

Applicant Submission

March 23, 2023

Telsec at Eau Claire is proposed redevelopment of the former YMCA site which includes a Mixed-Use Podium and a single Residential Tower.

Telsec at Eau Claire will reinforce the residential character of Eau Claire and provide commercial amenities for Eau Claire residents that activate the street level. The project's strategic location adjacent to the new Eau Claire Plaza and future redevelopment of Eau Claire Market and Green Line Station, make it an important connection between the east and west ends of the Eau Claire neighbourhood and beyond to Chinatown.

Telsec purchased the former YMCA site, following the closure of the facility in February 2021 due to challenges associated with its financial viability. The 0.40 hectare site is currently part of a Direct Control district DC91D2008 and is identified as a Special Site to accommodate the YMCA facility in Area A intended primarily for Residential uses with limited supplementary Commercial uses.

Prior to redevelopment of the site, Telsec intends to operate some of the facilities in the existing building or occupy the building with uses that are in keeping with the proposed Land Use.

The proposed land use amendment to a new Direct Control district and accompanying Area Redevelopment Plan Amendments reflect a careful consideration of the Sunlight Protection polices and the visual impact of the residential tower. The podium will be designed to provide active frontage along the east facade fronting Eau Claire Plaza. The north and west interface will maintain appropriate privacy and security with the existing Princess Island Estates and Eau Claire 500.

Vehicular access to the building will be limited to the existing cul de sac from the west off the intersection of Eau Claire Avenue and 4 Street SW. A pedestrian access along the south boundary of the site will provide connection from the west to Eau Claire Plaza.

The proposal is in keeping with the overarching objectives of the Greater Downtown Plan and the Eau Claire Area Redevelopment Plan, which identify Eau Claire as a primarily residential neighbourhood.

The Telsec team carried out Phase 1 of the Community Outreach in April 2022, ahead of the land use amendment submission, with key stakeholders including Condominium Associations from adjacent developments and Community Associations of both Eau Claire and Chinatown. The stakeholder input indicated general support for redevelopment of the site with some specific comments relative to access, parking and connectivity as captured in *What We Heard* report. The access for the proposal does not interfere with the private lane for the neighbouring developments and provides adequate parking within the site. Telsec closed the engagement loop ahead of Calgary Planning Commission and continues to maintain open communication. Additional feedback from the residents and Eau Claire Community Association (ECCA) are integrated in the proposed DC Bylaw and ARP Amendment.

Overall, the proposal is consistent with the City's policy objectives, will strengthen Calgary Downtown with an added residential asset base, and provide facilities and amenities for the Eau Claire neighbourhood, thereby creating a WIN-WIN for the City, the Community and Telsec.

We respectfully request the City's support for the proposed land use amendment and the accompanying ARP amendments.