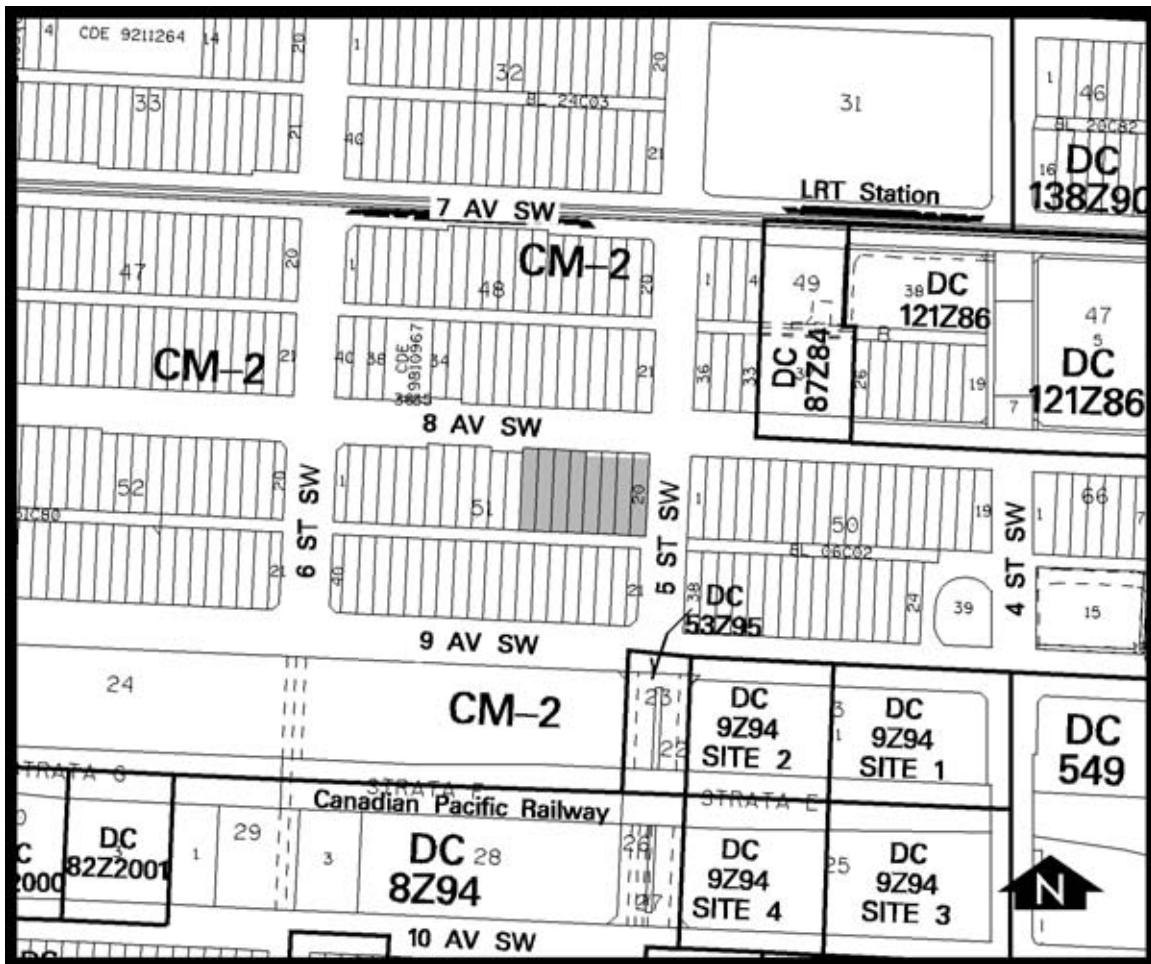


REPORT TO THE CALGARY PLANNING COMMISSION

<b>DEVELOPMENT PERMIT</b>	<b>ITEM NO: 2</b>
	CPC DATE: 2005 April 07
	<b>DP NO: DP2004-3608</b>

DOWNTOWN COMMERCIAL CORE  
(Ward 8 - Alderman King)



**PROPOSAL:**  
Commercial Building

<b>APPLICANT:</b> Stantec	<b>OWNER:</b> 607962 Alberta Ltd.
<b>MUNICIPAL ADDRESS:</b> 607 & 615 8 Avenue SW	<b>LEGAL DESCRIPTION:</b> Plan A1, Block 51, Lots 13 to 20
<b>LAND USE DESIGNATION:</b>	CM-2 Downtown Business District
<b>SITE CHARACTERISTICS:</b>	Flat
<b>AREA OF SITE:</b>	0.24 ha ± (0.59 ac ±)
<b>CURRENT DEVELOPMENT:</b>	Surface parking lot

**ADJACENT USES:**

**NORTH:** 8 Avenue SW, commercial buildings, Barron Building (Uptown Theatre);

**SOUTH:** Centennial Parkade;

**EAST:** 5 Street SW, commercial buildings (Penny Lane); and

**WEST:** Globe Theatre, commercial buildings.

<b>DEVELOPMENT SUMMARY</b>			
<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
Density	in accordance with the bonus provisions of the CM-2 district	10.0 FAR	none
Floor Areas		Total: 24,156m <sup>2</sup> Office: 19,519m <sup>2</sup> Commercial: 4,637m <sup>2</sup>	none
Parking	max. 50% of required stalls on site (70 stalls)	77 stalls	+7 stalls (+ 10%)
A3 Open Space at Grade	5% of the net floor area: 2205.4m x 0.05 = 110.27m <sup>2</sup>	12.1 m <sup>2</sup>	-98.17 m <sup>2</sup> (- 89%)
<b><u>FINISHING MATERIALS</u></b> Manufactured stone cladding, curtain wall with blue-green tinted glazing, pre-finished metal.			

<b>CIRCULATION REPLIES</b>	
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)	See Conditions of Approval below
URBAN DESIGN REVIEW PANEL	Appendix III
CALGARY DOWNTOWN ASSOCIATION	Appendix IV

## **PLANNING EVALUATION:**

### **Introduction**

This application is for a 13 storey commercial building in the Downtown Commercial Core, consisting of 2 levels of underground parking, commercial uses at grade and at the +15 level, and 11 storeys for offices.

### **Site Context and Layout**

The site is located at the southwest corner of 8 Avenue and 5 Street SW, immediately north of the Centennial Parkade. It is currently occupied by a surface parking lot. This downtown block is home to the Uptown and Globe Theatres in an area marketed by the Calgary Downtown Association as Calgary's "Film and Entertainment District". It is also at the transition of 8 Avenue SW from the more intense retail mall east of 5 Street (Penny Lane Mall, Calgary Eaton Centre, TD square, etc.) to a local downtown street with a mix of retail, entertainment, and office uses.

### **Land Use**

Development on the site is guided by the CM-2 Downtown Business District, permitting offices, retail and other commercial uses, with which the application complies. Under CM-2 rules, commercial density on a site is established through the application of a bonus system that allows for additional floor area if certain public amenity features are provided. A base density of 7 FAR (Floor Area Ratio) can be achieved through the provision of at-grade open space and contributions to the +15 system. Because the site of this application qualifies as a "small site" under the provisions of the bylaw, the proposal achieves a base density of 8 FAR.

The overall density achieved is 10.0 FAR. The following table illustrates how areas have been apportioned to the various bonus categories:

<b>BONUS</b>	<b>AREA</b>	<b>F.A.R.</b>
A1-A3 (Mandatory) <i>at grade open space &amp; ped. circulation +15 provisions</i>	Provided (small site)	<b>8</b>
B2. <i>Other at grade space</i>	95.86 m <sup>2</sup>	0.30
B7. <i>+15 walkway enhancement</i>	106.90 m <sup>2</sup>	0.18
B9. <i>Escalators to +15 level</i>	42.48 m <sup>2</sup>	0.58
B11. <i>Adjacent right of way improve's</i>	520.20 m <sup>2</sup>	0.59
<b>F.A.R. (A + B)</b>		<b>9.64</b>

<b>BONUS</b>	<b>AREA</b>	<b>F.A.R.</b>
<i>C2. Contribution to Improvement Fund</i>	871.13 m2	0.36
<b>TOTAL F.A.R. allowable (A + B +C)</b>		<b>10.0</b>

The proposed density is considered appropriate given the location of the project and the type and amount of features that qualify as public amenities.

Even though a shadow study is not required by bylaw for this site, the applicant provided a study in response to a comment made by the Urban Design Panel. The study demonstrates that the sidewalk area along 5 Street including the recessed building corner receives sunlight during the lunch hour at least from June to September. This creates a favorable condition for potential sidewalk cafes.

Within the "retail area" of 8 Avenue, entrances and lobbies to offices are allowed up to 10 metres width to maximize the frontage available for active uses at grade. The proposed office entrance with a width of about 8 metres remains below this limit.

### **Parking and Site Access**

All vehicular access for parking and loading is handled through the lane. The proposal provides a total of 77 parking stalls on two underground levels. Within the restricted parking area of the Downtown, a maximum of 50% of the required parking, in this case 70 stalls, can be provided on site. The excess parking provision of 7 stalls (+10%) is considered reasonable, since a restriction to exactly 50% would not allow for a full use of the two underground levels for parking.

The applicant will be required to provide payment as cash-in-lieu of parking for 50% of the required parking stalls, at the rates current at the time of release of the development permit.

Bicycle storage facilities at-grade outside and within the building are provided to the satisfaction of Transportation Planning.

### **Plus 15 System**

The proposed building will connect to the Plus 15 system at the existing connector to the Centennial parkade on the west side of 5 Street SW. The Plus 15 routing through the building provides access to commercial uses on the 2 storey as well as to grade through elevators and a pair of escalators. A future westerly extension of the system is possible through the provision of public easement areas and knock-out panels in the west exterior wall.

### **Building Design**

The application proposes a relatively simple building massing on a rectangular footprint, which maximizes the available floor area on the site. The horizontal articulation is achieved through a 2 storey podium with façades and canopies close to the sidewalks, 11 office floors slightly set back from the podium, and a penthouse with the fully enclosed mechanical equipment that tops the building. The corner of 5 Street and 8 Avenue is addressed through a recessed building edge with a balcony for commercial uses on the second storey. The applicant did not support the idea of providing a main entrance at this location, as suggested by CPAG and the Urban Design Panel, because of the implications on the main floor layout and the configuration of leasable spaces. A recess at the main entrance on 8 Avenue, continued through the upper floors, provides for additional articulation.

At grade level, storefront modules with steel and glass canopies provide for a good pedestrian environment and a potential for active uses with multiple entrances.

The choice of exterior materials includes limestone cladding and aluminium curtain wall at the podium level, aluminium curtain wall with blue-green tinted glass and prefinished metal panels for the office floors, and prefinished metal panels on the mechanical penthouse floor.

The CPTED (Crime Prevention Through Environmental Design) review by the Calgary Police Service did not reveal any major safety concerns. Any remaining recommendations will be addressed prior to release of the development permit.

Beginning with initial pre-application meetings, the applicant had been advised by the Administration throughout the process that policies for the Downtown Commercial Core are currently under review and that CPAG would be supportive of a proposal that provides an excellent pedestrian environment with active uses close to the public sidewalks, instead of providing the full amount of open space at grade as required by the bylaw. Subsequently, the application was made proposing a building frontage along 5 Street at the 2.134 metre setback line. During the review of the application it became apparent that the building as proposed would obscure a portion of the 5 Street +15 bridge when viewed from the north, including the footing of the bridge's semi-circular steel beam at the +15 receptor. Because of the unique shape of this +15 bridge, it would have resulted in an awkward urban design solution. The applicant was able to redesign the east portion of the building along 5 Street and set the building back an additional 2.2 metres, allowing for much better visibility of the +15 arch, although not to the full extent.

## **Landscaping**

The application respects the 2.134 metre setbacks from the Right-of-Way (ROW) as required by bylaw. On 5 Street an additional 2.2 metre building setback, as required by bylaw in the downtown along primary roads, allows for a total sidewalk width of 7 metres. The sidewalk on 8 Avenue will be 8 metres wide. Both street frontages will feature upgraded sidewalk treatments that include coloured patterned concrete with references to the film district, as well as tree planting along the curbs.

## **Community Response**

The Calgary Downtown Association generally supports the application, providing additional comments for consideration by the applicant (see Appendix IV). The applicant was able to address a number of the comments in further revisions of the design, and has expressed a willingness to consider film related businesses or institutions as tenants in the building.

## **Relaxations Recommended**

The following relaxations are required to facilitate the proposed development:

### **1. Parking**

A relaxation of the restriction to 50% of required parking on site, i.e. the oversupply of 7 stalls, is recommended for the reasons mentioned in this report.

2. Open space at grade

The provision of additional plaza space at grade as envisioned by the bylaw is not necessarily considered to contribute to an active building edge with visual interest for pedestrians. The application provides appropriately dimensioned sidewalk areas along both street frontages. A relaxation of the bylaw requirement is therefore recommended.

**Conclusion**

The application proposes a commercial development in the medium density range, providing for an appropriate building massing and design that meets the minimum standards of bylaw 2P80, with the minor exceptions mentioned above. The proposed development is expected to provide continuity to the street oriented use characteristics of the "retail area" of 8 Avenue SW in its extension west of 5 Street SW. The pedestrian oriented scale and design of the podium and the upgraded design of the sidewalks will contribute positively to the street environment. Based on the demonstrated planning merits CPAG supports the application.

**CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION:** APPROVAL

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

**A. Prior to Release Conditions**

**Planning:**

1. Submit seven folded sets of amended drawings addressing all PTR concerns and requirements to the satisfaction of the Approving Authority, including:
  - provide additional entryways to the commercial space at grade along 5 Street SW;
  - address recommendations of the CPTED review;
  - include details of comprehensive signage that is architecturally compatible with the building and pedestrian oriented in scale.
2. A Development Agreement shall be executed in conformity with all reports, plans and materials submitted to and approved by the Development Authority, including:
  - a. a +15 Development Agreement with The City to the satisfaction of the City Solicitor;
  - b. the delineation of +15 easement areas, schedules and maintenance obligations;
  - c. details of responsibilities for and construction of all improvements within the adjacent public right-of-way; and
  - d. details with respect to contributions to offsite improvement funds in accordance with bonus standard C2 of Bylaw 2P80.

3. Payment of cash-in-lieu of parking equivalent to 50% or the required parking stalls at the Downtown rate current at the time of payment.
4. Payment of contribution to the +15 Fund at the rate current at the time of payment.

**Engineering:**

5. The applicant is to consolidate the subject parcels onto a single title and provide a copy of the Certificate of Title.
6. Submit one (1) revised set of plans to the File Manager to address the requirements of the Business Unit(s) as listed below:

Calgary Roads

- a. Bylawed setback and/or corner cut dimensioned from the ultimate/existing property lines.
  - b. A detailed driveway cross-section complete with ramp grades and elevations at face of curb, back of sidewalk, property line and driveway ramp on private property.
  - c. Provide details of proposed canopies including vertical clearances to sidewalks, horizontal projection, etc. All canopies must be removable and will be subject to a 30-day notice of removal agreement with the City. Ensure canopies will not conflict with proposed boulevard trees. All canopies must be designed to minimize the formation of ice during the winter that will be hazardous to pedestrians.
  - d. Doors that outswing into the City boulevard are a hazard for pedestrians along the sidewalks. Recess all doorways along 8 Avenue and 5 Street.
  - e. A corner bulb will be required along 8 Avenue at the corner of the intersection. Contact Colin Gee @ 268-5714 of Roads for details.
  - f. Roads suggests an opening on the west wall adjacent to the exit ramp at the lane to provide drivers with better visibility of oncoming vehicles in the lane to improve safety when exiting the underground parkade. Additional warning devices such as flashing lights would also be of benefit to minimize potential collisions.
7. 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.)

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

Calgary Roads (CERTIFIED CHEQUE)

- a. Construction of corner bulb to City standards
  - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel
9. Provide a letter to confirm the owner will REMOVE OR RELOCATE the canopies from within the City rights-of-way, bylawed setback and/or corner cut AT OWNER'S EXPENSE within 30 days' notice from The City of Calgary requesting removal due to road widening, sidewalk construction, utility installation, etc.

10. Provide a letter of understanding to accept responsibility to ensure driveways will be constructed to plans approved by the Calgary Roads. The letter must be signed by the owner or authorized company representative.

The letter should state the following:

Company Letterhead or Owner's Name & Address

Development Permit Application # \_\_\_\_\_ Date \_\_\_\_\_

I understand that I am responsible to ensure that approved driveways required for this development must be constructed to the ramp grades shown on plans that have been approved by the City of Calgary, Calgary Roads. I understand that the negative sloping of the driveway within the City boulevard is not acceptable to the City. Furthermore, I will be responsible for all costs to remove and reconstruct the entire driveway ramp if actual grades do not match the approved grades.

Signature of owner or authorized representative \_\_\_\_\_.

#### **Transportation:**

11. Provide operating protocol for parkade overhead doors.
12. Provide cross-sections of all parkade ramps to City standard. Include elevations at transitions, grades and lengths between transitions. Maximum grade difference at transitions is 12% (the difference between the top two ramp sections exceed 12%). Show elevations for all transitions on the plans. From section B-A302, it appears that the ramp from p2 to p1 has a grade of 16.7 % (ie.  $95.46-93.84/9.7 = 16.7\%$ ) which creates grade difference exceeding 12%.
13. Dimension the south drive aisles in the parkade to City standard (7.2 metres minimum).

#### **Parks:**

14. Label the existing boulevard trees on the Landscape & Site/Roof plan and indicate whether they are to be removed or retained. If removed, compensation will be required. Label any proposed trees to be planted in the boulevard as proposed. A line assignment is required for trees planted in the boulevard. Contact Jill Thompson (268-2723).

*Please see Parks permanent & advisory comments below.*

### **B. Permanent Conditions**

#### **Planning:**

1. All enclosed parking areas shall have walls and ceilings painted a white or light colour and have a lighting system to meet the average minimum lighting illumination of 54 LUX.



2. Parking areas shall be for the sole use of occupants of the building and visitors. Parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core.
3. The properly executed Development Agreement referenced in the Planning Prior to Release conditions shall remain in force and on title throughout the life of this development.
4. 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.
5. No changes to the approved plans shall take place unless authorized by the Development Authority.
6. A Development Completion Permit shall be applied for, and approval obtained, on completion of the development. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit.

**Engineering:**

7. 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, and
  - 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).

8. 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
9. 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.
  10. 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.
  11. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purposes 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 applicant's expense, upon completion of foundation work.
  12. In accordance with the Encroachment Policy adopted by Council on June 24, 1996, and as amended on February 23, 1998, (retaining walls, planters, entry features, building projections) are not permitted to extend into the City right-of-way. New encroachments that are a result of this development are to be removed at the Developer's expense, prior to issuance of a Development Completion Permit.
  13. 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 functional compliance with the Development Site Servicing Plan (previously known as a Mechanical Site Plan). Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specification and Guidelines.

**Transportation:**

14. No direct vehicular access will be permitted to/from 8 Avenue or 5 Street SW.

**Parks:**

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

**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.

**Planning:**

1. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority.
2. 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.
3. The garbage enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosure is not actively in use for delivery or removal of refuse.
4. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size.
5. In addition to your Development Permit, you should be aware that a Building Permit is also required. When your Development Permit application is approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5363 for further information.

**Engineering:**

Calgary Roads

6. Property line is 3.8m from lip of gutter, 0.0m from back of sidewalk on 8 AV.
7. Property line is 2.7m from lip of gutter, 0.0m from back of sidewalk on 5 ST.
8. Future lip of gutter is 6.1m and future back of sidewalk is 0.0m from ultimate property line on 8 AV.
9. Future lip of gutter and future back of sidewalk is to be determined by Calgary Roads on 5 ST.
10. A bylawed setback of 2.134m is required adjacent to 8 AV & 5 ST as per the Land Use Bylaw.
11. A corner cut of 3.0m x 3.0m is required adjacent to 8 AV & 5 ST in addition to the bylawed setback.
12. Development must be compatible with future ultimate road grades established by Calgary Roads. Developer to contact Calgary Roads for further information.
13. Calgary Roads is to determine if the existing driveway crossings, existing sidewalks, streetlighting, curb and gutter, etc. are to City standards. Replacement and/or rehabilitation is to be at the owner's expense.
14. On all developments with under drive garages or parking lots that are lower than the back of walk or curb or lane grade, the owner is to confirm in writing that all approved driveways required for this development will be constructed to ramp grades as shown on the plans submitted and approved by Calgary Roads.

Negative sloping of driveways within City road right-of-way is not acceptable. If actual constructed grades do not match approved grades, the owner is responsible for all costs to remove and reconstruct driveway ramp grades to the approved grades.

15. Loading areas and ramp to the underground parkade at rear must tie in to the existing lane grades (grades are available from the Engineering Services Business Unit).
16. Boulevard grade differences between existing/ultimate curbs and existing/ultimate property lines are not to exceed 2%.

#### Waterworks

17. Water connection available from 5 ST SW.
18. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kpa install pressure reducing device after meter.
19. 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.
20. If further subdivision occurs in the future (including strata subdivision), each titled parcel MUST have separate service connections to the public mains (water and sanitary).
21. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Waterworks Specifications. The watermains are 90 years and older and although there has been minimum breaks during their life span, any disturbance during construction such as a new service connection or other alterations can cause breaks. Lead joints of old cast iron mains are very sensitive to ground movements.
22. The size of service installed needs to be compatible with the size of the main (i.e. if they want a 250 service, then they need to upgrade the main to a 250 mm). If services are required to be larger than the main in which it connects, it is obvious that the public main is undersized for the site requirements. In this case, upgrades will be required at the developer's cost.

#### Wastewater & Drainage

23. Sanitary sewer connection available from 5 ST SW.
24. Storm sewer connection available from 5 ST SW.
25. Sanitary service test facility is required.
26. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96.

27. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer.
28. Allowable stormwater run-off co-efficient shall be 30.
29. Ponding required for 1:100 year storm event.
30. 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.
31. Contain storm runoff on site.
32. Controlled stormwater discharge required.
33. All on-site sewers are to be designed to City of Calgary specifications.

**Transportation:**

34. A 2.134 metre bylaw required right-of-way setback is required on both 8 Avenue and 5 Street SW. No permanent structures are allowed within this setback.
35. Pedestrian access across driving aisles is to be clearly differentiated from the driving aisle through the use of signage, surface marking, and/or a change in surface materials or colours.
36. Pedestrian routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs. Sidewalks are to be constructed with curb cuts where there is a change in elevation.
37. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), landscaping and fencing materials adjacent to pedestrian routes area to be of a height that minimizes potential hiding places and maximizes visual surveillance of the pedestrian route.
38. In keeping with the principles of Crime Prevention Through Environmental Design (CPTED), pedestrian oriented lighting is to be provided along pedestrian routes.
39. The applicant is advised that the site is located within 400 metres of a transit route (or 600 metres of an LRT station). It is recommended that the applicant limit the number of parking stalls provided to the number required by The City of Calgary Land Use Bylaw.

**Parks:**

40. The Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land.
41. Permits issued by City of Calgary Roads are required if construction activities use or cross any portion of the road rights-of-way (boulevard). Permits are obtained at Traffic Assessment 7<sup>th</sup> floor Municipal Building 800 Macleod Trail SE. For further permit information call 268-1586 or consult The City of Calgary Roads web site at [www.calgary.ca/roads](http://www.calgary.ca/roads) and follow the "Permit" link.

42. A condition of the issuance of permits by City of Calgary Roads may be the requirement for a tree protection plan when construction activities are within 6 meters of a tree on Public land. Requirements and specifications for a Tree Protection Plan may be obtained at [www.calgary.ca/parks](http://www.calgary.ca/parks) by following the Urban Forestry links for by telephoning Urban Forestry at 268-2677.
43. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. You may wish to consider this cost during the design and development of your project. The Public Tree(s) adjacent to this project are valued at \$3,040.00. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".

MT/  
2005-03-30

**OPUS BUILDING CANADA INC.**  
**607 EIGHTH AVENUE SW**  
 CALGARY, ALBERTA



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**RE-SUBMISSION FOR DEVELOPMENT PERMIT #2004-3608**  
 Project Number: 144233708  
 05.03.28



Starline Inc. is a registered professional engineering firm under the Professional Engineers Act, R.S.O. 1990, Chapter 1927, as amended. The firm is a member of the Ontario Association of Professional Engineers (O.A.P.E.) and the Canadian Council of Professional Engineers (C.C.P.E.).

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITTING	10/10/04	...	...
2	REVISED PER PERMITTING	10/10/04	...	...
3	REVISED PER PERMITTING	10/10/04	...	...
4	REVISED PER PERMITTING	10/10/04	...	...
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10	REVISED PER PERMITTING	10/10/04	...	...

CRUS BUILDING CANADA INC.  
 807 EAST AVE. S.W.

VICINITY PLAN AND  
 SITE PHOTOGRAPHS

Project No.	1200
Sheet No.	0
Scale	1:200
Date	10/10/04

VIEW FROM N.W. CORNER  
 OF 8TH AVE. & 5TH ST. S.W.



VIEW FROM 5TH ST. S.W.  
 @ +15 BRIDGE



VIEW FROM 8TH AVE.  
 & 5TH ST. S.W. - N.E. CORNER



VIEW OF +15 FROM N.W.  
 CORNER OF 8TH AVE. &  
 5TH ST. S.W.



VIEW OF +15 FROM  
 5TH ST. S.W.



VICINITY PLAN  
 scale 1:2500



Starline Inc.  
 1000 West Beaver Creek Road  
 Suite 100  
 Richmond Hill, Ontario L4B 1N2  
 Tel: 905-882-8888  
 Fax: 905-882-8889  
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NO.	DESCRIPTION	DATE	BY	CHECKED
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CRUS BUILDING CANADA INC.  
 807 EAST AVE. S.W.

VICINITY PLAN AND  
 SITE PHOTOGRAPHS

Project No.	1200
Sheet No.	0
Scale	1:200
Date	10/10/04





City of Calgary  
 Planning Department  
 10000 10th Avenue S.E.  
 Calgary, Alberta T2C 1E8  
 Tel: (403) 243-8888  
 Fax: (403) 243-8889  
 Website: www.starline.ca



**CRUS BUILDING CANADA INC.**  
 817 EAST AVENUE SW  
 CALGARY, AB  
 T2C 1E8  
 Tel: (403) 243-8888  
 Fax: (403) 243-8889  
 Website: www.starline.ca

**STARLINE**  
 10000 10th Avenue S.E.  
 Calgary, AB  
 T2C 1E8  
 Tel: (403) 243-8888  
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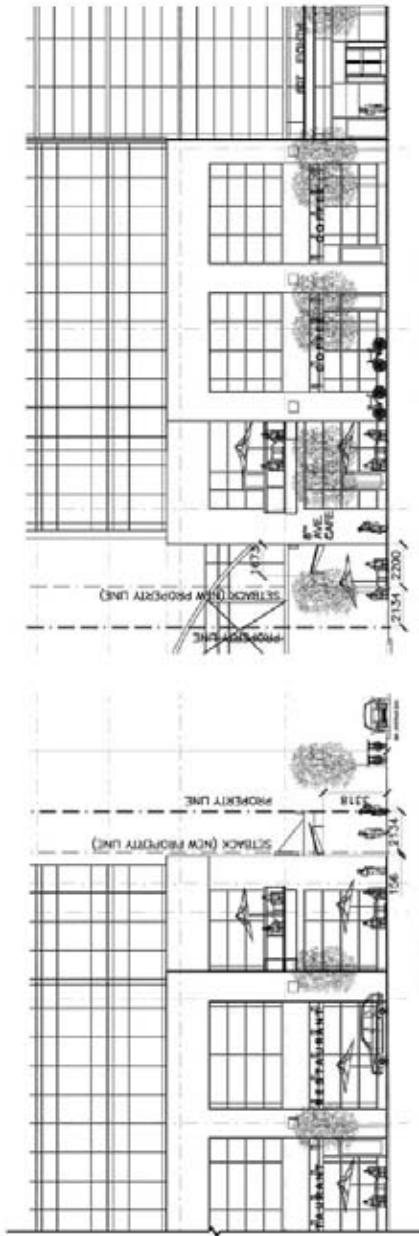
**SURVEY PLAN**

Page No. 1200  
 Date 12/03/04  
 A-002

10000 10th Avenue S.E.  
 Calgary, Alberta T2C 1E8  
 Tel: (403) 243-8888  
 Fax: (403) 243-8889  
 Website: www.starline.ca



Client: [Redacted]  
 Project: [Redacted]  
 Date: [Redacted]



**BUILDING INFORMATION**

PROJECT ADDRESS:  
 1000 WEST BEAVER CREEK ROAD, SUITE 100  
 RICHMOND HILL, ONTARIO L4B 1N2  
 PROJECT NO.: [Redacted]

DATE OF ISSUE: [Redacted]  
 DATE OF PREVIOUS ISSUE: [Redacted]  
 PROJECT NO.: [Redacted]

**PROPERTY INFORMATION**

LOT NO.	AREA (SQ. FT.)	AREA (SQ. M.)	FRONT SETBACK (FT.)	FRONT SETBACK (M.)	REAR SETBACK (FT.)	REAR SETBACK (M.)	SIDE SETBACK (FT.)	SIDE SETBACK (M.)
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**GENERAL INFORMATION**

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DRUS BUILDING CANADA INC.  
 807 EIGHTH AVENUE SW  
 CALGARY, AB  
 T2P 2E6

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Scale: 1/8" = 1'-0"  
 A-000



Client: Starline Architecture Ltd.  
 Project: Starline Architecture Ltd.  
 Date: 2005-04-07  
 Drawing No: A-004

NO.	DESCRIPTION	DATE	BY	CHKD
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OPUS BUILDING CANADA INC  
 807 EAST AVENUE SW  
 CALGARY, AB  
 T2C 1P7  
 TEL: 403-243-8888  
 FAX: 403-243-8889  
 WWW.OPUSBUILDING.COM

Project: Starline  
 Scale: 1:200  
 Drawing No: A-004  
 Date: 04/07/05



SHADOWS PROJECTION-  
 November 11, 10:00 am



SHADOWS-  
 November 11, 10:00 am



SHADOWS PROJECTION-  
 September 21, 10:00 am



SHADOWS PROJECTION-  
 September 21, 12:00 noon



SHADOWS PROJECTION-  
 September 21, 1:00 pm



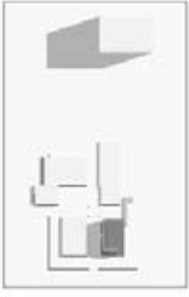
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 September 21, 2:00 pm



SHADOW PROJECTION-  
 June 21, 10:00 am MDT



SHADOWS PROJECTION-  
 June 21, 12:00 noon



SHADOWS PROJECTION-  
 June 21, 1:00 pm



SHADOWS PROJECTION-  
 June 21, 2:00 pm



Starline

Starline Architecture Ltd.  
1100 - 10101 101 Avenue NW  
Edmonton, Alberta T6C 1K6  
Tel: 780-443-8822  
Fax: 780-443-8828  
www.starline.ca

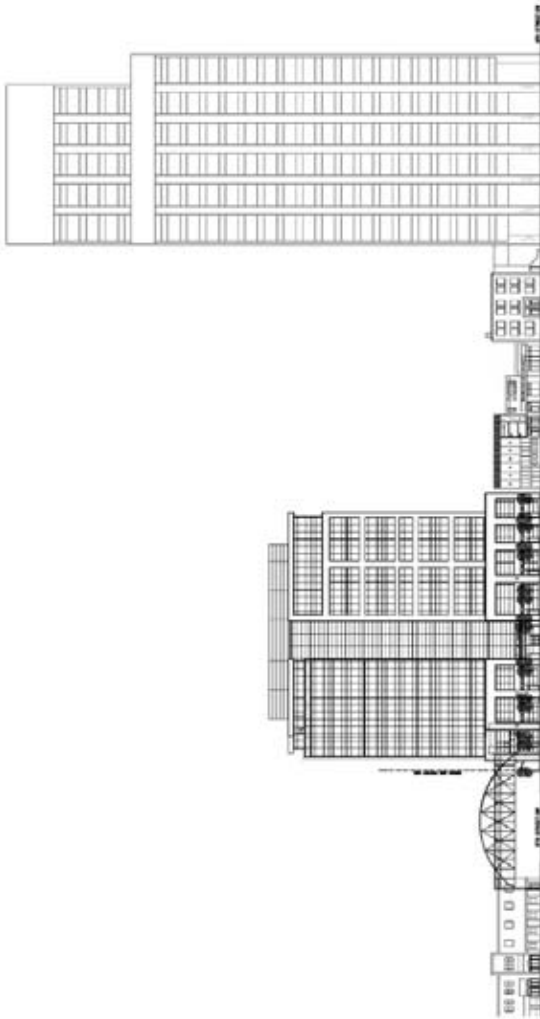
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OPUS BUILDING CANADA INC.  
107 EASTMAN AVENUE SW  
CALGARY, AB

STREETSCAPE ELEVATIONS

Project	Title	Scale	Drawn	Checked
110010101	101 AVENUE SW	N.T.S.	[blank]	[blank]
Starline	A-005		[blank]	[blank]



101 AVENUE SW STREETSCAPE LOOKING SOUTH



101 AVENUE SW STREETSCAPE LOOKING WEST

NO.	DESCRIPTION	DATE	BY	CHECKED
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2	ISSUED FOR CONSTRUCTION	04/07/07	[Signature]	[Signature]
3	ISSUED FOR AS-BUILT	04/07/07	[Signature]	[Signature]

Starline Inc.  
 1000 St. John St.  
 St. John's, NL  
 A1B 1X4  
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 Fax: 709-536-4444  
 www.starline.ca

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Project: DUPLEX BUILDING CANADA INC. 8177 DUNDAS AVENUE SW. CALGARY, AB. BONUS AREA PLANS

Client: DUPLEX BUILDING CANADA INC. 8177 DUNDAS AVENUE SW. CALGARY, AB.

Scale: 1/200

Sheet: A-006 of 0



Project Name: [Blank]  
 Client: [Blank]  
 Date: [Blank]

Scale: 1:200  
 Drawing No: A-101

Sheet No: 0

Project No: [Blank]

Client No: [Blank]

Project Name: [Blank]

Client Name: [Blank]

Project Address: [Blank]

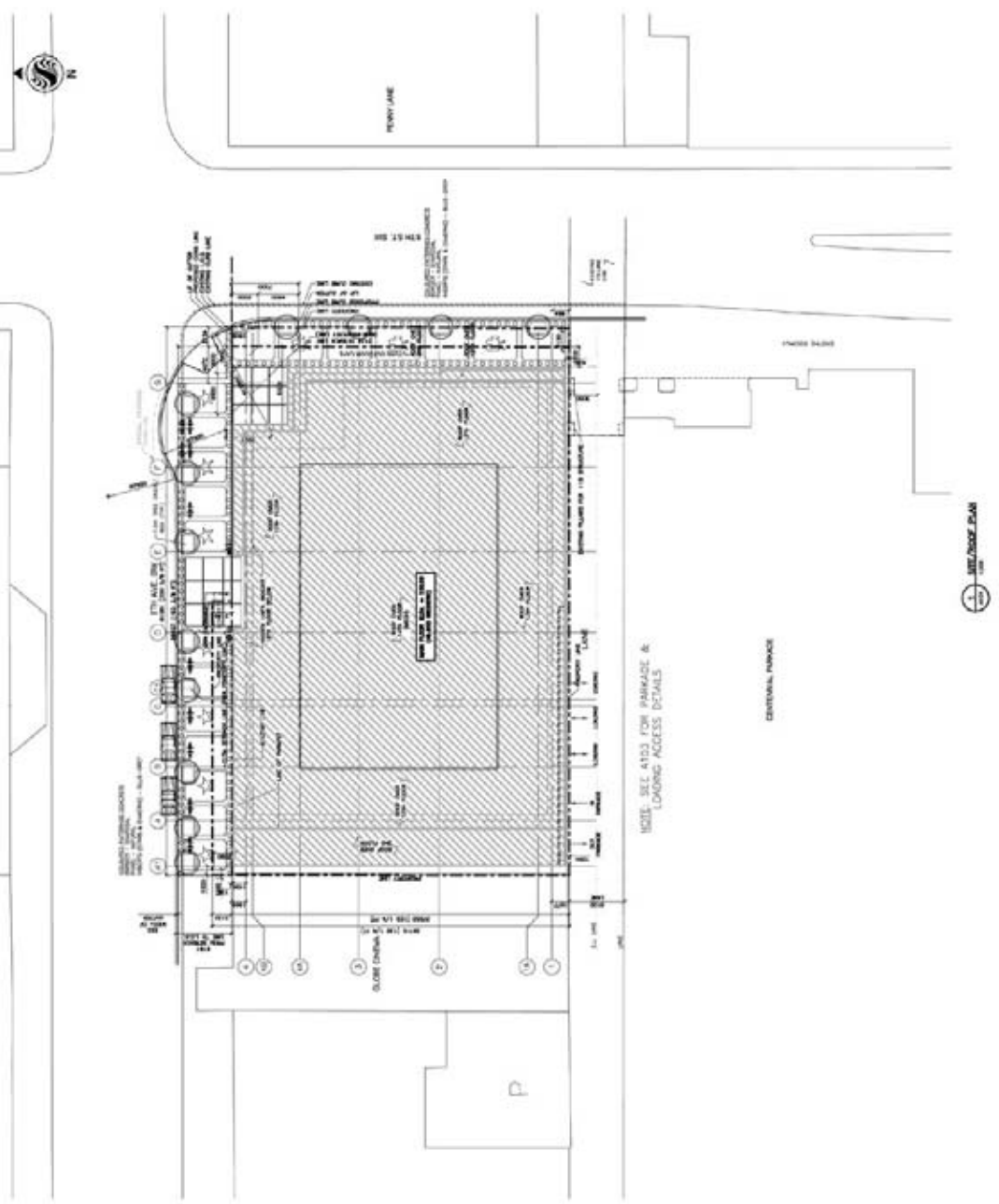
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Project Notes: [Blank]



NOTE: SEE A103 FOR PARKING & LOADING ACCESS DETAILS

CENTRAL FENCE



Scale: 1:200

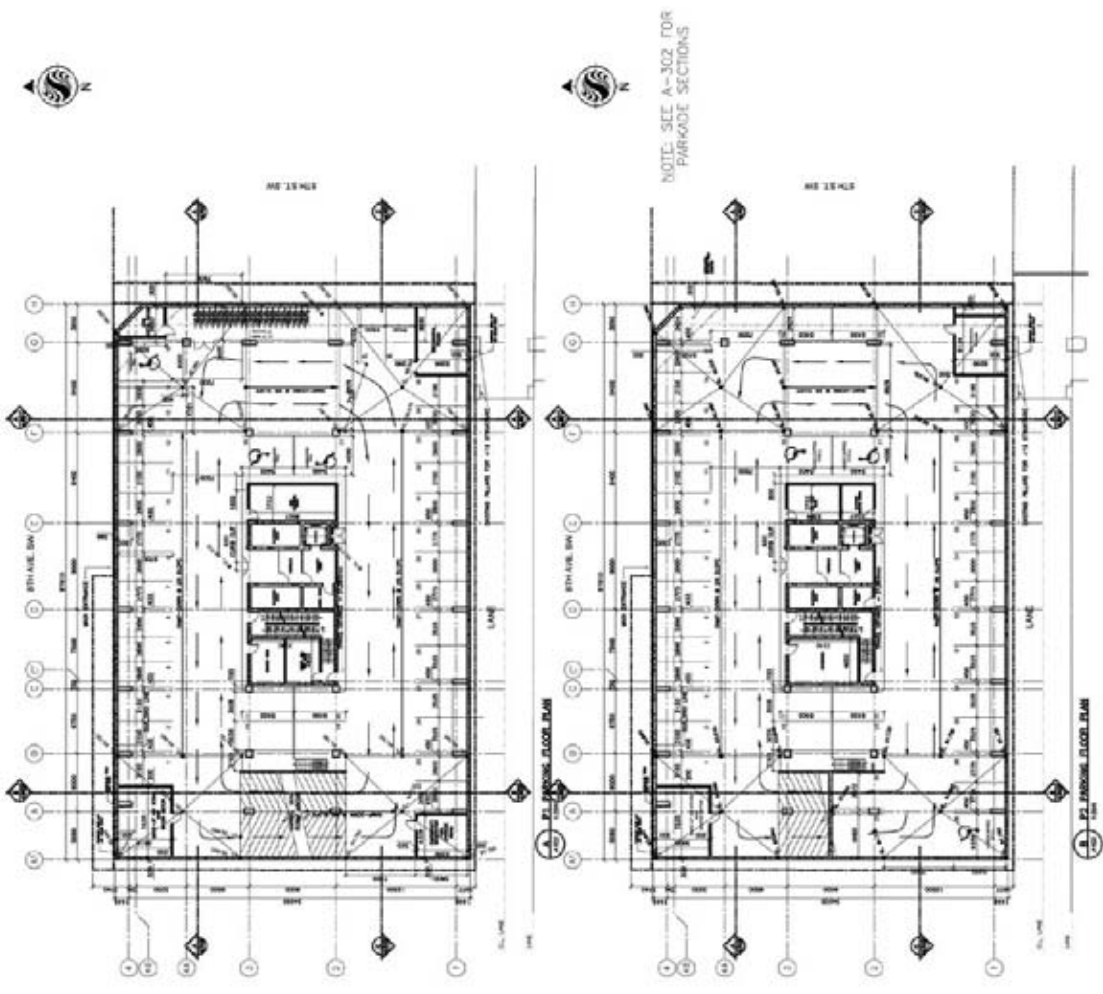


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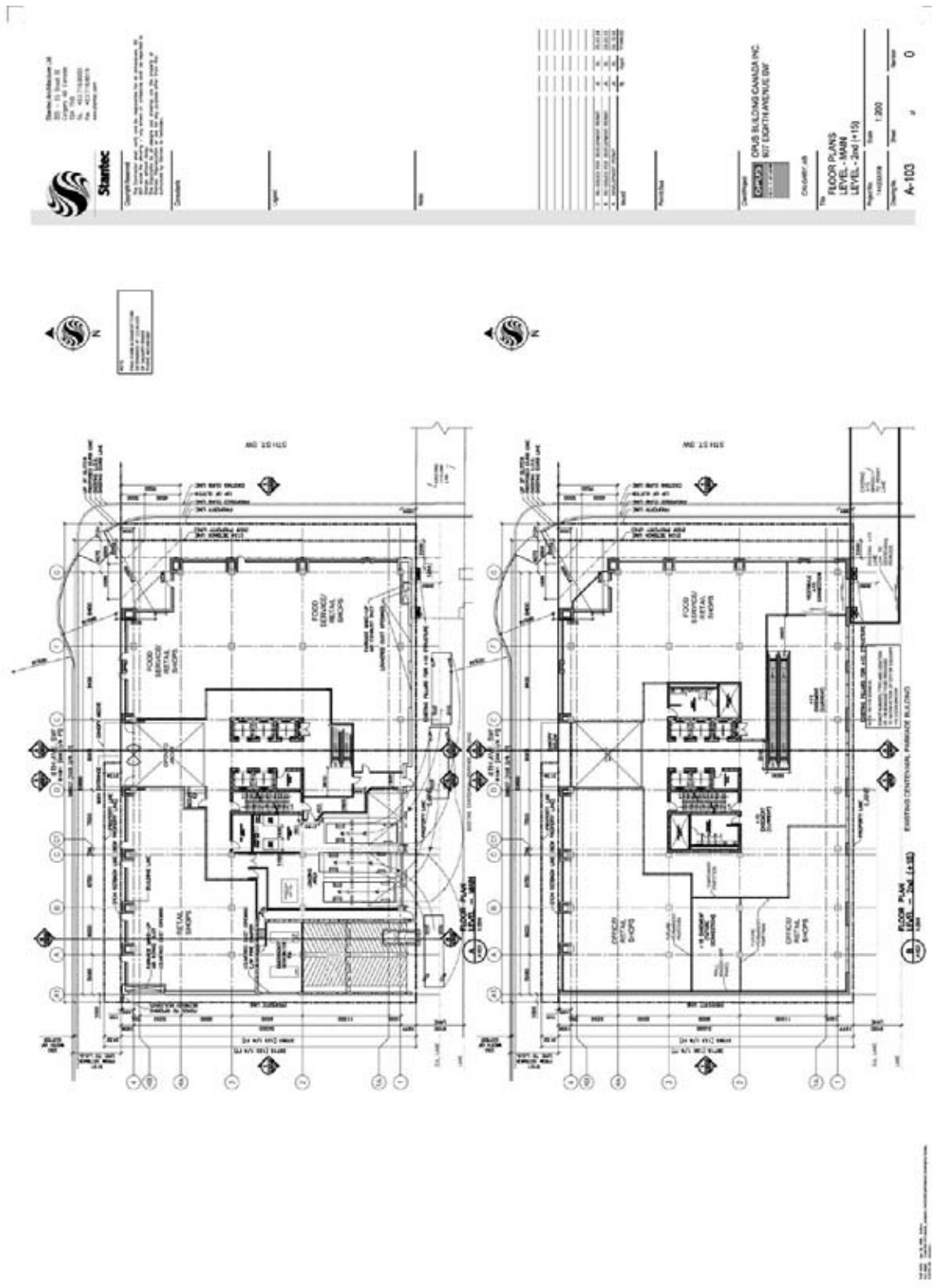
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CRUS BUILDING CANADA INC.  
 807 EASTHAVEN BLVD.  
 OAKVILLE, ONT.  
 L6M 4K5  
 TEL: (905) 845-1111  
 FAX: (905) 845-1112  
 WWW.CRUSBUILDING.COM

PROJECT: P-1 & P-2 PARKING FLOOR PLANS  
 DRAWING NO: A-102  
 SCALE: 1/200  
 SHEET NO: 0



DATE: 04/07/05  
 DRAWN BY: [Blank]  
 CHECKED BY: [Blank]





**Starline**  
 1000 Lakeshore Blvd. E.  
 Suite 1000  
 Scarborough, Ontario M1V 4W5  
 Tel: (416) 291-8800  
 Fax: (416) 291-8801  
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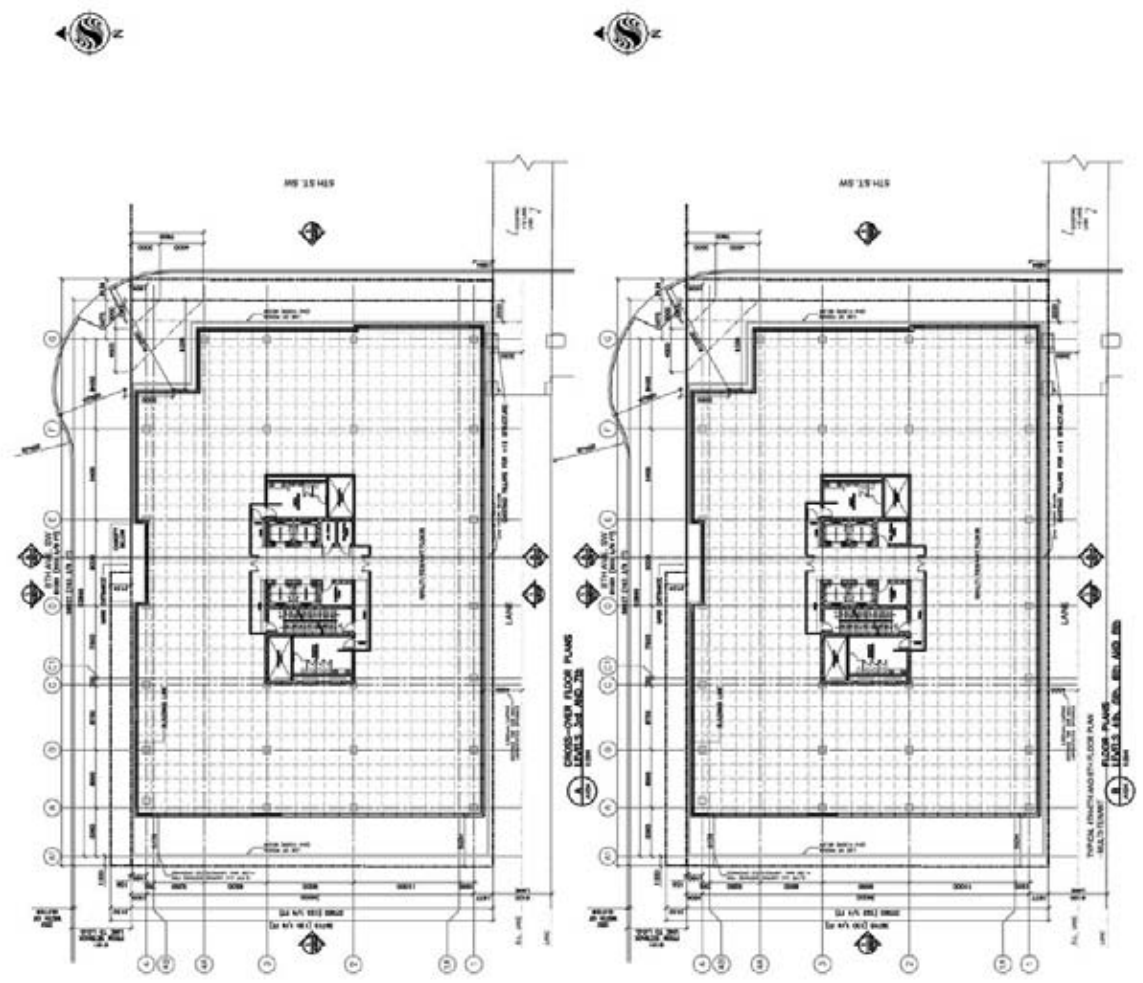
**Starline**  
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 Suite 1000  
 Scarborough, Ontario M1V 4W5  
 Tel: (416) 291-8800  
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**ORUS BUILDING CANADA INC.**  
 807 EIGHTH AVENUE SW  
 CALGARY, AB

**FLOOR PLANS**  
 LEVELS - 3 & 7 (CROSS-OVER)  
 LEVELS - 4, 5, 6 & 8

Scale: 1/200  
 Date: 04/07/05  
 Project: A-104



DATE: 04/07/05  
 PROJECT: A-104



Starline

Starline Building Inc.  
2100 St. Patrick St.  
Toronto, Ontario M5T 1K3  
Tel: (416) 461-2200  
Fax: (416) 461-2201  
www.starline.ca

Drawings

DATE

NO.

NO.	DATE	DESCRIPTION	BY	CHECKED
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2		REVISIONS		

PROJECT

ORUS BUILDING CANADA INC.  
807 EAST AVE. SW.

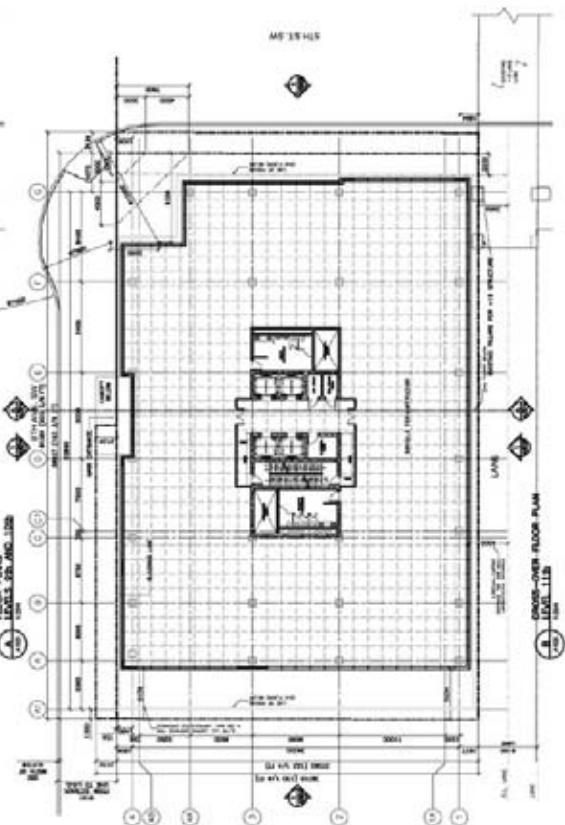
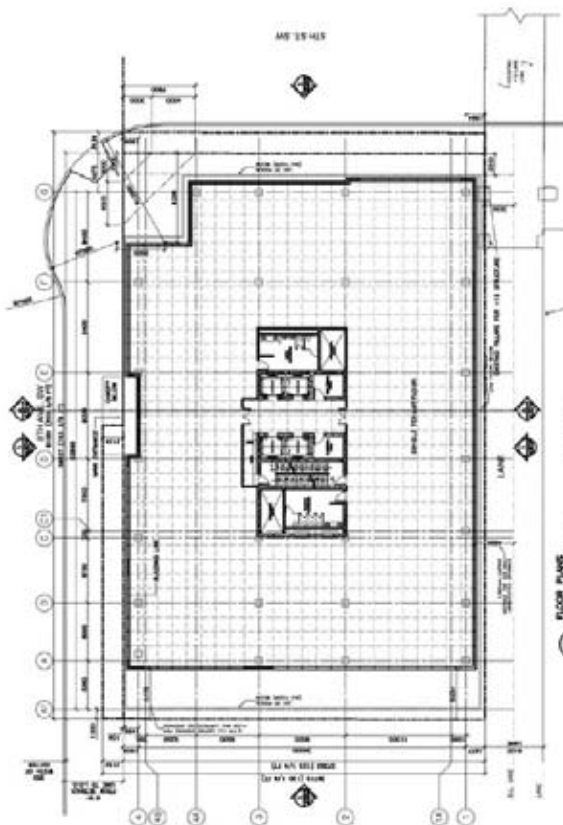
CALVERT AB

FLOOR PLANS  
LEVELS - 9th & 10th  
LEVEL - 11th (CROSS-OVER)

Scale: 1/200

Sheet: A-105

0



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**Starlinec**  
Engineering Services  
1100 West Beaver Creek Road, Suite 100  
Richmond Hill, Ontario L4B 1N2  
Tel: 905-882-1100  
Fax: 905-882-1101  
www.starlinec.com

Project No.	1000
Client	CRUS BUILDING CANADA INC.
Project Name	817 EASTERN AVENUE SW
Project Location	Calgary, AB
Project Description	FLOOR PLANS LEVEL - 12th LEVEL - 13th
Scale	1:200
Sheet No.	A-106
Total Sheets	0

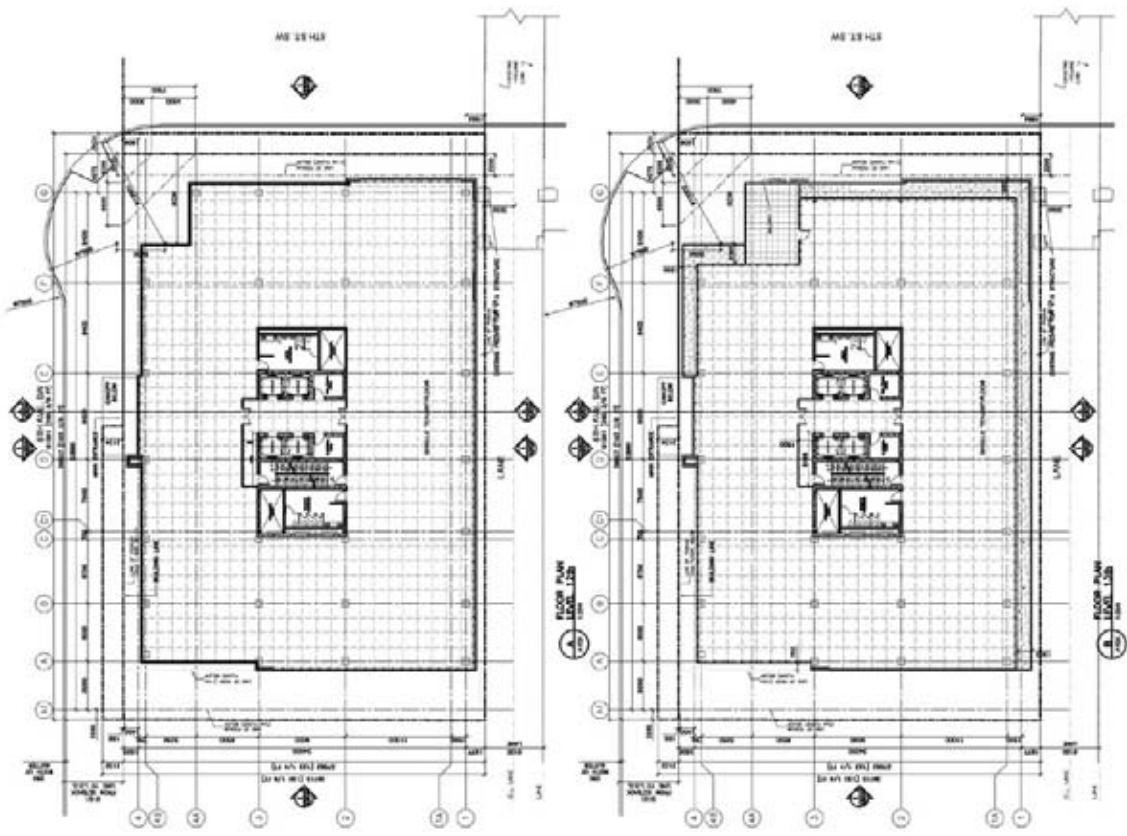
CRUS BUILDING CANADA INC.  
817 EASTERN AVENUE SW  
CALGARY, AB

FLOOR PLANS  
LEVEL - 12th  
LEVEL - 13th

Scale: 1:200

Sheet: A-106

Total: 0



Scale: 1:200

**Starlinec**  
 1000 Lakeshore Blvd. W.  
 Suite 1000  
 Mississauga, ON L4Y 1G7  
 Tel: 905-876-8888  
 Fax: 905-876-8889  
 www.starlinec.com

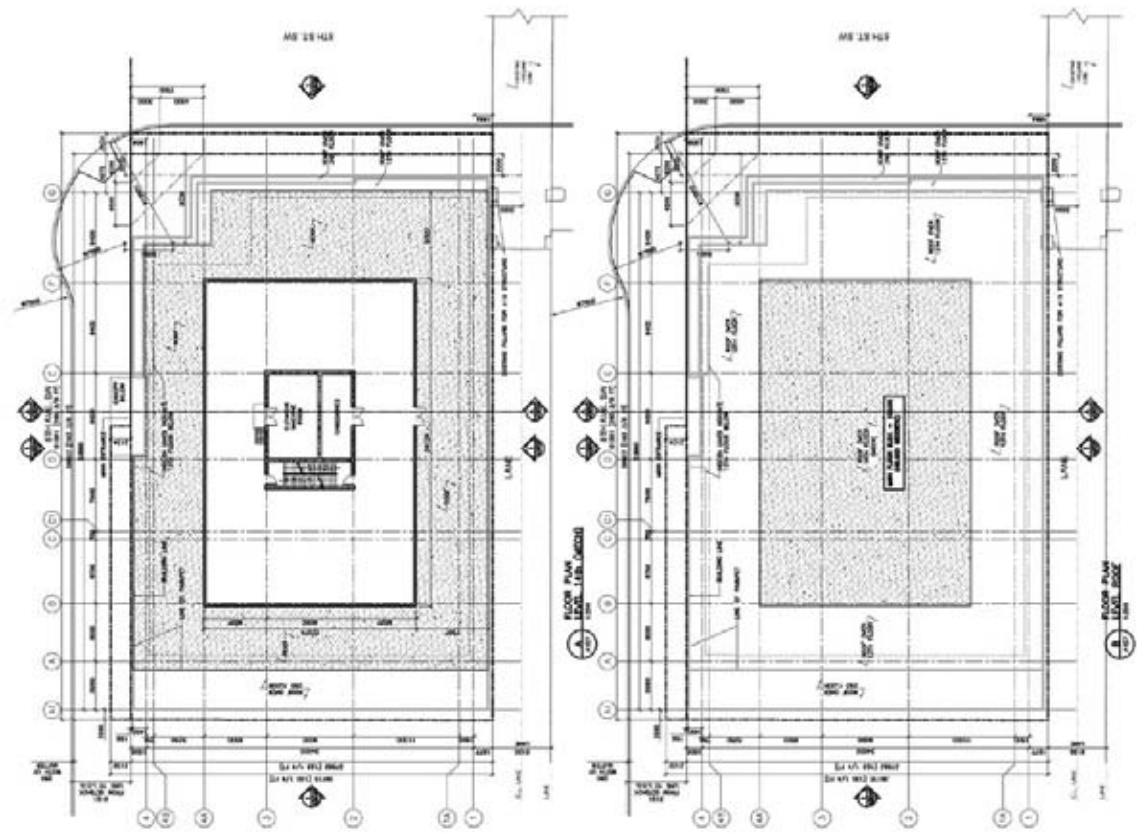
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 Project: Starlinec  
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 Title: [ ]

NO.	DESCRIPTION	DATE
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2	ISSUED FOR CONSTRUCTION	2004-04-07
3	ISSUED FOR AS-BUILT	2004-04-07

Starlinec Building Canada Inc.  
 1000 Lakeshore Blvd. W.  
 Suite 1000  
 Mississauga, ON L4Y 1G7  
 Tel: 905-876-8888  
 Fax: 905-876-8889  
 www.starlinec.com

Project: Starlinec  
 Scale: 1:200  
 Sheet: A-107 of 0



Starlinec Building Canada Inc.



Starline Architects Ltd.  
100 St. James Street West  
Toronto, Ontario M5H 2B4  
Tel: 416-593-8800  
Fax: 416-593-8801  
www.starline.com

Project Name: \_\_\_\_\_  
Client: \_\_\_\_\_  
Date: \_\_\_\_\_

Scale: \_\_\_\_\_

Sheet No: \_\_\_\_\_

Project No: \_\_\_\_\_

Revision: \_\_\_\_\_

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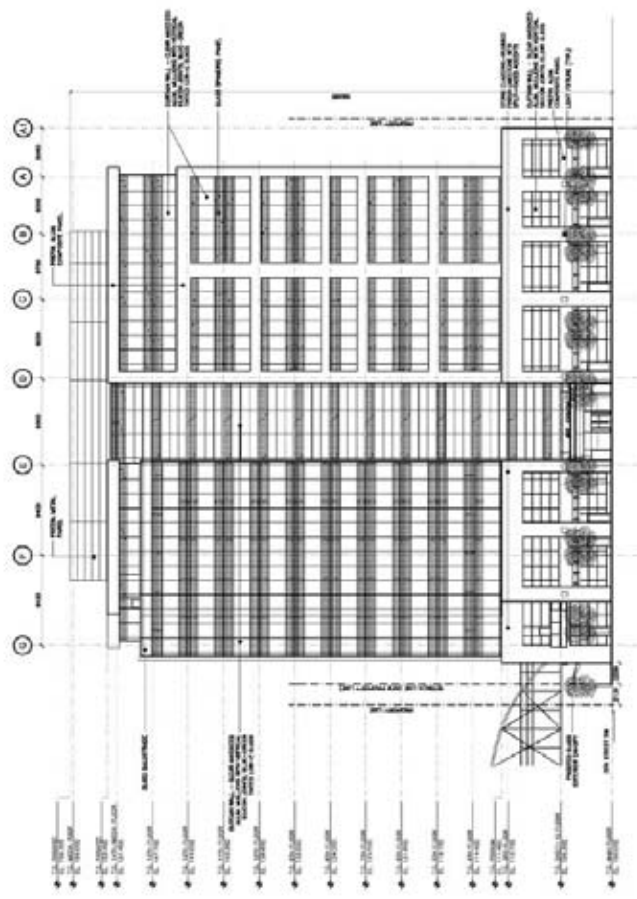
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Date: \_\_\_\_\_

CRUS BUILDING CANADA INC.  
807 EAST AVENUE SW  
CALGARY, AB

NORTH ELEVATION

Project No.	1200
Sheet No.	A-201
Page No.	0



Starline Architects Ltd.



Client: Starline Architecture Ltd.  
 Project: Starline Architecture Ltd.  
 Drawing: Starline Architecture Ltd.  
 Date: Starline Architecture Ltd.

Scale: 1/8" = 1'-0"

Sheet: A-202

Project: Starline Architecture Ltd.

Location: Starline Architecture Ltd.

Client: Starline Architecture Ltd.

Project: Starline Architecture Ltd.

Drawing: Starline Architecture Ltd.

Date: Starline Architecture Ltd.

Scale: 1/8" = 1'-0"

Sheet: A-202

Project: Starline Architecture Ltd.

Location: Starline Architecture Ltd.

Client: Starline Architecture Ltd.

Project: Starline Architecture Ltd.

Drawing: Starline Architecture Ltd.

Date: Starline Architecture Ltd.

Scale: 1/8" = 1'-0"

Sheet: A-202

Project: Starline Architecture Ltd.

Location: Starline Architecture Ltd.

Client: Starline Architecture Ltd.

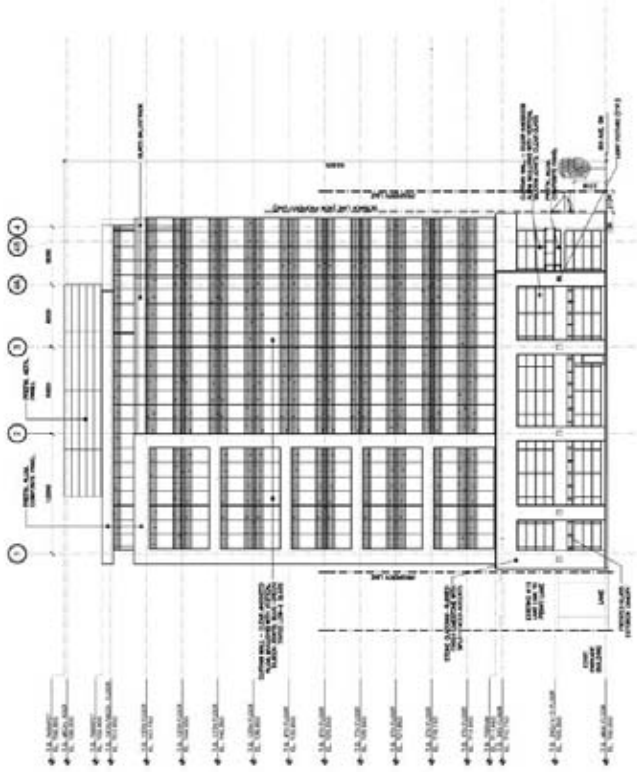
Project: Starline Architecture Ltd.

Drawing: Starline Architecture Ltd.

Date: Starline Architecture Ltd.

Scale: 1/8" = 1'-0"

Sheet: A-202



Client: Starline Architecture Ltd.

Project: Starline Architecture Ltd.

Drawing: Starline Architecture Ltd.

Date: Starline Architecture Ltd.

Scale: 1/8" = 1'-0"

Sheet: A-202

Project: Starline Architecture Ltd.

Location: Starline Architecture Ltd.

Client: Starline Architecture Ltd.

Project: Starline Architecture Ltd.

Drawing: Starline Architecture Ltd.

Date: Starline Architecture Ltd.

Scale: 1/8" = 1'-0"

Sheet: A-202



Starline Building Ltd.  
 100 King Street West  
 Suite 1000  
 Toronto, Ontario M5X 1C7  
 Tel: 416-593-8888  
 Fax: 416-593-8889  
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Starline Building Ltd.  
 100 King Street West  
 Suite 1000  
 Toronto, Ontario M5X 1C7  
 Tel: 416-593-8888  
 Fax: 416-593-8889  
 www.starline.com

Client:

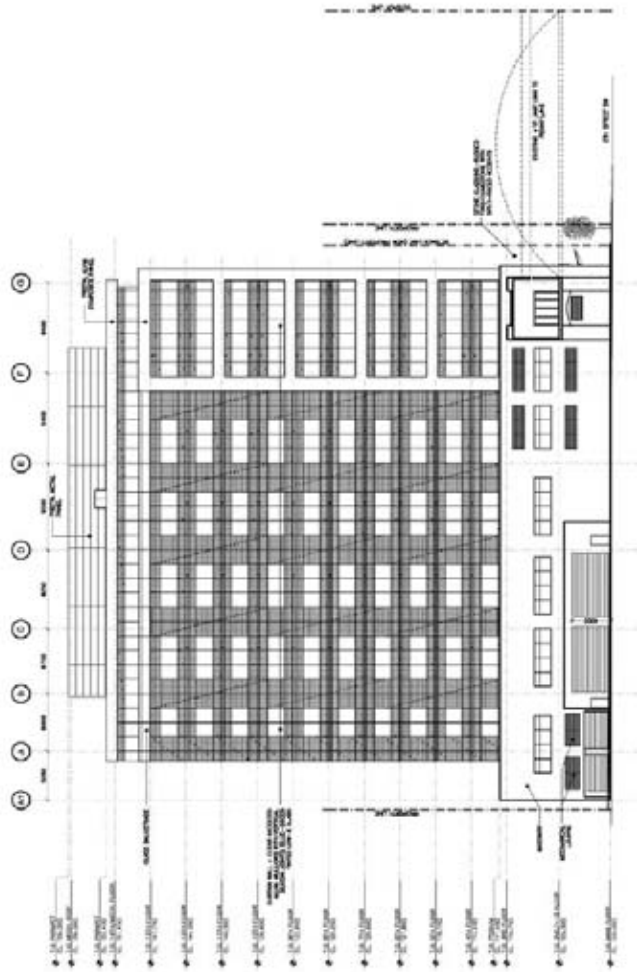
Architect:

NO.	REVISION	DATE	BY
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2	ISSUE FOR CONSTRUCTION	04/07/05	AS
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4	ISSUE FOR AS-BUILT	04/07/05	AS
5	ISSUE FOR RECORD	04/07/05	AS

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 100 King Street West  
 Suite 1000  
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Project No.	1200
Sheet No.	A-200
Scale	1/8" = 1'-0"
Date	04/07/05



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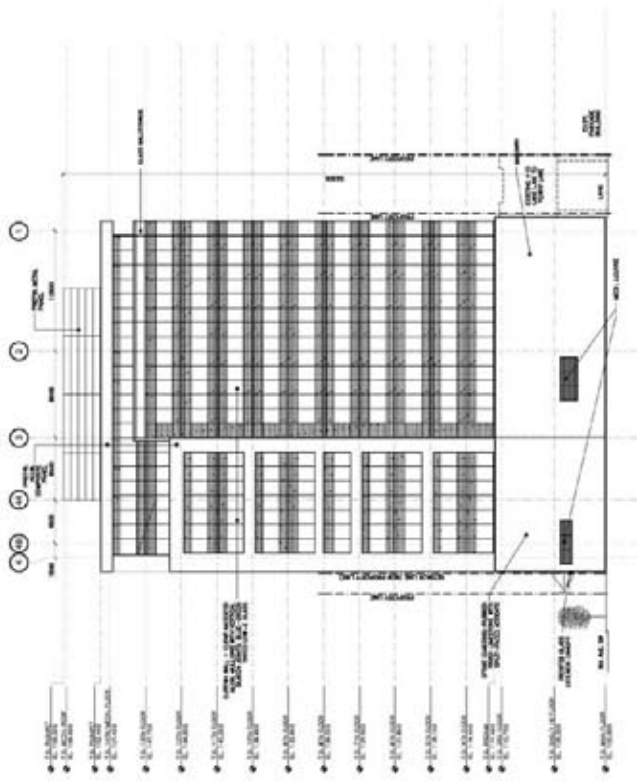
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Project: [Redacted]  
Drawing: [Redacted]  
Date: [Redacted]

NO.	REVISION	DATE	BY	CHK

OPUS BUILDING CANADA INC  
107 EIGHTH AVENUE SW  
CALGARY, AB

WEST ELEVATION

Project No.	Scale	Sheet No.	Total Sheets
1420008	1:200	A-204	0



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**Stantec**

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**CRUS BUILDING CANADA INC.**  
107 EAST AVE. #101  
TORONTO, ONT. M5E 1B9  
Tel: 416-923-1234

**PRELIMINARY**  
NOT FOR CONSTRUCTION

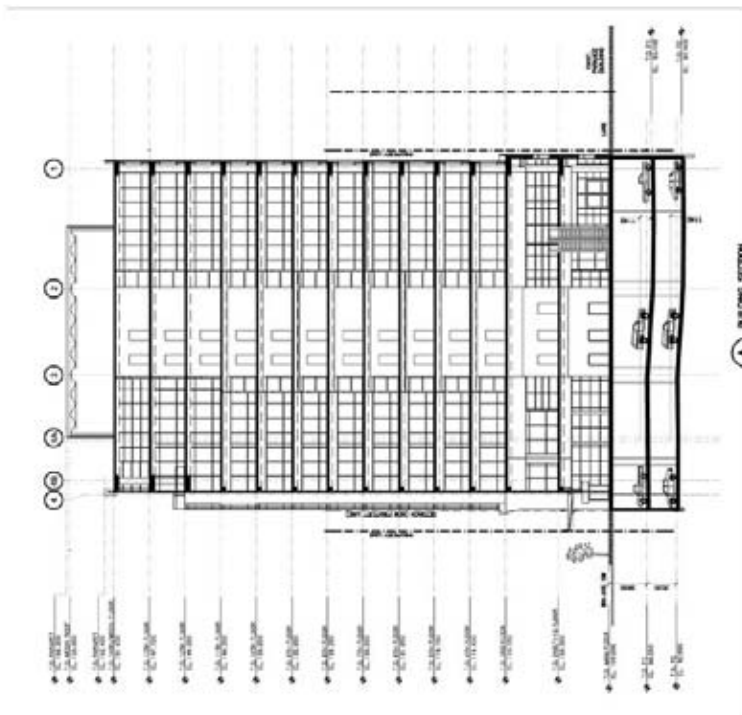
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**CRUS BUILDING CANADA INC.**  
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Tel: 416-923-1234

**BUILDING SECTIONS**

Page No.	Scale	Sheet	Total

**A-301**





Design: \_\_\_\_\_  
 Date: \_\_\_\_\_

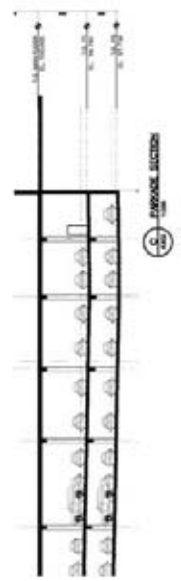
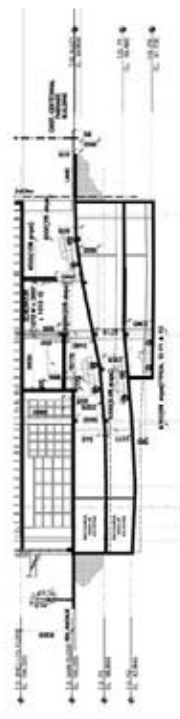
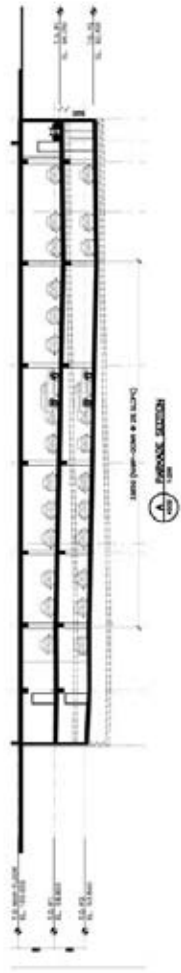
**PRELIMINARY**  
 AND NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY	CHKD.

Starline  
 CRUS BUILDING CANADA INC.  
 807 EAST AVENUE SW  
 CALGARY, AB

**PANORAMA SECTIONS**

NO.	DESCRIPTION	DATE	BY	CHKD.



Starline Architecture Ltd.



Project Name: **CRUS BUILDING CANADA INC. 807 EIGHTH AVENUE SW**  
 Drawing No: **L-101**  
 Date: **1/13/05**

Scale: **1/8" = 1'-0"**  
 Project No: **1000**  
 Drawing No: **L-101**

Author: **CHEN, J.**  
 Designer: **CHEN, J.**  
 Checker: **CHEN, J.**  
 Approver: **CHEN, J.**

Client: **CRUS BUILDING CANADA INC.**  
 Address: **807 EIGHTH AVENUE SW**  
 City: **VANCOUVER, BC**  
 Country: **CANADA**

Project No: **1000**  
 Drawing No: **L-101**

Scale: **1/8" = 1'-0"**

Author: **CHEN, J.**

Designer: **CHEN, J.**

Checker: **CHEN, J.**

Approver: **CHEN, J.**

Client: **CRUS BUILDING CANADA INC.**

Address: **807 EIGHTH AVENUE SW**

City: **VANCOUVER, BC**

Country: **CANADA**

Project No: **1000**

Drawing No: **L-101**

Scale: **1/8" = 1'-0"**

Author: **CHEN, J.**

Designer: **CHEN, J.**

Checker: **CHEN, J.**

Approver: **CHEN, J.**

Client: **CRUS BUILDING CANADA INC.**

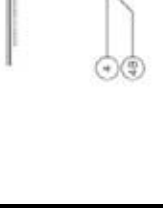
Address: **807 EIGHTH AVENUE SW**

City: **VANCOUVER, BC**

Country: **CANADA**



**LEGEND**  
 1. PROPOSED TREES TO BE REMOVED (SEE PLAN)  
 2. PROPOSED TREES TO BE MAINTAINED (SEE PLAN)  
 3. ALL PROPOSED TREES SHALL BE PLANTED WITHIN 12 MONTHS OF COMPLETION OF CONSTRUCTION  
 4. ALL PROPOSED TREES SHALL BE PLANTED WITHIN 12 MONTHS OF COMPLETION OF CONSTRUCTION  
 5. ALL PROPOSED TREES SHALL BE PLANTED WITHIN 12 MONTHS OF COMPLETION OF CONSTRUCTION  
 6. ALL PROPOSED TREES SHALL BE PLANTED WITHIN 12 MONTHS OF COMPLETION OF CONSTRUCTION



**CRUS BUILDING CANADA INC.**  
 807 EIGHTH AVENUE SW  
 VANCOUVER, BC  
 CANADA

**CHEN, J.**  
 ARCHITECT

**CHEN, J.**  
 ARCHITECT

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 ARCHITECT

**CHEN, J.**  
 ARCHITECT

**CHEN, J.**  
 ARCHITECT

**CHEN, J.**  
 ARCHITECT

## APPLICANT'S SUBMISSION

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**Stantec**

March 28, 2005  
File: 144233726

Tel: (403) 716-8044  
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The City of Calgary  
Planning and Building Approvals  
4th floor, Calgary Municipal Building  
P.O Box 2100, Stn M  
Calgary, Ab. T2P-2M5  
Tel: 268-5394  
Fax: 268-3542

**Attention: Matthias Tita, Lead Planner, Downtown**

Dear Matthias:

**Reference: Applicant's Submission; 607 Eighth Ave. SW - Proposed Mixed Use Office, Retail, and Entertainment Development DP2004-3608**

Principals and  
\* Shareholders

Bob Croft  
MBA, SA, PRC

Tony Franceschini  
P.Eng.

\* Marshall Opyr  
MBA, MASC, MAA, SA, SAE, MRC, P.Eng.

\* Bruce Raber  
MBA, MASC, MAA, SA, SAE, MRC

\* Len Rodrigues  
MBA, MASC, MAA, SA, SAE, MRC, M

John Webster  
MBA

Dan Zak  
MBA

Opus Building Canada Inc. proposes to develop a contemporary downtown commercial development at the SW corner of 8<sup>th</sup> Avenue and 5<sup>th</sup> Street SW (607 - 8<sup>th</sup> Avenue SW) adjacent to the Globe Cinema and immediately north of Centennial Parkade. The building will be comprised of 11 office floors; 2 levels of retail, restaurant, and entertainment uses; and 2 levels of underground parking.

The main entrance is located on 8<sup>th</sup> Avenue approximately opposite that of the 11 storey Baron Building in which the Uptown Theatre is located. Vehicular access to the ground level loading and underground parking levels will be from the two-way lane between 5<sup>th</sup> and 6<sup>th</sup> Streets SW.

The project will be connected at its second level with the existing +15 Bridge over 5<sup>th</sup> Street that currently links the Centennial Parkade and Penny Lane. This connection will provide convenient access, both east and west for building tenants and visitors to the majority of the +15 system in downtown Calgary.

The 8<sup>th</sup> Avenue and 5<sup>th</sup> Street pedestrian frontages are defined by a two-story limestone podium structure with clear glazed storefronts, encompassing retail, service retail and restaurant opportunities on the main and 2<sup>nd</sup> levels. Main floor units will have individual access from the sidewalk with the potential for large opening windows and/or doors as well as outdoor sidewalk patios, to increase the interaction between the pedestrian and the adjacent retail uses.

March 28, 2005  
Mr. Matthias Tita – City of Calgary Planning and Building Approvals  
Page 2 of 2

**Reference: 607 Eighth Ave. SW; DP2004-3608**

The office tower will be clad in blue-green tinted low-e glazing which allows visual penetration through the glass envelope. The tower massing is punctuated by corner cut-outs and façade setbacks at the N.E. and N.W. corners of the building, as well as above the main entrance. In addition, the majority of the 13<sup>th</sup> floor is recessed from the main facades to gently articulate the top of the building.

Two key decisions were taken by Opus at the outset of the project that will have a positive urban design impact on the immediate district, now known as the Film and Entertainment District of the downtown:

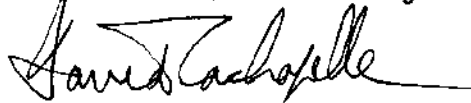
1. To pursue a relatively modest sized project that could be designed, constructed, leased and occupied within two years, rather than a substantially higher density office building, which would take considerably longer to complete;
- and
2. To work with the Planning Department to design an urban mixed-use project that enhances the public realm and that reinforces the pedestrian attributes of 8th Avenue SW.

In addition, Opus has decided to support the Downtown Association in strengthening its concept of a Film and Entertainment District, by incorporating images and symbols of the film industry in the design of the adjacent sidewalks, and, to the extent possible and feasible, by accommodating uses related to the district concept, within the building, as tenants.

In conclusion, 607 Eighth has been designed to make a positive urban design contribution to its context by reinforcing the existing pedestrian vitality of 8<sup>th</sup> Avenue SW, by achieving compatibility in scale and uses with existing and future neighbouring buildings and by supporting the Film and Entertainment District concept for this area.

We look forward to the support of the Planning Department and Planning Commission on April 7.

Sincerely,  
**Stantec Architecture and Interior Design**



David Lachapelle, Architect, MAAA, FRAIC  
Principal

**Stantec**

cc. Hannes Kovac, Opus Building Canada Inc.  
Bryan Couture, Opus Building Canada  
John Merrett, Fraser Milner Casgrain

Fax 244-8943  
Fax 244-8943  
Fax: 268-3100

## Urban Design Review Panel

Wednesday December 15, 2004

### Item # 3 – DP2004-3608

- Concern was expressed with excessive tinted or highly reflective glazing. Would prefer clearer glass or combination of different types of glass which would add some texture to the façades. Avoid the impression of a large "glass box" and allow persons on the street to visually penetrate into the building.
- More articulation/definition of the façades needed to make it more interesting and enhance the streetscape. Suggestions included pronounced mullions in curtain wall, material changes, etc.
- Enhanced urban design response is needed to improve the corner at 8 Avenue and 5 Street. Suggestions included having an entrance to the building on that corner. Reconsider main entrance off of 8 Avenue, as the lobby takes away from continuous retail frontage and lacks a clear sense of entry.
- At the pedestrian level, the precast grid of the columns alone is not considered sufficient for articulation.
- Avoid use of smooth and polished façade materials at the pedestrian level.
- Canopies are very positive elements on the pedestrian level. Careful detailing necessary to ensure adequate drainage and to avoid formation of ice.
- Some members were of the opinion that a shadow study should be undertaken to show the impacts on adjacent uses and on the sidewalk areas (e.g., outdoor café in corner location).

Matthias Tita  
Development and Building Approvals #8073  
PO Box 2100, Stn M  
Calgary AB, T2P 2M5  
Via email: Matthias.tita@gov.calgary.ab.ca

Dear Matthias:

Re: DP2004-3608

The Calgary Downtown Association's Urban Development Committee has reviewed the application by OPUS to construct a new office tower at 607 8<sup>th</sup> Avenue SW. It is the CDA position this is a good project, however, we feel there are real opportunities to make it a much better project.

At our meeting with executives from OPUS and architect David Lachapelle a number of considerations and opportunities were discussed for improvements to the project. It is our understanding that as a result of an additional 1 FAR there is a need for the developer to provide improvements that will add value to the public domain.

Some of the ideas discussed and supported by the CDA are:

- There is need for additional lighting of the sidewalk to make it more pedestrian friendly. This lighting could be attached to the façade of the building or it could be incorporated into the awing design. The existing street lighting is more focused on lighting up the road and not the sidewalk.
- It is also not clear if the current plan will allow for sidewalk cafes on 5<sup>th</sup> Street or 8<sup>th</sup> Avenue. It is our understanding that there may be some widening of the sidewalk, however it was not clear if it would be sufficient to allow for a patio. Allowance for a sidewalk café on both the street and avenue would greatly enhance the pedestrian friendliness of this project.
- Consideration should also be given to how the building could be used to enhance the fun and funky character of the Film & Entertainment District as it will be in the heart of the district. One idea that was discussed was to utilize the existing cladding on the side of the building to make reference to a film strip. Another was to discuss with the Calgary International Film Festival organizers the feasibility of creating a small cinema space and office area on the first two floors.
- There was also discussion of how colour could be incorporated into the façade. One of the most consistent negative comments made about downtown buildings is that they are cold, stark and box-like. The addition of colour could add warmth, visual interest and break up the box-like massing of the building. This could occur through extended or oversized window mullions, building envelop materials such as prefinished metal panels in selected areas, vertical or horizontal stripes or strips, glass and spandrel panels and banners.
- It is our understanding some funding may be directed to the Public Art Fund or the Downtown Improvement Fund. It is the CDA's position this money should be used for improvement on this block. Some suggestions were that the sidewalks could become public art with icons, such as film reels, martini glasses, musical instruments or famous movie lines stamped into the concrete.

- The CDA supports relaxation of the parking restrictions on the site. It is our understanding that the existing plan allows for only 75% of the total capacity of the second level of parking. It is the CDA's position that it would make sense to allow for 100% of the parking capacity of the second level. It is our understanding this would be an additional 10 or 20 stalls. While we realize that this would exceed the 50% cash-in-lieu policy, we think that exceeding the guideline by a few percentage points would make sense. As a result of the construction of this project there will be approximately 700 new workers to the area. If the City's goal is 50% modal split, that still means 350 will be driving to work. If there are only 100 stalls on site that will mean an addition 250 people looking for parking in the area. It is our understanding that there is a waiting list at the Centennial Parkade and that other lots in the area are full. Additional pressure will be placed on parking in the area when the Courthouse Complex is completed in 2007 addition another 1 million square feet of fully occupied space into the area and increase in short stay visitors. Also transit is operating at capacity and it will be 10 years before they are able to have any excess capacity. The City's long range transportation policy will not be jeopardized by allowing an additional 20 stalls at this site. In return, the developer would have to agree to operate the parking as public parking.
- It is our understanding that the project could accommodate a 3<sup>rd</sup> level of parking. Discussion should take place to determine the viability of developing this level of parking also as short term parking only. Perhaps the developer and Calgary Parking Authority can work out a management deal with CPA managing the parking and the profits being share with the developer in a manner that would be equivalent to a cash-in-lieu payment. This would ensure that the lot is operated as public parking and provide much needed short-term parking in the area.
- There is a need for a comprehensive signage package as part of this project. Currently the drawings show retail signage is flush with the building which is readable only by vehicular traffic, not pedestrian. Consideration should be given to using small blade signage that would be used by retailers to attract the attention of pedestrians. We don't want sandwich boards on the sidewalk. Attention should also be given to what kind of signage there will be for a name tenant on the top of the building and potential street signage for other major tenants in the building. It is the CDA's position all signage should enhance the character of the district.
- Consideration should also be given to having bicycle parking on the P1 level of the parkade and not P2. Studies have shown that cyclist will use the parking more if it is readily accessible and there will be less vehicle / cyclist conflicts.

It is the CDA's position that the City should be flexible and creative in applying bonusing policies to achieve these opportunities. I look forward to working with you, the architect and developers to identify win-win situations that will capitalize on the full potential of this project to add vitality in the Downtown's Film & Entertainment District. If you have any questions regarding the above, please do not hesitate to call me at 215-1565.

Sincerely,

Richard White  
Executive Director