

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