

**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

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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

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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