

Background and Planning Evaluation

Background and Site Context

The proposed policy amendment pertains to one parcel located in the greater downtown community of Eau Claire, mid-block between 6 and 7 Street SW. The subject parcel is approximately 0.27 hectares (0.67 acres) in size, and approximately 52 metres wide by 53 metres deep. This parcel has been vacant for more than 10 years since a high-rise apartment building previously owned by the City was demolished. Since that time, the parcel has been acquired by a private corporation. The site fronts both 1 and 2 Avenue SW. The site is adjacent to a 14-storey mixed-use apartment building to the west and a six-storey apartment building to the east.

Community Peak Population Table

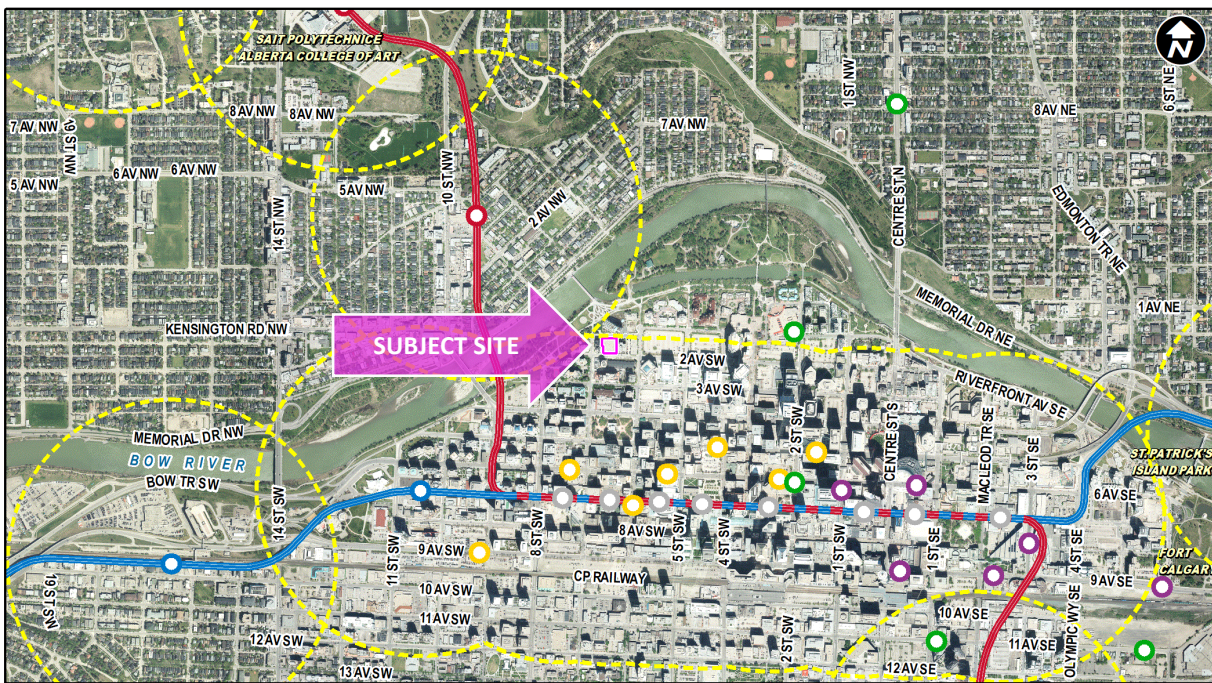
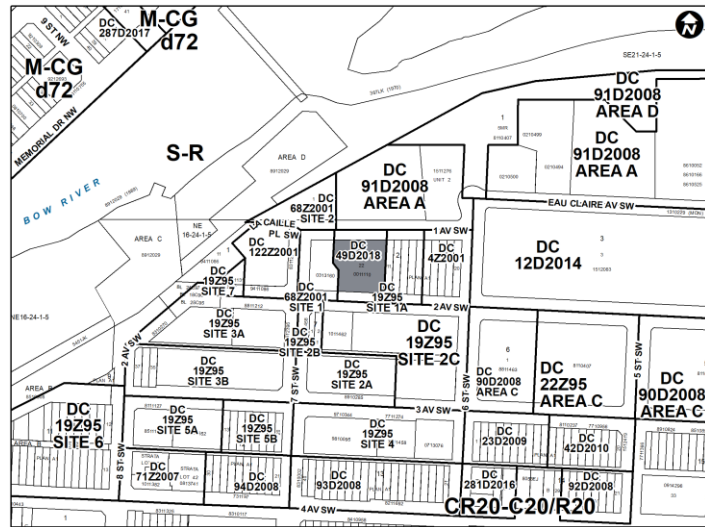
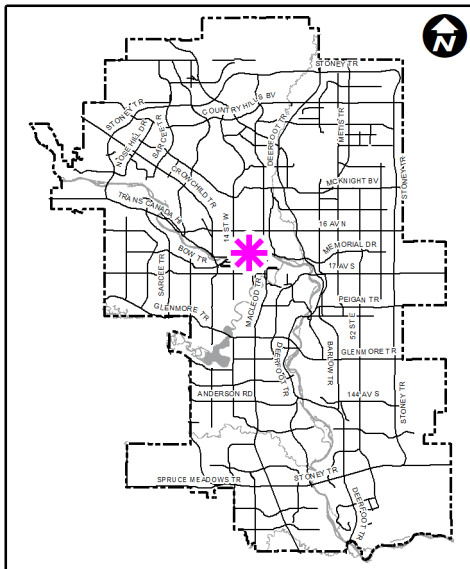
As identified below, the community of Eau Claire reached its peak population in 2019.

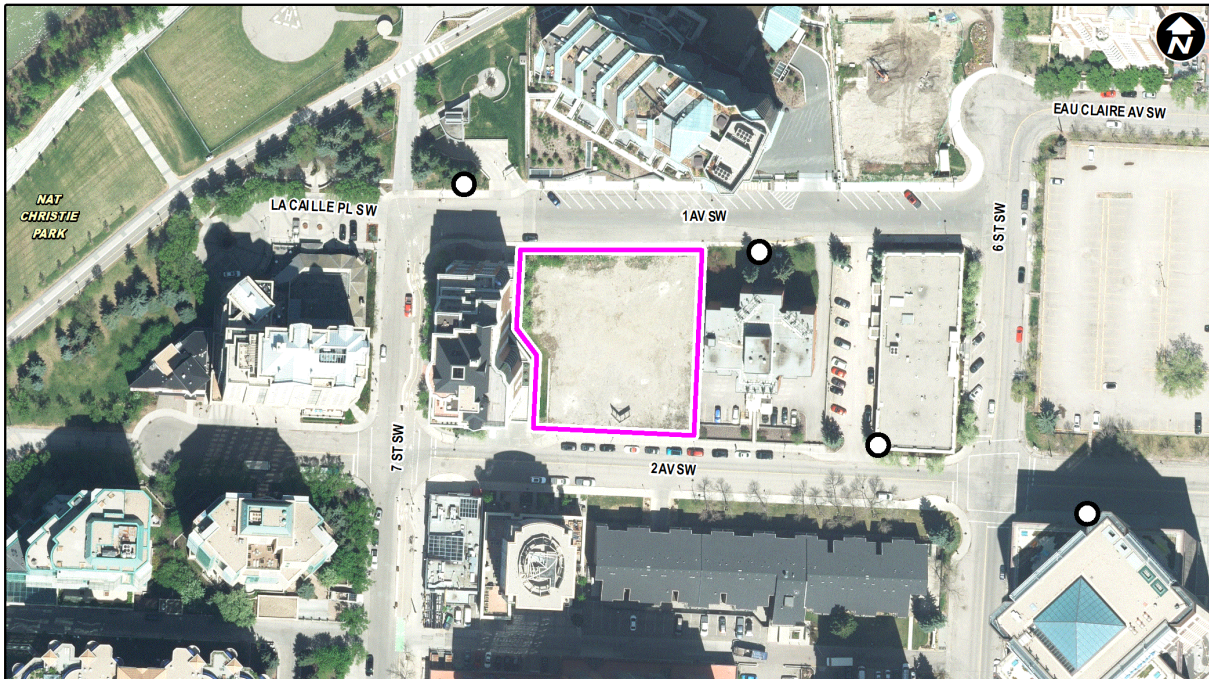
Eau Claire	
Peak Population Year	2019
Peak Population	2,030
2019 Current Population	2,030
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Eau Claire](#) Community Profile.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is designated DC District (Bylaw [49D2018](#)) which was approved by Council on 2018 April 16. The base district is the Centre City Multi-Residential – High Rise District (CC-MH). The maximum floor area ratio (FAR) is 5.0 and there is no maximum building height in this district. However, this DC District restricts new buildings from casting shadows into a 20-metre wide area abutting the south bank of the Bow River. The *Eau Claire ARP* currently limits the subject site to 17 storeys. While the proposed building is 18 storeys, it continues to comply with the rule in the DC District restricting shadows cast by buildings along the banks of the Bow River. For this reason, an amendment to the *Eau Claire ARP* is required.

The proposed policy amendment, which seeks to increase the maximum building height allowed on the subject site from 17 to 18 storeys, would not affect the current land use district for the subject site as no maximum height is included in the DC District. No change to the maximum density for the subject site is proposed. Therefore, the FAR would remain between 5.0 to 6.0 and is subject to Density Bonus provisions of the DC District.

Development and Site Design

Development permit application DP2021-3142 proposes an 18-storey (57-metre) multi-residential high-rise tower. Five units are located at-grade with individual direct accesses onto 1 Avenue SW. The principle vehicular access, entrance lobby, and back-of-house access are all located on the 2 Avenue SW frontage.

The proposed building includes 211 dwelling units comprised of 141 one-bedroom units and 70 two-bedroom units. Building entryways are provided along both 1 Avenue SW and 2 Avenue SW and are bisected with pavers distinguishing pedestrians and vehicular routes.

Transportation

A Transportation Impact Assessment was not required as part of this policy amendment.

Environmental Site Considerations

Upon the approval for the demolition of a former apartment building in 2015 (BP2015-14027), no site remediation was deemed required. No further environmental considerations were identified as part of the subject policy amendment application.

Utilities and Servicing

Public water, sanitary, and storm sewer mains exist in the adjacent public rights-of-way for development servicing purposes. Development servicing will be determined at the Development Site Servicing Plan circulation stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Greater Downtown as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies direct the Greater Downtown to accommodate at least 232,000 jobs and 70,000 residents over the next 60 years. The proposed policy amendment and associated development permit application will help fulfill this long-term goal by providing for 211 additional dwelling units in the community of Eau Claire.

Climate Resilience Strategy (2018)

As part of the associated development permit, and in order to support future deployment of electric vehicles, which contributes to greenhouse gas reduction, the applicant has committed to providing electric vehicle charging stations in the parkade (two stalls) as found in the plans submitted for Development Permit DP2021-3142. This supports Program 5 of the [Climate Resilience Strategy](#) - Climate Mitigation Action Plan: Low or Zero Emission Transportation Modes.

Eau Claire Area Redevelopment Plan (Statutory – 1995)

The subject site falls within the Residential land use areas of the [Eau Claire Area Redevelopment Plan \(ARP\)](#). The maximum floor area ratio allowed specifically on this subject site is between 5.0 and 6.0 with a maximum height of 17 storeys, as currently detailed in Figure 6: Potential Major Land Uses, Densities and Building Heights within the ARP. While the proposed building is 18 storeys (exceeding the limit by one storey) the shadow study submitted as part of the development permit application demonstrates the proposed building will continue to comply to the shadow restricted areas (20 metres from the top of bank of the Bow River). For this reason, Administration supports the minor policy amendment to Figure 6: Potential Major Land Uses, Densities and Building Heights to increase the maximum building height allowed on this subject site (Attachment 2).