

Applicant Submission

September 16, 2021

On behalf of Graywood Developments, we are pleased to submit the development permit application for the Eau Claire high rise residential project located at 727-1st Ave SW.

Our objective is to create a timeless and unique building that will contribute positively to the Eau Claire Community and Calgary downtown skyline and have longevity over time.

In 2018, IBI Group and Graywood completed a due diligence review of the Eau Claire site to determine the highest and best development on the site. The last development which the land use was approved, included a building with a 1,100m² floor plate. This design was larger than most, which are closer to 600 to 700m². The resultant design created extremely large floorplans with inefficient depths and wasted spaces.

Presently, condo market conditions are moving towards smaller, more efficient unit layouts. This has led the team to improve the design with the following key considerations:

- Two Avenues – the site is unique in that it is a single lot between two avenues. It has two frontages which are uniquely different.
 - On 1st Ave SW there is beautiful exposure and access to the river. Exposure has been incorporated in most suites, with an enhanced pedestrian experience to, and from the site.
 - Vehicle access is limited by the single one-way direction heading west, reinforcing the pedestrian realm.
 - On 2nd Ave SW, access from either direction is provided.
- With respects to the LaCaille neighbouring building, the development was designed to maximize its uses / occupants to views and exposures. The zero-lot line at the base, units stepping back above, vehicle and service access from 2nd Ave. was retained from previous design.
- Site depth approximately 54m
 - Typical sites are approximately 30m. The building has been pulled back for better functionality.
 - A smaller at grade floor plate which allowed for an increased east setback provided more porosity through the site at grade.
- 2 curb cuts from 2nd Ave SW:
 - The site plan showing 2 curb cuts was presented in the initial UDRP and deemed acceptable by all parties at the time.
 - The residential access to the parking areas will be developed with special lighting, and taller trees on the West side to identify the point of entry,
 - The service access will be less pronounced with a driveway finished in patterned concrete to integrate with the site better and smaller driveway width.
- Views:
 - North: the angle orientation and terracing provided by the Concord allows for residents to experience excellent views to the park and river
 - East: At this time the development to the east would provide views to the remainder of Eau Claire and the City beyond. The neighbouring development is a shorter building with a small floor plate, set back from 2nd Avenue. Future development would need to consider our building siting and views.
 - South: The lower floors to the south have restricted views because of the existing development and more than likely future development. Above 4 storeys, the site would provide views overlooking the City
 - West: Some views will be compromised on this side due to the zero-lot line development to the west. Placement of windows has been considered to avoid as much overlook between buildings
- Public Realm:

- an improved landscape design on 2nd Avenue to address the public/private interface, with a distinct public area off the sidewalk with seating areas, and planting is provided. The pocket park creates relief to the street and public space.
- The public space is separated from the vehicular access areas through planters and a “gateway” creating a sense of security and separation.
- The vehicular circulation will be developed with decorative surface texturing to lessen the visual impact.
- Building Height:
 - Further analysis of the site showed that we were able to increase the height of the tower to 18 storeys without infringing on the Bow River shadow requirements.
 - The slimmer and taller building offers more separation between neighbouring buildings and provides north / south view corridors.
- Sustainability:
 - Approximately 10% of the parking stalls will have the capability to support electrical vehicle charging stations.
 - Water efficient planting design with drought tolerant plants and drip irrigation is proposed for the site.
 - Durable, high quality materials and wall assemblies are being selected to ensure the building's energy meets energy code requirements

Please feel free to contact us if you have additional questions or comments.

Sincerely,



Andrew Pun,
AAA Architect, IBI Group

cc:

Keith Sallaway, IBI Group
Patrick Briscoe, Graywood Development