

# Palliser One Project Proposal

**For Public Release**  
Date: 2023-06-06  
Dept: Planning & Development Services



**Aspen**  
PROPERTIES

Downtown Calgary Development Incentive Program

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## PALLISER ONE RESIDENTIAL CONVERSION

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SEPTEMBER 15, 2021

September 13, 2021



The City of Calgary  
Records & Information Management (RIM)  
Calgary Building Services  
P.O. Box 2100, Station M, Mail Code: 8115  
Calgary, AB T2P 2M5

Re: Downtown Calgary Development Incentive Program

We are pleased to see the City of Calgary implement a 10-year roadmap to address the office vacancy that we are faced with, and more importantly revitalize and reimagine the future of our Greater Downtown. We are proud to submit our application for the Downtown Calgary Development Incentive Program. Attached you will find a detailed outline of our Palliser One residential conversion plan as well as our vision for the Palliser Complex.

While we have contemplated office to residential conversions in the past, the economics of the projects did not make financial sense to proceed. Only through the assistance of The Incentive Program, we believe we can complete the repurposing of approximately 200,000 SF of class "B" office space within Palliser One to become an exciting residential building that will create vibrancy and help drive the revitalization of Downtown Calgary.

Our property, Palliser One, is the exact candidate that meets all the criteria to deliver a successful office to residential conversion project. The site consists of a well diversified use such as an AA office tower, the Calgary Tower, 1.2 million SF of development density, and an abundance of parking stalls at Palliser Parkade which will complement the project into the future.

Building off the success of our most recent developments, The Ampersand and The Edison, our plan for the repurposing of Palliser One is bold, creative, and filled with the best amenities one could expect from a residential building that will emphasize sustainability and the use of market leading technology and data collection through the Aspen Tenant Experience App. This re-purposing project, made possible by The Incentive Program, will not simply be converting vacant office space into residential units, but potentially become the catalyst for the most exciting mixed-use residential focused complex in the heart of downtown Calgary, as you will see in this submission.

We eagerly anticipate your response, as together with the City of Calgary, we are excited and look forward to re-energizing and re-imagining downtown through projects like the re-purposing of Palliser One!

Sincerely,

Aspen Properties

**Removing office space from the Greater Downtown Plan Area - with a priority area of the Downtown Core;**

**Increasing downtown residential dwelling units to improve vibrancy; and**

**Reducing the downtown office vacancy rate and supporting property values and the non- residential property tax assessment base.**

*Source: Downtown Calgary Development Incentive Program Terms of Reference*

**GOALS**

## Executive Summary

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This document forms part of the Aspen Palliser One residential conversion submission for the Downtown Calgary Development Incentive Program phase 01 – Office to residential conversion to form part of the solution to reduce the downtown vacancy through the removal of office space and to increase vibrancy through the increase of residential uses.

“**The main objective of The Incentive Program is two-fold: 1) to reduce downtown vacancy through the removal of office space, and 2) to increase vibrancy through the addition of residential and non-office uses.**”

*Program Guide Downtown Calgary Development  
Incentive Program Aug 16, 2021*

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The Palliser One building is a 27-storey, B-class office building located on 9th Avenue SW at 1st Street SE, at the foot of the iconic Calgary Tower. Palliser One is well positioned geographically: Macleod Trail immediately to the east, access to the airport and Calgary's major arteries and attractions are direct and convenient. Bus routes and the C-Train (LRT line) also service the area.

The Palliser One falls within the Program Priority Area. Being on the South-Eastern corner of the priority area, the location is ideal for being on the border of the Beltline, which is residential focused, and the downtown core that will enable the new residential tenants to experience the best of both worlds.

In 2020 Aspen completed a refreshed façade upgrade of Palliser One's exterior, which involved removal of the original pre-cast façade and replaced with light-weight, modern aluminum cladding and the addition of corner lighting that integrates with the lighting of the adjacent Calgary Tower.

Today's residential market requires outstanding amenities to be a successful and desirable property for people to call home. The Incentive Program needs the kickoff projects of the Program to be highly successful for others to want to join in and truly reimagine and reenergize downtown Calgary.

Palliser One is one of the most heavily amenitized buildings in downtown making it the perfect candidate for a conversion to residential. Matched with our proven, best-in-class development team that has been behind two of Calgary's most successful office building renovations (The Edison and The Ampersand) makes this project an ideal fit for the lead group of buildings in The Incentive Program.

With the conversion of 12 floors of office space to residential, this project is of scale that will attract attention to our city on its own, but can also be the catalyst for the most exciting residential development in Calgary with the future development of Tower Centre.

# EXECUTIVE SUMMARY

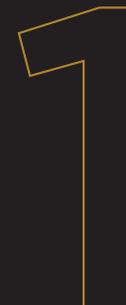
# Contents

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- 3 Overview of the Physical Location of the Proposed Project
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- 5 Project Readiness

## Appendices

# Overview of Proposed Project



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# Intent of the Project

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## REPURPOSING PALLISER ONE (THIS SUBMISSION)

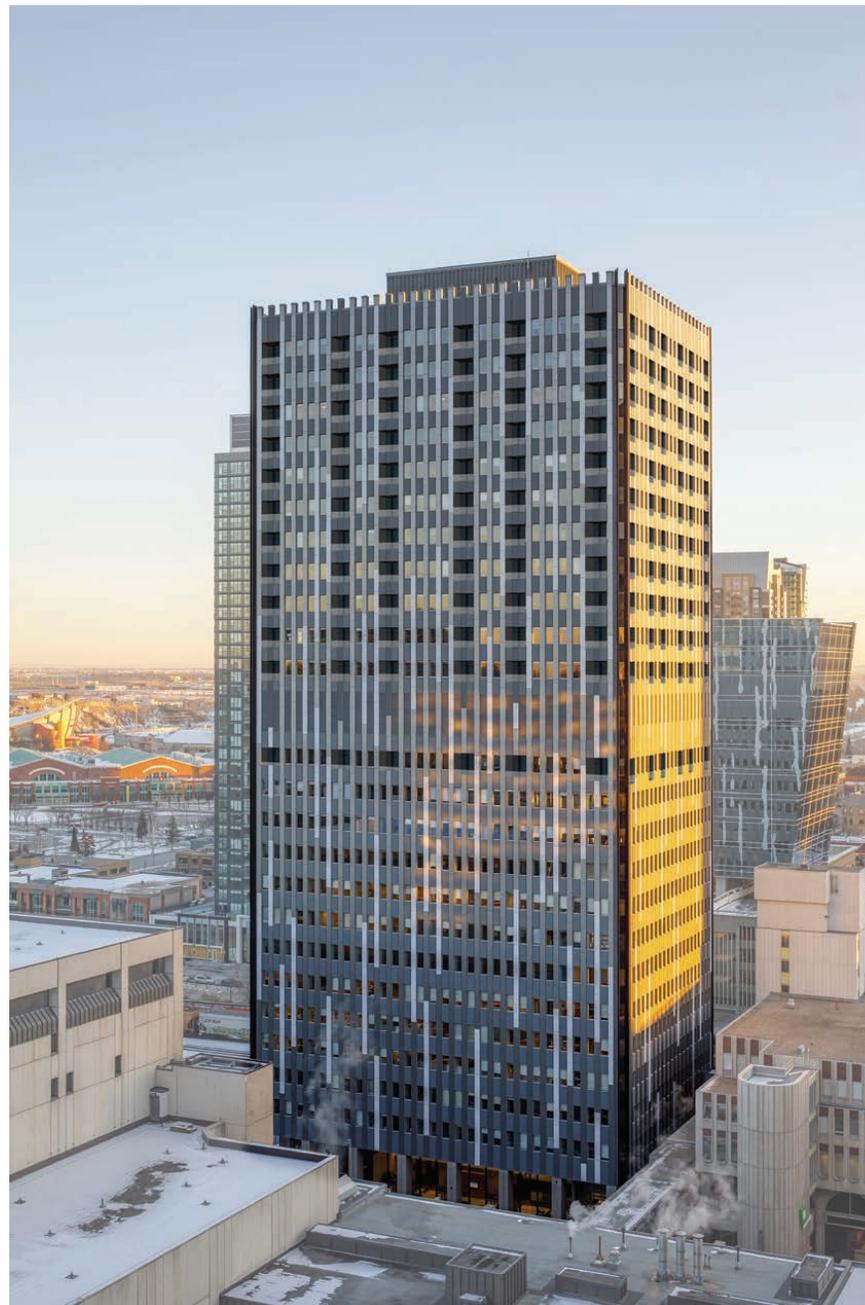
This repurposing of Palliser One is a conversion of 398,000 SF of “B” Class, into a mixed-use residential and office tower. The initial phase for the complex would see the high-rise elevator bank of the Palliser One tower representing approximately 199,200 SF be converted to residential apartments which ultimately could be the entirety of the tower.

Upon conversion, there would be 176 residential units and a full floor of amenities to service the residential units resulting in 138,000 SF of newly purposed areas.

The project would remain Plus 15 connected to the Palliser Hotel to the west, the Edison Office Tower to the northwest (an Aspen Properties owned project), the Downtown Marriott hotel and Calgary Convention Centre to the north, and the Beltline to the south through our Palliser South office building.

We feel it is important to note that The Incentive is critical to kicking off this vision and without it, we do not foresee any economic way of converting Palliser One into residential.

We expect that if we are unsuccessful at securing The Incentive, Palliser One would continue to remain as “B Class” office space and we will be forced to continue with our current plans and compete aggressively for office tenants in downtown Calgary.



# Description & Background of the Existing Asset

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# Existing Building Amenities

There have been extensive upgrades to the property over the past few years which include:

## Exterior Façade

The entire pre-cast façade being replaced with light-weight, modern aluminum cladding and the addition of corner lighting that will integrate with the lighting of the adjacent Calgary Tower.

## Club Quality Fitness Centre

Located in the lobby, the fitness facility includes change rooms, towel service, cardio & weight machines. A professional trainer is on site during business hours to offer classes. The Fitness Centre is complete with a professional studio and Peloton stations, ideal for the urban lifestyle.

## Outdoor Hockey Rink

East of the Tower, you will find our private park, with a hockey rink as well an outdoor area. Perfect for 3 on 3 shinny hockey or basketball in the warmer months, this unique amenity will be the first of its kind for a residential building in Calgary. Surrounding the rink area is an area suitable for dogs to run around (being fully fenced) and barbeques and firepits that will be installed in conjunction with this project making it a perfect spot for the occupants of the building to hang out with friends or meet new ones.

## Conference Facilities

6,700 SF conference facility located on the second floor with various sized meeting rooms equipped with the latest audio-visual technology. 82-seat amphitheatre to six-person meeting rooms—in addition to high speed internet, projection screens and customizable seating.

## Tenant Lounge & Patio

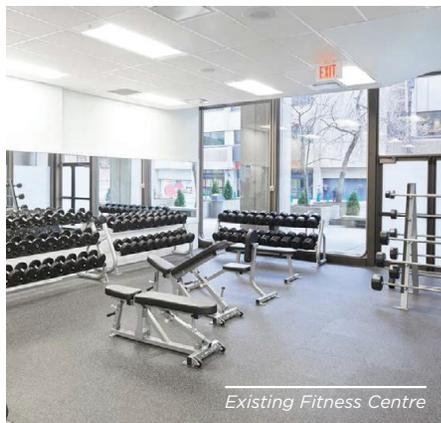
6,600 SF of modern and relaxing area to have casual meetings or a quick lunch. Equipped with pool, ping pong, and darts, the lounge is conveniently located near the outdoor Palliser patio.

## Golf Simulator

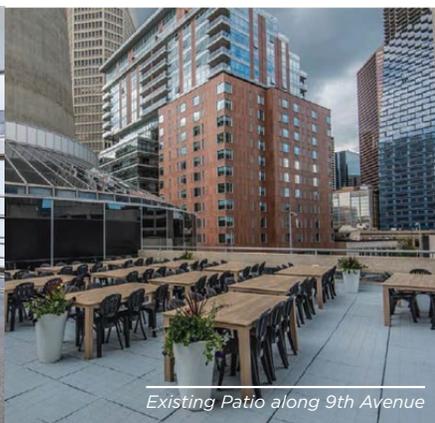
Located within the tenant lounge is a best-in-class golf simulator, the same quality you would find in a top resort or best in class residential building.

## Bicycle Storage & Bicycle Share Program

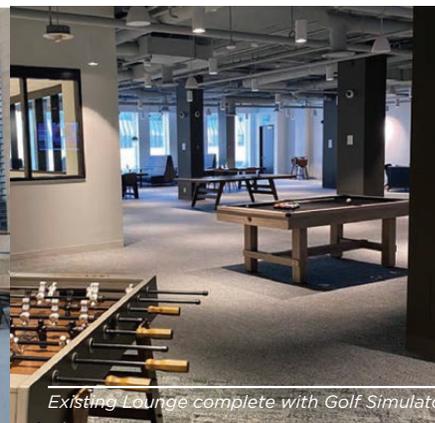
Secure bicycle storage is available to all tenants. A bicycle sharing program that can be booked through the mobile app.



Existing Fitness Centre



Existing Patio along 9th Avenue



Existing Lounge complete with Golf Simulator



Outdoor Hockey Rink

# Facade Upgrades

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The recent Palliser One project included re-cladding the entire building with 150,000 SF with new insulation, air vapor membrane and a rain screen of aluminum composite panels in light, medium, and dark grey shades, to replace all the original concrete panels of the exterior.

The patterning respected the existing window placement while leveraging a pattern of movement in the panel colours to draw the eye up the tower and provide new identity in the skyline. In addition, the building is highlighted with LED lighting spanning the full height of the 27-story building along each of the four corners. These lighting elements further the narrative of movement on the façade and work with the adjacent Calgary Tower lighting to animate the urban context.

Current renovation on the ground level will enhance the street scape with a new main entry expression that is reflective of the tower design. When completed these renovations will provide greater views and identity to the front door along 9th Ave and prominent corner location.



# Overview of the Physical Location of the Proposed Project

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# Proposed Project Location

**Project Address: 125 - 9th Ave SE**

The building is located on 9th Avenue SE at 1st Street SE, at the foot of the iconic Calgary tower. With Macleod trail immediately to the east, access to the airport and Calgary's major arteries and attractions is direct and convenient. Bus routes and the C-train (LRT line) also service the area.

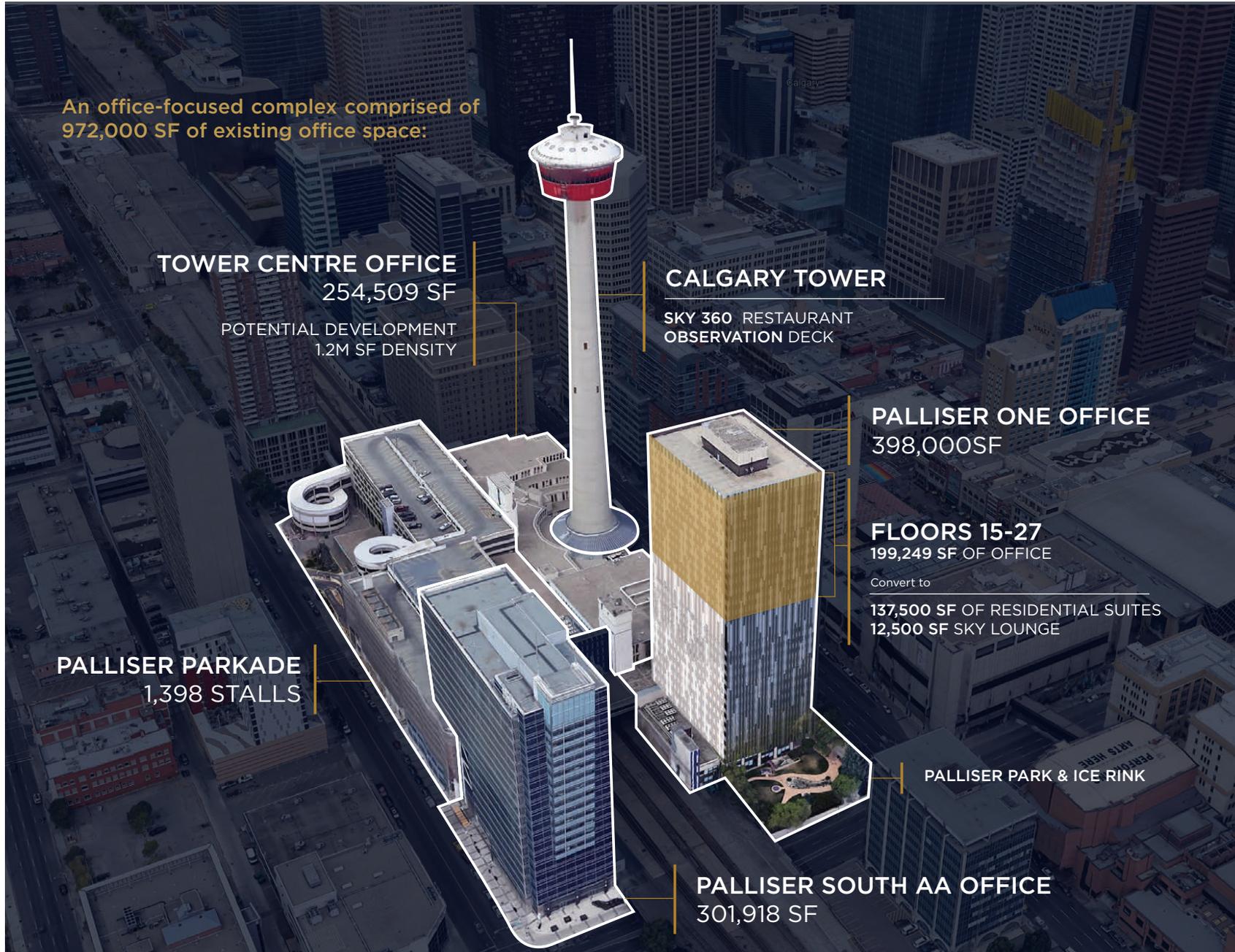
**Program Priority Area  
Downtown Core**

**Legend**

-  Landscape Views
-  Landmarks View
-  Historic Landmarks
-  Cultural Landmarks
-  Existing Parks/Plazas
-  Gateway Features
-  Proposed LRT Green Line
-  Existing LRT Blue Line
-  Existing LRT Red Line

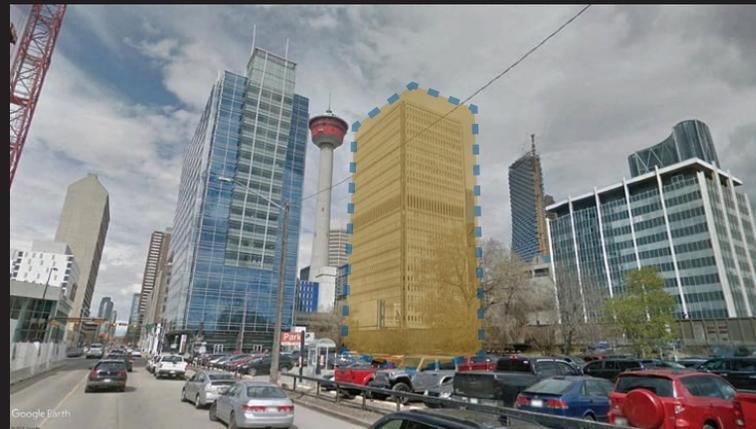
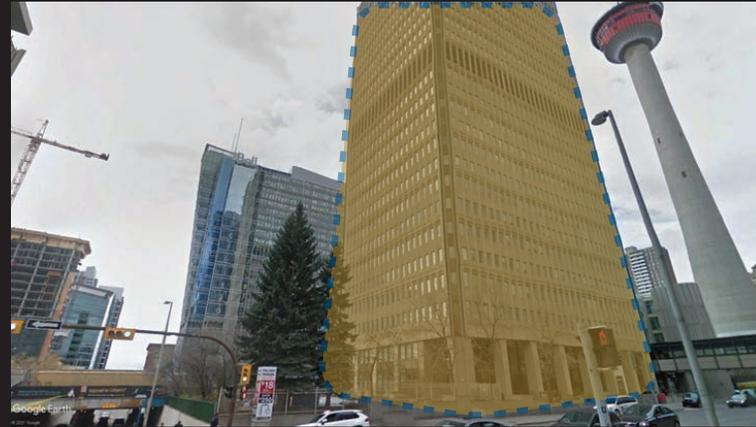


*The illustration is for conceptual purpose only.  
Source: Downtown Calgary Development Incentive Program Terms of Reference*



# Location Perspective Views

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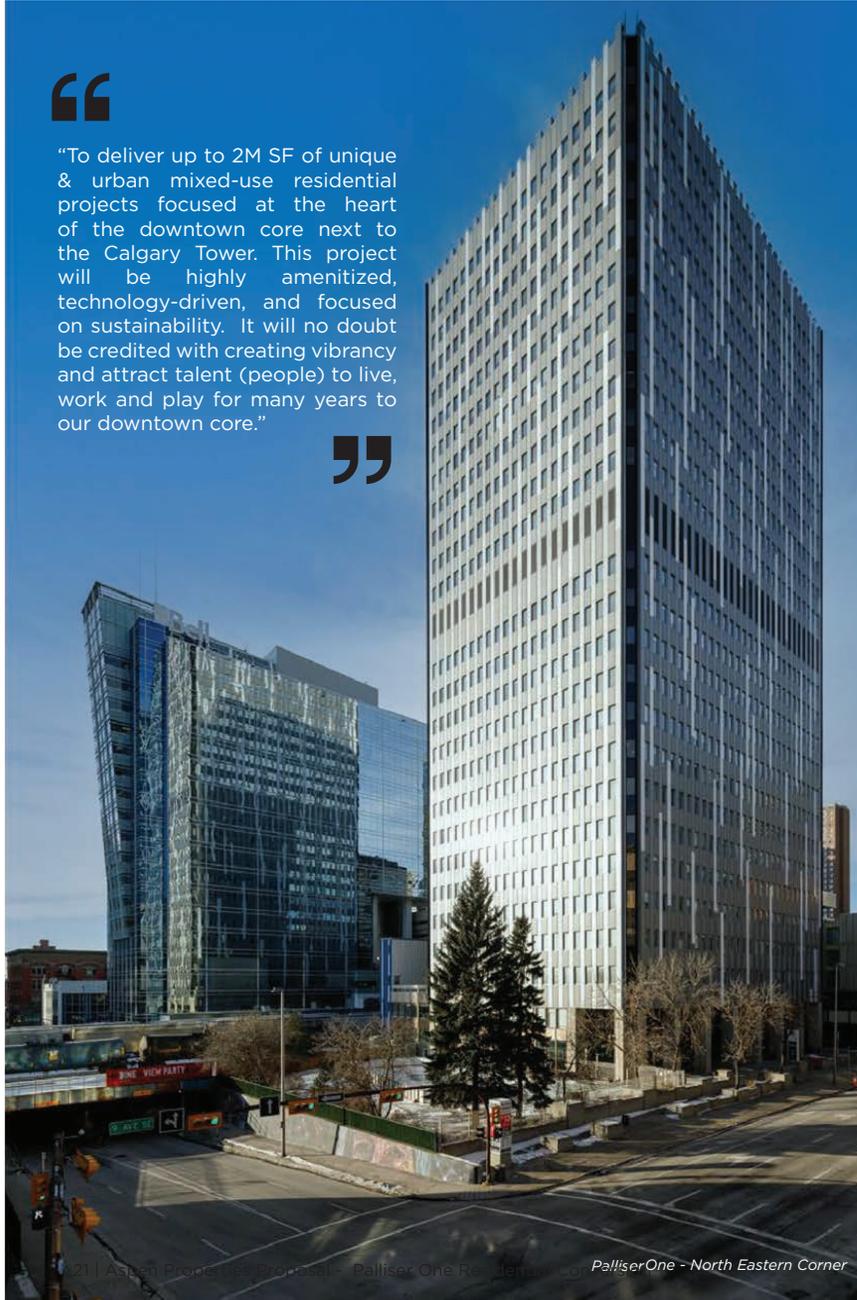


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# Project Proposal

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“To deliver up to 2M SF of unique & urban mixed-use residential projects focused at the heart of the downtown core next to the Calgary Tower. This project will be highly amenitized, technology-driven, and focused on sustainability. It will no doubt be credited with creating vibrancy and attract talent (people) to live, work and play for many years to our downtown core.”

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## Our Vision

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Building upon the success of The Edison and The Ampersand, our most recent redevelopment projects in downtown Calgary, we will infuse new life and creativity to Palliser One through this residential conversion. The Edison and Ampersand have proven that thoughtful, bold design can be matched with a user experience that is second to none in a high-rise building. We will deliver that same project outcome with this conversion and the “cool” factor will be on display at every turn both in common areas and within the residential units.

The project will place high consideration on the future of office and home environments and configurations. There will be a strong focus to provide residences with larger size suites than Average and an array of convenient options to work remotely.

The existing properties surrounding the project will play an essential part in creating the vibrancy and community we envision. The Palliser Parkade will continue to facilitate parking requirements for the surrounding properties and the future residential development projects. Palliser South on 10th Ave will continue to operate as AA office tower and with its Plus 15 network connection it will act as the portal for the traffic entering and exiting the east side of downtown. The Calgary Tower and retail stores will continue to push travel and tourism to the site with the goal to introduce more new and exciting experiences.

2021 Aspen Project - North Eastern Corner Palliser One Building - PalliserOne - North Eastern Corner

# What Is Being Proposed

The proposal is to convert the top 12 floors of the Palliser One tower to residential suites. Floors 17 - 27 is above the mid-tower mechanical floor (floor 16) with floor 15 being one level below the mechanical floor earmarked to house the residential amenity space. This approach of unitizing the top of the tower for the new residential suites will assist in creating an identity for the new residential component.

The Palliser One floorplate works well in the context of conversion. The core to glazing dimension provides opportunity for well situated suite layouts and above market comparable sized living spaces and vast ceiling heights. Inboard bedrooms will provide the greatest amount of glazing to the living spaces of the tenant and borrowed light into the bedrooms. Offering a range of suite types, this project will provide tenants options to move within the building during different levels of tenant needs and availability. Residential towers succeed when they build community from within. Palliser One tenants will have the unique ability to leverage the amenities already in place to support the office tenants as well as additional proposed amenities. The current building offers a gym amenity and tenant lounge equipped with a large outdoor patio, private ground floor greenspace with winter skating rink, golf simulators, party kitchen and games area. The project proposes an additional private tenant patio located mid- tower on the south façade to further the unique amenity offering. This project will also benefit from consistent activity in the urban core due to its mixed-use makeup of office and residential. The downtown is plagued with the 5:00 exodus but this project site will see activity throughout the day. Residents will be heading to work while office tenants will be showing up (some maybe in the same building!). Successful urban design provides mixed uses for this exact reason and Palliser One will be an exceptional example of how to succeed in this.

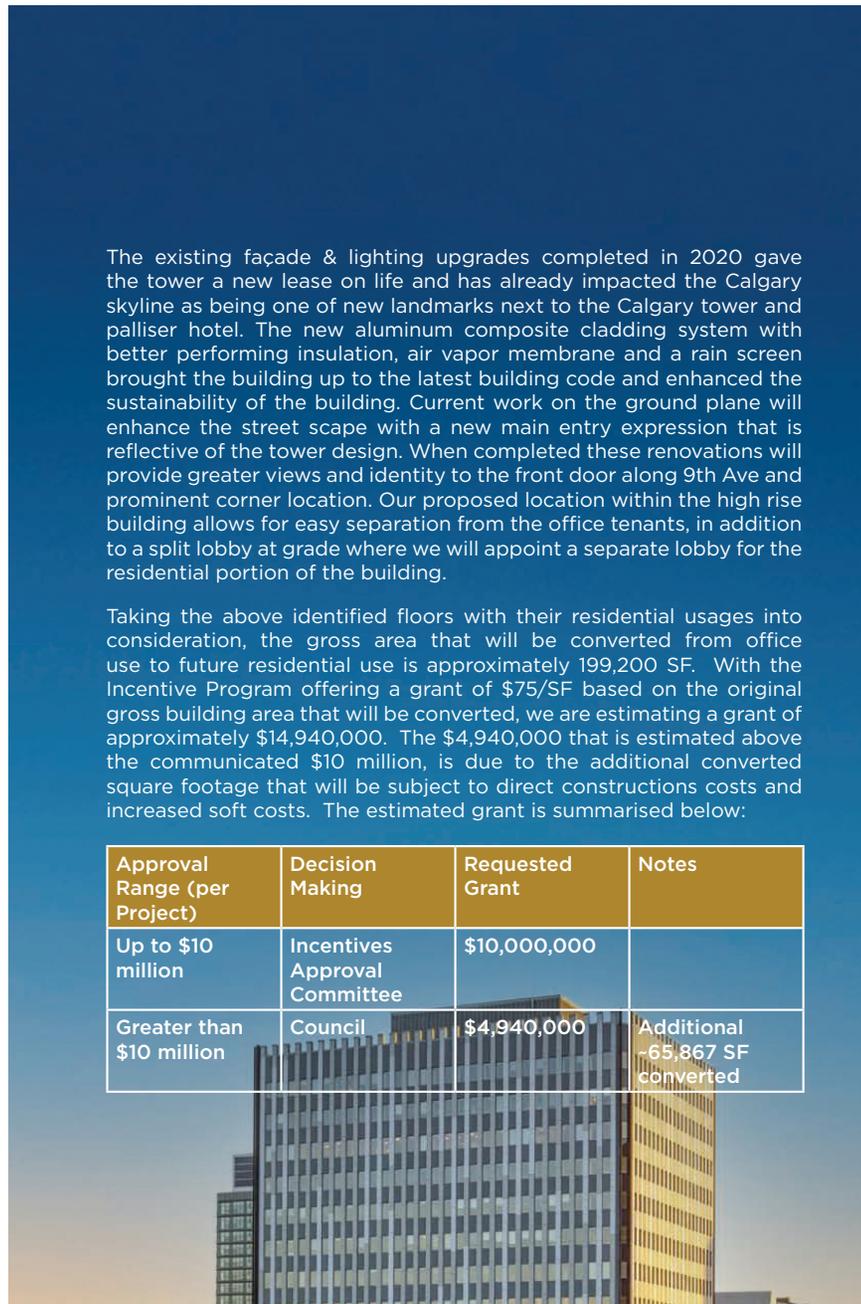
The location of the Palliser One tower is ideal to house a residential component, not only for the close proximity to the palliser office complex that taps into the work / live narrative, but also direct access to the Plus 15 & Plus 30 network that strengthens the connection to the rest of the downtown core. The enhanced presence of afterhours inhabitants will increase the need for more active uses at the Plus 15 and at grade level. The surrounding urban amenities such as parks, plazas, restaurants, shopping opportunities and performing arts will assist in making the Palliser One address a sought after one.

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The existing façade & lighting upgrades completed in 2020 gave the tower a new lease on life and has already impacted the Calgary skyline as being one of new landmarks next to the Calgary tower and palliser hotel. The new aluminum composite cladding system with better performing insulation, air vapor membrane and a rain screen brought the building up to the latest building code and enhanced the sustainability of the building. Current work on the ground plane will enhance the street scape with a new main entry expression that is reflective of the tower design. When completed these renovations will provide greater views and identity to the front door along 9th Ave and prominent corner location. Our proposed location within the high rise building allows for easy separation from the office tenants, in addition to a split lobby at grade where we will appoint a separate lobby for the residential portion of the building.

Taking the above identified floors with their residential usages into consideration, the gross area that will be converted from office use to future residential use is approximately 199,200 SF. With the Incentive Program offering a grant of \$75/SF based on the original gross building area that will be converted, we are estimating a grant of approximately \$14,940,000. The \$4,940,000 that is estimated above the communicated \$10 million, is due to the additional converted square footage that will be subject to direct constructions costs and increased soft costs. The estimated grant is summarised below:

Approval Range (per Project)	Decision Making	Requested Grant	Notes
Up to \$10 million	Incentives Approval Committee	\$10,000,000	
Greater than \$10 million	Council	\$4,940,000	Additional ~65,867 SF converted



# Project Scoring Considerations

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## Active Uses At Grade And At Plus 15 Level, Where Applicable

The Palliser One building is an active pedestrian connection point that links Downtown to the Beltline via the Plus 15 from the north and the Plus 30 to the south. Access to the connection points are also available from grade. Further to this, Palliser One connects people to The Edison, Tower Centre and the Palliser Hotel to the west. The facilities include multiple connected active uses at grade, including restaurants, coffee shops, a convenience store, car rental and even a pet hotel.

## Façade Improvements

The entire building envelope was subject to a complete re-cladding project in 2020, this included the removal of the existing pre-cast concrete panels and replacement with new insulation, air vapour barriers and aluminum panels. In addition to the cladding, the building also received a programmable lighting installation on the corners that can be synced with the tower to provide numerous different lighting displays. The envelope upgrade did not just improve the exterior appeal of the building, but also greatly improved the energy efficiencies of the building when compared to the original 1970 envelope assembly.

## Public Realm Improvements

The building podium is currently under construction at grade with the intent to improve the public's interaction with the building and to create an inviting setting to connect to the building, its uses, and its connection points.

## Sustainable Building Design & Improvements, Beyond Building Code Standards And Requirements (I.e. Emissions Reduction, Climate Adaptation, Etc.)

It's the responsibility of every Canadian to strive towards improving emission reductions and climate adaptation, not just the different levels of government. The design will strive for sustainable building design and improvements to benefit generations to come.

Our focus is not only on the new and the future, but also on the existing. For example, the precast concrete panels that were removed from the building were kept out of the landfills by grinding the panels down and then reused as compacted fill.

We will adopt technologies (such as Procore, DocuSign) and practices that will virtually eliminate paper from our processes. We will also significantly reduce our environmental impact by embracing virtual meetings.

Beyond this, the selected Construction Manager will be urged to reuse items where possible, and reduce the amount of items that end up in a landfill. Throughout the demolition process, items such as demountable walls will be catalogued and reused on different projects, if possible, to help aid in reducing environmental impacts.

## Other unique features as highlighted in the application that contribute to downtown vibrancy and resilience.

This project will be an opportunity to implement a campus model to live, work and play which is a very attractive option for Tech sector companies who are looking to attract talent to Calgary. In addition, this project will be a steppingstone to the Tower Centre Redevelopment discussed above under **Intent of Project**.

# Project Team

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## DEVELOPER – ASPEN PROPERTIES

Aspen Properties is a privately held, boutique real estate company that owns and manages commercial office space in downtown Calgary and Edmonton. Aspen focuses on creating welcoming workspaces where people feel connected, get inspired, and know they belong.

Together with our investment partners, Aspen Properties owns and manages approximately 3.8 million SF of office space in Calgary and Edmonton (plus nearly 3,500 parking spaces in downtown Calgary and Edmonton). Our current assets comprise 14 buildings—eleven in Calgary, three in Edmonton and development sites in each city.

Our buildings typically offer modern and flexible workspaces, full-service meeting and conference facilities and many of our office buildings include recreation amenities—gyms, basketball courts, shared bikes, showers & change rooms and secure bike parking. And let's not forget the many retail stores and services sprinkled throughout our buildings which not only adds to the quality of our workplaces, but also, provides another “bump-into-occasion” during the workday.

“Our vision: To provide the most advanced and sought-after boutique commercial real estate in Alberta.”

Aspen has operated in Calgary since 1998 and in that time has been one of the most active investors in downtown Calgary. In the last 7 years alone, Aspen has been responsible for the redevelopment of The Edison, The Ampersand, the completion of the recladding project at Palliser One. Those three projects alone represent approximately \$65M invested by Aspen Properties into our city's downtown core.



### Our Vision:

**To provide the most advanced and sought-after boutique commercial real estate in Alberta.**



## HOW WE GOT HERE

Scott Hutcheson co-founded Aspen in 1998 and immediately acquired a handful of promising Calgary properties. One year later, Aspen's portfolio comprised close to 358,000 SF of downtown commercial property.

In 2000, Scott was joined by Greg Guatto and the partners continued to add to Aspen's portfolio, including buying and privatizing a significant block of shares in the publicly traded company Consolidated Properties Ltd. This added 42 more commercial properties to Aspen's portfolio that ranged from office, retail and industrial to residential—in locations across Canada.

Soon after, Aspen began divesting its non-Alberta assets and, by 2005, the company was solely focused on what remains Aspen's specialty to this day: creating value-add downtown office space in Calgary and Edmonton.

In January 2005, Aspen entered into an investment partnership for all of Aspen's assets, with a Canadian pension fund (Public Sector Pension Investments, "PSP") that endures to this day. Aspen and PSP co-invest in assets while Aspen is the Operating Partner for the Partnership.

PSP is one of Canada's largest pension investment managers. Their innovative and collaborative approach to investing contributes to the long-term sustainability of the public sector pension plans whose assets they invest, for those who dedicate their professional lives to the public service.

Their diverse asset classes collaborate to enable complex global investments. As of March 31, 2021, PSP managed \$204.5 billion in net assets across their portfolio which include Private Equity, Capital Markets, Real Estate, Infrastructure, Credit Investments, and Natural Resources.

Since its founding, Aspen has bought and sold a total of over \$2.6 billion in properties, has acquired and privatized two publicly traded companies, repositioned numerous properties through major upgrades and value-add initiatives and have completed over \$2.4B billion in mortgage financings. In 2018, Aspen launched a 440,000 square foot building in Calgary - called The Edison—the company's first highly amenitized, 'love where you work' office building. Aspen followed up the great success at The Edison with the recent unveiling of The Ampersand in 2021. With over 57,000 SF of new amenities and newly redesigned plaza, Aspen is continuing the company's commitment that its buildings will always be more than just office space.

Aspen's development work focuses on both infill properties to bring development within the current footprint of downtown projects, and the redevelopment of existing properties to bring new life and longevity to existing buildings.

Aspen has established and nurtured strong financial relationships offering solid capital support. With blended yields from existing operations, new acquisitions, institutional financial support and new property development, Aspen's financial platform and management integrity has positioned us for strong, disciplined, properly capitalized growth over the long term.

## OUR CULTURE

We love coming to work—and we work hard to help others feel the same way when they come to work in Aspen's buildings. We strive to give our tenants exactly the right spaces they need to be happy, productive and profitable, and to assist them as best we can to attract and retain talent.

Aspen is driven, innovative and adaptable—as one needs to be in order to thrive in today's quickly evolving business landscape. We love challenges that require 'outside the box' thinking. Our team works hard to keep current and to continue to offer the services and amenities that people want and need to make their workdays (and workspaces) fun and rewarding.

Our employees and our tenants know they can express their ideas, voice their concerns and ask questions. And in return, our management team offers them the promise that Aspen will listen and respond with respect and professionalism.

## PROPERTIES

Inspired by North America's coolest most comfortable workspaces; fun, inspiring and motivating.

### The Edison

First of its kind in Calgary. Located in the heart of the downtown core, dedicated to developing a solid business community through cultivating connections and providing spaces that spark creativity.

**THE EDISON**  
BRIGHT IDEAS BORN HERE



### The Ampersand

Continuing to redefine the modern workplace; unveiled earlier in 2021. Uniquely positioned to offer a collection of spaces and amenities that foster a connected and collaborative tenant community, poised to become a thriving hub in the heart of the downtown core. Home to Lil E Café, a unique not-for-profit café dedicated to employing individuals with intellectual and developmental disabilities.



### Aspen Club

An unparalleled collection of amenities. Over 90,000 SF of amenities spread across 8 centrally located buildings; exclusively for use by the tenants of any Aspen Properties owned building in Calgary and Edmonton.



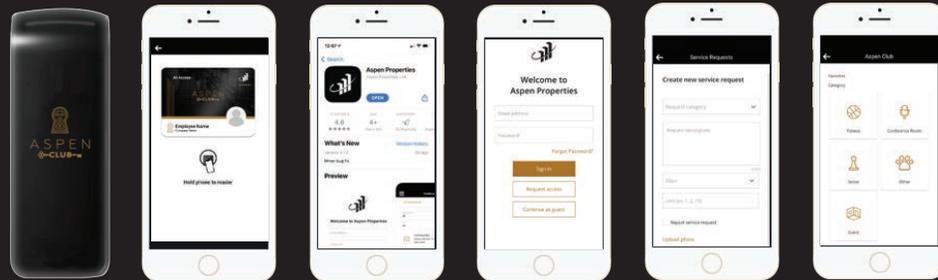
### Aspen FLEX

Month to month terms, move-in ready, and access an array of amenities through the Aspen Club



### Aspen App

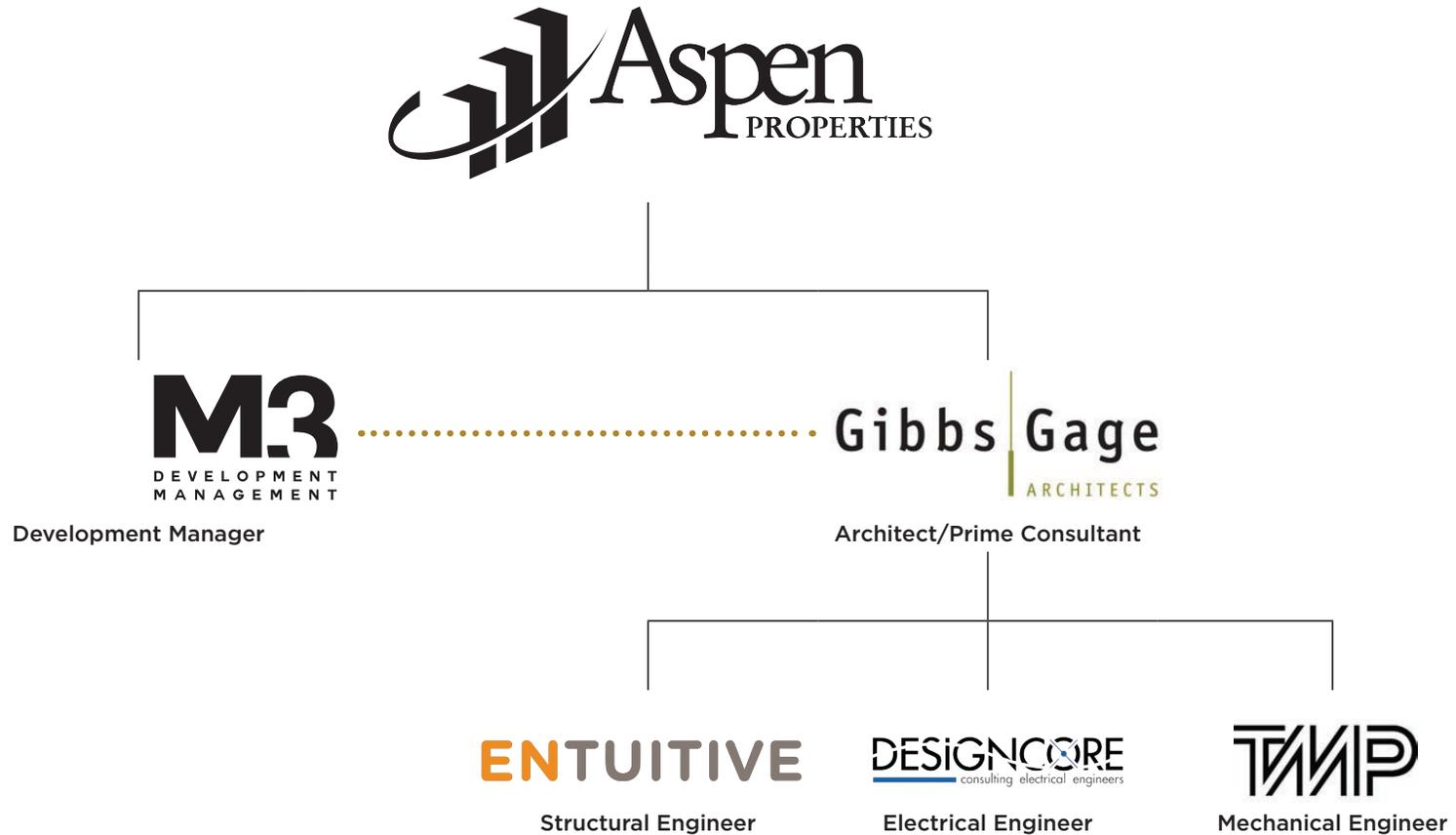
Aspen Properties tenant application with access to building information, service requests, building messages, directory and amenity bookings.



## ASPEN'S PROPOSED PROJECT TEAM:

### Organizational Chart

Aspen proposes the following team members for this project. Detailed resumes for each firm listing below can be found in Appendix B.



# Special Considerations

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As part of the Palliser Square development and the landmark of the Calgary Tower, Palliser One is the anchor corner to this comprehensive development. Recognized as a Historic resource in the City, the Calgary Tower will continue to attract visitors and Palliser One will be in service of this destination. The recent reclad of Palliser One was completed to remove the precast concrete façade that was failing due to lifecycle wear and tear. The new tower expression kept the identifying features of the tower with the strong corner elements and vertical movement with a modern high quality composite metal panel of matte and metallic colors that change the tower throughout the day. The corner elements continue to define the tower with large black fins and lighting that fosters a new relationship with the city night skyline.

As a mixed-use residential building, Palliser One will continue this unique façade expression with the potential of inboard patio elements and operable windows. The recent upgrades will position the tower well to accept this new program and the integration of these features has less unknowns now that the tower has a new façade. Additionally when the façade was upgraded there was additional insulation added to the building envelope which will assist in lower heating costs for future tenants. One of the challenges faced with a mixed-use tower is the elevating. However in the Palliser One context this was already in place with a functional split of high-rise and low-rise elevator banks which enabled an easy split of office and residential functionality.



# Project Readiness

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# Typical Converted Floor

## TEST FIT OPTION 01

### Statistical Analysis (typical floor):

gross Floor area (GFA)	1470sq.m./15,800sq.ft.	
elevator Core(s)	126.0sq.m./1360sq.ft.	8.6%
Lobby/Corridor	136.0sq.m./1460sq.ft.	9.2%
storage/amenity	40.0sq.m./430sq.ft.	2.7%
Net Rentable area (NRA)	1168.0sq.m./12,570sq.ft.	79.5%

### Unit Mix/Program (typical floor):

Large 1 Bdrm	8 units	58.8sq.m./635sq.ft.
small 2 BDRM	4 units	82.5sq.m./890sq.ft.
Large 2 Bdrm	4 units	91.9sq.m./990sq.ft.
Total	16 units	73.0sq.m./785sq.ft. avg.

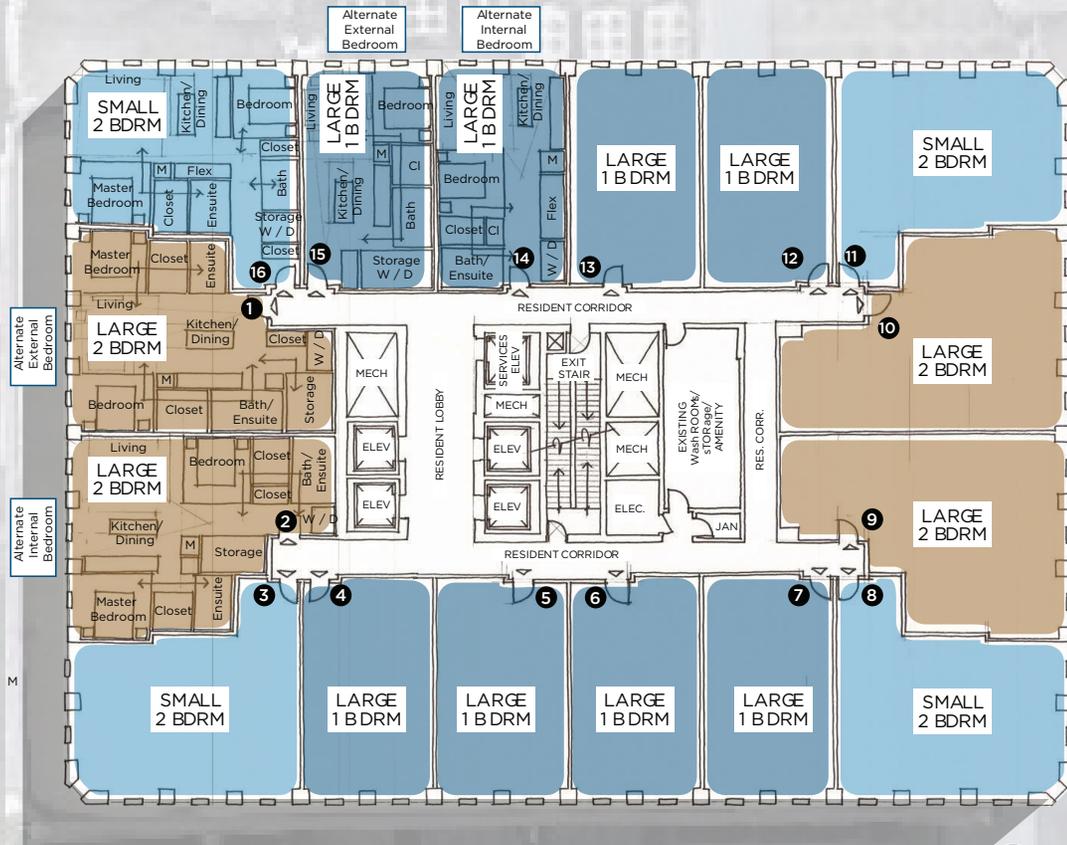
### Unit Mix/Program (Amenity Floor 15):

Large 1 Bdrm	4 units	58.8sq.m./635sq.ft.
small 2 BDRM	4 units	82.5sq.m./890sq.ft.
Large 2 Bdrm	4 units	91.9sq.m./990sq.ft.
Total	12 units	73.0sq.m./785sq.ft. avg.
amenity space		235.2sq.m./2530sq.ft.

### Unit Mix/Program (TOTAL):

Large 1 Bdrm	92 units	58.8sq.m./635sq.ft.	48%
small 2 BDRM	48 units	82.5sq.m./890sq.ft.	26%
Large 2 Bdrm	48 units	91.9sq.m./990sq.ft.	26%
Total	176 units	73.0sq.m./785sq.ft. avg.	

12 residential floors - 176 total units NRA est. total - 13,780 sq.m./148,326sq.ft.



One Palliser Square - Typical Floor Plate

# Renderings

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# Renderings

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# Renderings

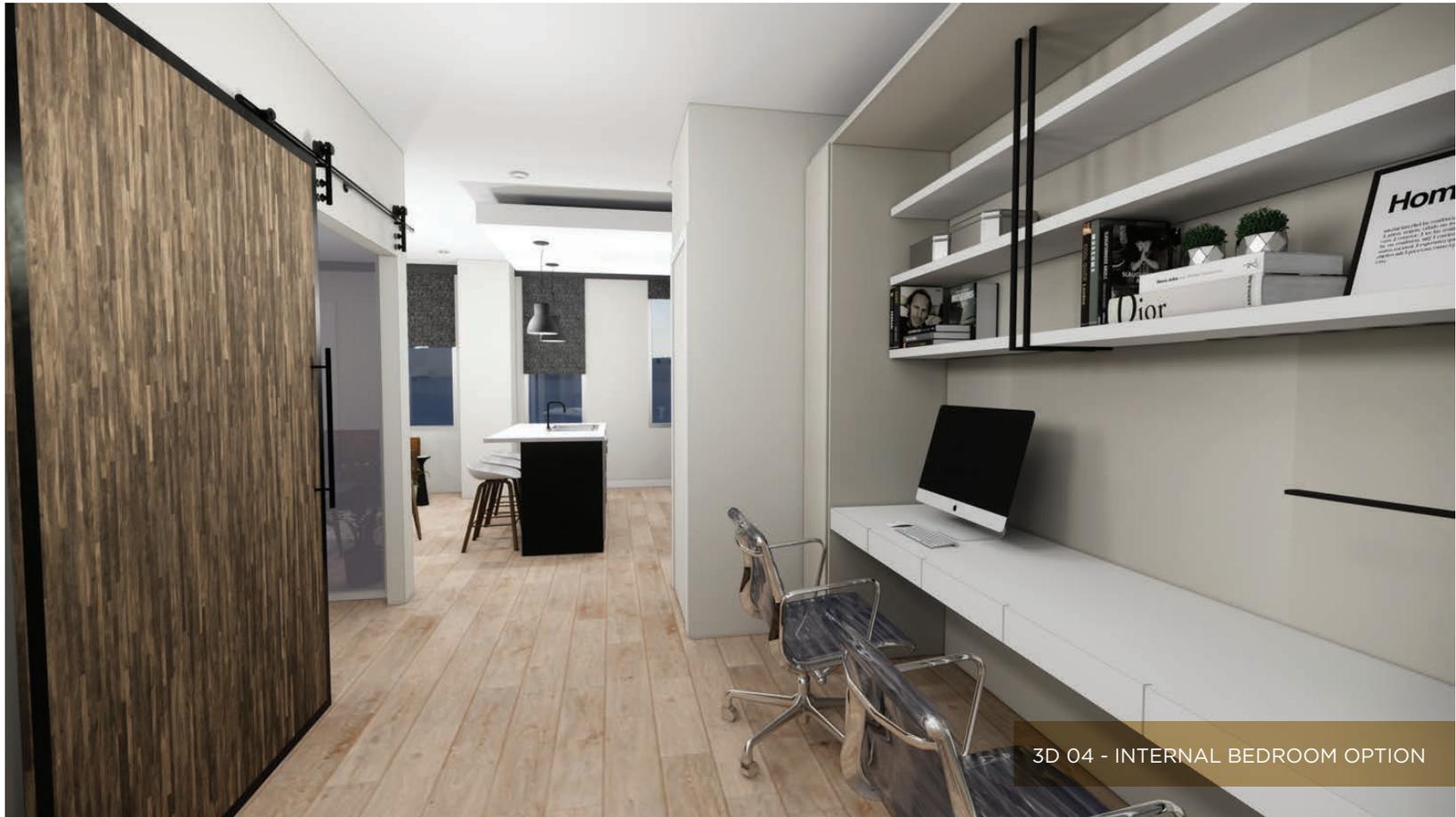
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3D 02 - INTERNAL BEDROOM OPTION

# Renderings

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3D 04 - INTERNAL BEDROOM OPTION

# Renderings

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3D 05 - INTERNAL BEDROOM OPTION

# Renderings

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# Renderings

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# Amenity Spaces

The current Palliser One amenity spaces are exclusively for tenant use and carry no additional cost. These amenities will be shared by the apartment residents of Palliser One providing new opportunities for optimizing usage of the amenities as well as networking opportunities for the business and residential community to mix together.

## ADDITIONAL FEATURES

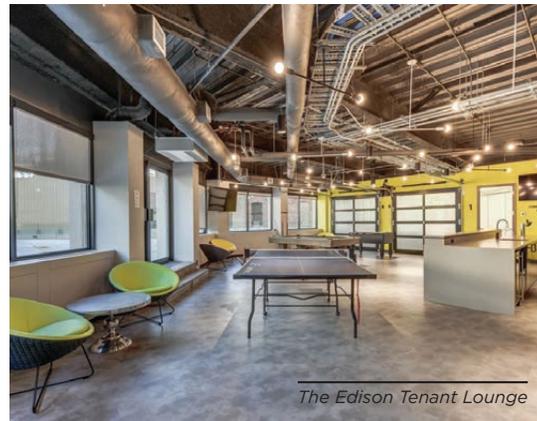
- Plus 15 and Plus 30 connections
- Secure bike storage
- Club quality fitness facility
- Multi-room conference centre
- 24 hour on-site security
- Tenant exclusive patio and prep kitchen
- Tenant lounge and game room



Palliser One Fitness Facility



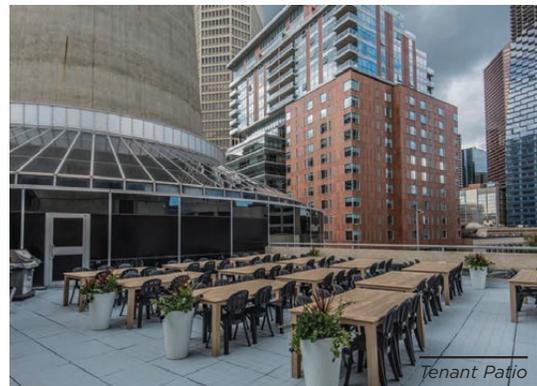
Palliser One Fitness Facility



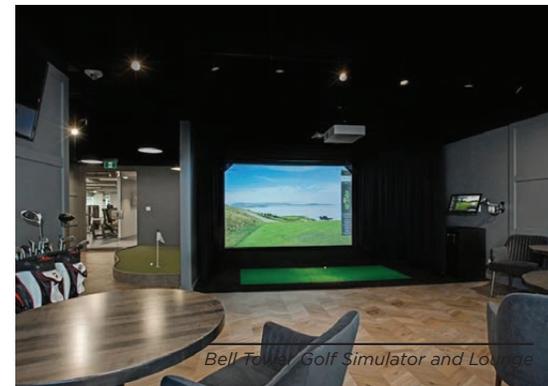
The Edison Tenant Lounge



The Edison Tenant Lounge



Tenant Patio



Bell Tower Golf Simulator and Lounge

# Precedents of Mid-Level Amenity Spaces

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Our proposal would include the conversion of the 17th floor of Palliser One into one of the most unique amenity floors that Calgary has seen. Ideation has commenced from this project team but promises to be a unique offering setting this building apart from all others in Calgary.



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# Appendices

## Project Team Resumes

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## ASPEN TEAM



**SCOTT HUTCHESON**  
Executive Chair

Prior to co-founding Aspen Properties in 1998, Hutcheson served as president of a real estate partnership in Florida and before that he was an investment banker for Goldman, Sachs & Co. in New York and San Francisco.

Scott is an active member in the Calgary community, serving on numerous boards, past and present, including as board chair of Calgary 2026 (a community initiative to explore an Olympic and Paralympic bid for the city), as well as Board Chair of Arts Commons and Realpac (the leading commercial real estate industry association).

He has served as co-chair of the board of directors for Winterstart (the organization operating the alpine World Cup ski races at Lake Louise) chair of the board for WinSport (which owns and operates the legacy assets from the 1998 Winter Olympic Games) and currently sits on the board of Own the Podium, Shawnigan Lake School and Opportunity Calgary Investment Fund.

Scott was an accomplished athlete in his youth, competing as a member of the Canadian Alpine Ski Team from 1978-1982.

Scott has a Master of Science degree from Columbia University in New York and a Bachelor of Science degree from the University of Utah.



**GREG GUATTO**  
President & CEO

Since joining Aspen in 2000, Greg has been responsible for the company's operations with a primary focus on acquisitions, dispositions, financing and asset management. Greg previously worked with TrizecHahn Properties Ltd. and Knowlton Realty Ltd.

He received his HBA in Business Administration with Honours from the Ivey Business School at University of Western Ontario in 1990.



**ROB BLACKWELL**  
COO

Rob joined Aspen Properties in 2004 as leasing manager of the Calgary office portfolio. In December 2018, Rob became Aspen's Chief Operating Officer and joined Scott and Greg as the third partner with the company.

Rob is responsible for the daily operations of the company, including the leasing and property management aspects of the business, and property acquisition. In addition, he oversees the long-term asset management strategy for Aspen, managing mortgage financing, value-add initiatives and capital spending strategies.

He is on the Executive Committee for the Board of Directors of BOMA Calgary, an industry association that promotes the professional standards of commercial building ownership and property management.



## RELEVANT PROJECTS - OFFICE TO RESIDENTIAL

DEVELOPMENT MANAGER



PARKWOOD RESIDENCES | CONDO\*  
120 Units Oshawa ON  
Status: Commissioned by Atria Developments - 2004



CORE LOFTS | CONDO\*  
103 Units Hamilton, ON  
Status: Commissioned by Atria Developments - 2004



HAZELTON PLACE | RETIREMENT RESIDENCE\*  
130 Suites Toronto, ON  
Status: Commissioned by Leisureworld - 2000



SIERRA PLACE | AFFORDABLE HOUSING  
105 Suites Calgary, AB  
Status: Preconstruction

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\* Pre-M3 - Iain G. McCorkindale, Helyar & Associates, Cost-Consultant



## RELEVANT PROJECTS - REGENERATIONS

DEVELOPMENT MANAGER



SUN LIFE PLAZA PHASE 1 | Calgary, AB



SUN LIFE PLAZA PHASE 2 | Calgary, AB



PALLISER ONE | Calgary, AB



CALGARY PETROLEUM CLUB | Calgary, AB



MANULIFE PLACE | Edmonton, AB



GLENBOW MUSEUM | Calgary, AB



DEVELOPMENT MANAGER

## IAIN MCCORKINDALE

MRICS PQS | LEED® AP

Director | Development + Creative

PROJECT ROLE: PRINCIPAL IN CHARGE

Iain G. McCorkindale has over two decades of experience in the real estate development sector and carries the professional accreditations of MRICS, PQS and LEED AP®. Following an apprenticeship with Rolls Royce plc. where he earned his Sheet Metal Worker Journeyman papers, Iain graduated from Glasgow's Caledonian University in 1998 achieving a First-Class B.Sc. (Hons.) Quantity Surveying Degree and winning five distinction awards in his final year. Following graduation, Iain was recruited by Helyar & Associates (now Altus Group) where he spent eight years in their Toronto Office. In 2006, he and his family relocated to Calgary to start Altus Group's construction cost management practice where he led a very successful team that serviced the Prairies. In 2011, Iain joined a prominent local real estate Owner / Developer where he built and led an in-house team focused on developing mixed-use projects. In mid-2016, Iain and his two business partners formed M3 Development Management Ltd. which is actively providing turnkey development and project management services on many significant and large-scale projects across Canada.

Iain has worked on over 200 commissioned projects across the full asset class spectrum and provided advisory services for Project Lenders, Developers, Owners and Tenants across Canada and in select US locations.

In addition to his professional and business track record, Iain is also recognized in the industry for his contribution having presented numerous times at the Calgary Real Estate Forum as Moderator and Panelist. Iain has also presented to industry companies and organizations, continues to present as guest lecturer on the Real Estate Certificate course at University of Calgary; is a member of CED RESAC and is a Board Director with Rundle College Society and HomeSpace Society.

SIERRA PLACE | Calgary, AB



GLENBOW MUSIUM | Calgary, AB



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**DEVELOPMENT MANAGER**

## THEO SCHOONRAAD

B.SC. QS | PMP

Associate | Senior Project Manager

**PROJECT ROLE: PROJECT OVERSIGHT**

**PALLISER ONE | Calgary, AB**



**SUN LIFE PLAZA PHASE 1 & 2 | Calgary, AB**



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Theo Schoonraad has over 13 years' experience in the real estate development sector and carries the professional accreditations of B.Sc. QS and PMP, being an active member of both the Canadian Institute of Quantity Surveyors and the Project Management Institute. Theo's experience has straddled both the development and contracting sides of the industry, which has honed excellent collaborative and communication skills in leading project teams to perform and execute to high standards.

In early 2016, Theo and his wife decided to relocate from South Africa to her family's home. Theo secured employment with a mid-sized General Contractor in Calgary and was immediately placed in charge of a 250,000 sf Tenant Improvement in the Calgary City Centre Class A Office building that encompassed ten floors of interior fit out. After the completion and successful handover of the project, Theo joined the M3 team as a Project Manager where he leads a variety of projects across the asset classes spectrum including the Aspen portfolio, Peaks Hotel & Suites (Originally Homestead Inn Hotel) & Melissa's Redevelopment in Banff and the Platform Innovation Centre in Calgary. All of these projects have a common thread of being first-of-its kind in project typology context as well as very different Owner requirements.

Theo's best character attributes are his strong work ethic, genuine desire to help others and determination to achieve project objectives. Having just received his Canadian Citizenship earlier this year, M3 is excited to have Theo as both a highly valued member of our team but equally important as a great addition to our community as a Canadian.



DEVELOPMENT MANAGER

## BRANDON FARRELL

B.SC | P.ENG | PMP

Assistant Project Manager

PROJECT ROLE: ASSISTANT PROJECT MANAGER

PLATFORM | Calgary, AB



FATHER LACOMBE RESTORATION | Calgary, AB



42 | Aspen Properties Proposal - Palliser One Residential Conversion

Brandon graduated from the University of Calgary in 2015 with a Bachelor of Science in Civil Engineering (Distinction) and a minor in Structural Engineering. He began his career by interning at CANA Construction on the award winning National Music Centre project, and has since worked on multiple high-profile projects within Calgary.

Brandon recently joined M3 after working as a project coordinator on the iconic Telus Sky tower project, designed by the award winning Bjarke Ingels Group. The project was technically innovative and exposed Brandon to the unique coordination requirements of it's complex building geometry, a tight building footprint, a challenging superstructure, a multifaceted building envelope and multiple building programs. On this project, Brandon was responsible for the complete coordination of the architecturally inspiring multi-level Atrium.

Brandon has spent most of his career on the jobsite giving him valuable first-hand experience of construction processes and site logistics. In his time with M3, he has demonstrated maturity beyond his years while his experience and core technical competencies have allowed him to effectively coordinate deliverables through each phase of a project's lifecycle. Brandon is a valuable company asset who possesses strong leadership skills, and who is able to support the technical and administrative needs of any project.



**ARCHITECT/PRIME CONSULTANT**

**VINCENT DODS**

ARCHITECT, AAA, SAA, MRAIC, AIBC, LEED® AP

Partner



Joining GGA in 1991, becoming a Partner in 2002, Vince brings more than 25 years of experience to the GGA Team. He successfully provides design leadership regarding building types in both the public and private sectors. His specific expertise includes urban design and Urban Planning; office, institutional, and multi-use design projects.

Vincent is a creative, talented designer, with an unwavering commitment to designing imaginative and sensitive, yet practical and cost effective buildings. Vincent has recently been active in various projects which provide efficient yet innovative solutions to meet the needs of the client, the project, and the local community they occupy.

**Barron Building, CALGARY /** GGA is completing the conversion of this building from an office building to a downtown, purpose-built rental residential building. This project had seen many hands and design schemes based on other programs, and had a Land Use (LU) approval that reflected a previous Development Permit (DP). The City Administration determined that an amendment to the LU was required and a new DP was to be completed due to the historic nature of the building.

**Sierra Place Affordable Housing, CALGARY /** Sierra Place is a project that had some incredible challenges to overcome in a very rapid delivery model. A comprehensive Building Condition Assessment was completed along with a schematic design process, DP submission and ultimate DP approval were completed in an 8 week period. This project has set a new benchmark for collaboration efforts between a Project Team and City Administration to pave the way for future projects that require this Rapid delivery and approvals.

**Stadium Shopping Centre Residential tower, CALGARY, AB /** Stadium Shopping Centre (SSC) is a multi-phase mixed-use project consisting of two (2) residential buildings, one (1) hotel, two (2) office buildings and a phased below grade parkade. GGA were responsible for taking leadership over the project in 2016 and worked strategically to advance the existing approved Development Permit, offering leadership in the Design Development and Contract Document phases of the design process.

**Two Park central, CALGARY, AB /** Two Park Central is a significant addition to Calgary and the Beltline's residential inventory, and brings a high-quality product to market with an extensive amenity offering, including four-storey underground parking, integration with a public woonef, and 'art walk.' The urban design of the project focuses on activating the exterior edge with retail and dining offerings, while the residential entrance takes prominence at the south of the site, directly adjacent to One Park Central, sharing the multi-modal lane with the previous phase.

**1520 criterion, CALGARY, AB /** The 1520 project aims to create a new and vibrant mixed-use development at the iconic corner of 17th Avenue and 4th Street. It will achieve this through the phased re-imagining of existing buildings and the redevelopment of a surface parking lot, while incorporating the highest urban design and architectural quality.

**JONNY HEHR**

ARCHITECT, AAA, MARCH, BDES

Managing Director of Design

Jonny joined Gibbs Gage Architects in 2011 and has been involved with Architecture and Design for 15+ years. Jonny has award winning designs of all scales ranging from furniture to architecture and brings this attention to detail into his practice as an Architect. With this range of design skill Jonny is able to assess the macro and micro levels of complexity involved in the design process, following ideas from the initial sketch to the on-site construction to ensure quality and design intent.

Jonny is passionate about education and the power of design on fostering creativity and wonder in students. He donates his time as a guest critic at the University of Calgary architecture program and is a guest speaker at local

**Education, Registration & Affiliations**

Master of Architecture, University of Arizona  
Bachelor of Architecture (Hon), University of Arizona  
Member, Alberta Association of Architects  
Member, Saskatchewan Association of Architects  
Member, Architectural Institute of British Columbia  
Member, Royal Architectural Institute of Canada  
LEED® Accredited Professional



Existing Patio along 9th Avenue

ARCHITECT/PRIME CONSULTANT

Gibbs | Gage



**Education, Registration & Affiliations**

Masters of Architecture, University of Calgary  
Bachelor of Design, Emily Carr Institute of Art and Design  
Member, Alberta Association of Architects

high schools to bring attention to design and architecture in young students. This dedication to practice is evident in his creative work on education facilities and ability to deliver successful projects.

**Barron Building, CALGARY /** GGA is completing the conversion of this building from an office building to a downtown, purpose-built rental residential building. This project had seen many hands and design schemes based on other programs, and had a Land Use (LU) approval that reflected a previous Development Permit (DP). The City Administration determined that an amendment to the LU was required and a new DP was to be completed due to the historic nature of the building.

**Sierra Place Affordable Housing, CALGARY /** Sierra Place is a project that had some incredible challenges to overcome in a very rapid delivery model. A comprehensive Building Condition Assessment was completed along with a schematic design process, DP submission and ultimate DP approval were completed in an eight week period. This project has set a new benchmark for collaboration efforts between a Project Team and City Administration to pave the way for future projects that require this Rapid delivery and approvals.

**Casadona Place, CALGARY /** Casadona Place has developed with the intent to create and foster a community within its walls. Offering 254 rental units of high quality and an amenity rich program, Casadona Place will provide Seton a new standard of residential rental living.

**1520 criterion, CALGARY, AB /** The 1520 project aims to create a new and vibrant mixed-use development at the iconic corner of 17th Avenue and 4th Street. It will achieve this through the phased re-imagining of existing buildings and the redevelopment of a surface parking lot, while incorporating the highest urban design and architectural quality.

**Palliser One Re-Cladding, CALGARY /** The project included re-cladding the entire 400,000sf building with 150,000 sq. ft. with new insulation, air vapour membrane and a rainscreen of aluminum composite panels in light, medium, and dark grey shades, to replace all the original concrete panels of the exterior.

**The Ampersand, CALGARY /** The Ampersand, formerly Sun Life Plaza, is an extensive office renovation, focusing on the communal areas of the large office complex. The focuses of the project are the +15 amenities and the central atrium, connecting the three towers together with the exterior plaza.



ARCHITECT/PRIME CONSULTANT

## STEVEN CRAWFORD

*BSC ARCH, BARCH (HONS), MARCH (PROF)*

Designer

Gibbs | Gage



### Education, Registration & Affiliations

Broadly Experienced Foreign Architect (BEFA) candidate for Canadian licensure

Professional Architect, South African Council for the Architectural Profession (SACAP)

Masters of Architecture, University of Pretoria

Bachelors of Architecture (Honours), University of Pretoria

Bachelors of Science (Architecture), University of Pretoria

Steven graduated with a Masters in Architecture in 2009 joining one of the leading architectural design studios in Johannesburg where he gained extensive experience collaborating on some of Johannesburg's most prestige private homes in some of the leading private residential estates in Johannesburg & Pretoria.

Steven's normative position towards architectural design can be defined by a single concept; "experience". He believes that great design creates experiences as one moves through and use a particular space, room or entire home. The meaning of the conventional programs within a home are constantly challenged and the essence explored and redefined.

The concept of scale, light, space and honesty in the use of materials are intricate considerations in his work. Steven has a natural ability to understand the underlying complexities of a site and uses these complexities as possibilities with a design response that enhances the product has a whole. With seven (7) years of professional experience Steven has gained the trust of clients to deliver a product that exceeded their expectations.

**Barron Building, CALGARY / GGA** is completing the conversion of this building from an office building to a downtown, purpose-built rental residential building. This project had seen many hands and design schemes based on other programs, and had a Land Use (LU) approval that reflected a previous Development Permit (DP). The City Administration determined that an amendment to the LU was required and a new DP was to be completed due to the historic nature of the building.

**406 Social Housing Units Development, Lutheran Johannesburg, South Africa / Lufhereng** is a mega housing project on 2,000Ha of land secured by the City of Johannesburg for the western expansion of Soweto. The project comprised of designing the site layout and 24 by 3 storey walk up buildings to fit into the urban design framework.

*\*Completed with another firm.*

**Cetis Ridge Shopping Centre Renovation, Centurion, South Africa / Complete renovation of an existing convenience shopping centre of 7150m<sup>2</sup> (76 900ft<sup>2</sup>).** The upgrades consisted of a full renovation of all the facades, new anchor tenant entrance towers, new finishes to all walkways and full upgrade of existing washroom facilities. *\*Completed with another firm.*



Olds College, Ag Tech Hub



## RANDY THESEN

M.ENG., P.ENG.

PRINCIPAL / CALGARY

Randy is the leader of Entuitive's structural restoration services, and also leads the special projects and renovations group in the Calgary office.

He has been involved in thousands of building improvement projects with over 17 years of experience in a wide variety of building types, including institutional, academic, healthcare, retail, commercial and residential structures.

Virtually all of Randy's projects involve facilities that are operating, a challenge Randy gladly accepts. He applies his project management skills to schedule creatively, using his skills as project leader to develop innovative engineering solutions with his team. Equally important, it's an opportunity for Randy to practice what he particularly enjoys - collaborating with building owners and managers, architects, tenants, developers, consultants and contractors.

### Education

Bachelor of Science in Civil Engineering, University of Alberta  
Master of Engineering, University of Calgary

### Memberships

Association of Professional Engineers and Geoscientists of Alberta (APEGA)  
Association of Professional Engineers and Geoscientists of British Columbia  
Canadian Society of Civil Engineers American Concrete Institute

“ IN MY AREA OF THE FIRM, EACH PROJECT IS ABOUT MAKING AN EXISTING STRUCTURE BETTER. IT'S REWARDING WORK - YOU'RE ALWAYS MAKING A POSITIVE DIFFERENCE, AND IT'S SATISFYING TO HAVE A CLIENT WHO APPRECIATES THEIR IMPROVED OR RESTORED BUILDING ”

## STRUCTURAL ENGINEER

# ENTUITIVE

### PROJECTS

#### Commercial

- 310 - 8th Avenue SW Structural Assessment, Calgary, Canada
- 4th & 4th - Tieback Anchor Review, Calgary, Canada
- 510 - 5th Street SW Exterior Condition Assessment, Calgary, Canada
- 7070 Farrell Road SE Structural Assessment, Calgary, Canada
- 820 - 28th Street NE Structural Modification, Calgary, Canada
- 840 - 7th Avenue SW Flood Assessment, Calgary, Canada
- 840 - 7th Avenue SW Parkade Evaluation and Maintenance, Calgary, Canada
- 840 - 7th Avenue SW Parkade Structural Assessment, Calgary, Canada
- 840 - 7th Avenue SW Post-Tension System Update, Calgary, Canada
- 840 - 7th Avenue SW Tenant Renovation, Calgary, Canada
- 9705 Horton Road SW Roof Load Review, Calgary, Canada
- Airport Corporate Centre Sign Review, Calgary, Canada
- Airport Corporate Centre Tieback Anchor Review, Calgary, Canada
- Atrium I & II Post-Tension Update, Calgary, Canada
- Atrium I Plaza Restoration, Calgary, Canada
- Blackfoot Inn Wall Opening Framing, Calgary, Canada
- Braithwaite Boyle Centre Post-Tension System Update, Calgary, Canada
- Brookfield Place Cenovus Tenant Improvement, Calgary, Canada
- Brookfield Place Scotia Bank Improvement, Calgary, Canada
- Calgary Courts Centre Tieback Anchor Review, Calgary, Canada
- Calgary International Airport Control Tower Fall Protection, Calgary, Canada
- Centron Place Exterior Sign Review, Calgary, Canada
- Country Hills Revitalization, Calgary, Canada
- Fifth Avenue Place Site Safety Plan, Calgary, Canada
- Foothills Professional Centre Vibration Review, Calgary, Canada
- McFarlane Tower Exterior Building Condition Assessment, Calgary, Canada
- McFarlane Tower Exterior Cladding Assessment, Calgary, Canada
- McFarlane Tower Exterior Condition Assessment, Calgary, Canada
- Northwest Centre I Load Review, Calgary, Canada
- Rocky Mountain Plaza Exterior Condition Assessment, Calgary, Canada
- Rocky Mountain Plaza Exterior Plaza Restoration, Calgary, Canada
- Rocky Mountain Plaza Roof Opening Infill, Calgary, Canada
- Rocky Mountain Plaza Tieback Anchor Installation, Calgary, Canada
- Rockyview Professional Centre Slab Removal Review, Calgary, Canada
- Rogers Data Centre, Airdrie, Canada
- Roslyn Building Tieback Anchor Installation, Calgary, Canada
- Scotia Centre Entrance Sign Frame, Calgary, Canada
- Scotia Centre Parkade Condition Assessment, Calgary, Canada
- Scotia Centre Tenant Improvement, Calgary, Canada
- Shaw Global Renovation, Calgary, Canada
- Shenandoah Parkade Review, Washington, USA

## RANDY THESEN PROJECTS

SMART Technologies Equipment Load Review, Calgary, Canada  
Stock Exchange Tower Parkade Maintenance, Calgary, Canada  
Sunlife Plaza - Podium Renovation, Calgary, Canada TELUS House Renovation, Calgary, Canada  
The Bow Base Building Modifications and Tenant Improvements, Calgary, Canada  
TransCanada Pipelines Tower Generator Replacement, Calgary, Canada  
XL Foods Structural Review, Brooks, Canada

### Residential

17th Ave SW Structural Condition Review, Calgary, Canada  
29th Avenue SW Exterior Cladding, Calgary, Canada  
8th Street & 47th Avenue SW House Design, Calgary, Canada  
Arriva Balcony Restoration, Calgary, Canada Arriva Parkade Assessment, Calgary, Canada  
Ashton Apartments Balcony Restoration, Edmonton, Canada  
Bridgeland Mews Flood Review, Calgary, Canada avenue NW - Envelope Restoration, Calgary, Canada  
27th Avenue  
Cayuga Crescent House Renovation Design, Calgary, Canada  
Centro 733 Tieback Anchors, Calgary, Canada  
City View Manor Post-tension Assessment, Calgary, Canada  
Coachway Gardens Structural Assessment, Calgary, Canada  
Crestmont House Deck, Calgary, Canada  
Dalcastle Drive NW, Wall Removal Review, Calgary, Canada  
East Village Place Cladding, Calgary, Canada  
Glenmore Gardens Parkade Restoration, Calgary, Canada Lewis Drive SW Ground Floor Framing, Calgary, Canada Lindsay Park Place Settlement Review, Calgary, Canada Mount Royal Residence, Calgary, Canada  
Oliver Village Tieback Anchors, Edmonton, Canada Orchard Court Plaza Restoration, Calgary, Canada Panorama Court Post-tension Assessment, Calgary, Canada Pavilion Structural Restoration, Calgary, Canada  
Riverside Tower II Balcony Assessment, Calgary, Canada  
Rosedale Place Tieback Anchor Installation, Edmonton, Canada  
The Mansions Balcony Restoration, Calgary, Canada The Savoy Structural Remediation, Calgary, Canada Village at West Springs Retaining Wall, Calgary, Canada West 17 Lofts Structural Restoration, Calgary, Canada  
Westgate Condominium Tieback Anchor Review, Calgary, Canada  
White Oak Crescent Structural Modifications, Calgary, Canada  
Windsor Apartments Flood Review, Calgary, Canada Wyngate Retaining Wall Replacement, Calgary, Canada

### Retail

17th Avenue SW Brewhouse Feasibility, Calgary, Canada Atrium II Yoga Studio Renovation, Calgary, Canada Auburn Bay Station Renovation, Calgary, Canada Browns Social House, Calgary, Canada

## STRUCTURAL ENGINEER

# ENTUITIVE

Chinook Centre Polar Bear Exhibit, Calgary, Canada Craft Southcentre Mall, Calgary, Canada

Joey Jasper Restaurant Renovation, Edmonton, Canada Local 8th Avenue Restaurant Renovation, Calgary, Canada Saltlik Restaurant Renovation Study, Calgary, Canada Sunridge Mall Load Review, Calgary, Canada

Sunridge Mall Wall Opening Assessment, Calgary, Canada Trolley 5 Construction Support, Calgary, Canada Undercard, Calgary, Canada

Willowbrook Vehicle Impact Review, Airdrie, Canada

### Solar panels

City of Edmonton Solar Policy Development, Edmonton, Canada  
2930 Centre Avenue NE - Telus Parking Lot Solar, Calgary, Canada  
ALSA Road Construction Solar Panel Load Review, Calgary, Canada  
Clareview Community Recreation Centre Solar Study, Edmonton, Canada  
Clareview Library Solar Study, Edmonton, Canada Fire Station No. 24 Solar Study, Edmonton, Canada Fire Station No. 28 Solar Study, Edmonton, Canada  
Kennedale Eco Station Solar Study, Edmonton, Canada  
Northeast TS Yard Solar Study, Edmonton, Canada  
Northeast Traffic Operations Facility Solar Study, Edmonton, Canada  
Cochrane High School Solar Panel Load Review, Cochrane, Canada  
Jack Kraft Solar Study, St. Albert, Canada  
Deer Park United Church Solar Panel Load Review, Calgary, Canada  
Jack Setters Arena - Solar Panel Review, Calgary, Canada  
Mount Royal University Solar Panel Load Review, Calgary, Canada  
Rotary Challenger Park Solar Panel Load Review, Calgary, Canada

### Sports and Recreation

Beltline Aquatic Centre Renovation, Calgary, Canada  
Cedar Brae Community Centre Assessment, Calgary, Canada  
Fairview Arena Wall Review, Calgary, Canada Foothills Aquatic Centre Renovation, Calgary, Canada Kingsland Community Association Calgary, Canada  
Mid Sun Community Centre Renovation, Calgary, Canada  
Montgomery Community Association Assessment, Calgary, Canada  
Parkhill Stanley Park Feasibility Study, Calgary, Canada Radium Hotsprings Pool Renovation, Radium, Canada Saddledome Catwalk Restoration, Calgary, Canada Saddledome Ice Slab Investigation, Calgary, Canada Saddledome Plaza Restoration, Calgary, Canada  
Stu Peppard Arena Remediation, Calgary, Canada Thorncliffe Greenview Stair Replacement, Calgary, Canada West Hillhurst Arena Renovation, Calgary, Canada



## JUSTIN FRIED

P.ENG.

Senior Engineer | Calgary

Justin is an Engineer at Entuitive with nearly 10 years of varied industry experience. He has experience in a variety of sectors including institutional, healthcare, commercial, sports and recreation, cultural, retail, hospitality, public art, and light industrial.

Justin's training and practical experience has been focused on both design and contract administration, where he has been able to see structural design come to life and understand the issues faced both in the design office, and on the construction site. Justin takes pride in delivering projects which are both architecturally functional as well as structurally practical and constructible.

Justin is a professional engineer licensed with APEGA (Association of Professional Engineers and Geoscientists of Alberta) and has received a Bachelor's degree of Science in Civil Engineering from the University of Calgary.

### Education

Bachelor of Science in Civil Engineering, University of Calgary, Schulich School of Engineering

### Memberships & Awards

Association of Professional Engineers and Geoscientists of Alberta (APEGA)  
Interior Wood Design Award, University of Calgary Taylor Institute for Teaching and Learning, 2019  
Mayor's Urban Design Award, 4th Street Underpass Enhancement, Calgary, 2017

## STRUCTURAL ENGINEER

# ENTUITIVE

“ WE APPROACH EVERY PROJECT WITH THE INTENTION OF CREATING THE BEST VALUE FOR OUR CLIENTS. AS A CONSULTANT, WE KNOW THAT IF WE ALIGN OUR MIND-SET WITH THOSE OF OUR CLIENTS, THE OUTCOME WILL BE A PROJECT THAT ALL PARTIES CAN WALK AWAY FROM SATISFIED.”

## PROJECTS

### Commercial

Alsa Road Construction Office Renovation, Calgary, Canada Arpi's Industries Office Renovation, Calgary, Canada  
City of Calgary Sarcee Operations Workplace Centre, Calgary, Canada  
Historic St. Louis Hotel Upgrade Project, Calgary, Canada  
Kensington Legion Mixed-Use Development, Calgary, Canada  
Providence Grace Commercial Building, Calgary, Canada Savanna Energy Services Office Complex, Leduc, Canada Trilogy-Net Inc. Tenant Fit-out, Calgary, Canada  
Off-Barlow Medical Building\*, Calgary, Canada Western Commerce Court II\*, Calgary, Canada  
Residential  
3326 Lassiter Court Residential, Calgary, Canada Aldred Residence, Calgary, Canada  
Ku House, Calgary, Canada  
Valentine Residence, Calgary, Canada West Campus Residential, Calgary, Canada Retail  
Airdrie Lutheran Church, Airdrie, Canada  
Call It Spring Storefront - Chinook Mall, Calgary, Canada  
Kingsway Mall Redemise & Renovation, Edmonton, Canada  
Park Place Mall Food Court Renovation, Lethbridge, Canada  
Southcentre Mall Restoration Hardware, Calgary, Canada Southcentre Mall Sporting Life Expansion, Calgary, Canada Devonian Gardens Revitalization\*, Calgary, Canada  
The CORE Revitalization\*, Calgary, Canada

### Residential

3326 Lassiter Court Residential, Calgary, Canada Aldred Residence, Calgary, Canada  
Ku House, Calgary, Canada  
Valentine Residence, Calgary, Canada West Campus Residential, Calgary, Canada Retail  
Airdrie Lutheran Church, Airdrie, Canada  
Call It Spring Storefront - Chinook Mall, Calgary, Canada  
Kingsway Mall Redemise & Renovation, Edmonton, Canada  
Park Place Mall Food Court Renovation, Lethbridge, Canada  
Southcentre Mall Restoration Hardware, Calgary, Canada  
Southcentre Mall Sporting Life Expansion, Calgary, Canada

## JUSTIN FRIED PROJECTS

Devonian Gardens Revitalization\*, Calgary, Canada  
The CORE Revitalization\*, Calgary, Canada

### Retail

Airdrie Lutheran Church, Airdrie, Canada  
Call It Spring Storefront - Chinook Mall, Calgary, Canada  
Kingsway Mall Redemise & Renovation, Edmonton, Canada  
Park Place Mall Food Court Renovation, Lethbridge, Canada  
Southcentre Mall Restoration Hardware, Calgary, Canada Southcentre Mall Sporting Life Expansion, Calgary, Canada Devonian Gardens Revitalization\*, Calgary, Canada  
The CORE Revitalization\*, Calgary, Canada

### Cultural

17 Avenue Extension/ Stampede Trail, Calgary, Canada  
Genevieve E. Yates Auditorium Renewal, Lethbridge, Canada  
Eamon's Sign, Calgary, Canada  
Edmonton Valley Zoo Exhibit Installation, Edmonton, Canada  
1st Street Underpass Enhancement, Calgary, Canada  
4th Street Underpass Enhancement, Calgary, Canada  
Edmonton Military Commemorative Plaza, Edmonton, Canada  
Parkdale Plaza, Calgary, Canada  
Spruce Meadows Founders Plaza, Calgary, Canada Riley Park Band Shell, Calgary, Canada  
Memorial Drive Pathway Upgrades\*, Calgary, Canada Calgary Soldiers' Memorial\*, Calgary, Canada  
Memorial Drive Pathway Upgrades\*, Calgary, Canada Calgary Soldiers' Memorial\*, Calgary, Canada

### Healthcare

Banff Mineral Springs Hospital Chapel Addition, Banff, Canada  
Bethany Care Centre Renovations, Calgary, Canada  
Brooks Health Centre - EMS Parking Garage, Brooks, Canada  
Canmore Hospital - OR Light Installation, Canmore, Canada  
Coaldale Health Centre - EMS Parking Garage, Coaldale, Canada  
Queens General Hospital Patient Lift Installation, Liverpool, Nova Scotia, Canada  
Rockyview General Hospital - Cart Wash Installation, Calgary, Canada  
Rockyview General Hospital - Elevator Upgrades, Calgary, Canada  
Rockyview General Hospital - Power Plant Upgrade, Calgary, Canada  
Rosetown Patient Lift Installation, Saskatchewan, Canada

STRUCTURAL ENGINEER

ENTUITIVE

### Hospitality

Easter Seals Camp Horizon Dormitory, Bragg Creek, Canada  
Calgary Airport Hotel and Conference Centre\*, Calgary, Canada

### Industrial

Enmax Substation No. 162, Calgary, Canada  
Savanna Energy Services Office Complex, Leduc, Canada Sparrow Prototype, Calgary, Canada  
Great Plains IV\*, Calgary, Canada  
Starfield Logistics Centre\*, Calgary, Canada Yellowhead Crossing 2\*, Edmonton, Canada



## BRIAN CALVERLEY

P. ENG  
Principal

Brian has been a firm Principal since 2007 for Designcore Engineering Ltd. and has over 18 years' experience in the electrical engineering consulting industry. Currently, his engineering team leadership is applied to a variety of commercial, residential, light industrial and mission critical projects throughout Western

Canada, and includes application of his experience and expertise in power distribution, lighting, communications, grounding and fire alarm systems, with a focus on achieving innovative solutions for reliability, energy efficiency and flexibility.

### PROJECT ROLE RESPONSIBILITY

Brian will act as Principal-in-Charge and will be responsible for overall engineering. Brian will be involved throughout all design phases of the project and will maintain regular contact with the Design Engineer throughout the project and will assist with internal and external matters related to design, resources, billing and contracts.

Specific responsibilities for this role: Principal in Charge, Design, Meetings, Design Review, Project Billing.

### MEMBERSHIP

Association of Professional Engineers and Geoscientists of Alberta (2003 - present) Engineers and Geoscientists of British Columbia (2016 - present)

Association of Professional Engineers and Geoscientists of Saskatchewan (2010 - present) Engineers and Geoscientists of Manitoba (2018 - present)

Engineers Yukon (2019 - present) Member of NFPA (2009 - present)

### EDUCATION

Bachelor of Science in Electrical Engineering University of Alberta, 2003

## ELECTRICAL ENGINEER



### NOTABLE PROJECTS

**Sierra Place Office to Residential Conversion-** Calgary, Alberta. An Office to Residential conversion, this 10-storey 92,000 sq.ft. project located downtown will have 100 rental suites with commercial retail tenants on the main floor and rental amenities on the lower level. Design was completed but the project was sold to another developer prior to construction. Status: Construction Ready. Role: Principal in Charge.

**Quarry Park (deVille) Residential Towers-** Calgary, Alberta. A new 270,000 sq.ft. construction of three (3) 14-storey residential buildings that will include a total of 333 units and 2 levels of underground parking with approximately 350 stalls. Status: Construction. Role: Principal in Charge and Engineer of Record.

**Dalhousie (Luma) Residential Towers-** Calgary, Alberta. A new 393,000 sq.ft. construction of two (2) 15-storey residential buildings that includes a total of 446 units and 2 levels of underground parking with approximately 300 stalls. Project includes approximately 5,000 sq.ft. of retail space. Status: Construction. Role: Principal in Charge and Engineer of Record.

**Lumino Tower C -** Calgary, Alberta. Part of a 4-tower residential complex constructed by Kanas Corporation, Tower C features 121 units in a 14-storey high-rise building aimed at affordable and entry-level rental housing. Status: Complete. Role: Principal in Charge.



## MARTIN WAL

P. ENG., LEED® GREEN ASSOCIATE

### Principal

As Principal, Martin's experience includes being a team leader, coordinating production of drawing packages and detailed design and specification on numerous commercial, high rise residential and non-process oil and gas projects. Martin has been an integral part of Designcore since joining the team in 2010. His education includes

a Technologist Diploma from Humber College and a Bachelor of Engineering degree from Lakehead University. A passion for power, lighting and communications systems has rendered him a well-rounded individual within the construction industry. Experience working in all three levels of government, both in technical and engineering roles, allow him to thrive and contribute to Designcore's projects. His design philosophy, which focuses on sustainability and efficiency, leads Martin in creating innovative solutions to client needs and projects.

### PROJECT ROLE RESPONSIBILITY

Martin will act as the Resource Principal and will be responsible for drawing and specification review and technical resource. Martin will act as back-up Principal in Charge.

Specific responsibilities for this role: Peer Review prior to milestone submissions, Technical Resource, Back-up Role.

### MEMBERSHIP

Association of Professional Engineers and Geoscientists of Alberta (2010 - Present) LEED® Green Associate

### EDUCATION

Bachelor of Engineering - Electrical 2009 Lakehead University

Electrical Engineering Technology - Control Systems 2006 Humber College of Applied Arts and Technology

## ELECTRICAL ENGINEER



### NOTABLE PROJECTS

**Calgary Student Residence, The HUB** - Calgary, Alberta. A 28-Storey residential mixed-use complex built for affordable student housing. With approximately 328 multi-residential units, the project will also have over 3,000 m2 of main-levels mixed-use space and underground parking. Status: Complete. Role: Project Engineer.

**Winnipeg Student Residence, The ARC** - Winnipeg, Manitoba. A 16-Storey, 236,381 sq.ft. residential building for affordable student housing. With 370 multi-residential units, the project will also have 59 surface parking stalls and 84 underground parking stalls. Status: Complete. Role: Project Engineer.

**Lumino Tower D** - Calgary, Alberta. Part of a 4-tower residential complex constructed by Kanas Corporation, Tower D features 135 units in a 15-storey high-rise building aimed at affordable and entry-level rental housing. Status: Construction. Role: Principal in Charge.

**Minto Annex** - Calgary, Alberta. Located in the vibrant community of Kensington, this 9-storey residential building features 108 one-bedroom and two-bedroom units and 2 levels of below grade parking. The project is certified LEED Gold. Status: Complete. Role: Principal in Charge.



## SUNNY ZHAO

P. ENG

### Principal

Since 2011, Sunny has been employed as a Design Engineer. As a Design Engineer, Sunny has experience being a team leader, coordinating production of drawing packages and detailed design and specification on numerous projects. With a passion for lighting her design philosophy, which focuses on sustainability and efficiency, is creating innovative solutions for client's needs

and projects.

### PROJECT ROLE RESPONSIBILITY

Sunny will be the Project Engineer and be responsible for engineering support and system level detailed design during the design stages of the project.

Specific responsibilities for this role: Detailed Design, Engineering Support, Systems Design, Coordination.

### MEMBERSHIP

Association of Professional Engineers and Geoscientists of Alberta (2008 - present) Member of Canadian Green Building Council (2016 - present) Lighting Certified (LC) (2016 - present)

### EDUCATION

Fundamentals of Lighting  
2012 Illuminating Engineering Society of North America

Bachelor of Science in Electrical Engineering  
1992 Shenyang University of Technology

## ELECTRICAL ENGINEER



### NOTABLE PROJECTS

**Dalhousie (Luma) Residential Towers** - Calgary, Alberta. A new 393,000 sq.ft. construction of two (2) 15-storey residential buildings that will include a total of 446 units and 2 levels of underground parking with approximately 300 stalls. Project will include approximately 5,000 sq.ft. of retail space. Status: Construction. Role: Design Engineer.

**Quarry Park (deVille) Residential Towers** - Calgary, Alberta. A new 270,000 sq.ft. construction of three (3) 14-storey residential buildings that will include a total of 348 units and 2-3 levels of underground parking with approximately 350 stalls. Status: Construction. Role: Design Engineer.

**Stadium Shopping Centre Complex** - Calgary, Alberta. Mixed use commercial development on an 8-acre site located in N.W. Calgary. The project consists of 5 mixed use buildings, a Pavilion with public plaza, 525,000 sq.ft. underground parkade and 2 high density Enmax transformer rooms. Designed in Revit. Status: Construction. Role: Design Engineer.

**Casadona Seton Residential** - Calgary, Alberta. 6-storey low rise multi-family residential project consisting of 254 units over 2 levels of underground parking. A roof-top amenity area overlooks Seton greenspace and the Rocky Mountains to the west. Project was completed in Revit. Status: Complete. Role: Design Engineer.

**Portfolio Residential** - Calgary, Alberta. Comprehensively designed, phased high rise residential project including three high rise towers consisting of a total of 99 stores and 775 units. Complete with a main floor retail component and a 3 storey underground parkade. Designed in Revit. Status: Construction Ready. Role: Design Engineer.



## HARRY G. WOLLIN

*P.L. (ENG.)*

**Principal**

Harry graduated from the Southern Alberta Institute of Technology in 1977 and went to work as a design draftsman for a local mechanical consulting firm. In 1986 he joined The Mitchell Partnership as a Project Designer. In 1990 he relocated to London England to assist in the startup and management of the new branch office. In 1993 Harry returned to Calgary and rejoined the Calgary office, becoming a Principal in 1997.

Harry's experience includes designing, inspection, system startup and contract administration for a wide variety of projects which include office buildings, restaurants, schools and recreational facilities, laboratories and renovation projects

### Experience

1997 Principal TMP Consulting Engineers (Alberta) Ltd. Calgary, Alberta

1993 Project Designer TMP Consulting Engineers (Alberta) Ltd. Calgary, Alberta

1990 Project Designer The Mitchell Partnership (UK) Ltd. London, England

1986 Project Designer The Mitchell Partnership Limited Calgary, Alberta

1977 - 1986 Design Draftsman Lamb McManus & Associates Ltd., Calgary, AB

### Education

Air-Conditioning Engineering Technology, Southern Alberta Institute of Technology, 1977

## MECHANICAL ENGINEER



### Affiliations

Alberta Society of Engineering Technologists (ASET)

American Society of Heating, Refrigerating & Air Conditioning Engineers (ASHRAE)

Association of Professional Engineers, Geologists, and Geophysicists of Alberta (APEGGA) Member Number: 90797

### Representative Projects

- Suncor Energy
- Talisman Energy,
- Gulf Canada Square Resources
- Sovereign Tower, Calgary
- Trans Canada Tower
- Agrium Office Complex
- Conoco Phillips
- Cenovus Energy
- Kinder Morgan
- TransMountain
- BP Centre
- „AHS - APL - URC
- Arts Commons
- University Research Centre - AHS CLS
- Shell
- Life Science Innovation Hub Lab Building
- Enmax District Energy
- SunLife Plaza
- Repsol
- Parkland Resources
- ATB Financial
- TC Energy



## ROBERT GIBBLE

*P.L. (ENG.)*

**C.Tech**

Robert graduated in 1985 from Seneca College of Applied Arts and Technology

\*FOR\* Resource Engineering. He went on to complete Building Environmental Design in 1991.

Robert joined TMP Consulting Engineers (Alberta) Ltd. in 2021.

### Experience

TMP(Tamblyn Mitchell Partnership), Mechanical Draftsman/Junior Designer/Technologist (1989-1992)

Smith Carter Architects & Engineers Inc.(now Architectural49), Mechanical Draftsman/ Designer/Technologist (1992-1999)

Reid Crowther(Earthtech), Mechanical Designer/Technologist (1999-2001)

Stantec Consulting Ltd. - Buildings Engineering - Mechanical, Mechanical Designer/Technologist (2001-2004)

MCW Group of Companies(MCW-Hemisphere), Mechanical Project Manager (2004-2021)

TMP Consulting Engineers (Alberta) Ltd., Designer (2021-Present)  
Representative Projects

### Education

Resource Engineering, Seneca College of Arts & Technology, 1985  
Building Environmental Design, Seneca College of Arts & Technology, 1991

Design Courses, ASHRAE, ongoing

## MECHANICAL ENGINEER



### Affiliations

ASET, Certified Engineering Technologist - 2000

MANCETT, Certified Engineering Technologist - 1994-2000

OACETT, Certified Engineering Technologist - 1991-1994

ASHRAE, Associate Member - 1994

ASME - 1999

### Representative Projects

#### Residential

- Luxe Developments, Calgary, AB
- Lumino Buildings A-B-C, Calgary, AB
- Riverside Quays, Calgary, AB
- Luxe 45 Unit, Calgary, AB
- Versant at Stewart Creek, Canmore, AB
- Timber Creek Symphony, Canmore, AB

#### Office Buildings/Commercial Tenant

- Centre 10, Calgary, AB
- Place 10, Calgary, AB
- Britannia Crossing, Calgary, AB
- Solara Resort, Canmore, AB
- Penny Lane, Calgary, AB



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