

Applicant's Submission



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

The site included within this application houses the existing Barron Building, along with an adjacent single storey building located at the southeast corner of the parcel. The buildings represent two different municipal addresses: 610 8th Ave SW, Calgary AB, T2P 1G5 and 604 8th Ave SW, Calgary AB, T2P 1G4 respectively. The legal address for the parcel is Lots 21-28 Inclusive, Block 48, Plan A1.

Currently, the site is zoned under an existing Direct Control bylaw: 94D2015 - Amendment LOC2014-0193, with a base CR20 zone. We are proposing a land use redesignation to revise this existing Direct Control, in order to replace the architectural plans that are tied to the DC with an updated design that will allow more uses to be accommodated within the existing building (rather than the office-only use of the previous DC). A Direct Control zone is to remain in place with minimal revisions, as it's purpose is to achieve the protection of the distinctive heritage character of the existing building on the site, through the preservation of acknowledged character defining exterior elements. The proposed DC (as with the existing DC), only varies from the standard CR20 district through the specific recognition of these heritage building elements, and the requirement that they be maintained. The submitted land use drawings will be tied directly to the DC to ensure this requirement is met. Alternate parking requirements are also addressed in the DC, as the existing building restricts the possibility for increased underground parking, beyond the footprint of developable area.

We feel the included architectural plans improve upon the previously approved Land Use by maintaining more of the existing Barron Building, which helps to emphasize its significant design elements, while minimizing the impact on the existing DC.

A handwritten signature in black ink, appearing to read "Jessica Higson".

Jessica Higson
Gibbs Gage Architects