

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.

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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;

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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

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform