

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 July 23

ISC: UNRESTRICTED  
CPC2018-0658  
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## **Land Use Amendment in Downtown Commercial Core (Ward 8) at 610 – 8 Avenue SW, LOC2018-0113, Bylaw 227D2018**

### **EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Gibbs Gage Architects on 2018 May 14 on behalf of the landowner 1402801 Alberta Ltd. (Isaac Beall). The application proposes to change the redesignation of this property from DC Direct Control District to DC Direct Control District to protect the distinct character-defining exterior heritage elements and support the adaptive reuse of the Barron Building.

The proposed DC Direct Control District is necessary to revise the existing land use to align with a new development permit application for a mixed-use development currently under review by Administration. Critical elements necessary to preserve the distinct character of the Barron Building have been maintained in the DC Direct Control District. The proposed district also provides flexibility for future development on the remainder of the site, eastward up to the corner of 8 Avenue/5 Street SW.

### **ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 610 – 8 Avenue SW (Plan A1, Block 48, Lots 21 to 28) from DC Direct Control District to DC Direct Control District to protect the distinct character-defining exterior heritage elements and support the adaptive reuse of an existing building, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.

**Moved by: C. Friesen**

**Carried: 5 – 0**

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

### **RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 28:**

That Council hold a Public Hearing on Bylaw 227D2018; and

1. **ADOPT** the proposed redesignation of 0.24 hectares  $\pm$  (0.59 acres  $\pm$ ) located at 610 – 8 Avenue SW (Plan A1, Block 48, Lots 21 to 28) from DC Direct Control District to DC Direct Control District to protect the distinct character-defining exterior heritage elements and support the adaptive reuse of an existing building, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 227D2018.

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**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2015 June 15 Combined Meeting of Council, Council approved Bylaw 94D2015, which redesignated the subject parcel from Commercial Residential District (CR20-C20/R20) to DC Direct Control District (LOC2014-0193).

The Minister of Alberta Culture, Administration and the applicant agreed to the existing DC Direct Control District, rather than the historic designation of the Barron Building, as a mechanism to protect its historic character and progress a development permit application (DP2013-0215) for the site.

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**BACKGROUND**

The site currently includes the 11 storey Barron Building, constructed in 1951 by J. B. Barron. According to The City's Inventory of Evaluated Historic Resources, the Barron Building is considered to be a Calgary landmark and the finest example of Art Moderne-style architecture in the city and among the best examples of its type in western Canada. Additional information about the Barron Building may be obtained online through the [Inventory of Historic Resources](#) database.

In April 2013, the Minister of Alberta Culture determined that pursuant to Section 37(2) of the Historical Resources Act, the applicant for development permit application DP2013-0215 was required to conduct a Historic Resources Impact Assessment for the Barron Building.

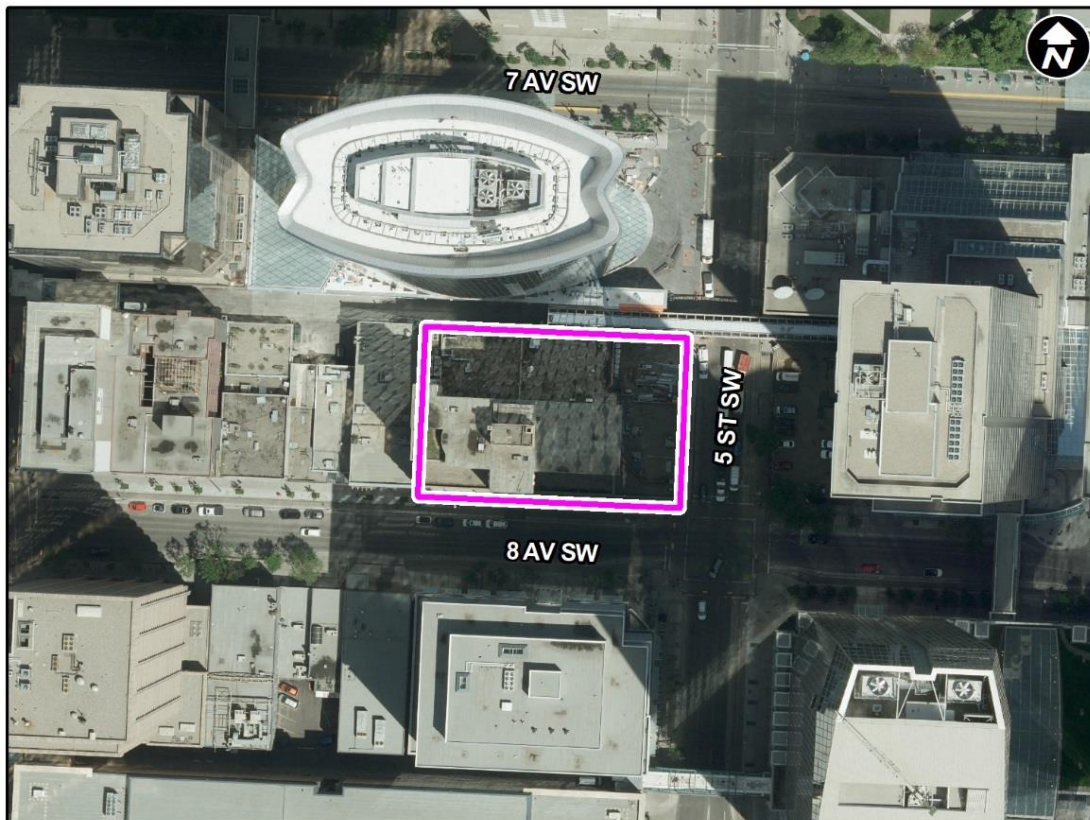
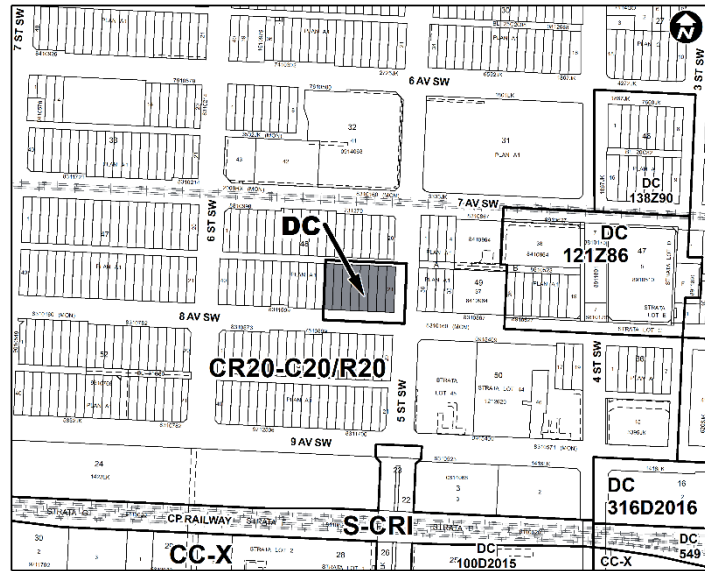
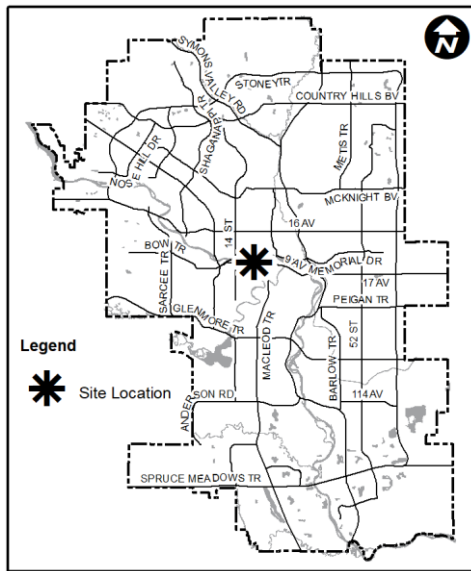
Following discussions between the applicant, Administration and the Minister of Alberta Culture, The City of Calgary was confident that a Ministerial Order to designate the Barron Building was not necessary and that the character-defining exterior elements, could be adequately preserved through a DC Direct Control District, subsequently approved by Council on 2015, June 15 (Bylaw 94D2015).

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Location Maps



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### **Site Context**

The subject site is located in the Downtown Commercial Core on the northwest corner of 8 Avenue SW and 5 Street SW.

The immediate area is characterized by a mix of restaurants, entertainment and office development. To the north of the site is the Manulife tower, to the east is a surface parking lot, to the south is a similarly scaled office development to the Barron Building and to the west is a 3 storey retail building. The predominant land use in this area is the Commercial Residential District (CR20-C20/R20).

### **Implementation**

While the subject site is located within the Centre City Enterprise Area as illustrated on Map 2.1 of Bylaw 1P2007, the Barron Building is listed on the City inventory of potential heritage sites and therefore a change of use or addition to the building requires a development permit.

A development permit (DP2018-1591) application for the adaptive reuse of the existing Barron Building was submitted on 2018 April 20. The development permit proposes a mixed-use development with approximately 1,300 square metres of commercial uses at grade, approximately 1,100 square metres of co-working office space on the second level, 94 residential units on floors 3 to 11, and an amenity area at the mechanical penthouse level.

Administration's review of the development permit will determine the number of units, internal floor plan, and site layout details such as parking and site access. The development permit, which has been reviewed and is supported by Administration. No decision can be made on the development permit until Council has made a decision on the subject land use redesignation.

## **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

### **Land Use**

The existing DC Direct Control District (Bylaw 94D2015) is based on the Commercial Residential District (CR20-C20/R20) and is tied to plans submitted with the previous development permit application (DP2013-0215). The development concept permitted under the existing DC Direct Control District contemplates an office development that preserves the distinct heritage elements and proposes a complementary contemporary addition on the north and east elevations of the existing Barron Building.

The existing DC Direct Control District also includes an amendment to the parking stall requirements of the Commercial Residential District (CR20-C20/R20), to address the site constraints which limit the potential parking footprint that is possible in this heritage building.

The proposed DC Direct Control District revises the existing DC Direct Control District to align with the current development permit application (DP2018-1591). The new concept eliminates the addition to the building previously approved and allows for a greater variety of current and future uses. Critical elements necessary to preserve the distinct heritage character of the

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existing building have been maintained in the proposed DC Direct Control District. The current DP also confirms the preservation of the distinct heritage character of the existing building.

The proposed district also provides for the possibility of future development on the remainder of the site, provided the protected heritage elements are maintained and the development aligns with the Commercial Residential District (CR20-C20/R20).

The proposed DC Direct Control District also includes direction to the development authority when considering parking relaxations given the existing building configuration and site constraints, and locational criteria.

The proposed DC Direct Control District is provided for information in Attachment 2.

**Infrastructure**

***Transportation Networks***

The subject site is located approximately 50 metres from LRT stops on 7 Avenue SW, adjacent to several bus routes and Bus Rapid Transit stops along 5 Street SW. Vehicular access is available from the existing rear lane. A traffic impact assessment was not required as part of this application.

***Utilities and Servicing***

Water, storm sewer and sanitary mains are available from 8 Avenue SW and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Administration and the applicant attended the Calgary Heritage Authority board meeting on 2018 June 08, which included a presentation of the project and a question-and-answer period. The Calgary Heritage Authority provided a letter of support in response to the proposal (Attachment 3).

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of the Public Hearing will be advertised.

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### **Strategic Alignment**

#### ***South Saskatchewan Regional Plan (Statutory, 2014)***

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

#### ***Municipal Development Plan (Statutory, 2009)***

This application aligns with the *Municipal Development Plan* with respect to Centre City intensification and supports the conservation and protection of Calgary's historic resources. The plan identifies historic preservation as part of good city building and community identity, and encourages property owners to conserve Calgary's historic resources.

#### ***Centre City Plan (Non-Statutory 2007)***

The *Centre City Plan* provides the policy framework for the downtown and provides overall guidance and direction for development. The plan recognizes that the downtown will remain the foundation of the Centre City because of the economic role that it plays for Calgary as a whole and that it has the potential to evolve substantially and contribute to the Centre City's overall vitality and livability.

The *Centre City Plan* also recognizes that the city's heritage is a precious resource that adds an immeasurable quality to a thriving Centre City and seeks to ensure that The City provides leadership in preserving and enlivening heritage resources.

### **Social, Environmental, Economic (External)**

Development enabled by this application has the potential to allow more Calgarians to choose to live in a location well served by existing infrastructure and in close proximity to services, employment, community amenities and transit. Mixed-use development of the subject site has the potential to allow for population growth that will support local services and create a livable, diverse and high density urban community.

Further analysis of any on-site sustainability initiatives proposed in conjunction with this project will be undertaken as part of the development permit review process. No environmental issues were identified through the proposed application.

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

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***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

The intent of this land use amendment is to allow for the protection of the distinct character-defining exterior heritage elements and support the adaptive reuse of the existing Barron Building. While a development permit has been submitted, Council's decision on this land use amendment application may not result in the development considered under the associated development permit application being realized.

Given the inclusion of written and visual heritage preservation guidelines within the proposed DC Direct Control District, potential risks associated with loss of the distinct exterior heritage elements through a revised development concept are limited.

**REASON(S) FOR RECOMMENDATION(S):**

Administration recommends approval of this application due to its alignment with relevant planning policy contained in the *Municipal Development Plan* and *Centre City Plan* by supporting high-density residential development and intensification within the Centre City, and support of the Calgary Heritage Strategy with respect to the retention and reuse of a historic resources.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Direct Control Guidelines
3. Calgary Heritage Authority's Submission
4. Motions and Amendments from Calgary Planning Commission
5. Comments from Calgary Planning Commission Members
6. Proposed Bylaw 227D2018