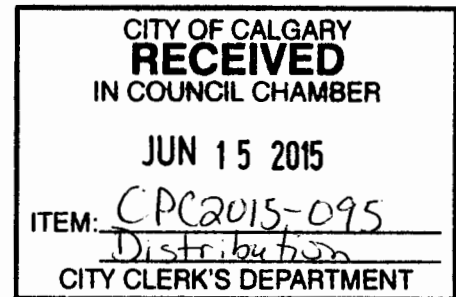


DEVELOPMENT PERMIT – ADDITION: OFFICES, RETAIL
STORE, RESTAURANT – LICENSED
DOWNTOWN COMMERCIAL CORE (WARD 8)
8 AVENUE SW AND 5 STREET SW

MAP 16C

SUPPLEMENTARY APPENDIX II

LETTERS SUBMITTED



July 14, 2014

Mr. Fiaz Mamdani, CEO
1402801 Alberta Ltd.
400, 630 – 6th Avenue SW
Calgary, AB T2P 1G5

Dear Mr. Mamdani,

After careful consideration of the matter, I have decided not to proceed with the proposed designation of the exterior of the Barron Building under the *Historical Resources Act*. In making this decision, I reviewed the positions of stakeholders and weighed the recommendation made to me by the Alberta Historical Resources Foundation board.

I understand that you will be submitting to the City of Calgary revised development permit drawings that reflect the Concept Design dated April 15, 2013. The City of Calgary has indicated its intent to proceed with a direct control bylaw to protect the building's character-defining historic features. This protection will ensure that the redevelopment of this landmark building strikes the necessary balance between retaining its distinctive heritage character and ensuring the property is economically viable.

I thank you for your commitment to preserving this heritage treasure, and in particular, the recent commitment you have made to establish a permanent interpretive display that will educate visitors on the building's architectural and historic significance. I wish you much success as you proceed with your project.

Best Regards,


Heather Klimchuk
Minister

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NAHEED K. NENSHI, MAYOR

July 9, 2014

Honourable Heather Klimchuk
Minister of Culture and Community Services
107 Legislature Building
10800-97 Ave NW
Edmonton, AB T5K 2B6

Dear Minister ^{Heather -} Klimchuk,

RE: Barron Building

I am excited by the prospect of having the Barron Building find a new purpose in activating the economic and street life of downtown Calgary. In response to conversations with your office, I am writing to convey our commitment to securing the design as presented last month at the Alberta Historic Foundation Board Hearing, through the tools available to City Council.

In discussions with the applicant they have agreed to submit revised development permit drawings reflecting the Concept Design dated April 15, 2013 presented at the Board Hearing on May 28, 2014. A direct control bylaw will be presented for City Council approval, which will tie the development permit drawings to the land, not the owner. It is our intent to ensure that the character defining elements as presented in the Concept Design will be explicitly reflected in the drawings. This approach negates the need for a provincial historic designation.

In addition, the applicant mentioned two items not in the design concept that they have agreed to. These items include placing black granite between the retail openings up to the height of the existing black granite and preparing a permanent display in the building that articulates the history of the Barron Building and its importance in this city becoming the oil capital of the country.

The City of Calgary is very active in integrating our architectural past into the modern city. Our investment in moving the McHugh House last month is a strong indication of this commitment. In the Barron Building we have an owner engaged in investing private funds in a similar manner. A direct control bylaw will provide the certainty necessary to see the concept through to construction.

Sincerely,

Naheed K. Nenshi
MAYOR

Historic City Hall, 7(W) Macleod Trail South, #8069, Calgary, AB, Canada T2P 2M5
T 403.268.3622 F 403.268.8130 E themayor@calgary.ca

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MAP 16C



2014 May 22

Mr. Matthew Wangler
Executive Director
Alberta Historical Resources Foundation
Alberta Culture
8820-112 Street, Edmonton, AB T6G 2P8
Matthew.Wangler@gov.ab.ca

Dear Mr. Wangler:

Re: Barron Building

Earlier this year, I sent a letter to the Ministry indicating concern over demolition work at the Barron Building. My cause for writing that letter was to ensure no work was undertaken until such time as my staff could work out the details of the proposed new work to the building. Since that time, we have met with the owner and their representatives and the plans have been detailed to reflect not only preservation of a large portion of the building, but what we expect to be the catalyst to the revitalization of this part of the downtown.

As background I provide the following:

1. That the owner is proposing to preserve the facade of such a large building, with the alterations at grade to provide the necessary features to create an active street frontage, is surprising. While in Toronto in the mid 80's, I was unsuccessful in convincing Oxford Properties to preserve the 14 storey facade on the historic Concourse Building. The reason given was that new office buildings required higher floor to ceiling heights. Instead, all we could secure were the reconstruction of some features like a tile mosaic decoration.

The preservation of such a large portion of the Barron building, preserving the floor to ceiling heights blended with new construction is remarkable in this instance.

2. While head of Planning and Development in St. Louis, we rebuilt the downtown core of the city that lost the greatest percentage of its population in the Country, through historic preservation. We led the nation in federal tax credits for three straight years bringing 6,000 units and new businesses into the core. The resurgence of the core has been largely recognized as the most significant in the United States.

We did this by blending preservation with the economic realities of today's marketplace. The Barron Building proposal is an example of how this works. One of the biggest challenges facing many cities is the reuse of old movie theatres. Having been involved in several efforts to revitalize such structures, it has become obvious that the trend in urban movie houses is

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MAP 16C

-2-

vastly different than the options these structures present. However, this building can again be an important part of the City, perhaps more so in that the proposal provides an opportunity to enliven the street edge, so critical to the city's efforts to create pedestrian oriented streets.

Any new building at this location would be asked to create retail bays along the street edge. Most new office developers shy away from this city building characteristic as being a leasing challenge. However, in the proposal for the Barron Building we have exactly the type of frontage we would be seeking coupled with the transparent facade of the new corner element.

3. The rear elevation of the building picks up on the window treatment of the original structure. I would point out we are entertaining a redevelopment across the lane with a transit station rebuild. This elevation will not be visible from the street unless looking directly down the laneway. We are more than satisfied the design works and will provide greater oversight of the laneway.
4. The extent of the preservation is very similar to what we were encouraging in the reuse of heritage buildings in the core of Toronto. I prepared zoning that provided density incentives for four levels of preservation ranging from facade only, to full structure. The proposal before us would have achieved the third highest level, reflecting the goal of seeing heritage buildings repurposed to uses that activate the street.

In conclusion, we are anxious to see the Barron Building once again become an active component of our city and believe the application we currently have before us, will do this.

Sincerely,



Rollin Stanley
General Manager, Planning, Development and Assessment
T 268-2801 | F 268-6785 | Mail Code #8138