

BYLAW NUMBER 227D2018

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0113/CPC2018-0658)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON JULY 23 2018


READ A SECOND TIME ON JULY 23 2018

READ A THIRD TIME ON JULY 23 2018



DEPUTY MAYOR

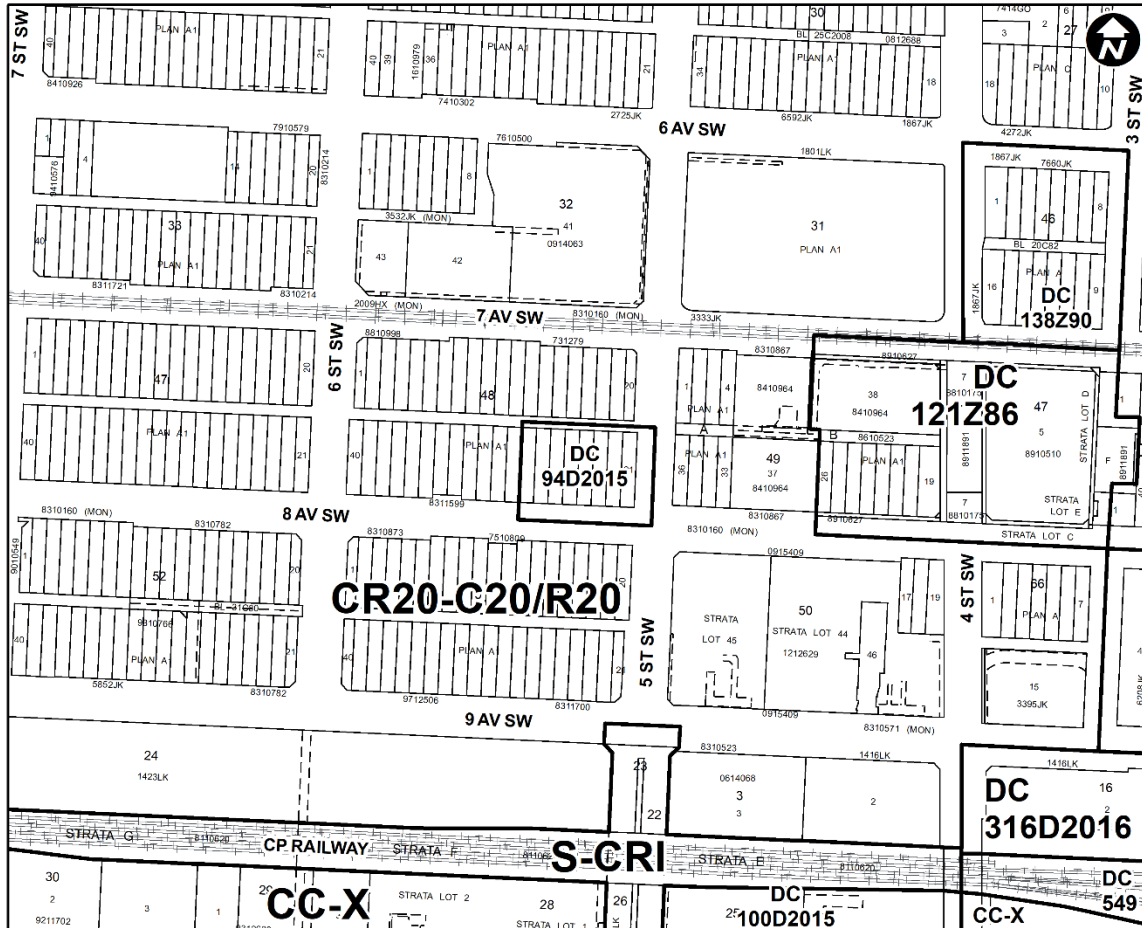
SIGNED ON JULY 23 2018



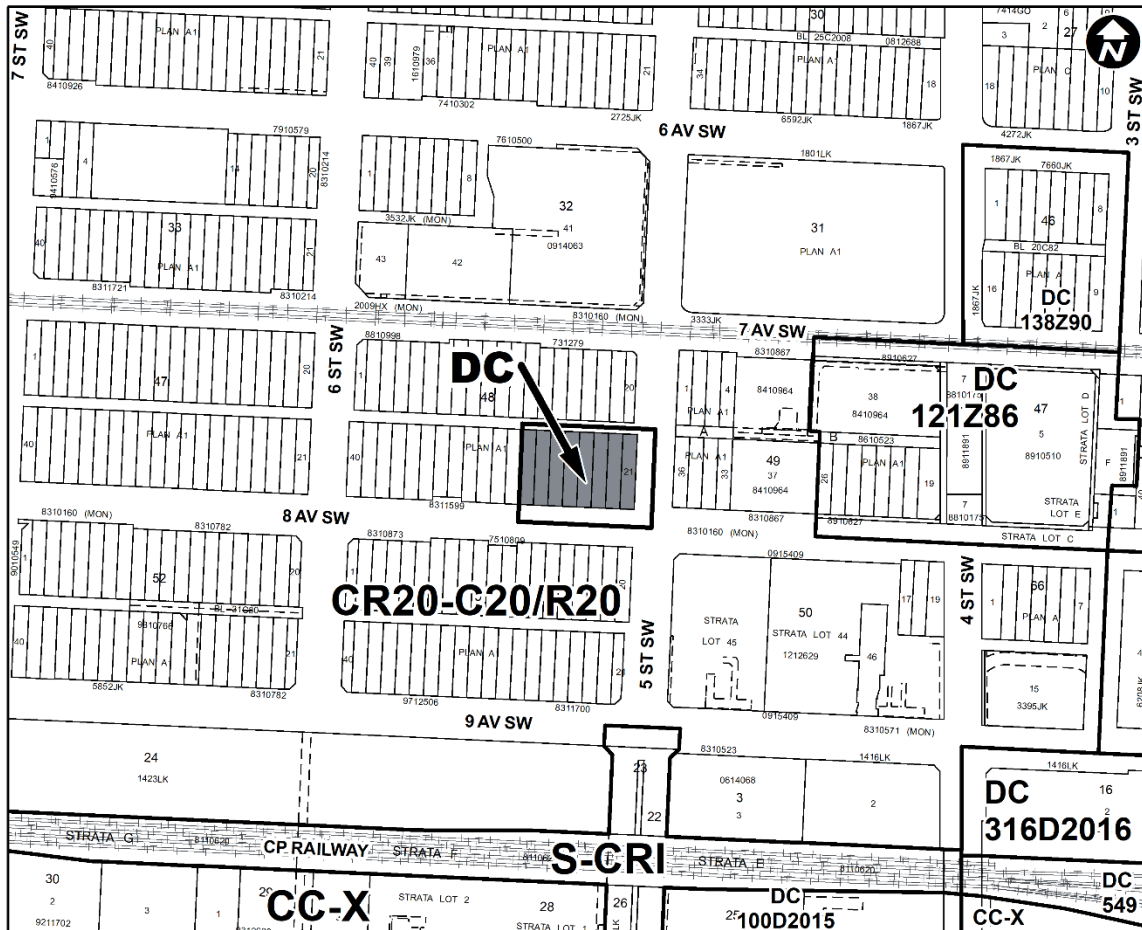
ACTING CITY CLERK

SIGNED ON JULY 23 2018

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) support the adaptive reuse of the existing **building** on the site;
- (b) achieve the protection of the distinctive heritage character of the existing **building** on the site, through the preservation of acknowledged character defining exterior elements;
- (c) recognize the historic value of the existing **building** by incorporating an interpretive display within the site; and
- (d) address the existing on-site parking situation by accommodating parking solutions within the existing **building** configuration and site constraints.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 apply in this Direct Control District.

Additional Motor Vehicle Parking Stall Rules

- 7 In addition to the rules in Bylaw 1P2007, for all **uses** other than **Assisted Living, Custodial Care, Residential Care, Dwelling Unit or Live Work Unit**:
- (a) the maximum number of **motor vehicle parking stalls** required is 66;
 - (b) off-site transportation improvements in lieu of parking payment for the difference between the required number of **motor vehicle parking stalls** and the number of **motor vehicle parking stalls** provided must be made; and
 - (c) payments made under subsection (b) must be in accordance with **Council's** policy and calculated at the rate per **motor vehicle parking stall** established by **Council** at the time the payment is made.

Parking Relaxation Considerations

- 8 In addition to the rules in sections 122 and 124 of Bylaw 1P2007, the **Development Authority** may consider a relaxation to the minimum number of required **motor vehicle parking stalls** and **bicycle parking stalls** when:
- (a) the proposed **development** is an adaptive reuse or addition to the **building** existing on the effective date of this Direct Control District; and
 - (b) in the opinion of the **Development Authority**, it would be difficult to provide the required number of **motor vehicle parking stalls** and **bicycle parking stalls** due to the **parcel** configuration, area of the **parcel** and protection of the distinctive heritage character of the existing **building** on the site.

Development Permit Requirements

- 9 (1) Approval of this Direct Control District does not constitute approval of a ***development permit***.
- (2) As part of the first ***development permit*** application, an interpretive display must be incorporated within the site to recognize the historic value of the existing ***building***.
- (3) Subject to subsection (4), a ***development permit*** application must preserve the character defining elements as identified in Schedule C and conform to the plans attached as Schedule D of this Direct Control District.
- (4) Minor adjustments to the design of the ***development*** as shown in Schedule D may be considered by the ***Development Authority*** and may include:
- (a) a change to architectural and exterior materials and finishes, that are not identified in Schedules C and D of this Direct Control District, or any portion of them, if in the opinion of the ***Development Authority*** the change does not significantly reduce the overall attractiveness or the heritage quality of the ***development***, and
 - (b) a change to the ***development*** as the result of Building Code requirements or City specifications related to engineering and transportation standards.

SCHEDULE C

The following character-defining exterior elements must be preserved as per existing site conditions and in accordance with the development plans attached as Schedule D to this Direct Control District:

1 South Elevation (see Schedule D - Drawing No. LU20.05)

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 2 through 11;
- (c) flat roofs (terraces) where the building steps back at the 8 and 11 storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 4 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels, and aluminum-clad pilasters on central frontispiece rising from storey 2 to storey 10;
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners and in front of the columns from storeys 4 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 10;
- (i) concrete window sills in the façade of storeys 5 through 11;
- (j) honed Tyndall limestone window sills, copings, spandrel panels and ornaments for storeys 2 through 4; and
- (k) black granite cladding framing the 1 storey glazing (modified from the existing).

2 West Elevation (see Schedule D - Drawing No. LU20.06)

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 8 through 11;

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BYLAW NUMBER 227D2018**

- (c) flat roofs (terraces) where the building steps back at the 8 and 11 storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 3 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels and aluminum-clad pilasters on central frontispiece rising from the storey 8 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners from storeys 4 through 10;
- (h) buff-coloured brick spandrel panels in the façades of storeys 4 through 10; and
- (i) concrete window sills in the façade of storeys 4 through 11.

3 North Elevation (see Drawing No. LU20.07)

- (a) visual upper form of the original rooftop mechanical and elevator housing.

4 East Elevation (south of grid line B) (see Drawing No. LU20.08)

- (a) visual upper form of the original rooftop mechanical and elevator housing;
- (b) stepped-back form and massing of the existing 11-storey structure, accentuated by honed Tyndall limestone vertical central frontispiece on storeys 8 through 11;
- (c) flat roofs (terraces) where the building steps back at the 8th and 11th storey;
- (d) 11 storey penthouse with deep overhanging eaves (to be reconstructed);
- (e) 11 storey curved, stylized aluminum panels and Art-Moderne ornamentation displaying carved, low-relief panels (to be salvaged and reused or replicated);
- (f) 3 vertical bands of windows with scalloped sheet aluminum cladding details at spandrel panels and aluminum-clad pilasters on central frontispiece rising from the storey 8 through 10 (door openings at 8 storey to be contained within alignment of existing openings);
- (g) fenestration comprised of existing ribbon windows, with scalloped sheet aluminum cladding details at corners from storeys 4 through 10;
- (h) buff-coloured brick spandrel panels in the façades of storeys 4

through 8;

- (i) concrete window sills in the façade of storeys 5 through 11;
- (j) honed Tyndall limestone window sills, copings, and ornaments on storeys 3 and 4; and
- (k) black granite cladding return at 1 storey (modified from the existing).

SCHEDULE D

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:

1. THIS PLAN, SPECIFICATIONS, AND SCHEDULES SHALL BE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND LOCAL GOVERNMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.

LEGEND:

- PROPOSED CONSTRUCTION
- EXISTING CONSTRUCTION
- EXISTING UTILITIES
- PROPOSED UTILITIES

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL FINISHES ARE TO BE AS SHOWN IN THE ARCHITECTURAL SPECIFICATIONS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BYLAW REQUIREMENTS.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

ISSUED FOR / REVISIONS

BARRON BUILDING REDEVELOPMENT

PROJECT NO. 2018-0113
 SHEET NO. 227D2018-0113-0658-01
 DATE: 2018-01-13

GIBBS GAGE ARCHITECTS
 200 LAMBTON AVENUE, TORONTO, ONTARIO M5T 1S5
 TEL: 416-977-7000
 FAX: 416-977-7001
 WWW.GIBBSGAGE.COM

Gibbs Gage ARCHITECTS
 200 LAMBTON AVENUE, TORONTO, ONTARIO M5T 1S5
 TEL: 416-977-7000
 FAX: 416-977-7001
 WWW.GIBBSGAGE.COM

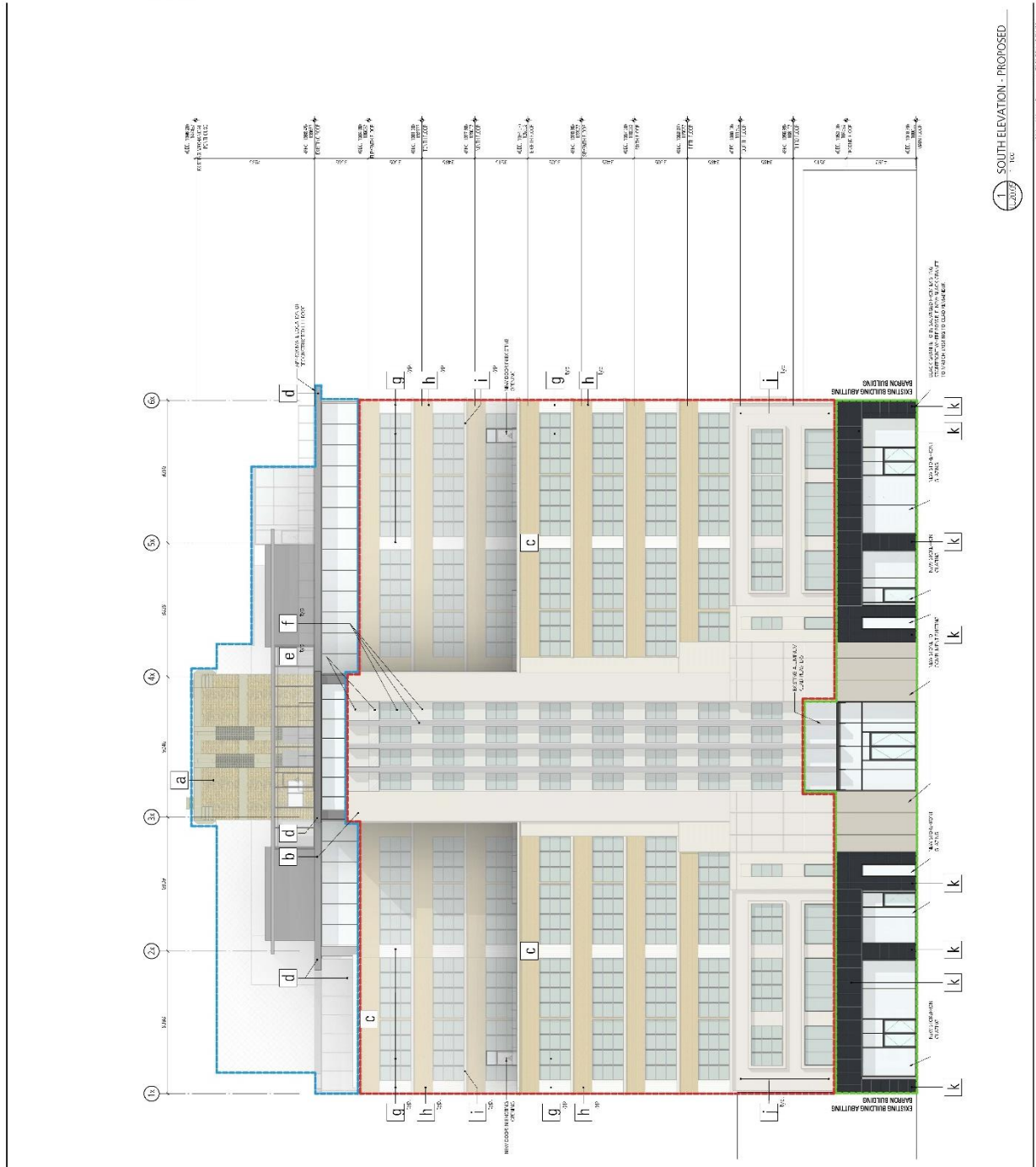
PROPOSED ELEVATION - SOUTH

PROJECT NO.	2018-0113
SHEET NO.	227D2018-0113-0658-01
DATE	2018-01-13
SCALE	AS SHOWN
DESIGNED BY	J. GIBBS
DRAWN BY	M. GAGE
CHECKED BY	A. GIBBS
APPROVED BY	J. GIBBS

LU20.05

DATE: 2018-01-13

BY: J. GIBBS



AMENDMENT LOC2018-0113/CPC2018-0658
 BYLAW NUMBER 227D2018

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

LEGEND:
 1. EXISTING
 2. PROPOSED
 3. TO BE DEMOLISHED

REVISIONS:
 1. 01/15/18
 2. 02/15/18
 3. 03/15/18

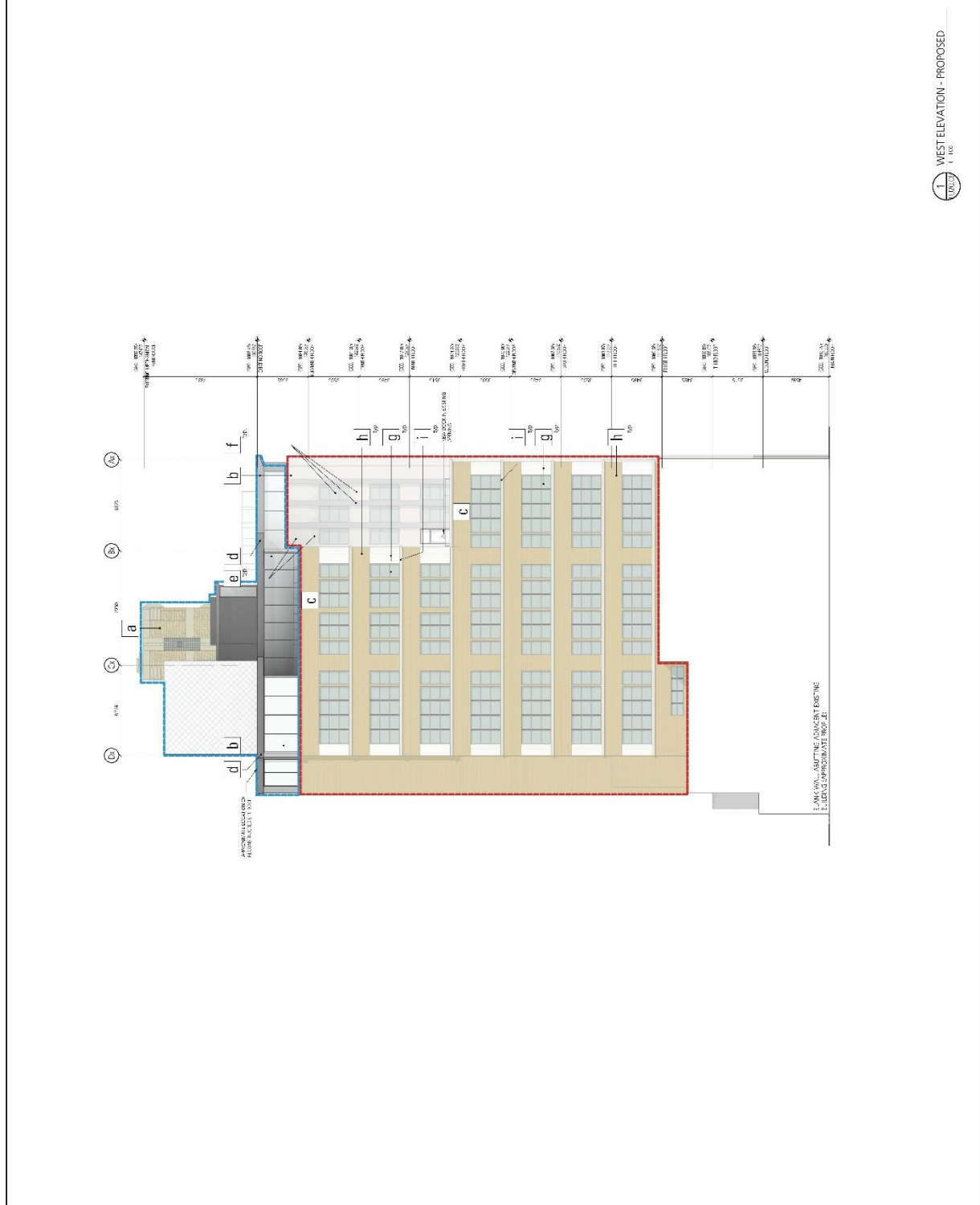
PROJECT INFORMATION:
 PROJECT NAME: BARRON BUILDING REDEVELOPMENT
 PROJECT ADDRESS: 1000 GERRARD STREET EAST, TORONTO, ONT. M4W 2Y7
 CLIENT: [REDACTED]
 DATE: 01/15/18

Gibbs Gage ARCHITECTS
 3000 MIDLAND AVE. #400, SCARBOROUGH, ONT. M1V 4T7
 TEL: 416-754-2300
 WWW.GIBBSGAGE.COM



PROPOSED ELEVATION - WEST
 SCALE: 1/8" = 1'-0"
 DATE: 01/15/18
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]

LU20.06
 ZONING BY-LAW
 CITY OF TORONTO



WEST ELEVATION - PROPOSED
 1/18

CLIENT WORKSHEET: 2018-01-13-0658-01
 01/15/18 10:54 AM

AMENDMENT LOC2018-0113/CPC2018-0658 BYLAW NUMBER 227D2018

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

NOTES:
 1. This drawing is for informational purposes only.
 2. All dimensions are in millimeters unless otherwise specified.
 3. All elevations are in meters above sea level unless otherwise specified.
 4. All materials and finishes are to be as specified in the schedule of materials and finishes.
 5. All work is to be in accordance with the current edition of the National Building Code of Canada (NBCC) and all applicable bylaws and regulations.
 6. All work is to be in accordance with the current edition of the Ontario Building Code (OBC) and all applicable bylaws and regulations.
 7. All work is to be in accordance with the current edition of the International Building Code (IBC) and all applicable bylaws and regulations.
 8. All work is to be in accordance with the current edition of the International Fire Code (IFC) and all applicable bylaws and regulations.
 9. All work is to be in accordance with the current edition of the International Mechanical Code (IMC) and all applicable bylaws and regulations.
 10. All work is to be in accordance with the current edition of the International Plumbing Code (IPC) and all applicable bylaws and regulations.
 11. All work is to be in accordance with the current edition of the International Electrical Code (IEC) and all applicable bylaws and regulations.
 12. All work is to be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable bylaws and regulations.
 13. All work is to be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable bylaws and regulations.
 14. All work is to be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable bylaws and regulations.
 15. All work is to be in accordance with the current edition of the International Fire and Safety Code (IFSC) and all applicable bylaws and regulations.

ALUMINUM FINISHES:
 1. All aluminum finishes are to be as specified in the schedule of materials and finishes.
 2. All aluminum finishes are to be in accordance with the current edition of the Aluminum Association (AA) and all applicable bylaws and regulations.
 3. All aluminum finishes are to be in accordance with the current edition of the Aluminum Association (AA) and all applicable bylaws and regulations.
 4. All aluminum finishes are to be in accordance with the current edition of the Aluminum Association (AA) and all applicable bylaws and regulations.

GLASS FINISHES:
 1. All glass finishes are to be as specified in the schedule of materials and finishes.
 2. All glass finishes are to be in accordance with the current edition of the Glass Association (GA) and all applicable bylaws and regulations.
 3. All glass finishes are to be in accordance with the current edition of the Glass Association (GA) and all applicable bylaws and regulations.
 4. All glass finishes are to be in accordance with the current edition of the Glass Association (GA) and all applicable bylaws and regulations.

PAINT FINISHES:
 1. All paint finishes are to be as specified in the schedule of materials and finishes.
 2. All paint finishes are to be in accordance with the current edition of the Paint Association (PA) and all applicable bylaws and regulations.
 3. All paint finishes are to be in accordance with the current edition of the Paint Association (PA) and all applicable bylaws and regulations.
 4. All paint finishes are to be in accordance with the current edition of the Paint Association (PA) and all applicable bylaws and regulations.

WOOD FINISHES:
 1. All wood finishes are to be as specified in the schedule of materials and finishes.
 2. All wood finishes are to be in accordance with the current edition of the Wood Association (WA) and all applicable bylaws and regulations.
 3. All wood finishes are to be in accordance with the current edition of the Wood Association (WA) and all applicable bylaws and regulations.
 4. All wood finishes are to be in accordance with the current edition of the Wood Association (WA) and all applicable bylaws and regulations.

STONE FINISHES:
 1. All stone finishes are to be as specified in the schedule of materials and finishes.
 2. All stone finishes are to be in accordance with the current edition of the Stone Association (SA) and all applicable bylaws and regulations.
 3. All stone finishes are to be in accordance with the current edition of the Stone Association (SA) and all applicable bylaws and regulations.
 4. All stone finishes are to be in accordance with the current edition of the Stone Association (SA) and all applicable bylaws and regulations.

PLASTER FINISHES:
 1. All plaster finishes are to be as specified in the schedule of materials and finishes.
 2. All plaster finishes are to be in accordance with the current edition of the Plaster Association (PA) and all applicable bylaws and regulations.
 3. All plaster finishes are to be in accordance with the current edition of the Plaster Association (PA) and all applicable bylaws and regulations.
 4. All plaster finishes are to be in accordance with the current edition of the Plaster Association (PA) and all applicable bylaws and regulations.

CEILING FINISHES:
 1. All ceiling finishes are to be as specified in the schedule of materials and finishes.
 2. All ceiling finishes are to be in accordance with the current edition of the Ceiling Association (CA) and all applicable bylaws and regulations.
 3. All ceiling finishes are to be in accordance with the current edition of the Ceiling Association (CA) and all applicable bylaws and regulations.
 4. All ceiling finishes are to be in accordance with the current edition of the Ceiling Association (CA) and all applicable bylaws and regulations.

FLOOR FINISHES:
 1. All floor finishes are to be as specified in the schedule of materials and finishes.
 2. All floor finishes are to be in accordance with the current edition of the Floor Association (FA) and all applicable bylaws and regulations.
 3. All floor finishes are to be in accordance with the current edition of the Floor Association (FA) and all applicable bylaws and regulations.
 4. All floor finishes are to be in accordance with the current edition of the Floor Association (FA) and all applicable bylaws and regulations.

WALL FINISHES:
 1. All wall finishes are to be as specified in the schedule of materials and finishes.
 2. All wall finishes are to be in accordance with the current edition of the Wall Association (WA) and all applicable bylaws and regulations.
 3. All wall finishes are to be in accordance with the current edition of the Wall Association (WA) and all applicable bylaws and regulations.
 4. All wall finishes are to be in accordance with the current edition of the Wall Association (WA) and all applicable bylaws and regulations.

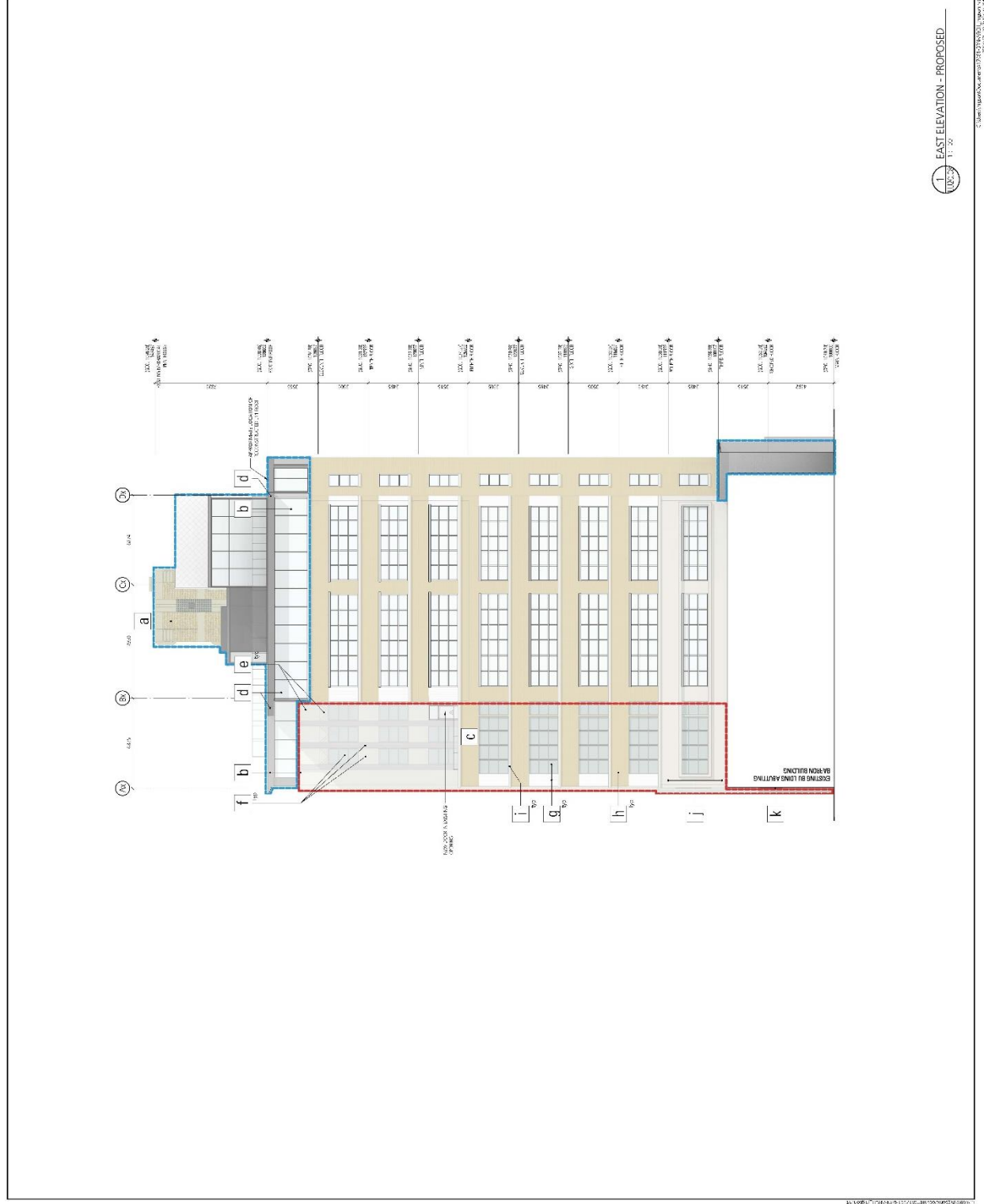
ROOF FINISHES:
 1. All roof finishes are to be as specified in the schedule of materials and finishes.
 2. All roof finishes are to be in accordance with the current edition of the Roof Association (RA) and all applicable bylaws and regulations.
 3. All roof finishes are to be in accordance with the current edition of the Roof Association (RA) and all applicable bylaws and regulations.
 4. All roof finishes are to be in accordance with the current edition of the Roof Association (RA) and all applicable bylaws and regulations.

MECHANICAL FINISHES:
 1. All mechanical finishes are to be as specified in the schedule of materials and finishes.
 2. All mechanical finishes are to be in accordance with the current edition of the Mechanical Association (MA) and all applicable bylaws and regulations.
 3. All mechanical finishes are to be in accordance with the current edition of the Mechanical Association (MA) and all applicable bylaws and regulations.
 4. All mechanical finishes are to be in accordance with the current edition of the Mechanical Association (MA) and all applicable bylaws and regulations.

ELECTRICAL FINISHES:
 1. All electrical finishes are to be as specified in the schedule of materials and finishes.
 2. All electrical finishes are to be in accordance with the current edition of the Electrical Association (EA) and all applicable bylaws and regulations.
 3. All electrical finishes are to be in accordance with the current edition of the Electrical Association (EA) and all applicable bylaws and regulations.
 4. All electrical finishes are to be in accordance with the current edition of the Electrical Association (EA) and all applicable bylaws and regulations.

PLUMBING FINISHES:
 1. All plumbing finishes are to be as specified in the schedule of materials and finishes.
 2. All plumbing finishes are to be in accordance with the current edition of the Plumbing Association (PA) and all applicable bylaws and regulations.
 3. All plumbing finishes are to be in accordance with the current edition of the Plumbing Association (PA) and all applicable bylaws and regulations.
 4. All plumbing finishes are to be in accordance with the current edition of the Plumbing Association (PA) and all applicable bylaws and regulations.

FIRE FINISHES:
 1. All fire finishes are to be as specified in the schedule of materials and finishes.
 2. All fire finishes are to be in accordance with the current edition of the Fire Association (FA) and all applicable bylaws and regulations.
 3. All fire finishes are to be in accordance with the current edition of the Fire Association (FA) and all applicable bylaws and regulations.
 4. All fire finishes are to be in accordance with the current edition of the Fire Association (FA) and all applicable bylaws and regulations.



1 EAST ELEVATION - PROPOSED
 LU20.08

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