

Proposed Direct Control District Guidelines

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.

Proposed Direct Control District Guidelines

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.

Proposed Direct Control District Guidelines

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;

Proposed Direct Control District Guidelines

- (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;

Proposed Direct Control District Guidelines

- (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).

