POLICY AMENDMENT AND LAND USE AMENDMENT
EAU CLAIRE (WARD 7)
1 AVENUE EAST OF 7 STREET SW
BYLAWS 8P2018 AND 49D2018 **MAP 16C**

EXECUTIVE SUMMARY

This policy and land use amendment application in the community of Eau Claire seeks to redesignate a single residential parcel from DC Direct Control District to DC Direct Control District to accommodate high-density multi-residential development with options for bonus density.

An amendment to Figure 6 of the Eau Claire Area Redevelopment Plan (ARP) is needed to accommodate the proposed increase in height and density, and a text amendment is needed to enable the density bonusing.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION 2017 December 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 8P2018 and 49D2018; and

1. **ADOPT** the proposed amendments to the Eau Claire Area Redevelopment Plan, in accordance with Administration's recommendation; and

2. Give three readings to the proposed Bylaw 8P2018.

3. **ADOPT** the proposed redesignation of 0.26 hectares ± (0.64 acres ±) located at 727 - 1 Avenue SW (Plan 0011110, Block 2, Lot 22) from DC Direct Control District **to** DC Direct Control District to accommodate multi-residential development, in accordance with Administration's recommendation; and

4. Give three readings to the proposed Bylaw 49D2018.

REASON(S) FOR RECOMMENDATION:

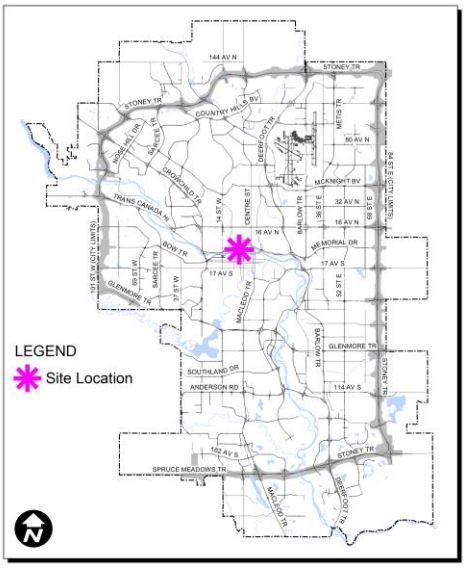
The proposed land use district is in alignment with the goal of the ARP to encourage medium-to-high-density residential development. The proposed increases to maximum height and floor area are consistent with nearby existing and approved buildings, and the density bonusing options allow for amenities and financial contributions that can benefit the community overall.

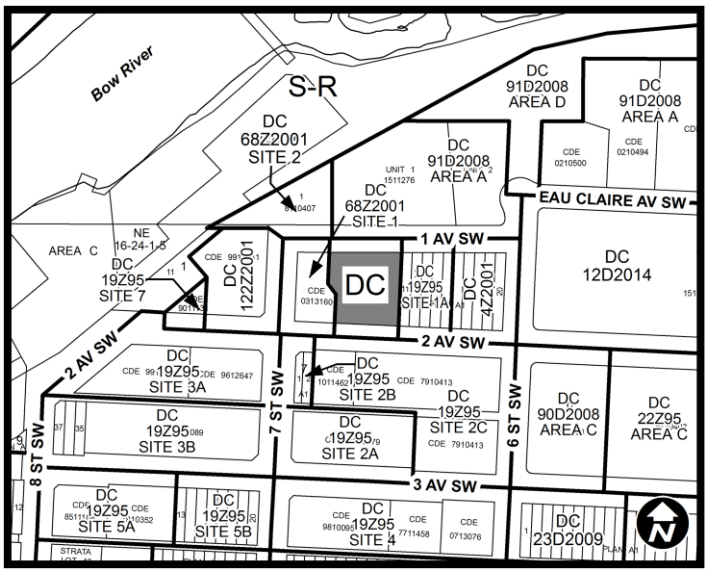
ATTACHMENTS

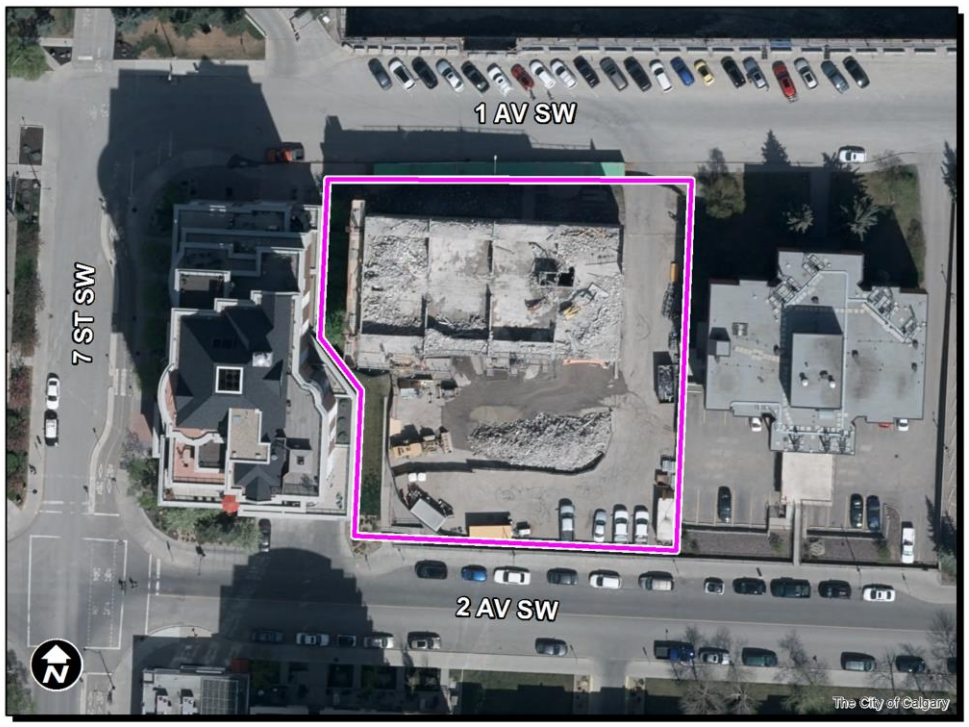
1. Proposed Bylaw 8P2018
2. Proposed Bylaw 49D2018

POLICY AMENDMENT AND LAND USE AMENDMENT
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LOCATION MAPS







D. Pomreinke

POLICY AMENDMENT AND LAND USE AMENDMENT
EAU CLAIRE (WARD 7)
1 AVENUE EAST OF 7 STREET SW
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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Eau Claire Area Redevelopment Plan (APPENDIX II).

Moved by: J. Gondek **Carried: 7 – 1**
Absent: A. Palmiere Opposed: D. Leighton

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.26 hectares ± (0.64 acres ±) located at 727 - 1 Avenue SW (Plan 0011110, Block 2, Lot 22) from DC Direct Control District **to** DC Direct Control District to accommodate multi-residential development with guidelines (APPENDIX IV).

Moved by: J. Gondek **Carried: 7 – 1**
Absent: A. Palmiere Opposed: D. Leighton

Reasons for Opposition from Mr. Leighton:

- I opposed this policy and land use amendment since this application greatly increased building height and density under a new DC Direct Control District, however:
  (a) Gave no indication of innovation, uniqueness nor design concept (as required to justify a “DC” zone;
  (b) The proposed bonusing provisions do not appear to be comparable to other City bonusing; and
  (c) The proposed bonusing appears to be the primary planning justification for the proposed zoning, and could be perceived as an attempt to “buy” zoning.

POLICY AMENDMENT AND LAND USE AMENDMENT
EAU CLAIRE (WARD 7)
1 AVENUE EAST OF 7 STREET SW
BYLAWS 8P2018 AND 49D2018 **MAP 16C**

Applicant:	***Landowner:***
S2 Architecture	La Caille First Avenue Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is located on 1 Avenue SW in the central residential community of Eau Claire. It is the former site of a 10-storey Calgary Housing Company building that was demolished in early 2016, leaving the site currently vacant. The site is surrounded by multi-family development ranging from three to 17 storeys in height and does not have a lane but instead has dual frontage on both 1 Avenue SW and 2 Avenue SW.

The recently-approved Concord Pacific project is under construction to the north of the site across 1 Avenue SW. It will consist of two residential towers 14 and 17 storeys in height. Eau Claire Park, the Peace Bridge, and Bow River are within 150 metres of the subject site.

According to data from The City of Calgary 2017 Census, the following table identifies Eau Claire's peak population and year, current 2017 population and the amount and percentage difference between the peak and current populations.

Eau Claire	
Peak Population Year	2014
Peak Population	1,886
2017 Current Population	1,494
Difference in Population (Number)	-392
Difference in Population (Percent)	-21%

LAND USE DISTRICTS

The existing land use designation is DC Direct Control District (Bylaw 19Z95) written under Land Use Bylaw 2P80 to support medium-to-high-density residential development. Under the current regulations, the subject site could develop up to 10 storeys (27 metres) in height, with a maximum floor area ratio (FAR) of 3.5.

The proposed DC Direct Control District (APPENDIX III) is based on the Centre City Multi-Residential High Rise District (CC-MH). It differs from the base district by including several options for achieving bonus density up to a maximum total FAR of 6.0. The district also removes the height restriction delimited in metres or storeys and instead limits the maximum height

through shadow protection of the Bow River pathway. This limits the achievable height to approximately 17 storeys (46 metres).

This application was originally for a maximum FAR with bonusing of 8.0, and contained the additional discretionary uses of "Hotel" and "Community Recreation Facility". After discussion with the public and refinement of the concept by the applicant, the maximum FAR with bonusing was decreased to 6.0 and the additional discretionary uses were dropped.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The application falls within the "Centre City" typology as defined on Map 2 – Urban Structure of the Municipal Development Plan (MDP). Policy for this area recognizes the diversity and uniqueness of the neighbourhoods surrounding the business-oriented commercial core. The uniqueness of Eau Claire is supported by this land use district, which allows for a continuation of the community's prevailing urban form along the river pathway and reinforces Eau Claire's identity as expressed through its scale and architecture.

Policy support is provided by Volume 1, Policy 3.2.1.a.ii ("develop high-density residential and support services"). The proposed land use district allows for development that meets the intent of Volume 2, Part 2, Section 3.1.1 guiding Mixed-Use – High Density in the Centre City.

Centre City Plan (CCP)

Policy 4.2.4 applying to "Neighbourhoods" in the Centre City Plan (CCP) promotes actions that fund infrastructure improvements in the community. The proposed bonusing scheme allows for a contribution to be made to the Eau Claire Improvement Fund to finance those improvements. There are no policies specific to Eau Claire that guide redevelopment on this site.

Eau Claire Area Redevelopment Plan (ARP)

The Area Redevelopment Plan (ARP) is clear in its intent to ensure the area west of 6 Street SW is to be primarily developed for medium-to-high-density residential uses, while being respectful of the community's unique location between downtown and the Bow River. Amendments are required to Figure 6 and Section 5.4.2 to accommodate the proposed increase in maximum floor area (APPENDIX II).

TRANSPORTATION NETWORKS

The site is well served with access to numerous transportation options. Dual frontage provides vehicular access along both 1 Avenue SW and 2 Avenue SW, while the Bow River pathway and Peace Bridge provide pedestrian and cycling access within 150 metres of the site. Protected bicycle lanes along 7 Street SW provide direct access to Red Line and Blue Line service at 8 Street SW and 7 Street SW Stations approximately 600 metres south. The future Eau Claire Green Line station will be approximately 600 metres east. Twenty four different bus routes can be accessed within 400 metres walking distance of the site.

UTILITIES & SERVICING

Water and sanitary services are available from 1 Avenue SW and future development is not expected to require upgrades. Storm servicing is also available, but may require upgrading at the expense of the developer. Such upgrades, if necessary, will be identified at the development permit stage.

Given the site's proximity to the Bow River, any future buildings constructed on this parcel should be designed and constructed to withstand damage from a 1-in-100-year flood event. This would require the first floor, electrical, and mechanical services to be elevated approximately 0.5 metres above grade.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

No specific sustainable features are proposed at this time, however an option exists to achieve bonus density in exchange for provision of a bicycle station within the development.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Eau Claire Community Association was circulated and provided a letter of support dated 2017 June 15 (APPENDIX I). Reasons for support included an understanding that an increased resident population contributes to community vitality, and knowing that building height would be limited by the river pathway shadow protection policy.

An additional letter from the CA was submitted on 13 October 2017 which added several conditions to the previous expression of support. The second letter expressed that the maximum density of the site should not exceed 6.5 FAR, that several discretionary uses in the base district (CC-MH) were inappropriate, and that an additional discretionary use of "Hotel" would not be supported.

Citizen Comments

Members of the public provided feedback in person at an open house, online through calgary.ca from September 6-16, and via email to the file manager. In response to these concerns, the applicant amended their application remove the additional discretionary uses of "Hotel" and "Community Recreation Facility", and pursue a maximum FAR of 6.0 rather than 8.0.

Specific concerns identified by stakeholders included:

- Traffic, noise and parking concerns as a result of higher density, mixed use and commercial sites.
- A hotel, as land uses in the area are currently zoned for residential.
- Not following current rules for land uses and height restrictions (mixed use not current use)
- Crime and transient visitors attracted by commercial uses (i.e. hotel, bars, retail stores)
- Impact on property value due to changing uses from residential to commercial
- Shadowing of neighbouring areas
- A lack of greenspace in the area—increasing footprint would not allow for greenspace outside of the development
- Application is not maintaining the expectations of homeowners when they bought in the area

Stakeholders were also asked to provide their ideas as to how the application could be changed to address their issues and concerns. Suggestions included:

- Do not allow for a hotel as a land use in this neighbourhood
- Limit height of potential development to 10-12 storeys
- Development needs to be residential-only development

- Any application needs to fit the residential-only neighbourhood
- Although some stakeholders recognized the importance of density bonusing and having additional amenities, the majority of stakeholders feel that they are not needed in the area where the application has been submitted. With close proximity to Eau Claire and Downtown, many felt that new and additional amenities are not needed.
- The application needs to follow current zoning rules
- Attractive development is needed. One that fits the community feel, one that is not shadowing or "in the way" of other neighbouring buildings.

Public Meetings

One open house was hosted by The City on 2017 September 06, with 31 members of the public and the applicant in attendance. A "What We Heard" report summarized the feedback received at the open house and through the Engage portal on www.calgary.ca.

Several nearby condo boards contacted the file manager and expressed that they felt they had not been given adequate notice for the open house. The file manager met with several representatives from the condo boards on 2017 September 29 to provide information, discuss the project, and collect feedback. They provided a list of additional concerns to the file manager in a letter dated 2017 October 19.

APPENDIX I

APPLICANT'S SUBMISSION

November 21, 2017

S2

900, 110 - 12 Avenue SW
Calgary, AB T2R 0G7
T: 403.670.7000
s2architecture.com

City of Calgary
Development and Building Approvals
5th Floor, 800 MacLeod Trail SE
Calgary, AB T2P 2M5

Attention: Derek Pomreinke
Planner – Centre West

Re: 727 1st Avenue SW Calgary Land Use Re-designation – S2 Project #214239

Rationale for Application

Dear Derek:

The attached submission for a Land Use Re-designation at 727 1 Avenue SW Calgary proposes a new Direct Control based on CC-MH. The re-designation would allow a higher density development than what is allowed under the current zoning.

A direct control land use was chosen to allow flexibility in the building design and to provide density bonusing options.

The proposed re-designation will allow a density and use that is in line with the surrounding medium-to-high density residential neighborhood.

Because the proposed increase in density will affect the density shown for this site in the Eau Claire ARP, the proposed revisions to the ARP are also included in this application.

Should you have any questions or require further information, please do not hesitate to contact me at 403-670-7050, ext. 1047.

Yours truly,
S2 Architecture

Mark Griffiths
P.Eng., MEDes.(ID), LEED AP
Senior Project Manager

MG/mg

Cc: Peter Livaditis, La Caille Group

APPENDIX II

PROPOSED AMENDMENTS TO THE EAU CLAIRE AREA REDEVELOPMENT PLAN

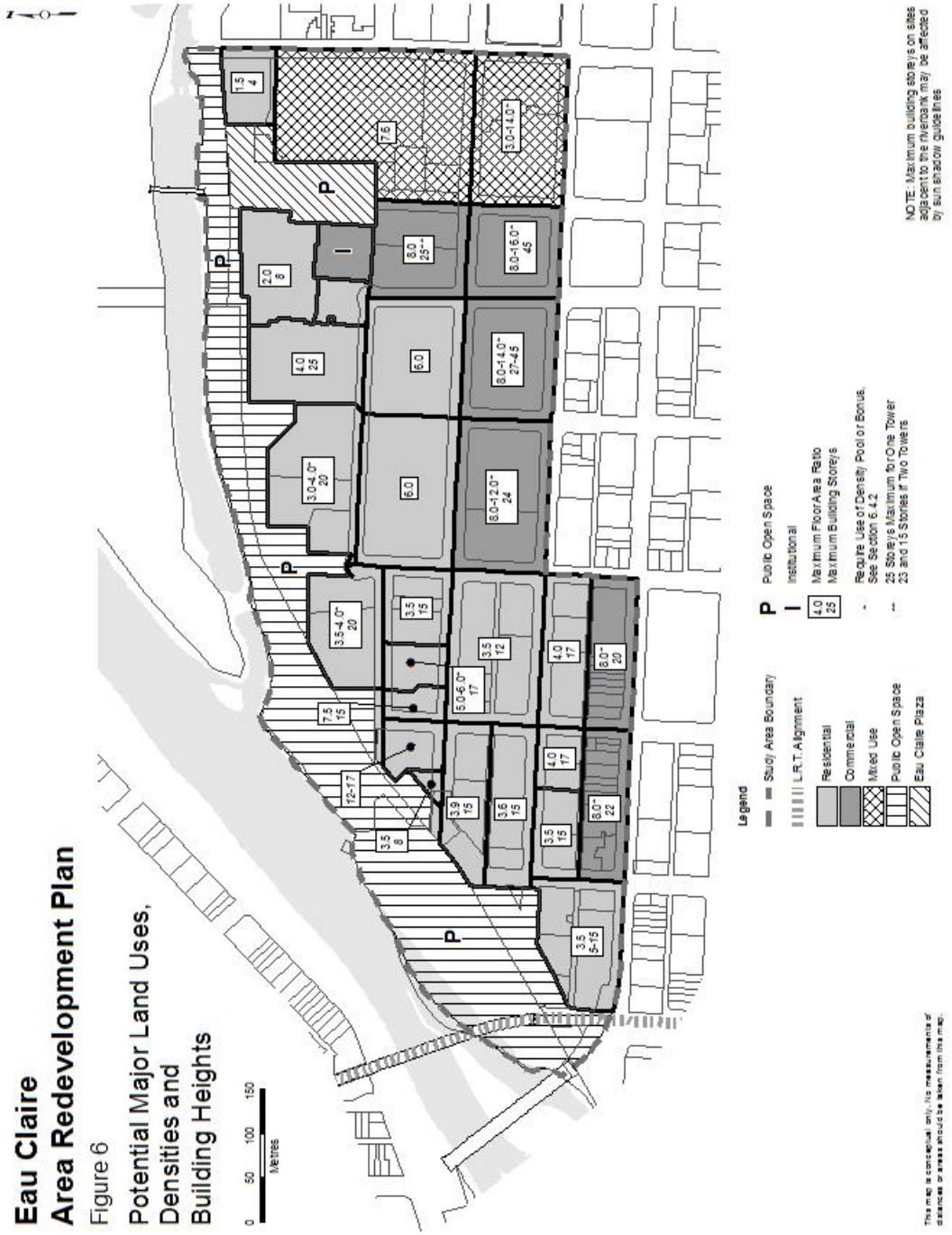
(a) Delete the existing Figure 6 entitled "Potential Major Land Uses, Densities and Building Heights" and replace with the revised Figure 6 entitled "Potential Major Land Uses, Densities and Building Heights" (APPENDIX III).

(b) Under Section 5.4.2 after “which allows residential uses at” insert the word “base”.

(c) Under Section 5.4.2 replace “4.0” with “6.0”.

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APPENDIX III



APPENDIX IV

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

1 This Direct Control District is intended to accommodate:

(a) a **Multi-Residential Development** with a maximum ***floor area ratio***; and

(b) the opportunity to earn additional ***floor area ratio*** over and above the maximum base ***floor area ratio*** as identified in this Direct Control District.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

4 In this Direct Control District;

(a) "***active arts space***" means publicly accessible, internal space that provides accommodation for the various branches of creative activity concerned with the production of imaginative designs, sounds or ideas. Active arts space is intended for activities that require public accessibility, e.g. performances, exhibitions;

(b) "***affordable housing***" means non-market **Dwelling Units** provided within the ***development*** that are owned and operated by the ***City*** or a bona fide non-market housing provider recognized by ***Council***;

(c) "***average land value***" per square metre of buildable floor area, for the area or areas, is $300 per square metre;

(d) "***bicycle station***" means a facility which provides secure bicycle parking for public use either on a long-term basis or on a short-term on-demand basis. It provides facilities to its users that include showers, lockers, toilets and grooming stations and may also contain space for retail and service activities. A ***bicycle station*** does not replace the required ***bicycle parking stalls*** of the ***use***, but is instead intended for use by third parties outside of the ***development***;

(e) "***indoor community amenity space***" means floor area provided for community purposes including, but not limited to, ***office***, meeting rooms, assembly spaces, recreation facilities, educational facilities, cultural facilities, daycares and other social services, within the ***development***, in perpetuity to the ***City***, and in a form acceptable to the ***Development Authority***; and

(f) "***publicly accessible private open space***" means outdoor open space located on the ***development parcel*** that is made available to the public through a registered public access easement agreement acceptable to the ***Development Authority***, and is in a location, form, configuration and constructed in a manner acceptable to the ***Development Authority***.

Permitted Uses

5 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.

Discretionary Uses

6 The ***discretionary uses*** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 **(1)** The maximum ***floor area ratio*** is 5.0.

(2) The maximum ***floor area ratio*** may be increased to a maximum of 6.0 in accordance with the bonus provisions contained in section 11.

Building Height

9 New ***buildings*** must not cast shadows into an area 20 metres wide throughout, abutting the top of the south bank of the Bow River (which in the area of Prince's Island is deemed to be the south bank of the lagoon) from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time between March 21 and September 21, to the satisfaction of the ***Development Authority***.

Landscaping

10 A minimum of 20 per cent of the area of a ***parcel*** must be a ***landscaped area***.

Bonus Earning Items

11 Any of the following items, or combination thereof, may be used to earn a ***density*** bonus:

(a) provision of an ***active arts space*** within the ***development***, where:

(i) the allowable bonus floor area in square metres is equal to the cost of ***active arts space*** plus the capitalized, future operating costs (not including taxes) divided by ***average land value***;

(ii) future operating costs are calculated by multiplying $3,324.68 m^2 by the amount of ***active arts space*** provided in square metres (this is the Net Present Value of operating costs based on $20 per square foot, a 2% cost escalation, a 6% discount rate, and a 25 year period);

(iii) the bonus ***floor area ratio*** granted in this manner is not to exceed 0.5; and

(iv) the design and lease of the space complies with the requirements of Part 13, Division 3, Table 8 of Land Use Bylaw 1P2007;

(b) provision of ***affordable housing units*** within the ***development***, where the allowable bonus floor area in square metres is equal to the total construction cost of the ***affordable housing units***, divided by the ***average land value*** per square metre of buildable floor area multiplied by 0.75, plus the ***gross floor area*** of the ***affordable housing units*** such that:

Allowable bonus ***floor area ratio*** = (total construction cost/(***average land value*** X 0.75)) + ***gross floor area*** of ***affordable housing units***;

(c) provision of a ***bicycle station*** within the ***development***, where:

(i) the allowable bonus floor area in square metres is equal to the ***gross floor area*** provided for the ***bicycle station*** multiplied by 7.5; and

(ii) the bonus ***floor area ratio*** granted in this manner is not to exceed 2.0;

(d) provision of ***indoor community amenity 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);

(e) 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);

(f) contribution to the Eau Claire Improvement Fund, where the allowable bonus floor area is equal to the size of the contribution divided by the ***average land value***, such that:

Allowable bonus floor area = contribution / ***average land value***.

APPENDIX V

LETTERS SUBMITTED

June 15, 2017

Attn: Derek Pomreinke

Re: File Number LOC2017-0146: Proposal for Land Use Amendment to accommodate higher density

Dear Mr. Pomreinke:

On behalf of the Eau Claire Community Association (ECCA) and the approximately 1700 residents of Eau Claire, I am writing to provide our comments on the above application for increased density at 727 1st Avenue SW. We understand that this requested application is sought by the applicant to allow for higher density residential development and with the potential for hotel use.

In all our reviews of proposed developments in our community, ECCA's guiding principle has been our desire to see Eau Claire develop as a primarily residential community in a downtown setting. That vision was recognized in the Centre City Plan and is certainly a key principle underlying the current Eau Claire area redevelopment Plan (ARP). We want to encourage projects that will help us develop a larger resident population or provide amenities that contribute to the vitality of our community or help provide important services to residents.

We can therefore fully support the development of this site as a higher density residential building and the proposed increase of the allowed FAR from 3.5 to 5 or even 8 (with bonusing), provided it is developed as primarily residential. At the same time we rely on the overall height of any building in this space being limited by the City's sun /shadow guidelines applying to the nearby Bow River pathway system. We want to see the population of Eau Claire increase and that requires additional housing.

We are less supportive of the possibility of this land being developed as a hotel. This would be inconsistent with the prevailing residential character of the immediate neighbourhood. There are already a number of proposals under consideration for hotels to be developed elsewhere in Eau Claire while our pressing need is for more spaces for permanent residents. The only exception we could support might be for a "boutique" hotel integrated with and part of a larger permanent residential development.

Similarly for the possibility of a community recreational facility. We could be very comfortable

with that as part of a larger residential building, but not at the expense of one.

The same also goes for the application to add “discretionary uses” as allowed land uses. Our interest is in seeing this site developed as a residential site. We would likely have little concern with some discretionary uses being allowed as attractive supplements to a primarily residential building. At the same time, there are some recognized discretionary uses in the centre city multi-residential high rise district that we feel may not be suitable in this location, including (a) addiction treatment, (h) place of worship – medium, (j)power generation facility, and (o) utility building.

We appreciate the opportunity to comment on this application. We understand that there will be more extensive public engagement on plans for this site and we look forward to participating in that and in continuing to work closely with both the City and the developer.

Sincerely,

James A. Hughes

Chair, Eau Claire Community Association

c.c. Ward 7 Councillor Farrell’s office

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October 13, 2017

Attn: Derek Pomreinke

Re: File Number LOC2017-0146: Proposal for Land Use Amendment to accommodate higher density

Dear Mr. Pomreinke:

Thank you for taking the time to meet with impacted condominiums and the Eau Claire Community Association (ECCA) representatives on September 29, 2017 to discuss the subject application for land use changes at 727 1st Avenue SW. I am writing on behalf of ECCA to provide an update to our comments on the above application as follow:

- ECCA continues to support an increase in density above 3.5 FAR, subject to approved bonusing, for the addition of more residential units in the Eau Claire area. However, as discussed at the meeting, there is considerable concern on the addition of a Hotel and in general for traffic flow and parking in the area (due to one way streets and the cycle path). Therefore, we are modifying our original letter as follows:
    - The density for the site should not exceed 6.5 FAR.
    - We do not support a Hotel for this site.
- We do not support the additional use of "Community Recreation Facility" unless it is defined to limit the use of this facility to the ground floor.
- The minimum building setback from a property line shared with a lane or another parcel should not be reduced.

Our comments reflected in the June 15, 2017 letter on adding the other "discretionary uses" remain unchanged but to be clear, and in the interest in seeing this site developed as a residential site, the (a) addiction treatment, (h) place of worship – medium, (j)power generation facility, and (o) utility building are not suitable for this site.

We appreciate the additional opportunity to comment on this application.

Sincerely,

Marty Heeg, Eau Claire Community Association Planning Committee

c.c. Ward 7 Councillor Farrell's office

POINT ON THE BOW
October 19, 2017
Via Email

Dear Mr. Pomreinke and Councillor Farrell;

Regarding: Amendment Application by La Caille Group for 727 – 1st Avenue SW, Calgary

Mr. Pomreinke, thank you for meeting on September 29, 2017 with the Board members of the 5 condominiums noted below. We appreciate your discussion with us regarding the Draft Direct Control document which you advised was being negotiated with the La Caille Group. Our opportunity to provide input from our neighborhood residents into this process is greatly appreciated.

You had asked for comments to be submitted by October 20th, 2017. As noted in our previous letter of September 22, 2017, our group continues to be of the view that additional time and information are required for any reasonable 'consultation' on this Application. This would not seem to be a burden on either your Department or the Applicant as we understand that it is highly unlikely any actual development will take place on this lot for a number of years. We suggest that it would be reasonable to provide sufficient time for our Group to consult with the new City Council members once we have informed ourselves on the technical aspects of this Application.

Your draft Direct Control document contemplates a "High Intensity" Multi-Residential Development, which is a significant deviation from the Area Redevelopment Plan (ARP) for this Eau Claire neighborhood. When questioned on the role of the Eau Claire ARP planning document, your advice was that City Planning's measure for permissible development is not the ARP but rather, "…*is the proposed zoning reasonable*?" Our condominium Boards are of the view that "*reasonableness*" can only be measured in the context of the ARP objectives, on the zoning changes that have evolved in Eau Claire recently to accommodate increased density and commercial development and reflect the development in existence to this time. Mr. Pomreinke, we ask that you provide our Group and our Ward 7 Councillor with the Planning Department's technical assessment of "*reasonable*", which hopefully will reflect the foregoing measures.

In the meantime, our condominium Boards, on behalf of their residents, have the following initial specific views and comments:

1. Our condominiums were all constructed since 1995 as medium density residential, consistent with the vision and confirmed in the City Centre Plan. A "High Intensity" development is not consistent with this vision.
2. The existing designation of the property is for a FAR of 3.5 and this area of Eau Claire west of 6th Street was designated in the ARP as Eau Claire's lowest density residential area. The proposal is

for a FAR of 5.0 with increases based on bonus provisions. It is our view that such increases not amount to more than 1.5, for a total of 6.5, which would be very near a doubling of the density. Anything more would result in high density, not medium density.

3. We are *strongly* opposed to any Hotel component within the property. The property is in the centre of a residential area and a mixed-use commercial/residential development is not in keeping with the ARP vision, existing residents' expectations and is not consistent with maximizing residentially occupied units. We note that 3 additional hotels and two traditional office towers have already been approved by zoning changes in Eau Claire over the past few years. This seems to be a significant change and contribution to densification. There are also practical issues exacerbated by a hotel component that are specific to this property.

   Traffic congestion:
   - First Avenue is one way between 6th street and 7th street and comes to a dead end at 7th street. 7th Street is also one way and is already narrow because of a dedicated permanent bike lane. Any commercial component would add to traffic congestion and further endanger the safety of pedestrians and bikers.

   Access for vehicles associated with the inclusion of any commercial component:
   - There is no lane between 1st and 2nd Avenues thereby requiring commercial vehicles – delivery trucks, taxis, garbage trucks and the like would have to use these avenues, further congesting the area and, as well, disrupting the quiet enjoyment of the surrounding residents. Put another way, the garbage collection, mechanical servicing activity of the building, etc. takes place on the front street of those condominiums of the south side of 2nd Avenue.

Mr. Pomreinke, and Councillor Farrell, we respectfully request your pro-active support to have development consistent with our concerns and the existing ARP for West Eau Claire. We look forward to our being able to support zoning changes that are appropriate for our neighborhood.

Thank you.

CHATEAU LA CAILLE CONDOMINIUM CORPORATION

EAU CLAIRE LOOKOUT CONDOMINIUM CORPORTION

LA CAILLE PARK PLACE CONDOMINIUM CORPORATION

OSCAR CONDOMINIUM CORPORATION

POINT ON THE BOW CONDOMINIUM CORPORATION