



AGENDA

CALGARY PLANNING COMMISSION

October 7, 2021, 1:00 PM
IN THE COUNCIL CHAMBER

Members

Director D. Hamilton
Director R. Vanderputten, Vice-Chair
Councillor J. Gondek
Councillor E. Woolley
Commissioner M. Landry
Commissioner F. Mortezaee
Commissioner A. Palmiere
Commissioner C. Pollen
Commissioner J. Scott
Commissioner J. Sonogo
Mayor N. Nenshi

SPECIAL NOTES:

Public are encouraged to follow Council and Committee meetings using the live stream [Calgary.ca/WatchLive](https://calgary.ca/WatchLive)

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
 - 3.1. DECLARATIONS - CONFLICT OF INTEREST
4. CONFIRMATION OF MINUTES
 - 4.1. Regular Minutes of the Calgary Planning Commission, 2021 September 16
5. CONSENT AGENDA
 - 5.1. DEFERRALS AND PROCEDURAL REQUESTS
None

5.2. BRIEFINGS
None

5.3. Land Use Amendment in North Glenmore Park (Ward 11) at 2348 – 54 Avenue SW,
LOC2021-0106, CPC2021-1355

6. POSTPONED REPORTS
(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1. DEVELOPMENT ITEMS

7.1.1. Policy Amendment to the Eau Claire Area Redevelopment Plan (Ward 7),
LOC2021-0132, CPC2021-1324

7.1.2. Development Permit in Eau Claire (Ward 7) at 727 – 1 Avenue SW, DP2021-3142,
CPC2021-1395

7.2. PLANNING ITEMS

7.2.1. Land Use Amendment in Rosscarrock (Ward 8) at 3815 – 10 Avenue SW,
LOC2021-0093, CPC2021-1329

7.3. MISCELLANEOUS ITEMS
None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1. Verbal Update on Heritage Incentive Areas Land Use Bylaw Amendments,
CPC2021-1382
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of
Information and Protection of Privacy Act*.

Review By: Do not release

9.2. URGENT BUSINESS

10. ADJOURNMENT



INDEX FOR THE 2021 OCTOBER 07 REGULAR MEETING OF CALGARY PLANNING COMMISSION

NOTE:
PLANS SUBMITTED TO THE COMMISSION, AS PART OF THE DEPARTMENTAL REPORTS,
ARE INCLUDED FOR THE SOLE PURPOSE OF ASSISTING THE COMMISSION IN MAKING
A DECISION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

ISC: Unrestricted



CONSENT AGENDA

ITEM NO.: 5.1

DEFERRALS AND PROCEDURAL REQUESTS

ITEM NO.: 5.2

BRIEFINGS

ITEM NO.: 5.3

Katherine Wilson

COMMUNITY:

North Glenmore Park (Ward 11)

FILE NUMBER:

LOC2021-0106 (CPC2021-1355)

PROPOSED REDESIGNATION:

From: Residential – Contextual One / Two Dwelling
(R-C2) District

To: Residential – Grade-Oriented Infill (R-CG)
District

MUNICIPAL ADDRESS:

2348 – 54 Avenue SW

APPLICANT:

New Century Design

OWNER:

Manjit Takhar

ADMINISTRATION RECOMMENDATION:

APPROVAL

DEVELOPMENT ITEMS

ITEM NO.: 7.1.1

Joseph Yun
Related to Item 7.1.2

COMMUNITY:

Eau Claire (Ward 7)

FILE NUMBER:

LOC2021-0132 (CPC2021-1324)

PROPOSED POLICY AMENDMENTS:

Amendment to the Eau Claire Area Redevelopment Plan

APPLICANT:

IBI Group

ADMINISTRATION RECOMMENDATION:

APPROVAL

ITEM NO.: 7.1.2

Joseph Yun
Related to Item 7.1.1

COMMUNITY:

Eau Claire (Ward 7)

FILE NUMBER:

DP2021-3142 (CPC2021-1395)

PROPOSED DEVELOPMENT:

New: Multi-Residential Development (1 building)

MUNICIPAL ADDRESS:

727 – 1 Avenue SW

APPLICANT:

IBI Group

OWNER:

Graywood EC GP Inc

ADMINISTRATION RECOMMENDATION:

APPROVAL

PLANNING ITEMS

ITEM NO.:	7.2.1	Angela Kiu
COMMUNITY:		Rosscarrock (Ward 8)
FILE NUMBER:		LOC2021-0093 (CPC2021-1329)
PROPOSED REDESIGNATION:		From: Multi-Residential – Contextual Low Profile (M-C1) District To: Direct Control (DC) District to accommodate the additional use of Rowhouse Buildings
MUNICIPAL ADDRESS:		3815 – 10 Avenue SW
APPLICANT:		CivicWorks
OWNER:		Keith Mah Heidi Mah Riverview Custom Homes
ADMINISTRATION RECOMMENDATION:		APPROVAL

CONFIDENTIAL ITEMS (CLOSED MEETING)

ITEM NO.:	9.1.1	Ian Harper
COMMUNITY:		City Wide
FILE NUMBER:		CPC2021-1382
PROPOSED:		Verbal update on Heritage Incentive Areas Land Use Bylaw amendments
ADMINISTRATION RECOMMENDATION:		RECEIVE FOR THE CORPORATE RECORD



MINUTES

CALGARY PLANNING COMMISSION

**September 16, 2021, 1:00 PM
IN THE COUNCIL CHAMBER**

PRESENT: Director D. Hamilton, Chair
Director R. Vanderputten, Vice-Chair (Remote Participation)
Councillor J. Gondek (Remote Participation)
Commissioner F. Mortezaee (Remote Participation)
Commissioner C. Pollen (Remote Participation)
Commissioner J. Scott (Remote Participation)
Commissioner J. Sonego (Remote Participation)

ABSENT: Councillor E. Woolley (Personal)
Commissioner M. Landry (Personal)
Commissioner A. Palmiere (Personal)

ALSO PRESENT: A/ Principal Planner S. Jones
A/CPC Secretary L. Gibb
Legislative Advisor D. Williams

1. **CALL TO ORDER**

Director Hamilton called the meeting to order at 1:02 p.m.

ROLL CALL

Director Hamilton, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, Commissioner Sonego, Director Vanderputten.

Absent at Roll Call: Commissioner Landry, Commissioner Palmiere and Councillor Woolley

2. **OPENING REMARKS**

Director Hamilton provided opening remarks at today's Meeting and a traditional land acknowledgement.

3. **CONFIRMATION OF AGENDA**

Moved by Director Vanderputten

That the Agenda for the 2021 September 16 Calgary Planning Commission be confirmed, **after amendment**, by withdrawing Item 7.2.4 Land Use Amendment and Outline Plan in West Springs (Ward 6) at 918 and 952 – 85 Street SW, LOC2019-0144, CPC2021-1288.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICTS OF INTEREST

Commissioner Mortezaee declared a conflict of interest with respect to Item 5.6. (CPC2021-1323).

Commissioner Sonego declared a conflict of interest with respect to Item 7.2.1. (CPC2021-1291).

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2021 September 02

Moved by Councillor Gondek

That the Minutes of the 2021 September 02 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Commissioner Pollen

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 BRIEFINGS

None

5.3 Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5321 – 32 Avenue NW, LOC2021-0115, CPC2021-1305

5.4 Land Use Amendment in Rosscarrock (Ward 8) at 4202 – 7 Avenue SW, LOC2021-0117, CPC2021-1333

A clerical correction was noted on the title of Cover Report CPC2021-1333 by removing the words "4202 - 7 Avenue SW" and replacing with "4204 - 7 Avenue SW".

A corrected Cover Report was distributed with respect to Report CPC2021-1333.

5.5 Land Use Amendment in Renfrew (Ward 9) at 502 – 12 Avenue NE, LOC2021-0114, CPC2021-1321

5.7 Land Use Amendment in North Glenmore Park (Ward 11) at 5303 – 19 Street SW, LOC2021-0112, CPC2021-1248

5.8 Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2502 – 11 Avenue SE, LOC2021-0098, CPC2021-1356

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

5.6 Land Use Amendment in Windsor Park (Ward 11) at 637 – 51 Avenue SW, LOC2021-0099, CPC2021-1323

Commissioner Mortezaee declared a conflict of interest and abstained from discussion and voting with respect to this Item.

Moved by Commissioner Pollen

That with respect to Report CPC2021-1323, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.21 acres \pm) located at 637 – 51 Avenue SW (Plan 1693AF, Block 8, Lots 18 to 20 inclusive) from Residential – Contextual One & Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Carrington (Ward 3) at 14121 Centre Street NW, LOC2021-0103, CPC2021-1291

Commissioner Sonogo declared a conflict of interest and abstained from discussion and voting with respect to this Item.

A presentation entitled "LOC2021-0103 Land Use Amendment" was distributed with respect to Report CPC2021-1291.

The following speakers addressed Commission with respect to Report CPC2021-1291:

1. Kathy Oberg, B&A Planning Group
2. Don Dessario, B&A Planning Group
3. Domenic Arcuri, B&A Planning Group

Moved by Councillor Gondek

That with respect to Report CPC2021-1291, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.28 hectares \pm (0.69 acres \pm) located at 14121 Centre Street NW (Portion of NE1/4 Section 33-25-1-5) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 3).

For: (6): Director Hamilton, Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, and Commissioner Scott

MOTION CARRIED

7.2.2 Land Use Amendment in Shawnessy (Ward 13) at 333 Shawville Boulevard SE, LOC2021-0102, CPC2021-1316

A presentation entitled "LOC2021-0102 / CPC2021-1316 Land Use Amendment (S-CS to DC)" was distributed with respect to Report CPC2021-1316.

Moved by Commissioner Pollen

That with respect to Report CPC2021-1316, the following be approved:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 12.14 hectares \pm (30.00 acres \pm) located at 333 Shawville Boulevard SE (Plan 9811882, Block 5, Lot 1) from Special Purpose – Community Service (S-CS) District to Direct Control (DC) District to accommodate an additional licensed restaurant use in an existing building, with guidelines (Attachment 2).

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonego

MOTION CARRIED

7.2.3 Land Use Amendment in South Calgary (Ward 8) at 1815 - 33 Avenue SW, LOC2021-0095, CPC2021-1286

The following documents were distributed with respect to Report CPC2021-1286:

- A Revised Attachment 2; and
- A presentation entitled "LOC2021-0095 / CPC2021-1286 Land Use Amendment".

Moved by Commissioner Scott

That with respect to Report CPC2021-1286, the following be approved:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1815 – 33 Avenue SW (Plan 4479P, Block 67, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate the additional use of Office, with guidelines (Attachment 2).

For: (6): Director Vanderputten, Councillor Gondek, Commissioner Mortezaee, Commissioner Pollen, Commissioner Scott, and Commissioner Sonogo

MOTION CARRIED

7.2.4 Land Use Amendment and Outline Plan in West Springs (Ward 6) at 918 and 952 – 85 Street SW, LOC2019-0144, CPC2021-1288

This item was withdrawn at Confirmation of Agenda.

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. ADJOURNMENT

Moved by Councillor Gondek

That this meeting adjourn at 1:46 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2021 November 15 Combined Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS:

- Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5321 – 32 Avenue NW, LOC2021-0115, CPC2021-1305

- Land Use Amendment in Rosscarrock (Ward 8) at 4204 – 7 Avenue SW, LOC2021-0117, CPC2021-1333
- Land Use Amendment in Renfrew (Ward 9) at 502 – 12 Avenue NE, LOC2021-0114, CPC2021-1321
- Land Use Amendment in Windsor Park (Ward 11) at 637 – 51 Avenue SW, LOC2021-0099, CPC2021-1323
- Land Use Amendment in North Glenmore Park (Ward 11) at 5303 – 19 Street SW, LOC2021-0112, CPC2021-1248
- Land Use Amendment in Albert Park/Radisson Heights (Ward 9) at 2502 – 11 Avenue SE, LOC2021-0098, CPC2021-1356
- Land Use Amendment in Carrington (Ward 3) at 14121 Centre Street NW, LOC2021-0103, CPC2021-1291
- Land Use Amendment in Shawnessy (Ward 13) at 333 Shawville Boulevard SE, LOC2021-0102, CPC2021-1316
- Land Use Amendment in South Calgary (Ward 8) at 1815 - 33 Avenue SW, LOC2021-0095, CPC2021-1286

The next Regular Meeting of the Calgary Planning Committee is scheduled to be held on 2021 October 07 at 1:00 p.m..

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CPC SECRETARY

**Land Use Amendment in North Glenmore Park (Ward 11) at 2348 – 54 Avenue SW,
LOC2021-0106**

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2348 – 54 Avenue SW (Plan 3057HP, Block 13, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings, and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More housing options available in the inner-city, with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land, existing infrastructure, and accommodation of a more diverse population.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by New Century Design on behalf of the landowner, Manjit Takhar, on 2021 June 30. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to develop a four-unit rowhouse building.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant reached out to the North Glenmore Park Community Association, the Ward Councillor, and

**Land Use Amendment in North Glenmore Park (Ward 11) at 2348 - 54 Avenue SW,
LOC2021-0106**

conducted a mail drop to approximately 50 surrounding homes. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received five letters of opposition from the public. The letters outlined the following areas of concern:

- increased traffic and parking issues;
- increased density;
- increased height and subsequent loss of sunlight;
- effect on the value of the existing neighbouring homes;
- rowhouses do not fit the character of the community; and
- public infrastructure may not be able to accommodate an increase in users.

The North Glenmore Park Community Association provided a letter in opposition on 2021 September 15 (Attachment 4) identifying the potential for secondary suites as the main area of concern.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use would allow for a wider range of housing types than the existing R-C2 District, and as such, the proposed land use may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more efficient use of land, existing infrastructure, and services.

**Planning & Development Report to
Calgary Planning Commission
2021 October 7**

**ISC: UNRESTRICTED
CPC2021-1355
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**Land Use Amendment in North Glenmore Park (Ward 11) at 2348 - 54 Avenue SW,
LOC2021-0106**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of North Glenmore Park on the corner of 54 Avenue SW and Lissington Drive SW. The site is approximately 0.06 hectares in size and is approximately 16 metres wide by 35 metres long. The site comprises a single detached dwelling and a detached double garage with access from the rear lane. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as Residential – Contextual One Dwelling (R-C1) Districts and R-C2 Districts, developed with a mix of single and semi-detached dwellings. Lord Shaughnessy High School is located one block north of the subject site. The site is also less than two kilometres to Mount Royal University.

Community Peak Population Table

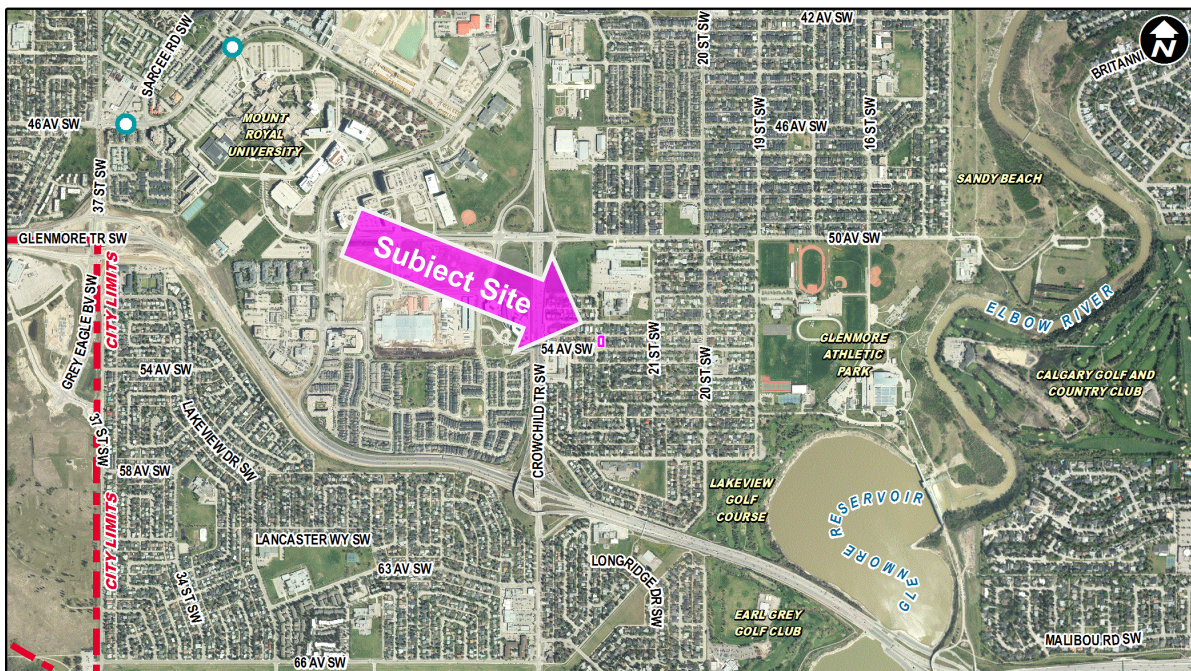
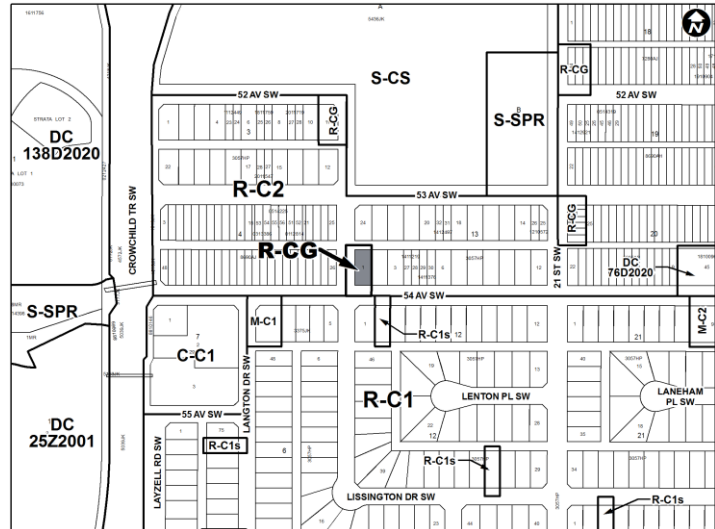
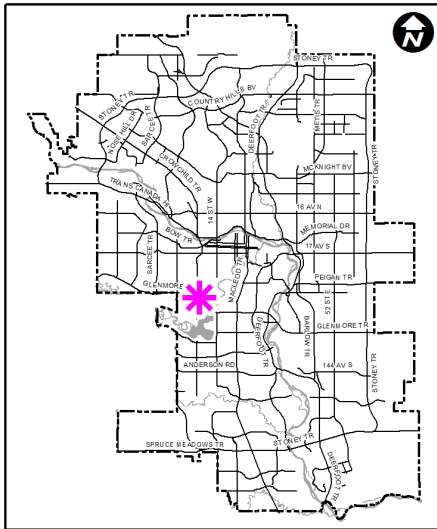
As identified below, the community of North Glenmore Park reached its peak population in 1970.

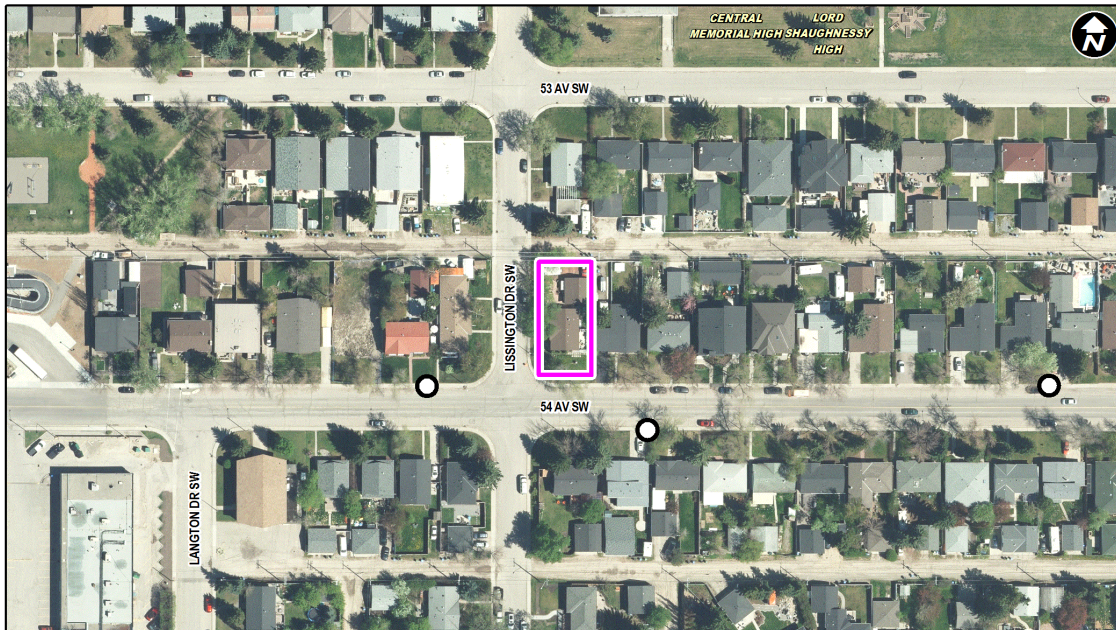
North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-36.7%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [North Glenmore Park Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is a residential designation applied to developed areas that are primarily for single detached, semi-detached, and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two main dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The proposed district allows for a maximum building height of 11 metres (three storeys) and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to a maximum of four dwelling units on the site in rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 54 Avenue SW and Lissington Drive SW; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian and vehicular access is available from 54 Avenue SW and Lissington Drive SW as well as the rear lane.

The subject site is approximately 45 metres away from a westbound Route 7 Marda Loop bus stop, that provides service to a bus loop just east of Crowchild Trail. The site is also approximately 60 metres away from an eastbound Route 7 Marda Loop bus stop, which provides access into the Downtown core.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site falls within the Established Developed area typology on Map 1: Urban Structure Map within the [Municipal Development Plan](#) (MDP). Policies under Section 3.5.3 of the Developed Established area support modest redevelopment of Established Areas and states that new developments in Established Areas should incorporate appropriate densities. The proposed R-CG District conforms with the MDP.

There is no local policy for the subject area.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Applicant Submission

NEW CENTURY DESIGN



Planning, Development & Assessment
The City of Calgary
800 Macleod Trail. S.E.

June 23, 2021

Re: 2348 54 Ave SW

This is the Applicant Submission Form intended to provide a description of the proposal and planning justification in support of the application.

New Century Design is making an application for redesignation on this property at 2348 54 Ave SW in the community of North Glenmore. We are seeking redesignation from the currently existing R-C2 district to a proposed R-CG district (Residential - Grade-Oriented Infill). The lot has great access to city transit and road networks which make it a viable lot for an R-CG development.

This property is a corner lot at the Northeast intersection of 54 Ave E and Lissington Drive N. The lot dimensions are 16.70m X 35.66m (55' X 117') and the lot is relatively flat with no distinct change in grade. Currently existing on the property is a single family home with a detached double garage. The original build date in the late 1950s. There are three city trees that surround the lot, a Green Ash Tree along 54th Ave and there are two American Elm trees on Lissington Dr. In future development of the lot, our client would ensure that these trees are protected.

Surrounding context includes mostly R-C2 and R-C1s zoned lots with six either proposed or existing R-CG lots in the area. There is a small commercial strip mall and an M-C1, M-C2 and a DC development within a two block radius.

The intention, should this redesignation be approved, is to redevelop the property into a 4-unit R-CG row house with potential suites and a 4-car detached garage.

This 2348 54 Ave SW is a prime candidate for R-CG development for several reasons:

1. Corner parcel: This is a corner parcel located adjacent to two streets. This is one of the primary goals for R-CG development when the district was created by the City of Calgary, as a row house on a corner parcel helps ease slight density increases and provide visual and sound barriers from the busier roads to the mid-block properties.
2. Proximity to public transit: This property has great access to public transit including: 40m to #7 WB frequent bus route and 29m to #7 EB frequent bus route. 200m to the west along Crowchild Trail the #304 and #306 combine to provide six stops per hour. Adjacent to this stop the #9 and #20 combined to provide an additional six stops per hour. The #304, #306, #9 and #20 all also run south bound on the west side of Crowchild Trail. Along 50th Ave to the north the #13 route runs 3 times per hour.
3. Proximity to public green spaces: This property has great access to a variety of public green spaces within walking distance. Most parks are located in the north side of the site. One park is located 250m Northwest of the property just off of 53rd Ave. The second is 350m to a park that is shared with Central Memorial High School. Flames Community Arena is a 12 minute walk. Glenmore athletic park is 700m East of the property. The

Glenmore Reservoir, The Calgary Golf & Country Club, The Lakeview Golf Course and The Earl Grey Golf course.

4. Distance to nearby schools: Lord Shaughnessy School is 200m, Central Memorial High is 260m, Alternative High School is 900m, Mt. Royal University is 1.9km, Emily Follensbee Elementary is 1.9km, Bishop Carroll High School is 2.5km.
5. Distance to employment centres: This property is centrally located to several major and minor employment centres including Lincoln Park Plaza, The Atco Building on Peacekeepers DR, commercial storefront along Crowchild Trail and is a 10 minute drive to Chinook Mall. The subject lot also has great access to the downtown core with a travel distance of 7.5km. The Rockyview hospital has a distance of 3.7km from the site.
6. Proximity to major road networks: if traveling by car, this property has easy access to Crowchild Trail, Glenmore Trail, Stoney Trail (HWY 201), and Sarcee Trail.

We believe that with this abundance of nearby amenities, schools, public transit, green and open space, and employment centres, this parcel is in a perfect location for suited row housing. With a 4-unit rowhouse development (R-CG), we will be able to provide a gentle increase in density which will allow a broader range of Calgarians the opportunity to live within this great community.

Applicant Outreach Summary

NEW CENTURY DESIGN



Prior to CPC Outreach Summary for LOC2021-0106

Re: 2358 54 Ave SW

September 1, 2021

Katherine,

The outreach for this application has consisted of contacting the community association and the Ward Councillors office to better understand their opinion on the application, gain what information we can about the best approach for community outreach in their area and provide general information about the intended land use. We also completed a mail drop to 50 surrounding homes which directed residents to a webpage with basic information & FAQs about R-CG developments & zoning. Our mail drop also includes a request for residents to contact our office through our website with any questions, concerns or to seek further information.

At this point we have not received a response from the North Glenmore Community Association. We did received a response from the Councillor Farkas' office and they voiced a concern about timelines for heading to Calgary Planning Commission(CPC). I responded to their email and stated that we have received criticism in the past for conducting public outreach in between July and August long weekends and that we were delaying our intended date for CPC to ensure that the community member had a chance to voice their opinions. Currently we have not received any response from recipients of our mail drop however there have been five letters of objection submitted to the city.

Please feel free to contact me as needed.

Regards,

Clay Israelson

New Century Design Inc. (Applicant)

Community Association Response



NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Dr. SW Calgary, AB T3E 5N5 403-246-4243 www.ngpca.ca

September 14, 2021

Circulation Control Planning and Redevelopment

P.O Box 2100 Station M
Calgary, AB IMC 8201

Attention: Renae Demolitor, File Manager

RE: Application Notice LOC2021-0106

The North Glenmore Park Community Association (NGPCA) and Planning & Area Redevelopment Committee (PARC) would like to communicate our concerns to the City regarding the proposed Land Use Amendment to accommodate R-CG at the address 2348 54 AV SW.

The 2018 NGPCA Planning Guide approved by both the NGPCA Board and PARC for the neighbourhood of North Glenmore Park serves as a reference for all developments within the community. While the proposed land use amendment satisfies the following three (3) criteria:

- 1) Existing R-C2
- 2) Located on collector road, such as 54th Avenue SW (between Crowchild and 20th Street), and
- 3) Corner parcel

the area of concern is the "potential for suites," as stated in the application. The NGPCA Planning and Redevelopment Planning Guide states, "backyard/secondary suites not to be permitted on R-CG." The NGPCA's Planning and Redevelopment Committee (PARC) has clearly heard from the community, and the community is not in support of the proposed land use redesignation or the proposed secondary suites. Please refer to the attached emails received from concerned community members.

Due to the deviation from the planning guide on several areas pertaining to row houses/RCG's and contextual design and the concerns raised by the community, the NGPCA and PARC cannot support this proposal.

Sincerely,

Amy Babich
Chair, Planning & Area Redevelopment Committee
North Glenmore Park Community Association

**Policy Amendment to the Eau Claire Area Redevelopment Plan (Ward 7),
LOC2021-0132**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Eau Claire Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- The proposed amendment to the *Eau Claire Area Redevelopment Plan* (ARP) would increase the maximum building height from 17 to 18 storeys on a parcel located at 727 – 1 Avenue SW.
- The proposed ARP amendment aligns with the relevant policies of the ARP and the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed amendment may accommodate more housing options within the Greater Downtown area.
- Why does this matter? Higher density development with an increased building height on the subject site will foster more efficient use of land and infrastructure within the Greater Downtown area.
- A development permit application for a 211-unit apartment building has been submitted and is ready for approval pending a Council decision on this proposed policy amendment.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This policy amendment application was submitted on 2021 August 26 by IBI Group on behalf of the landowners, Graywood EC GP Inc. The purpose of this policy amendment is to allow for an increase in building height from 17 storeys to 18 storeys on the subject site (Attachment 2), in support of Development Permit DP2021-3142 which is a proposal for an 18 storey, 211-unit apartment building. The proposed development complies with the existing DC District as there is no maximum building heights. The development permit, submitted by IBI Group on 2021 May 03, will be considered with this policy amendment by the Calgary Planning Commission at the 2021 October 07 meeting, with the recommendation of approval.

Administration reviewed the proposed increase to building height on the subject site, as supported by detailed plans submitted for the development permit application, and the shadow study submitted demonstrates that the proposed 18-storey building will not impose shadows onto the restricted areas as outlined in the ARP policies.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation

**Planning & Development Report to
Calgary Planning Commission
2021 October 7**

**ISC: UNRESTRICTED
CPC2021-1324
Page 2 of 3**

**Policy Amendment to the Eau Claire Area Redevelopment Plan (Ward 7),
LOC2021-0132**

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

As the scope of the proposed policy amendment is limited to considering an increase in building height by one storey specifically on the subject site, extensive applicant and City-led outreach was deemed unnecessary. For this reason, notice posting and external stakeholder circulations beyond those provided for the associated development permit were not provided. The merits of this minor policy amendment were evaluated in concert with the associated development permit application.

Applicant-Led Outreach

As part of this application and the related development permit application, the applicant provided an engagement summary (Attachment 4) of outreach completed with public stakeholders and the Eau Claire Community Association.

City-Led Outreach

The Eau Claire Community Association provided a letter of support on 2021 August 05, speaking to the proposed development permit application for the 18-storey apartment building (Attachment 3).

Administration considered the relevant planning issues specific to the application and has determined that the proposed increase in building height accommodating an additional one storey on the subject site is appropriate. Technical issues such as potential transportation impacts, planning context, and required infrastructure to support the proposed development have been reviewed and addressed by Administration. The associated development permit application is scheduled to be considered by Calgary Planning Commission at the same meeting on 2021 October 07. Final development permit approval by the Development Authority is subject to Council adoption of this policy amendment.

Following Calgary Planning Commission, Commission's recommendation and the date of the Public Hearing will be advertised

IMPLICATIONS

Social

The proposed policy amendment and related development permit application would provide additional housing choice in a location with excellent access to transit and amenities for residents to meet their daily needs.

Environmental

As part of the associated development permit application, the applicant has committed to providing electric vehicle charging stations in the parkade, which supports Program 5 of the [Climate Resilience Strategy](#) - Climate Mitigation Action Plan: Low or Zero-Emission

**Planning & Development Report to
Calgary Planning Commission
2021 October 7**

**ISC: UNRESTRICTED
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Page 3 of 3**

**Policy Amendment to the Eau Claire Area Redevelopment Plan (Ward 7),
LOC2021-0132**

Transportation Modes. Parking reductions for the development were also included in the DC District, recognizing the proximity to LRT and bike lanes.

Economic

This proposed policy amendment could create the opportunity to accommodate more dwelling units with one additional storey on the subject site; representing an even more efficient use of land and infrastructure in a greater downtown community. Allowing for additional residents in the area could also support local business.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the Eau Claire Area Redevelopment Plan
3. Community Association Response
4. Applicant Outreach Summary
5. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The proposed policy amendment pertains to one parcel located in the greater downtown community of Eau Claire, mid-block between 6 and 7 Street SW. The subject parcel is approximately 0.27 hectares (0.67 acres) in size, and approximately 52 metres wide by 53 metres deep. This parcel has been vacant for more than 10 years since a high-rise apartment building previously owned by the City was demolished. Since that time, the parcel has been acquired by a private corporation. The site fronts both 1 and 2 Avenue SW. The site is adjacent to a 14-storey mixed-use apartment building to the west and a six-storey apartment building to the east.

Community Peak Population Table

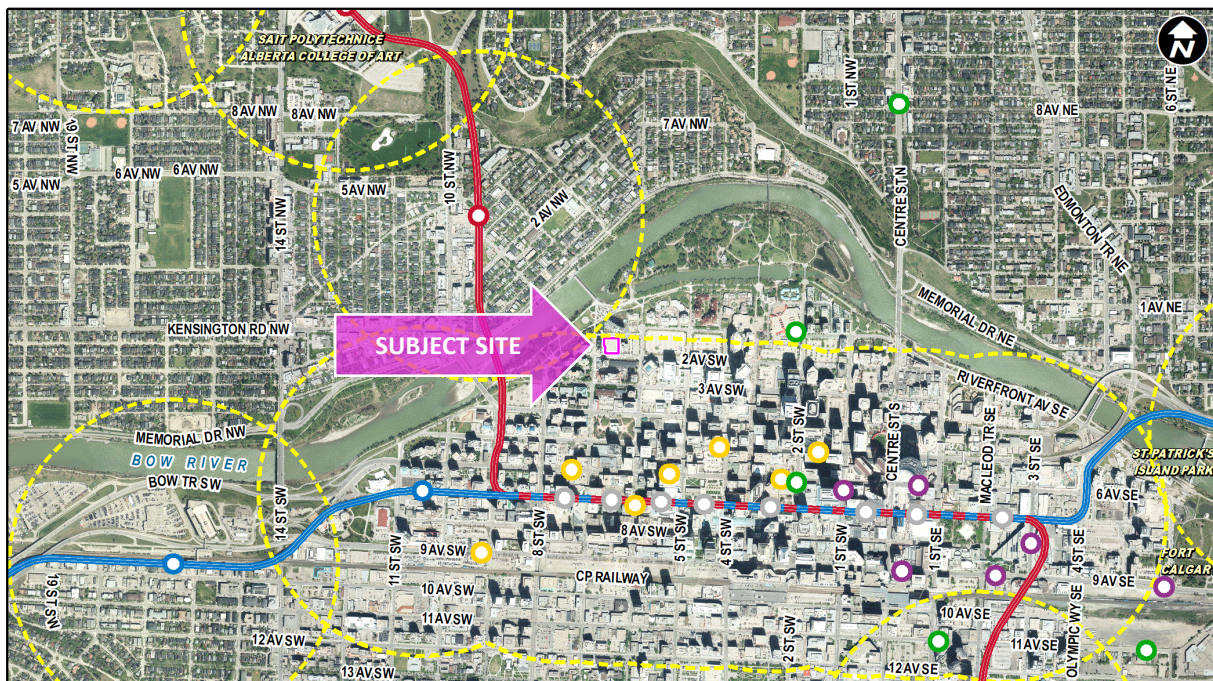
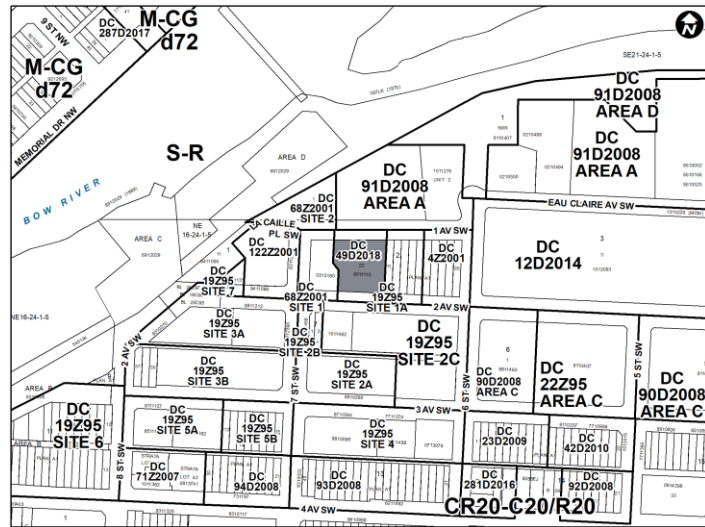
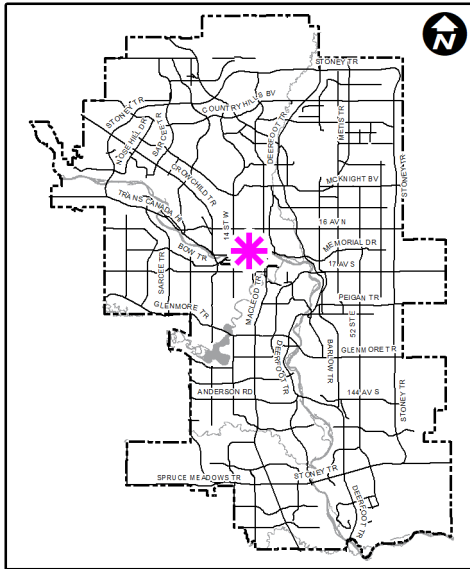
As identified below, the community of Eau Claire reached its peak population in 2019.

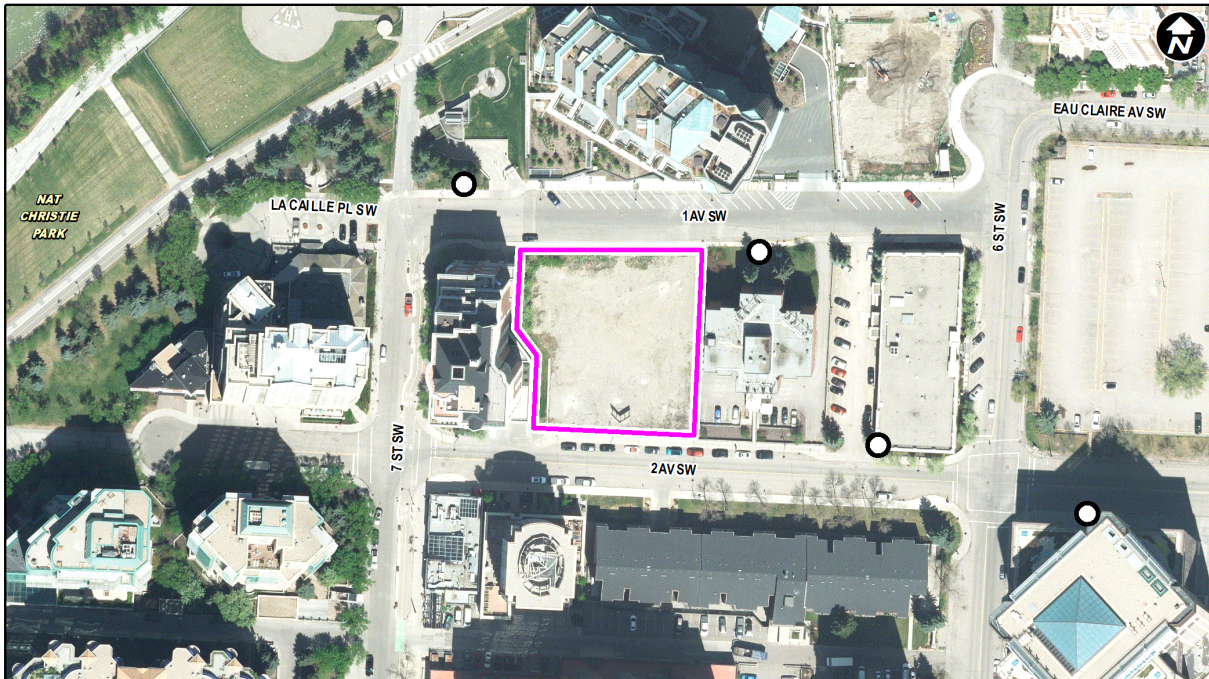
Eau Claire	
Peak Population Year	2019
Peak Population	2,030
2019 Current Population	2,030
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Eau Claire](#) Community Profile.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is designated DC District (Bylaw [49D2018](#)) which was approved by Council on 2018 April 16. The base district is the Centre City Multi-Residential – High Rise District (CC-MH). The maximum floor area ratio (FAR) is 5.0 and there is no maximum building height in this district. However, this DC District restricts new buildings from casting shadows into a 20-metre wide area abutting the south bank of the Bow River. The *Eau Claire* ARP currently limits the subject site to 17 storeys. While the proposed building is 18 storeys, it continues to comply with the rule in the DC District restricting shadows cast by buildings along the banks of the Bow River. For this reason, an amendment to the *Eau Claire* ARP is required.

The proposed policy amendment, which seeks to increase the maximum building height allowed on the subject site from 17 to 18 storeys, would not affect the current land use district for the subject site as no maximum height is included in the DC District. No change to the maximum density for the subject site is proposed. Therefore, the FAR would remain between 5.0 to 6.0 and is subject to Density Bonus provisions of the DC District.

Development and Site Design

Development permit application DP2021-3142 proposes an 18-storey (57-metre) multi-residential high-rise tower. Five units are located at-grade with individual direct accesses onto 1 Avenue SW. The principle vehicular access, entrance lobby, and back-of-house access are all located on the 2 Avenue SW frontage.

The proposed building includes 211 dwelling units comprised of 141 one-bedroom units and 70 two-bedroom units. Building entryways are provided along both 1 Avenue SW and 2 Avenue SW and are bisected with pavers distinguishing pedestrians and vehicular routes.

Transportation

A Transportation Impact Assessment was not required as part of this policy amendment.

Environmental Site Considerations

Upon the approval for the demolition of a former apartment building in 2015 (BP2015-14027), no site remediation was deemed required. No further environmental considerations were identified as part of the subject policy amendment application.

Utilities and Servicing

Public water, sanitary, and storm sewer mains exist in the adjacent public rights-of-way for development servicing purposes. Development servicing will be determined at the Development Site Servicing Plan circulation stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Greater Downtown as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies direct the Greater Downtown to accommodate at least 232,000 jobs and 70,000 residents over the next 60 years. The proposed policy amendment and associated development permit application will help fulfill this long-term goal by providing for 211 additional dwelling units in the community of Eau Claire.

Climate Resilience Strategy (2018)

As part of the associated development permit, and in order to support future deployment of electric vehicles, which contributes to greenhouse gas reduction, the applicant has committed to providing electric vehicle charging stations in the parkade (two stalls) as found in the plans submitted for Development Permit DP2021-3142. This supports Program 5 of the [Climate Resilience Strategy](#) - Climate Mitigation Action Plan: Low or Zero Emission Transportation Modes.

Eau Claire Area Redevelopment Plan (Statutory – 1995)

The subject site falls within the Residential land use areas of the [Eau Claire Area Redevelopment Plan \(ARP\)](#). The maximum floor area ratio allowed specifically on this subject site is between 5.0 and 6.0 with a maximum height of 17 storeys, as currently detailed in Figure 6: Potential Major Land Uses, Densities and Building Heights within the ARP. While the proposed building is 18 storeys (exceeding the limit by one storey) the shadow study submitted as part of the development permit application demonstrates the proposed building will continue to comply to the shadow restricted areas (20 metres from the top of bank of the Bow River). For this reason, Administration supports the minor policy amendment to Figure 6: Potential Major Land Uses, Densities and Building Heights to increase the maximum building height allowed on this subject site (Attachment 2).

Proposed Amendment to the Eau Claire Area Redevelopment Plan

1. The Eau Claire Area Redevelopment Plan attached to and forming part of Bylaw 2P95, as amended, is hereby further amended as follows:
 - (a) Delete the existing Figure 6 entitled 'Potential Major Land Uses, Densities and Building Heights' and replace with the revised Figure 6 entitled 'Potential Major Land Uses, Densities and Building Heights', attached as Schedule A.

TEXT FOR DISCUSSION

SCHEDULE A

Eau Claire Area Redevelopment Plan

Figure 6

Potential Major Land Uses,
Densities and
Building Heights

0 50 100 150
Metres



Legend

Study Area Boundary

L.R.T. Alignment

Residential

Commercial

Mixed Use

Public Open Space

Eau Claire Plaza

P Public Open Space

I Institutional

4.0 Maximum Floor Area Ratio

25 Maximum Building Storeys

* Require Use of Density Pool or Bonus,
See Section 6.4.2

** 25 Storeys Maximum for One Tower

23 and 15 Storeys if Two Towers

This map is conceptual only. No measurements of
distances or areas should be taken from this map.

NOTE: Maximum building storeys on sites
adjacent to the riverbank may be affected
by sun shadow guidelines

APPENDIX "A"

Comments by the Eau Claire Community Association

DP2021-3142

Graywood Eau Claire, 727 1st Avenue SW

The Eau Claire Community Association ("ECCA") has always been in favor of new developments in Eau Claire as long as these developments fit into the neighbourhood well.

Hence, ECCA's Board of Directors does not object to DP2021-3142. However, the Board has the following concerns/comments:

1. The proposed DP shows a zero setback on the east and west side of the development which is concerning. The west side of the development (northwest corner) will be extremely close the existing building (Parke Place) up to the fourth floor. This is not acceptable for the owners/ residents in Parke Place. There should be a standard setback in this area (~ 6 meters). The attached photo (Appendix "B") shows all the windows that will be within a few meters of the new building.
2. The Board fears that the exterior finishes of the proposed building will not age well, either in materials or in future prevailing tastes and architectural designs nor does the exterior design fit in and harmonize well with the surrounding buildings.
3. The third concern of the Board remains the same as previously mentioned that is: there will not be enough parking stalls available for all purchasers of the units. Street parking is already at a premium in the vicinity of the new building, and the number of new building's occupants, who must consequently park their cars on the surrounding streets may well exceed the area's parking capacity, especially, when people from other sectors of Calgary descend on this part of Eau Claire to enjoy the pathway along the river, or to attend events held on Prince's Island, resulting in chaos, potential accidents, and inconvenience for Eau Claire residents, when driving or walking in the neighbourhood.
4. Lastly, where will commercial and contractors' vehicles doing renovations and repairs be able to park? We recommend strongly that Planning and Development gives some serious consideration to the parking issue, a major concern to Eau Claire residents.

Respectfully submitted,

Eau Claire Community Association

APPENDIX "B"



Applicant Outreach Summary



IBI GROUP

500 – Meredith Block, 611 Meredith Road NE
Calgary AB T2E 2W5 Canada

The applicant team met with the Community Association for the Eau Claire Residential project on Wednesday, February 7, 2019 during the pre-application stage of this project.

The general discussion of the project was positive. Following are notes relating to the discussion.

1. The orientation of the plan with respect to the pedestrian focus on 1 Avenue SW and entry access on 2 Avenue SW was reviewed and found acceptable.
2. The respect to the views from the LaCaille project to the west was appreciated.
 - a. They understood how we retained the previous building form as an E/W orientation and although higher did not affect the views from the units in LaCaille.
3. They appreciated that this is a residential building vs mixed use.
4. They understood how we met the shadowing restrictions to the north.
5. They appreciated the semi public park off 2 Avenue SW.
6. They commented on the colour of the building. The model is primarily white. They would like something less white.
7. They were interested in communication.
 - a. They would like to see the project before it goes in for DP.
 - b. They would like to be informed through construction about street closures and events.
8. They would like to provide information to their community members through their monthly newsletter. Graywood and IBI will determine what can be released.

In general the concept was acceptable and they look forward to further development.

Applicant Submission

August 27, 2021

Dear Mr. Joseph Yun:

RE: DP2021-3142 DETAILED TEAM REVIEW ITEM 06 (DTR #06 / #11)

The applicant is applying for a minor policy text amendment to Figure 6 of the Eau Claire ARP to allow the subject development height to be increased to 18 storeys with rooftop mechanical penthouse. We are seeking this amendment for the following reasons:

- The former design (which was wider and shorter) has been updated to accommodate current market conditions with prospective buyers looking for smaller sized units. The slimmer massing needs one additional level to achieve the allowable 6.0 FAR.
- The slimmer building provides more tower separation from the side neighbours
- Community Planning recommended the applicant to apply for a text amendment to increase the height (DTR DP2021-3142, received on June 14, 2021)
- The increased height meets the 20m top of bank Bow River shadowing requirements.

Please feel free to contact us if you have additional questions or comments.

Sincerely,



Andrew Pun,
AAA Architect, IBI Group

Development Permit in Eau Claire (Ward 7) at 727 – 1 Avenue SW, DP2021-3142

RECOMMENDATION(S):

Recommend the Development Authority, without having to return to Calgary Planning Commission, APPROVE the Development Permit (DP2021-3142) for New: Multi-Residential Development (1 building) at 727 – 1 Avenue SW (Plan 0011110; Block 2, Lot 22), with conditions (Attachment 2), subject to the approval of the policy amendment associated with LOC2021-0132 by Council.

HIGHLIGHTS

- This development permit application proposes a new 18-storey multi-residential development with 211 dwelling units in the Greater Downtown community of Eau Claire.
- The proposed development permit provides an appropriate building form in a location served by existing infrastructure and complies with the relevant planning policies of the *Municipal Development Plan* (MDP) and the *Eau Claire Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This will allow for an additional residential development contributing to the vitality of the greater downtown community by providing more diverse housing choices in Eau Claire and increasing residential population of the Greater Downtown area.
- Why does this matter? Accommodating more dwelling units in Eau Claire represents more efficient use of existing infrastructure and supports businesses within the Greater Downtown area.
- A minor policy amendment to Figure 6 of the *Eau Claire ARP* is required for this development permit to accommodate an increase in building height allowed on the subject site from a maximum of 17 storeys to 18 storeys.
- Council approved the land use redesignation for the subject site (Bylaw 49D2018) which allows for larger building floor plates that encourage redevelopment.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This development permit application in the Greater Downtown community of Eau Claire, was submitted by IBI Group on behalf of the landowner, Graywood EC GP Inc, on 2020 May 03. The subject site is located mid-block between 6 and 7 Streets SW and benefits from dual frontage on both 1 and 2 Avenues SW. This parcel is approximately 0.27 hectares (0.67 acres) in size and has been vacant for more than 10 years since the demolition of an apartment building.

An amendment to the [Eau Claire Area Redevelopment Plan](#) is required to accommodate the proposed development and is found in the associated Land Use Amendment application LOC2021-0132 (CPC2021-1324). This policy amendment (Attachment 3) was reviewed concurrently with this development permit and is included as a separate item on this CPC agenda. The amendment allows for an increase in maximum building height from 17 storeys to 18 storeys. The proposal conforms to the relevant policies of the Municipal Development Plan and the [Eau Claire Area Redevelopment Plan](#), as amended. After the proposed policy amendment is heard at Commission, the report will be forwarded to the 2021 December 06 Council Meeting for a decision.

Development Permit in Eau Claire (Ward 7) at 727 - 1 Avenue SW, DP2021-3142

The proposed apartment building is 18 storeys comprised of a mix of one and two bedroom dwelling units (Attachment 5). Grade-oriented units along 1 Avenue SW are each provided with individual pedestrian accesses. Common entryways to the building (both vehicular and pedestrian) is provided from 2 Avenue SW.

A comprehensive review of the application was undertaken by Administration, and if approved, the development will be subject to the Conditions of Approval (Attachment 2). As part of the review process, this application was reviewed by Urban Design Review Panel (UDRP) on 2021 June 23 (Attachment 6). The applicant submission provides detailed summary of the project scope and design considerations, included in Attachment 4. A detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant held a meeting with the Eau Claire Community Association on 2019 February 7 well in advance of submitting the development permit application. Additional information can be found in the Applicant Outreach Summary found in Attachment 7.

City-Led Outreach

In keeping with Administration's standard practices, the application was circulated to external stakeholders, notice posted on site and published [online](#).

The Eau Claire Community Association provided a letter of support on 2021 August 05 (Attachment 8). The letter of support also includes a few comments and concerns. The letter outlines the following concerns:

- lack of side-yard setbacks from adjacent development;
- questionable quality and durability of the exterior building finishes; and
- potential lack of residential parking within the site resulting in further burdening on-street parking areas.

Administration received 12 letters of objection from the public to the proposed development. Reasons for opposition are summarized as follows:

- this development should be a low to mid rise, not a high rise;
- the proposal will result in an increase in traffic and congestion along the street;
- the height of the proposal will overshadow residents in surrounding developments;
- there is no demand for the proposal – the condo market is already saturated;

Development Permit in Eau Claire (Ward 7) at 727 - 1 Avenue SW, DP2021-3142

Administration considered the relevant planning issues specific to the proposed development and has determined that the development is appropriate and in keeping with the policies of the [Eau Claire Area Redevelopment Plan](#). Furthermore, the applicant addressed concerns related to lack of side-yard setbacks and adequate parking by ultimately complying to the requirements of the land use bylaw for each of these rules. High quality building materials were also chosen in the end. Additional technical information which outlines Administration's support is included in Attachment 1.

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the *Municipal Government Act*.

IMPLICATIONS

Social

This development permit would provide additional housing choice in a location with excellent access to transit and amenities for residents to meet their daily needs.

Environmental

The applicant has committed to providing electric vehicle charging stations in the parkade, which supports Program 5 of the [Climate Resilience Strategy](#) - Climate Mitigation Action Plan: Low or Zero-Emission Transportation Modes. Parking reductions for the development were also included in the land use district, recognizing the proximity to LRT and bike lanes.

Economic

This development represents an efficient use of land and infrastructure in an established inner-city community. The development would provide further housing opportunities and would add additional residents to support the local businesses.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Conditions of Approval
3. Proposed Amendment to the Eau Claire Area Redevelopment Plan
4. Applicant Submission
5. Development Permit Plans
6. Urban Design Review Panel Comments
7. Applicant Outreach Summary
8. Community Association Letter

**Planning & Development Report to
Calgary Planning Commission
2021 October 7**

**ISC: UNRESTRICTED
CPC2021-1395
Page 4 of 4**

Development Permit in Eau Claire (Ward 7) at 727 - 1 Avenue SW, DP2021-3142

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The proposed policy amendment pertains to one parcel located in the greater downtown community of Eau Claire, mid-block between 6 and 7 Street SW. The subject parcel is approximately 0.27 hectares (0.67 acres) in size, and approximately 52 metres wide by 53 metres deep. This parcel has been vacant for more than 10 years since a high-rise apartment building previously owned by the City was demolished. Since that time, the parcel has been acquired by a private corporation. The site fronts both 1 and 2 Avenue SW. The site is adjacent to a 14-storey mixed-use apartment building to the west and a six-storey apartment building to the east.

Community Peak Population Table

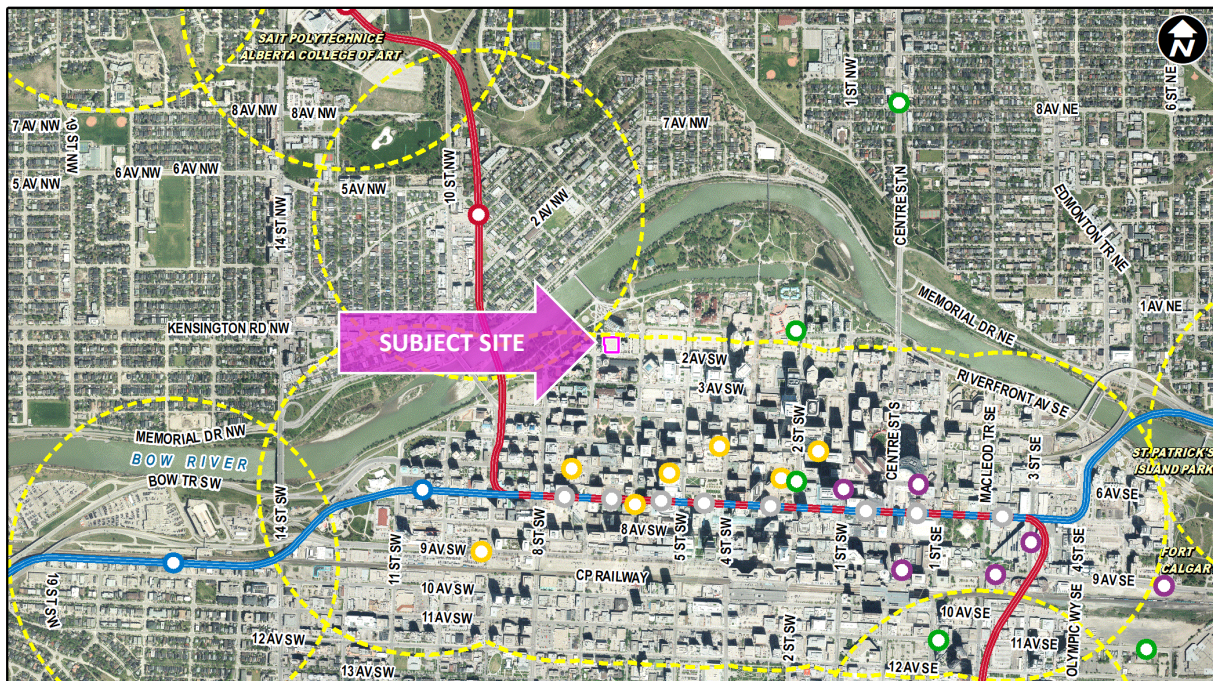
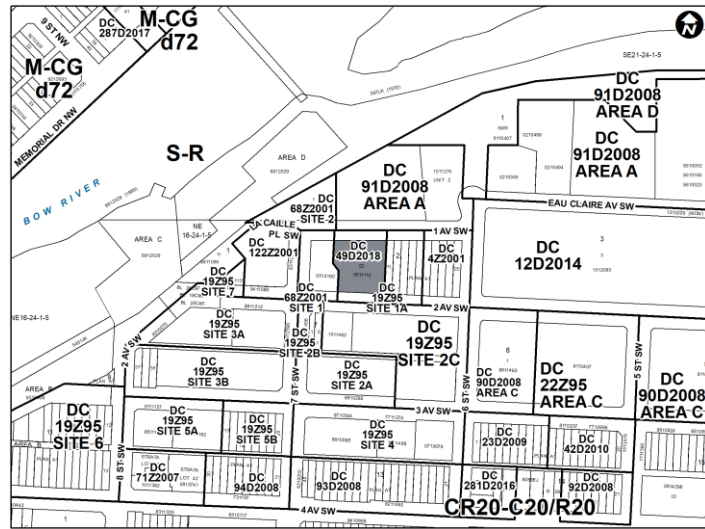
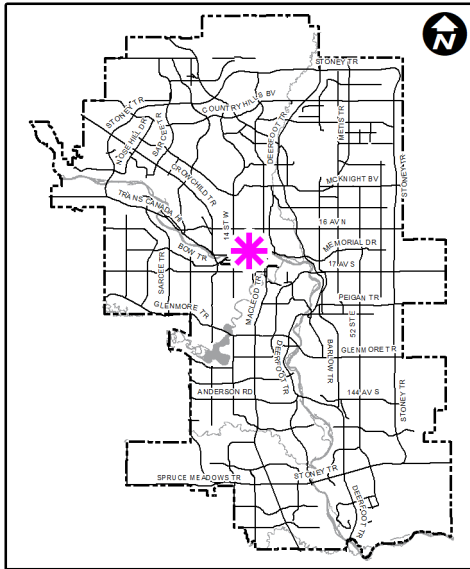
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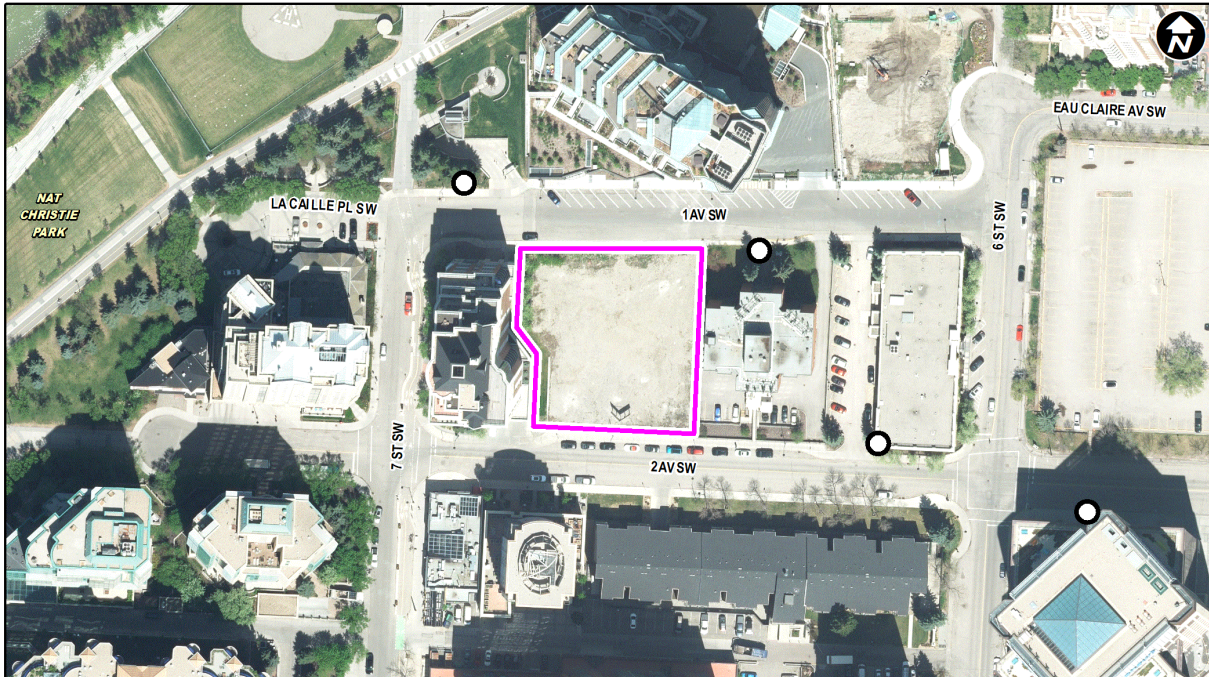
Eau Claire	
Peak Population Year	2019
Peak Population	2,030
2019 Current Population	2,030
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Eau Claire](#) Community Profile.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is designated DC District (Bylaw [49D2018](#)) which was approved by Council on 2018 April 16. The base district is the Centre City Multi-Residential – High Rise District (CC-MH). The maximum floor area ratio (FAR) is 5.0 and there is no maximum building height in this district. However, there is a rule restricting new buildings from casting shadows into an area 20 metres from the top of the south bank of the Bow River; as measured during the spring and autumnal equinoxes. As the shadow study demonstrates the proposed 18 storey building complies to the aforementioned rule, the [Eau Claire ARP](#) is to be amended to accommodate one additional storey on the subject site.

Density Bonus

The proposed FAR for this development is 6.0. As per Section 8 of the DC District, bonus earning items are to be provided for FAR above 5.0. Additional density of 0.4 FAR is proposed to be achieved through a publicly accessible private open space within the proposed development. In this instance, this open space is provided along the semi-private realm along 2 Avenue SW. This open space connecting directly to the public realm is approximately 100 square metres in size with a confirmed value of \$192,000, translating into an achieved bonus floor area of 948 square metres. The balance of bonus density achieved (0.6 FAR) is proposed through a monetary contribution to the Eau Claire Improvement Fund valued at \$384,075 based on the formula found in the DC District rules. This contribution is required as part of the proposed Conditions of Approval.

Development and Site Design

Development permit application DP2021-3142 proposes an 18-storey (57-metre) multi-residential high-rise tower. Five units are located at-grade with individual direct accesses onto 1 Avenue SW. The principle vehicular access, entrance lobby, and back-of-house access are all located on the 2 Avenue SW frontage.

The proposed building includes 211 dwelling units comprised of 141 one-bedroom units and 70 two-bedroom units. Building entryways are provided along both 1 Avenue SW and 2 Avenue SW and are bisected with pavers distinguishing pedestrians and vehicular routes.

The proposed building is 18 storeys in height which exceeds the maximum currently allowed on the subject site by one storey as per the *Eau Claire ARP*. The shadow study detailed in the development permit plans demonstrates that the building will continue to comply to the shadow restricted areas (20 metres from the top of bank of Bow River).

The principle building floor plate above the second level (between Levels 3 to 16) is 907 square metres. While this is a tower floorplate that is moderately larger than existing residential towers nearby, it remains well under the maximum 1,050 square metres allowed under the existing DC District. Council's adoption of the DC District recognized potential for larger floorplates to be accommodated on the subject site while maintaining reasonable separation distances from adjoining parcels. A number of alternate massing options were explored to bring the built form closer to 2 Avenue SW but the site depth and dimensions precluded them from being feasible.

Building Materials

The proposed building materials include a combination of spandrel and clear vision glass that comprise most of the cladding. The darker colour palette used for the cladding includes a combination of black, charcoal and grey metal paneling intended to distinguish and contrast this building from those surrounding this site, found to predominantly use earth tones (brown, blue, green) as principle building cladding. Gold metal panels have been placed on balcony faces to provide accent bands articulating all elevations. These panels continue to the roof level, helping to integrate the mechanical screening with the principle building design.

The proposed building provides comparable setbacks, scale, and height to adjacent and nearby development along the southern shore of the Bow River.

Amenity Areas

Common amenity areas for the residents are provided indoors on the ground floor. These areas include a fitness room and yoga studio (103 square metres) facing the semi-private realm along 1 Avenue SW. Meeting rooms and a lounge area with a total of 57 square metres are provided along the south side of the building that faces the principle site entry area along 1 Avenue SW. Private amenity areas are also provided for all residential units through at-grade patios or balconies.

Landscaping

Public Realm

The centerpiece of the public realm is a publicly accessible private open space within the property, provided along 2 Avenue SW. This amenity provides landscaped seating space and frames the pedestrian entry to the building while buffering the automobile access and service areas. All soft landscaping elements, including large tree species, are proposed to line the semi-private street edge in lieu of no trees within the existing landscaped boulevard established

along public street edges. The landscaping provided along public street edges on both 1 and 2 Avenue SW would enhance the semi-private and public realms assisting in the transition towards private entryways for units facing 1 Avenue SW while softening the utilitarian functions provided on 2 Avenue SW.

City Wide Urban Design

The proposed development was reviewed by City Wide Urban Design through the Corporate Planning Applications Group (CPAG) review process. The applicant was asked to improve the pedestrian comfort and quality of the public realm along 2 Avenue SW while reducing the impact of the automobile access points. In response to this suggestion, the applicant proposes improvements along the street edge by providing a grass-concrete (green driveway) that extends the open space plaza, thereby extending the public realm along the eastern vehicular access. Further, the secondary vehicular access provided is dedicated for emergency and servicing (waste/recycling) functions. This area will be inaccessible to vehicles outside periods where these functions occur. Decorative bollards and chains would be established along this secondary access, discouraging vehicular access outside emergency and servicing events.

The applicant's rationale and resulting revisions to the site and building design elements are deemed appropriate and sufficient by City Wide Urban Design. Additionally, these changes comply with the land use intent for the site envisioned for primarily residential areas in the *Eau Claire ARP*.

Urban Design Review Panel

The applicant presented a building design to the Urban Design Review Panel (UDRP) on 2021 June 6. The UDRP provided comments related to the improvement and enhancement of the public and semi-private realm along 2 Avenue SW. Administration worked with the applicant to revise the development permit drawings in response to the UDRP comments. Most notably, Administration accepted the applicant's rationale of not providing public through-site access along the east and west edges of the site due to Crime Prevention Through Environmental Design concerns. The final plans indicate a larger setback provided from the east setback line that improves visual permeability into the edge and larger ground level glazing promoting better passive surveillance onto the street. The final plans submitted satisfy feedback provided by UDRP.

Transportation

Site Access and Traffic

Vehicular access is provided from 2 Avenue SW, more specifically from a primary access point on the west end of the site. A secondary vehicular access at the east end of the site is intended to accommodate waste management access anticipated to occur once a week. The secondary access for the majority of the week would be prohibited from vehicular use and primarily function as an extension of the public open space along 2 Avenue SW. Emergency Access (Fire) is allocated along 1 Avenue SW.

A Transportation Impact Assessment was not required as part of this application.

Motor Vehicle Parking

A total of 184 vehicular parking stalls are provided as required in the Land Use Bylaw and distributed in four below-grade parking areas. The first two parking levels include 18 stalls equipped with electrical conduits accommodating future electric vehicle charging stations.

Transit

The area is well served by Calgary Transit bus service, including stops located nearby on 6 Street SW (Route 449) approximately 130 metres east of the subject site. Additionally, the subject site is within 500 metres of Bus Route 4 that runs along 4 Avenue SW, with the closest stop located at 8 Street SW. A Red Line LRT Station (7 Street S Station) located at 7 Street and 7 Avenue SW is located approximately 600 metres to the south of the subject site.

Bicycle Parking Facilities

The proposed development provides a total of 110 Class 1 bicycle parking stalls and 22 Class 2 bicycle parking stalls, exceeding the requirements of the Land Use Bylaw. The stalls are located within the first two levels of below-grade parking. Discussions with the applicant concluded it was not feasible to provide Class 1 bicycle parking facilities at grade level due to building code constraints requiring many of the back-of-house functions (generator, fire pump, electrical and waste/recycling areas) also at grade level. The applicant has provided a commitment to ensure residents navigate to bicycle parking facilities as conveniently as possible.

Environmental Site Considerations

Upon the approval for the demolition of a former apartment building in 2015 (BP2015-14027), no site remediation was deemed required. No further environmental considerations were identified as part of the development permit application.,

Utilities and Servicing

Water main, storm, and sanitary deep utilities are available to service the subject site. Development servicing requirements will be determined at the Development Site Servicing Plan (DSSP) stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed development permit application builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Greater Downtown as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies direct the Greater Downtown to accommodate at least 232,000 jobs and 70,000 residents over the next 60 years. This development permit application will help fulfill this long-term goal by providing 211

additional dwelling units into the community of Eau Claire and provide more housing options in the area.

Climate Resilience Strategy (2018)

In order to support future deployment of electric vehicles, which contributes to greenhouse gas reduction, conduits have been provided to 18 stalls within the first two parking levels to accommodate future electric vehicle charging stations. This supports Program 5 of the [Climate Resilience Strategy](#) - Climate Mitigation Action Plan: Low or Zero Emission Transportation Modes.

Eau Claire Area Redevelopment Plan (Statutory – 1995)

The subject site falls within the Residential land use areas of the [Eau Claire Area Redevelopment Plan \(ARP\)](#), where the most recent amendments were approved by Council in 2018 April. The maximum floor area ratio allowed specifically on this subject site is between 5.0 and 6.0 with a maximum height of 17 storeys, as currently detailed in Figure 6 (Potential Major Land Uses, Densities and Building Heights) within the ARP.

While the proposed building is 18 storeys, thus exceeding the limit by 1 storey, the shadow study detailed in the development permit plans demonstrate that the proposed building will continue to comply to the shadow restricted areas (20 metres from the top of bank of Bow River). For this reason, Administration supports a minor amendment to increase the maximum building height allowed on this subject site from 17 storeys to 18 storeys.

Land Use Bylaw (2007)

This development permit requires the following relaxations to the Land Use Bylaw. Administration has reviewed each relaxation individually and considers each relaxation to be acceptable for the reasons outlined below.

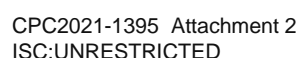
Bylaw Relaxations			
Regulation	Standard	Provided	Administration's Rationale for Supporting a Relaxation
1128 Building Setbacks	(1) The building setback from a property line shared with a street is a minimum of 3.0 metres and a maximum of 6.0 metres	Plans indicate a building setback from the South RROW of 14.79m (+11.79m) to 26.3m (+20.3m)	Larger building setbacks are required from the south road right-of-way (2 Avenue SW) to accommodate on-site vehicular circulation to underground parking and back-of house functions while maintaining safe maneuvering that reduces pedestrian/vehicular conflicts. The added setback areas also provide for a publicly accessible private open space further enhancing the semi-private realm.

Prior to Release Requirements

Planning

- This Development Agreement shall be executed and registered on title to the parcel.

- Amend plans to dimension the driveway flares (3m is typical), and provide a cross section for each driveway in the plan set.



Note: Applicant is to provide clear cross sections of each driveway, as the ones provided are still not acceptable. See the attached image as an example of what is required, and amend accordingly.

5. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

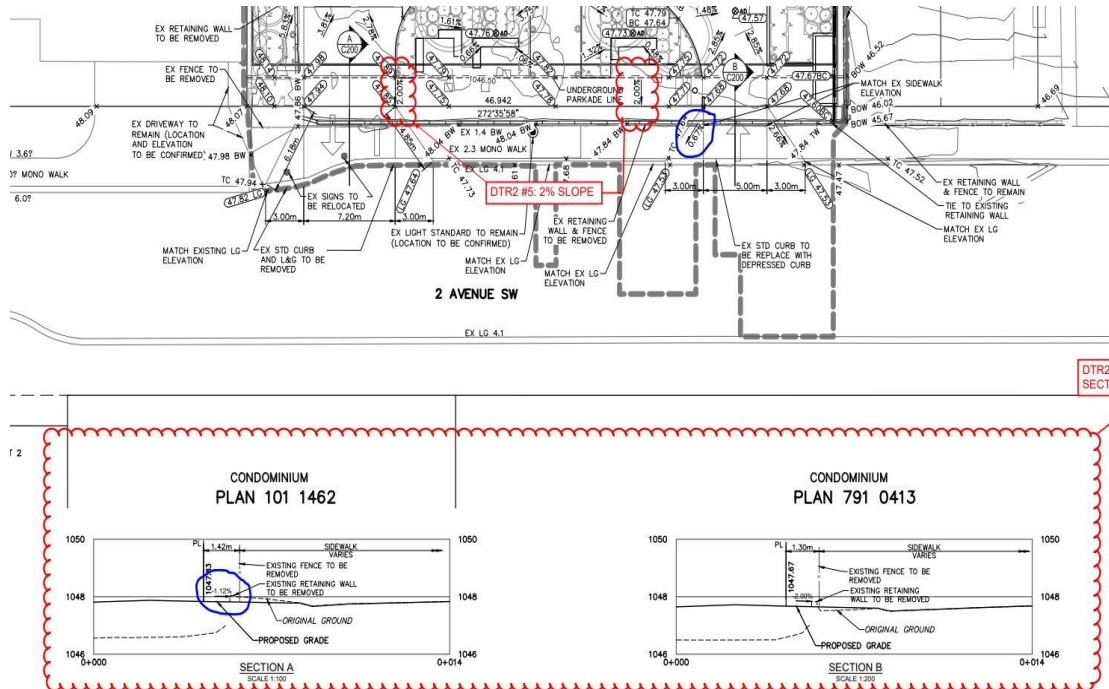
The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

Street lighting upgrading adjacent to site frontage (If required).

6. Execute and register on title an Access Easement Agreement with the City of Calgary over Lots 22, Block 2, Plan 001 1110 (Servient Lands) in favour of 1 Avenue and 2 Avenue S.W. (Dominant Lands) for the purpose of pedestrian access. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels. This is to be registered over the Bylaw/ Public realm setback.
7. Amend the plans to have the slope within the City right-of-way, and 2.134m Bylaw/ Public realm setbacks to 2%. Some variance is acceptable, but the proposed 10% is too steep.

Note: There are still areas in the boulevard that are sloped less than the City standard of 2%, which is required for drainage (See attached image). Amend plans accordingly.



8. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Construction of 2 new sidewalks on 2 Avenue S.W.,
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Development Engineering

9. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact WA-ResourcesDevelopmentApprovals@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

https://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP-Design-Guidelines.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

10. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016. The off-site levy is based on a 2021 development approval date and was based on the following:

Phase: 1

Description: 727 1 AV SW

Unit(s): Existing 1 Bed: 72 - New 1 Bed: 141/New 2 Bed: 70

Based on the information above, the preliminary estimate is \$163,209.53.

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain an off-site levy agreement or for further information, contact the Calgary Approvals Coordination, Infrastructure Strategist (DEBBIE MEILI at 4032688223 or Debbie.Meili@calgary.ca) or offsitelevy@calgary.ca.

11. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$470,529.00, to Development Engineering. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 38M2009 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$4,710.00 per meter of site frontage (on avenues only) for the proposed development on 1 AV SW (53.0m) and 2 AV SW (46.9m).

Parks

No conditions

Permanent Conditions

The following permanent conditions shall apply:

Planning

12. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
13. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.

14. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
15. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for a development completion permit.
16. All roof top mechanical equipment shall be screened as shown on the approved plans.
17. All areas of soft landscaping must be irrigated with an underground sprinkler irrigation system, as identified on the approved plans.
18. All electrical servicing for freestanding light standards must be provided from underground.
19. Barrier free parking stall(s) shall be clearly designated, signed and located near to or adjoining a barrier-free path of travel leading to the nearest barrier-free entrance.
20. The walls, pillars, and ceiling of the underground parkade must be painted white.
21. Light fixtures in the parkade must be positioned over the parking stalls.
22. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.

Transportation

23. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
24. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca
25. The Access Easement Agreement for the purpose of pedestrian access shall remain over Lot 22, Block 2, Plan 001 1110 (Servient Lands) in favour of 1 Avenue and 2 Avenue S.W. (Dominant Lands) until such time as required by the Development or Subdivision Authority in connection with Development Permit DP2021-3142 or extinguished with the consent of the Development or Subdivision Authority obtained through an application in writing to the Development or Subdivision Authority which shall

be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.

Development Engineering

26. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
- a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Parks, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental Risk and Liability group shall be immediately notified (311).
27. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

28. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

29. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
30. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Director of Water Resources.
31. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
32. Pursuant to Bylaw 2M2016, off-site levies are applicable.
33. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 2M2016. To obtain a final estimate contact the Calgary Approvals Coordination, Infrastructure Strategist (DEBBIE MEILI at 4032688223 or Debbie.Meili@calgary.ca) or offsitelevy@calgary.ca.
 - Include the completed Payment Submission Form, which was emailed to the applicant.
 - Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

Parks

34. Prior to the start of construction, contact and coordinate with Calgary Parks, Pathways at pathways@calgary.ca to evaluate any impacts to the existing pathway system in the area. All impacts to pathways including the regional and local pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. A permit is required for all activities within 5m of a pathway.

Proposed Amendment to the Eau Claire Area Redevelopment Plan

1. The Eau Claire Area Redevelopment Plan attached to and forming part of Bylaw 2P95, as amended, is hereby further amended as follows:
 - (a) Delete the existing Figure 6 entitled 'Potential Major Land Uses, Densities and Building Heights' and replace with the revised Figure 6 entitled 'Potential Major Land Uses, Densities and Building Heights', attached as Schedule A.

TEXT FOR DISCUSSION

Applicant Submission

September 16, 2021

On behalf of Graywood Developments, we are pleased to submit the development permit application for the Eau Claire high rise residential project located at 727-1st Ave SW.

Our objective is to create a timeless and unique building that will contribute positively to the Eau Claire Community and Calgary downtown skyline and have longevity over time.

In 2018, IBI Group and Graywood completed a due diligence review of the Eau Claire site to determine the highest and best development on the site. The last development which the land use was approved, included a building with a 1,100m² floor plate. This design was larger than most, which are closer to 600 to 700m². The resultant design created extremely large floorplans with inefficient depths and wasted spaces.

Presently, condo market conditions are moving towards smaller, more efficient unit layouts. This has led the team to improve the design with the following key considerations:

- Two Avenues – the site is unique in that it is a single lot between two avenues. It has two frontages which are uniquely different.
 - On 1st Ave SW there is beautiful exposure and access to the river. Exposure has been incorporated in most suites, with an enhanced pedestrian experience to, and from the site.
 - Vehicle access is limited by the single one-way direction heading west, reinforcing the pedestrian realm.
 - On 2nd Ave SW, access from either direction is provided.
- With respects to the LaCaille neighbouring building, the development was designed to maximize its uses / occupants to views and exposures. The zero-lot line at the base, units stepping back above, vehicle and service access from 2nd Ave. was retained from previous design.
- Site depth approximately 54m
 - Typical sites are approximately 30m. The building has been pulled back for better functionality.
 - A smaller at grade floor plate which allowed for an increased east setback provided more porosity through the site at grade.
- 2 curb cuts from 2nd Ave SW:
 - The site plan showing 2 curb cuts was presented in the initial UDRP and deemed acceptable by all parties at the time.
 - The residential access to the parking areas will be developed with special lighting, and taller trees on the West side to identify the point of entry,
 - The service access will be less pronounced with a driveway finished in patterned concrete to integrate with the site better and smaller driveway width.
- Views:
 - North: the angle orientation and terracing provided by the Concord allows for residents to experience excellent views to the park and river
 - East: At this time the development to the east would provide views to the remainder of Eau Claire and the City beyond. The neighbouring development is a shorter building with a small floor plate, set back from 2nd Avenue. Future development would need to consider our building siting and views.
 - South: The lower floors to the south have restricted views because of the existing development and more than likely future development. Above 4 storeys, the site would provide views overlooking the City
 - West: Some views will be compromised on this side due to the zero-lot line development to the west. Placement of windows has been considered to avoid as much overlook between buildings
- Public Realm:

- an improved landscape design on 2nd Avenue to address the public/private interface, with a distinct public area off the sidewalk with seating areas, and planting is provided. The pocket park creates relief to the street and public space.
- The public space is separated from the vehicular access areas through planters and a “gateway” creating a sense of security and separation.
- The vehicular circulation will be developed with decorative surface texturing to lessen the visual impact.
- Building Height:
 - Further analysis of the site showed that we were able to increase the height of the tower to 18 storeys without infringing on the Bow River shadow requirements.
 - The slimmer and taller building offers more separation between neighbouring buildings and provides north / south view corridors.
- Sustainability:
 - Approximately 10% of the parking stalls will have the capability to support electrical vehicle charging stations.
 - Water efficient planting design with drought tolerant plants and drip irrigation is proposed for the site.
 - Durable, high quality materials and wall assemblies are being selected to ensure the building's energy meets energy code requirements

Please feel free to contact us if you have additional questions or comments.

Sincerely,



Andrew Pun,
AAA Architect, IBI Group

cc:

Keith Sallaway, IBI Group
Patrick Briscoe, Graywood Development

727 1ST AVE SW EAU CLAIRE RESIDENTIAL HIGH RISE



SITE SURVEY	
Sheet Number	Sheet Name
D-100	EXISTING SITE SURVEY

CIVIL SHEETS	
Sheet Number	Sheet Name
C100	SERVICING PLAN
C200	GRADING PLAN

ARCHITECTURAL SHEETS	
Sheet Number	Sheet Name
A-100	COVER SHEET
A-101	PROJECT STATS
A-102	SITE CONTEXT
A-103.1	SHADOW STUDY
A-103.2	SHADOW STUDY
A-104	VEHICLE TURNING & W&R DETAILS
A-105	SITE PLAN
A-106	MAIN FLOOR PLAN- L01
A-107	SECOND FLOOR PLAN-L02
A-108.1	TYPICAL FLOOR PLATE 3-16
A-108.2	LEVEL 04
A-109	SUB PENTHOUSE FLOOR PLAN-L17
A-110	PENTHOUSE FLOOR PLAN-L18
A-111	ROOF PLAN
A-112	PARKADE PLAN LEVEL P1
A-113	PARKADE PLAN LEVEL P2
A-114	PARKADE PLAN LEVEL P3
A-115	PARKADE PLAN LEVEL P4
A-116	BUILDING SECTION
A-117	PARKADE RAMP DETAILS
A-118	ELEVATIONS
A-119	ELEVATIONS
A-120	3D RENDERINGS
A-121	3D RENDERINGS

LANDSCAPE SHEETS	
Sheet Number	Sheet Name
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	PLANTING PLAN
L2.0	LANDSCAPE DETAILS
L2.1	LANDSCAPE DETAILS
L2.2	LANDSCAPE DETAILS

ELECTRICAL SHEETS	
Sheet Number	Sheet Name
E-101	SITE PLAN
E-102	ELEVATIONS
E-103	ELEVATIONS

IBI

IBI GROUP
Suite 300 - 237 11 Avenue SW
Calgary, AB T2R 1R9, Canada
tel 403 270 5600 fax 403 270 5610
ibigroup.com

Professional Engineer
Alberta
2021-09-30
NOT FOR CONSTRUCTION

IBI GROUP CORPOTECTS CONSTRUCTION PERMIT NO. AC 14681
ISSUED PURSUANT TO THE ARCHITECTURE ACT OF ALBERTA

COVER SHEET
EAU CLAIRE FIRST & PARK
727 1st Avenue SW
Calgary, AB

True North

Project North

Issue: DTR 2 SUBMISSION

Date: 2021-09-09

Project No: 118411

Scale:

A-100

CITY OF CALGARY, ALBERTA

PLAN SHOWING SURVEY OF
SITE PLAN AND ELEVATIONS
OF

Lot 22, Block 2, Plan 001 1110
WITHIN
N.E.1/4 Sec. 16, Twp.24, Rge.1 W. 5 M.

SCALE: 1:250



BY: AZIZ M. DHARAMSHI, A.L.S., 2018

LEGEND

Distances shown are in metres and decimals thereof.
Distances shown on curved boundaries are Arc distances.
Elevations are derived from ASCM 401042 = 1049.526
Bearings are Grid and derived from GPS observations.
The Coordinate System used for this plan is:
Datum - North American Datum 1983
Projection - 3° Transverse Mercator
Reference Meridian - 114° West Longitude
Combined Scale Factor - 0.999739

Elevations are shown thus:

Catch basins are shown thus:

Manholes are shown thus:

Fire Hydrants are shown thus:

Light Standards are shown thus:

Power Poles are shown thus:

Water Valves are shown thus:

Signs are shown thus:

Water Wells are shown thus:

Gas lines are shown thus:

Sanitary lines are shown thus:

Storm lines are shown thus:

Water lines are shown thus:

Power lines are shown thus:

Telco & TV Cable lines are shown thus:

Curb lines are shown thus:

Lip of Gutter lines are shown thus:

Contour lines are at 0.25m intervals and shown thus:

NOTE:
ALL UNDERGROUND SERVICES ARE TAKEN FROM CITY OF CALGARY BLOCK PROFILE, AND HAVE
NOT BEEN LOCATED BY THE SURVEYOR. THESE SERVICES HAVE BEEN COPIED OVER FROM THE
ORIGINAL TOPO SURVEY.

ABBREVIATIONS

ASCM	Alberta Survey Control Marker	(R)	Radial Bearing
N	North	R/W	Right-of-Way
S	South	Re-est.	Re-established
E	East	Res.	Restored
W	West	Wit.	Witness
Sec.	Section	R	Radius
Twp.	Township	L	Arc Length
Rge.	Range	ha	Hectare
M.	Meridian	Ac.	Acre
Fd.	Found	Spk.	Spoke
Pl.	Placed	DH	Drill Hole
I.	Iron	m	Metres
l.Bar	Iron Bar	B.O.C.	Back of Curb
Mk.	Marker	L.O.G.	Lip of Gutter
Mp.	Marker Post		
C.S.	Countersunk		

The survey was performed between May 28, 2009 and March 2, 2017

**UPDATED OCTOBER 26-30, 2018

Certified Correct this 6th day of November, 2018

Alberta Land Surveyor

ADDRESS OF SITE

727 1 AVENUE SW
CALGARY, ALBERTA

REGISTERED OWNERS

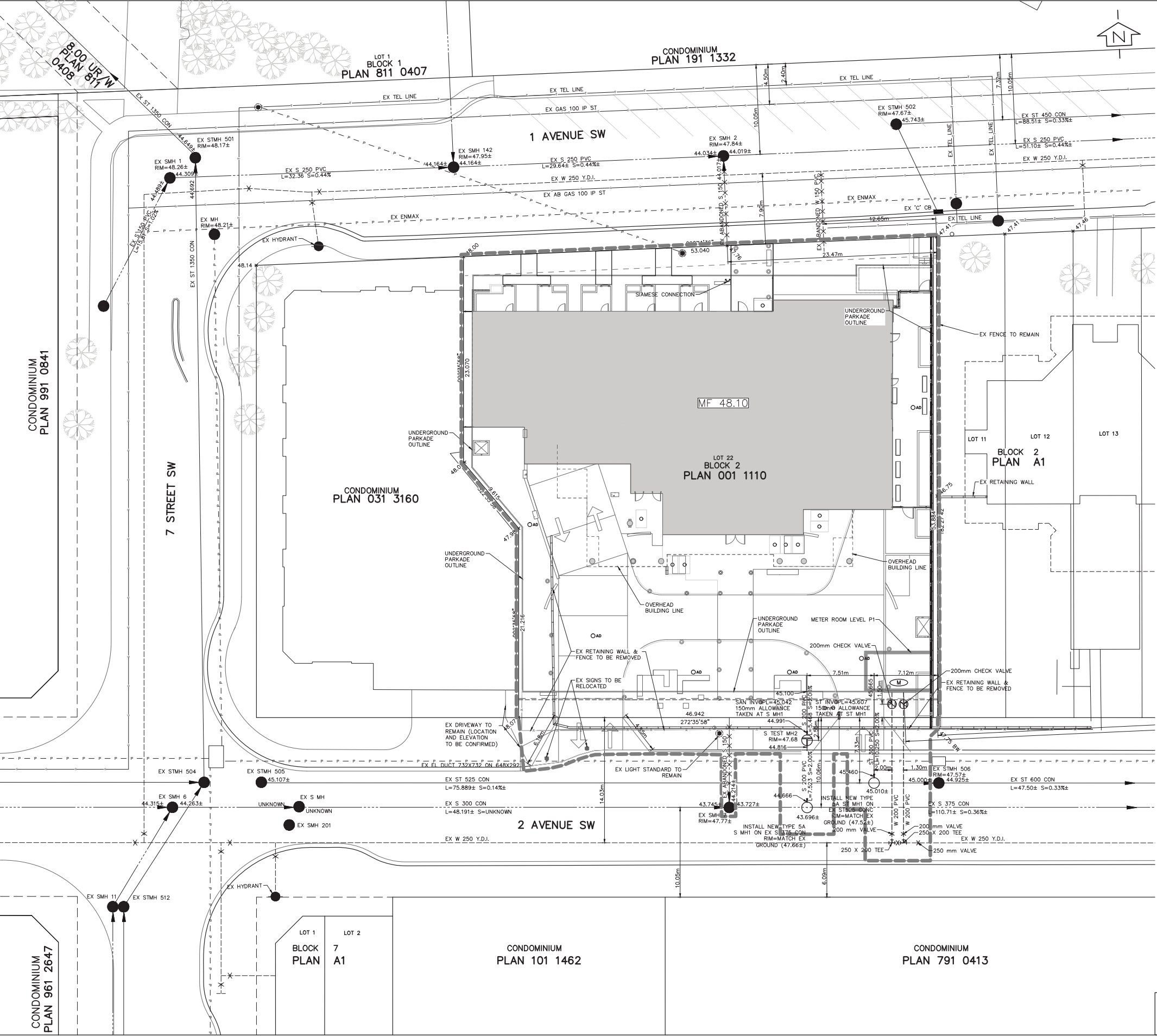
AS OF C. OF T. NO. 181 197 228
GRAYWOOD EC GP INC.



CAUTION - PRIOR TO ANY CONSTRUCTION
UNDERGROUND FACILITIES NEED TO BE
LOCATED BY:



TRONNES GEOMATICS INC. 6135 - 10th Street S.E., Calgary, Alberta T2H 2Z9; 403-207-0305; Fax: 18-13387



- GENERAL NOTES:
1. ALL ELEVATIONS REFERENCED TO 1000m GEODETIC DATUM.
 2. ALL PLANS SUBJECT TO TERMS OF SUBDIVISION SERVING AGREEMENT.
 3. ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.
 4. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
 5. CONTRACTOR TO CALL ALBERTA FIRST CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
 6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 7. WATER MAINS 150mm OR LARGER SHALL BE PVC DR18/150.
 8. ALL 100mm WATER PIPE SHALL BE PVC DR14/200 AND 50mm OR SMALLER SHALL BE PEX.
 9. ALL HYDRANT LEADS TO BE 150mm PVC DR18/150.
 10. ALL SANITARY MAINS 150mm OR LARGER SHALL BE SDR-35 PVC PER CSA B182.2 OR CITY OF CALGARY APPROVED EQUIVALENT (MANNINGS n=0.011).
 11. ALL SANITARY MAINS 100mm OR SMALLER SHALL BE SDR-28 PVC PER CSA B182.2 OR CITY OF CALGARY APPROVED EQUIVALENT (MANNINGS n=0.011).
 12. ALL STORM MAINS 150mm OR LARGER SHALL BE SDR-35 PVC PER CSA B182.2 OR CITY OF CALGARY APPROVED EQUIVALENT (MANNINGS n=0.011).
 13. ALL STORM MAINS 100mm OR SMALLER SHALL BE SDR-28 PVC PER CSA B182.2 OR CITY OF CALGARY APPROVED EQUIVALENT (MANNINGS n=0.011).
 14. ALL STORM MANHOLES TO BE TYPE 5A (1200mm) UNLESS OTHERWISE STATED.
 15. ALL ICDS TO BE INSTALLED ON THE DOWNSTREAM PIPES.
 16. ALL PIPES TO BE INSTALLED AS PER CITY OF CALGARY TYPE "2" INSTALLATION.
 17. ALL PLASTIC PLUGS (PP) ARE TO BE INSTALLED ON ALL SANITARY MANHOLES THAT ARE WITHIN A TRAPFLOW.
 18. ALL WATER SERVICES TO BE JOINT FREE UNDER THE BUILDING SLAB.

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY & HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND:

CONSTRUCTION BOUNDARY	---
STORM SEWER	---
SANITARY SEWER	---
WATER MAIN	---
EXISTING STORM SEWER	---
EXISTING SANITARY SEWER	---
EXISTING WATER MAIN	---
EXISTING PIPE TO BE ABANDONED	---
EXISTING ENMAX POWER LINE	---
0.15 PIN CURB WITH FENCE	---
TYPE K-3 CATCH BASIN	---
TYPE 'C' CATCH BASIN	---
EXISTING CATCH BASIN	---
INLET CONTROL DEVICE (ICD) SIZE	ICD R50
PLUG	---
EXISTING PLUG	---
TYPE 5A MANHOLE	---
GRATED TOP (GT) MANHOLE	---
EXISTING TYPE 5A MANHOLE	---
AREA DRAIN	---
VALVE	---
EXISTING VALVE	---
HYDRANT	---
EXISTING HYDRANT	---
EXISTING GRADES	X92.50
WATER METER (LOCATED ON P1)	---
GAS METER	---
ELECTRICAL METER	---
SIAMSE CONNECTION	---

TOTAL SITE AREA (Ha)=0.265

REV	DATE	DESCRIPTION	BY	APP
1	27-07-2021	DTR1 RESPONSE	CP	SW
0	30-04-2021	DP SUBMISSION	CP	SW

LOT 22 BLOCK 2
PLAN 001 1110
NE 1/4 SEC 16-24-1-WSM
LEGAL DESCRIPTION



Aplin & Martin Consultants Ltd.
#9 - 2611 37 Avenue NE, Calgary, A.B. Canada T1Y 5V7
Tel: (403) 250-8199, Fax: (404) 597-9061, Email: general@aplinmartin.com

CLIENT

GRAYWOOD 10G LIMITED
PARTNERSHIP

PROJECT
EAU CLAIRE
727 1 AVE SW
CALGARY, AB

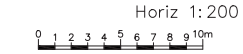
DRAWING TITLE
SERVICING PLAN

DESIGN SW	DATE 2019-05-24	SCALE 1:200
DRAWN JC	PROJECT NO. 18-4033	
CHECKED SW	DRAWING NO. C100	REV. 1
APPROVED ST		

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

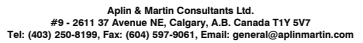
NOT FOR CONSTRUCTION



CONSTRUCTION BOUNDARY	
WHEEL CHAIR RAMP	
EXISTING WHEEL CHAIR RAMP	
EXISTING CATCH BASIN	
TYPE 'C' CATCH BASIN	
TYPE 'K-3' CATCH BASIN	
HYDRANT	
EXISTING HYDRANT	
EXISTING EDGE OF PAVEMENT	
EXISTING FENCE	
0.15 PIN CURB WITH FENCE	
PROPOSED GRADE	
EXISTING GRADE	
TOP OF WALL	
BOTTOM OF WALL	
MAIN FLOOR ELEVATION	
BACK OF WALK	
TOP OF CURB	
BOTTOM OF CURB	
MANHOLE	
AREA DRAIN	
EXISTING LIGHT STANDARD	
SIAMESE CONNECTION	
EXTERIOR BUILDING COLUMN	

1	27-07-2021	DTR1 RESPONSE	CP	SW
0	30-04-2021	DP SUBMISSION	CP	SW
REV	DATE	DESCRIPTION	BY	APP

ENGINEER STAMP

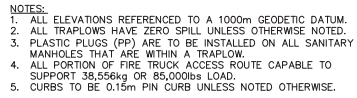


DRAWING TITLE

GRADING PLAN

DESIGN SW	DATE 2019-05-24	SCALE 1:200	
DRAWN JC	PROJECT NO. 18-40333		
CHECKED SW	DRAWING NO. C200		REV. 1
APPROVED ST			

Aug 27 2021 - 3:38pm M: \CAL\2018\18-4033\DWG\ONSITE PRODUCTION\18-4033 - A-2 GRADING PLAN.dwg/GRADING PLAN M: Estrada



Horiz 1:200

A horizontal scale bar with markings from 0 to 10 meters. The markings are labeled 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10m.

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

Municipal / Civic Address: 727 1 Ave SW, Calgary AB		
Legal Address: Lot 22 Block 2 Plan 001 1110		
Legal Description: NE1/4 16-24-1-W5M		
Zoning: DC 49D2018		
Site Area: Total Development Area:	Metric:	Imp:
	2650 sm 0.265hA	28,524 sf

Permitted Uses:
The permitted uses of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Floor Area Ratio:	Max:	Proposed:
With Bonusing provisions	6.0	6.0

Building Setbacks:	Req'd:	Proposed:
North (Refer to LUB Part 3 Div 1. Table 1 RRW:)	2.134 m	2.134 m
East	0.0 m	0.0 m
South (Refer to LUB Part 3 Div 1. Table 1 RRW:)	2.134 m	2.134 m
West	0.0 m	0.0 m

Floor Plate Restrictions: (located above 25m above grade) Floor plate area: Max. horizontal dimension	Max:	Proposed:
	1050 sm	908.9 sm (9784 sf)
	55.0 m	37.1 m (121.7 ft)

Landscaping: Area of a parcel that must be landscaped	Min: 20%	Proposed: Refer to Landscape Plans
---	--------------------	---

Site Coverage: = Bldg Footprint / Site Area	37%
---	-----

Gross Floor Area Summary (By Level): *See chart below for unit type and breakdown	M ²	Ft ²
Level 01	974.9	10494.0
Level 02	1006.1	10830.0
Level 03	907.4	9767.0
Level 04	907.4	9767.0
Level 05	907.4	9767.0
Level 06	907.4	9767.0
Level 07	907.4	9767.0
Level 08	907.4	9767.0
Level 09	907.4	9767.0
Level 10	907.4	9767.0
Level 11	907.4	9767.0
Level 12	907.4	9767.0
Level 13	907.4	9767.0
Level 14	907.4	9767.0
Level 15	907.4	9767.0
Level 16	907.4	9767.0
Level 17	628.5	6765.0
Level 18	629.6	6777.0
Level 19	89.2	960.0
Total GFA:	16031.9	172,564

Proposed # of Units:	211
----------------------	-----

Proposed Height of Building: (See shadow study for compliance)	Metric: 57.305 m	Imp: 187'-2" ft
--	----------------------------	---------------------------

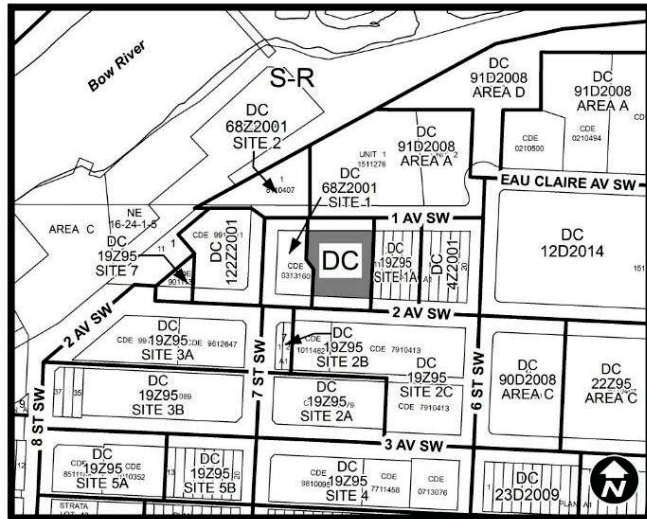
Parking Requirement: for each Dwelling Unit or Live Work Unit is 0.75 stalls for resident parking for each Dwelling Unit is 0.1 visitor parking stalls per unit	Calculation: 211 Units x 0.75 stalls/unit =158.25 stalls (119) 211 Units x 0.1 stalls/unit =21.1 stalls (22)	
	Req'd: 181 stalls	Provided: 184 stalls

Bicycle Parking Requirement: Class 1 - 0.5 stalls per unit where the total number of units equals or exceeds 20 Class 2 - 0.1 stalls per unit for developments of more than 20 units	Calculation: 211 Units x 0.5 stalls/unit = 105.50 stalls (106 stalls) 211 Units x 0.1 stalls/unit = 21.1 stalls (22 stalls)	
	Req'd:	Provided:
	Class 1 106 Class 2 22	110 22

Waste and Recycling Area: # of units /3 yd ³ = total weekly w&r produced total waste produced / 6 yd ³ = # of req'd bins	Req'd: 211 units /3 yd ³ = 70.3 yd ³ weekly waste 70.3 yd ³ / 6 yd ³ = 11.72 bins (12) 6 yd ³ bins		Provided: (12) 6 yd ³ bins
	Area required: = (8.12m ² per bin) x # of bins	Req'd: 97.44 m ²	Provided: 98.83 m ²
Staging Area Requirement = total w&r storage requirement / 2	Req'd: 54 m ²	Provided: 54 m ²	

Amenity Space Requirement =5.0 sm per unit	Req'd: 1055 m ²	Provided: Amenity Space - Indoors = 220.4 sm Amenity Space - Outdoors = 500.7 sm Private Amenity Space = 2370.0 sm Total = 3091.1 sm
--	--------------------------------------	--

FAR Bonusing Table		FAR Area	
	FAR	metric (m2)	imperial (sf)
Base		2,650	28,524
Site Area	5.0	2,650	28,524
Bonus Item 01		948	10,206
provision of publicly accessible private open space within the development, where the allowable bonus floor area in square metres is equal to the total construction or restoration cost of the bonus earning item, divided by the average land value multiplied by 0.75, such that: Allowable bonus floor area = total construction cost / (average land value X 0.75).	0.4	Calculation: \$192, 008.00 / (\$270 per sm *0.75)	
Financial Contribution	0.6	1,707	18,370
TOTAL:	6.0	16,032	172,564



2 LAND USE BYLAW MAP
Scale: NTS

1 PROJECT INFO

Proposed Eau Claire Underwriting Stats:

Level 01			
Number of Floors			1
Unit Name	No. Of	Unit Type	Unit Area
UNIT B-1	1	One BR	524 SF
UNIT B-2	1	One BR	524 SF
UNIT D-1	1	One BR + 2Ba + Dan	868 SF
UNIT D-2	1	One BR + 2Ba + Dan	649 SF
UNIT D-3	1	One BR + 2Ba + Dan	800 SF
Totals	5	Subtotal	3365 SF
Amenity			2372 SF
Floor Common			4003 SF
Vertical			754 SF
Total Floor Common			7129 SF
Gross Floor Area			10494 SF

Level 02			
Number of Floors			1
Unit Name	No. Of	Unit Type	Unit Area
UNIT A-1	1	Two BR	876 SF
UNIT A-2	1	Two BR	946 SF
UNIT A-3	1	Two BR	824 SF
UNIT A-4	1	Two BR	724 SF
UNIT B-1	1	One BR	475 SF
UNIT B-2	1	One BR	476 SF
UNIT B-3	1	One BR	524 SF
UNIT B-4	1	One BR	524 SF
UNIT C-1	1	One BR + Den	526 SF
UNIT C-2	1	One BR + Den	526 SF
UNIT D-1	1	One BR + 2Ba + Den	900 SF
UNIT D-2	1	One BR + 2Ba + Den	649 SF
UNIT D-3	1	One BR + 2Ba + Den	678 SF
UNIT D-4	1	One BR + 2Ba + Den	649 SF
Totals	14	Subtotal	9296 SF
Floor Common			1534 SF
Gross Floor Area			10830 SF

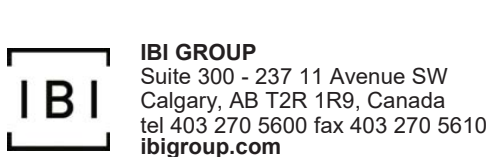
Typical Floor - Level 3-16			
Number of Floors		14	
Unit Name	No. Of	Unit Type	Unit Area
UNIT A-1	14	Two BR	873 SF
UNIT A-2	14	Two BR	865 SF
UNIT A-3	14	Two BR	785 SF
UNIT B-1	14	One BR	475 SF
UNIT B-2	14	One BR	474 SF
UNIT B-3	14	One BR	456 SF
UNIT C-1	14	One BR + Den	526 SF
UNIT C-2	14	One BR + Den	526 SF
UNIT C-3	14	One BR + Den	574 SF
UNIT C-4	14	One BR + Den	575 SF
UNIT D-1	14	One BR + 2Ba & Den	620 SF
UNIT D-2	14	One BR + 2Ba & Den	721 SF
UNIT E-1	14	Three BR	1151 SF
Totals	13	Subtotals	8619 SF
Floor Common			1147 SF
Gross Floor Area (Per Level)			9767 SF
Level 03-16 Gross Floor Area			13673 SF

Level 17 - Sub-Penthouse			
Number of Floors		1	
Unit Name	No. Of	Unit Type	Unit Area
UNIT F-1	1	Sub-Penthouse Two BR	1096 SF
UNIT F-2	1	Sub-Penthouse Two BR	825 SF
UNIT F-3	1	Sub-Penthouse Two BR	1006 SF
UNIT F-4	1	Sub-Penthouse Two BR	1066 SF
UNIT F-5	1	Sub-Penthouse Two BR	800 SF
UNIT F-6	1	Sub-Penthouse Two BR	1090 SF
Totals	6	Subtotals	5883 SF
Floor Common			882 SF
Level 17 Gross Floor Area			6765 SF

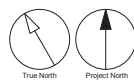
Level 18 - Penthouse			
Number of Floors		1	
Unit Name	No. Of	Unit Type	Unit Area
UNIT G-1	1	Penthouse Two BR	1479 SF
UNIT G-2	1	Penthouse Two BR	1454 SF
UNIT G-3	1	Penthouse Two BR	1497 SF
UNIT G-4	1	Penthouse Two BR	1482 SF
Totals	4	Subtotals	5912 SF
Floor Common			865 SF
Level 18 Gross Floor Area			6777 SF

Totals and Areas		Unit Type Count	
Level	Count	Unit Type	No. of Units
LEVEL 01	1	One BR + 2Ba & Den	35
LEVEL 02	1	One BR + Den	58
LEVEL 03	1	One BR	48
LEVEL 04	1	Two BR	46
LEVEL 05	1	Three BR	14
LEVEL 06	1	Sub-Penthouse Two BR	6
LEVEL 07	1	Penthouse Two BR	4
LEVEL 08	1	Totals	211
LEVEL 09	1		
LEVEL 10	1		
LEVEL 11	1		
LEVEL 12	1		
LEVEL 13	1		
LEVEL 14	1		
LEVEL 15	1		
LEVEL 16	1		
LEVEL 17	1		
LEVEL 18	1		
		84.6% Sellable	
		28,524 SF Site Area	
		F.A.R. = 6.0	
211	Total Units		
145135 SF	Sellable		
24096 SF	FLOOR COMMON		
2372 SF	AMENITY		
171604 SF	Gross Floor Area		

Parking Count	
Level	Count
LEVEL P4	28
LEVEL P3	54
LEVEL P2	54
LEVEL P1	48
Grand total:	184



PROJECT STATS
GRAYWOOD EAU CLAIRE
 727 1st Avenue SW
 Calgary, AB

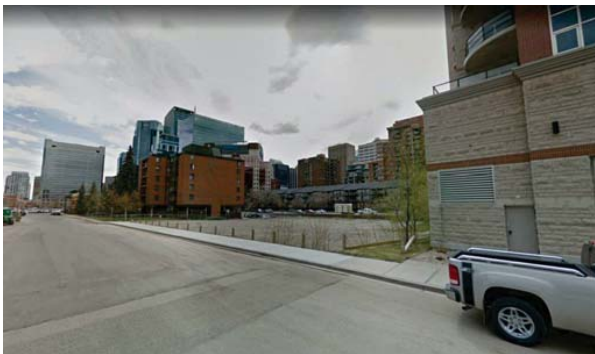


Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **1 : 1**

A-101



1 VIEW A
A-102 Scale: NTS



3 VIEW C
A-102 Scale: NTS



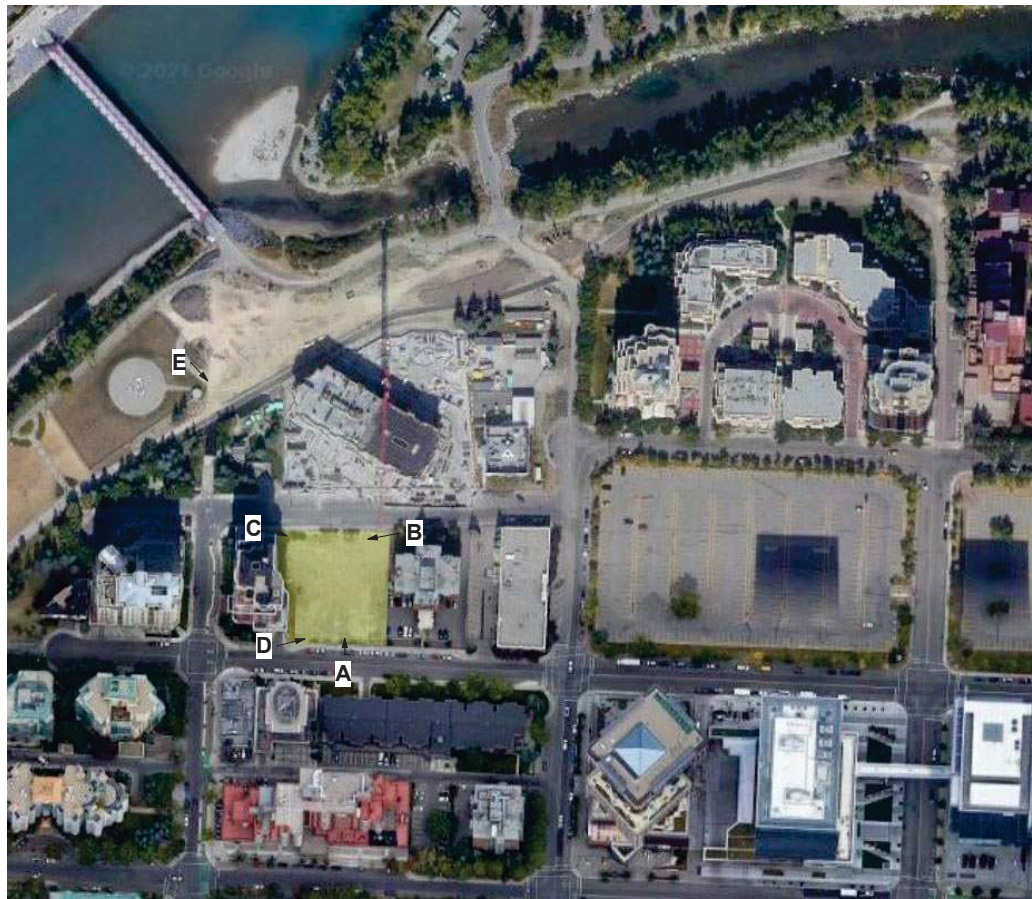
2 VIEW B
A-102 Scale: NTS



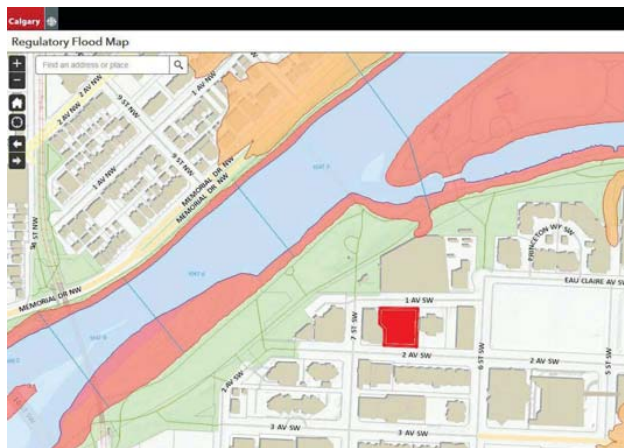
4 VIEW D
A-102 Scale: NTS



5 VIEW E
A-102 Scale: NTS



6 CONTEXT MAP
A-102 Scale: 1 : 1



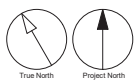
7 FLOOD MAP
A-102 Scale: NTS



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tel 403 270 5600 fax 403 270 5610
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SITE CONTEXT
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB



Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **As indicated**

A-102



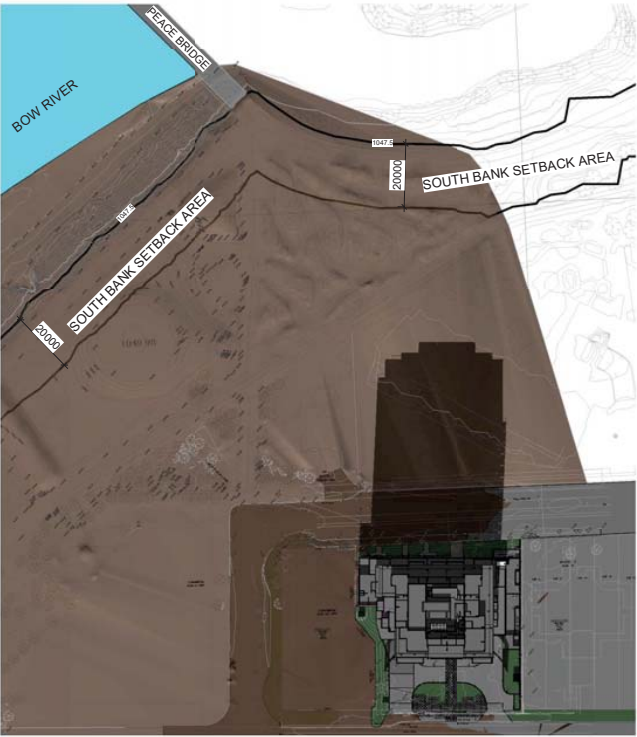
1 March 21 10am
A-103.1 Scale:



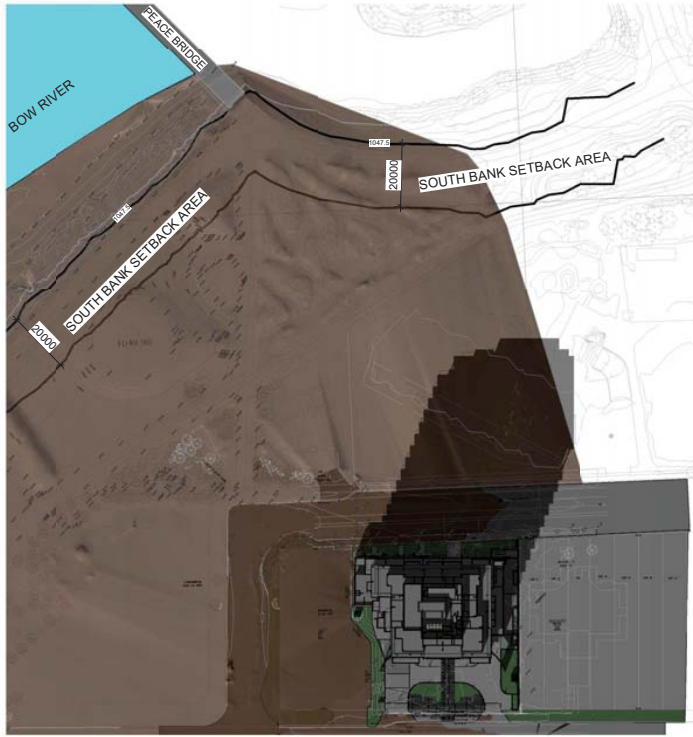
2 March 21 11am
A-103.1 Scale:



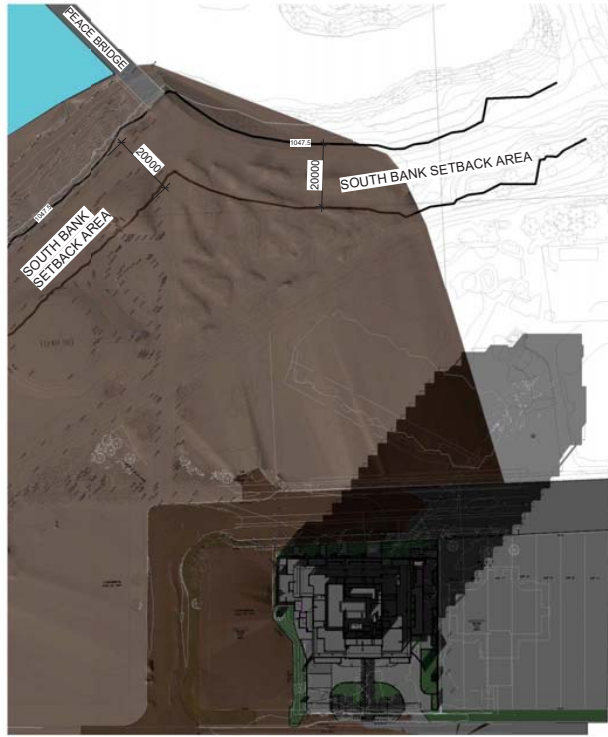
3 March 21 12pm
A-103.1 Scale:



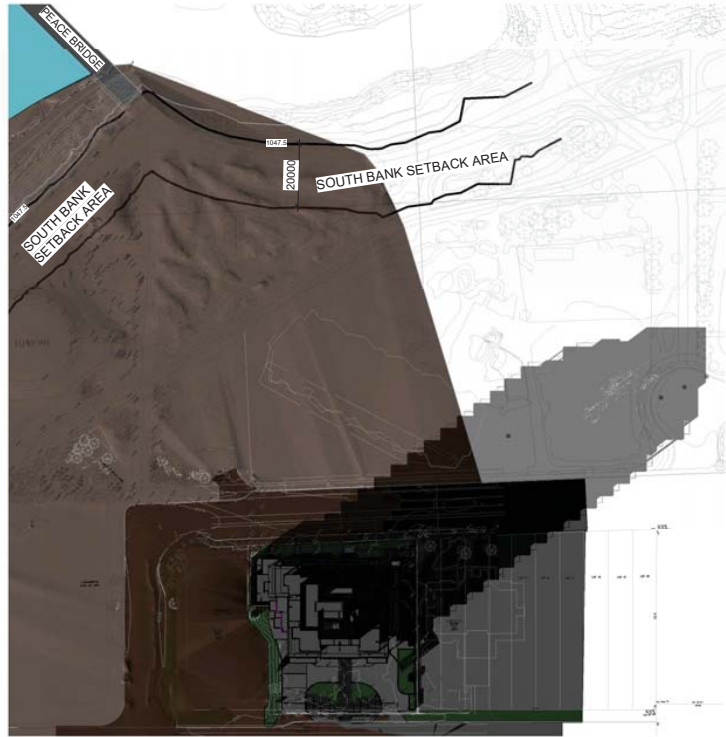
4 March 21 1pm
A-103.1 Scale:



5 March 21 2pm
A-103.1 Scale:



6 March 21 3pm
A-103.1 Scale:



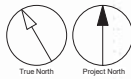
7 March 21 4pm
A-103.1 Scale:



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SHADOW STUDY
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727 1st Avenue SW
Calgary, AB

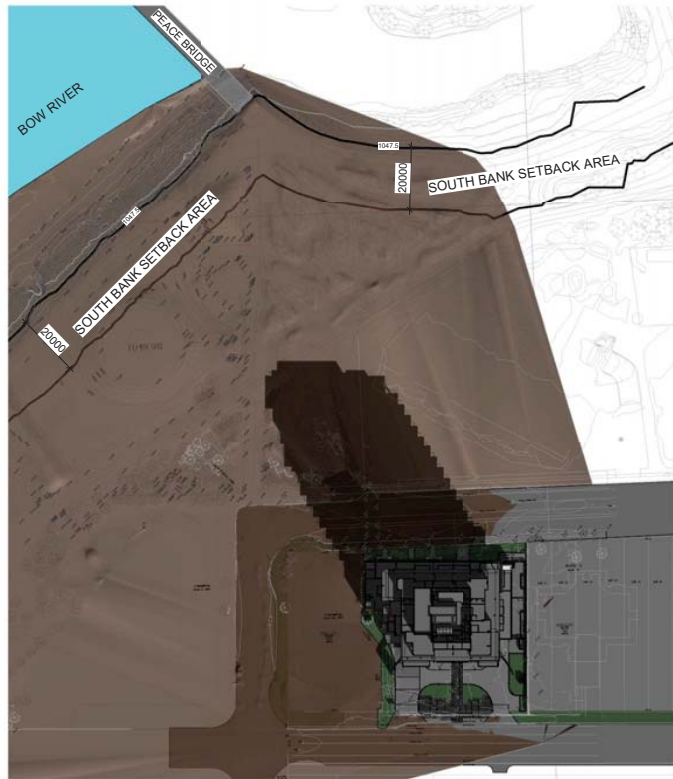


Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale:

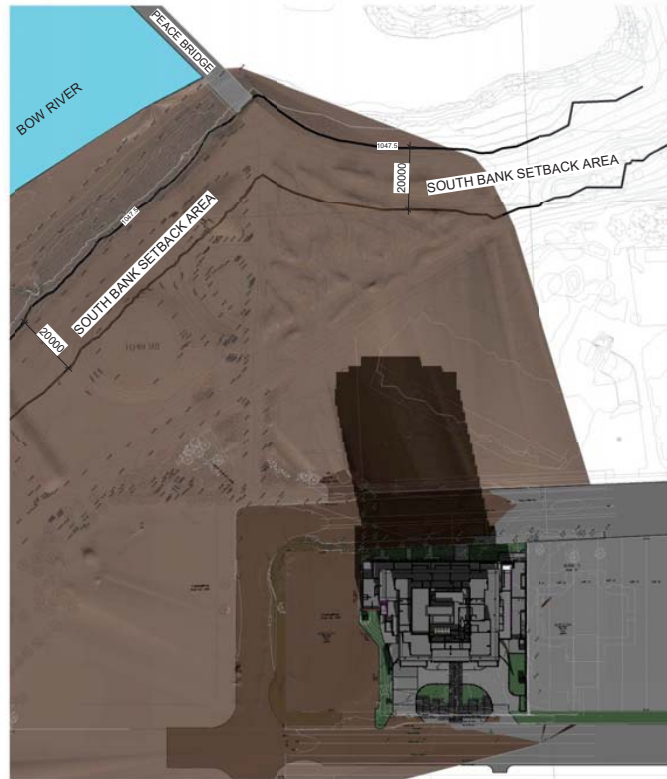
A-103.1



1 Sept 21 10am
A-103.2 Scale:



2 Sept 21 11am
A-103.2 Scale:



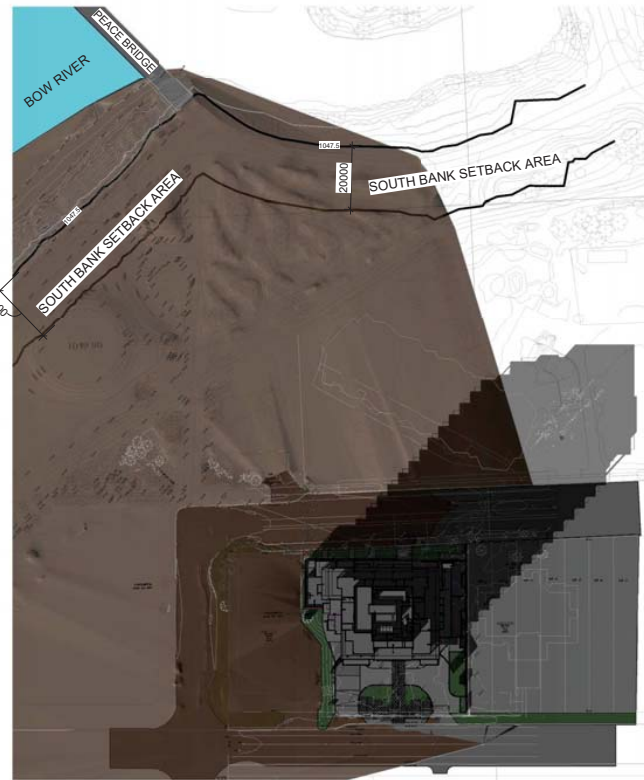
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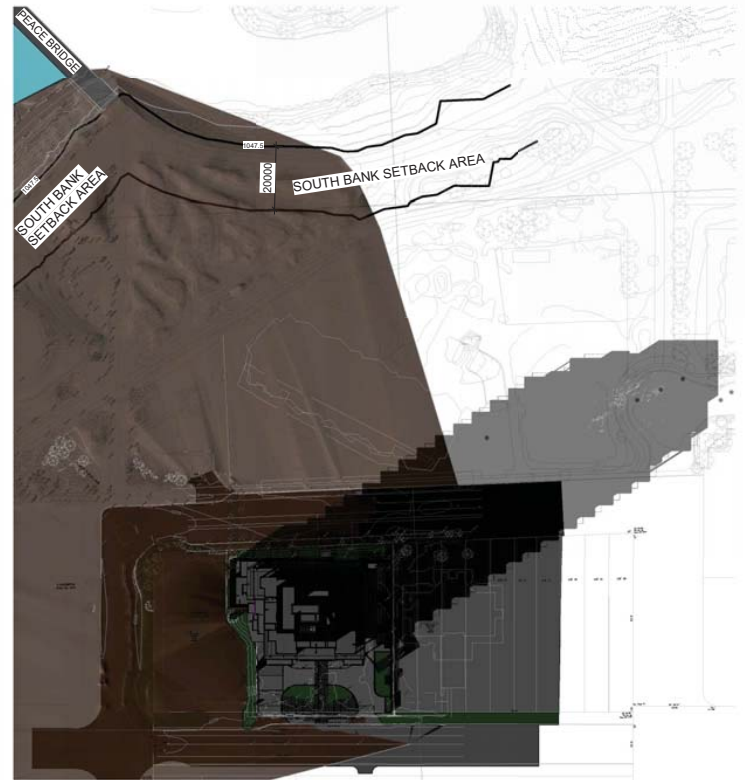
4 Sept 21 1pm
A-103.2 Scale:



5 Sept 21 2pm
A-103.2 Scale:



6 Sept 21 3pm
A-103.2 Scale:



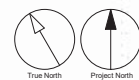
7 Sept 21 4pm
A-103.2 Scale:



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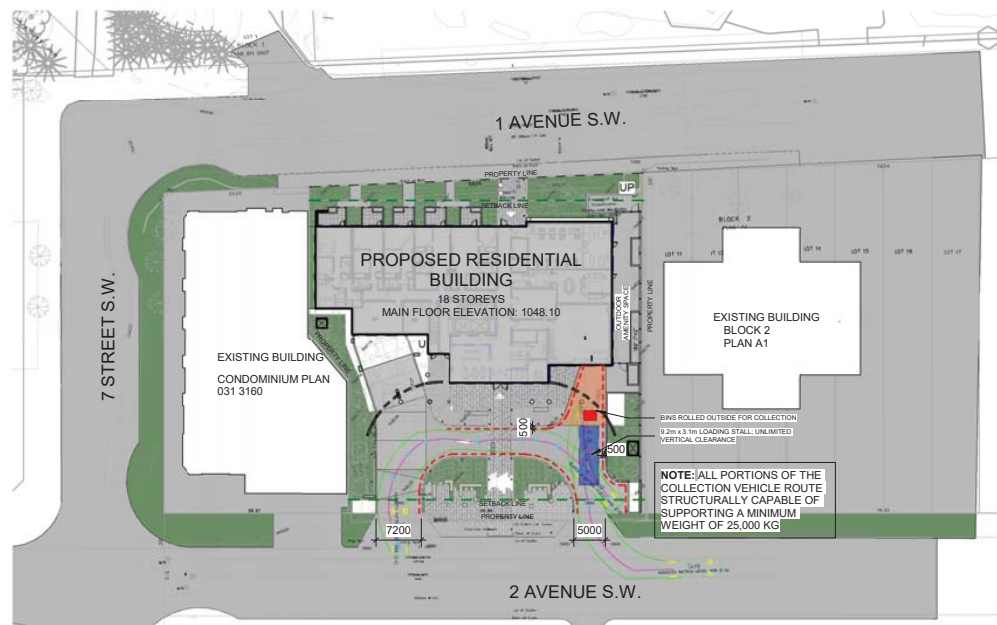


SHADOW STUDY
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB

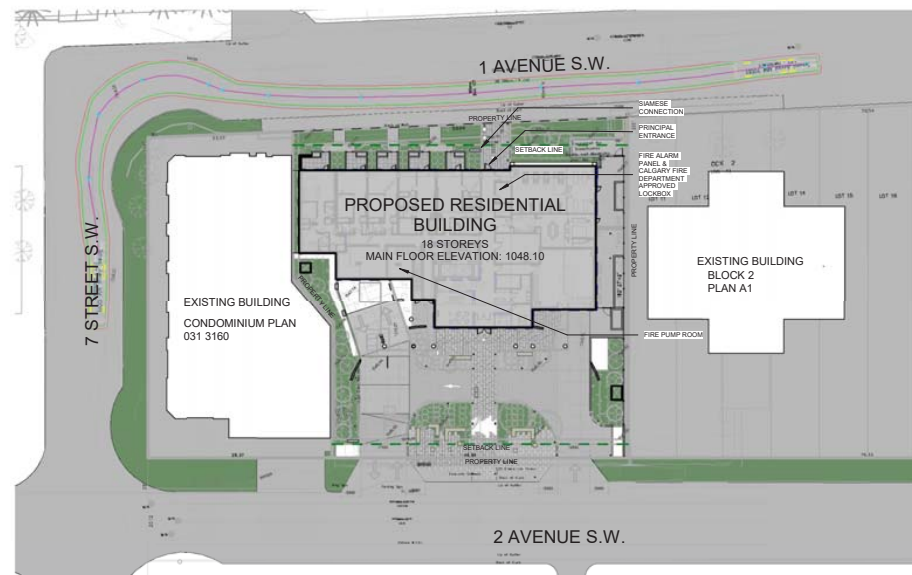


Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale:

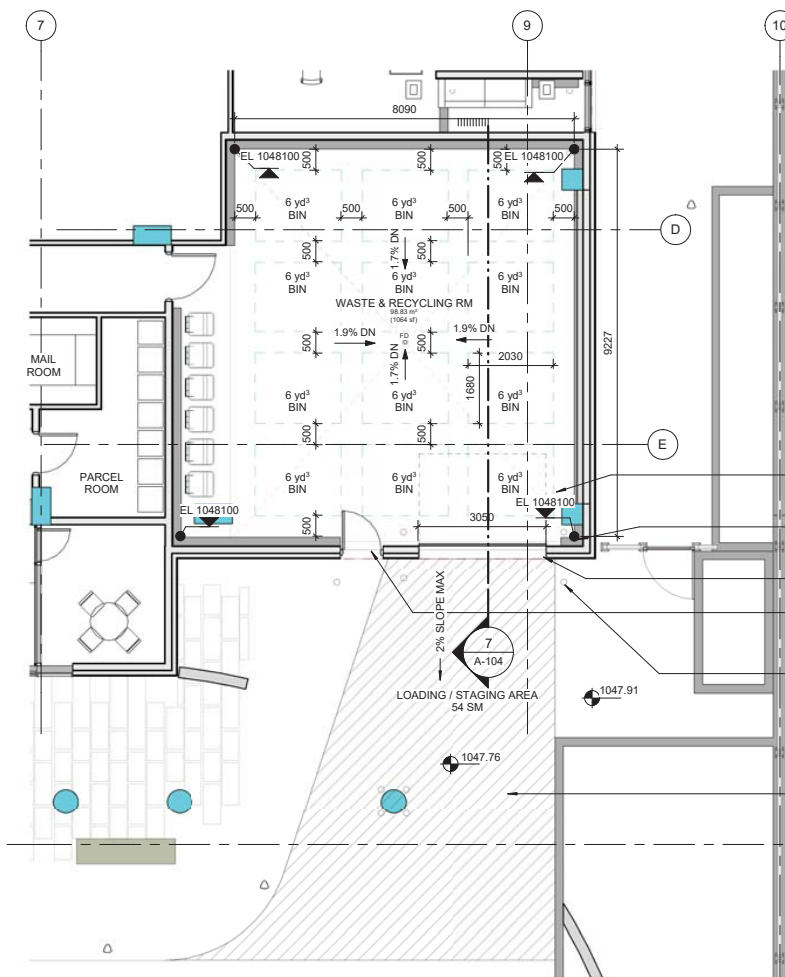
A-103.2



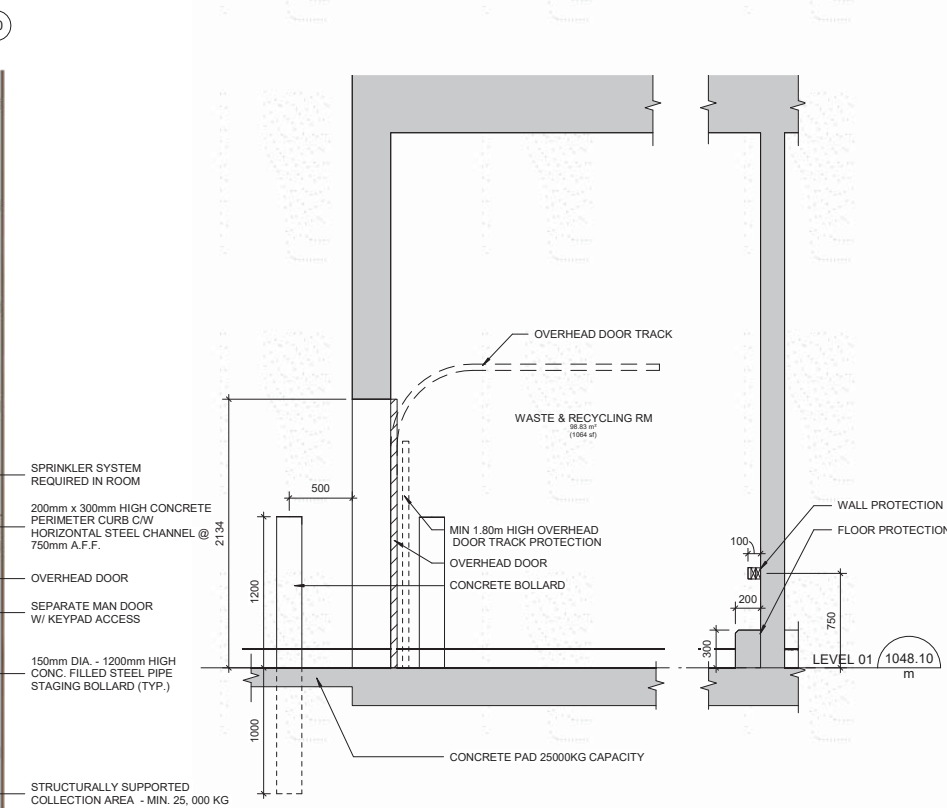
5 SITE PLAN - WR TRUCK TURNING
A-104 Scale: 1 : 500



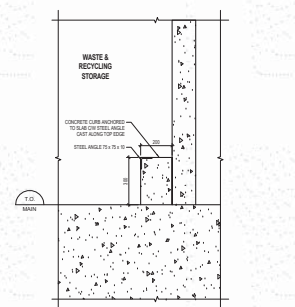
6 SITE PLAN - FIRE TRUCK TURNING
A-104 Scale: 1 : 500



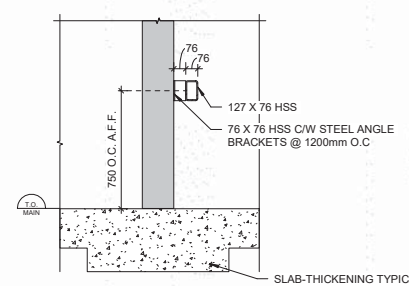
4 LEVEL 01 W&R
A-104 Scale: 1 : 75



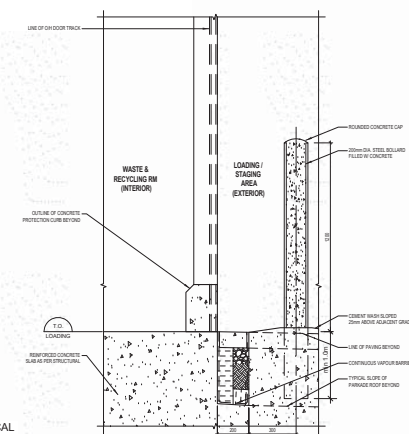
7 OVERHEAD DOOR DETAIL
A-104 Scale: 1 : 25



1 TYP. CURB WALL DETAIL
A-104 Scale: 1 : 20



2 TYP. BUMPER RAIL DETAIL
A-104 Scale: 1 : 20



3 TYP. BOLLARD DETAIL
A-104 Scale: 1 : 20

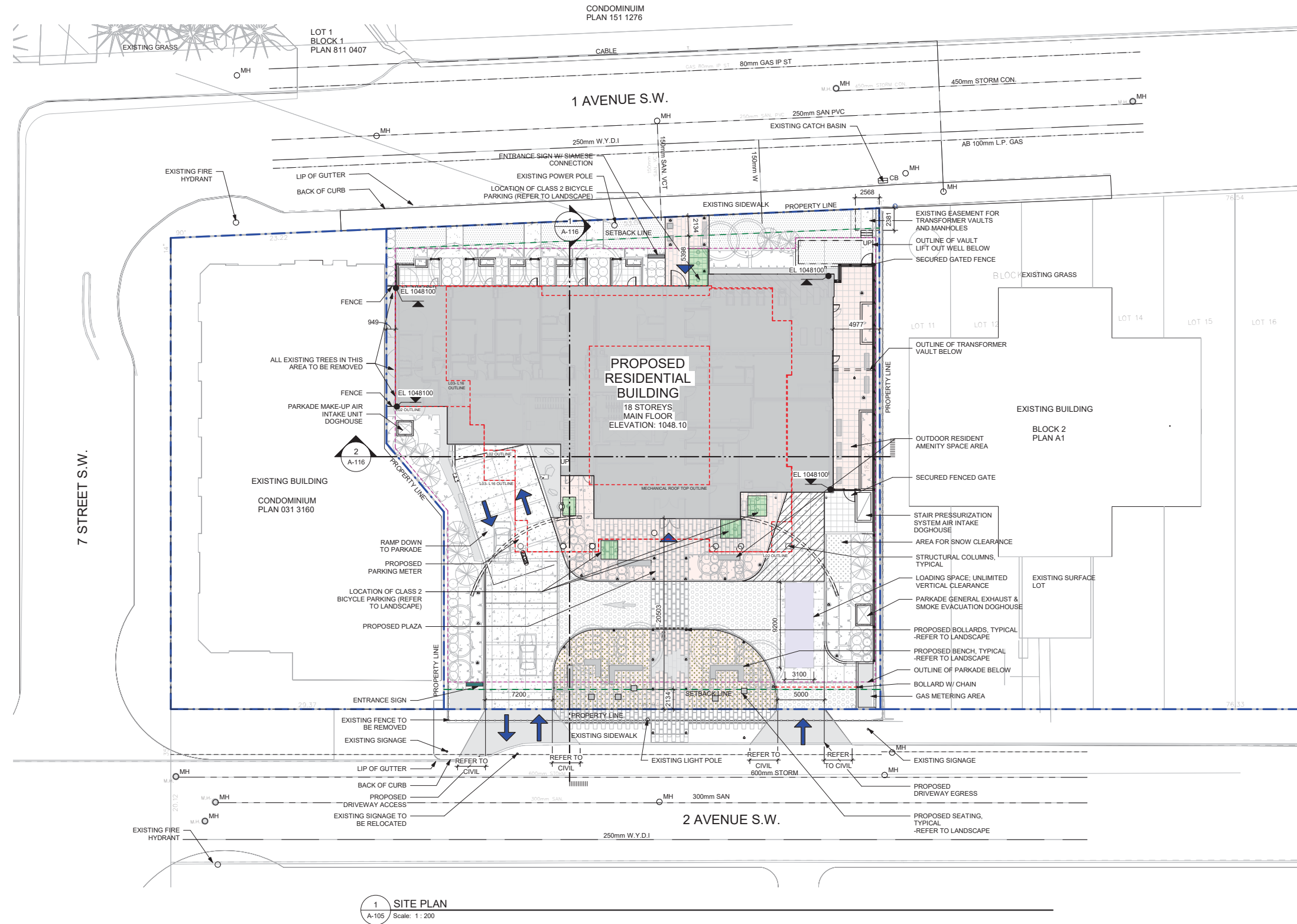
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VEHICLE TURNING & W&R DETAILS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB

Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **As indicated**

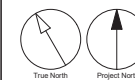
A-104



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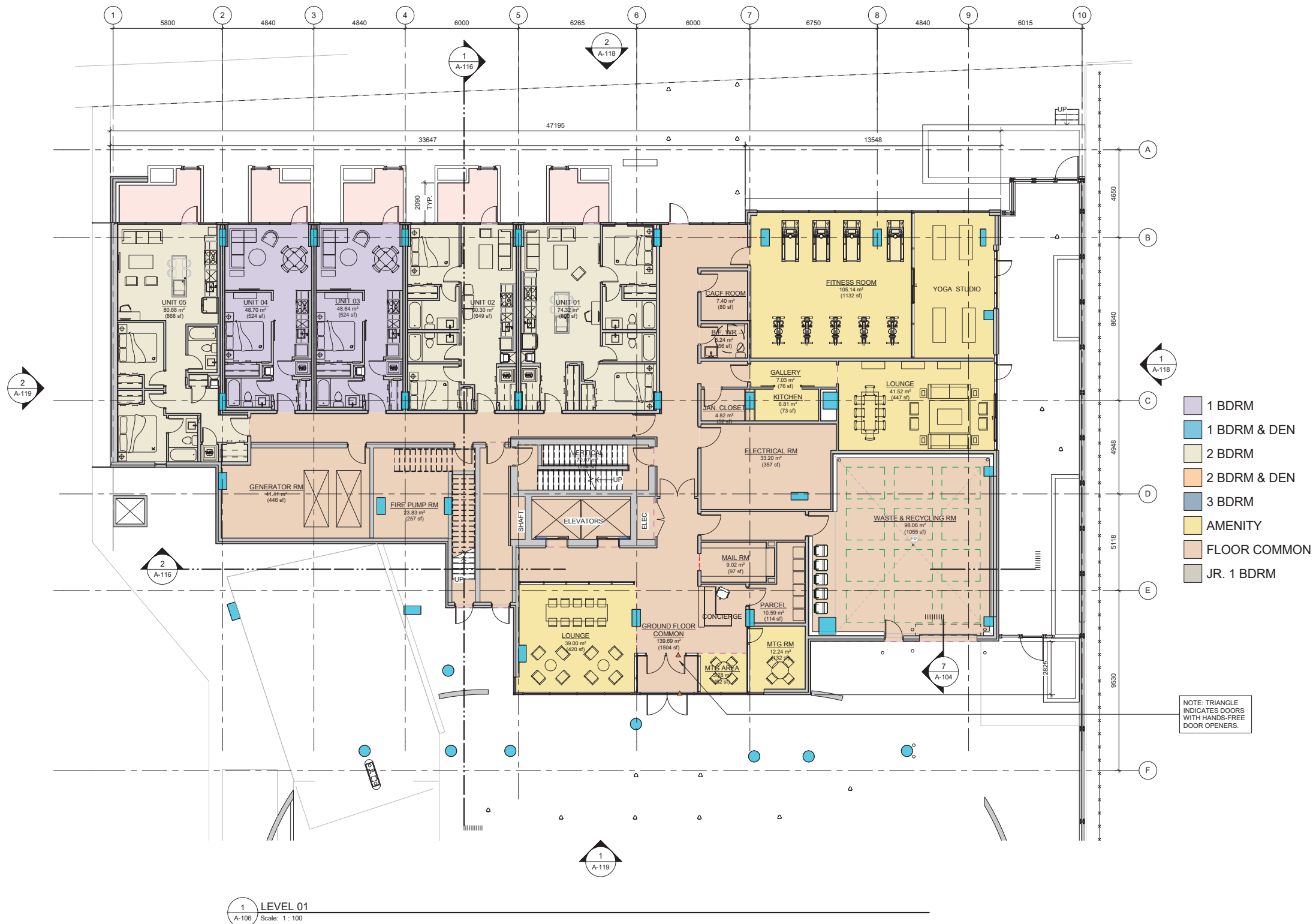


SITE PLAN
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 200**

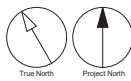
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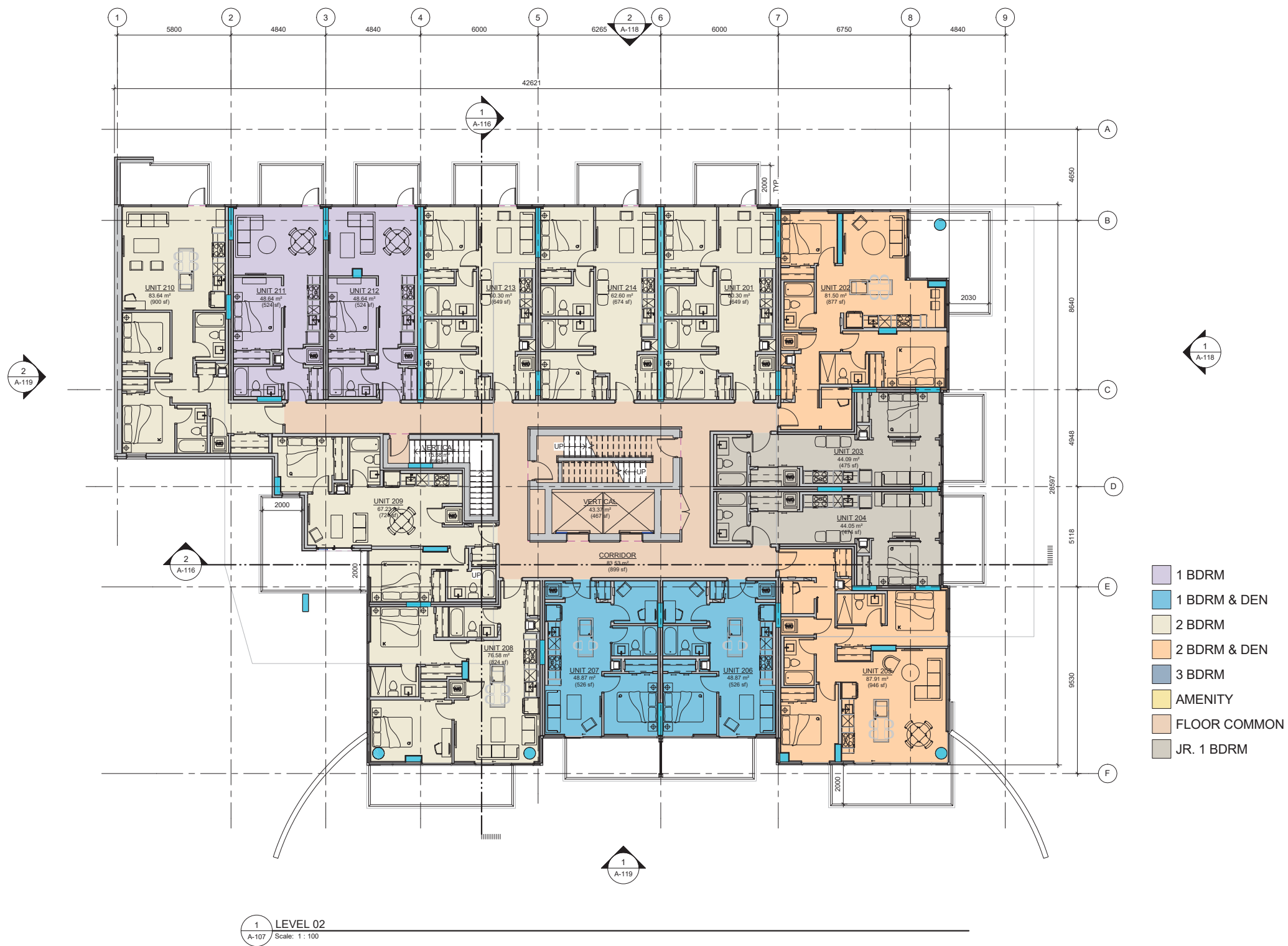


MAIN FLOOR PLAN- L01
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-13**
Project No: **118411**
Scale: **1 : 100**

A-106

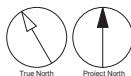


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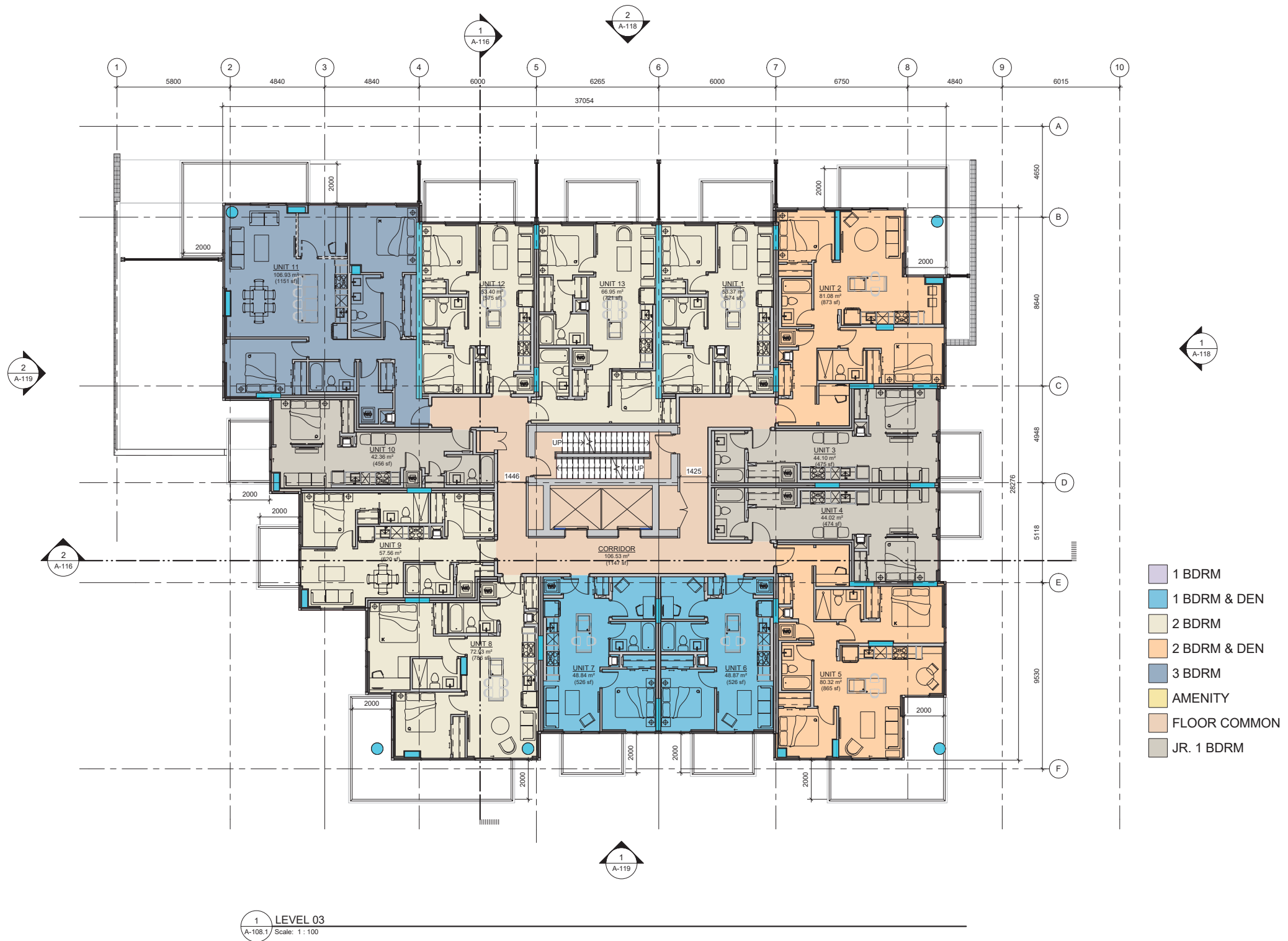
SECOND FLOOR PLAN-L02

Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: DTR 2 SUBMISSION
Date: 2021-09-13
Project No: 118411
Scale: 1 : 100

A-107

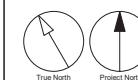


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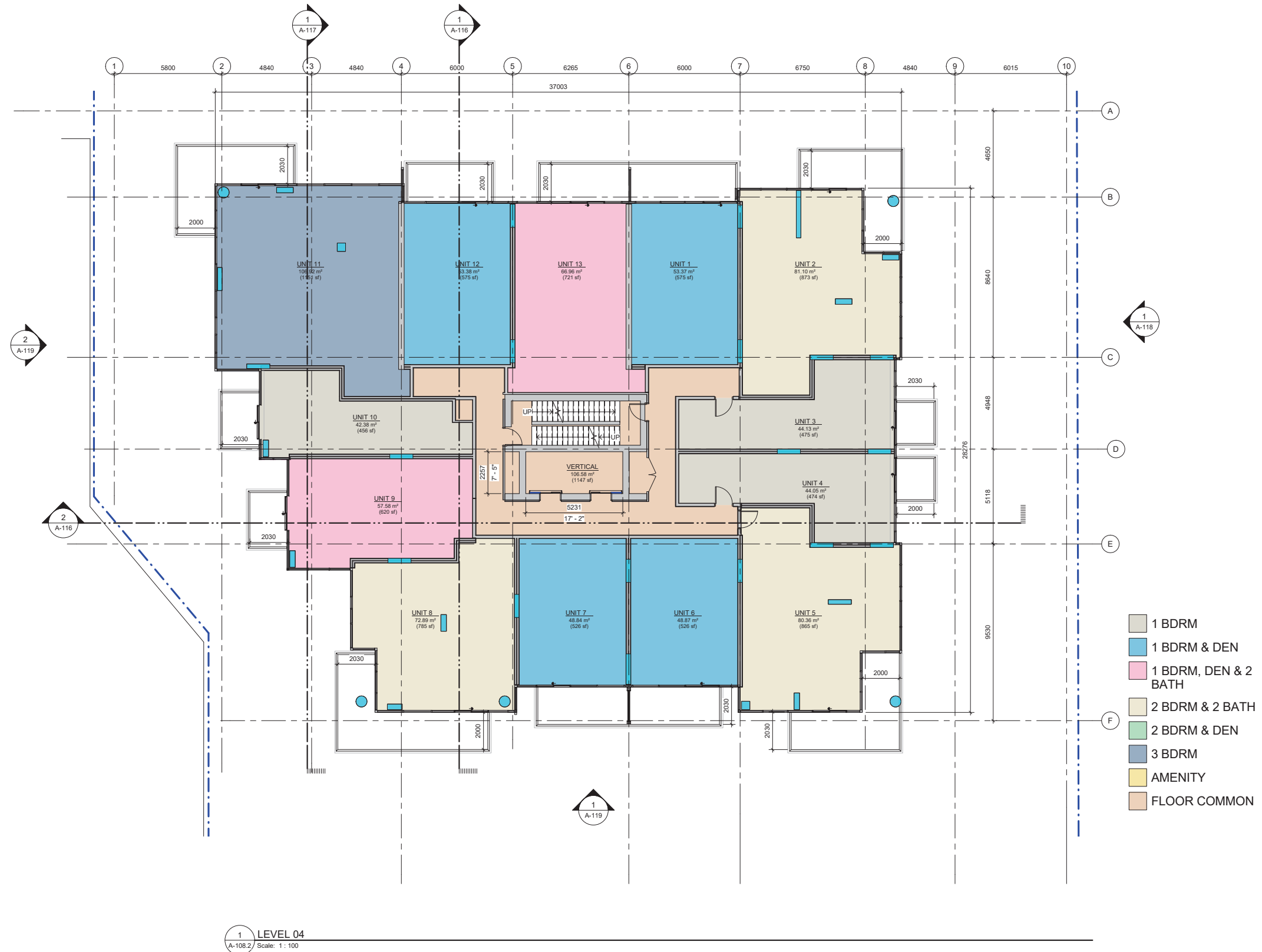
TYPICAL FLOOR PLATE 3-16

Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-13**
Project No: **118411**
Scale: **1 : 100**

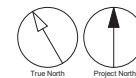
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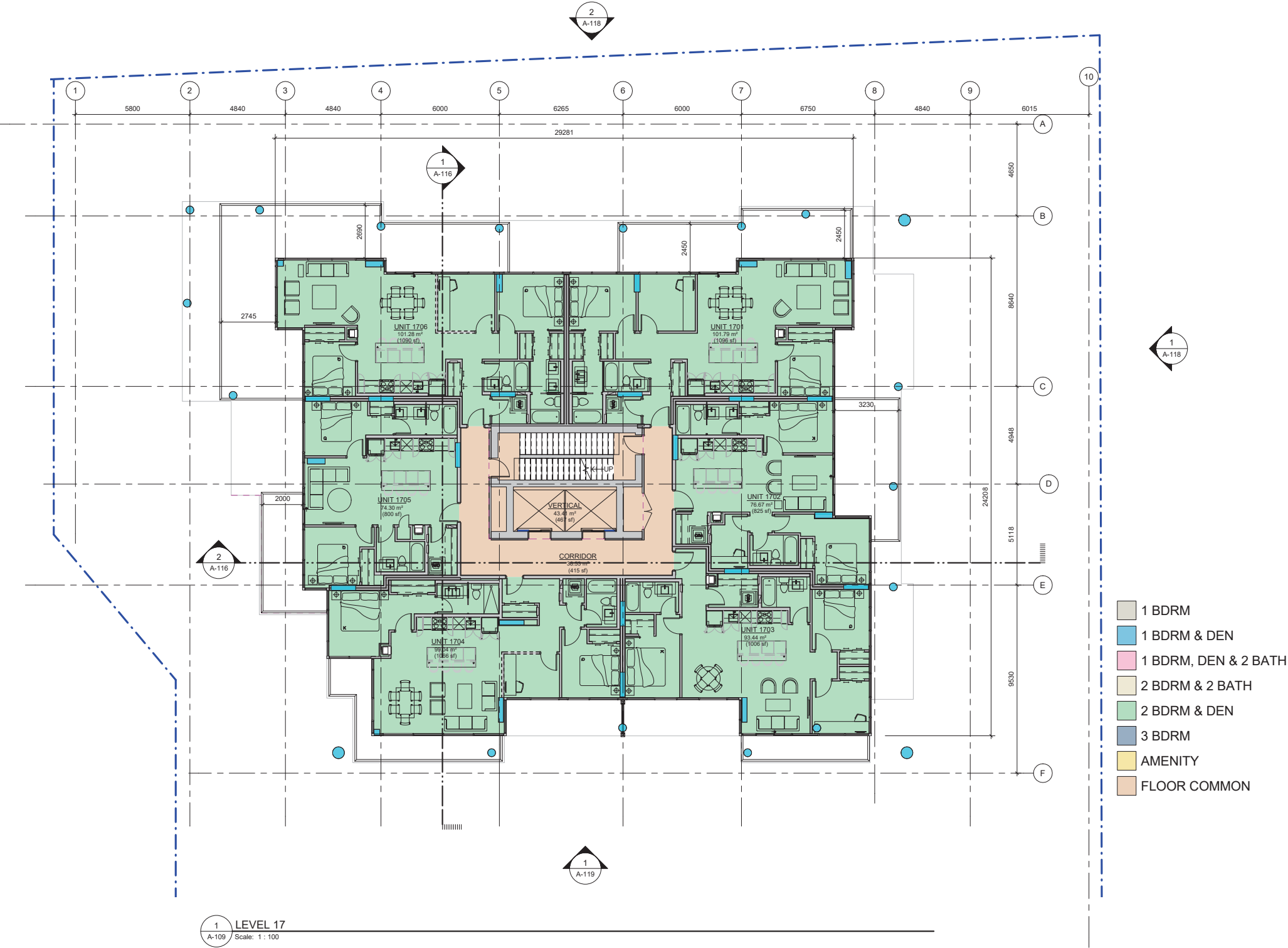


LEVEL 04
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

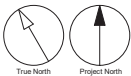
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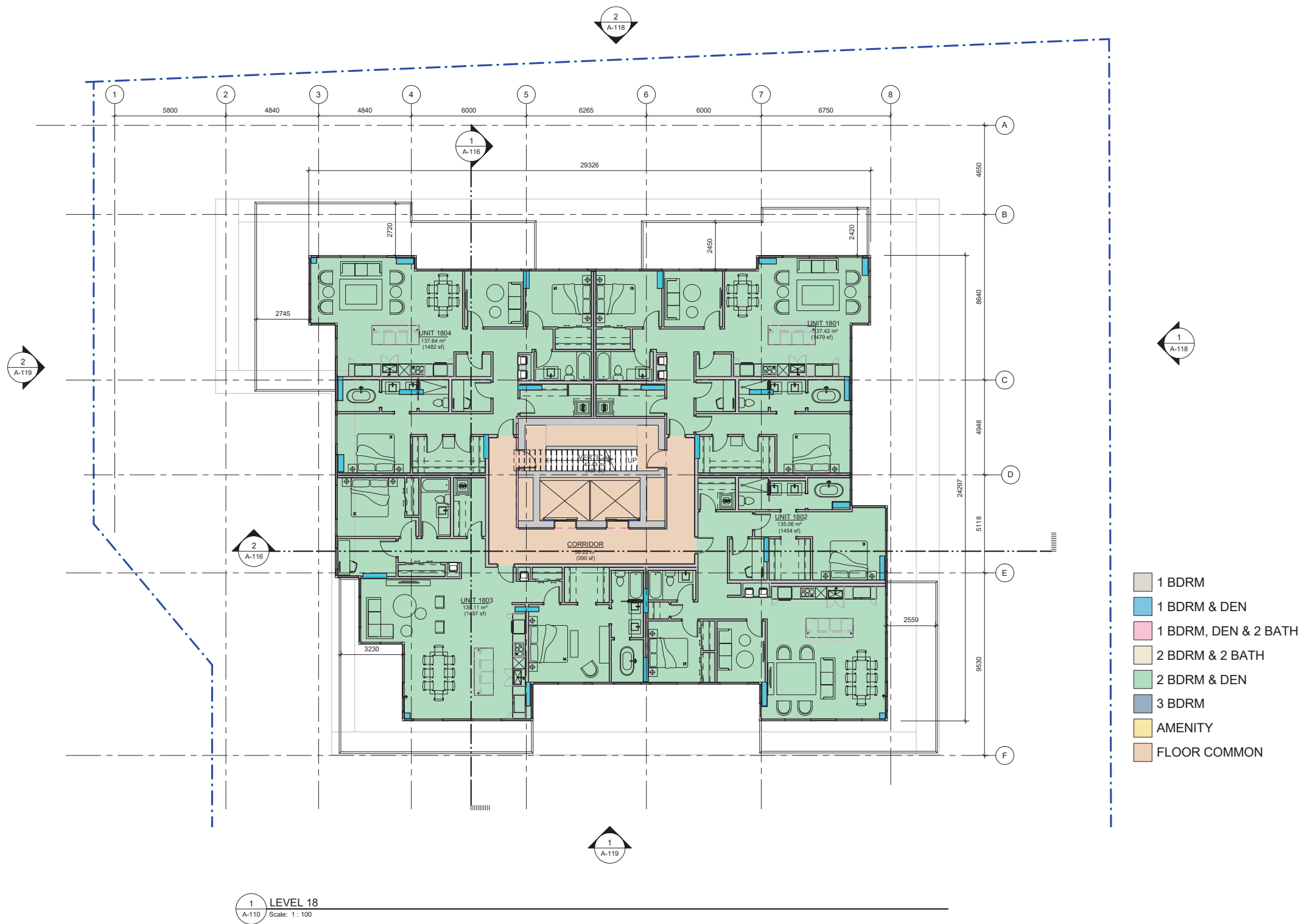


SUB PENTHOUSE FLOOR PLAN-L17
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

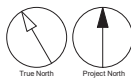
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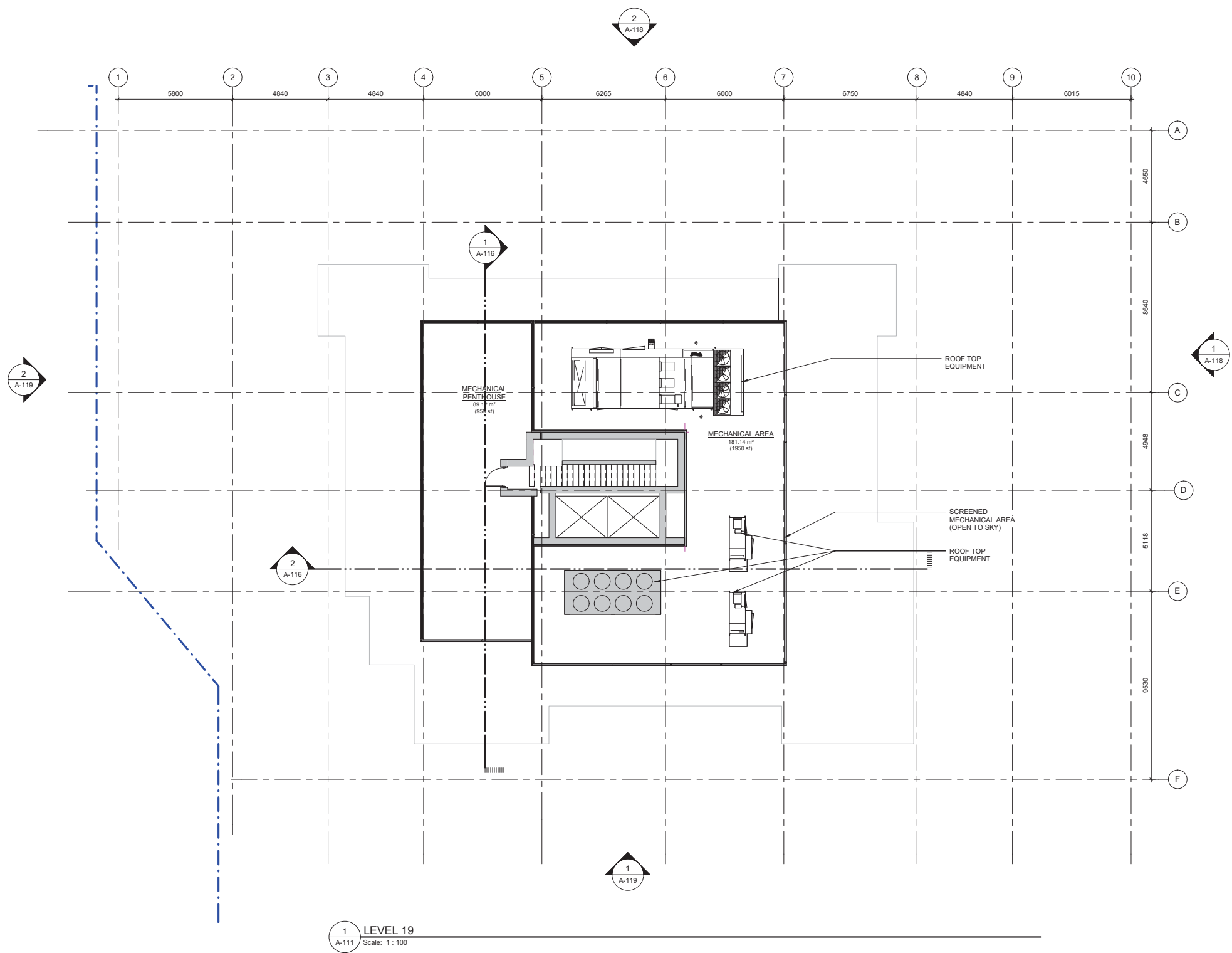


PENTHOUSE FLOOR PLAN-L18
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB

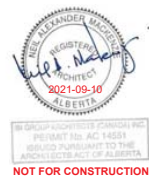


Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

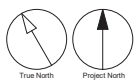
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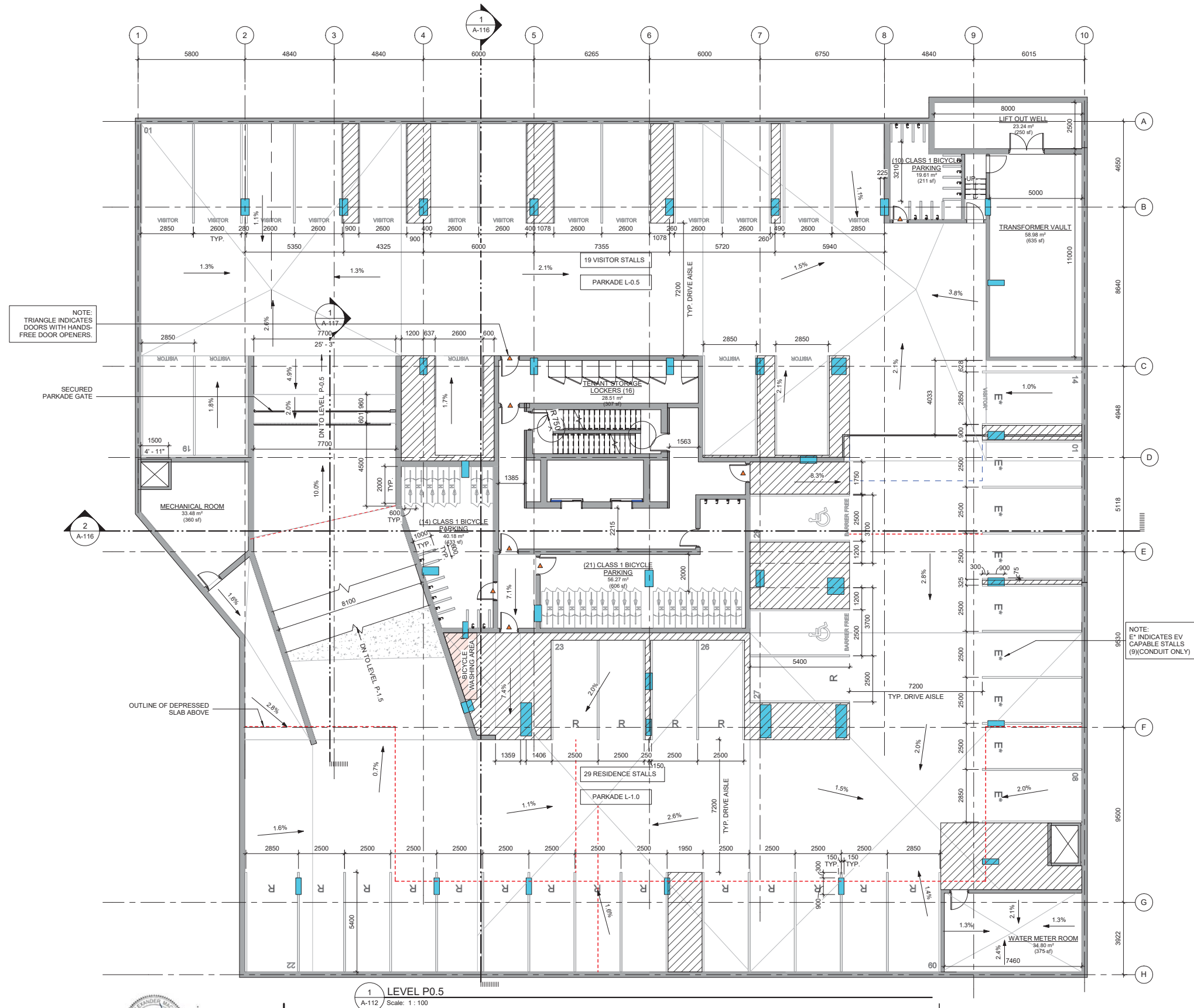


ROOF PLAN
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

A-111



HORIZONTAL BICYCLE STORAGE
MODEL: DERO SINGLE LOCKER*



VERTICAL BICYCLE STORAGE
MODEL: ULTRA SPACE SAVER SINGLE*

*NOTE: SHOWN FOR ILLUSTRATION PURPOSES
ONLY. EXACT MODEL TO BE DETERMINED AT
TENDERING CONSTRUCTION PHASE.

2 BICYCLE RACK DETAIL - CLASS 1
A-112 Scale: NTS



HANDS FREE DOOR OPENER
MODEL: SW60*

*NOTE: SHOWN FOR ILLUSTRATION PURPOSES
ONLY. EXACT MODEL TO BE DETERMINED AT
TENDERING CONSTRUCTION PHASE.

3 HANDS-FREE DOOR OPENER
Scale: NTS



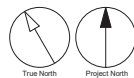
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NOT FOR CONSTRUCTION

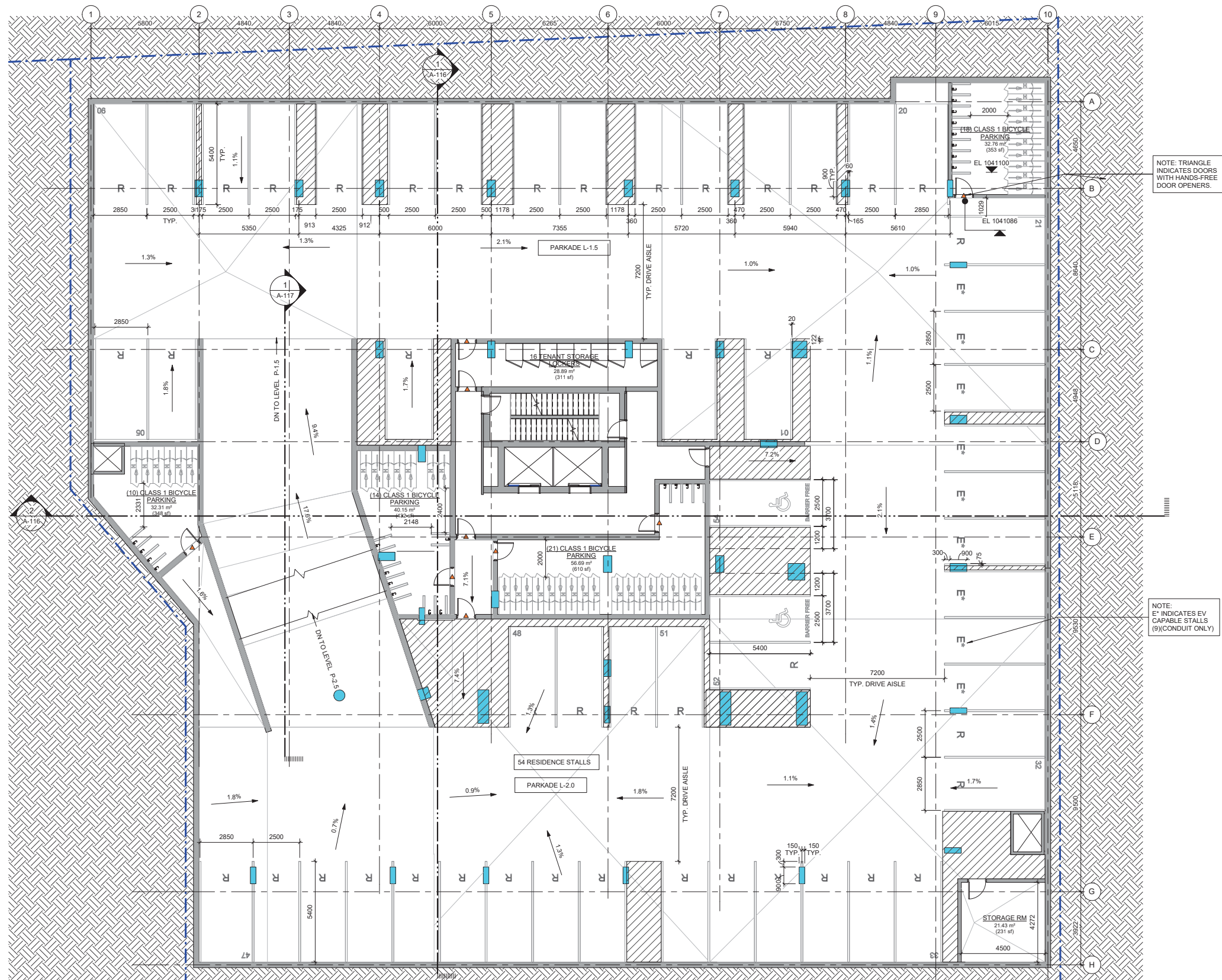
PARKADE PLAN LEVEL P0.5

Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: DTR 2 SUBMISSION
Date: 2021-09-13
Project No: 118411
Scale: As indicated

A-112



1 LEVEL P1.5
A-113 Scale: 1 : 100

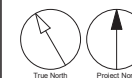


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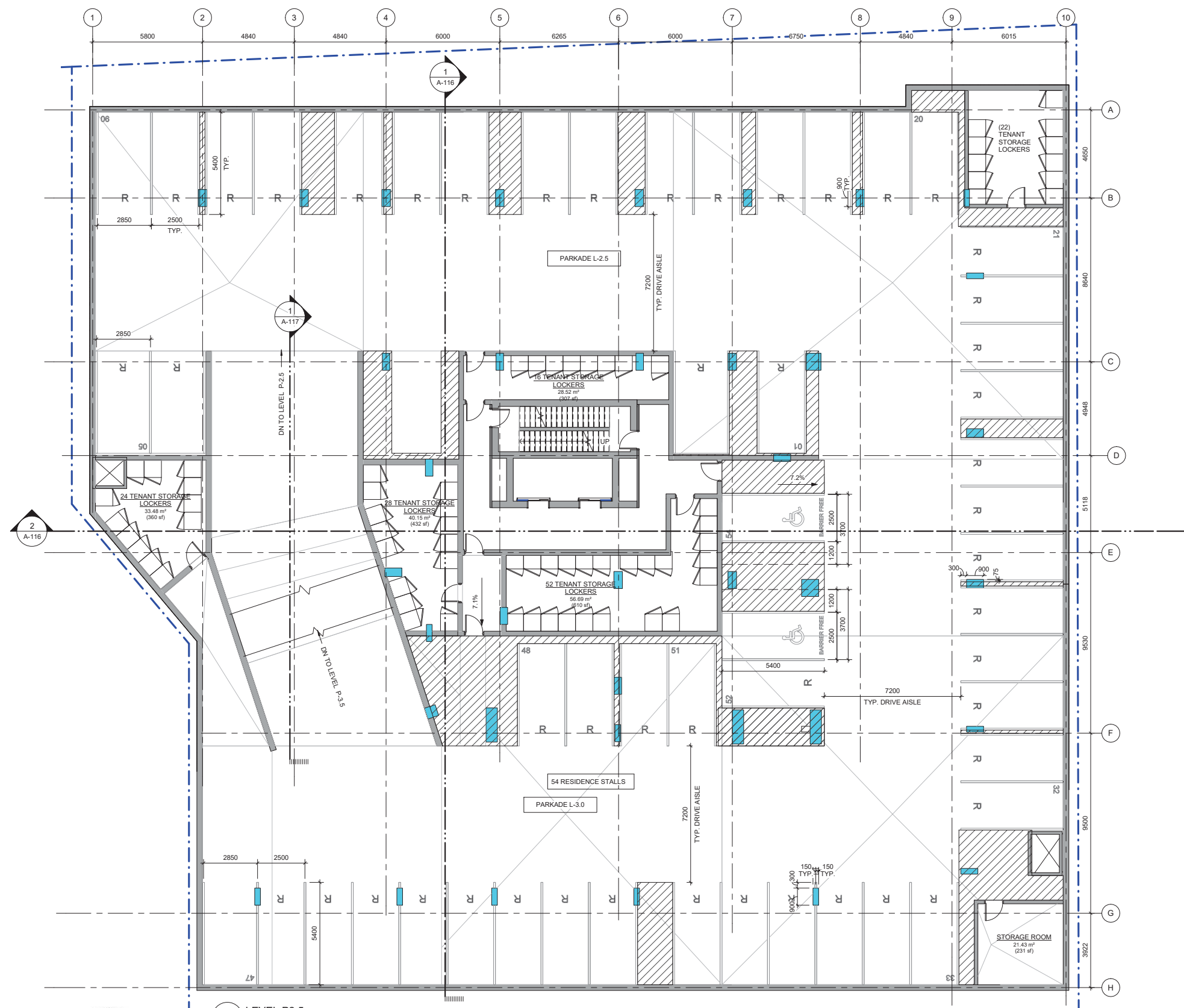
PARKADE PLAN LEVEL P1.5

Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: DTR 2 SUBMISSION
Date: 2021-09-03
Project No: 118411
Scale: 1 : 100

A-113

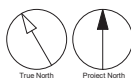


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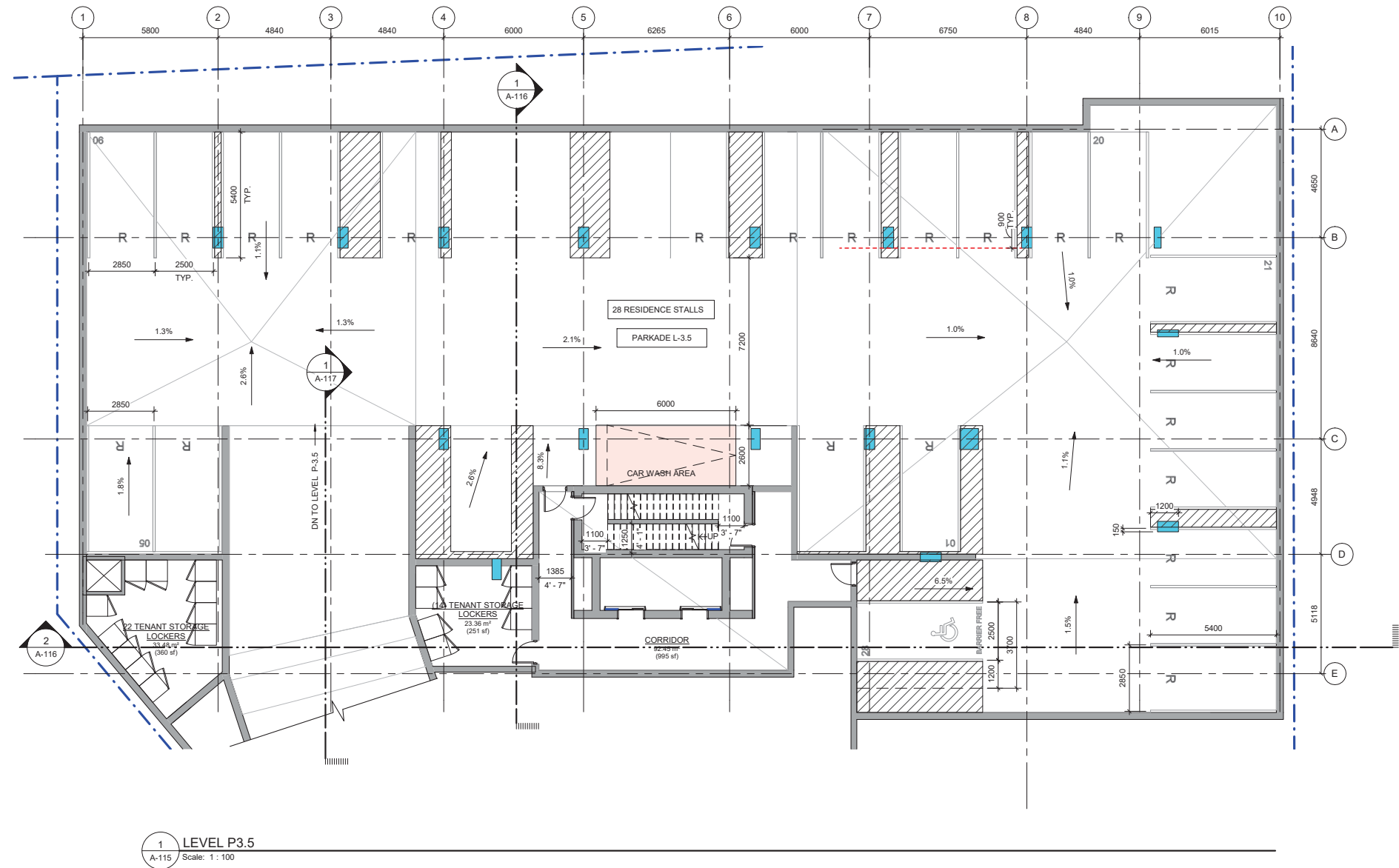
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A-114
LEVEL P2.5
Scale: 1 : 100

PARKADE PLAN LEVEL P2.5
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

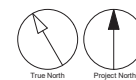
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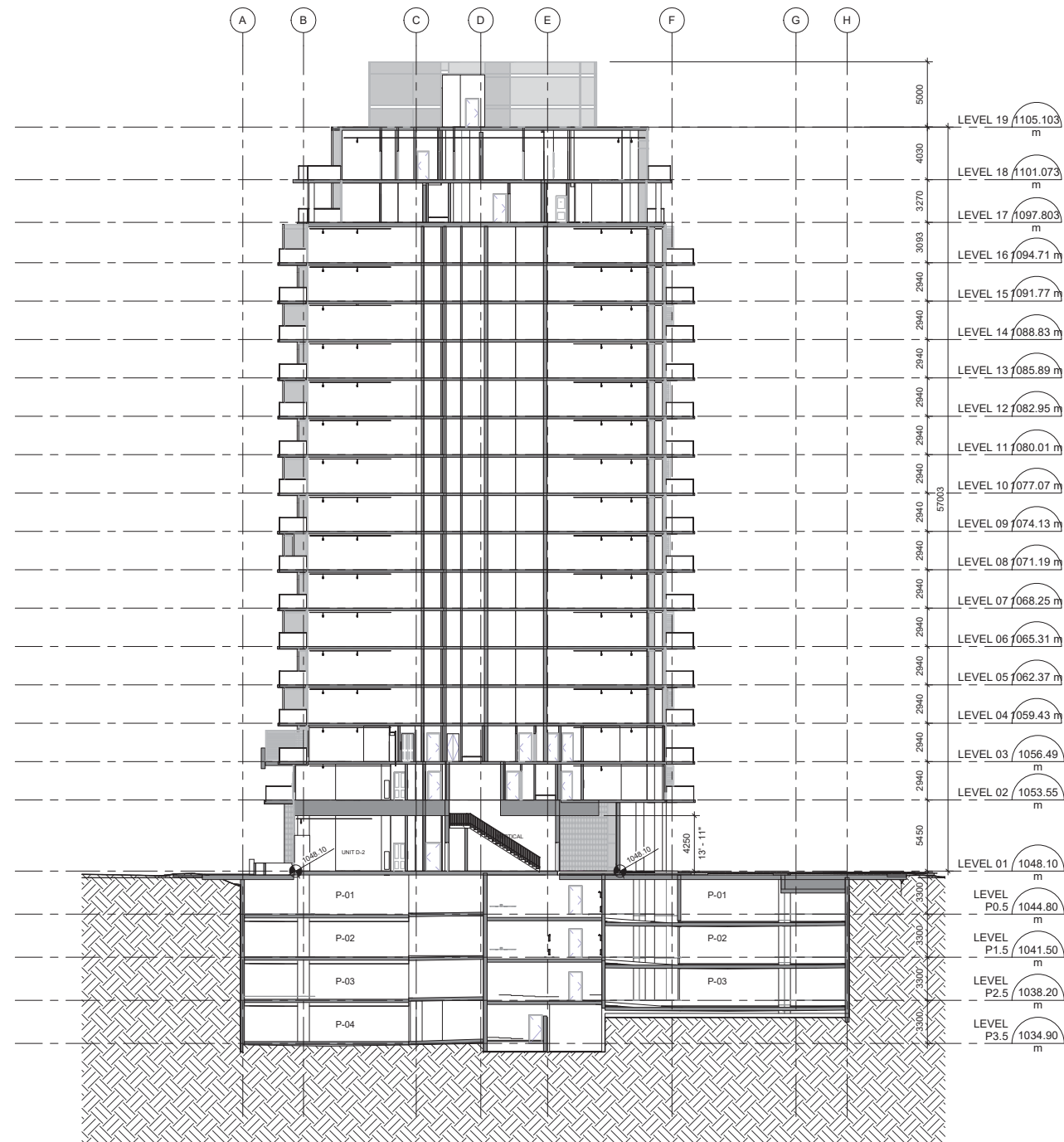


PARKADE PLAN LEVEL P3.5
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB

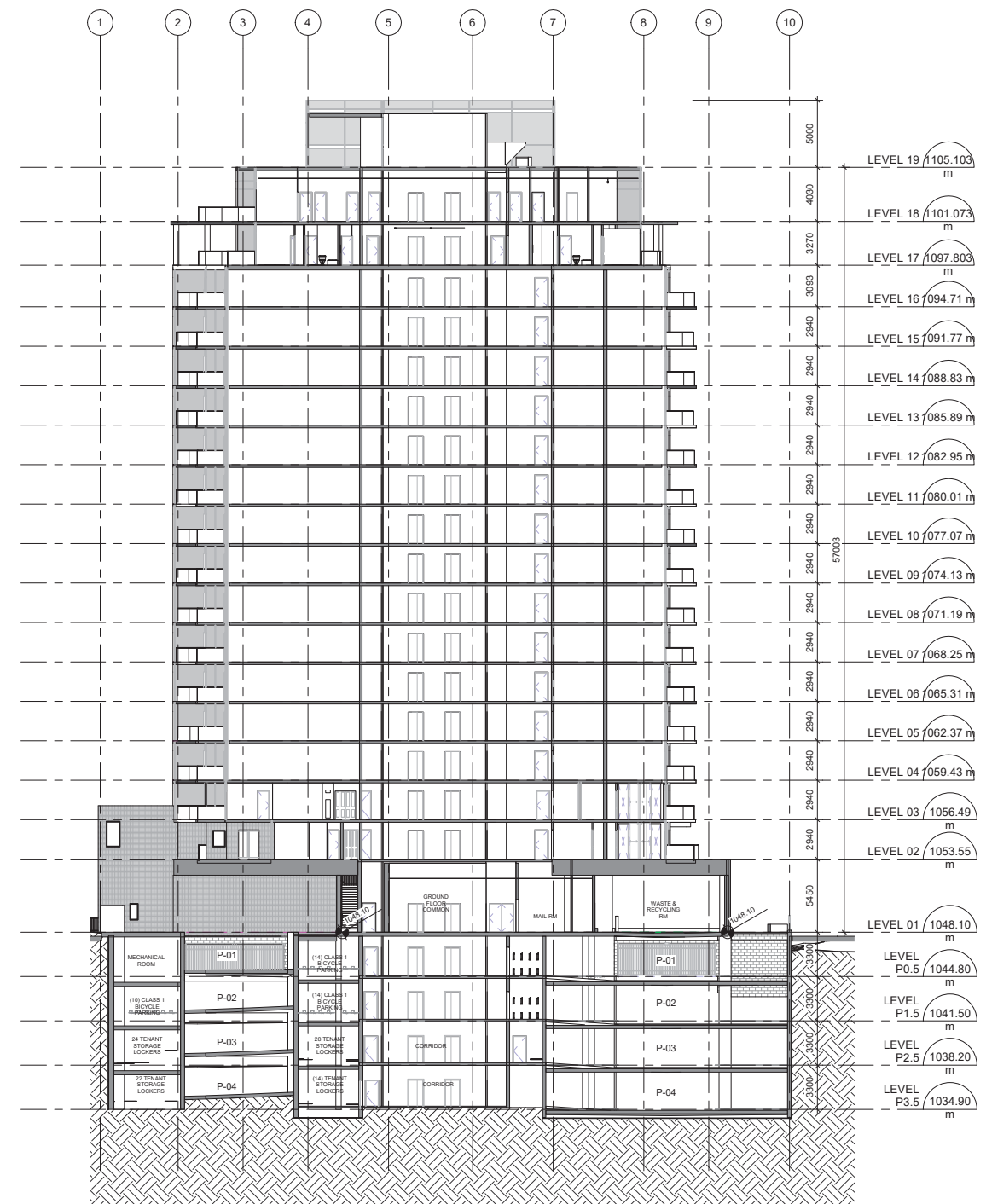


Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

A-115



1 Section A
A-116 Scale: 1 : 200



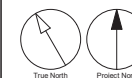
2 Section B
A-116 Scale: 1 : 200



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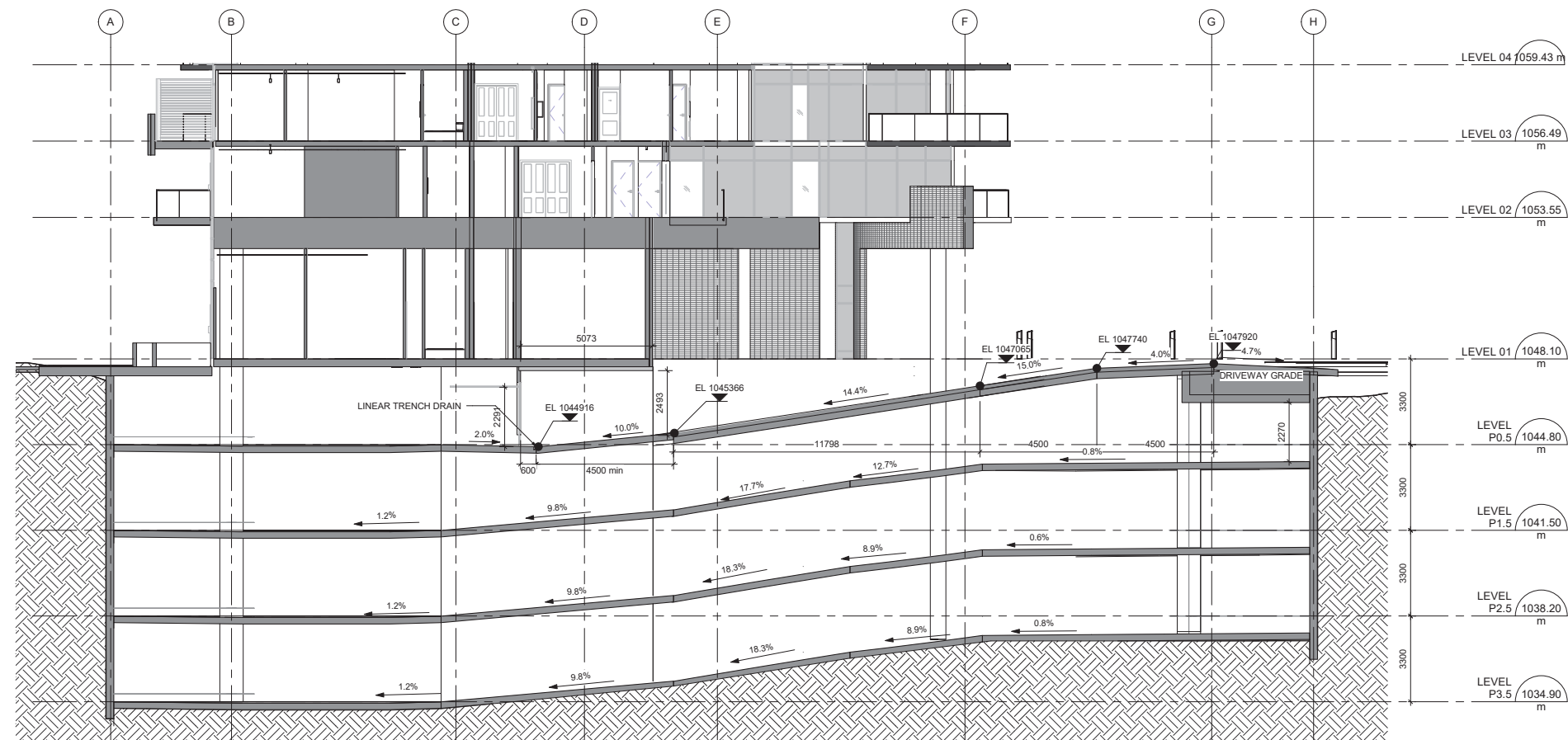


BUILDING SECTION
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB

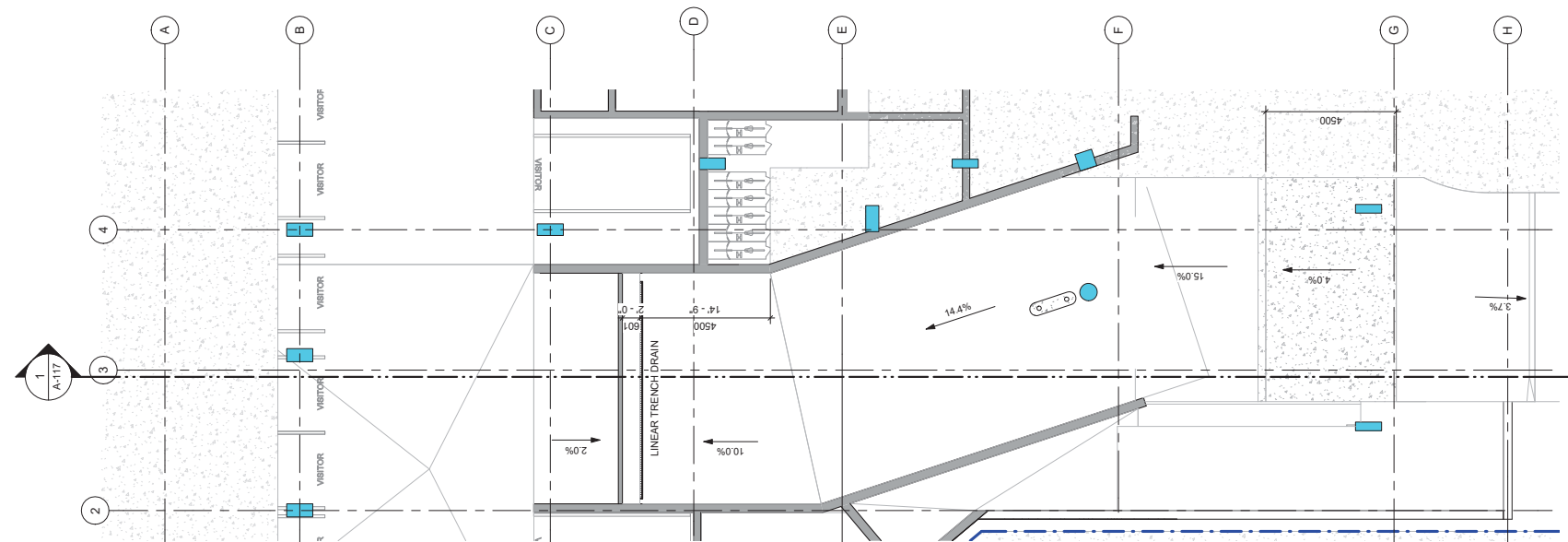


Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 200**

A-116



1 PARKADE RAMP SECTION
A-117 Scale: 1 : 100

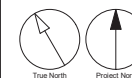


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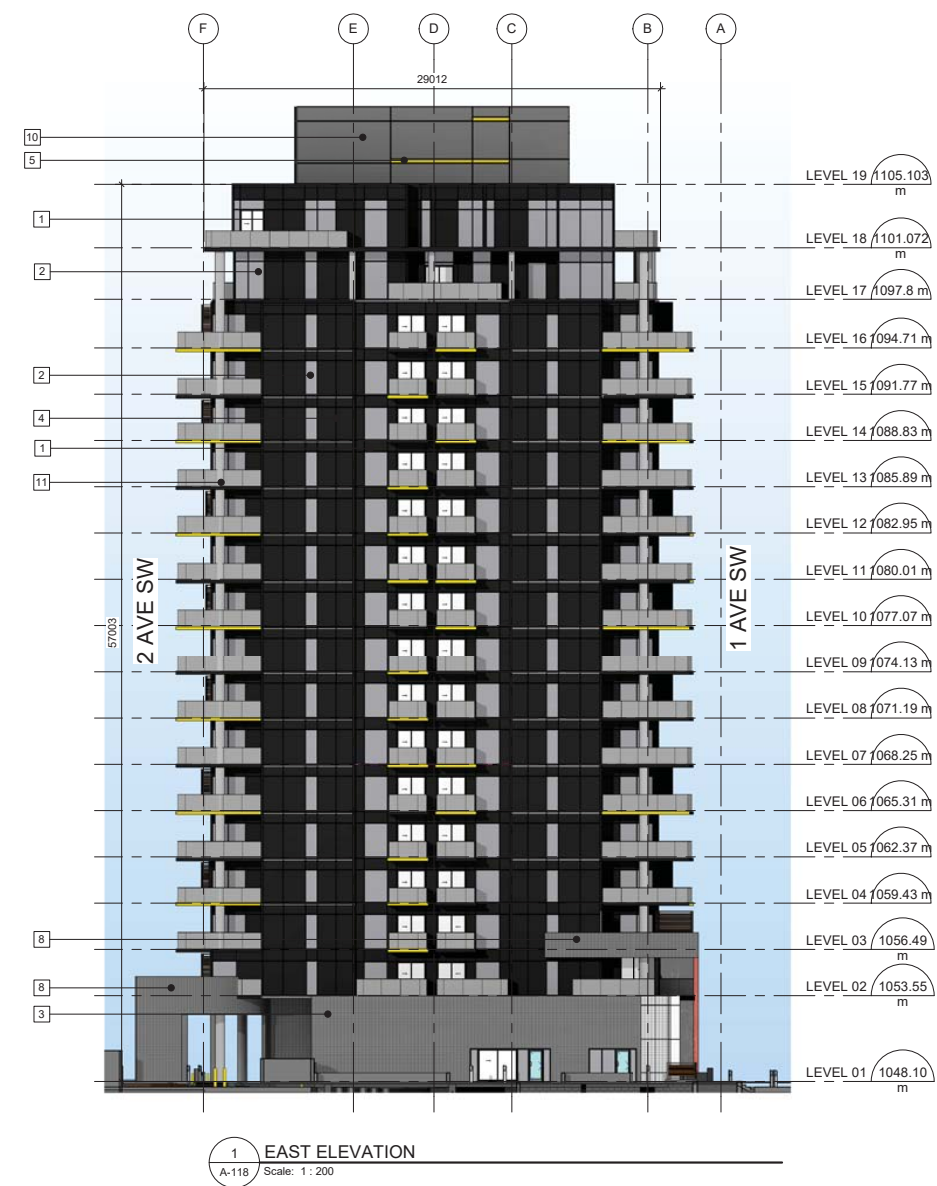
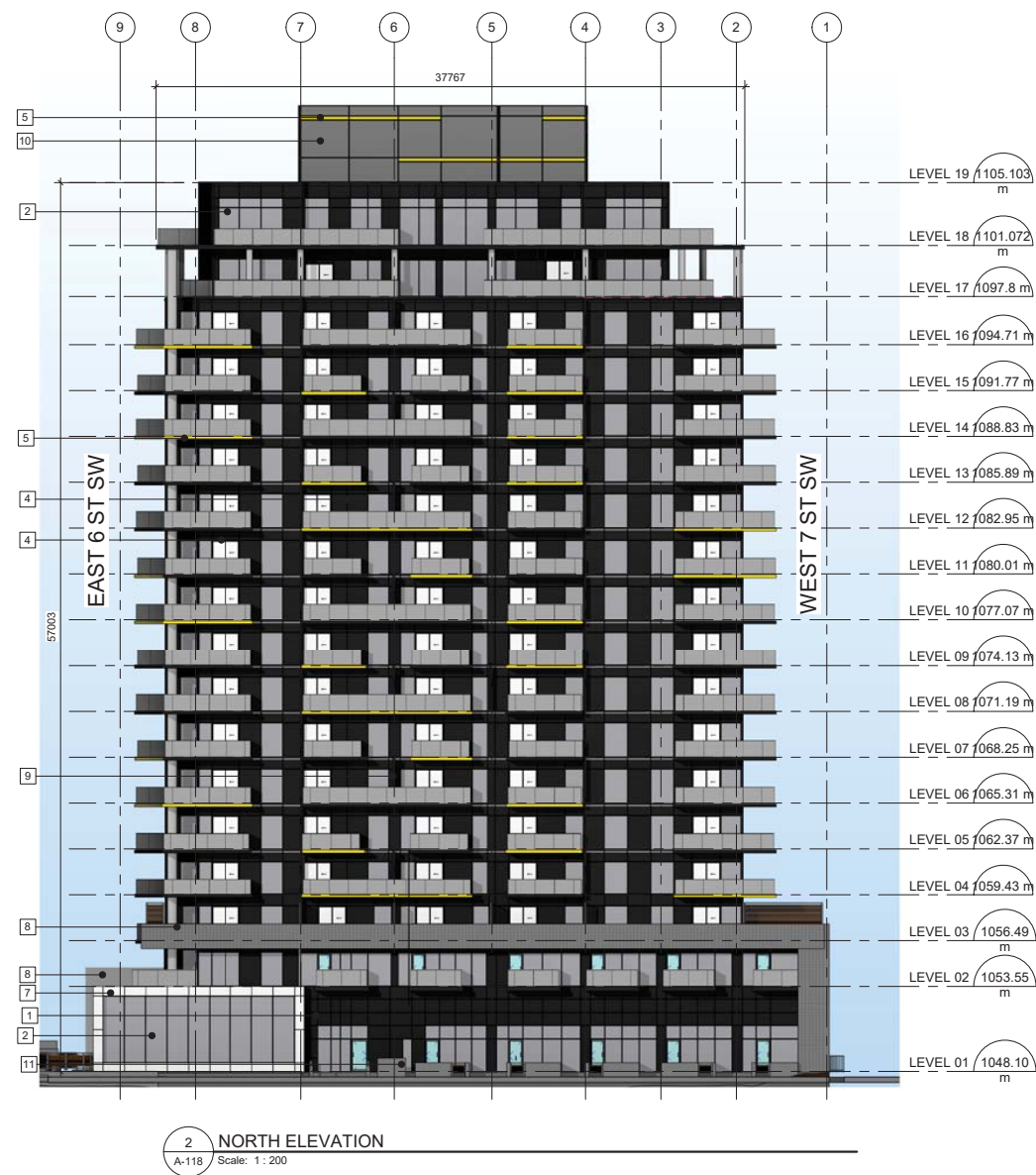
PARKADE RAMP DETAILS

Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: DTR 2 SUBMISSION
Date: 2021-09-03
Project No: 118411
Scale: 1 : 100

A-117



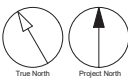
EXTERIOR MATERIALS LEGEND	
KEY VALUE	KEYNOTE TEXT
1	SPANDREL GLASS - BLACK
2	VISION GLASS - CLEAR
3	BRICK - CHARCOAL / BLACK
4	WINDOW WALL MULLION - CHARCOAL / BLACK
5	COMPOSITE METAL PANEL - GOLD / BRONZE
6	CONCRETE SLAB BAND - CHARCOAL - PAINTED
7	COMPOSITE METAL PANEL - WHITE
8	GFRC PANEL - DARK GREY
9	BALCONY SCREENING
10	COMPOSITE METAL PANEL - CHARCOAL
11	CONCRETE - EXPOSED



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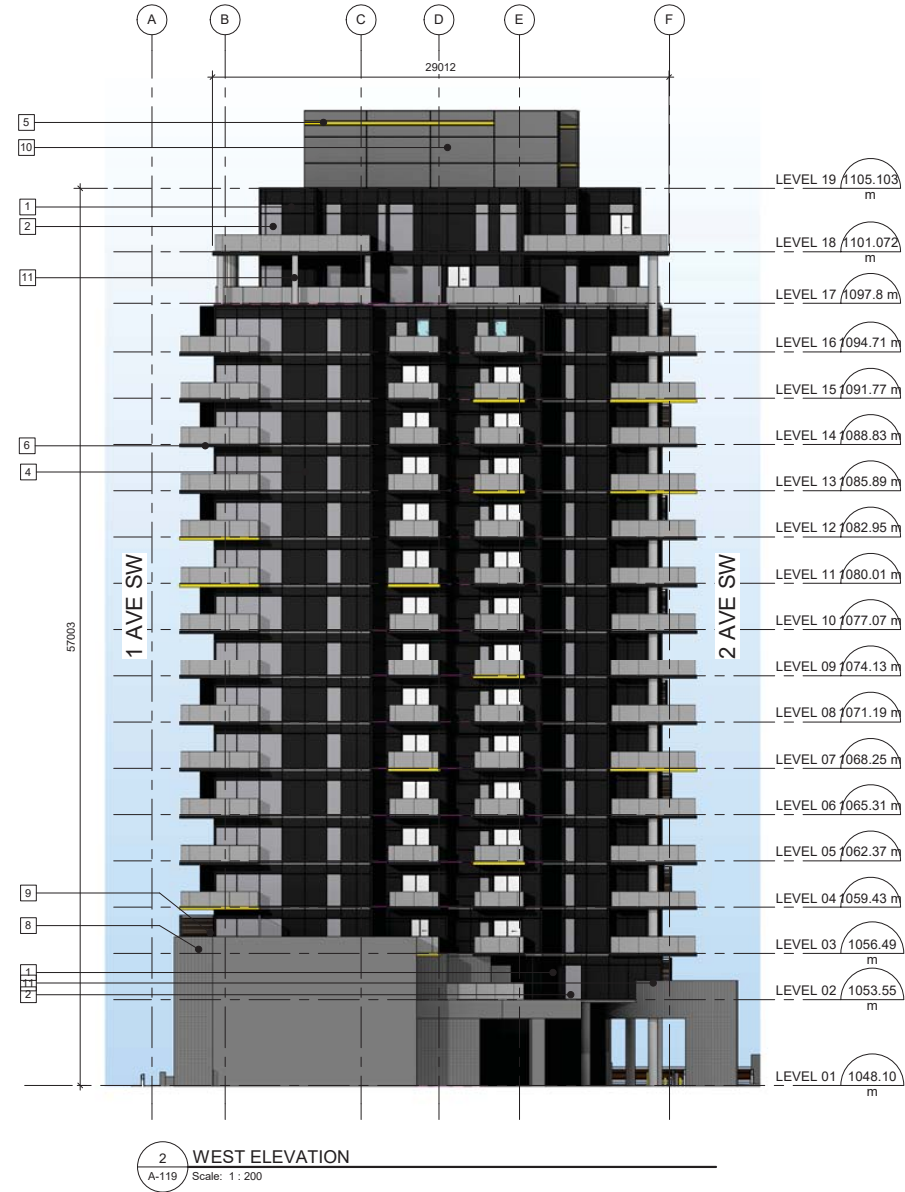


ELEVATIONS
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-13**
Project No: **118411**
Scale: **1 : 200**

A-118



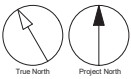
EXTERIOR MATERIALS LEGEND	
KEY VALUE	KEYNOTE TEXT
1	SPANDREL GLASS - BLACK
2	VISION GLASS - CLEAR
3	BRICK - CHARCOAL / BLACK
4	WINDOW WALL MULLION - CHARCOAL / BLACK
5	COMPOSITE METAL PANEL - GOLD / BRONZE
6	CONCRETE SLAB BAND - CHARCOAL - PAINTED
7	COMPOSITE METAL PANEL - WHITE
8	GFRC PANEL - DARK GREY
9	BALCONY SCREENING
10	COMPOSITE METAL PANEL - CHARCOAL
11	CONCRETE - EXPOSED



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ELEVATIONS
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-13**
Project No: **118411**
Scale: **1 : 200**

A-119



2 VIEW FROM SE CORNER
A-120 Scale: 1:1



3 VIEW FROM NW CORNER
A-120 Scale: 1:1



1 VIEW FROM SW CORNER
A-120 Scale: 1:1



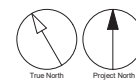
4 VIEW FROM NE CORNER
A-120 Scale: 1:1



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3D RENDERINGS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB



Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **1:1**

A-120



1 SOUTH STREET VIEW
A-121 Scale: NTS



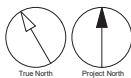
2 NORTH STREET VIEW
A-121 Scale: NTS



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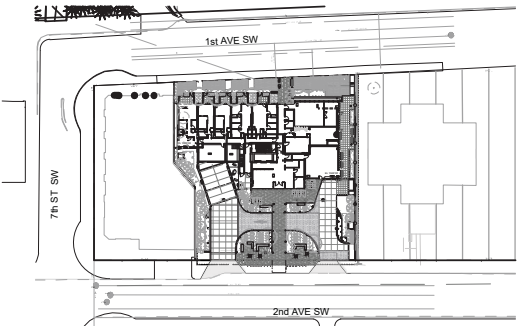
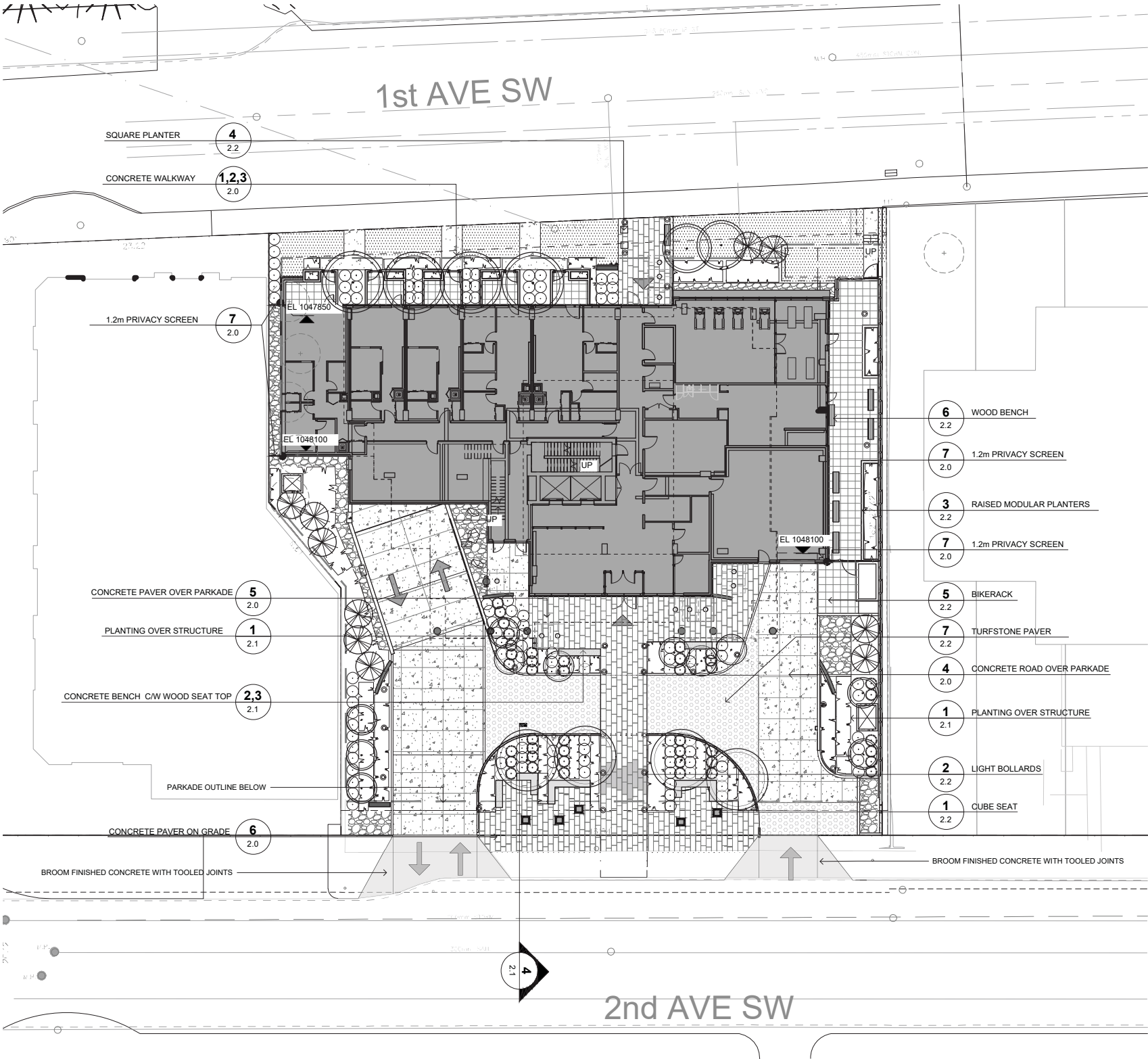


3D RENDERINGS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB



Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **1 : 1**

A-121



CONTEXT PLAN 1:1000

NOTES

1. ALL LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARDS FOR LANDSCAPE CONSTRUCTION (CURRENT VERSION).
2. ALL SOFT LANDSCAPE AREA TO BE IRRIGATED BY A LOW WATER IRRIGATION SYSTEM.
3. FOR LANDSCAPED AREAS WITH A BUILDING BELOW, PLANTING AREAS MUST HAVE THE FOLLOWING MINIMUM SOIL DEPTHS:
(a) 1.2 METRES FOR TREES
(b) 0.6 METRES FOR SHRUBS; AND 0.3 METRES FOR ALL OTHER PLANTING AREAS.
4. PLANT LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION.
6. THE MAINTENANCE & WARRANTY PERIOD TO BE ONE FULL GROWING SEASON (MAY-OCT) FROM SUBSTANTIAL COMPLETION OF THE LANDSCAPE.
7. WATER ALL PLANT MATERIAL AS REQUIRED FOR THE DURATION OF THE MAINTENANCE PERIOD.
8. WITHIN THE WARRANTY PERIOD, ANY DEAD TREES AND SHRUBS OR PLANT MATERIAL IN POOR CONDITION AS NOTED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION NOTES

1. DRIP IRRIGATION SYSTEM TO BE DESIGN BUILD BY CONTRACTOR.
2. THE IRRIGATION CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.
3. ENSURE A PROPER BACKFLOW PREVENTER IS INSTALLED AS PER THE NATIONAL PLUMBING CODE OF CANADA 2010
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PROPER SPACING AND COVERAGE.
5. LOCATION OF DRIP IRRIGATION LINES ARE TO COORDINATED WITH TREE AND SHRUB PLANTING. NO GRASS AREAS TO BE IRRIGATED.
6. IRRIGATION LINES CROSSING UNDER WALKWAYS SHALL BE ENCASED IN SCH 40 PVC SLEEVES WITH MINIMUM 300mm COVER. DIAMETER OF SLEEVES SHALL BE 2 X THE SUM OF THE DIAMETERS OF ENCASED IRRIGATION LINES. INSTALL ADJACENT 50mm WIRE CONDUIT WITH MAIN LINE CROSSING.
7. WIRE SPLICES SHALL BE MADE WITH 3M DBY CONNECTORS AND HOUSED IN CARSON-BROOKS LOCKING VALVE BOX. PROVIDE 1.0m MINIMUM LENGTH WIRE SLACK COILED INSIDE SPLICE BOX AND AT CHANGES IN MAINLINE DIRECTION.
8. INSTALL 1 SPARE # 14 WIRE FROM CONTROLLER CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM. COIL 600mm LENGTH OF SPARE WIRE NEATLY INTO EACH VALVE BOX.

SITE STATISTICS

LAND USE ZONING	REFER TO ARCHITECTURAL
SITE AREA	REFER TO ARCHITECTURAL
BUILDING	REFER TO ARCHITECTURAL
GARBAGE & REAR PARKING
LANDSCAPE AREA

LANDSCAPE SITE AREA REQUIREMENTS

LAND USE	MIXED USE
LANDSCAPE AREA
HARD SURFACE LANDSCAPE	639.66m ² (50.2%, MAX 50% ALLOWABLE)
SOFT SURFACE LANDSCAPE	635.80m ² (49.8%)

LANDSCAPE LEGEND

- EXISTING TREE TO BE REMOVED
- PROPOSED TREES
- PROPOSED SHRUBS/PERENNIALS
- PLAIN CONCRETE WITH 1.0 X1.0m SAWCUT JOINTS (PLAIN GREY/LIGHT SANDBLAST)
- DECORATIVE CONCRETE COLOURED (CHARCOAL/LIGHT SAND BLAST)
- SOD
- BENCH
- BIKERACK
- LIGHT BOLLARD
- CUBE SEAT
- TURFSTONE PAVER
- PRIVACY SCREEN

PLANTING REQUIREMENTS

TREES REQUIRED (1/45m ²)	30
TREES PROVIDED	31
SHRUBS REQUIRED (2/45m ²)	60
SHRUBS PROVIDED	156
CON. TREES, 2m HT. REQ.	5
CON. TREES, 2m HT. PROVIDED	5
CON. TREES, 3m HT. REQ.	5
CON. TREES, 3m HT. PROVIDED	5
DEC. TREES, 50mm CAL. REQ.	11
DEC. TREES, 50mm CAL. PROVIDED	6
DEC. TREES, 75mm CAL. REQ.	11
DEC. TREES, 75mm CAL. PROVIDED	15
TOTAL TREES PROVIDED	31

IRRIGATION
DRIP IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE AREAS.

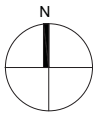
BIKE RACK REQUIREMENTS

CLASS 2 BIKE RACKS PROVIDED	22
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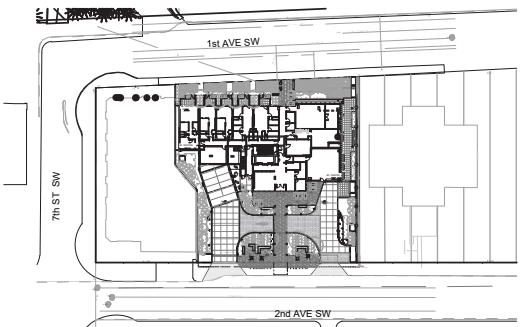
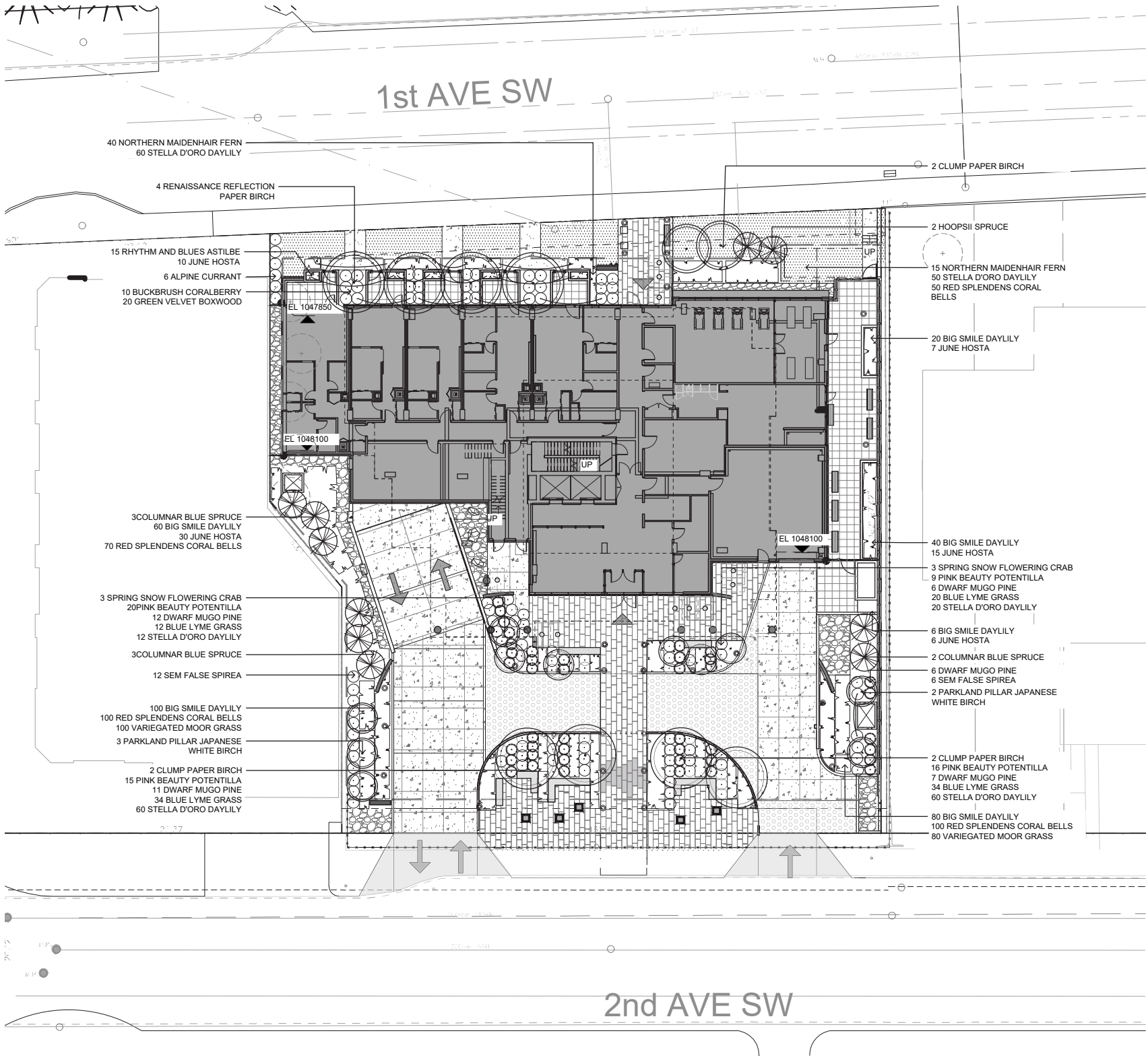


Landscape Plan
Graywood Eau Claire
727 1 Ave SW
Calgary, Alberta



Issue: DTR1
Date: 2021-07-27
Project No: 118411
Scale: 1 : 200

L1.1



CONTEXT PLAN

1:1000

LANDSCAPE LEGEND

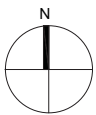
- EXISTING TREE TO BE REMOVED
- PROPOSED TREES
- PROPOSED SHRUBS/PERENNIALS
- PLAIN CONCRETE WITH 1.0 X1.0m SAWCUT JOINTS (PLAIN GREY/LIGHT SANDBLAST)
- DECORATIVE CONCRETE COLOURED (CHARCOAL/LIGHT SAND BLAST)
- SOD
- BENCH
- BIKERACK
- LIGHT BOLLARD
- CUBE SEAT
- TURFSTONE PAVER
- PRIVACY SCREEN

PLANTING SCHEDULE				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES				
4	BETULA PAPIRIFERA 'RENCI'	RENAISSANCE REFLECTION PAPER BIRCH	80mm CAL	B&B
6	BETULA PAPIRIFERA	CLUMP PAPER BIRCH	3 CLUMP	B&B
5	BETULA PLATYPHYLLA 'JEFPARK'	PARKLAND PILLAR JAPANESE WHITE BIRCH	80mm CAL	B&B
6	MALUS 'SPRING SNOW'	SPRING SNOW FLOWERING CRAB	60mm CAL	B&B
CONIFEROUS TREES				
2	PICEA PUNGENS 'HOOPSII'	HOOPSII SPRUCE	3000mm HT.	B&B
3	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	3000mm HT.	B&B
5	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	2000mm HT.	B&B
DECIDUOUS SHRUBS				
20	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	600mm HT.	#5 CONT.
10	SYMPHORICARPOS OCCIDENTALIS	BUCKBRUSH CORALBERRY	600mm HT.	#5 CONT.
18	SORBARIA SORBIFOLIA 'SEM'	SEM FALSE SPIREA	600mm HT.	#5 CONT.
60	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	600mm HT.	#5 CONT.
6	RIBES ALPINUM	ALPINE CURRANT	600mm HT.	#5 CONT.
CONIFEROUS SHRUBS				
42	PINUS MUGO 'VAR. PUMILIO'	DWARF MUGO PINE	600mm HT.	#5 CONT.
PERENNIAL AND GRASSES				
306	HEMEROCALLIS 'BIG SMILE'	BIG SMILE DAYLILY		15cm CONT.
262	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY		15cm CONT.
68	HOSTA 'JUNE'	JUNE HOSTA		15cm CONT.
180	MOLINIA CAERULEA 'VARIEGATA'	VARIEGATED MOOR GRASS		15cm CONT.
100	ELYMUS ARENARIUS 'BLUE DUNE'	BLUE LYME GRASS		15cm CONT.
15	ASTILBE 'RHYTHM AND BLUES'	RHYTHM AND BLUES ASTILBE		15cm CONT.
55	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR FERNMANTLE		15cm CONT.
320	HEUCHERA SANGUINEA 'SPLENDENS'	RED SPLENDENS CORAL BELLS		15cm CONT.

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Calgary, AB T2E 2W5, Canada
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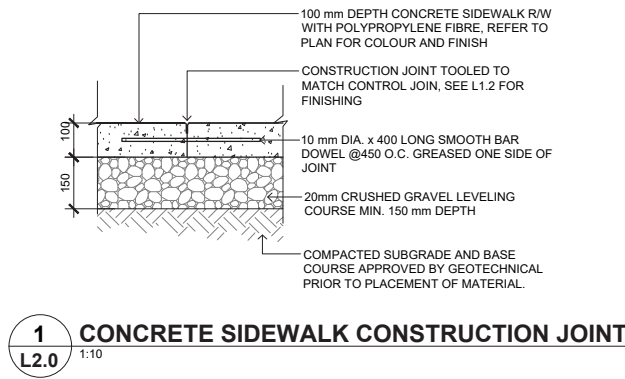


Planting Plan
Graywood Eau Claire
727 1 Ave SW
Calgary, Alberta

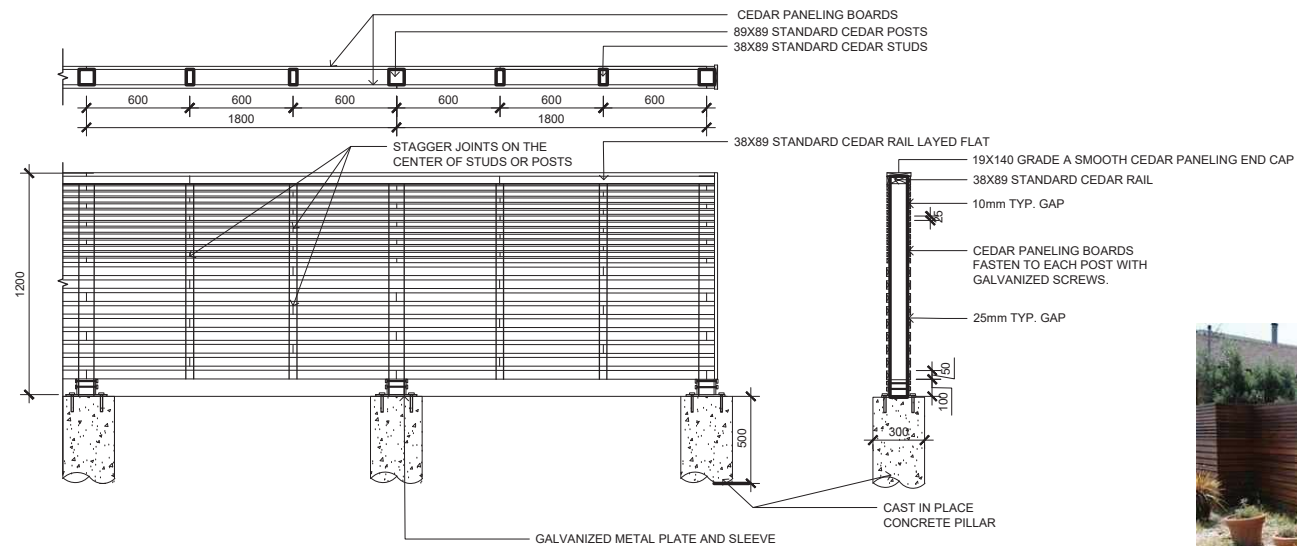
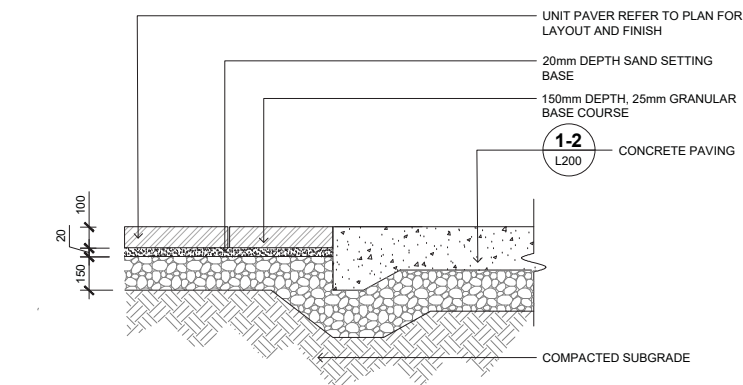
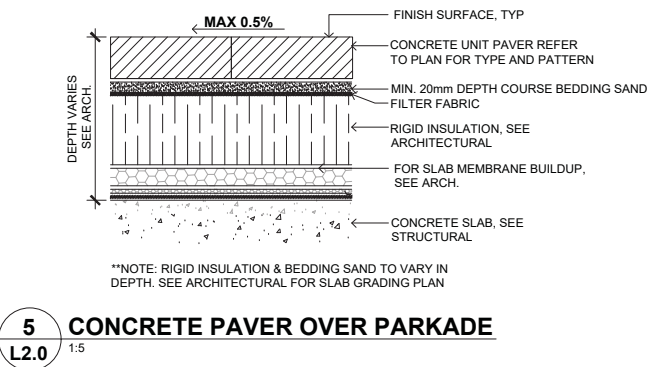
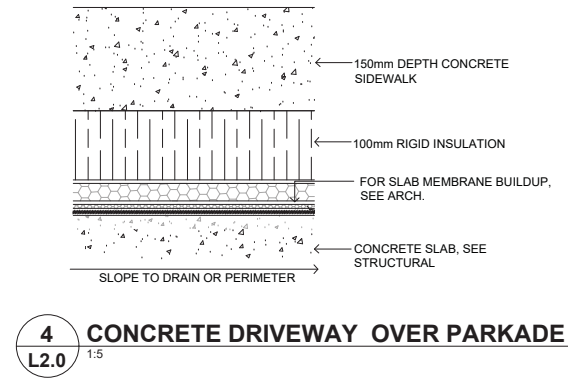
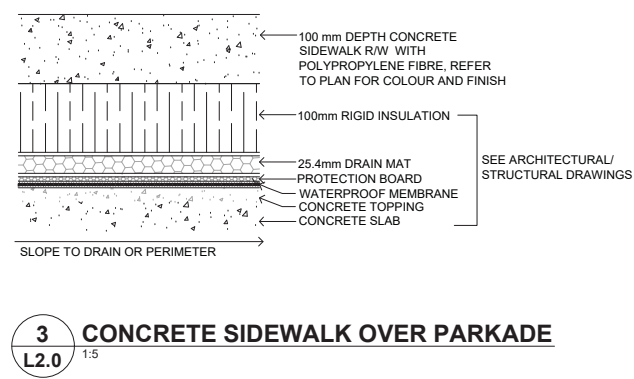
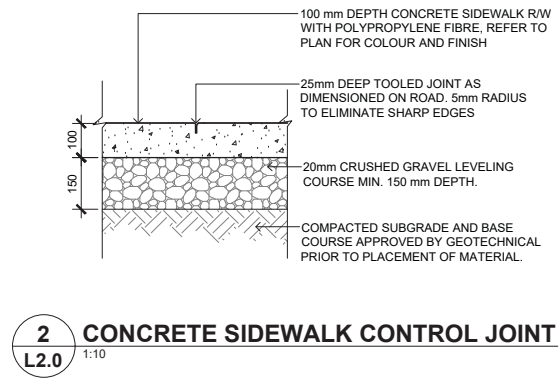


Issue: DTR1
Date: 2021-07-27
Project No: 118411
Scale: 1 : 200

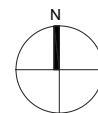
L1.2

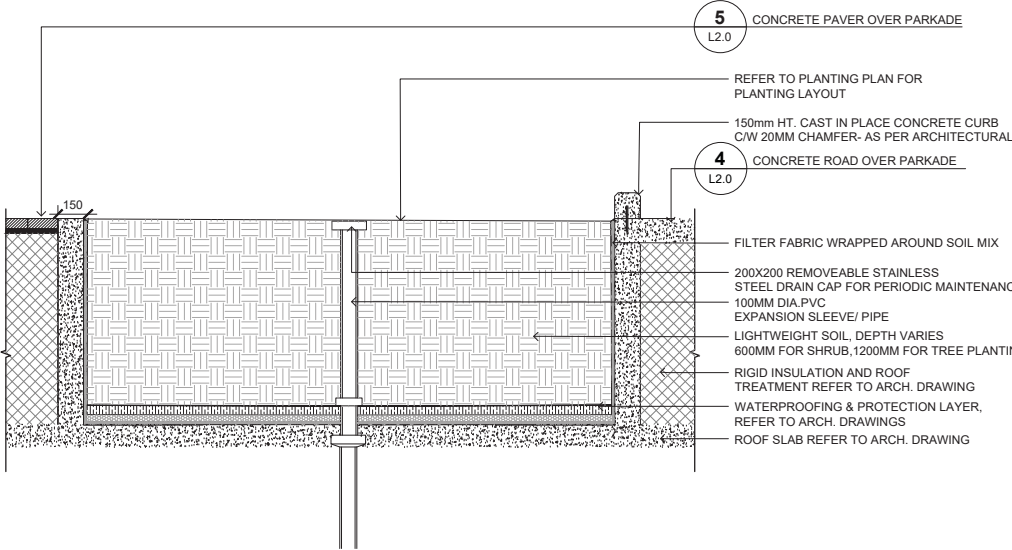


NOTE: FURTHER COORDINATION OF SUB BASE WITH ARCHITECT AND CIVIL ENGINEER TO OCCUR AT DETAIL DESIGN.

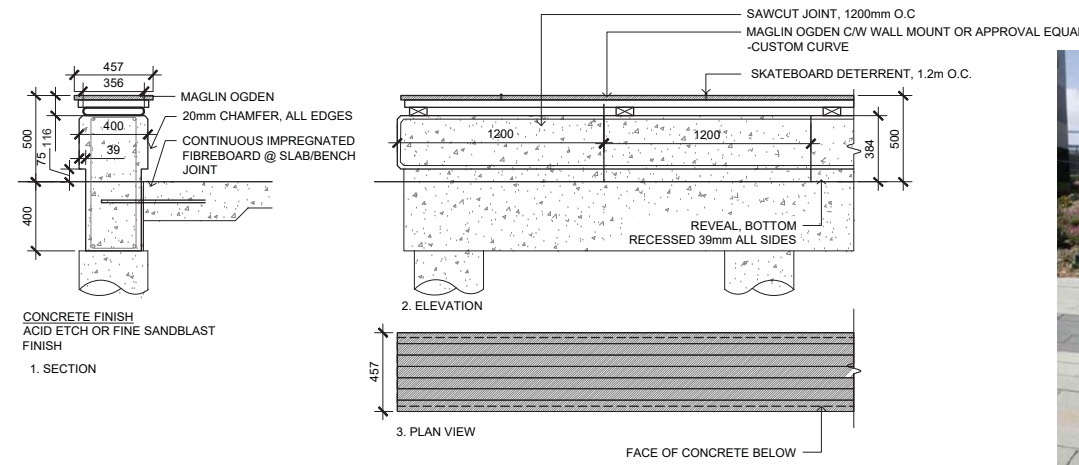


7 PRIVACY SCREEN
L2.0 NTS

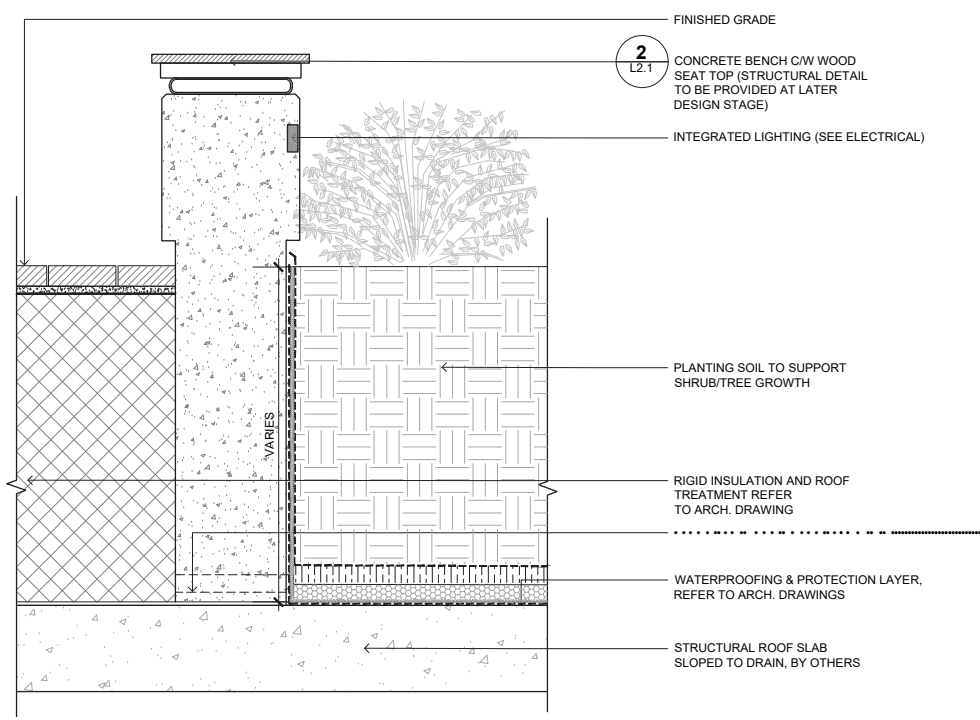




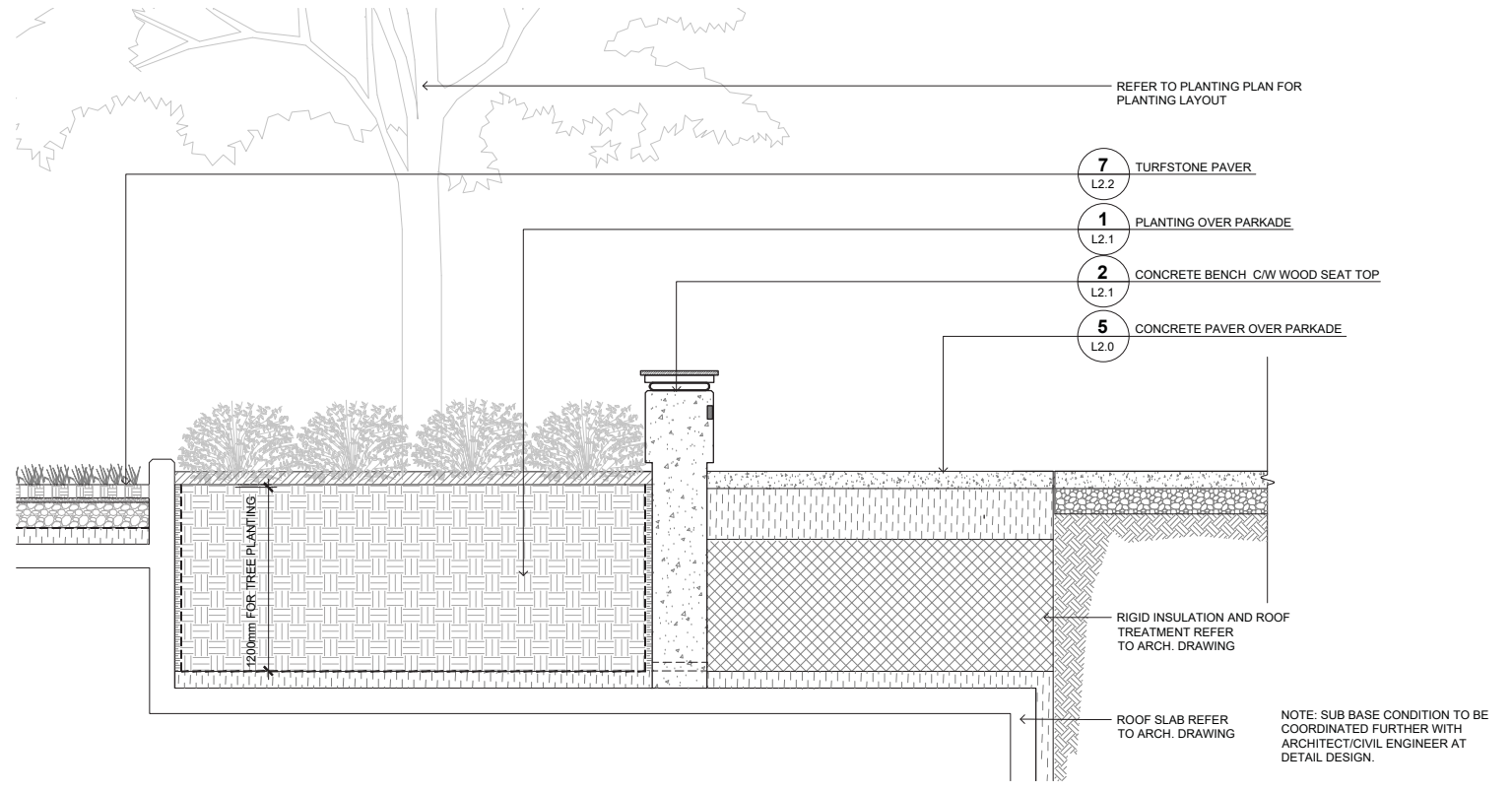
1
L2.1
1:5
PLANTING OVER STRUCTURE



2
L2.1
1:20
CONCRETE BENCH C/W WOOD SEAT TOP



3
L2.1
1:10
CONCRETE BENCH AT PLANTING BED

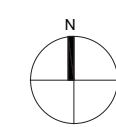


4
L2.1
1:10
SECTION

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Suite 500, 611 Meredith Road NE.,
Calgary, AB T2E 2W5, Canada
tel 403 270 5600 fax 403 270 5610
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Landscape Detail
Graywood Eau Claire
727 1 Ave SW
Calgary, Alberta



Issue: DP
Date: 2021-04-30
Project No: 118411
Scale: AS NOTED

L2.1



PREFABRICATED CUBE SEAT OR
CONCRETE BASE AND WOOD/ STEEL
OR COMPOSITE TOP
DETAIL TO BE PROVIDED AT LATER
DESIGN STAGE

1 CUBE SEAT
L2.2 NTS

RADEAN Bollard
LED Site Luminaire



REFER TO LIGHTING PLAN AND DETAIL
FOR BOLLARD TYPE AND LOCATIONS

2 LIGHT BOLLARDS
L2.2 NTS



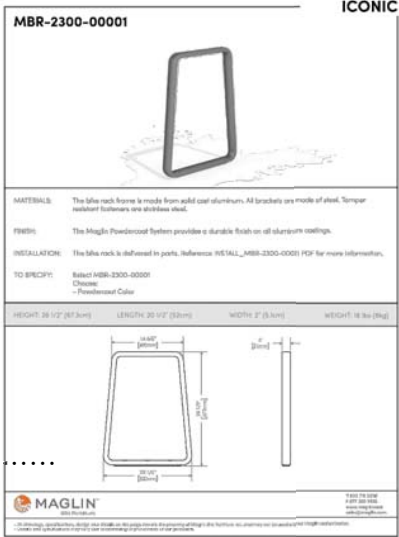
MODEL:JOIN SYSTEM
SIZE: REFER TO PLAN
SUPPLIER: GREEN THEORY
COLOUR: SILVER

3 RAISED MODULAR PLANTERS
L2.2 NTS



MODEL:SQUARE
SUPPLIER: GREEN THEORY
COLOUR: SILVER

4 SQUARE PLANTER
L2.2 NTS



MODEL:MBR-2300 OR APPROVED EQUAL
SUPPLIER: MAGLIN
COLOUR: SILVER 14 (MATTE FINISH)
NOTE: ALL BIKERACK TO BE SURFACE
MOUNTED

5 BIKERACK
L2.2 NTS



MODEL:MBE-1050 OR APPROVED EQUAL
SUPPLIER: MAGLIN
COLOUR: SILVER 14 (MATTE FINISH)
NOTE: ALL BENCH TO BE SURFACE
MOUNTED

6 WOOD BENCH
L2.2 NTS

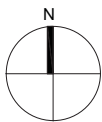


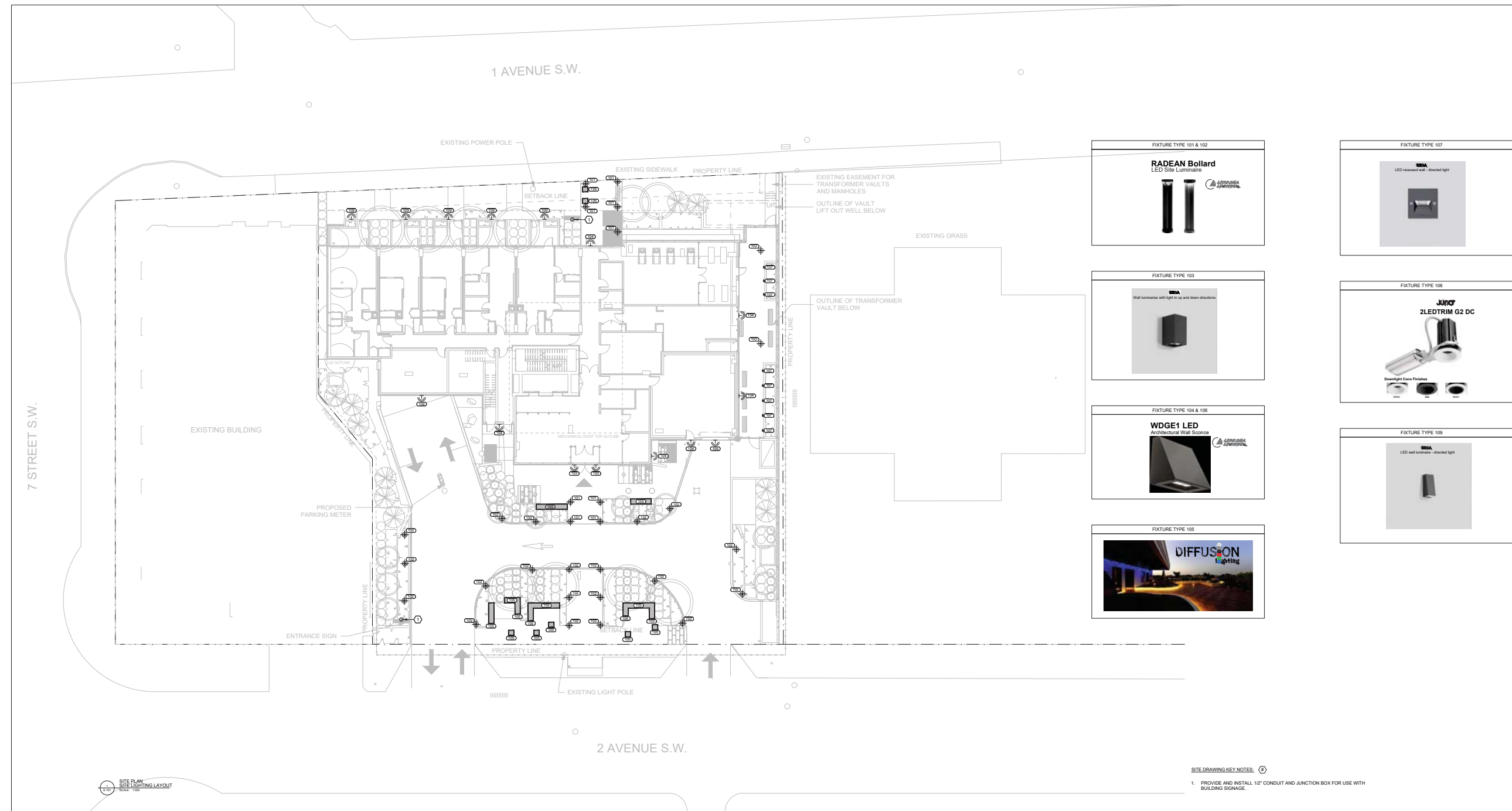
MODEL:TURFSTONE
SUPPLIER: EXPOCRETE
COLOUR: GREY

7 TURFSTONE PAVER
L2.2 NTS







8 BOLLARD AND CHAIN
L2.2 NTS





EXTERIOR LIGHTING SCHEDULE										
TYPE	DESCRIPTION	MANUFACTURER	MANUFACTURER'S CATALOGUE NUMBER	LAMP	LUMENS	QUANTITY	TOTAL WATTS	MOUNTING	VOLTS	REMARKS
CHD	BOLLARD LIGHT	LITHONIA	RADR LED P3 30K ASD MVLT. 2 BTBDOBLD BC00BLD HQ4 DBLXO	13W LED	1088	3	117W	BOLLARD	120	
CHD	BOLLARD LIGHT	LITHONIA	RADR LED P3 30K ASD MVLT. 8 BTBDOBLD BC00BLD HQ8 DBLXO	10W LED	1688	6	78W	BOLLARD	120	
CHD	MAIN ENTRANCE UPDOWN LIGHT	BECA	32 39I 30K 4	8W LED	651	2	16W	SURFACE	120	
CHD	EXIT DOOR WALL LIGHT	LITHONIA	WDG2 LED P1 30K 6000V 1W MVLT 1 SRM DBLXO	10W LED	1163	1	60W	WALL	120	
CHD	LED TAPE LIGHT	LITHONIA	SL1 OUT-16-24V 2700	15W/18 LED	2001	-	-	SURFACE	24	REQUIRES 24V POWER SUPPLY
CHD	OVERHEAD DOOR WALL LIGHT	LITHONIA	WDG2 LED P1 30K 6000V 1W MVLT 1 SRM DBLXO	10W LED	1163	1	60W	WALL	120	
CHD	NECESSED PLANTER LIGHT	BECA	22 23K 30K 3LX	4.1 W LED	43	8	17W	RECESSED	24	REQUIRES 24V POWER SUPPLY
CHD	SOFFIT PLANTER LIGHT	JUNO	ROUGH-IN L4-13500-43, REFLECTOR L40WH-4-WET	12 W LED	1300	4	216W	RECESSED	120	

SITE LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	TAPE LIGHT
	BOLLARD LIGHT
	EXTERIOR WALL MOUNTED LIGHT
	RECESSED STEP LIGHT

IBI GROUP
Suite 300 - 237 11 Avenue SW
Calgary, AB T2R 1R9, Canada
tel 403 270 5600 fax 403 270 5610
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TLJ Project # 2020-080

Drawn By: **H.Potvin**
Checked By: **J.Pura / K.Vig**
Project Lead: **J.Pura**
Project Mgr: **K.Vig**

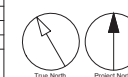
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SITE PLAN

GRAYWOOD EAU CLAIRE

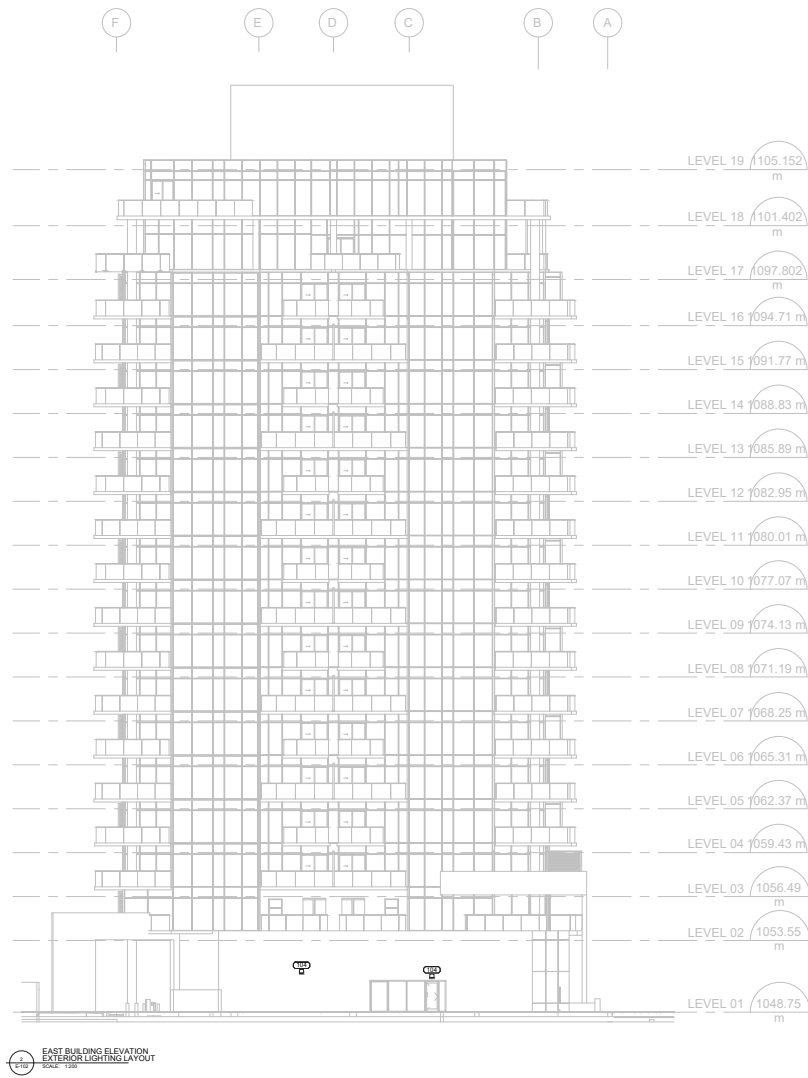
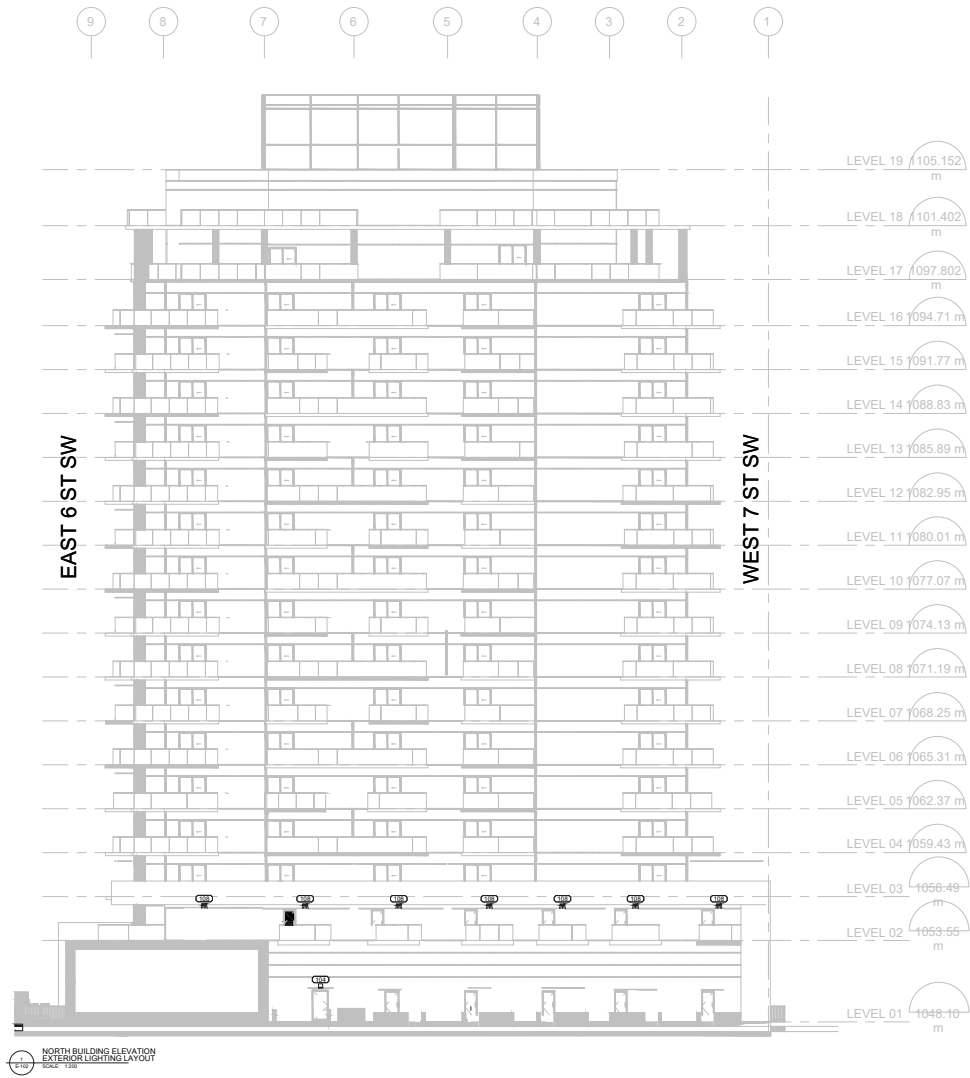
727 1st Avenue SW
Calgary, AB

ISSUE	ISSUANCE	DATE
1	SITE LIGHTING FOR DP	04/30/2013
2	SITE LIGHTING FOR DTR	07/26/2013



Issue: **DP**
Date: **2021-07-26**
Project No: **118411**
Scale: **As Noted**

E-101



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Suite 300 - 237 11 Avenue SW
Calgary, AB T2R 1R9, Canada
tel 403 270 5600 fax 403 270 5610
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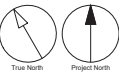


Drawn By: **H.Potvin**
Checked By: **J.Pura / K.Vig**
Project Lead: **J.Pura**
Project Mgr: **K.Vig**

Seal:

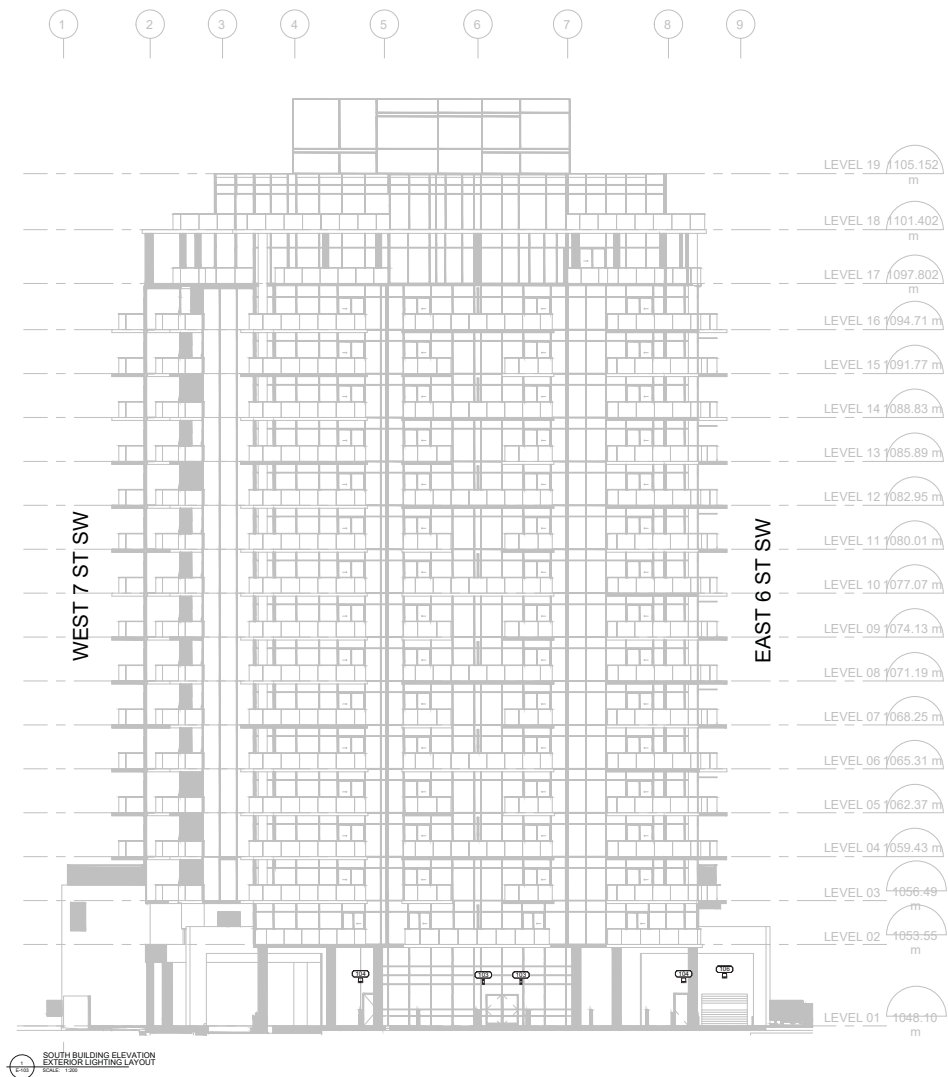
ELEVATIONS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB

Issue:		
ISSUE	ISSUANCE	DATE
1	SITE LIGHTING FOR DP	04/30/2021
2	SITE LIGHTING FOR DTR	07/26/2021



Issue: **DP**
Date: **2021-07-26**
Project No: **118411**
Scale: **As Noted**

E-102



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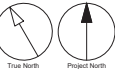
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TLJ Project # 2020-080

Drawn By: **H.Potvin**
Checked By: **J.Pura / K.Vig**
Project Lead: **J.Pura**
Project Mgr: **K.Vig**

Seal:

ELEVATIONS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB

Issue:		
ISSUE	ISSUANCE	DATE
1	SITE LIGHTING FOR DP	04/30/2021
2	SITE LIGHTING FOR DTR	07/26/2021



Issue: **DP**
Date: **2021-07-26**
Project No: **118411**
Scale: **As Noted**

E-103

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none">Overall project approach as it relates to original ideas or innovation	
UDRP Commentary	The project as presented is generally an acceptable response to the site. The higher quality construction materials and curved elevation facing the river valley are supported by the panel. There was no specific innovation or best practice identified in the submission.

Updated Applicant Response:

In the redevelopment of the project we have reduced the size of the typical floor plate to allow better separation of the tower to the property lines. The concept we have developed has a level of complexity requiring creativity to achieve. There are several aspects to the site which provide opportunity and constraint. These include:

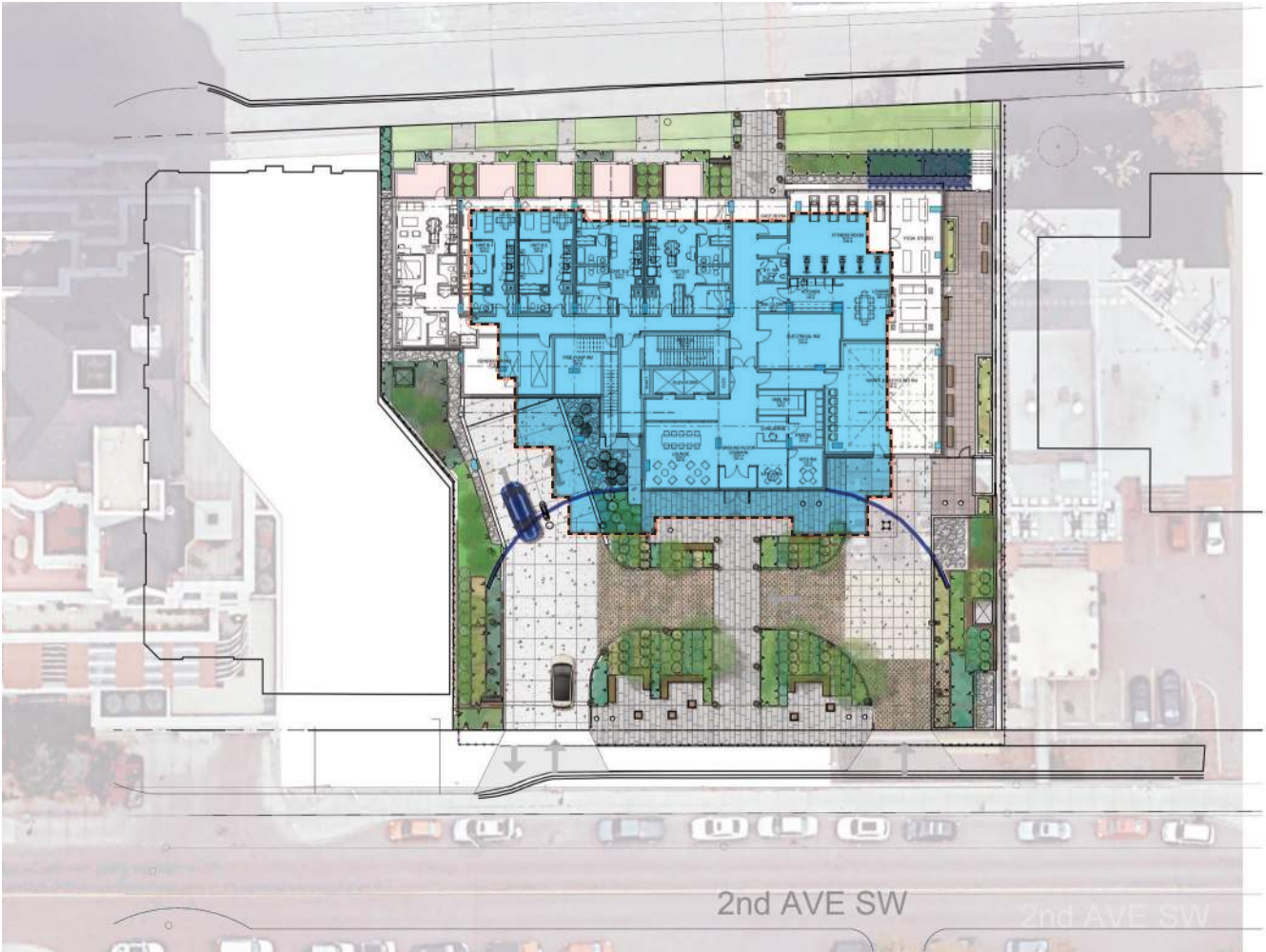
- We have two fronting streets, one which we developed as a residential pedestrian scale, the other ceremonial and entry focused. We have a people and vehicular aspects
- We have an existing neighbour with little setback and living space oriented to our site. We have oriented our suite plans to avoid overlook to and from, we have allowed and increased previous view corridors across our site.

- We have developed a strong two storey base to the tower reinforced by a dominant horizontal brow at the 3rd floor line on the north elevation. This mass is a clean face of glass with projecting balconies.
- With the reduction in the tower plate size we were able to increase the height of the building by one storey. This is beyond the recommendation in the ARP but we have dealt with it in a different way. We have developed a strong cornice line at the top of the 17th floor with the top two floors inset. There is a coloured band located on the underside of the 18th floor plate. The primarily glazed 18th floor is set back from the edge of the plate by a substantial amount so that the 18th floor plate reads more as the top of the building.
- We have introduced a curved screen wall on the south elevation to serve three purposes:

- The first to introduce a line that is approximately 2 storeys tall.
 - The second is to provide a screening device to lower the impact of the driveway entry and loading areas from the “front door”
- Thirdly to provide a soft backdrop to the park / entry setting facing 2nd Avenue
- In the development of the tower we were looking for a simpler architecture with specific accents. The tower is regularly designed with proud corners and recessed central massing. We have exposed the circular column structure vertically through the height of the building on the corners and we have exposed circular columns at the ground and second floors in the base development and at the sub-penthouse floor to emphasize the top.
 - We have organized gold accent bands at various levels of the balcony edges to highlight and break up the simple tower massing.



2018 DESIGN



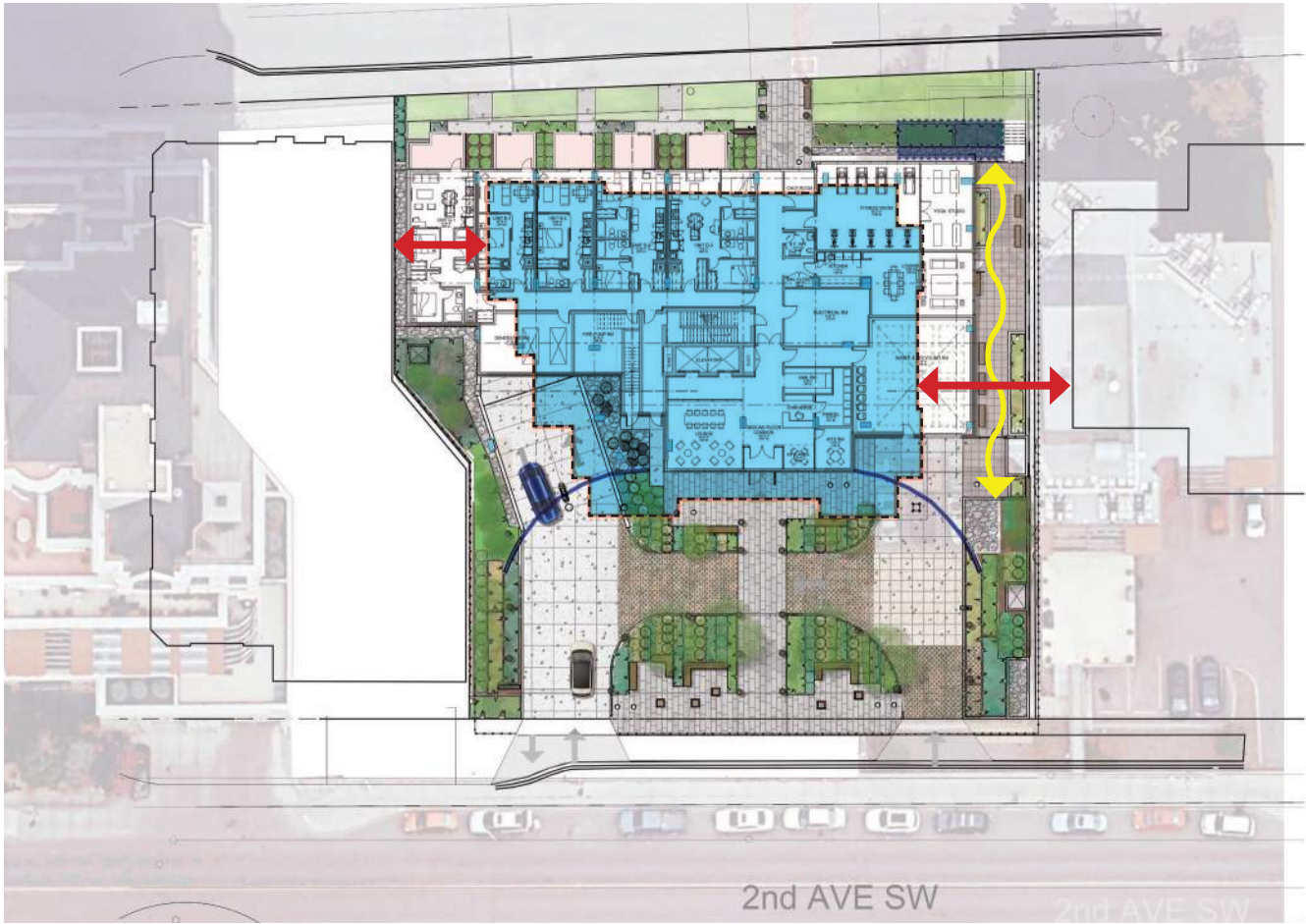
CURRENT DESIGN

Context Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities <ul style="list-style-type: none">• Massing relationship to context, distribution on site, and orientation to street edges• Shade impact on public realm and adjacent sites	
UDRP Commentary	The building extends almost to the site edges at the West/East, optically crowding the existing neighbouring buildings. The resolution of the side elevations with respect to views, windows, etc should be further studied by the Applicant. The building setback and associated plaza facing 2 nd Avenue seemed reasonable with the improved landscape design. Details showing how the 'pocket park' might be used by the public (seating for example) would be important to develop.
Applicant Response	The site has numerous opportunities and constraints. In the concept stage of design we reviewed several options to determine the best use for the site. Please see attached appendix as a summary for the work we developed to land on the current concept. Please refer to our "view" plan on page 21 of the Building Options Appendix.

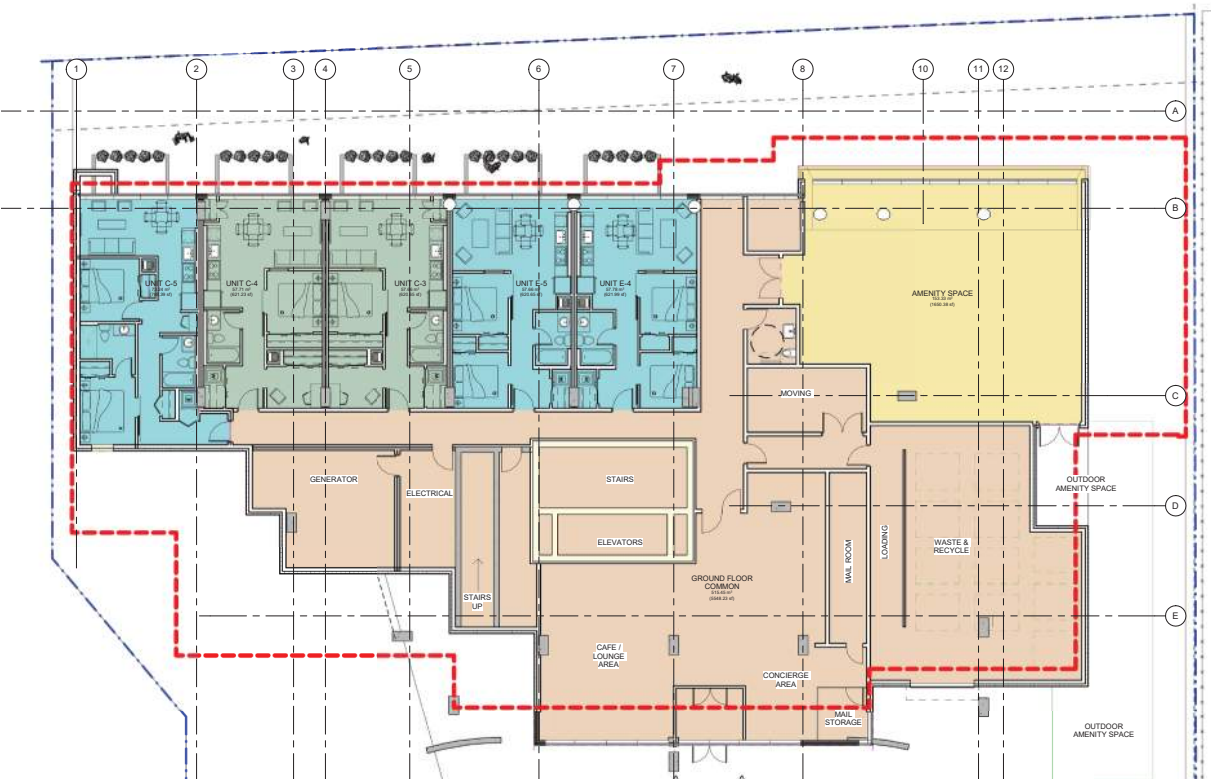
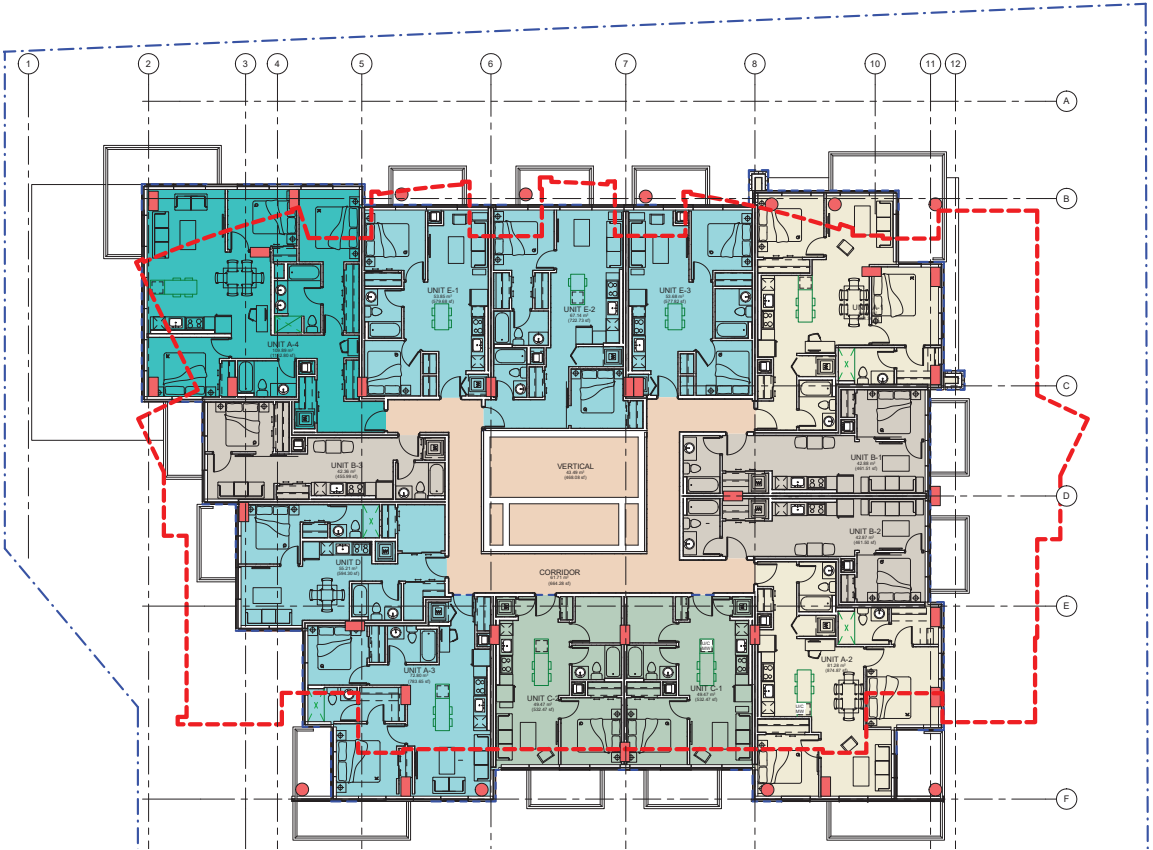
Updated Applicant Response:

We have reconfigured the base two floors of the project. We have retained the west elevation tight to the two storey vertical blank wall of the neighbouring building. We have provided a 4.926 m setback between the east elevation and the east property line. This area will be used as an outdoor space for the adjacent amenity area. It also provides a view through and daylight access vs

closing off permeability from 1st to 2nd Avenue. The pocket park has been developed with an inviting open area to the public with seating options provided. The public park is devived from private property through a "gateway" signified use of a change in surface materials and taller pedestal lighting. We have also developed a lush, permeable landscape buffer of lower shrubs and aspen rows.



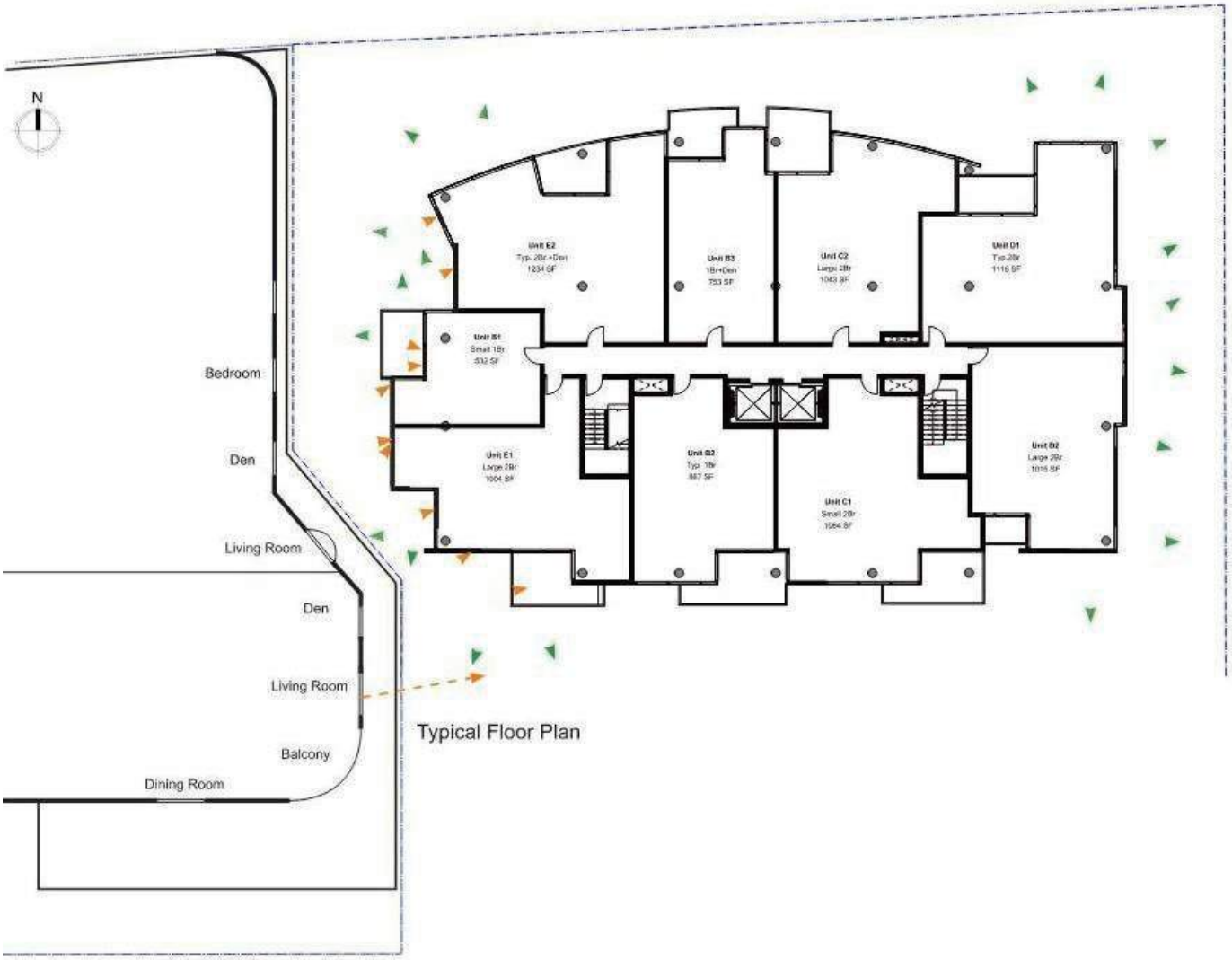
↔ TOWER SEPARATION ~~~~~ VISUAL CORRIDOR CURRENT DESIGN



--- 2018 BUILDING OUTLINE — CURRENT BUILDING OUTLINE

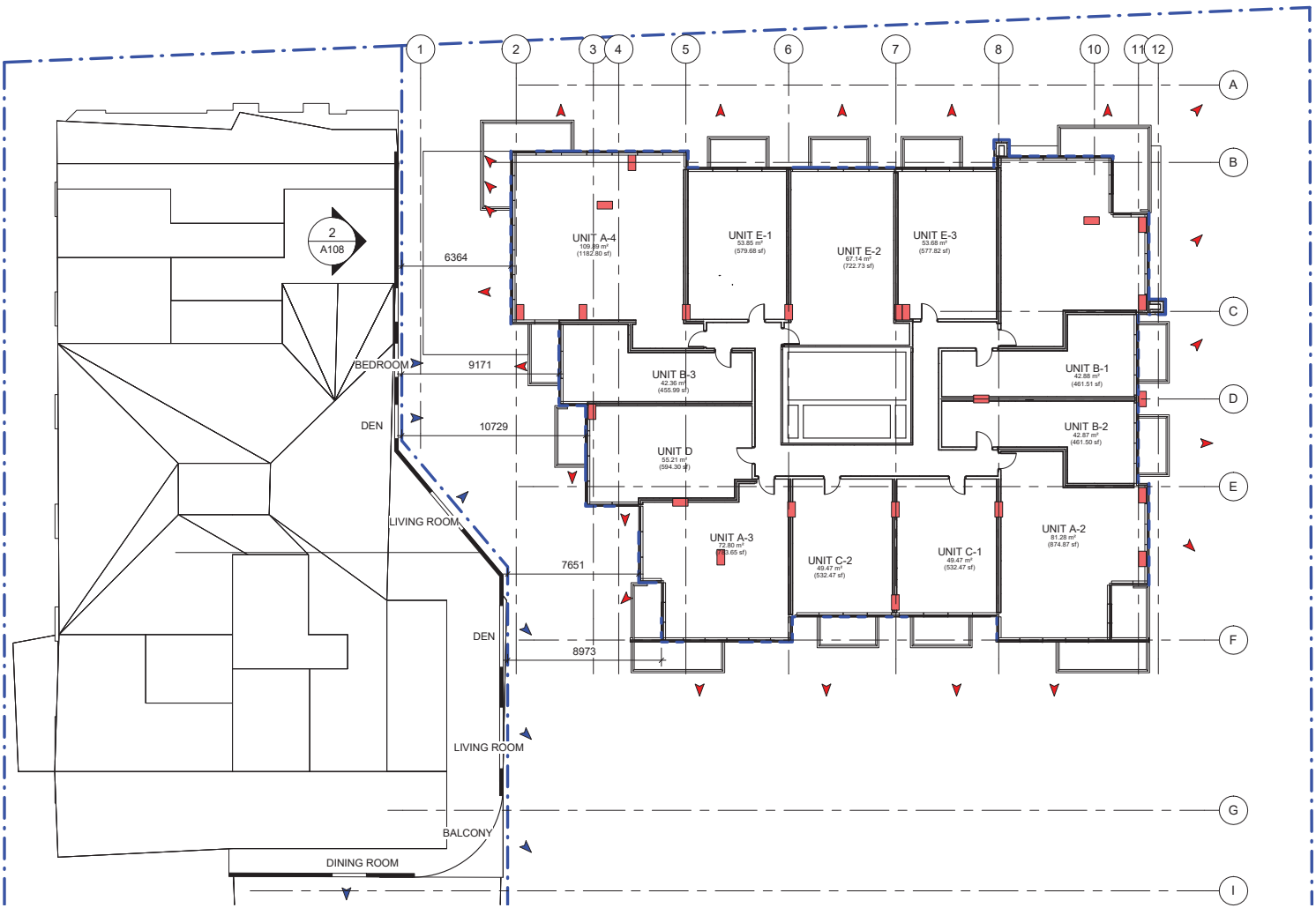
BUILDING OVERLAY COMPARISON

Context Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities <ul style="list-style-type: none">• Massing relationship to context, distribution on site, and orientation to street edges• Shade impact on public realm and adjacent sites	
UDRP Commentary	The building extends almost to the site edges at the West/East, optically crowding the existing neighbouring buildings. The resolution of the side elevations with respect to views, windows, etc should be further studied by the Applicant. The building setback and associated plaza facing 2 nd Avenue seemed reasonable with the improved landscape design. Details showing how the 'pocket park' might be used by the public (seating for example) would be important to develop.



View from La Caille Building
View from Eau Claire Tower

2018 DESIGN



CURRENT DESIGN

RESIDENT VIEWS & OVERLOOK ANALYSIS

Context Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities <ul style="list-style-type: none">• Massing relationship to context, distribution on site, and orientation to street edges• Shade impact on public realm and adjacent sites	
UDRP Commentary	The building extends almost to the site edges at the West/East, optically crowding the existing neighbouring buildings. The resolution of the side elevations with respect to views, windows, etc should be further studied by the Applicant. The building setback and associated plaza facing 2 nd Avenue seemed reasonable with the improved landscape design. Details showing how the 'pocket park' might be used by the public (seating for example) would be important to develop.



VIEW OF POCKET PARK



PREFABRICATED CUBE SEAT OR CONCRETE BASE AND WOOD/STEEL OR COMPOSITE TOP
DETAIL TO BE PROVIDED AT LATER DESIGN STAGE

1 CUBE SEAT
L2.2 NTS



MODEL JOIN SYSTEM
SIZE: REFER TO PLAN
SUPPLIER: GREEN THEORY
COLOUR: SILVER

3 RAISED MODULAR PLANTERS
L2.2 NTS



6 WOOD BENCH
L2.2 NTS

RADEAN Bollard
LED Site Luminaire



2 LIGHT BOLLARDS
L2.2 NTS



4 SQUARE PLANTER
L2.2 NTS

SITE FURNISHINGS

Human Scale Defines street edges, ensures height and mass respect context; pay attention to scale <ul style="list-style-type: none">Massing contribution to public realm at grade	
UDRP Commentary	The 1-story podium seemed out of place with the overall massing of the building – the applicant is encouraged to review the possibility of a 2-storey podium (better matching the precedent/case-study images in the applicant’s presentation). This could also apply to the amenity space facing 1 st Ave SW. Solution does not need to meet the ‘traditional podium’ translation, but in its current form the Panel suggests the Applicant to reinforce the urban gesture.

Updated Applicant Response:

In the redevelopment of the project we have reconsidered the 2 storey aspect of the street frontage. On the south side facing 2nd Avenue we have designed a gently curved 1 ½ storey screen that acts as a defining screen to the detailed 2nd Av setback.

On the north, the reduction of the size of the typical floor plate has allowed us the opportunity to redevelop a 2 storey elevation for the flanking streetfront units. This 2 storey element is emphasized by a strong horizontal element at the 3rd floor line and a clean face of suite glass fronts accented by transparent balcony projections.

As such, we have developed a podium for the building that is well articulated and multi-layered with varied landscaping at the forefront and well-defined building forms as backdrops. These elements will give pedestrians an interesting experience at the street level.



N-S SECTION



STREET LEVEL VIEW FROM 1 AVE SW
(2018 DESIGN)



STREET LEVEL VIEW FROM 1 AVE SW
(CURRENT DESIGN)

Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none">• Parking entrances and at-grade parking areas are concealed• Weather protection at entrances and solar exposure for outdoor public areas• Winter city response	
UDRP Commentary	The project is set back significantly from 2nd Ave SW, making this a very 'private' building, not particularly well integrated into the community. Front plaza is suitably landscaped, however vehicular traffic is present in the plaza, including waste & recycling service driving through this area. Option for fire truck access off 1 Ave SW should be reviewed. Townhouse units off 1 Ave SW appear to have a stronger integration however 2-storey units may further improve overall massing of the tower.

Updated Applicant Response:

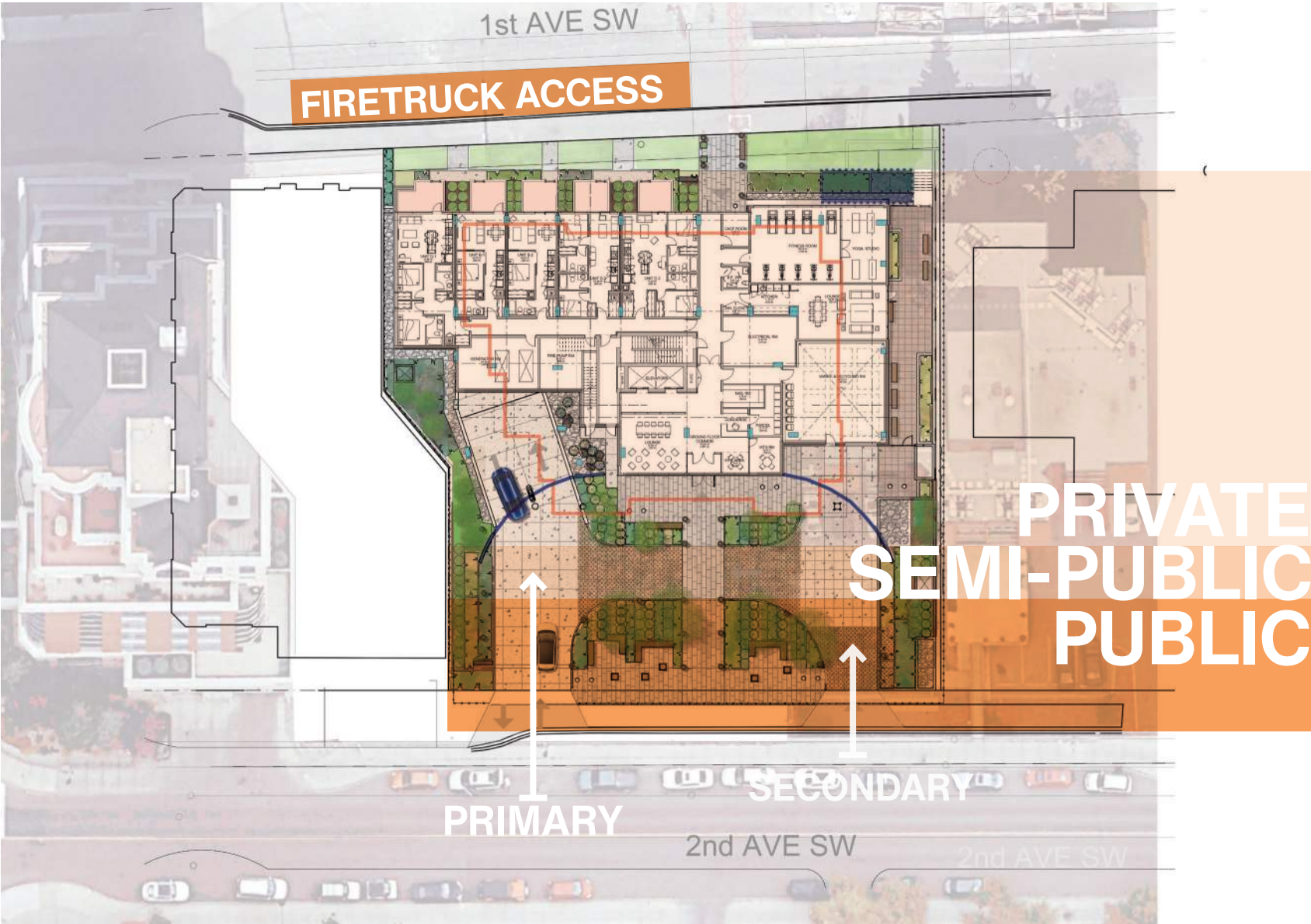
The 2nd Avenue design aims to reinforce and provide private indoor, private outdoor and public outdoor spaces delineating the uses and access into the site. We have developed an architecture which emphasizes the public feature through a defining 1 ½ storey curved screen. This screen provides a transition to adjacent buildings 2 storey blank base while subtly concealing the driveway and loading areas. The lobby and entry are designed with large glazing areas and defining round columns which extend two storeys.

The front plaza, landscaping is developed to reduce the impact of the service driveway for the waste and recycling and loading uses. On the other hand more attention is given to the main entrance on the north to increase the impact. We have emphasized the ceremonial aspect of address and entry by designing a front long canopy covering the main entrance which notionally extends out towards the sidewalk.

The Fire access will be off of the 1 Avenue as suggested.

We have reviewed the market parameters relating to providing 2 storey townhouse units at grade. Our client and the market have found that these units, due to size become unaffordable and do not sell. The design of this elevation combines the 1st and 2nd floors in one plane with projecting balconies thus giving a sense of 2 storey units.

SOUTH ENTRY INTEGRATION



SITE PLAN THRESHOLDS / ZONES

Connectivity Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks. <ul style="list-style-type: none">• Pedestrian first design, walkability, pathways through site• Connections to LRT stations, regional pathways and cycle paths• Pedestrian pathway materials extend across driveways and lanes	
UDRP Commentary	Except for the front landscaped plaza and vehicle area, the connection to the public appears relatively weak in the proposed design. No through-site access provided, and fencing allows tenant access only. Applicant to review ground plane for improved connectivity; this may provide opportunity for site permeability of pedestrian travel. Vehicular connection to 2 nd Ave SW rather than 1 st Ave SW is supported

Updated Applicant Response:

- This project is a private property. For security and CEPTD reasons, promotion of public access use on or through the site is discouraged.
- The ARP discusses enhancements to the pedestrian aspects of the street to provide connectivity. In this design we have provided, public space, a minipark relief, animated uses and pedestrian scaled elements at grade. This improves the walk around the site/ block leading to the river edge.
- We have developed several aspects in the design to provide connection to the public.
- The main entry off 2nd Avenue is provided with large clear glazed walls. The lobby design will provide for casual meeting areas and coffee/social services and activity to the project.
 - We are providing a publicly accessible mini-park on 2nd Avenue with public seating and green space.
 - We are providing eyes on the street with 2nd storey suites which have living areas and balconies facing 2nd.
 - The redesign has provided a large setback on the east property line providing visual access through the site.
 - We have an amenity place on 1st which has large glazed windows and an outdoor patio area where year round activity can be seen.
 - We have large, usable patios in front of the ground floor suites facing the pedestrian realm of 1st.
 - We have a large 2nd floor balconies overlooking 1st Avenue.
 - We have two resident entries off 1st and 2nd.



Animation Incorporate active uses; pay attention to details; add colour, wit and fun <ul style="list-style-type: none">• Building form contributes to an active pedestrian realm• Residential units provided at-grade• Elevations are interesting and enhance the streetscape	
UDRP Commentary	The Panel suggests additional review of elevations as they relate to the East / West neighbouring buildings. Further study of the amenity space and its massing to encourage a stronger connection to the pathway system and landscape. Curved tower design is interesting though some further improvement to the ground level streetscape is recommended.

Updated Applicant Response:

We have placed the tower and designed the resident suites considering the aspect of oversight and privacy.

- The tower is oriented to the north of the site to allow the existing residents to the west and to retain their views.
- We have retained and increased the view corridor to the north between the tower and the residence to the west
- We have placed windows and interior spaces to reduce over look to and from the building.

The redesign has developed a tower with increased setbacks for the tower from the adjacent properties.

Streetscape:

The plaza and the outdoor patio on 2nd Avenue will animate and activate the building frontage. The plaza is flexible for different uses by providing public and private areas. This space can be a refuge from the bustle of surrounding urban life and offer opportunities for rest and relaxation. The plaza area will foster community connection.

We have continued the varied paving patterns throughout the plaza area including the public realm.

The glass podium allows visual transparency and connection to the active lobby space inside.

On the north side, the amenity space is designed with colour accents. The large windows will provide opportunity to view out and show year round activity. The large exterior patio will allow for fair weather activities.

The five patios of the 1st Avenue suites will be well landscaped with low conifers to maintain year round greening and colorful hardy annuals maintaining a strong natural environment throughout the seasons. The 3mx3m spaces are large enough to provide for more than 2 seats and a table. There is separation from the sidewalk providing that sense of privacy and security for the owners which will promote use of the patios.



STREET LEVEL VIEW FROM 2 AVE SW (2018 DESIGN)



STREET LEVEL VIEW FROM 2 AVE SW (CURRENT DESIGN)



STREET LEVEL VIEW FROM 1 AVE SW (2018 DESIGN)



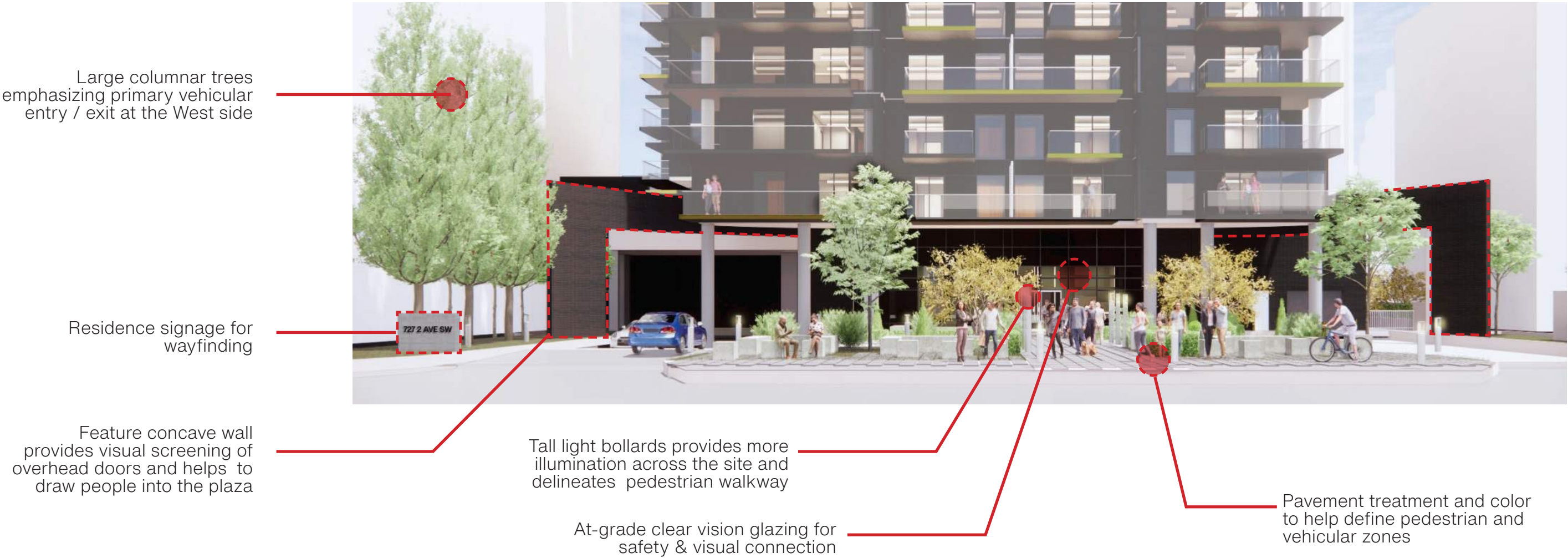
STREET LEVEL VIEW FROM 1 AVE SW (CURRENT DESIGN)

Accessibility <i>Ensure clear and simple access for all types of users</i> <ul style="list-style-type: none">• Barrier free design• Entry definition, legibility, and natural wayfinding	
UDRP Commentary	Project proposes an acceptable degree of accessibility. On-site traffic circulation could be designed better in terms of natural way-finding aspects (lighting, drive surfaces, etc.) to reduce future signage requirements.

Updated Applicant Response:

Shared pedestrian and vehicular spaces in the plaza are differentiated by paving material, low level light bollards during night and winter times to provide adequate natural wayfinding.

The plaza, and both main entrances in the north and south of the building are all designed according to the barrier free accessible design. The sense of entry approach is reinforced through the use of the large canopy and the plaza in the front. Easy and clear access for all types of users are ensured through use of color, material, landscaping and lighting.



Diversity Promote designs accommodating a broad range of users and uses <ul style="list-style-type: none">• Retail street variety, at-grade areas, transparency into spaces• Corner treatments and project porosity	
UDRP Commentary	Amenity space to be reviewed for improved project porosity and its relation to the podium design. Side yards as shown are not porous or animated to substantial degree. Project is generally a single-use project with no retail street variety.

Updated Applicant Response:

It is clear that the zoning of the land does not allow for hotel or retail in this part of the city. No public foot traffic porosity through the site is provided for security reasons. As a residential building, great amount of attention is paid to provide comfort, privacy and safety for the residents while connection the tower to the public realm

We have developed an increased sideyard on the east property line that will be used to supplement the amenity

space with seating and possible BBQ areas. This setback will allow for a sense of openness to the north through the site. This with the reduction on the tower floor plate should provide more visual access overall.

The west elevation of the adjacent property is a blank 2+ storey wall. We have chosen to build up to it and plant against it to lessen the impact. There is an odd angle mid block that creates even more of a barrier to our site. We have deliberately developed the screen wall to assist in lessening the impact of this neighbor.



STREET LEVEL VIEW FROM 1 AVE SW (2018 DESIGN)



EXAMPLE SEATING AND LANDSCAPE AREA



VIEW OF RESIDENT COMMUNITY PATIO VIEW FROM NE CORNER

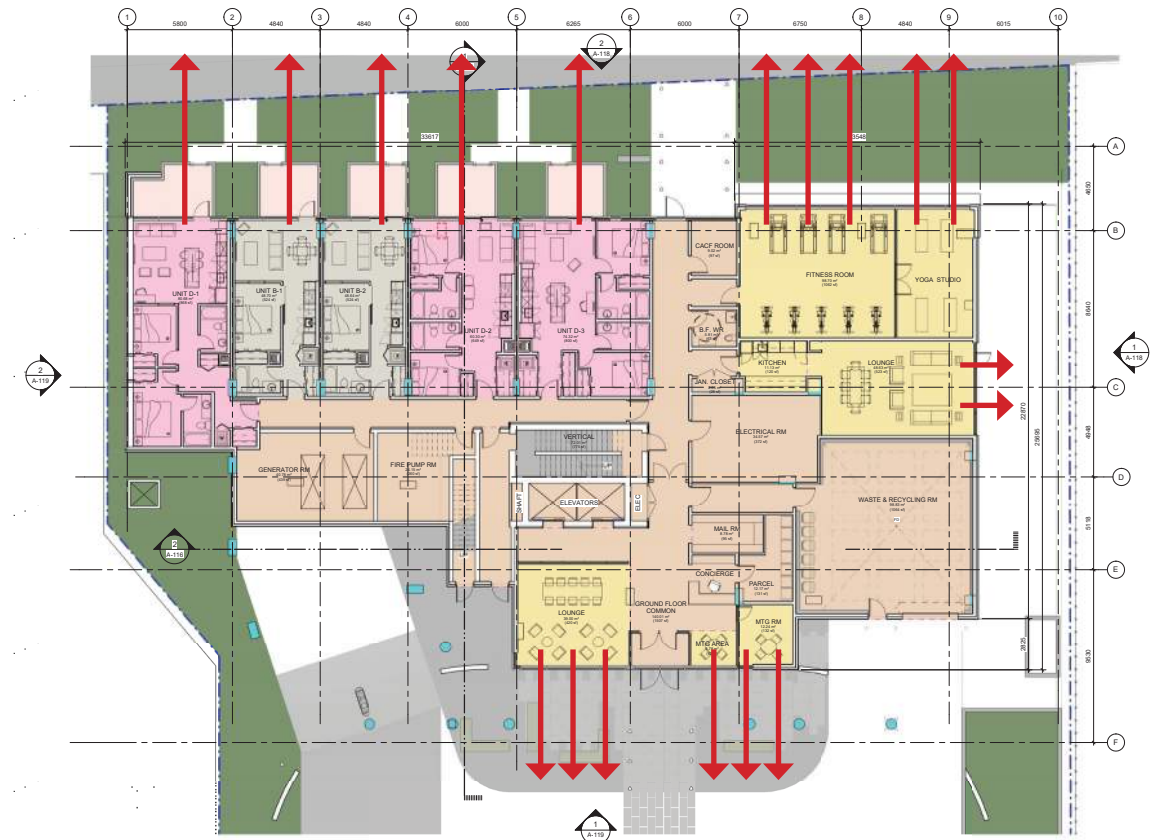
Safety Achieve a sense of comfort and create places that provide security at all times <ul style="list-style-type: none">Safety and securityNight time design	
UDRP Commentary	Strong use of front canopy and animation of front plaza landscape. Note that the project depends primarily on lighting, fencing, and proposed electronic surveillance to achieve security objectives rather than ‘eyes on the street’ except for the townhouse units along 1 st Ave.

Updated Applicant Response:

Safety and security of the residents is achieved is not limited to lighting, fencing and surveillance cameras. We have “eyes on the street” provided by the suites and balconies on all levels and the activated social lounge in the main lobby.

The active lobby space with full glass walls allows visual transparency and connection with the exterior. The presence of the concierge in lobby, balconies on both north and south of the building, amenity and the townhouses in the north, patio and the café (Social Spaces) in the front, all provide visual connections and “eye on the street” security for the residence.

Rows of trees in the east and west side of the central plaza create a sense of space and safety. Also raised planting are placed along edges to screen adjacent walls and frame building’s architecture. All areas at grade are utilized to avoid hidden spots and corner for safety and comfort of the residents and public.



VISUAL CONNECTION FROM AMENITY / GROUND FLOOR UNITS



N-S SECTION

Orientation <i>Provide clear and consistent directional clues for urban navigation</i> <ul style="list-style-type: none">Enhance natural views and vistas	
UDRP Commentary	This project will reduce views to the river pathway system from surrounding sites. The single massing of the tower does notably acknowledge surrounding buildings though most significantly appears to maximize its physical presence on the site. While some intentional gestures regarding adjacent window placement can be seen, the overall massing presents a limited degree of separation between itself and side yards. This does not currently consider best practice separating dimensions and should be reviewed further for an improved interface/orientation.

Updated Applicant Response:

It is clear that the zoning of the land does not allow for hotel or retail in this part of the city. No public foot traffic porosity through the site is provided for security reasons. As a residential building, great amount of attention is paid to provide comfort, privacy and safety for the residents while connection the tower to the public realm

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AERIAL VIEW FROM 2 AVE SW (2018 DESIGN)



AERIAL VIEW FROM 2 AVE SW (CURRENT DESIGN)



AERIAL VIEW FROM 1 AVE SW (2018 DESIGN)



AERIAL VIEW FROM 1 AVE SW (CURRENT DESIGN)

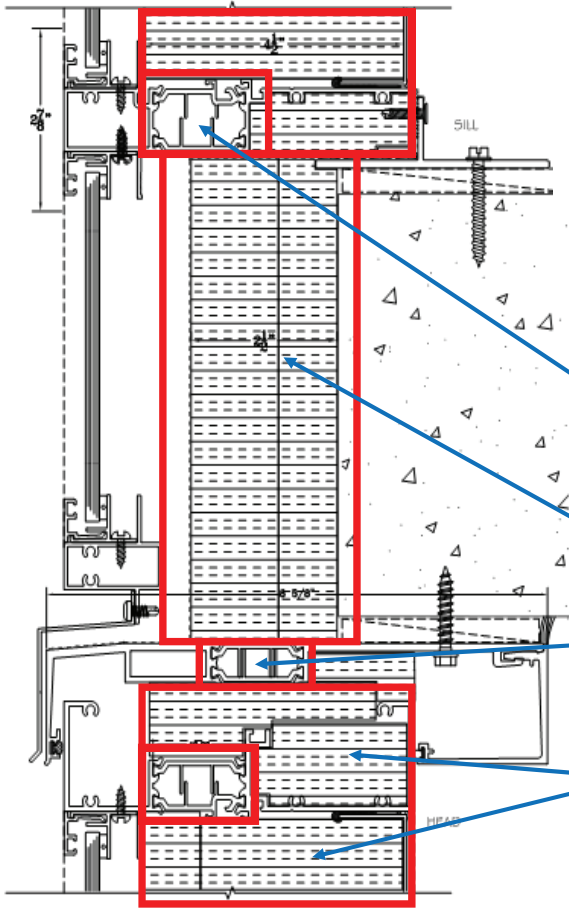
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> <ul style="list-style-type: none">• Site/solar orientation and passive heating/cooling• Material selection and sustainable products	
UDRP Commentary	Use of vision glass to provide views to/from the residential units is supported. Reduction of urban-island heat effects are noted and supported in the front plaza landscape design. Applicant may consider a green roof for the Amenity space. Bike storage & lockers are noted as part of proposed application.
Applicant Response	Noted

Updated Applicant Response:

As part of the development permit submission, the applicant has engaged an energy modelling consultant early on to ensure compliance with NECB requirements and to avoid any major re-design after approval. Many sustainability best practices have been incorporated into the design, including the following:

- Upgraded window wall system with improved R-values
- Reduced window to wall ratio under 33%
- Decreased balcony lengths to reduce thermal bridging in concrete slabs

Water efficient planting design with drought tolerant plants and drip irrigation have been proposed for the site as well as LED lighting.



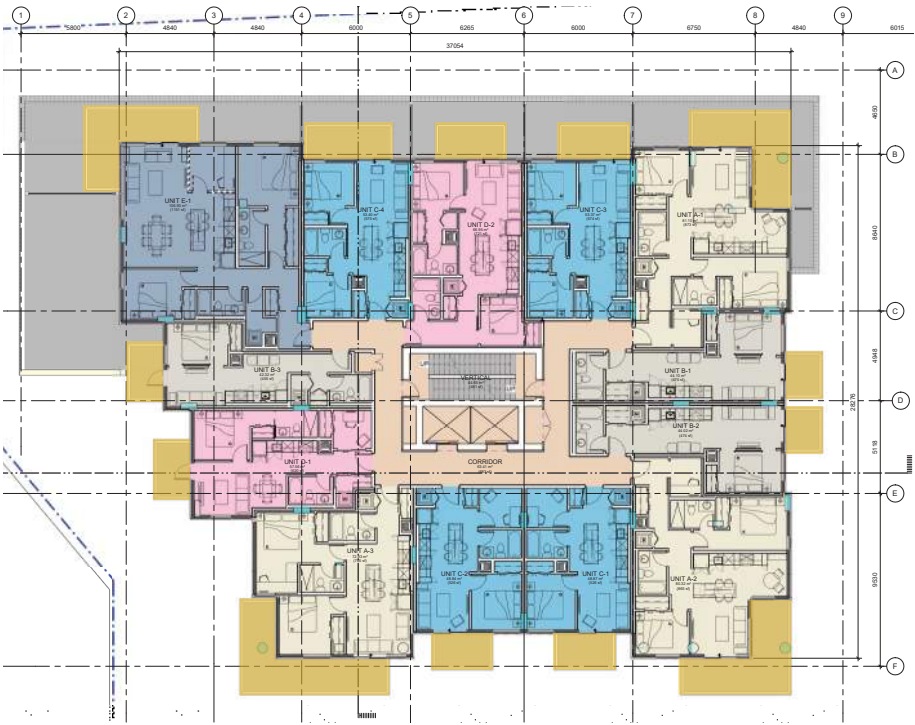
9600 Series - Thermally Enhanced Aluminum Window Wall System

- Wider (41mm) multi-chamber, dual-strut, polyamide thermal break in all 6"-deep window profiles
- 2 ½" of continuous mineral wool at face of slab edge
- Head Deflection Channel & Seismic Compensation Jamb Channels thermally broken with similar multi-chamber, dual-strut, polyamide
- Insulation in frame cavities with 4 ½" of R-19 mineral wool in the spandrel backpan as well

*EXAMPLE WINDOW WALL SYSTEM - OR APPROVED PERFORMANCE EQUIVALENT



DROUGHT RESISTANT PLANTING



BALCONY SIZES

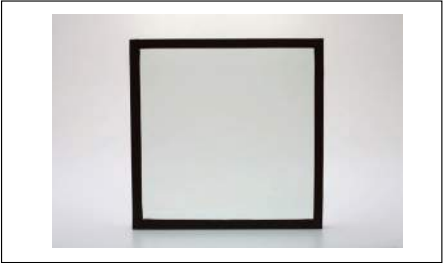
Durability Incorporate long-lasting materials and details that will provide a legacy rather than a liability <ul style="list-style-type: none">• Use of low maintenance materials and/or sustainable products• Project detailed to avoid maintenance issues	
UDRP Commentary	Exterior materials and construction systems proposed in the early presentation package appear to be of high quality.
Applicant Response	Noted



NORTH VIEW FROM 1ST AVE SW*
*ARTISTIC RENDERING



SOUTH VIEW FROM 2ND AVE SW*



01 VISION GLASS:
CLEAR



02 SPANDREL GLASS:
BLACK SP-389



03 COMPOSITE METAL PANEL:
BRONZE - GOLD



04 WINDOW WALL MULLION:
BLACK POWDER FINISH



05 COMPOSITE METAL PANEL:
WHITE



06 PAINT - CHARCOAL



07 EXPOSED CONCRETE



08 BRICK - OBSIDIAN COLOR,
SOLDIER PATTERN



09 GFRC SLATS
(CURVED WALL & L- FRAME)
GREY TONES

Applicant Outreach Summary



IBI GROUP

500 – Meredith Block, 611 Meredith Road NE
Calgary AB T2E 2W5 Canada

The applicant team met with the Community Association for the Eau Claire Residential project on Wednesday, February 7, 2019 during the pre-application stage of this project.

The general discussion of the project was positive. Following are notes relating to the discussion.

1. The orientation of the plan with respect to the pedestrian focus on 1 Avenue SW and entry access on 2 Avenue SW was reviewed and found acceptable.
2. The respect to the views from the LaCaille project to the west was appreciated.
 - a. They understood how we retained the previous building form as an E/W orientation and although higher did not affect the views from the units in LaCaille.
3. They appreciated that this is a residential building vs mixed use.
4. They understood how we met the shadowing restrictions to the north.
5. They appreciated the semi public park off 2 Avenue SW.
6. They commented on the colour of the building. The model is primarily white. They would like something less white.
7. They were interested in communication.
 - a. They would like to see the project before it goes in for DP.
 - b. They would like to be informed through construction about street closures and events.
8. They would like to provide information to their community members through their monthly newsletter. Graywood and IBI will determine what can be released.

In general the concept was acceptable and they look forward to further development.

APPENDIX "A"

Comments by the Eau Claire Community Association

DP2021-3142

Graywood Eau Claire, 727 1st Avenue SW

The Eau Claire Community Association ("ECCA") has always been in favor of new developments in Eau Claire as long as these developments fit into the neighbourhood well.

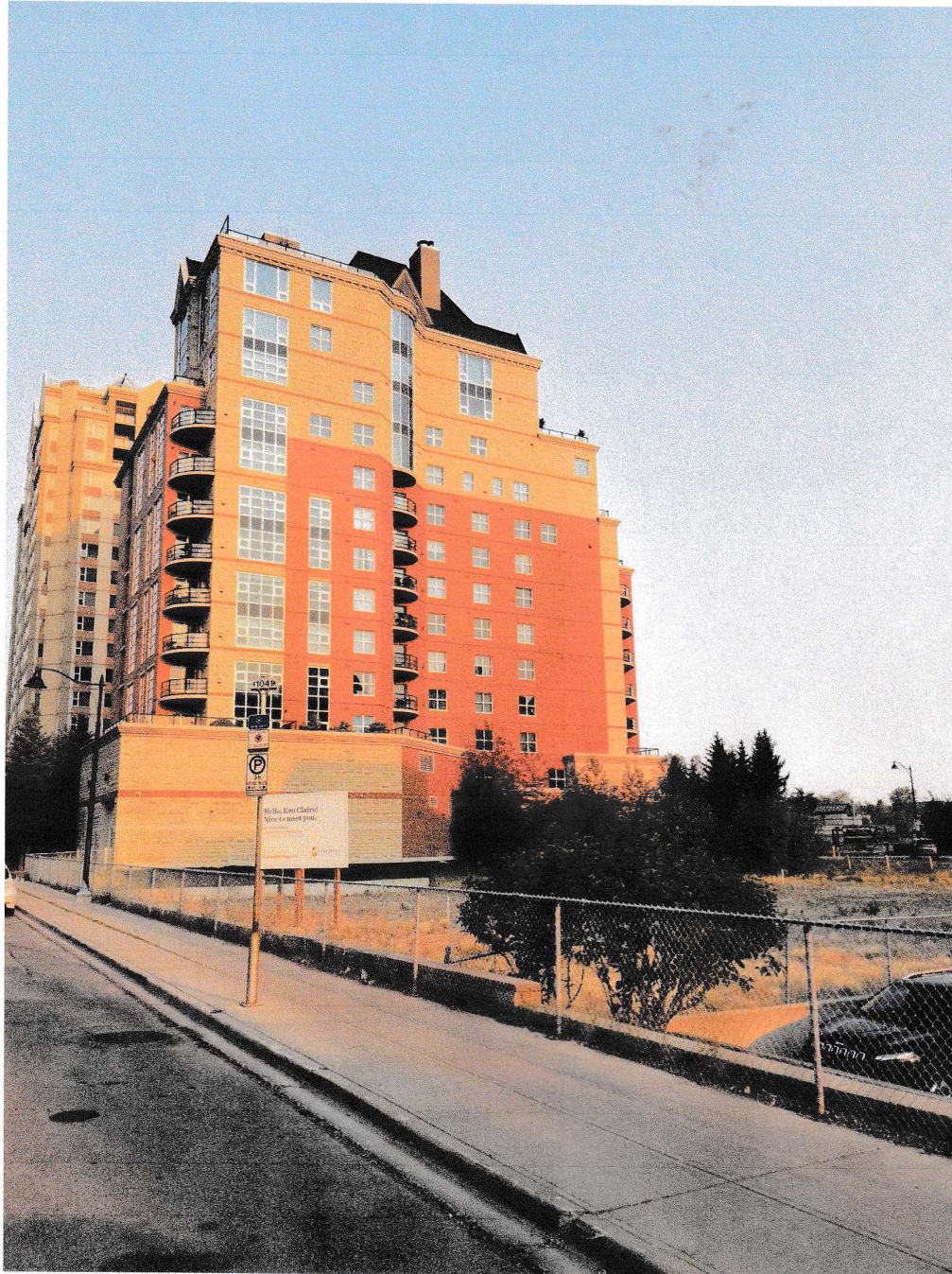
Hence, ECCA's Board of Directors does not object to DP2021-3142. However, the Board has the following concerns/comments:

1. The proposed DP shows a zero setback on the east and west side of the development which is concerning. The west side of the development (northwest corner) will be extremely close the existing building (Parke Place) up to the fourth floor. This is not acceptable for the owners/ residents in Parke Place. There should be a standard setback in this area (~ 6 meters). The attached photo (Appendix "B") shows all the windows that will be within a few meters of the new building.
2. The Board fears that the exterior finishes of the proposed building will not age well, either in materials or in future prevailing tastes and architectural designs nor does the exterior design fit in and harmonize well with the surrounding buildings.
3. The third concern of the Board remains the same as previously mentioned that is: there will not be enough parking stalls available for all purchasers of the units. Street parking is already at a premium in the vicinity of the new building, and the number of new building's occupants, who must consequently park their cars on the surrounding streets may well exceed the area's parking capacity, especially, when people from other sectors of Calgary descend on this part of Eau Claire to enjoy the pathway along the river, or to attend events held on Prince's Island, resulting in chaos, potential accidents, and inconvenience for Eau Claire residents, when driving or walking in the neighbourhood.
4. Lastly, where will commercial and contractors' vehicles doing renovations and repairs be able to park? We recommend strongly that Planning and Development gives some serious consideration to the parking issue, a major concern to Eau Claire residents.

Respectfully submitted,

Eau Claire Community Association

APPENDIX "B"



**Land Use Amendment in Rosscarrock (Ward 8) at 3815 – 10 Avenue SW,
LOC2021-0093**

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2021-1329) to the 2021 November 15 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 3815 – 10 Avenue SW (Plan 5863HJ, Block 1, Lot 6) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate the additional use of Rowhouse Building, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District, based on the Multi-Residential – Contextual Low Profile (M-C1) District, to accommodate a future rowhouse development with secondary suites, in addition to the uses allowed in the M-C1 District.
- The proposal allows for compatible residential uses that align with the *Municipal Development Plan* (MDP) and support the long-range growth direction of the *Westbrook Village Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed DC District would allow for a greater variety of housing options within the community and more efficient use of land, existing infrastructure, and amenities.
- Why does this matter? The proposal contributes towards a more diverse range of housing options to meet the different social and economic needs of Calgarians.
- No development permit application has been submitted at this time.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by CivicWorks on behalf of the landowners, Keith and Heidi Mah and Riverview Custom Homes, on 2021 June 16. The subject site is located in the southwest community of Rosscarrock. The Applicant Submission (Attachment 3) indicates the owner's intention to redevelop the property to accommodate a four-unit rowhouse building with secondary suites and a detached garage. The existing M-C1 District, like all other contextual multi-residential districts, does not specifically allow for rowhouse building as a use. The DC District is thus proposed to accommodate a future rowhouse building with secondary suites as a use, with no change to the density capacity of the M-C1 District.

**Land Use Amendment in Rosscarrock (Ward 8) at 3815 - 10 Avenue SW,
LOC2021-0093**

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant conducted engagement with community stakeholders that included the following activities:

- project information packages shared with the Rosscarrock Community Association and Ward 8 Office (at the outset of the application);
- postcard notifications delivered to area residents; and
- a dedicated project phone line and email inbox to directly contact the project team for all public inquiries, questions, comments, and supplementary onsite project signage.

The applicant did not receive any response from the Community Association. The Applicant Outreach Summary has details of the outreach process in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter from the public in response to the application, with concern expressed over the possible increase in vehicular traffic, on-street parking, and safety of pedestrians on 10 Avenue SW.

Administration circulated the application to the Rosscarrock Community Association for comments and they indicated that they have no objection regarding this application.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The vehicular traffic and on-site parking would be addressed through the development permit application for the subject site.

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

Planning & Development Report to
Calgary Planning Commission
2021 October 7

ISC: UNRESTRICTED
CPC2021-1329
Page 3 of 3

**Land Use Amendment in Rosscarrock (Ward 8) at 3815 - 10 Avenue SW,
LOC2021-0093**

IMPLICATIONS

Social

This proposal would offer greater housing options to better meet the diverse needs of Calgarians in this community.

Environmental

This application does not include actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment may allow for additional residential density that facilitates the efficient use of both existing land and infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Rosscarrock, on the south side of 10 Avenue SW between 37 Street SW and 39 Street SW. The site is approximately 0.09 hectares (0.22 acres) in size and is approximately 24 metres wide by 37 metres deep. The subject site consists of an existing semi-detached dwelling and rear detached garage with access from the lane.

The site is surrounded predominantly by low density residential development (single detached dwellings, semi-detached dwellings and duplex dwellings) to the north, south, and west. Northwest from the site, across 10 Avenue SW and 38 Street SW, is a newly constructed three-storey multi-residential building. Further east of the site, fronting onto 37 Street SW, are some older three-storey multi-residential buildings interspersed by single and double storey dwellings.

Community Peak Population Table

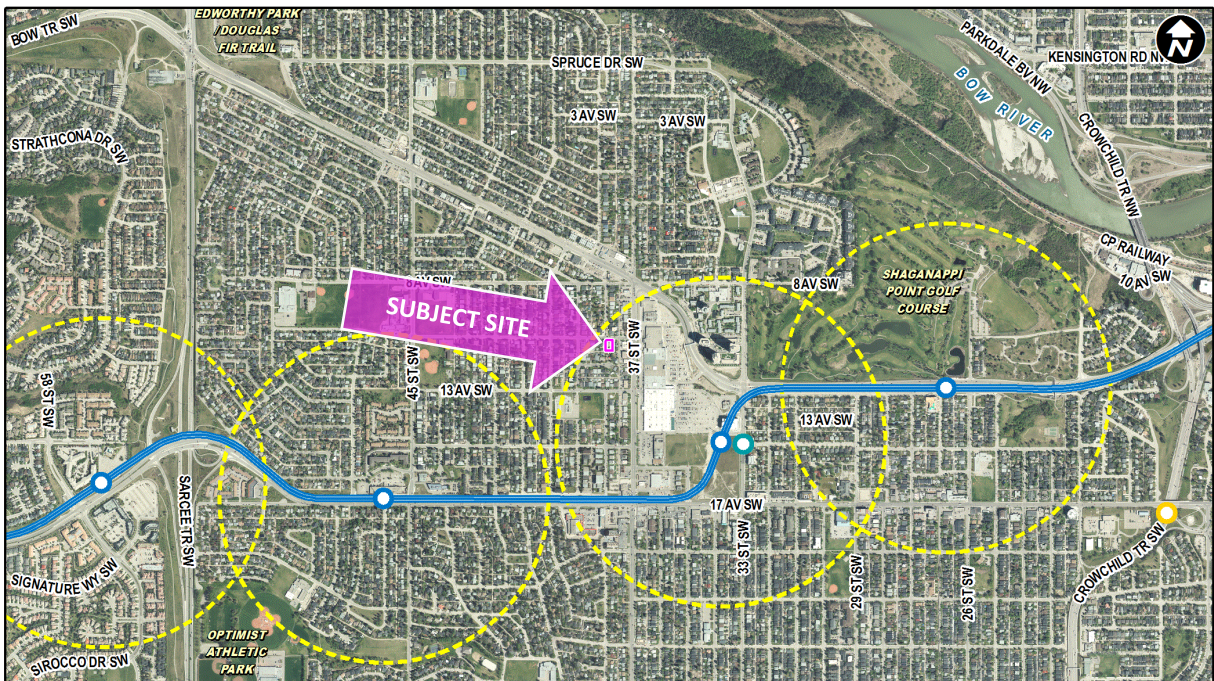
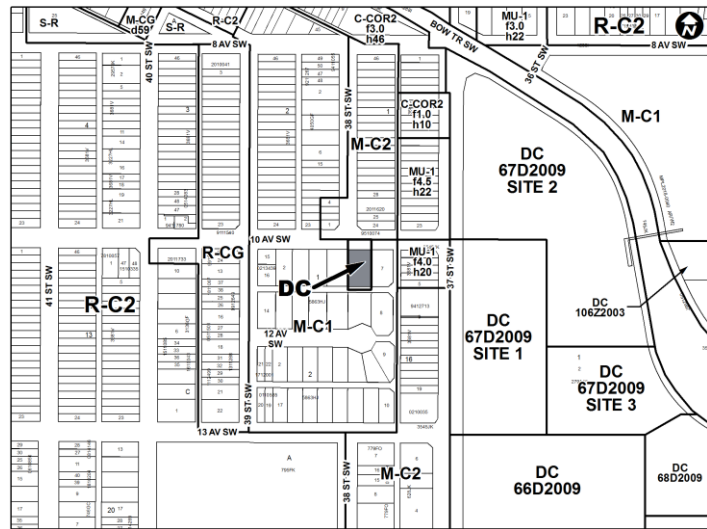
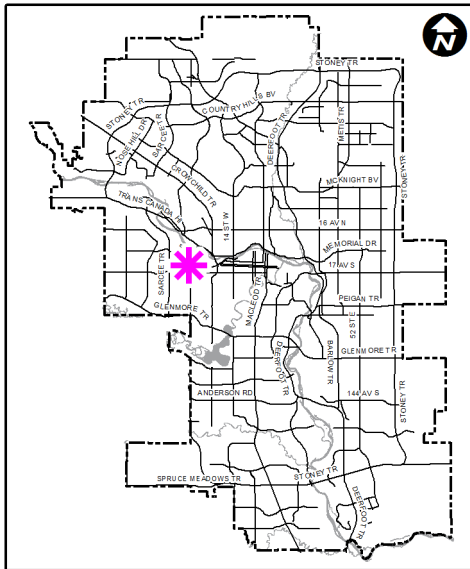
As identified below, the community of Rosscarrock reached its peak population in 1971.

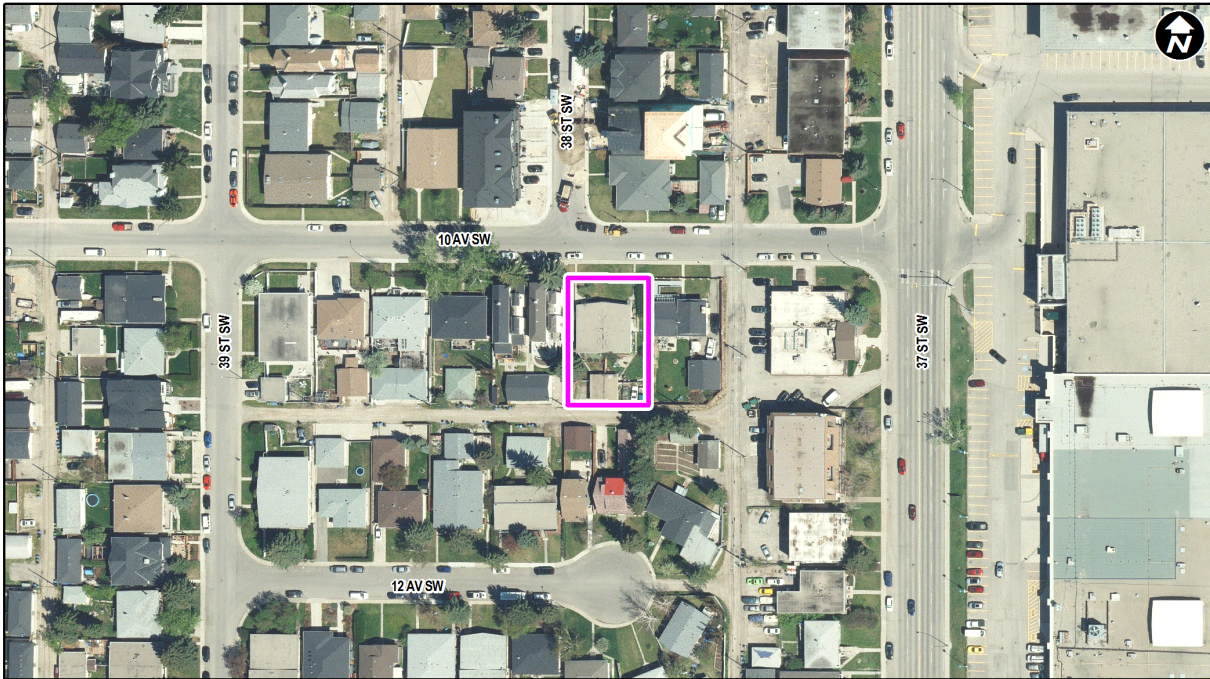
Rosscarrock	
Peak Population Year	1971
Peak Population	3,868
2019 Current Population	3,625
Difference in Population (Number)	243
Difference in Population (Percent)	-6.28%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Rossacarrock Community Profile](#)

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C1 District accommodates the existing development and contextually sensitive low height and medium density multi-residential redevelopment in a variety of forms, to a maximum building height of 14 metres and maximum density of 148 units per hectare. The M-C1 District allows for rowhouse forms of development only as a multi-residential use and not as a use that includes secondary suites.

The proposed DC District, based on the M-C1 District, proposes the additional use of Rowhouse Building as a discretionary use to enable the subject site to accommodate the intended future rowhouse redevelopment. This rowhouse use would accommodate a maximum of four dwelling units with up to four secondary suites, and a detached garage as an accessory building on this site. Section 7 of the DC Bylaw incorporates the rules specific to rowhouse development.

The proposed DC District includes a relaxation rule that allows the Development Authority to relax Section 6 of the DC Bylaw. Section 6 incorporates the rules of the base M-C1 District in Bylaw 1P2007.

These are rules of standard districts and can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC relaxation rule is to ensure such rules that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district.

This relaxation rule is to allow for flexibility in addressing minor bylaw relaxations, should these be identified during the development permit review process. Any relaxation granted must meet the test for relaxation as provided by Bylaw 1P2007.

Development and Site Design

If approved by Council, the rules of the proposed DC District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 10 Avenue SW; and
- mitigating shadowing, overlooking, and privacy concerns.

At the development permit application stage, provision of boulevard trees along 10 Avenue SW will be requested to enhance the streetscape. Should utility conflicts prevent the planting of such boulevard trees, planting of private trees will be required along the property frontage.

Transportation

The site is well served by Calgary Transit as it is within 500 metres of primary transit routes at 37 Avenue SW and Bow Trail SW. The nearest transit stop for Route 9, along 37 Street SW, is approximately 180 metres (5-minute walk) from the site. The nearby transit routes connect directly to the Westbrook LRT Station which is approximately 700 metres away (10-minute walk).

Vehicular access is from the lane only. There is a no parking restriction on 10 Avenue SW. All parking provisions would be addressed at the time of a development permit application.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

Water, storm, and sanitary deep utilities are available. Development servicing requirements will be determined at the future development permit and development site servicing plan (DSSP) stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential areas as identified in the [Municipal Development Plan](#) (MDP). The relevant MDP policies encourage such infill redevelopment and

modest intensification of inner-city communities to optimize efficient use of existing infrastructure, public amenities and transit, whilst delivering small and incremental benefits to climate resilience.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. Whilst this application does not include any action that specifically meets the objectives of this plan, opportunities to align the development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Westbrook Village Area Redevelopment Plan (Statutory – 2019)

The subject site falls within the medium density residential precinct between 37 Street SW and 39 Street SW, of the [Westbrook Village Area Redevelopment Plan](#) (ARP). The built form, of predominantly low to mid-rise residential buildings here, is to facilitate the tapering down of the higher densities and greater building heights at Bow Trail and the transit plaza, westwards, to the stable low density residential neighbourhoods of Rosscarrock.

Policies for this area are intended to offer maximum flexibility in accommodating redevelopment and intensification while allowing for a logical transition at the interfaces, and as the planned area builds out to its full potential.

The proposed redesignation is in alignment with the ARP as it will facilitate low height and medium density development and will not exceed the prescribed maximum density.

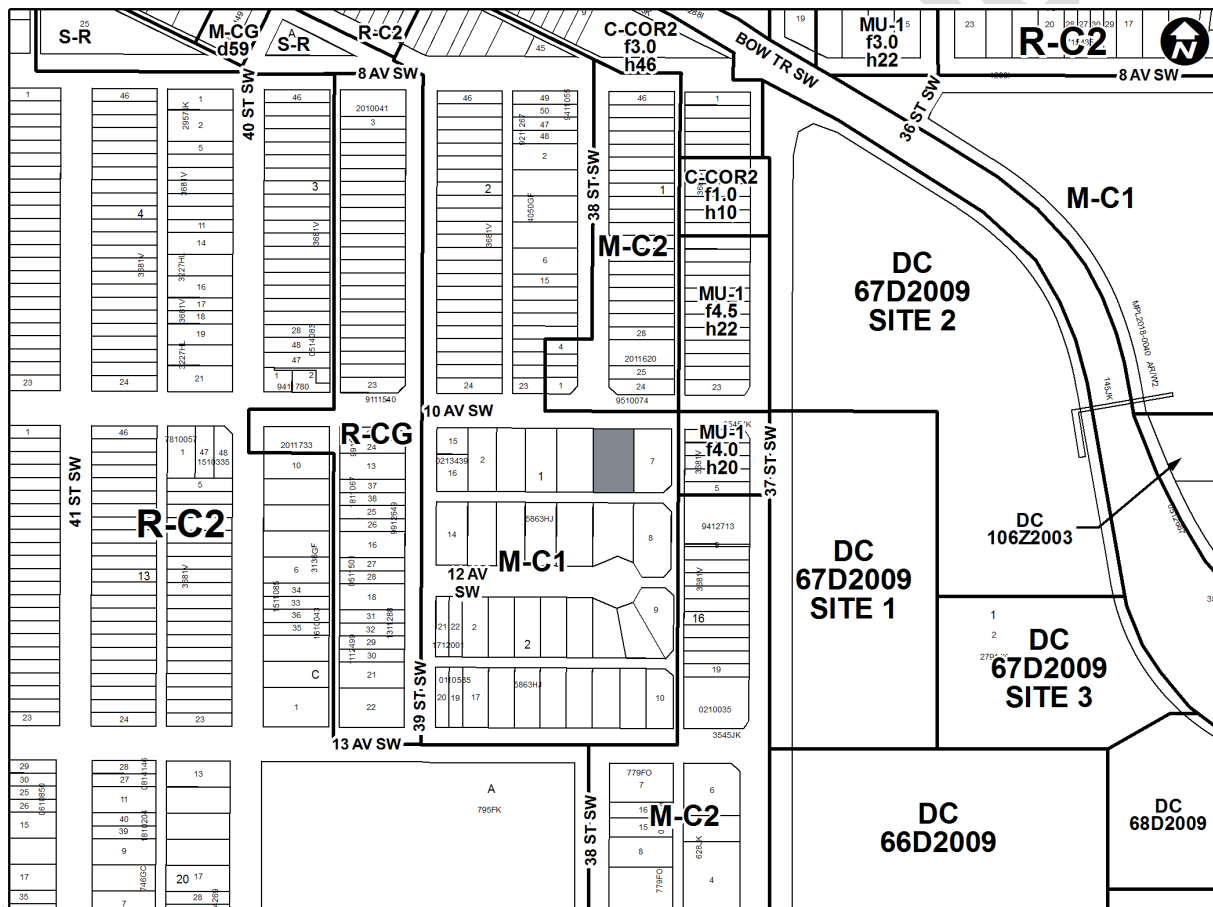
Westbrook Local Area Planning Project

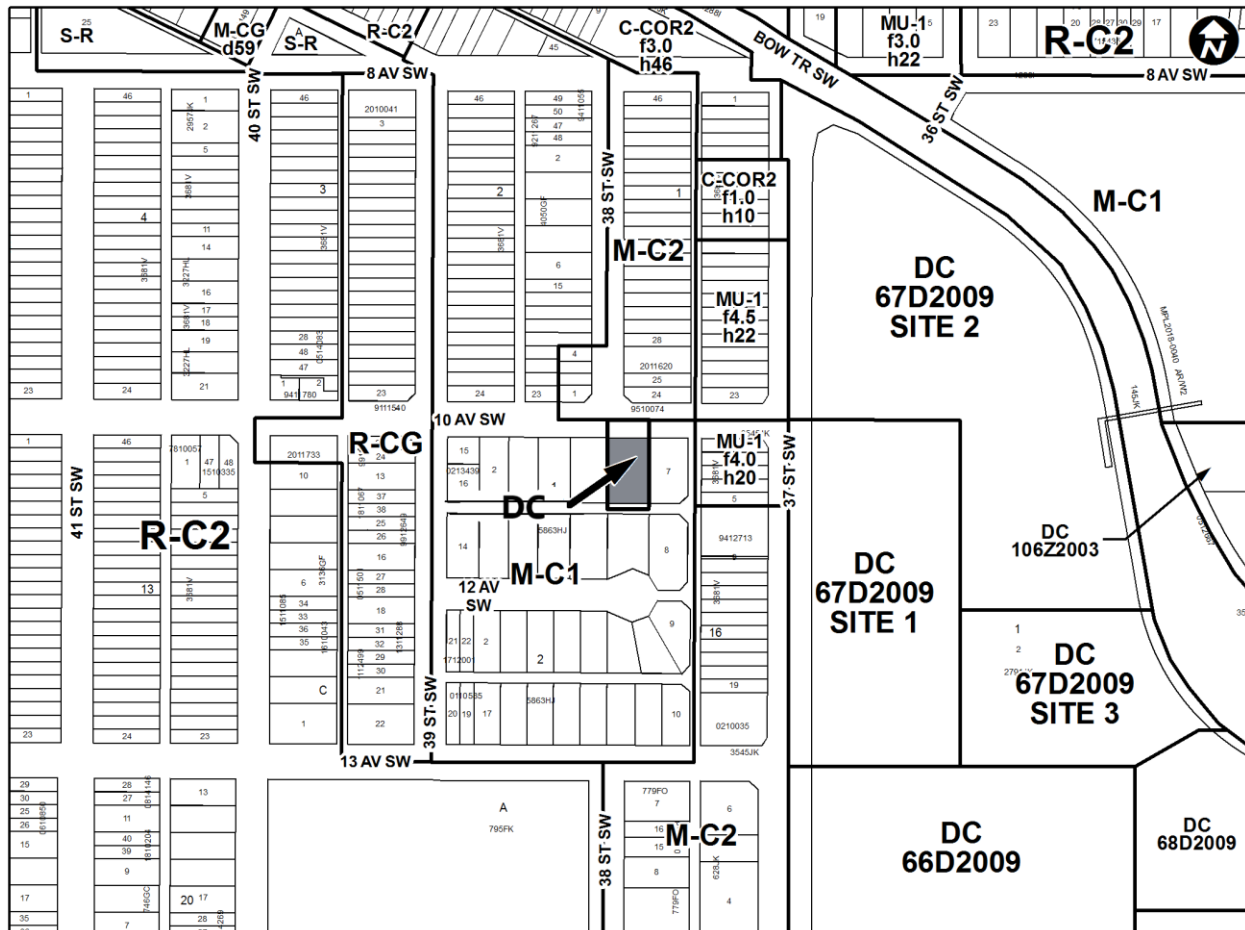
Administration is currently working on the [Westbrook Communities Local Area Planning Project](#) which includes Rosscarrock and surrounding communities. Planning applications are being accepted for processing during the local growth plan process.

Proposed Direct Control District

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 replacing it with 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".

SCHEDULE A



SCHEDULE B**DIRECT CONTROL DISTRICT****Purpose**

- 1 This Direct Control District Bylaw is intended to accommodate rowhouse development.

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Rowhouse Building.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Rowhouse Buildings

- 7 For a **Rowhouse Building**:

- (a) The maximum cumulative **building coverage** for a **parcel** subject to a single **development permit** is 50.0 per cent.
- (b) The maximum **parcel coverage** for a **parcel** subject to a single **development permit** must be reduced by the 21.0 square metres for each **motor vehicle parking stall** that has been provided and is not located in a **private garage**.
- (c) The maximum **building depth** is 65.0 per cent of the **parcel depth**.
- (d) The minimum width of a **street** facing façade of a **unit** is 4.2 metres.
- (e) The minimum **building setback** from a **property line** shared with another **parcel** may be reduced to zero metres where:
 - (i) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.2 metre private maintenance easement;
 - (ii) the **main residential building** on the adjacent **parcel** has a setback of 0.1 metres or less at the **property line** shared with another **parcel** for any portion of the **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **property line** shared with another **parcel**;
 - (iii) the wall at the **property line** shared with another **parcel** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
 - (iv) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

- (f) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.
- (g) Each **unit** must have direct access to **private amenity space** that:
 - (i) is provided outdoors;
 - (ii) has a minimum total area of 20.0 square metres; and
 - (iii) may be divided over a maximum of two **amenity spaces** where:
 - (A) one **amenity space** has no dimension less than 3.0 metres; and
 - (B) the second **amenity space** has a minimum contiguous area of 7.5 square metres with no dimension less than 1.5 metres.
- (h) There must not be more than one **Secondary Suite** contained within a **Dwelling Unit**.
- (i) Each **motor vehicle parking stall** or **private garage** must have direct, individual access to a **lane**.
- (j) The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** is reduced to zero, where:
 - (i) the floor area of a **Secondary Suite** is 45.0 square metres or less;
 - (ii) space is provided in a **building** for the occupant of the **Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
 - (A) is accessed directly from the exterior; and
 - (B) has an area of 2.5 square metres or more for every **Secondary Suite** that is not provided with a **motor vehicle parking stall**.
 - (iii) **Parcel coverage** excludes the **building coverage** area required by subsection (ii)(B).

Relaxations

- 8** The **Development Authority** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission



LOC2021-0093



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344

06.23.2021

—

The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

RE: Land Use Redesignation (3815 10 AV SW): M-C1 to DC (based on M-C1 & R-CG)

The subject property is located in the community of Rosscarrock and consists of 0.087ha of privately owned land. Riverview Custom Homes has retained CivicWorks and Jackson McCormick Design Group to undertake a Land Use Redesignation and Development Permit process to facilitate the construction of a 4-unit rowhouse development, with potential for secondary suites in some dwelling units. The proposed development vision features 4 rowhouse units with front doors facing 10 AV SW, private backyard-style amenity spaces for each unit, and 6 total parking stalls. The proposed use is well-suited to the site given its unique lot characteristics, surrounding area context, and location.

The proposed land use redesignation would transition the subject parcel from the existing higher density Multi-Residential - Contextual Low Profile (M-C1) District to a Direct Control District (DC) based on the existing land use district of M-C1 supplemented by the Rowhouse specific bylaw rules of the lower density Residential - Grade-Oriented Infill (R-CG) District to realize the proposed development vision.

PLANNING RATIONALE

The proposed development vision includes Secondary Suites as part of the proposed unit mix. While Secondary Suites are a Permitted Use within the M-C1 District, a Rowhouse Building is not a listed use. As a result, rowhouse forms on M-C1 parcels are approved as a Multi-Residential Development. A Secondary Suite cannot be approved within a Multi-Residential Development, therefore based on M-C1 Land Use Bylaw rules, a Secondary Suite would not be allowed in a building with three or more units (whether it looks like a rowhouse or not). Based on M-C1 Land Use Bylaw rules, a Secondary Suite would only be allowed within a Single Detached Dwelling or Semi-detached Dwelling. As a result, the proposed redesignation is required to accommodate greater built form flexibility within the existing M-C1 District by introducing the contemporary Rowhouse use and associated bylaw rules from the R-CG District. This allows the application to remain consistent with previous Council direction and local area policy while facilitating a greater range of missing middle housing options.

The subject site features numerous characteristics that make it especially appropriate for the proposed M-C1/R-CG based DC land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Lot Size + Width: The subject site is comprised of a single lot with a total lot frontage of 24m / 75ft. The proposed R-CG District and associated rowhouse development vision take advantage of this generous lot width to create traditional street-oriented rowhouse forms that are highly compatible with existing low density residential buildings along 10 AV SW.

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 10 AV SW.

Proximity To Transit: The subject site is located within easy walking distance of a number of transit options. The subject site is ±175m from bus stops along 37 ST SW (Route 9), ±225m from bus stops along Bow Trail SW (Route 111), and ±450m from the Westbrook LRT Station

LOC2021-0093



and South Crosstown BRT Terminal (including Routes 9,93,111), providing easy access to the Primary Transit Network along both 37 ST SW and 17 AV SW/Bow Trail SW.

Proximity To Main Street Corridor: The subject site is within a $\pm 100\text{m}$ walk of the 37 ST SW Urban Main Street and $\pm 650\text{m}$ walk of the 17 AV SW Urban Main Street. Calgary's vibrant Main Streets provide local area residents with easy access to everyday needs, goods and services.

Proximity To Parks, Open Space & Community Amenities: The subject site allows residents direct and easy access to a variety of destinations and community resources. The property is located $\pm 100\text{m}$ from the Westbrook Mall shopping centre, $\pm 300\text{m}$ from Rosscarrok School, $\pm 450\text{m}$ from Nicholls Family Library, and $\pm 550\text{m}$ from the Rosscarrock Community Hall and adjacent outdoor recreation areas and playing fields of Vincent Massey, St. Michael, and West Gate schools.

CITY-WIDE POLICY ALIGNMENT

This proposed change and development vision is consistent with the city-wide goals and policies of the *Municipal Development Plan (MDP)*, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

LOCAL AREA POLICY ALIGNMENT

The proposed change is aligned with the overarching goals and policies of the *Westbrook Village Redevelopment Plan (ARP)*, which aim to: maintain and enhance the Westbrook communities as stable, safe, viable residential communities; encourage a variety of housing types that accommodate different age groups, household types, and income levels; support residential intensification through renovation, redevelopment, conversion, and infill in a way that involves sensitive integration of new development into the existing neighbourhood fabric; and create a greater sense of community. The proposed change does not require any amendments to the ARP to accommodate the proposed development vision.

STAKEHOLDER OUTREACH

CivicWorks and Riverview Custom Homes are committed to being good neighbours and working with stakeholders throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all stakeholders. Key elements of our process include:

Custom On-site Signage: *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deploys additional on-site signage that notifies neighbours and surrounding community members of a proposed land use change. The signage outlines the proposed change and directs interested parties to get in touch with the project team via a dedicated email inbox and phone line.

Neighbour Postcards: *Delivered to ~150 surrounding area residents at application submission*

Paired with on-site signage, neighbour postcards are hand delivered to area neighbours and adjacent property owners to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

CONCLUSION

The proposed change and development vision will deliver greater choice for Calgarians looking for 'missing middle' housing options in amenity-rich inner city communities that enjoy excellent access to transit, infrastructure and local destinations. The proposal is in keeping with the goals and policies of the *Westbrook Village ARP* and city-wide goals and policies of the *MDP*. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission, and Council support this application.

Applicant Outreach Summary



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344

08.24.2021

ATTN: Angela Kiu | Planner, Community Planning - Centre West

RE: DTR1 | LOC 2021-0093 (3815 10 AV SW): M-C1 to DC (based on M-C1 & R-CG)

—
The City of Calgary
Planning & Development
800 MacLeod Trail SE
PO Box 2100 Station M
Calgary, AB T2P 2M5

STAKEHOLDER OUTREACH SUMMARY

CivicWorks and Riverview Custom Homes are committed to being good neighbours and working with stakeholders throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all stakeholders. As part of our process, we contact the local area Ward Councillor's Office, Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions or concerns. Additional elements of our outreach process also include:

Custom On-site Signage: *Installed on-site at application submission*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed June 18, 2021). The signage outlined the proposed change and directed interested parties to get in touch with the project team directly via a dedicated email inbox and phone line.

Neighbour Postcards: *Delivered to ~200 surrounding area residents at application submission*

Paired with on-site signage, neighbour postcards were hand delivered to local area residential and adjacent property owners (delivered June 21, 2021) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated phone line and email inbox. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

WHAT WE HEARD

Local Area Stakeholder Feedback

The project team did not receive any comments or inquiries from the public on this proposal.

Rosscarrock Community Association

An information rich project summary memo was shared with the Rosscarrock Community Association at the outset of the application. The project team did not receive any response, comments or inquiries from the Rosscarrock Community Association.

Ward 8 Councillor's Office

An information rich project summary memo was shared with the Ward 8 Councillor's Office at the outset of the application. The Ward 8 Councillor's Office did not have any comments regarding this proposal.



OUTREACH MATERIALS

Neighbour Postcards




Proposed Land Use Change

Hello neighbour!
We are proposing a land use change at:
3815 10 Avenue SW | M-C1 to DC (based on M-C1 & R-CG)


The proposed change would transition these lands from the existing Multi-Residential - Contextual Low Profile (M-C1) to a Direct Control District based on the existing M-C1 district supplemented by the bylaw rules of the Residential - Grade-Oriented Infill (R-CG) District.

The proposed development vision will introduce new and innovative housing options for Calgarians looking to live in amenity-rich inner city communities like Rosscarrock. The proposed development vision includes four new street-oriented rowhomes, with front doors facing 10 Avenue SW, individual rear yard amenity spaces, secondary suites within some units, and parking accessed via the rear lane.


The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The proposed addition of R-CG rules is intended to facilitate grade-oriented development that is compatible with other low density building forms.

If you have any questions, comments or concerns, get in touch:
Email engage@civicworks.ca or call 587.747.0317

Proposed Land Use Change Location





Proposed Development Vision



Custom On-Site Signage



Proposed Land Use Change

Hello neighbour!
We are proposing a land use change at:
3815 10 Avenue SW | M-C1 to DC (based on M-C1 & R-CG)

The proposed change would transition these lands from the existing Multi-Residential - Contextual Low Profile (M-C1) to a Direct Control District based on the existing M-C1 district, supplemented by the bylaw rules of the Residential - Grade-Oriented Infill (R-CG) District.

The proposed development vision will introduce new and innovative housing options for Calgarians looking to live in amenity-rich inner city communities like Rosscarrock. The proposed development vision includes four new street-oriented rowhomes, with front doors facing 10 Avenue SW, individual rear yard amenity spaces, secondary suites within some units, and parking accessed via the rear lane.

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. The R-CG District is a low density district intended to facilitate grade-oriented development that is compatible with other low density building forms.

If you have any questions, comments or concerns, get in touch:
Email engage@civicworks.ca or call 587.747.0317