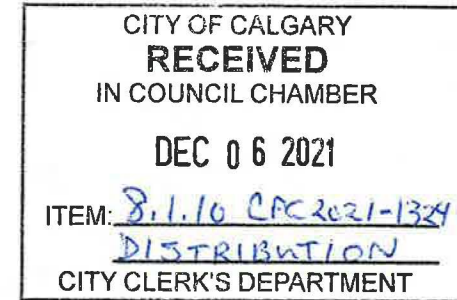




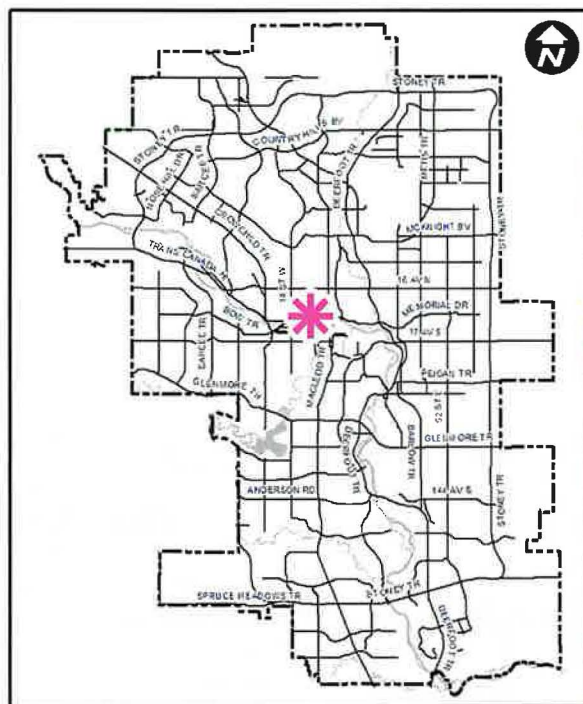
Public Hearing of Council

Agenda Item: 8.1.10

1

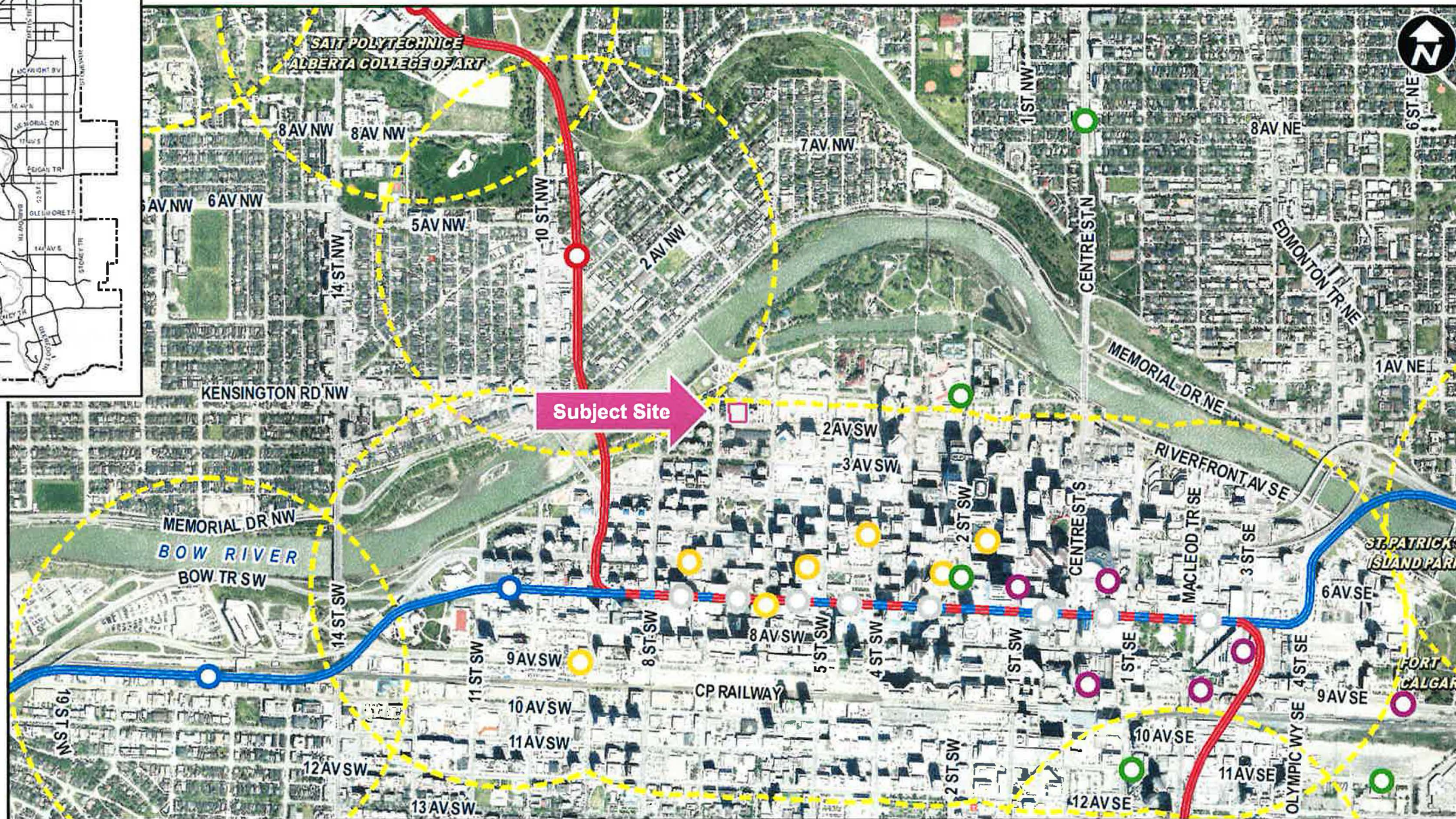


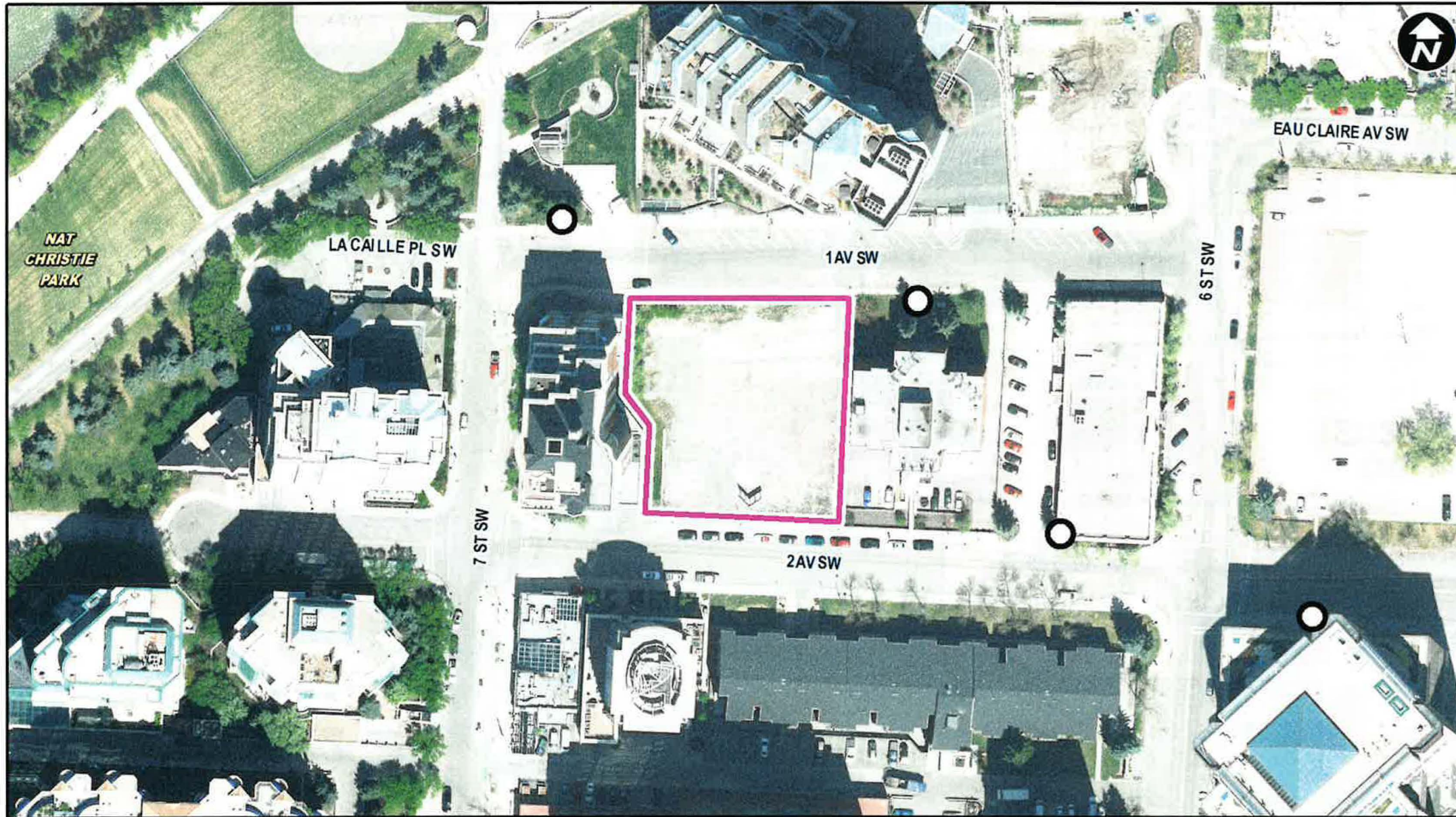
LOC2021-0132 / CPC2021-1324
Policy Amendment
Eau Claire
December 6, 2021



LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

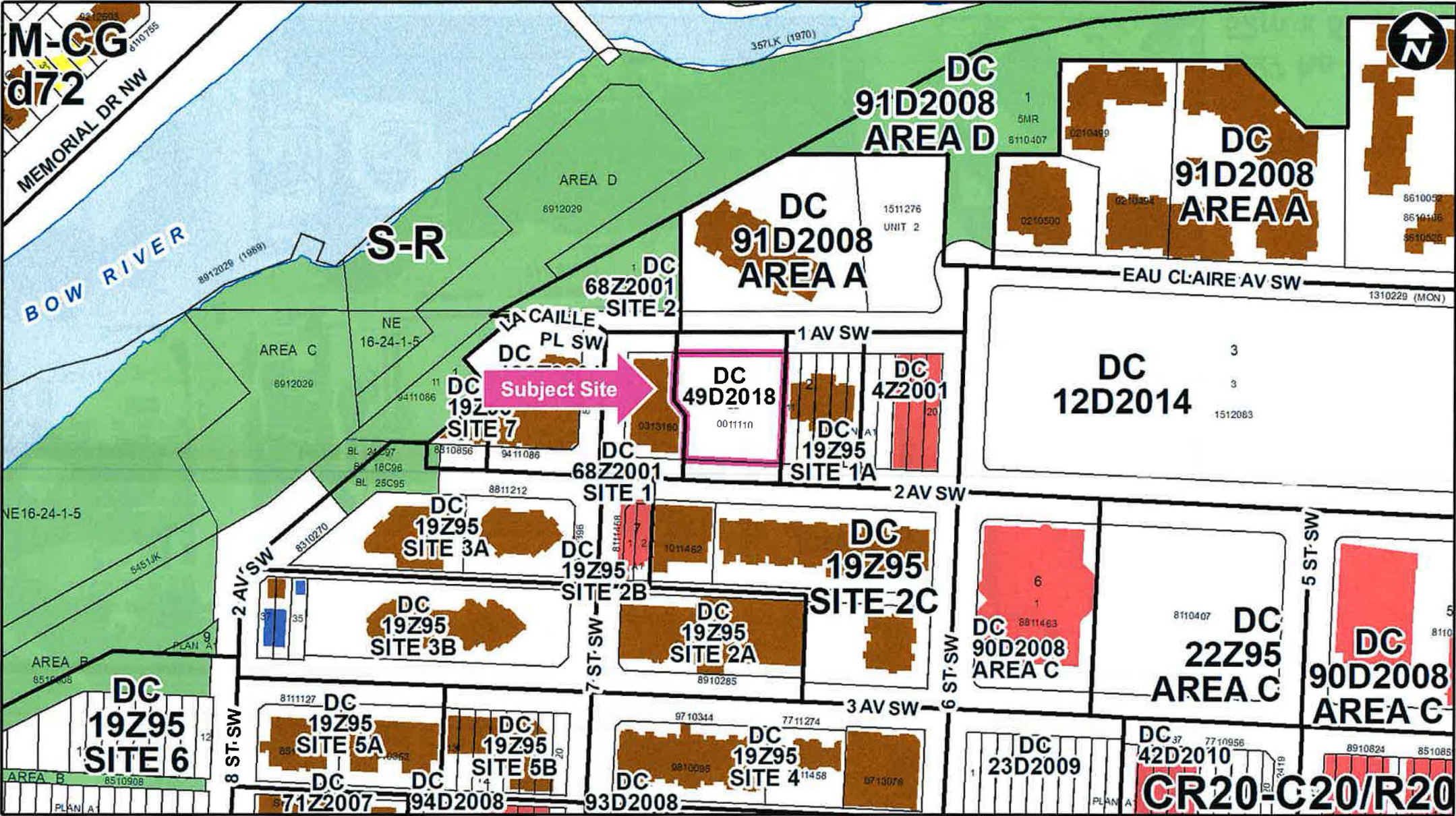




Parcel Size:

0.27 ha
52m x 53m

- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 63P2021** for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2).

Supplementary Slides



View from River Walk (North of the Site)



View from 1 Avenue SW (North edge of site)



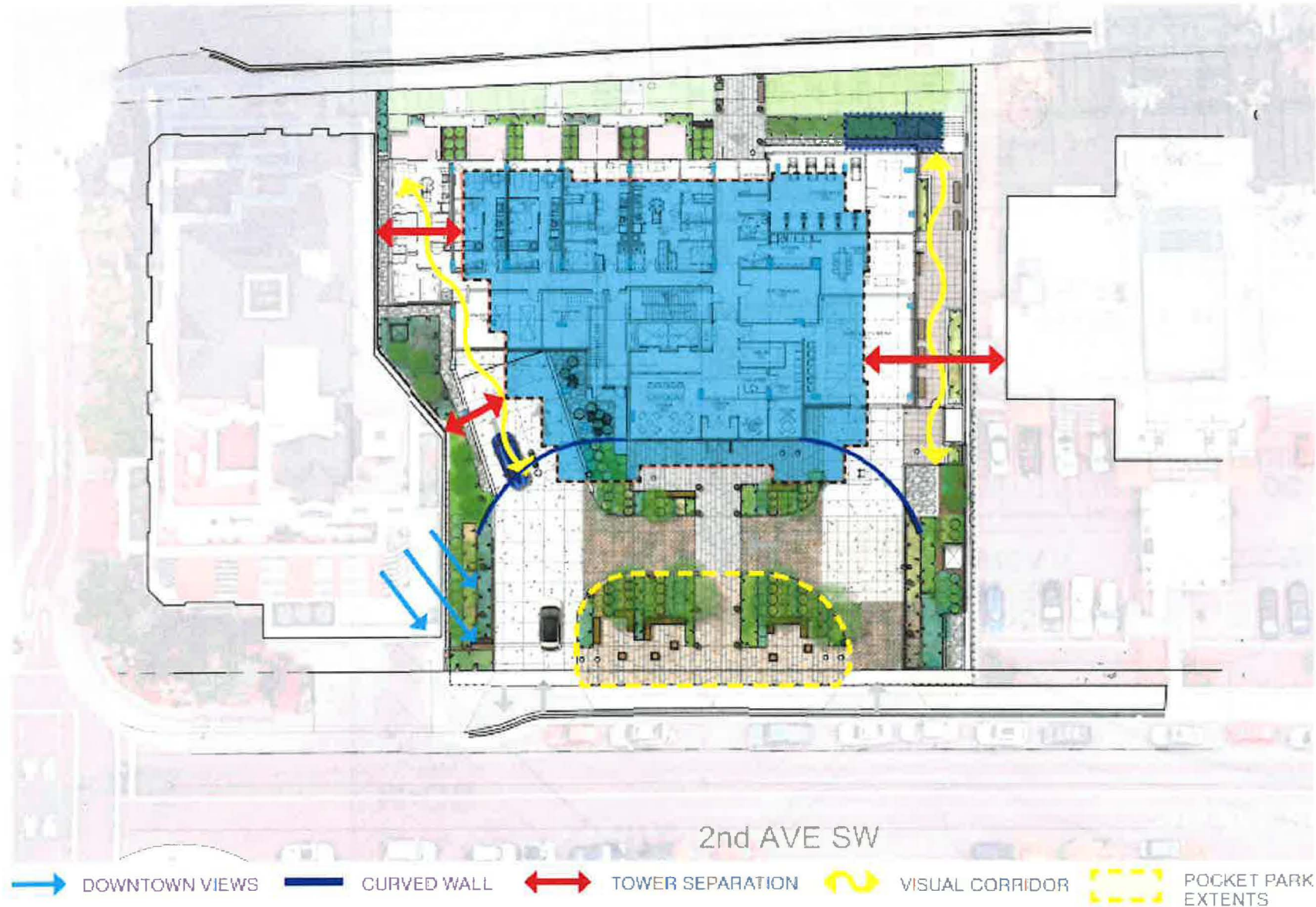
View from 2 Avenue SW (South edge of Site)



View: 1 Avenue SW

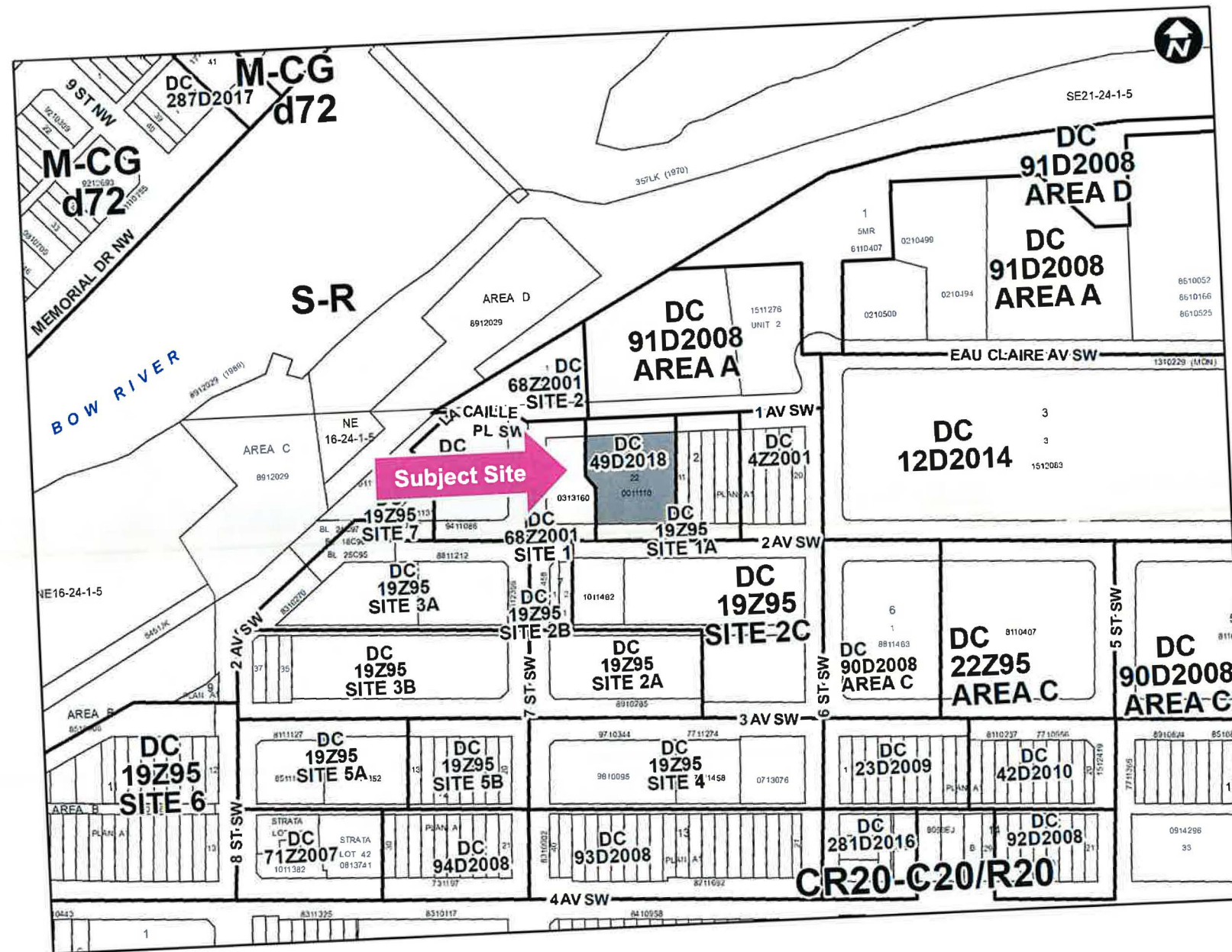
- Multi-Residential Development (1 Building)
- 18 Storeys
- 211 total units (141 -1 bedroom & 70 2-bedroom)
- 159 +22 (visitor) = 181 required (**184 provided**)
- 18 Stalls accommodate future EV charging
- 110 (Class 1) & 22 (Class 2) Bicycle parking stalls provided

***Required bike stalls: 106 Class 1 & 22 Class 2**



DESIGN DRIVERS & FEATURES:

- Residential tower is pushed back towards 1st Ave SW to respect neighbouring resident views of downtown
- A curved screen wall on 2nd Ave introduces a 2 storey datum line, provides a screening device to lessen the impacts of the service driveway entry and loading areas from the "front door" and provides a soft backdrop to the park and entry setting facing 2nd Avenue
- An east setback that creates a visual north to south view corridor and resulted in an at-grade outdoor amenity space for residents
- A pocket park that is an inviting open area for the public, reduces the impacts of the service driveway, and helps delineate where public and private division occurs, promoting a sense of ownership.



December 6, 2021