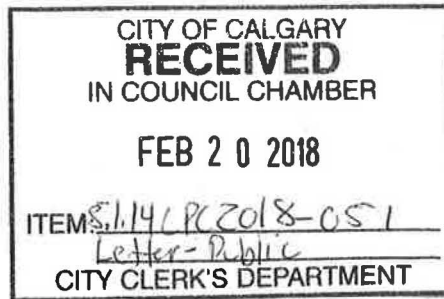


January 25, 2018

Druh Farrell - Ward 7 Councillor
Office of the Councillors
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Attention: Druh Farrell
Ward 7 Councillor

Re: 727 1st Avenue SW Calgary Land Use Re-designation – S2 Project #214139
Revision to a Proposed Direct Control Land Use Application

Dear Druh:

We are the applicant for a Direct Control land use designation on behalf of the La Caille Group. Our application was presented at Calgary Planning Commission on December 14, 2017 as item 5.12 on the agenda. The submission proposed an increase in FAR to a base of 5.0 and to a maximum of 6.0 with bonussing for future residential development at 727 1 Avenue SW. Our submission received a recommendation for approval at this meeting.

Upon closer review of the CC-MH zoning that our Direct Control references, we found an item restricting floor area as follows:

Floor Plate Restrictions

- 1129 Each floor of a building located partially or wholly above 25.0 metres above grade has a maximum:
- (a) floor plate area of 650.0 square metres; and
 - (b) horizontal dimension of 37.0 metres.

This item, combined with the sun shadow height restriction for buildings in this location, prevents the FAR allowed under this Direct Control from being achieved.

I understand that the Derek Pomreinke from Planning & Development at the City of Calgary has contacted you regarding this matter. We respectfully request the Direct Control district be referred back to Administration. A new subsection is needed that permits a larger floor plate.

The DC was written to allow an acceptable FAR within a maximum height. The base district's floor plate regulation prevents the DC land use from achieving this. Rectifying this oversight would not fundamentally change the intent of the custom land use district.

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

PRINCIPALS

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