - **Minimum Energy Performance** - reduce the design energy consumption to comply with CBIP requirement for a 25% reduction.
4. **Materials & Resources**
 - **Storage and Collection of Recyclables** - provision of area for separation, collection and storage of materials for recycling.
5. **Indoor Environmental Quality**
 - **Minimum IAQ Performance** - meet minimum indoor air quality performance by complying with Sections 4, 5, 6 and 7 of ASHRAE 62-2001.
 - **Environmental Tobacco Smoke Control** - the building is smoke free.
 - **Carbon Dioxide Monitoring** - install a permanent CO₂ monitoring system
 - **Ventilation Effectiveness** - design the HVAC system and building envelope to optimize air change effectiveness.
 - **Low-Emitting Materials** - Low-VOC materials including adhesives/sealants, paints/coating, carpet, and composite wood/laminate adhesives shall be specified in the construction documents.
 - **Controllability of Systems** - Provide a high level of thermal, ventilation and lighting system control for perimeter and non-perimeter spaces.
 - **Thermal Comfort Compliance** - establish comfort criteria per the standard and design the building envelope and HVAC system to maintain these comfort ranges.

May 3, 2007

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

Attn: Dwayne Drobot

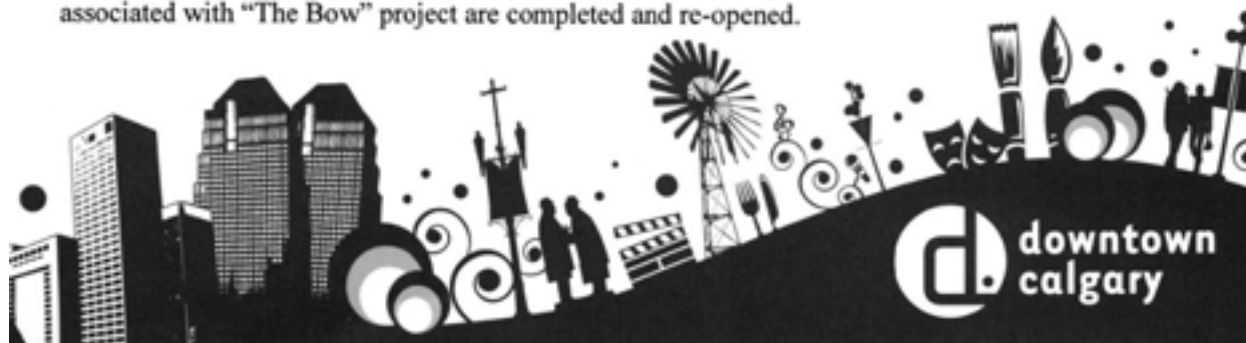
Dear Dwayne:

Re: DP 2007-0954 Genco Court, 634 – 6 Avenue S.W.

The Calgary Downtown Association's (CDA) Urban Development Committee has reviewed the proposal and attended a presentation by Poon McKenzie for the above-mentioned project. We commend the creative proposal for small office space on a very small lot.

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. We appreciate the innovative way the design has incorporated some landscaping into the front of the structure in a block where there is little curb appeal. We also thought the treatment of the west-facing wall was pleasing to the eye from street level. The external terrace is a very unique and interesting feature.
2. The structure ties in well with the existing two-storey building to the west and with the +15.
3. In spite of the planned energy-efficient mechanical components and the optimization of daylight proposed for energy efficiency, we are disappointed more attention has not been paid to the environmental friendliness of the structure.
4. Alley traffic is an issue in the area. We fully support the proposed loading dock. We are very concerned with any anticipated lane closures on 6th Avenue during construction. We would not support construction commencing until all lane closures associated with "The Bow" project are completed and re-opened.

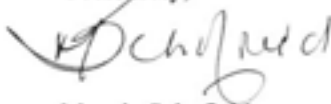


- 2 -

5. Although we understand it has been decided that a +15 cannot be constructed across 6th Avenue to the new court building, we would encourage thought be given to a north/south connection over 6th Avenue between 5th and 7th streets. With continued closing of sidewalks for construction, +15 access is becoming a high priority for a pedestrian-friendly downtown.
6. Pedestrian traffic flow is becoming an issue for many of our members. We would not support closure of the sidewalk unless the remainder of the block, including the west and the south sides of the street, were free and clear for pedestrian traffic.
7. The total lack of parking is a huge disappointment. We would encourage investigation into robotic/automated systems, fully understanding that space is an issue. It is clear that the cash-in-lieu program is not generating new parking structures, so with each new building we get further behind in parking spots, especially short-stay.
8. Additional bike stands would be welcomed, over and above the ones proposed.
9. The CDA fully endorses the proposed retail on both the main and +15 levels.

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: CDA UDC
Poon McKenzie Architects



ITEM NO. : 2
(2:30 pm)

Dwayne Drobot

COMMUNITY:

DOWNTOWN COMMERCIAL CORE

FILE NUMBER:

DP2007-0954

MUNICIPAL ADDRESS:

634 – 8 Avenue SW

APPLICANT:

Poon McKenzie Architects

DESCRIPTION:

Office (Genco Court)

Comments Provided by the Panel:

- The Panel commends the applicant on a job well done in regards to the design of the project and the constraints of the site due to the small size of the lot;
- The Panel encourages the applicant to ensure that there is ample natural or artificial light at the entry way;
- The Panel encourages the applicant to remove the benches which appear to impede pedestrian movement and provide seating that is integrated into the building face or plaza area; and
- The Panel encourages the applicant to simplify the paving pattern to be more in character with the architectural expression of the building.