

BYLAW NUMBER 94D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0193)**

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.

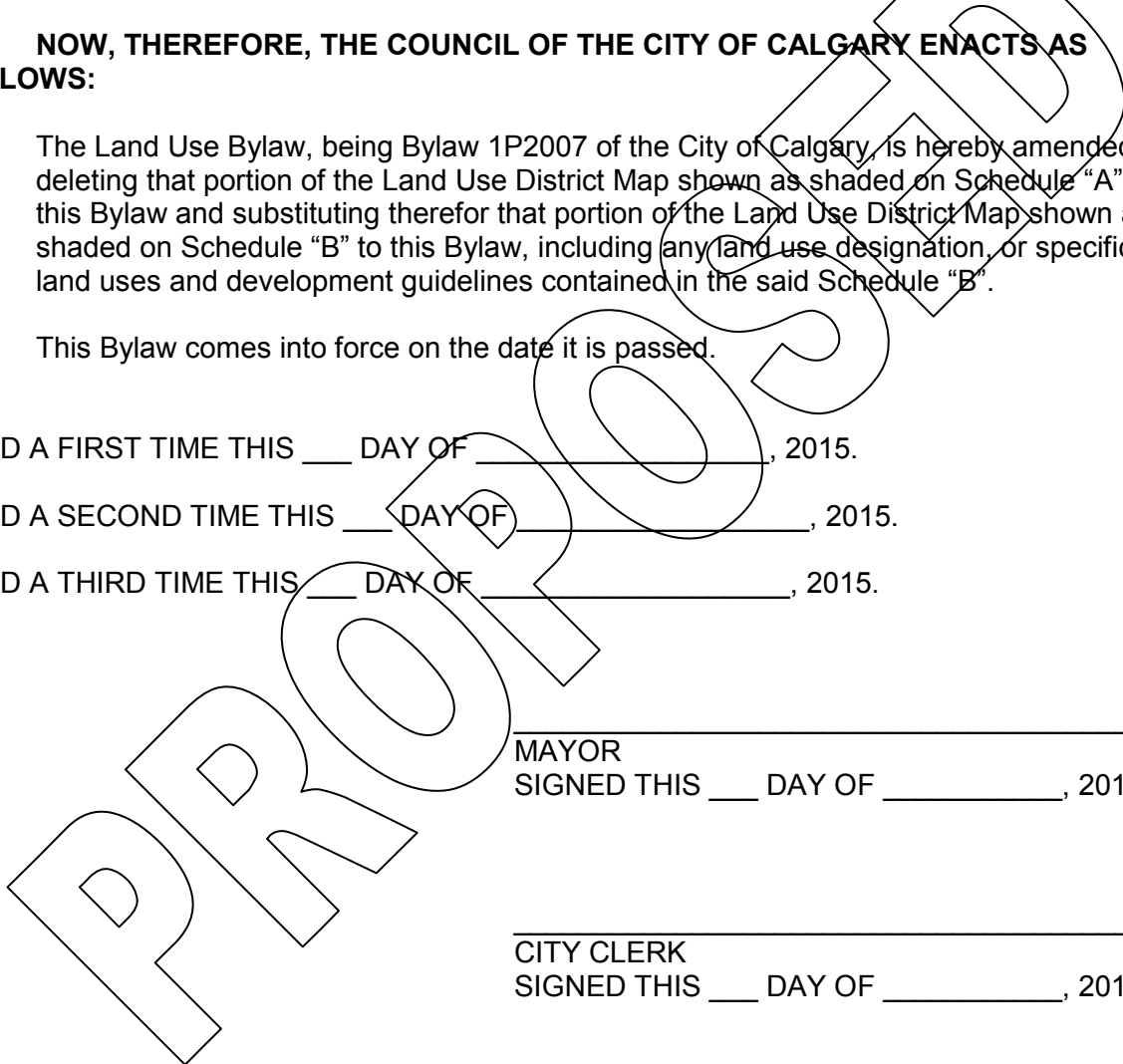
READ A FIRST TIME THIS ___ DAY OF _____, 2015.

READ A SECOND TIME THIS ___ DAY OF _____, 2015.

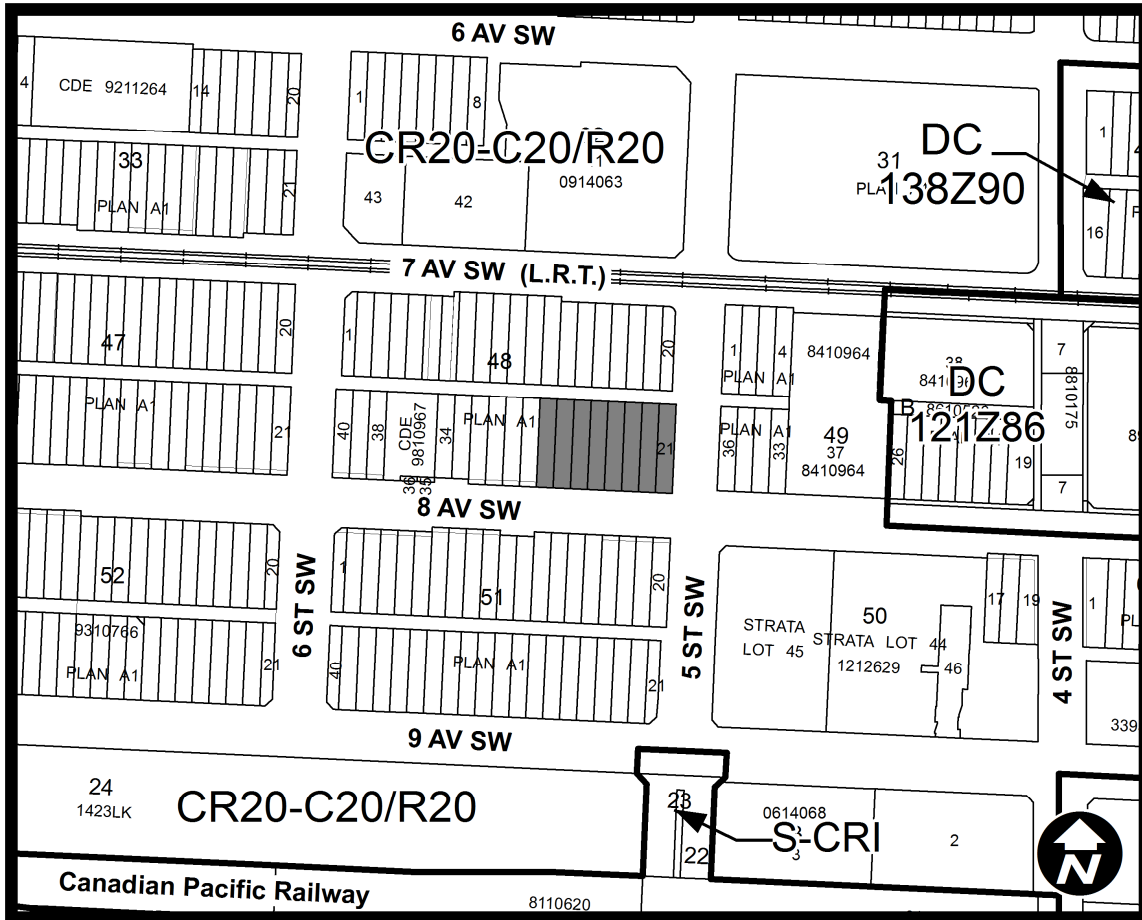
READ A THIRD TIME THIS ___ DAY OF _____, 2015.

MAYOR
SIGNED THIS ___ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2015.

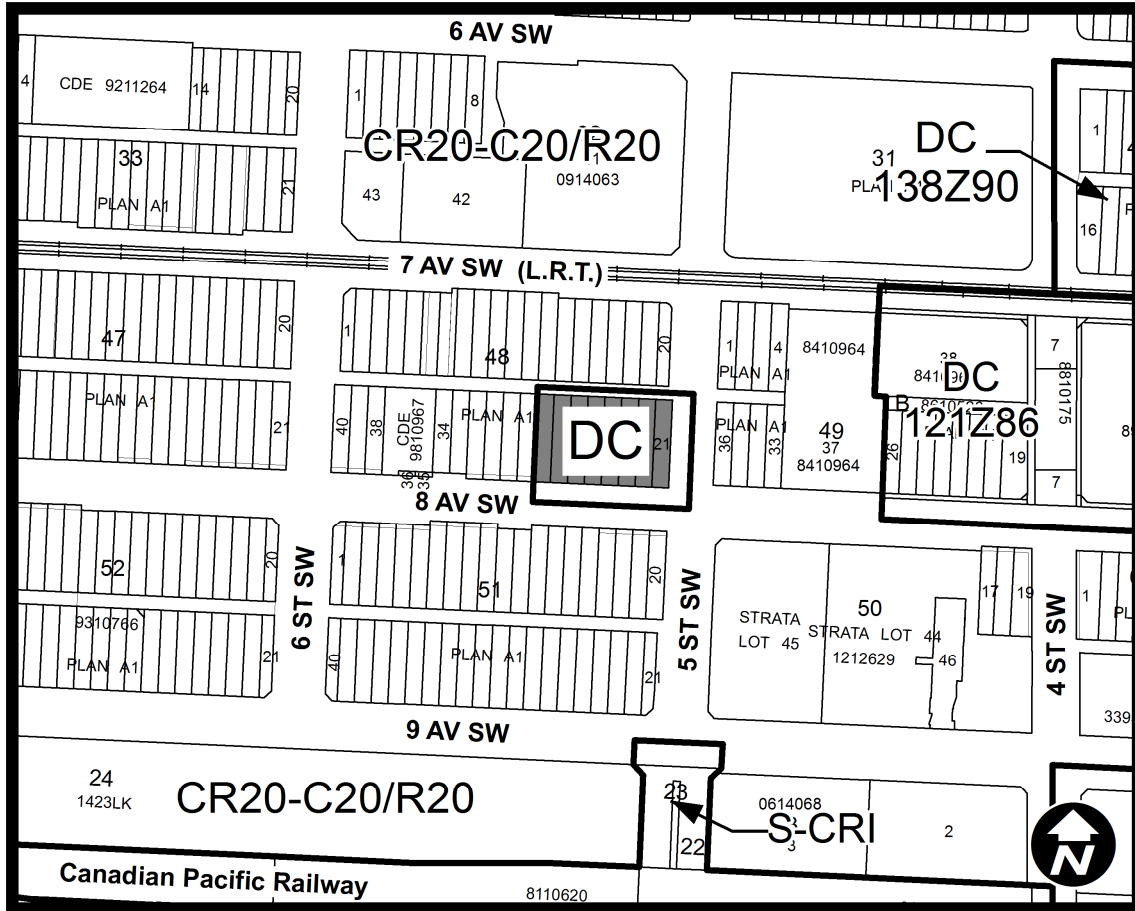


SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) achieve the protection of the distinctive heritage character of the existing **building** on the site, through the preservation of acknowledged character defining exterior elements;

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- (b) recognize the historic value of the existing **building** by incorporating an interpretive display within the site; and
- (c) address the existing parking situation in respect of the redevelopment of the site.

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.

Required Motor Vehicle Parking Stalls

- 7 (1) The required number of **motor vehicle parking stalls** for the **development**, conforming to the plans attached as Schedule E, is 66.
- (2) A cash-in-lieu payment for the difference between the total number of **motor vehicle parking stalls** required in subsection (1) and the number of **motor vehicle parking stalls** provided must be made.
- (3) Payments made under subsection (2) 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.

Development Permit Requirements

- 8 (1) Approval of this Direct Control Bylaw does not constitute approval of a **development permit**.
- (2) Subject to subsection (3), a **development permit** application must conform to the plans attached to this Bylaw as Schedule E.
- (3) Minor adjustments to the design of the **development** shown in the plans and renderings attached to this Bylaw as Schedule E may be considered by the **Approving Authority** and may include:

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- (a) a change to architectural and exterior materials and finishes, that are not identified in Schedule C and D of this Bylaw, or any portion of them, if in the opinion of the **Approving 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.

PROPOSED

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 E to this Direct Control Bylaw:

1 South Elevation (see Drawing CD 3.01)

- (a) 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 aluminium cladding details at spandrel panels and aluminium-clad pilasters on central frontispiece rising from storey 2 to storey 10;
- (g) fenestration comprised of existing ribbon windows with scalloped sheet aluminium cladding details at corners and in front of the columns from storeys 4 through 10;
- (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 Drawing No. CD 3.02)

- (a) form of the original rooftop mechanical and elevator housing;

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- (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 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 aluminium cladding details at spandrel panels and aluminium-clad pilasters on central frontispiece rising from the storey 8 through 10;
- (g) fenestration comprised of existing ribbon windows with scalloped sheet aluminium 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. CD 3.03)

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

4 East Elevation (see Drawing No. CD 3.04)

- (a) 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 aluminium cladding details at spandrel panels and aluminum-clad pilasters on central frontispiece rising from the storey 8 through 10;

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- (g)
- (h) fenestration comprised of existing ribbon windows with scalloped sheet aluminium cladding details at corners from storeys 4 through 10;
- (i) buff-coloured brick spandrel panels in the façades of storeys 4 through 8;
- (j) concrete window sills in the façade of storeys 5 through 11;
- (k) honed Tyndall limestone window sills, copings, and ornaments on storeys 2 through 4; and
- (l) black granite cladding return at 1 storey. (modified from the existing).

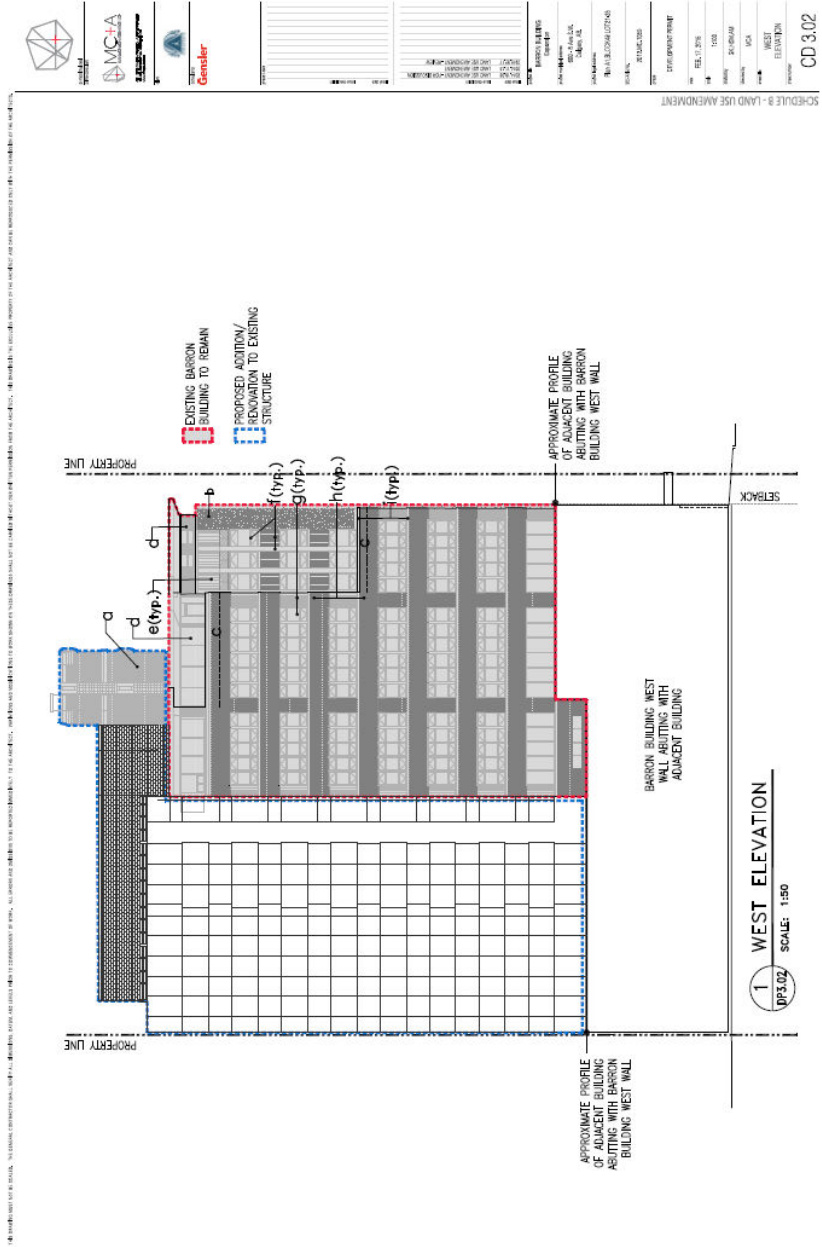
PROPOSED

SCHEDULE D

Character Defining Drawings – CD3.01; CD3.02; CC3.03; CD3.04 and CD3.05



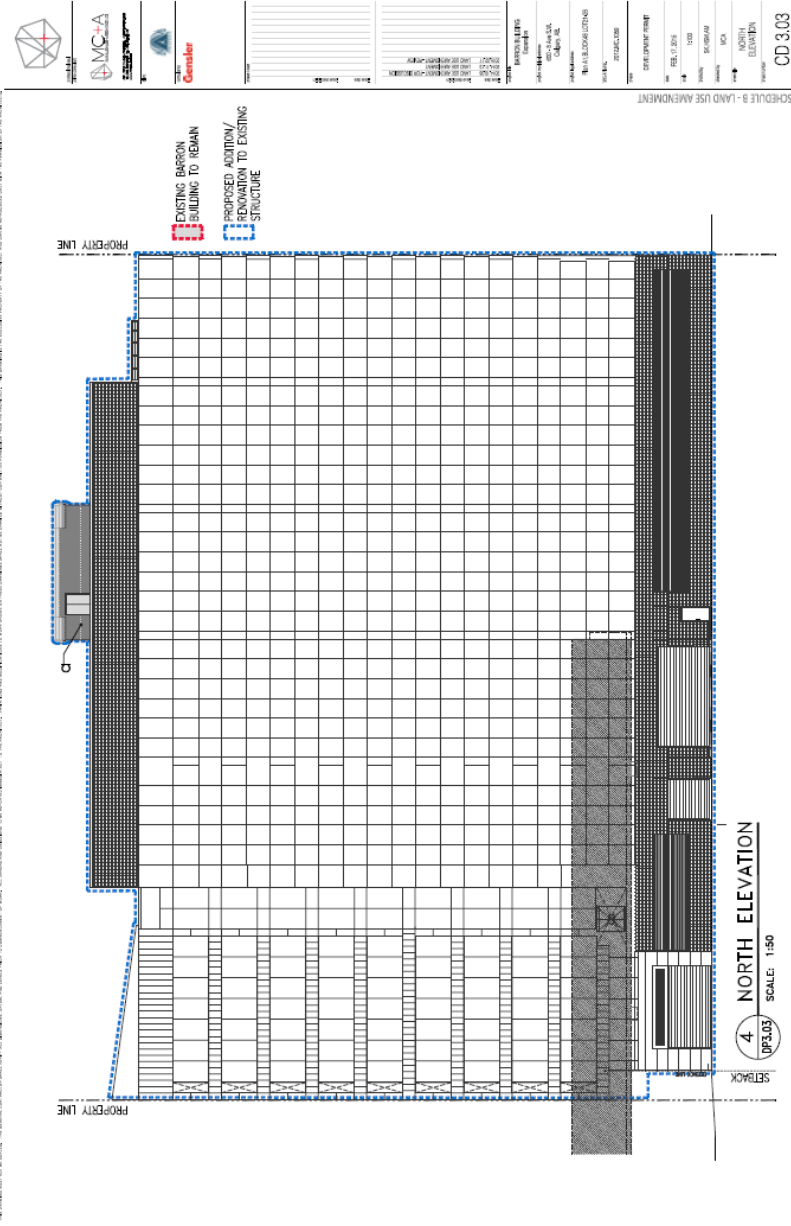
PROPOSED



PROPOSED

**AMENDMENT LOC2014-0193
BYLAW NUMBER 94D2015**

PROPOSED



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SCHEDULE 3 - LAND USE AMENDMENT

Annotations:

- PARTIAL WEST ELEVATION
- FLAT ROOF (TERRACE)
- 11TH STOREY PENHOUSE WITH DEEP OVERHANGING EAVES
- CURVED, STYLIZED ALUMINUM PANELS WITH ART-GLASS INSET CARVED, LOW-RELIEF PANELS
- HONED TYNOLL LUNESTONE CENTRAL FRONTISPIECE
- 11TH STOREY PENHOUSE WITH DEEP OVERHANGING EAVES
- RIBBON WINDOWS WITH SCALLOPED SHEET ALUMINUM CLADDING DETAILS AT CORNERS AND IN FRONT OF THE COLUMNS
- VERTICAL BANDS OF WINDOWS WITH SCALLOPED SHEET ALUMINUM CLADDING DETAILS AT SPANDREL PANELS AND ALUMINUM-CLAD FILASTERS ON THE CENTRAL FRONTISPIECE
- CONCRETE WINDOW SILLS
- FLAT ROOF (TERRACE)
- PARTIAL SOUTH ELEVATION
- 11TH STOREY PENHOUSE WITH DEEP OVERHANGING EAVES
- VERTICAL BANDS OF WINDOWS WITH SCALLOPED SHEET ALUMINUM CLADDING DETAILS AT SPANDREL PANELS AND ALUMINUM-CLAD FILASTERS ON THE CENTRAL FRONTISPIECE
- CONCRETE WINDOW SILLS
- FLAT ROOF (TERRACE)
- RIBBON WINDOWS WITH SCALLOPED SHEET ALUMINUM CLADDING DETAILS AT CORNERS AND IN FRONT OF THE COLUMNS
- HONED TYNOLL LUNESTONE VERTICAL CENTRAL FRONTISPIECE
- 11TH STOREY PENHOUSE WITH DEEP OVERHANGING EAVES
- CONCRETE WINDOW SILLS
- FLAT ROOF (TERRACE)
- PARTIAL EAST ELEVATION
- 11TH STOREY PENHOUSE WITH DEEP OVERHANGING EAVES
- VERTICAL BANDS OF WINDOWS WITH SCALLOPED SHEET ALUMINUM CLADDING DETAILS AT SPANDREL PANELS AND ALUMINUM-CLAD FILASTERS ON THE CENTRAL FRONTISPIECE
- CONCRETE WINDOW SILLS
- FLAT ROOF (TERRACE)
- RIBBON WINDOWS WITH SCALLOPED SHEET ALUMINUM CLADDING DETAILS AT CORNERS AND IN FRONT OF THE COLUMNS
- HONED TYNOLL LUNESTONE VERTICAL CENTRAL FRONTISPIECE
- 11TH STOREY PENHOUSE WITH DEEP OVERHANGING EAVES
- CONCRETE WINDOW SILLS
- FLAT ROOF (TERRACE)
- SOUTH WEST VIEW
- FLAT ROOF (TERRACE)
- HONED TYNOLL LUNESTONE VERTICAL CENTRAL FRONTISPIECE
- BLUE-COLOURED BRICK SPANDREL PANELS
- CONCRETE WINDOW SILLS
- EXISTING ROOFTOP MECHANICAL AND HOUSING ELEVATOR HOUSING
- SOUTH VIEW
- 11TH STOREY PENHOUSE WITH DEEP OVERHANGING EAVES
- HONED TYNOLL LUNESTONE WINDOW SILLS, COPINGS, AND IN FRONT OF WINDOW SILLS
- RIBBON WINDOWS WITH SCALLOPED SHEET ALUMINUM CLADDING DETAILS AT CORNERS AND IN FRONT OF WINDOW SILLS
- FLAT ROOF (TERRACE)
- ELEVATOR HOUSING - SOUTH EAST VIEW

Legend:

- 11TH STOREY PENHOUSE WITH DEEP OVERHANGING EAVES
- CONCRETE WINDOW SILLS
- FLAT ROOF (TERRACE)
- RIBBON WINDOWS WITH SCALLOPED SHEET ALUMINUM CLADDING DETAILS AT CORNERS AND IN FRONT OF THE COLUMNS
- HONED TYNOLL LUNESTONE VERTICAL CENTRAL FRONTISPIECE
- 11TH STOREY PENHOUSE WITH DEEP OVERHANGING EAVES
- CONCRETE WINDOW SILLS
- FLAT ROOF (TERRACE)
- RIBBON WINDOWS WITH SCALLOPED SHEET ALUMINUM CLADDING DETAILS AT CORNERS AND IN FRONT OF WINDOW SILLS
- FLAT ROOF (TERRACE)

Project Information:

- PROJECT NAME: [REDACTED]
- PROJECT NUMBER: [REDACTED]
- DATE: [REDACTED]
- SCALE: [REDACTED]
- DESIGNER: [REDACTED]
- CLIENT: [REDACTED]
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- PROJECT NUMBER: [REDACTED]
- DATE: [REDACTED]
- SCALE: [REDACTED]
- DESIGNER: [REDACTED]
- CLIENT: [REDACTED]
- PROJECT LOCATION: [REDACTED]

Logos: MCLA, Gensler

CD 3.05

P R O O P O S E D

SCHEDULE E



RESPONSE TO DTR # 2 (DP 2013-0215)

Project Number - 1059
FEB. 02, 2015

BARRON BUILDING EXPANSION
600 - 8 Ave S.W. Calgary, AB

- SP100 TITLE SHEET
- SP101 PROJECT DATA DRAWING
- SP102 ARCHITECTURAL PLAN
- SP103 MECHANICAL PLAN
- SP104 ELECTRICAL PLAN
- SP105 PLUMBING PLAN
- SP106 FIRE PROTECTION PLAN
- SP107 STRUCTURAL PLAN
- SP108 FOUNDATION PLAN
- SP109 EXTERIOR FINISH PLAN
- SP110 INTERIOR FINISH PLAN
- SP111 MECHANICAL PLAN
- SP112 ELECTRICAL PLAN
- SP113 PLUMBING PLAN
- SP114 FIRE PROTECTION PLAN
- SP115 STRUCTURAL PLAN
- SP116 FOUNDATION PLAN
- SP117 EXTERIOR FINISH PLAN
- SP118 INTERIOR FINISH PLAN
- SP119 MECHANICAL PLAN
- SP120 ELECTRICAL PLAN
- SP121 PLUMBING PLAN
- SP122 FIRE PROTECTION PLAN
- SP123 STRUCTURAL PLAN
- SP124 FOUNDATION PLAN
- SP125 EXTERIOR FINISH PLAN
- SP126 INTERIOR FINISH PLAN
- SP127 MECHANICAL PLAN
- SP128 ELECTRICAL PLAN
- SP129 PLUMBING PLAN
- SP130 FIRE PROTECTION PLAN
- SP131 STRUCTURAL PLAN
- SP132 FOUNDATION PLAN
- SP133 EXTERIOR FINISH PLAN
- SP134 INTERIOR FINISH PLAN
- SP135 MECHANICAL PLAN
- SP136 ELECTRICAL PLAN
- SP137 PLUMBING PLAN
- SP138 FIRE PROTECTION PLAN
- SP139 STRUCTURAL PLAN
- SP140 FOUNDATION PLAN
- SP141 EXTERIOR FINISH PLAN
- SP142 INTERIOR FINISH PLAN
- SP143 MECHANICAL PLAN
- SP144 ELECTRICAL PLAN
- SP145 PLUMBING PLAN
- SP146 FIRE PROTECTION PLAN
- SP147 STRUCTURAL PLAN
- SP148 FOUNDATION PLAN
- SP149 EXTERIOR FINISH PLAN
- SP150 INTERIOR FINISH PLAN



PROPOSED

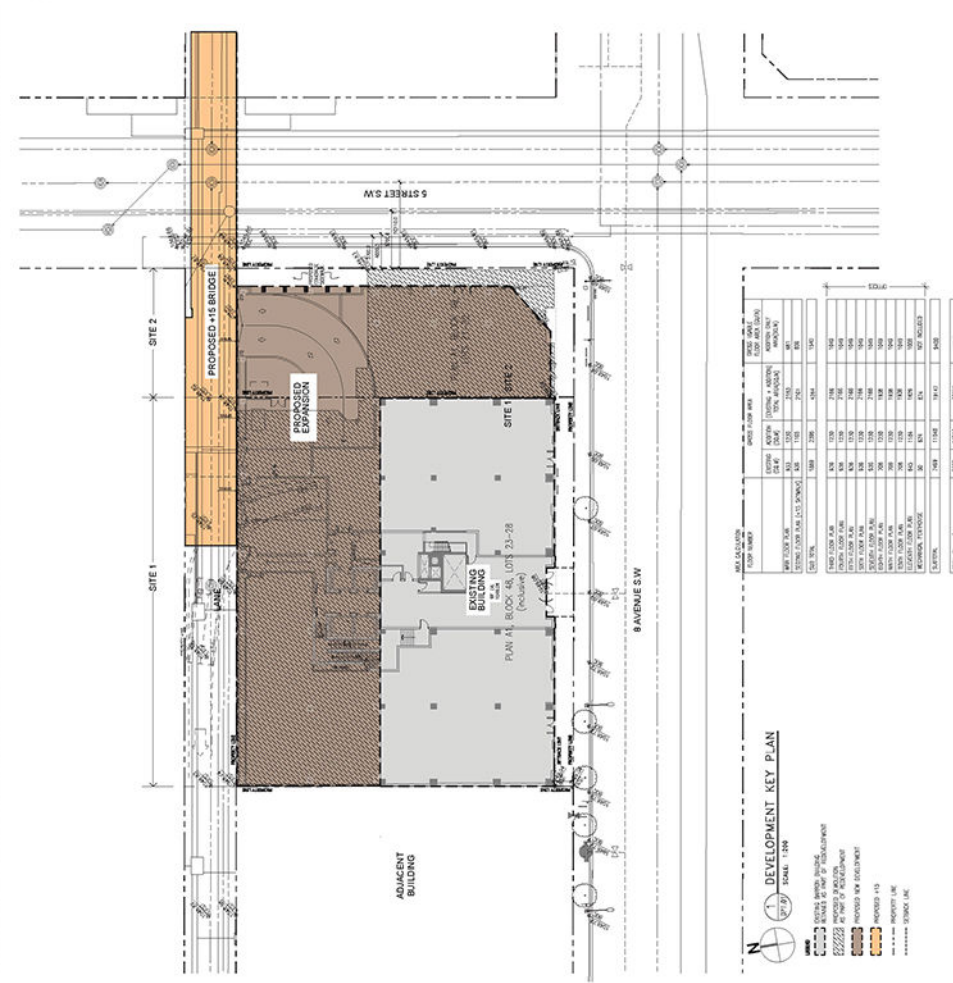
AMENDMENT LOC2014-0193
 BYLAW NUMBER 94D2015

PROPOSED

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 DESIGNER: MCMC
 DATE: FEBRUARY 2015

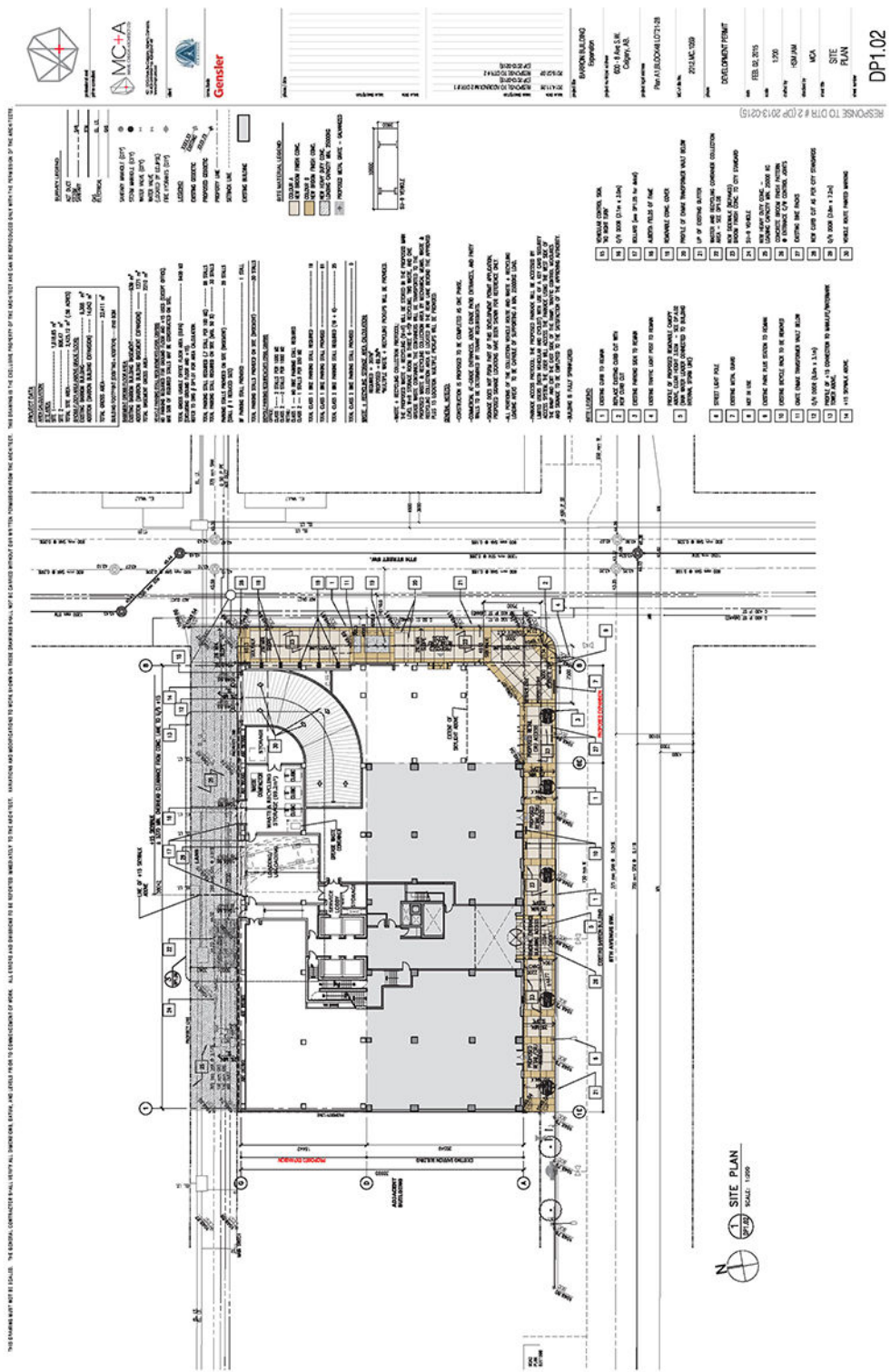
PROPOSED RENOVATION & ADDITION
 SCALE: 1:200
 DATE: FEBRUARY 2015

PROJECT SCOPE DIAGRAMS
 DP 1.01



AMENDMENT LOC2014-0193
BYLAW NUMBER 94D2015

PROPOSED



RESPONSE TO D1R # 2 (P. 2) 01/21/2015

1	REVISIONS	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	01/21/2015	ISSUED FOR PERMIT
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SITE PLAN
SCALE: 1/8" = 1'-0"

AMENDMENT LOC2014-0193
BYLAW NUMBER 94D2015

Gensler
MC+A

THIS DRAWING IS PART OF THE LAYOUT AND SUBMISSION PACKAGE FOR THE DEVELOPMENT OF THE PROPOSED PROJECT. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROPOSED PLANTING

- PLANTING SPECIFICATIONS
- PLANTING SCHEDULE
- PLANTING INSTALLATION
- PLANTING MAINTENANCE

EXISTING TREE INVENTORY

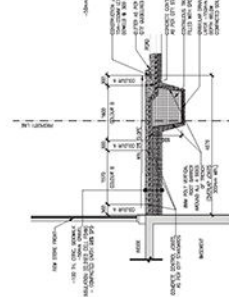
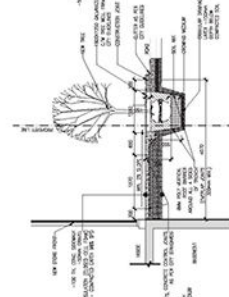
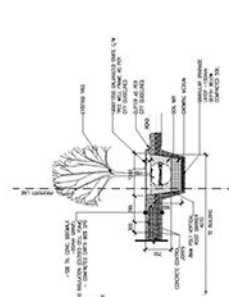
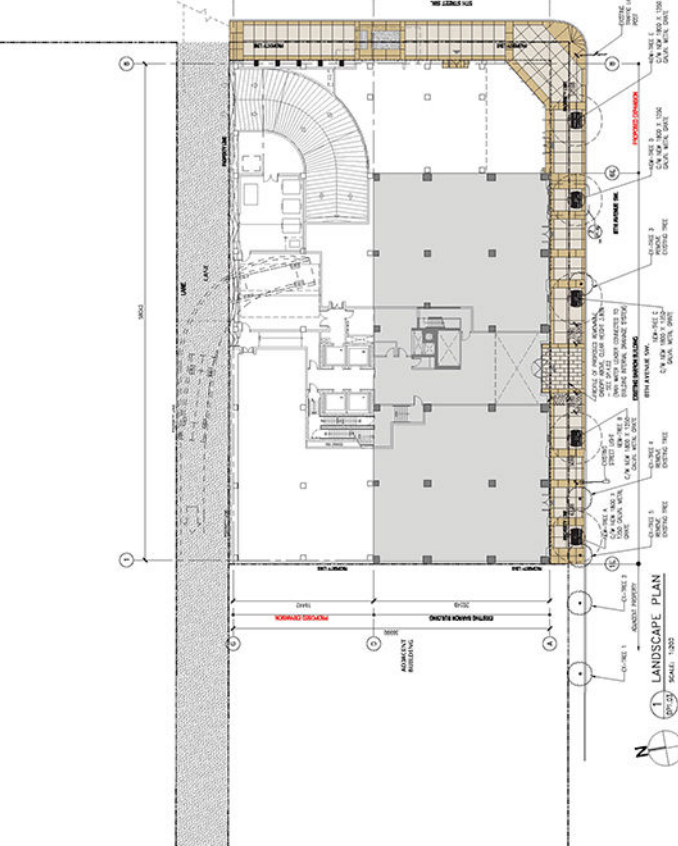
NO.	TRUNK DBH (IN)	HEIGHT (FT)	SPECIES	HEALTH
1	18	35	REDWOOD	GOOD
2	12	25	WALNUT	POOR
3	10	20	ALDER	Fair
4	8	18	DOGWOOD	GOOD
5	6	15	BIRCH	POOR

NO.	TRUNK DBH (IN)	HEIGHT (FT)	SPECIES	HEALTH
1	18	35	REDWOOD	GOOD
2	12	25	WALNUT	POOR
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NO.	TRUNK DBH (IN)	HEIGHT (FT)	SPECIES	HEALTH
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2	12	25	WALNUT	POOR
3	10	20	ALDER	Fair
4	8	18	DOGWOOD	GOOD
5	6	15	BIRCH	POOR

LEGEND

- EXISTING TREE
- PROPOSED TREE
- REMOVE TREE
- PROPOSED PLANTING
- PROPOSED PLANTING - PLANNED

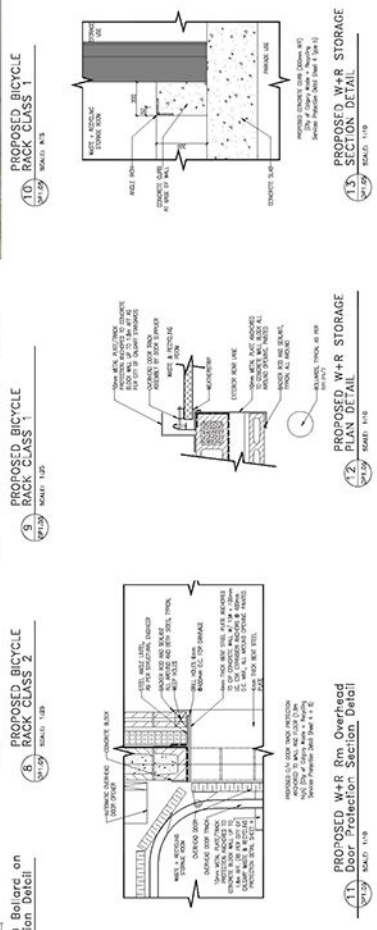
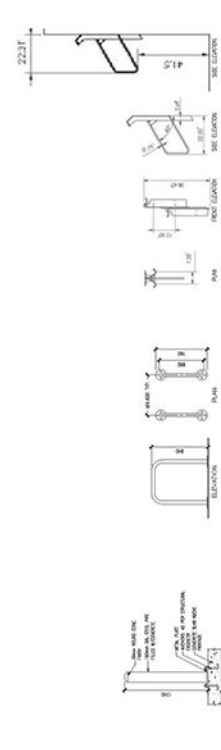


DP1.03

RESPONSE TO DTR # 2 (2/13/2015)

PROPOSED

THE DRAWING SET IS FOR GENERAL INFORMATION ONLY. THE DRAWING SET DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VANCOUVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VANCOUVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VANCOUVER.



BYRON BUILDING
 2050 COLUMBIA STREET
 VANCOUVER, BC V6J 1A6
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.BYRONBUILDING.COM

2050 COLUMBIA
 2050 COLUMBIA STREET
 VANCOUVER, BC V6J 1A6
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.BYRONBUILDING.COM

DEVELOPMENT PERMIT
 2050 COLUMBIA STREET
 VANCOUVER, BC V6J 1A6
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.BYRONBUILDING.COM

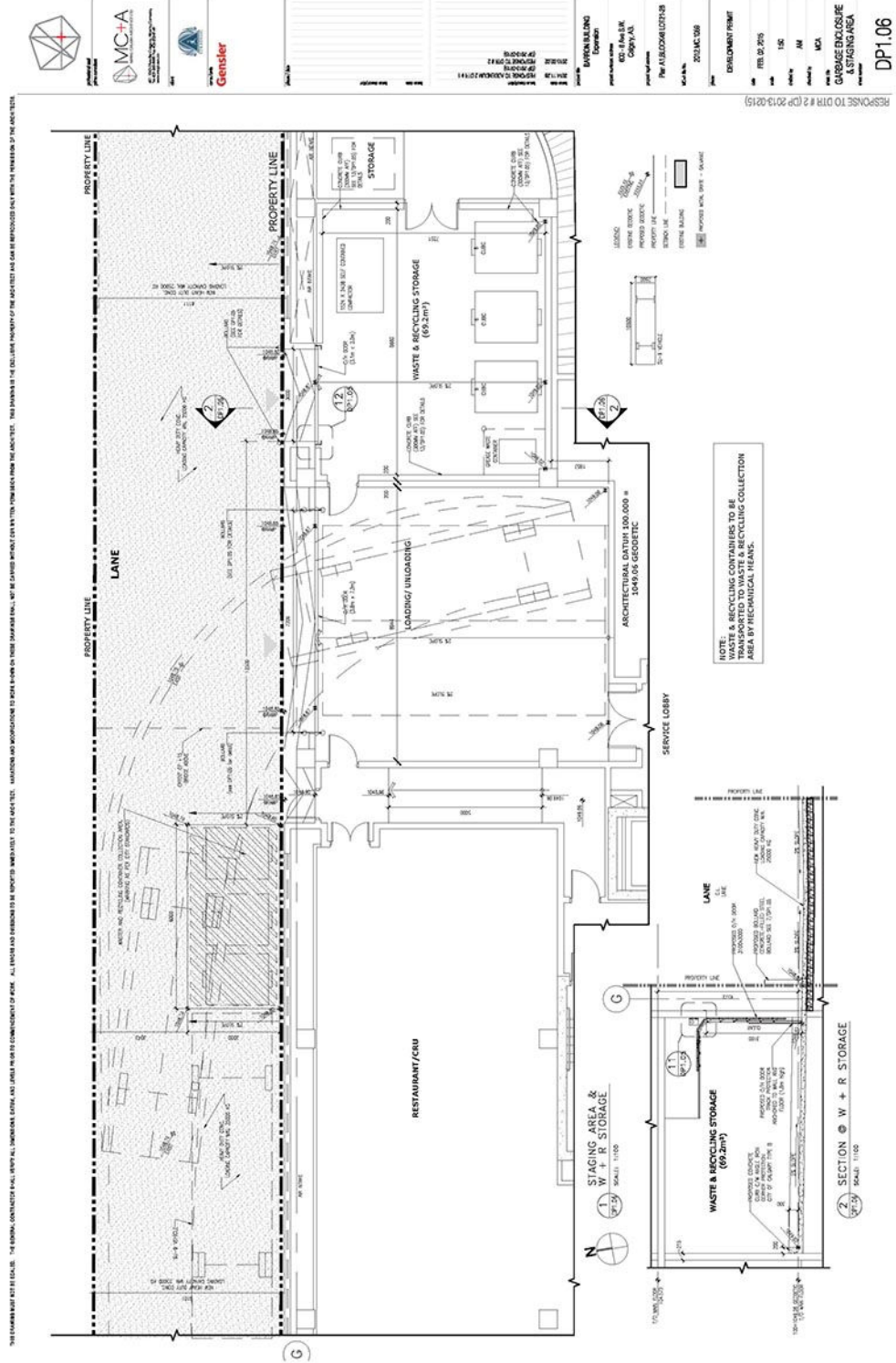
DATE: FEB. 02, 2015
PROJECT: 2050 COLUMBIA STREET
SCALE: 1/8" = 1'-0"

SITE & W+R DETAILS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

DP1.05

PROPOSED

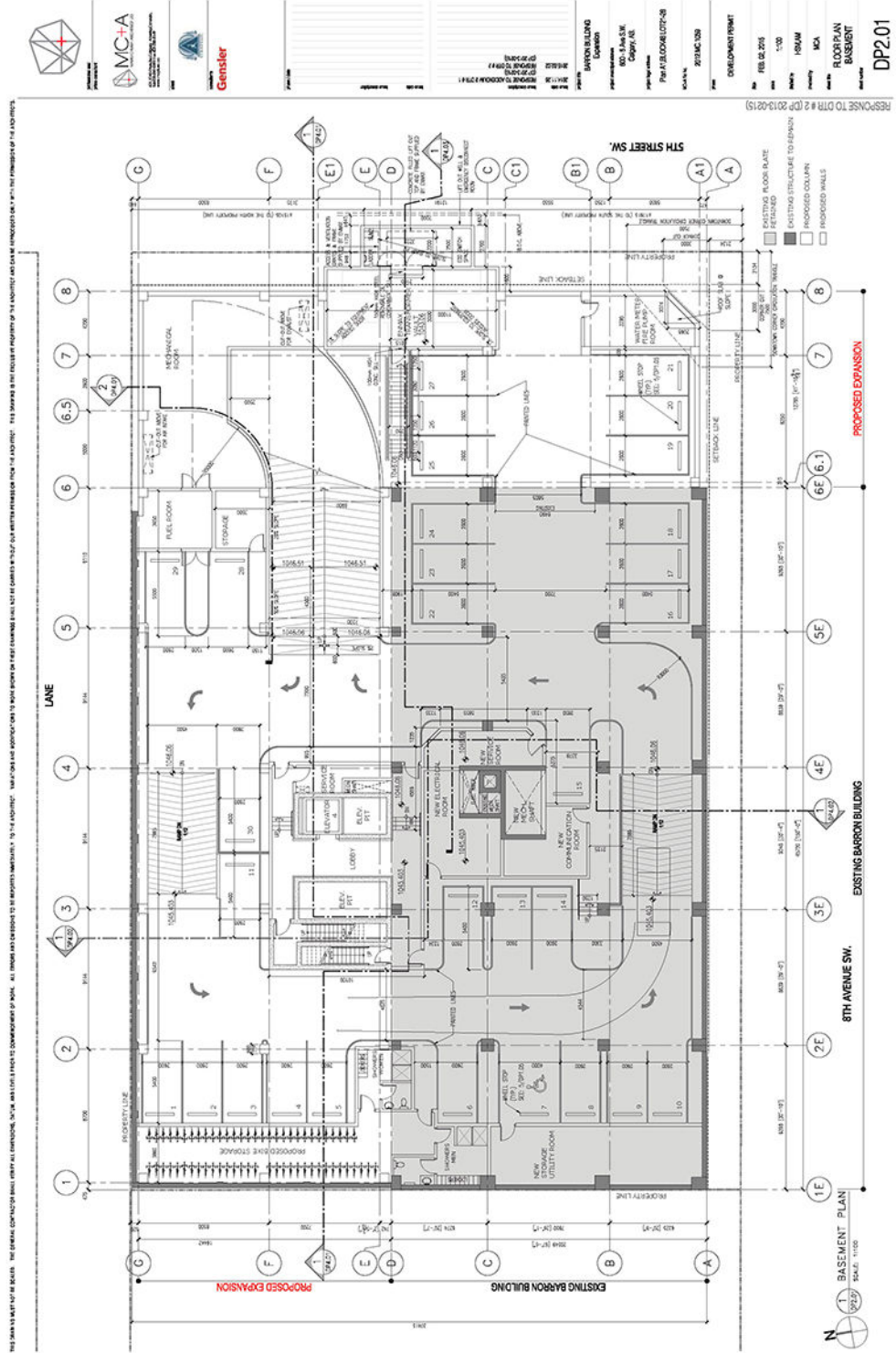
AMENDMENT LOC2014-0193
 BYLAW NUMBER 94D2015



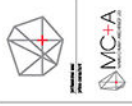
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**AMENDMENT LOC2014-0193
BYLAW NUMBER 94D2015**

PROPOSED

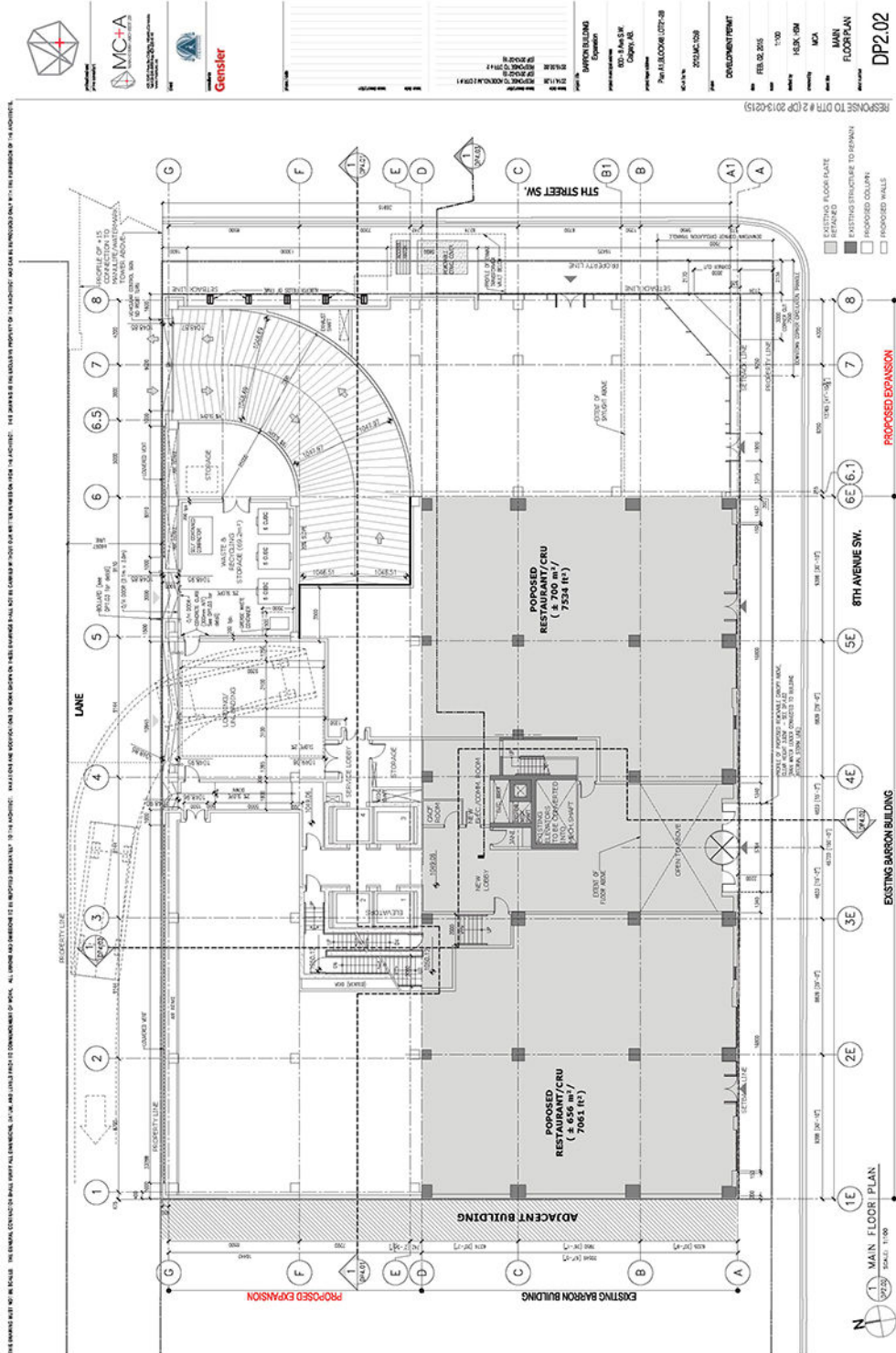


THIS DRAWING WAS NOT REVISED BY THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROPOSED EXPANSION AND TO THE PERFORMANCE OF THE ARCHITECTURAL SERVICES. ANY OTHER REVISED WORK ON THIS DRAWING IS NOT THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED EXPANSION AND TO THE PERFORMANCE OF THE ARCHITECTURAL SERVICES.



PROJECT NAME: PROPOSED EXPANSION OF EXISTING BARRON BUILDING
 DRAWING TITLE: BASEMENT PLAN
 DRAWING NUMBER: DP2.01
 DATE: 08/26/2015
 SCALE: 1/4" = 1'-0"
 PROJECT LOCATION: 8TH AVENUE SW, VANCOUVER, BC
 CLIENT: MCA
 ARCHITECT: MCA
 ENGINEER: MCA
 CONTRACTOR: MCA
 DESIGNER: MCA
 APPROVER: MCA
 PROJECT MANAGER: MCA
 CONSULTANT: MCA
 CONTRACT NUMBER: 2015-08-015
 DEVELOPMENT PERMIT: 15-02305
 DEVELOPMENT PERMIT LOCATION: 8TH AVENUE SW

AMENDMENT LOC2014-0193
 BYLAW NUMBER 94D2015



PROPOSED

AMENDMENT LOC2014-0193
BYLAW NUMBER 94D2015

LOGO: A stylized geometric logo consisting of a square with internal lines forming a cube-like structure.

MC+A CONSULTANTS INC. ARCHITECTURAL & ENGINEERING

Gensler

DATE	2015.05.14
PROJECT	EXISTING BARRON BUILDING
CLIENT	GENSLER
ARCHITECT	MC+A CONSULTANTS INC.
ENGINEER	GENSLER
PROJECT ADDRESS	180 - 7th Ave SW, Calgary, AB
PROJECT NUMBER	180-7th Ave SW (LOT 7-28)
DRAWING NUMBER	221-1-028

DOCUMENT TITLE: FLOOR PLAN 3RD

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

DATE: FEB. 02, 2015

DESIGNER: HSK, GJM

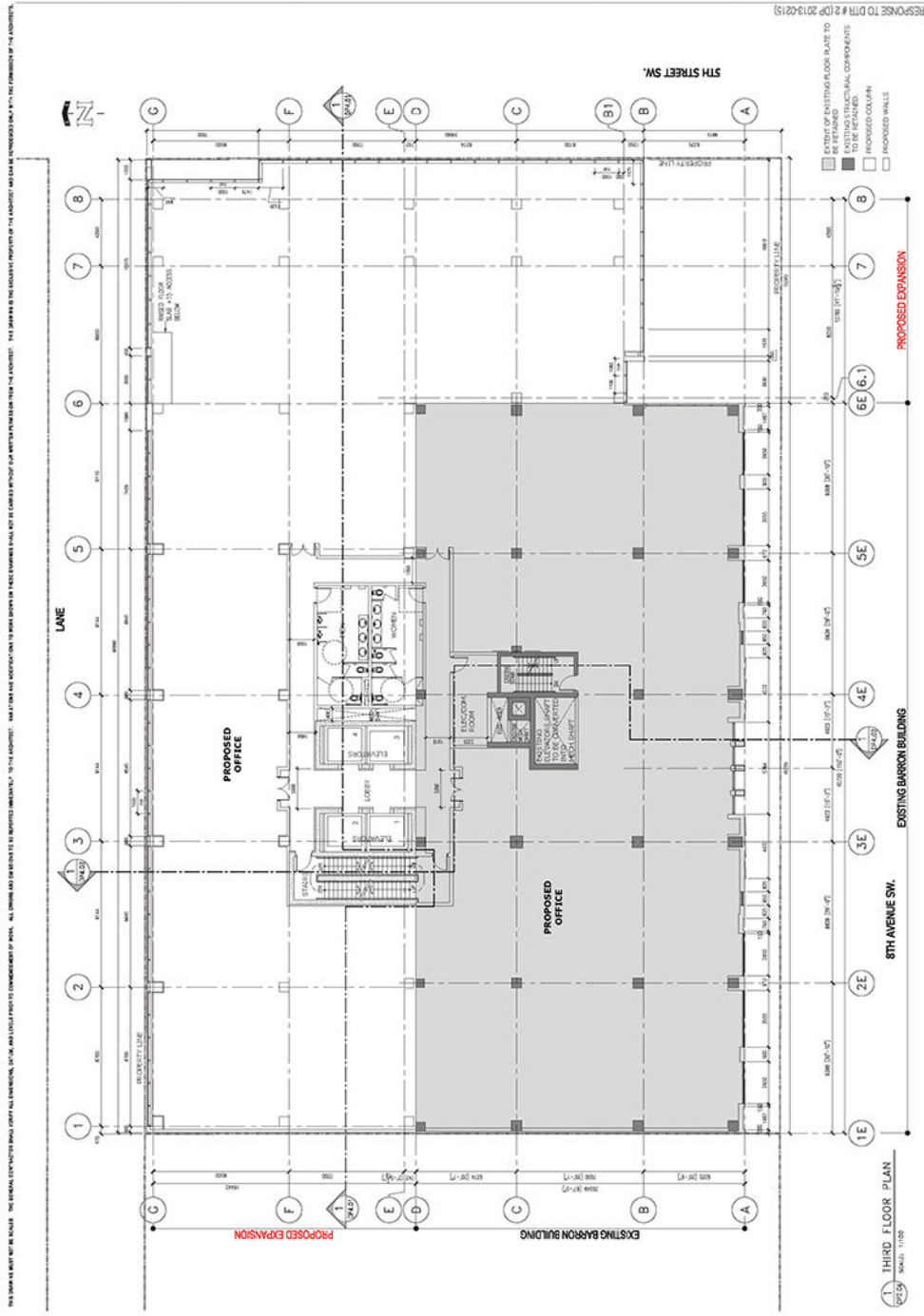
CHECKER: MCA

DATE: FEB. 02, 2015

DATE: FEB. 02, 2015

DATE: FEB. 02, 2015

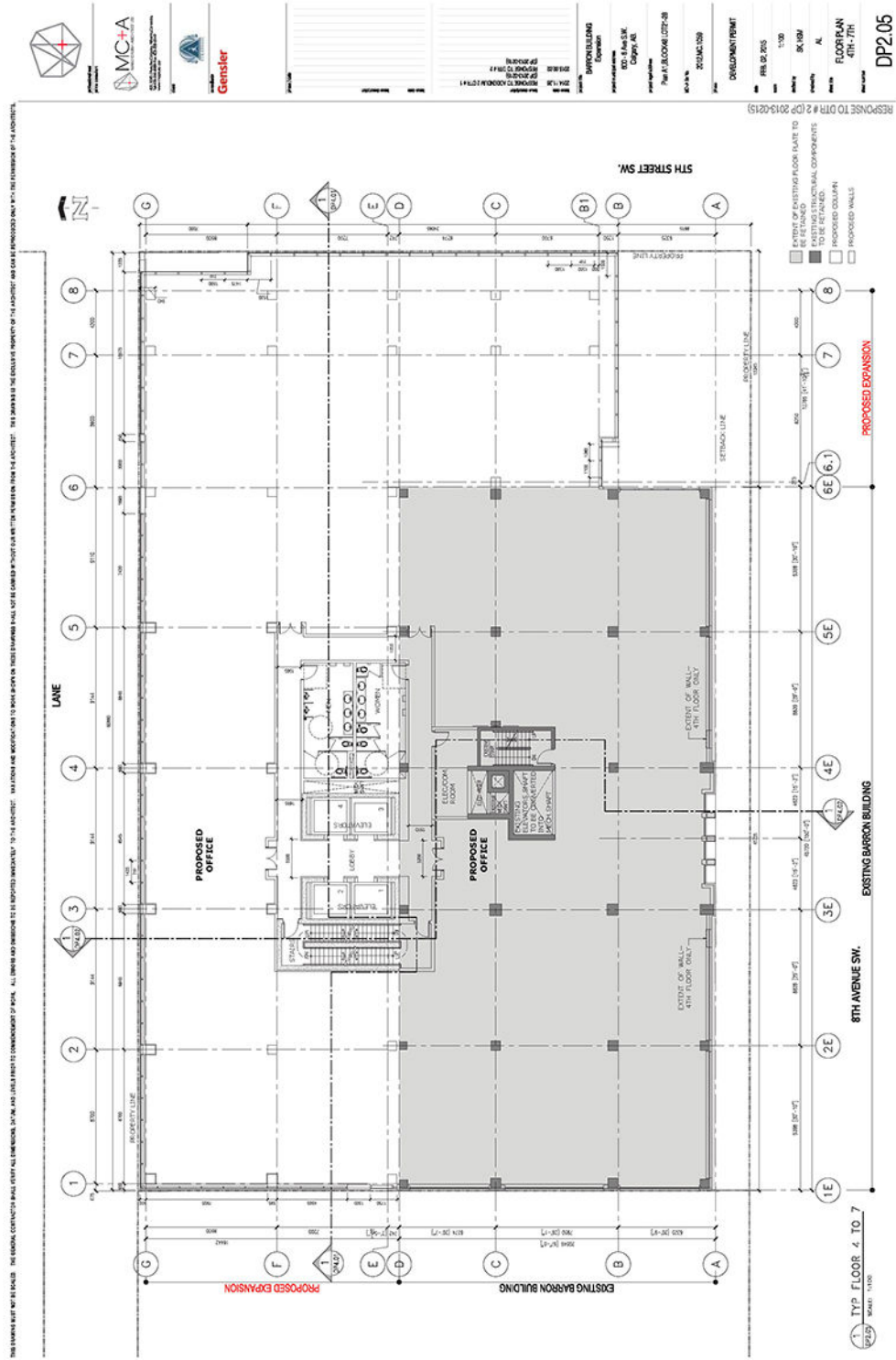
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PROPOSED

**AMENDMENT LOC2014-0193
BYLAW NUMBER 94D2015**

PROPOSED

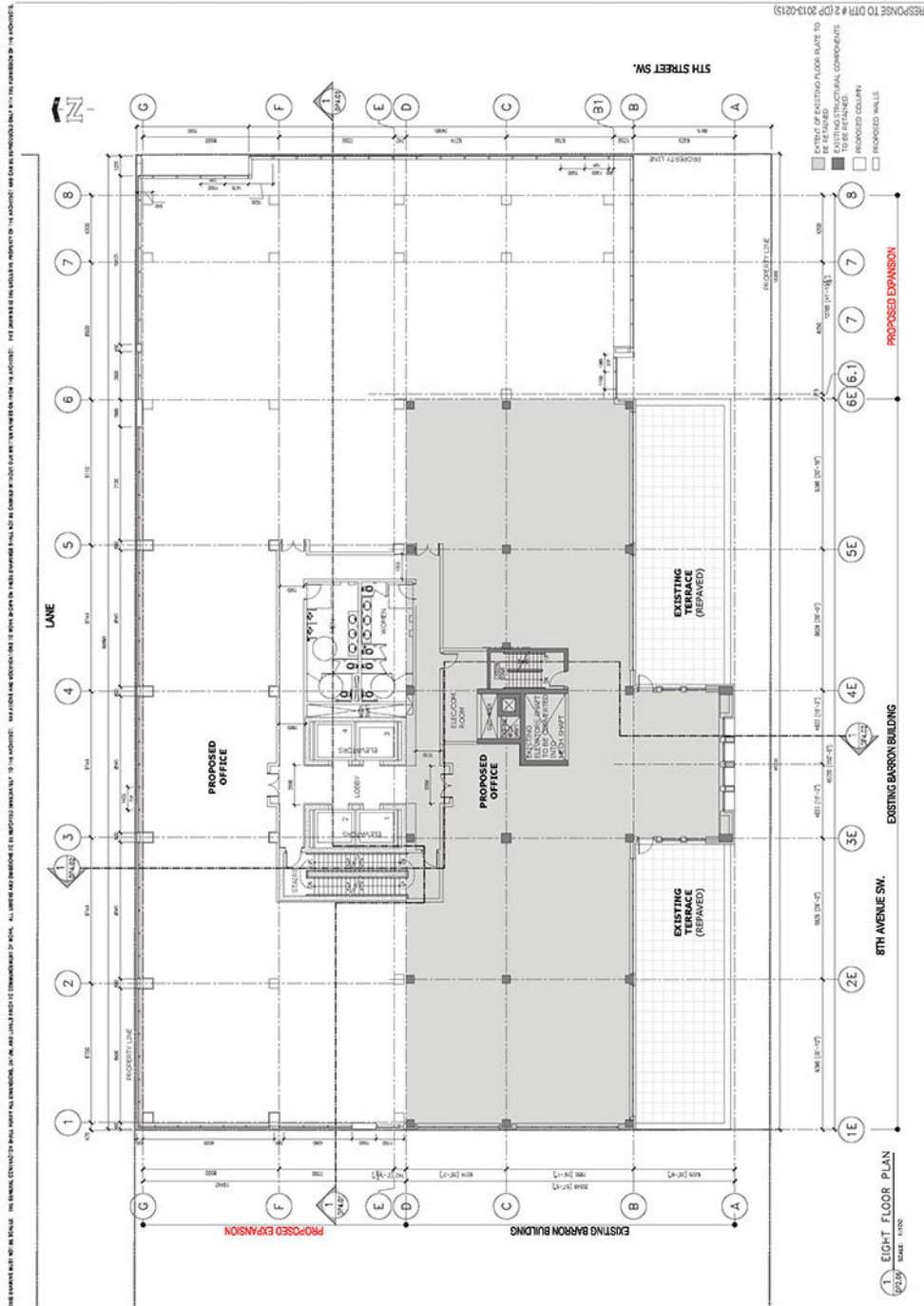


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AMENDMENT LOC2014-0193
 BYLAW NUMBER 94D2015

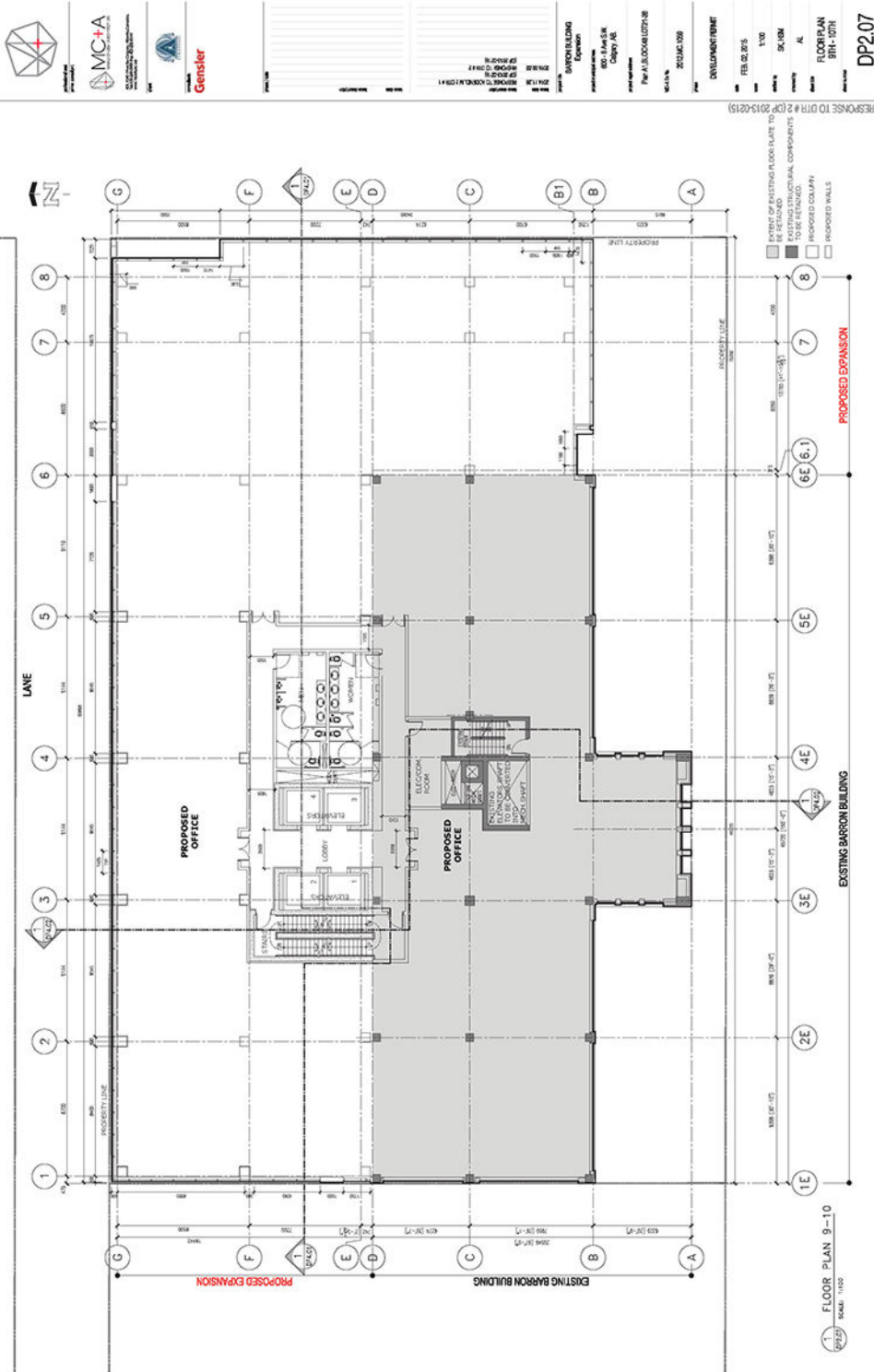


 PROJECT: 8TH AVENUE SW, 8TH FLOOR, BARRON BUILDING
 ARCHITECT: GENSLER
 DATE: 08/11/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: 1508-0001-0001-0001
 SHEET NUMBER: 1508-0001-0001-0001-0001



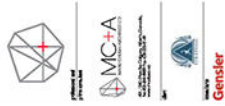
PROPOSED

AMENDMENT LOC2014-0193
BYLAW NUMBER 94D2015



PROPOSED

AMENDMENT LOC2014-0193
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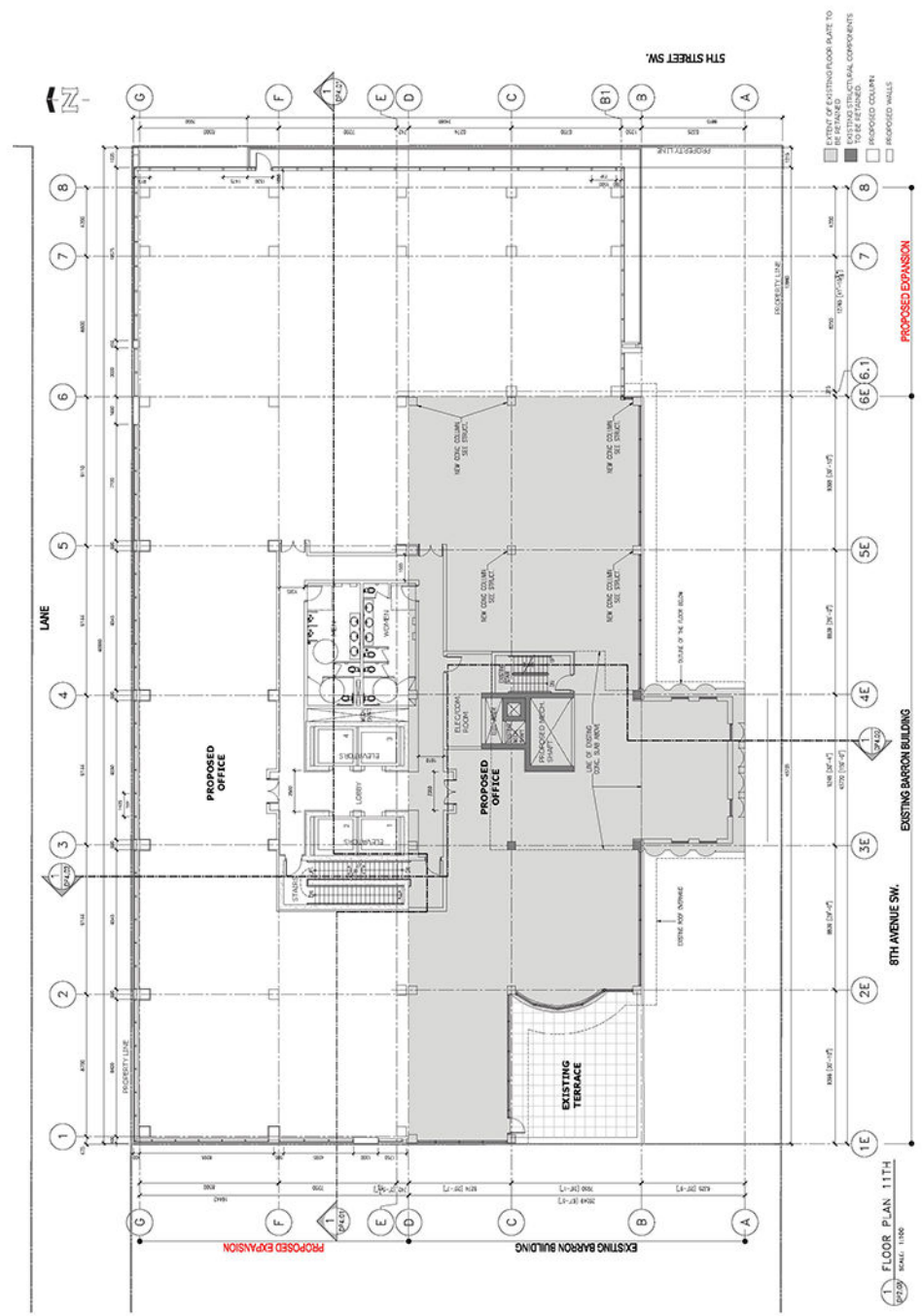


SAVON BUILDING
 11111 8TH AVENUE SW
 SEASIDE
 VANCOUVER, BC V6P 6E1
 PROJECT NO. 11111
 DATE: 02/14/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT MANAGER: [Name]
 ARCHITECT: [Name]
 CONSULTANT: [Name]

DEVELOPMENT NUMBER
 11111
 DATE: 02/14/2015
 FLOOR PLAN
 11TH
 DP2.08

RESPONSE TO OTR # 2 (DP 2015-0215)

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF WORK. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE DIMENSIONS OF THE EXISTING BUILDING AND THE PROPOSED EXPANSION ARE TO FACE UNLESS OTHERWISE NOTED. THE DIMENSIONS OF THE EXISTING BUILDING AND THE PROPOSED EXPANSION ARE TO FACE UNLESS OTHERWISE NOTED.



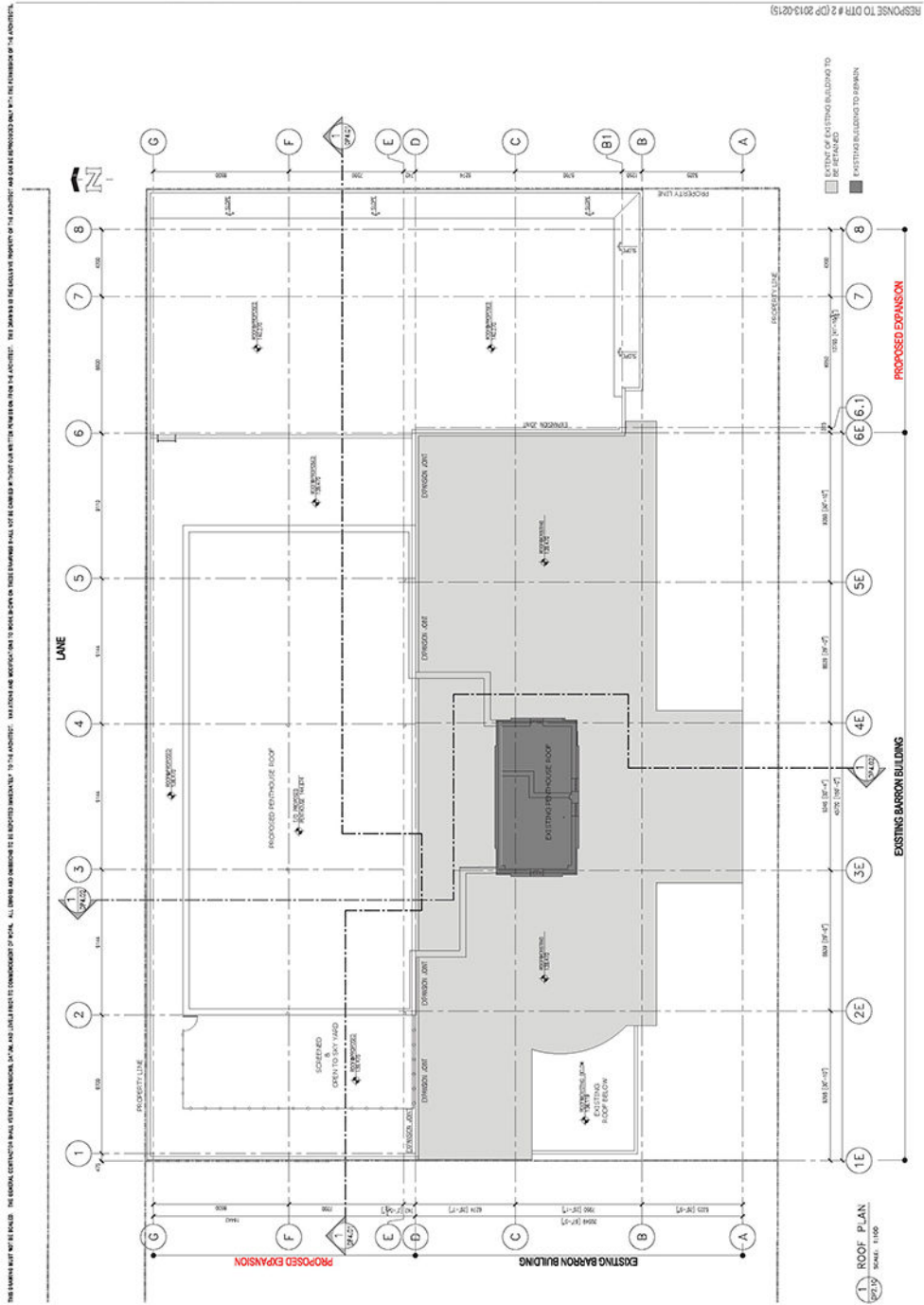
1 FLOOR PLAN 11TH
 SCALE: 1/8"=1'-0"

PROPOSED

AMENDMENT LOC2014-0193
 BYLAW NUMBER 94D2015

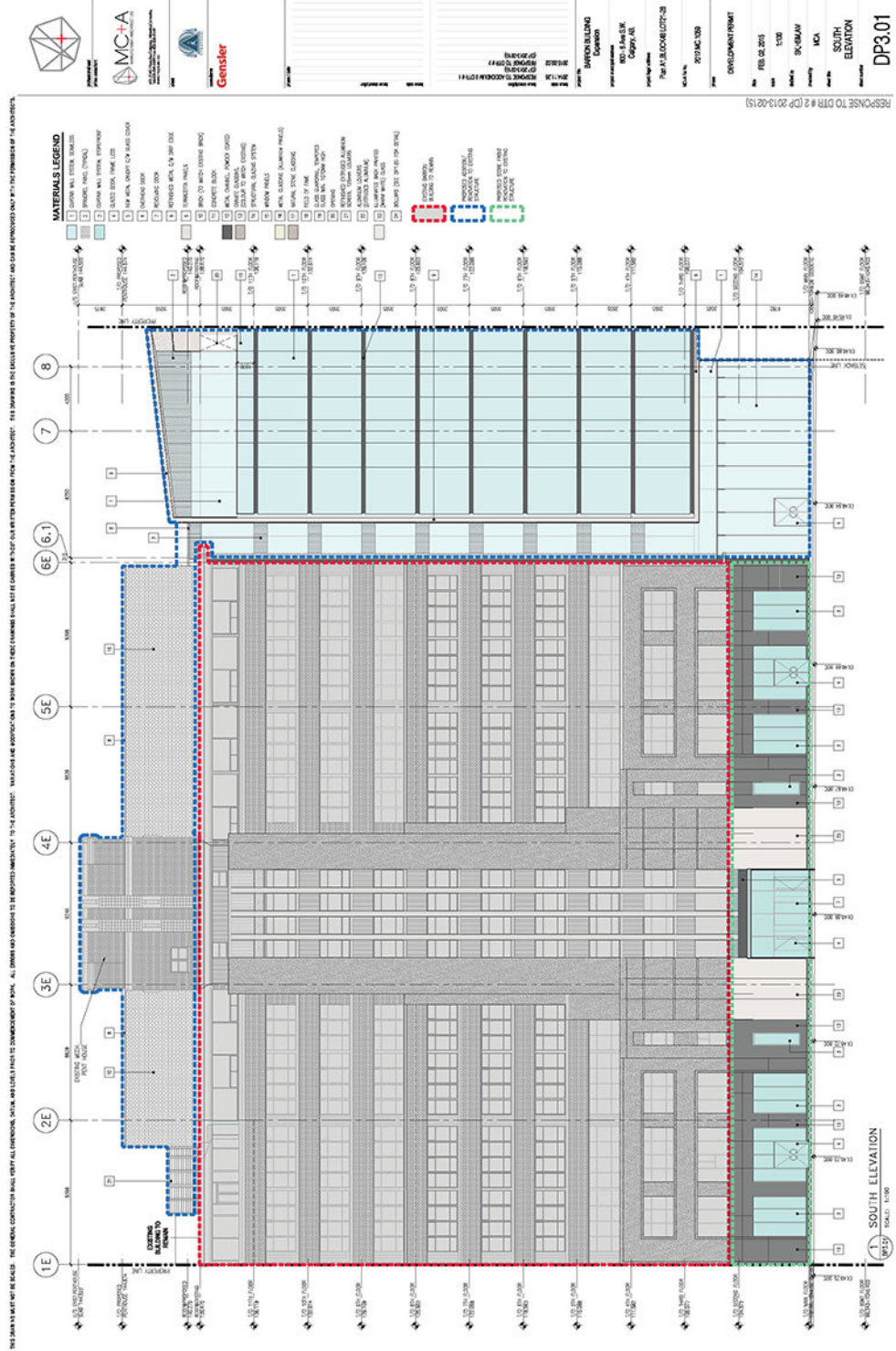


 PROJECT: 1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202
 CLIENT: GENSLER
 ARCHITECT: GENSLER
 DATE: 08/11/15
 DRAWING NO: 15-0000-001-001
 SHEET: 15-0000-001-001-001
 TITLE: ROOF PLAN
 SCALE: 1/8" = 1'-0"



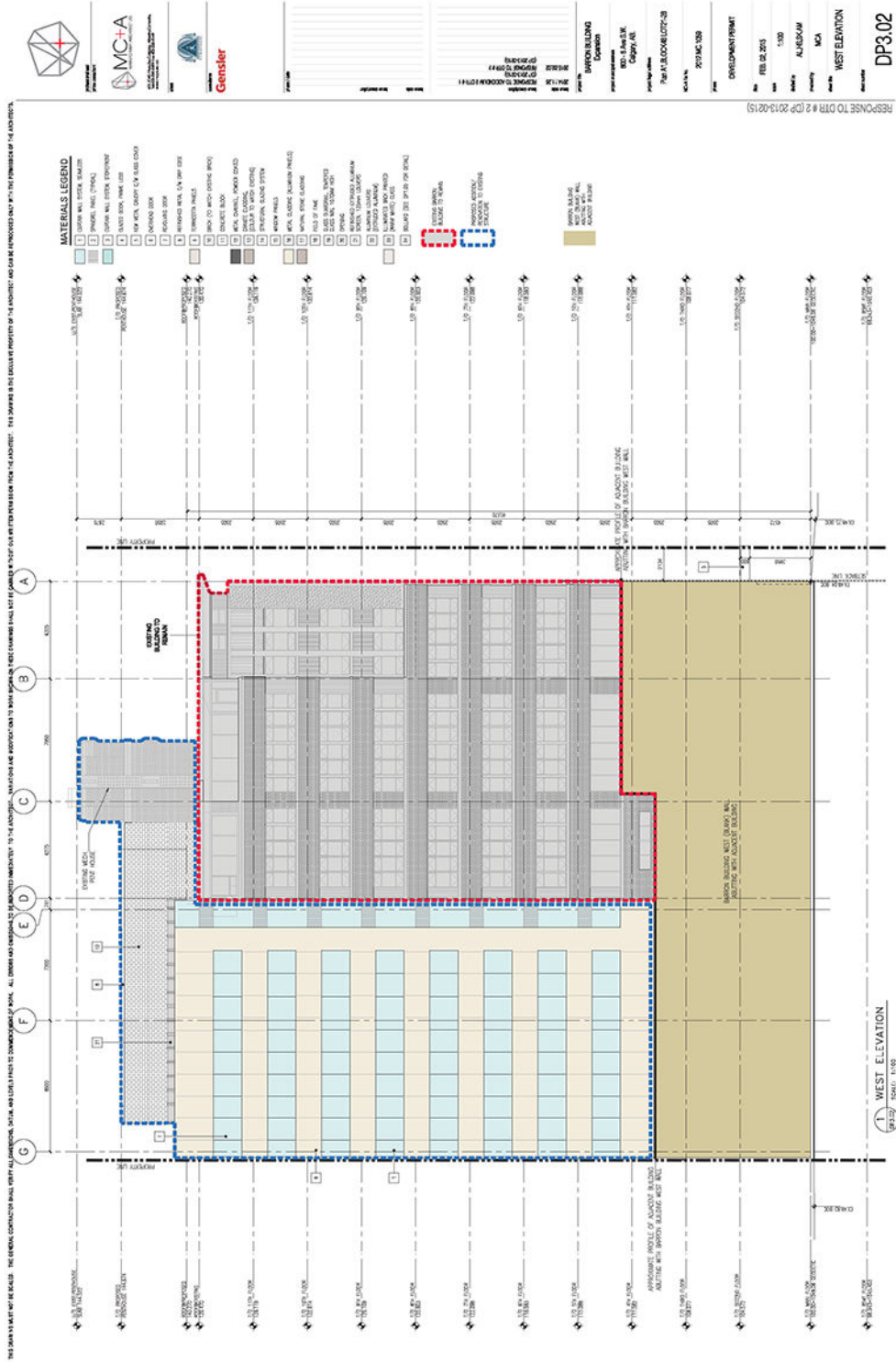
DP2.10

PROPOSED

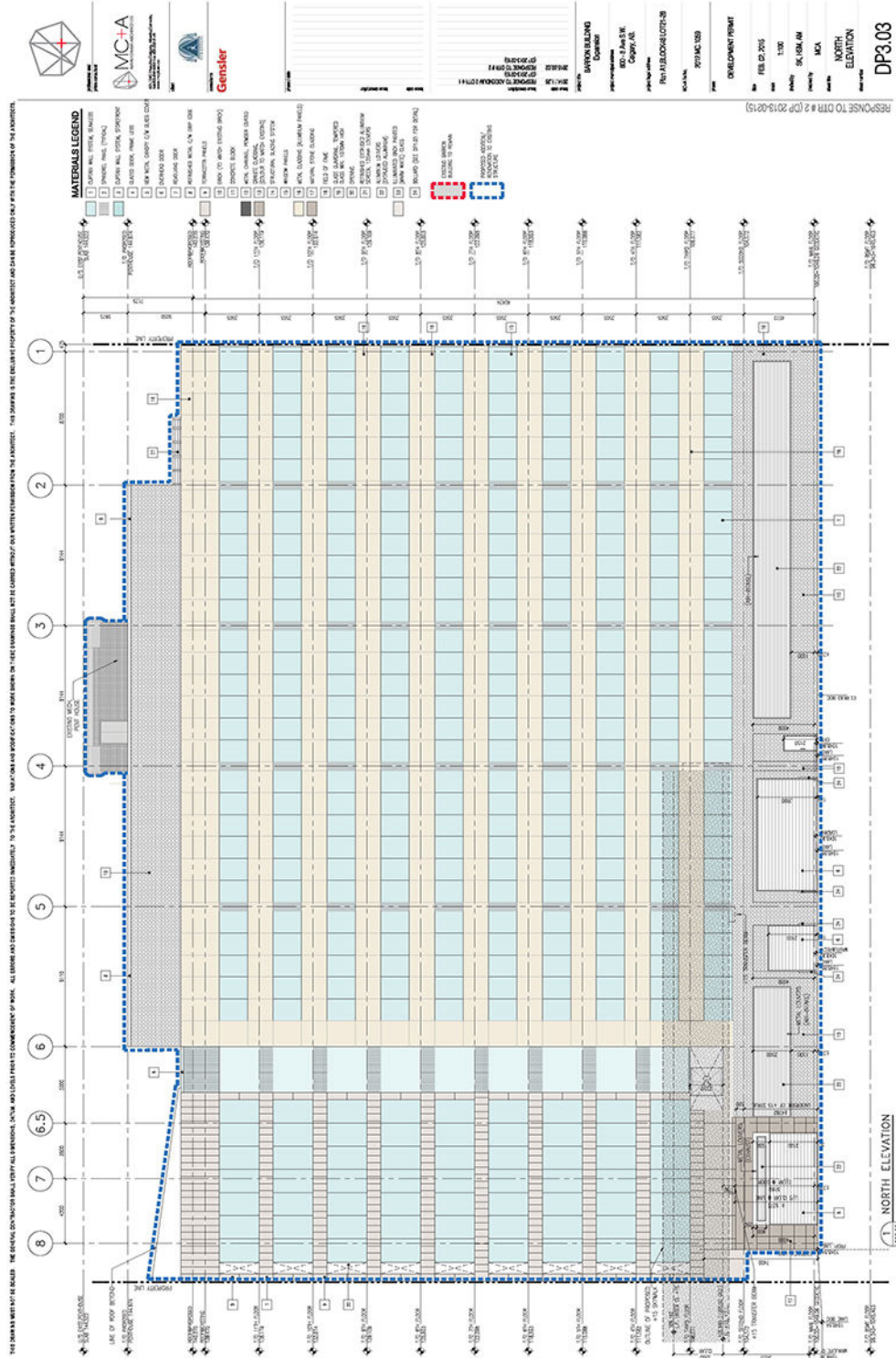


PROPOSED

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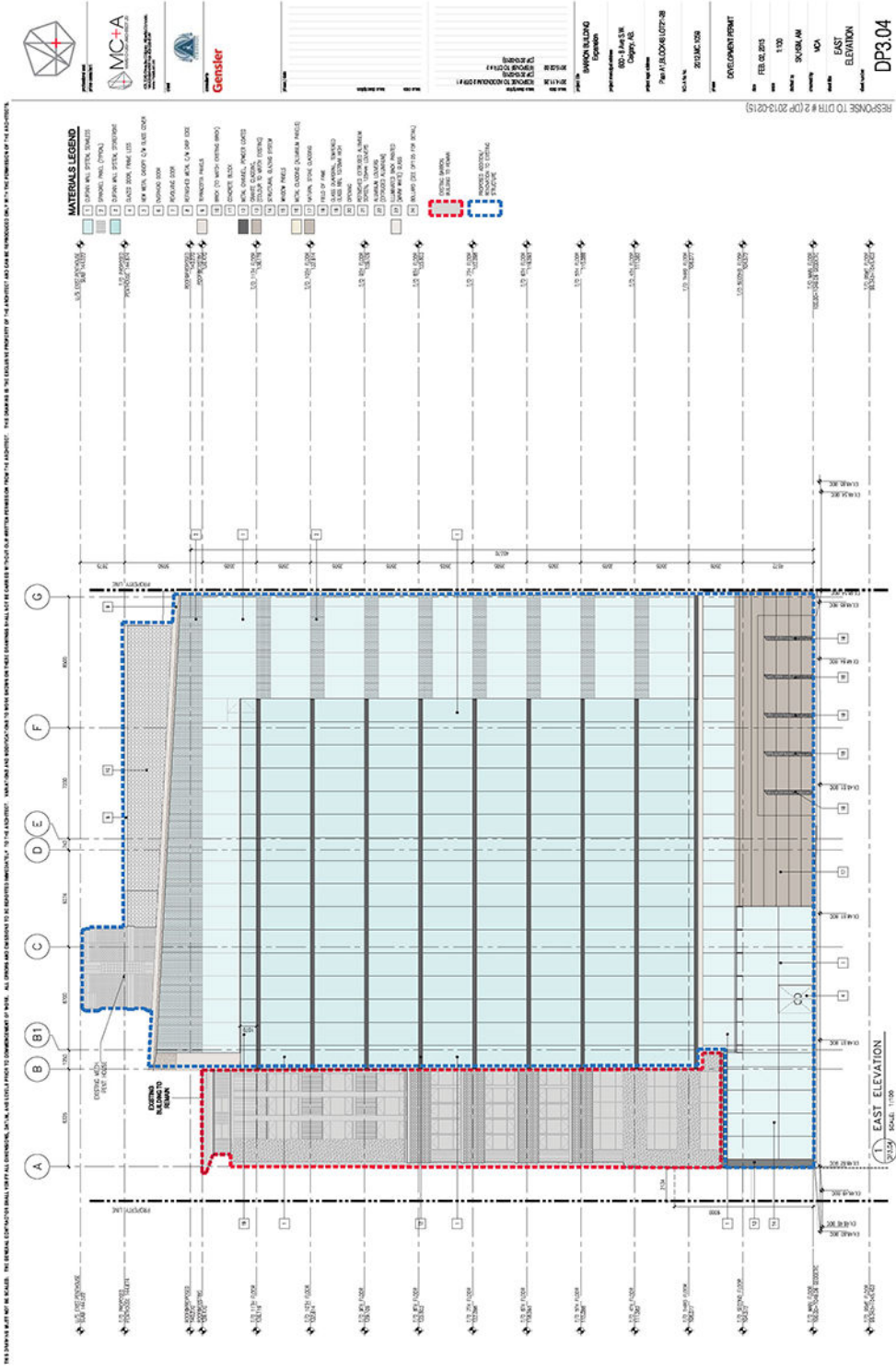


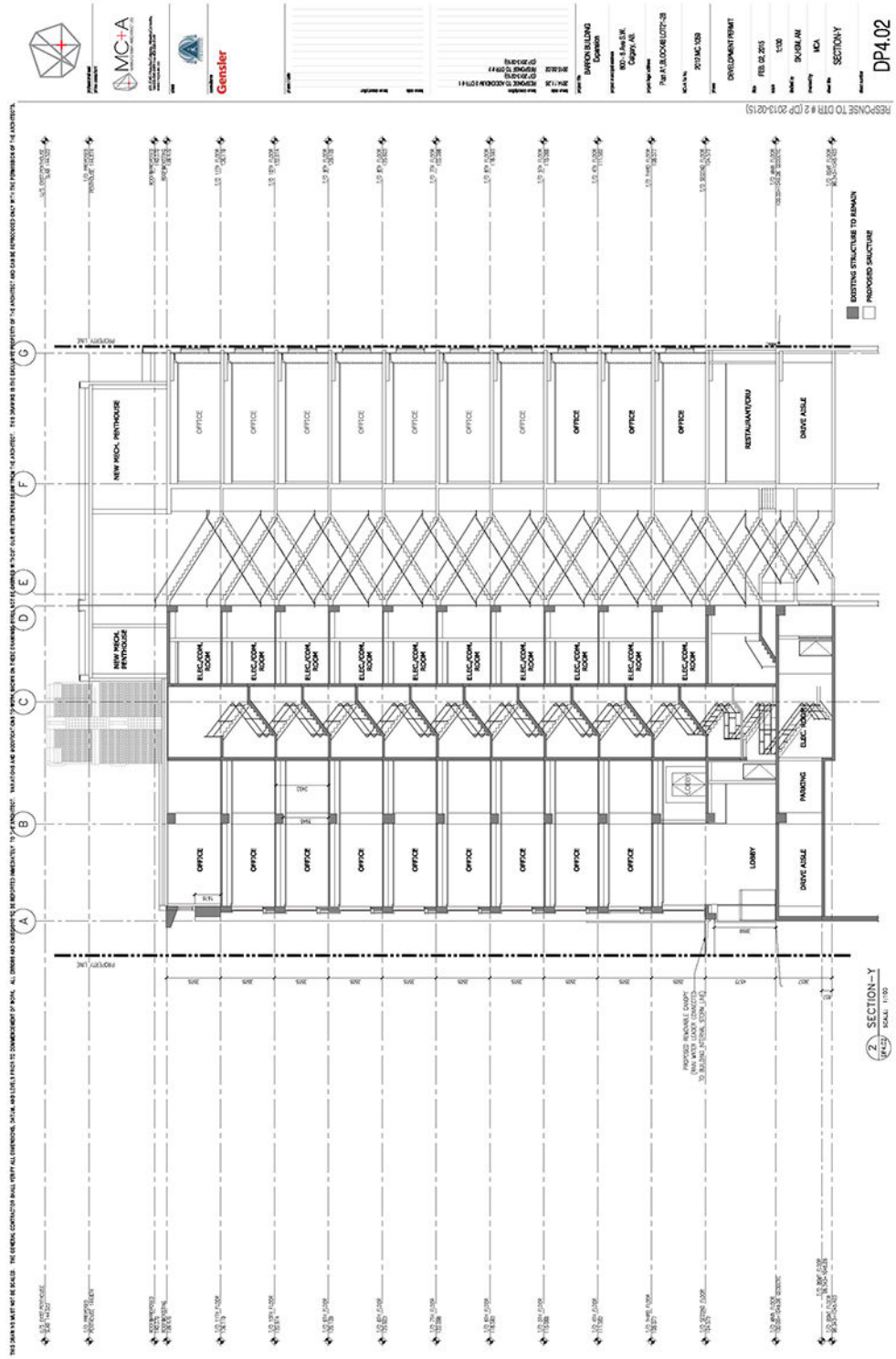
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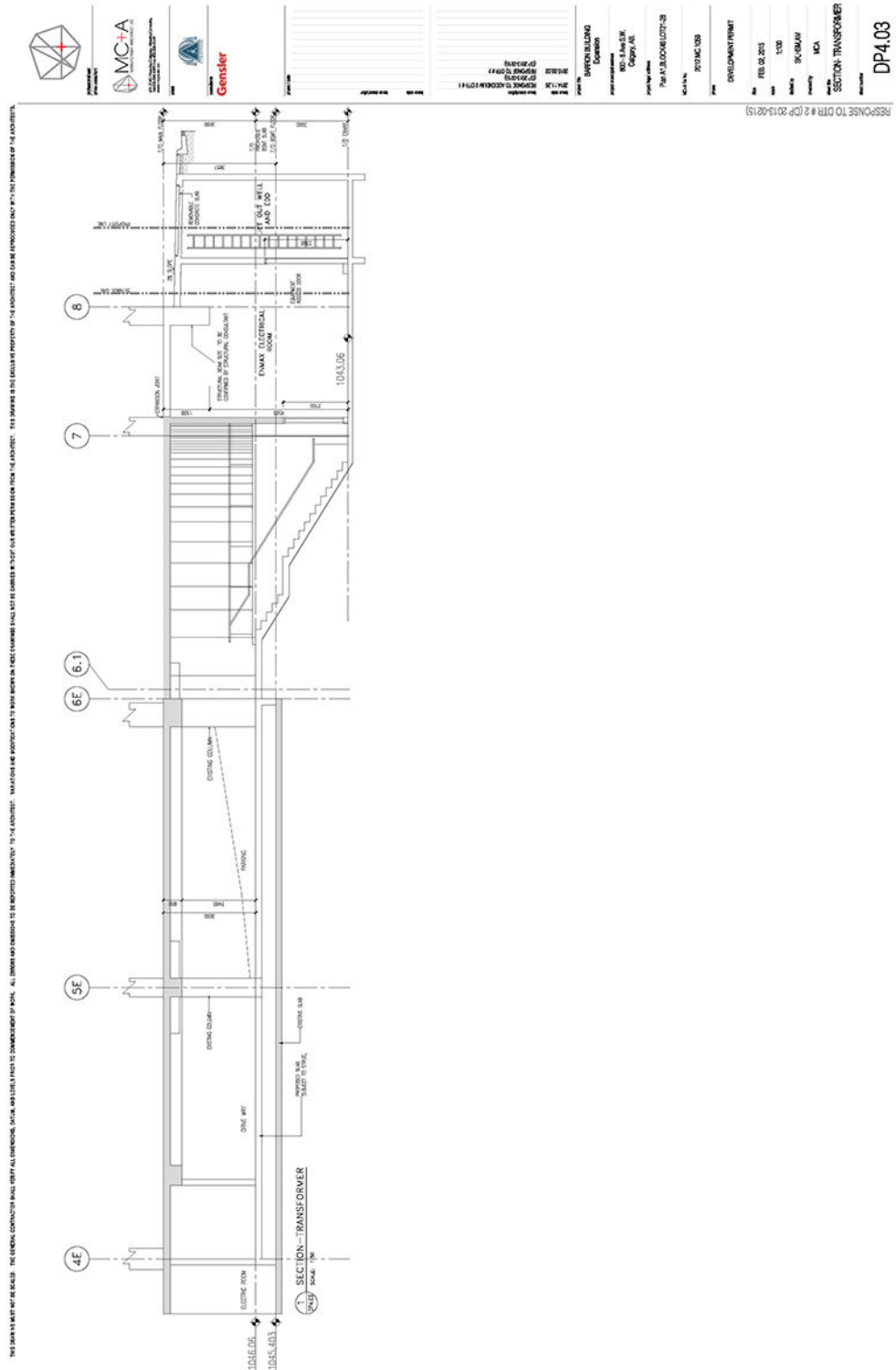
PROPOSED

PROPOSED





PROPOSED



PROPOSED

THE BARRON BUILDING

600 8TH AVE SW

HISTORIC OFFICE RENOVATION AND EXPANSION
GALLERY RAMP CONCEPT DESIGN

JANUARY 30, 2015



Gensler



PROPOSED



Light Box Graphic



Light Box Graphic



Artifact Display



Soyy Wall

PROPOSED



Barron Building Artifacts
January 30, 2015

The Barron Building, 600 Eighth Avenue, Calgary - Gallery Ramp Concept Design
Genierec2015

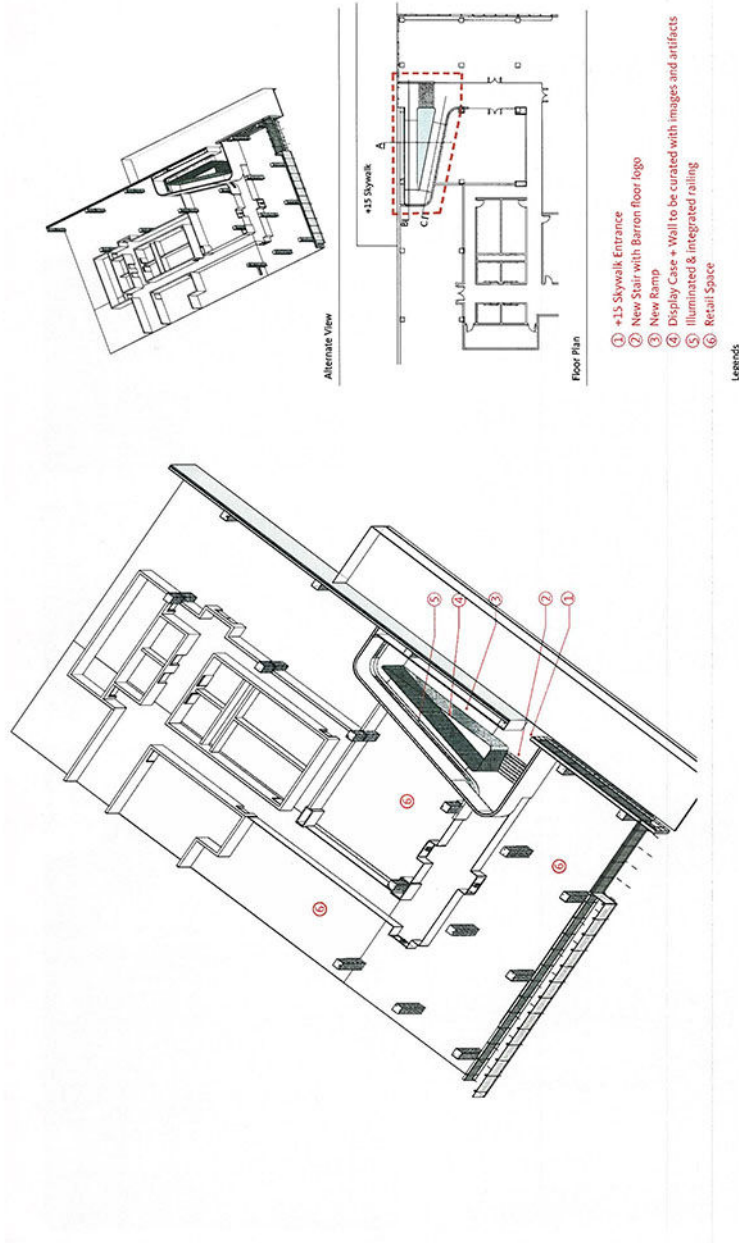
PROPOSED



Historical References
January 30, 2015

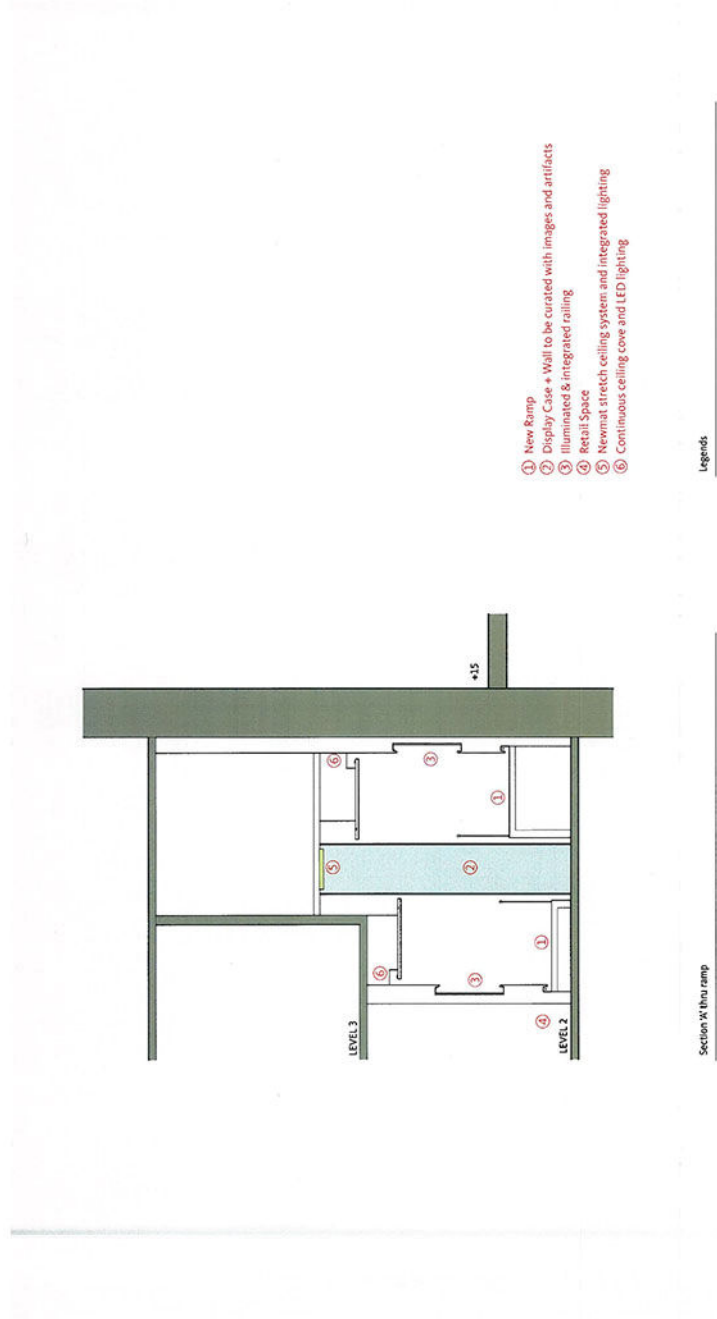
The Barron Building, 600 Eighth Avenue, Calgary - Gallery Ramp Concept Design
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The Barron Building, 600 Eighth Avenue, Calgary - Gallery Ramp Concept Design
 Gensler©2015
 Proposed Ramp and Gallery Design
 January 30, 2015
 6

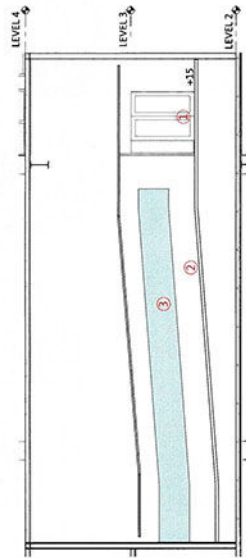
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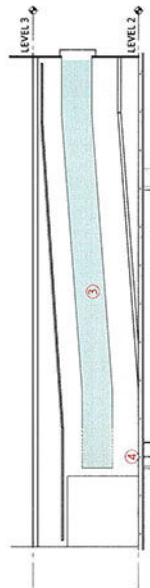
The Barron Building 600 Eighth Avenue, Calgary - Gallery Ramp Concept Design
Gensler©2015

Section
January 30, 2015
7

PROPOSED



Long Section 'B' thru ramp @ +15



Long Section 'C' thru ramp @ landing

- ① +15 Entrance and Landing
- ② New Ramp
- ③ Illuminated & Integrated railing
- ④ Ramp landing

Legends

Section
January 30, 2015

The Barron Building, 600 Eighth Avenue, Calgary - Gallery Ramp Concept Design
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8

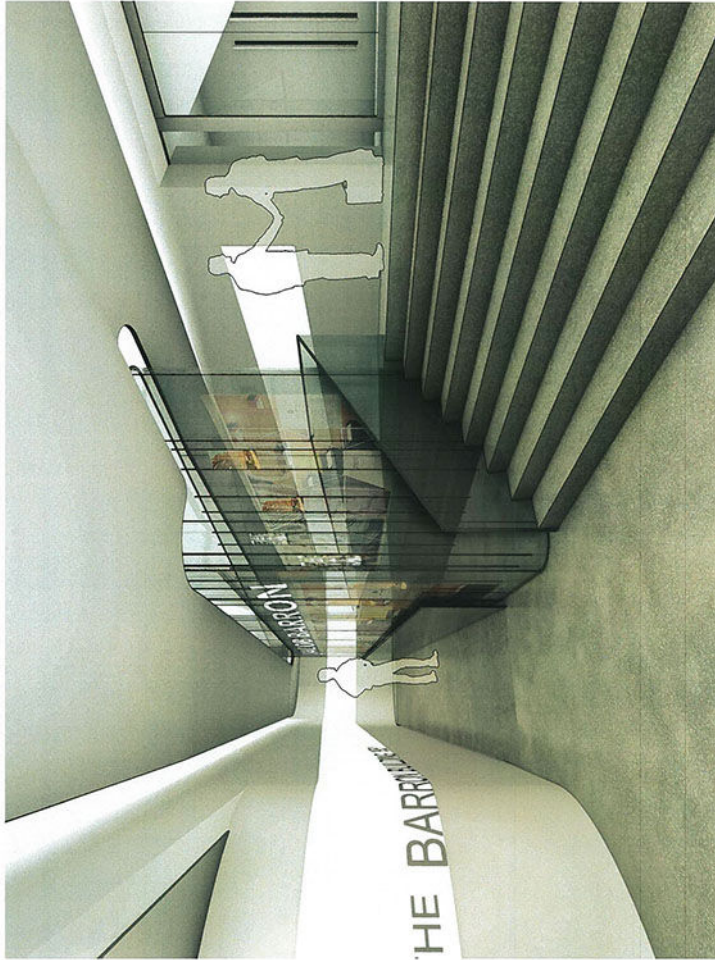
PROPOSED



3D Rendering
January 30, 2015

The Barron Building 600 Eighth Avenue, Calgary - Gallery Ramp Concept Design
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PROPOSED



3D Rendering
January 30, 2015

The Barron Building - 600 Eighth Avenue, Calgary - Gallery Ramp Concept Design
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