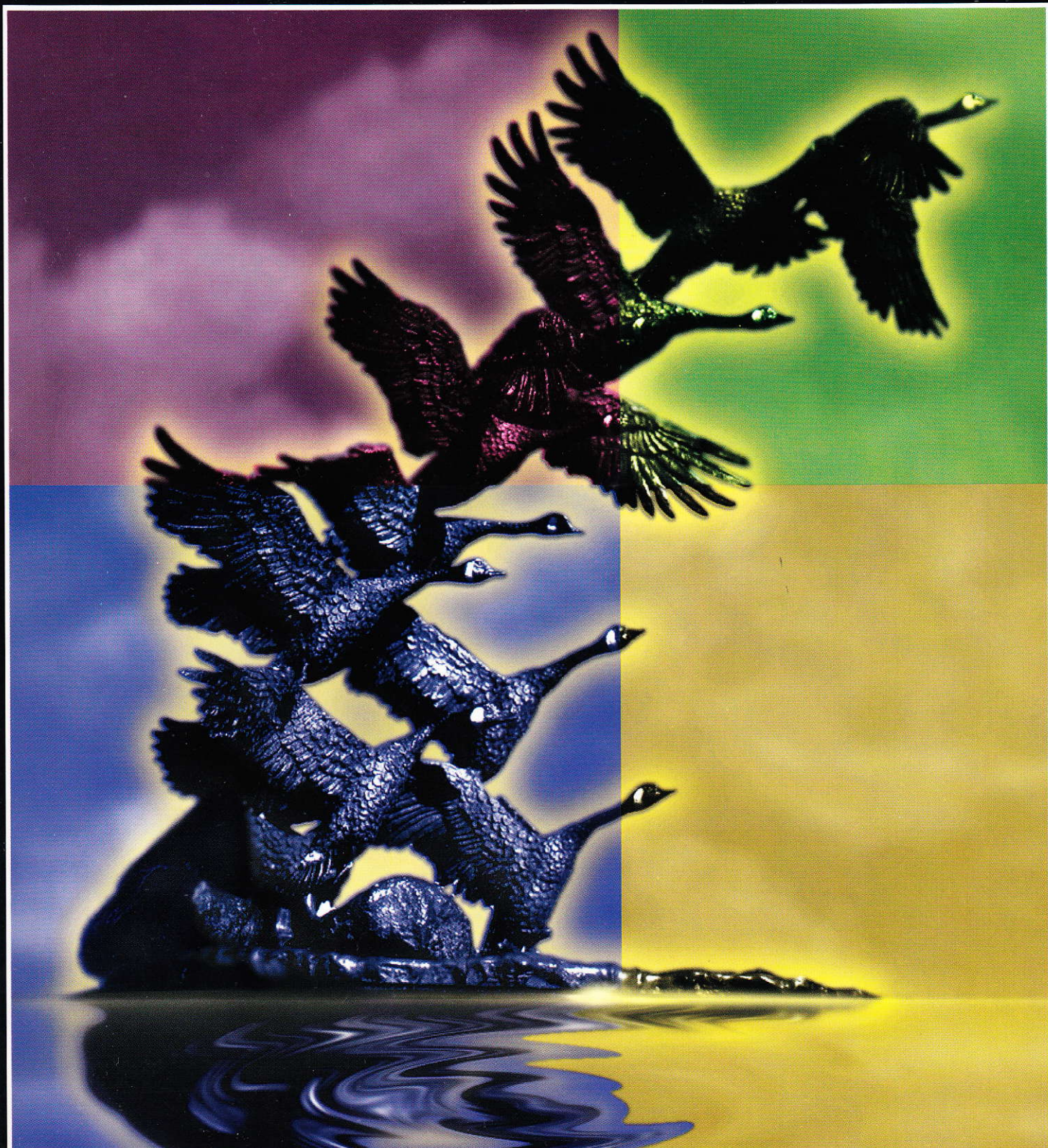


ICAO LAUNCHES HEADQUARTERS

L'OACI INAUGURE SES QUARTIERS GÉNÉRAUX



In a city renowned for its dramatic skyline and architectural expertise and innovation, the new Headquarters premises of The **International Civil Aviation Organization (ICAO)** is unquestionably in a league of its own. Truly befitting the international status and unique requirements of ICAO, a specialized agency of the United Nations which has been headquartered in Montréal, Québec, Canada since 1945.

Built at a cost of over \$100 million and leased by the Federal Government, this exciting new addition to the downtown core represents a major vote of confidence in the economic vitality of the city. Not only on the part of the Government of Canada, but also ICAO, which is recognized as the premier world body for enhancing the safety, reliability and efficiency of air travel. For the benefit of all humankind!

It does so by setting international standards and regulations, while serving as the medium for cooperation in all fields of civil aviation among its 184 Contracting States.

Credited by the City of Montréal with generating some \$80 million annually and creating some 1,200 direct and indirect jobs in the local economy, the Organization welcomes about 1,600

A BUILDING FOR THE NEXT MILLENNIUM ICAO HEADQUARTERS TRANSFORMS MONTRÉAL SKYLINE

visitors at its Annual General Assembly in addition to some 2,000 delegates annually from all over the globe for a study of several days or weeks.

Their future visits promise to be even more memorable as they discover their Organization's new Headquarters premises. A prestigious landmark built for the 21st century!

PRESTIGIOUS LOCATION

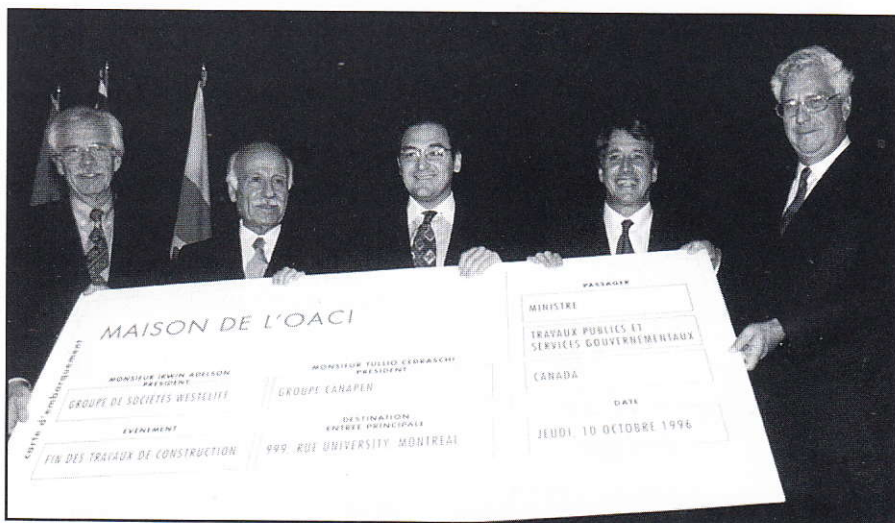
The complex, which is located on one of the last vacant sites along a prestigious gateway into Montréal, is

the result of an agreement between the **Government of Canada**, host to ICAO, the **Westcliff Group of Companies** and the **Canapen Group**, both based in Montréal and each 50% owners of **Place de la Cité internationale**.

Its construction, which began in November 1994, created work for 1,000 person/years upon completion in the Fall of 1996 and, symbolically, it is located just two blocks south of where ICAO's Headquarters once stood from 1949 to 1975.

Facing University and bordered by Viger, Sainte Antoine and McGill Streets, it contributes immeasurably towards unifying, structuring and revitalizing the city's downtown urban fabric. Moreover, the project's design is even more remarkable because of the engineering challenge posed by the Ville-Marie Expressway, a major East-West artery, beneath the site.

In essence, the building, which encompasses an area of 40,000 square metres, comprises two distinct components linked by a glass-covered atrium, as well as by flying bridges and escalators. One component is a 15-storey tower housing the offices of the Secretariat and ICAO Delegations, the other a five-storey structure containing



All smiles with a souvenir to treasure are (l to r): Dr. Philippe Rochat, Secretary General ICAO; Dr. Assad Kotaite, President of the Council of ICAO; Martin Cauchon, Secretary of State responsible for the Federal Office of Regional Development (Québec); Tullio Cedraschi, President & CEO, CN Investment Division; Irwin Adelson, President, Westcliff Group of Companies.



Conference facilities are specifically designed to meet ICAO's needs.

state-of-the-art conference centre facilities.

Combined, they represent the first phase of the **Place de la Cité internationale** complex. The second phase will comprise two additional buildings to be erected immediately east of ICAO Headquarters facing Victoria Square. One will contain up to 12,000 square metres of floor space and the other, up to 40,000 square metres.

In October this year, the developers announced that the former **Bank of Canada** building, facing the future Phase II on McGill Street, will eventually be linked with Place de la Cité internationale by an underground passage. The building is envisaged as an ideal location for consulates and other international Organizations and the project could be completed rapidly.

Both phases will eventually be linked by the central atrium, which will subsequently link all the different buildings with the Place Victoria Metro Station giving protected access to all of the neighbouring projects such as the **World Trade Centre**.

URBAN CONTEXT

Designed as the gateway to the Cité Internationale, ICAO's new Headquarters represents an evolution of

context and the dynamics of the Organization have been expressed in

the architectural design in the following principal components.

Namely, the office tower containing the offices of the Delegations, Secretariat and Administration functions, and the Conference facilities, which are integrated yet distinct within the building.

The inter-relationship of these functions is expressed in the dynamic intersection of these functions in the design of the basilaire of the project, where the office and conference components combine with each other. Yet, at the same time, clearly expressing the atrium as the common link to each, as well as to the infrastructure of the Cité Internationale via the future phases.

Moreover, from an architectural standpoint, the three distinct elements comprising office, conference and

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We are proud to have contributed to the construction of a new Montréal landmark The ICAO Headquarters.

And we wish the Organization and everyone at DIVCO continued success in the years to come.

Nous spécialisant dans les systèmes intérieurs depuis les débuts de notre compagnie, il y a 16 ans, nous désirons remercier DIVCO pour son fidèle vote de confiance dans notre expertise et nos services.

Nous sommes fiers d'avoir contribué à la construction de ce nouveau fleuron de Montréal: les quartiers généraux de l'OACI.

Nous souhaitons à l'Organisation et à tous chez DIVCO un constant succès dans les années à venir.

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atrium are designed in a unifying architecture with an emphasis on blending in with that of the surrounding buildings and adjacent streets.

This is reflected, for example, in the more formal presentation onto University Street which reinforces the traditional presence of other buildings there. On the east side, however, there is a more light and free-flowing design.

SITE CHALLENGES

Several extreme challenges were presented in the design and construction of the new Headquarters. For example, for the office tower, it was necessary to bridge over all the existing tunnels of the Ville-Marie Expressway while still finding solid ground to the North-West.

On the Conference block side, where the site was fully constructed with tunnels, the block sits on these tunnels with a sophisticated system of rubber



Montréal Mayor Pierre Bourque welcomes new ICAO Headquarters to the city.

pads to isolate the conference facilities from all noise and vibration.

The special vibration and acoustic controls were designed by **Lionel Lortie**. The structure was designed by the engineering firm of **Saia Deslauriers**.

OFFICE TOWER

Designed to represent both solidarity and dynamism, this is the most prominent and the tallest full-height element, crowned by the ICAO logo. Its precast concrete represents the strength of the Organization.

The curtain wall portion of metal and glass reflects not only a dynamic sweeping dialogue with the stone precast portion, but also reflects the profile of the highways on top of which the building is located.

As for the exterior of the building, lower parts have been designed in limestone and precast trim to reflect quality, tradition and urban context. Limestone, together with back-painted textured glass, is also used to significantly express the conference facilities.

Unique to the project, is the careful integration of natural light into all conference facilities, without compromising the need for a "controlled" environment.

PM&A

Partenaire de l'équipe de réalisation
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Pageau Morel et associés, inc.
salue l'ouverture de la
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le premier-né des
immeubles de la
Cité internationale
de Montréal.



Partner of the
construction team
as mechanical and
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Pageau Morel and Associates, Inc.
salutes the opening of ICAO headquarters,
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In the large hall, for example, clerestory glass permits the natural light from the exterior and the atrium to enter and wash the walls with a delicate filtered effect, entering above the ceiling line and diffusing down along the walls. In the other principal rooms, the natural daylight enters behind the prosceniums and again is diffused to the main walls.

LOBBY

While the main lobby has been designed to reflect the grandiose nature of the project, it was essential to achieve a "contextual" orientation to the city itself and, at the same time, to ensure the atrium and conference facilities were open and integrated with the lobby.

It was also essential to maintain an intimate feeling for the everyday user of the project, yet at the same time to ensure that the space was large enough to accommodate special conferences. In addition, the dynamics of the program required that parts of the conference facilities could be used by outside groups. And special care was taken to ensure a separation of usage in such instances.

With the lobby, atrium, reception areas and antechambers all linked and open to each other, while physical access is strictly limited, the spatial experience is apparent to all users and visitors to the building.

THE ATRIUM

The atrium is designed as both a place and a passageway, with a careful balance of architectural transparency and continuity of adjacent walls and roof. Through the continuity of the exterior architecture on the inside, the distinctiveness of the conference and office facilities is maintained. The facilities are integrated, however, and the architecture is unified.

The special illuminated cornice at the top of the atrium is inspired by the indirect lighting usually found in aircraft. At the same time, it unifies the conference and office facilities while



Attending Westcliff reception (l to r): Nathalie Duguay; Gilles Duguay, Canada's Ambassador to Romania; Mme Rochat and Dr. Philippe Rochat.

still expressing the atrium as a "linking space" to future phases of the project.

CONFERENCE FACILITIES

Specifically designed to meet the needs of an international Organization, the new Headquarters include two large conference rooms for 900 and 200 people, plus smaller rooms. All are equipped with state-of-the-art simultaneous translation equipment and facilities.

These installations will be made available to other Organizations whereby ICAO will offer them on a rental basis for international conventions and seminars.

SECURITY

With ICAO requiring the ultimate in security, the building has been designed with an organizational passive security infrastructure to ensure a user-friendly daily operation with the minimum number of security guards. Once inside the building, full use of both the office and conference functions can operate independently while ensuring the security of all users.

By the use of certain visible architectural screens and other concealed devices, virtually every possible permutation and combination of the

building functions can be programmed for different uses, without architecturally isolating any part of the building aesthetically or visually.

DAYCARE CENTRE

A welcome addition to the new Headquarters is undoubtedly the ICAO daycare facility located on the fifth floor with access to an exterior space which may include playground equipment. In order to access the area, parents will have to pass the daycare office, thus restricting entry to only those authorized. The centre has a separate nursery able to accommodate eight cribs for infants and toddlers with their own play area.

There are also three play areas for other age groups, two of which may be joined to form one large area by opening a dividing wall to accommodate a total of 16 children. The third play area is one large room for up to 16 youngsters.

The centre, which has an employee lounge, has a cloakroom equipped with 32 lockers, a food storage area and a kitchen where food and snacks can be prepared and a baby formula refrigerated.

CAFETERIA

Located adjacent to the daycare centre is the 'cafeteria', which also has access to the outdoor patio overlooking Place Victoria in the spring and summer months. Unlike the one in the former Headquarters, this is much more in the restaurant style complete with tablecloths, soft lighting and background music. Other additions include an espresso/cappuccino machine, an outdoor barbecue grill, and tables with chairs and umbrellas for the summer months.

FITNESS CENTRE

Comprising exercise and weight rooms, the Fitness Centre is located next to the print shop with separate change areas for men and women with three showers each.

WESTCLIFF GROUP

The Westcliff Group of Companies, which is a 50% owner of

the building, is a real estate promoter whose prestigious properties have embellished North American cityscapes for over 35 years. With headquarters in Montréal and employing over 500 in Canada and the United States, the company manages commercial buildings with a total area of over 10 million square feet.

Confirming its reputation as a leader in the real estate promotion sector with the ICAO Headquarters building, Westcliff has already made its mark on Montréal's urban scene with new construction, expansion and renovation projects.

These include the **Place de la Cathédrale** and the adjacent **Promenades de la Cathédrale** located beneath the **Christ Church Cathedral** site, **Rockland Centre** and **Carrefour Angrignon**.

With a mission to function as property owner with projects that are planned and managed accordingly, Westcliff has the resources to plan, build, finance, lease, market and manage properties, while also dealing with the legal aspects of project development.

In addition, the Westcliff Group's teams have the resources to meet the evolving needs of urban communities and to assess and integrate new technologies in the field of construction and building management.

CANAPEN GROUP

The **CN Pension Fund** is responsible for the investment of the assets of the Canadian National Railways Pension Trust Fund, one of the largest pension funds in Canada. The Pension Fund assets have a market value of \$8.5 billion and include large bond and stock folios and direct investments in real estate and oil and gas holdings.

The **Canapen Group**, the owner of 50% of the property, is a wholly-owned special purpose holding company, whose function is to hold, manage and enhance the real estate assets of the CN Pension Fund.

Canapen has real estate holdings of over 6 million square feet in office, multi-use complexes, shopping centre, hotel and residential. The properties are located in major cities across Canada.

The Fund has been involved in Place de la Cité internationale since its inception in 1986.

THE DIVCO GROUP

For almost 30 years, the **Divco Group**, prime contractor for the new Headquarters, has been transforming the skyline of the Greater Montréal region as one of the most respected construction companies in Québec.

Specializing in industrial buildings, from the most simple to the most complex, medium or giant office towers, shopping centres and institutional buildings, the company takes justifiable pride in the fact that it always

Proud to be associated with Divco & Westcliff in the building of ICAO's headquarters premises and transforming the skyline of Montréal.

Nous sommes fiers d'être associés à Divco & Westcliff dans la construction du siège social de l'OACI et de contribuer ainsi à transformer le paysage urbain de Montréal.

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Merci à notre fournisseur

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Divco's hands-on, daily site attendance philosophy by the company managers has succeeded in building a solid team of proven professionals as well as winning the continued participation of many of Québec's most respected sub-contractors. The company is responsible for a myriad of Montréal's most prestigious landmarks.

These include, for example, the award-winning **Canadian Centre for Architecture** and **La Place Félix-Martin** both on René-Lévesque Boulevard, **2000 McGill College**, **The Industrial Life Building**, and the luxurious **Tropics North** in the Cité du Havre, **No. 1 Wood Avenue** in Westmount and **Fort de la Montagne** condominiums.

ARCHITECTS

Advocating the approach that upon completion the building should feel as if it has always belonged there, and that renovation should be done in the spirit and essence of the original building, **Ken London Architects**, together with **Provencher Roy Associés**, are the firms responsible for the design of ICAO's new Headquarters.

Ken London Architects is the prime architect responsible for the base building design, while Provencher Roy is the prime architect responsible for overall design of all interior spaces other than the common areas.

KEN LONDON ARCHITECTS

The firm has also been responsible for other notable projects in Montréal, such as **Le Windsor**, **The Dominion Square Building**, **Maison Royal Trust** and the **Ritz-Carleton Hotel**. It is currently completing the **Holt Renfrew** project on Sherbrooke Street West.

Ken London's other previous contracts with **Bankers Hall** in Calgary and **Winnipeg Square** in Winnipeg, have contributed greatly to his

experience to undertake the ICAO project.

His other current projects are restoration and renovation of **Place Ville Marie** and **800 René-Lévesque Boulevard**, as well as Phase II of **Place de la Cité internationale**.

ARTWORK

Over the decades, ICAO has received as gifts many substantial works of art from various Member States. The new Headquarters took as a challenge to ensure the proper architectural design for these works, as well as to locate the majority in the public and semi-public and foyer areas of the building.

These include, for example, the Erni wall mural in the main lobby, *Miroir des Alouettes* in the exterior atrium plaza, and the *Mosaïque du Mexique* in the delegates' lounge. In addition, all of the artwork has now been catalogued and correctly identified in all areas of the project.

MONUMENTAL SCULPTURE

It is called "*Flight*". A dramatic bronze sculpture of 11 Canada geese in various stages of flight, forming a dynamic arc of force linking the earth and the sky.

Selected by ICAO's Secretary General, Dr. Philippe Rochat, and the creation of Montrealer **Shalom Bloom**, one of Canada's most eminent wildlife sculptors, plans call for the unique work of art to be erected in front of the Conference Centre of the new Headquarters.

Why Canada geese? From a philosophical perspective, because of the fact that people have always been fascinated by flight and that ICAO exists basically to ensure the materialization of this age-old dream of humanity. From a thematic point of view, because it is the ideal, non-partisan symbol of flight, to which can be associated friendship, understanding, equality of opportunities, interdependence and cooperation. Indeed, the

very principles upon which ICAO was founded.

Furthermore, the sculpture is traditional in style and technique, a reflection of the solid and proven values cherished by the Organization. Yet it is an invitation to soar beyond the present and to reflect on the future and our common destiny.

To be erected in the International Civil Aviation Plaza and in a pond bordered by rocks, plants and bushes so as to recreate the northern habitat of this magnificent bird, it will be approximately 8 metres (26 feet) in height, making it the tallest wildlife sculpture in North America, if not the world. The longitudinal span is also some 8 metres, while the maximum wingspan of the birds is some 3 metres.

Surrounding the main support column of the sculpture, a series of water jets will be installed to create an effect of movement while giving the impression that the lower geese are in the process of taking off. Benches will also be installed to allow people to sit and rest in the plaza which is seen by thousands of residents and visitors alike, every day of the week.

As for the funding of the sculpture, budgeted at \$800,000 CDN, ICAO is looking to companies in the aviation industry to finance all or part of the project, which represents the most prestigious and visible contribution that can be made to the installation of the Organization in its new Headquarters.

In addition, ICAO intends to use the symbolism of this sculpture within the framework of efforts that are now being made to reform, renew and rejuvenate the Organization. It is also intended to use images and scale models of the sculpture within and outside Headquarters and the regional offices, and possibly in industry and airports, to create a new and more dynamic image of ICAO into the next century.