

Welcome to the LaCaille Development in Eau Claire Open House

Why are we here?

The City of Calgary received a Land Use Amendment Application for an area located in Eau Claire at 727 1 Avenue S.W. The proposal is to develop a high-density, multi-residential building with additional discretionary uses that may include a hotel and/or a community recreation facility.

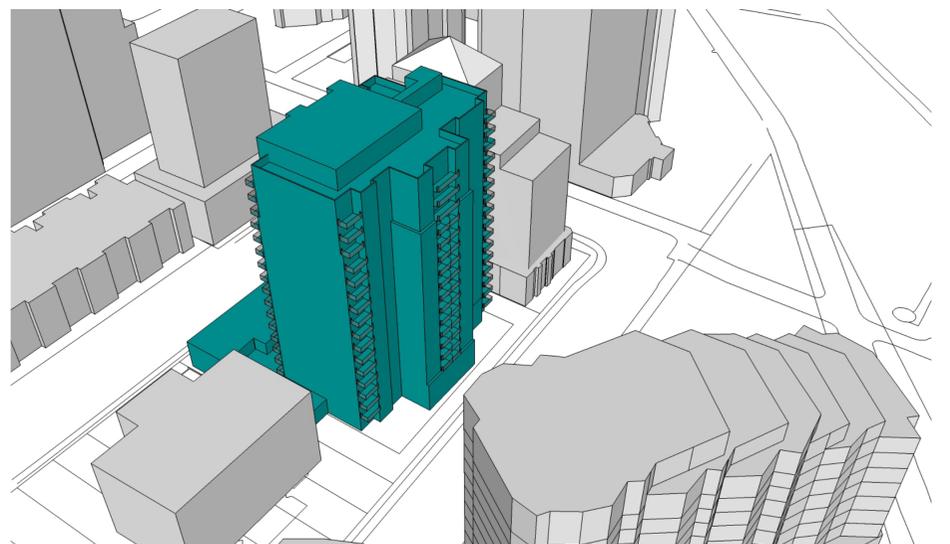
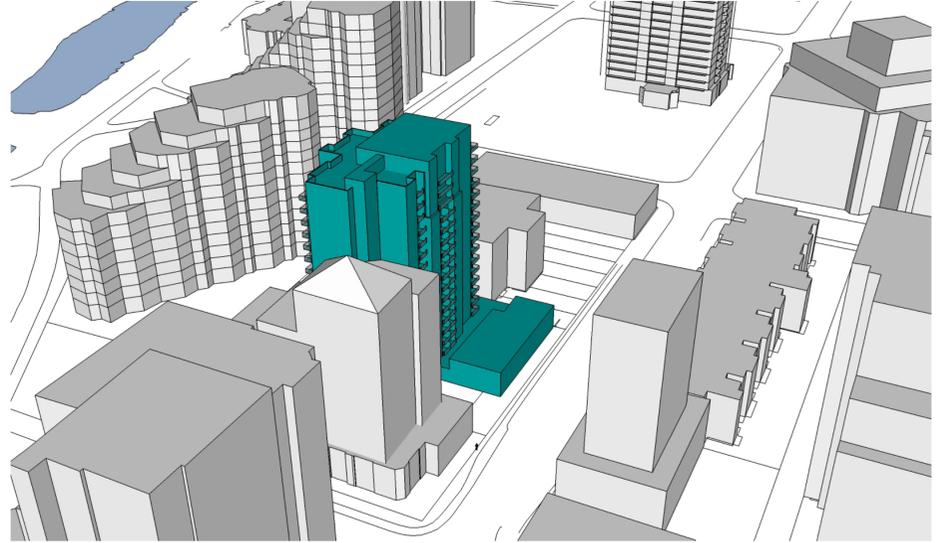
At this session you can

- Learn more about the application.
- Share your thoughts and find out how your input will be used.
- Ask questions to City of Calgary staff and the applicant.



Development concept renderings

These images have been provided by the applicant. They have not been approved by The City.



The planning process



Municipal Development Plan vol. 1 and Calgary Transportation Plan

Adopted by City Council in 2009.

Contains policy that will shape how Calgary develops over the next 30 to 60 years. Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth to create a more compact and sustainable city.



Area Redevelopment Plan

A long-range planning document that includes policy to support a common vision, and outlines neighbourhood-specific policies.



Land Use Redesignation

Changes the existing land use to accommodate a specific type of development.



Development Permit

A Development Permit application involves a review of the detailed design of a specific site and/or building within the plan area. Development Permit applications require approval from The City and deal with things like architectural design, location and amount of parking, landscaping, etc.



Development Construction

Construction of the development may begin if all applications and permits are approved.

There are two parts to this application

Part 1 | The Area Redevelopment Plan Amendment

An Area Redevelopment Plan (ARP) provides a common vision for managing growth and change within a community.

The ARP for this community limits the maximum floor space in different locations. The proposed amendments would:

- Raise the permitted Floor Area Ratio (FAR) on this site from 3.5 to 5
- Allow for an additional 3 FAR (8 total) in exchange for community amenities.

	Current Land Use	Proposed Land Use
	Direct Control District (DC)	Centre City Multi-Residential High Rise District (DC/CC-MH)
Designed for	Medium to high-density multi-residential development	High-density multi-residential development, additional uses of Hotel and Community Recreation Facility, density bonus options
Maximum density*	Maximum Floor Area Ratio (FAR) of 3.5 (9,300 m ² floor space)	Maximum Floor Area Ratio (FAR) of 8 (21,200 m ² floor space)
Maximum height	10 storeys / 27 metres	Approx 17 storeys / 46 metres
Required parking	0.75 resident stalls per unit, 0.1 visitor stalls per unit	0.75 resident stalls per unit, 0.1 visitor stalls per unit, 0.4 stalls per hotel room
Bonus density-earning items		<ul style="list-style-type: none"> • Active arts space • Affordable housing • Bicycle station • Indoor community amenity space • Publicly-accessible private open space • Transit enhancements

* The total area of the site is 2650 m² or 28,500 ft²

Part 2 | The Land Use Redesignation

This application proposes to change the land use designation of the property to accommodate a development. In order to construct the development, the applicant would need to apply for a development permit that meets all the requirements of the land use district.

The proposed land use is a Direct Control (DC) District based on the Centre City Multi-Residential High Rise (CC-MH) District.

Application review process



Step 1 | Plans submitted

Proposed land use district and plan amendments submitted.



Step 2 | Review

The City reviews the application and circulates them to internal and external stakeholders for technical review and comments.



Step 3 | Engagement

The City hosts multiple public engagement activities to garner feedback from the community.



Step 4 | Feedback

Suggested changes are provided to the applicant from The City, based on technical studies and public input.



Step 5 | Updated application

The applicant provides an updated application in response to The City's suggested amendments.



Step 6 | Calgary Planning Commission and City Council

The City presents the application to Calgary Planning Commission (CPC). CPC then makes a recommendation to Council, who makes the final decision on the application.

Provide Your Input

The applicant is requesting:

- an increase in height from approximately 10 storeys to 17 storeys,
- an increase in total floor area from 9,300 m² to 21,200 m²

Place a post-it note on the board with your explanation.

Do you have any questions or concerns about the potential for a larger building?

Provide Your Input

This proposal would allow for a mixed-use site and may include a variety of uses and amenities. Part of the development may be a hotel.

Place a post-it note on the board with your explanation.

Do you have any questions or concerns about this use? Why?

Provide Your Input

The applicant has asked for the ability to gain extra density in exchange for providing certain amenities. Please see the list below and place a post-it note on the board explaining which amenities are most important to you and why?

- Arts space
- Affordable housing units
- Bicycle service station
- Heritage building preservation
- Indoor community space
- Publicly-accessible outdoor space
- Transit station enhancements
- Other (please specify)

Ideas and comments

Provide Your Input

Place a post-it note on the board with your explanation.

How would you change the proposed application to better fit your community? Why?

Large empty rectangular area for providing input.

Timeline



Next Steps

Stay up to date on project information

- Visit engage.calgary.ca/lacaille for upcoming dates and details
- Fill out an online survey at engage.calgary.ca/lacaille between September 6 and 16
- Send comments or questions to the project manager:
 - Derek Pomreinke at Derek.Pomreinke@calgary.ca

Participate at the Public Hearing of Council

- This isn't the final decision for the application. You can still get involved by submitting your written comments to City Administration or members of Council, and by attending the Public Hearing of Council.
- You can speak directly to Council at the hearing or submit written comments to the City Clerk's office in advance. To ensure you are prepared for the hearing, please keep in mind the following:
 - If you attend the hearing in person, you are given five minutes to speak, excluding any questions Council members may ask of you.
 - Your comments should be brief and address land use planning issues.
- Details about the date and time of the Public Hearing are advertised in the Calgary Herald and will be posted to engage.calgary.ca/lacaille

This is not the final decision

Who at The City is involved in this application?

When an application is submitted, City staff (Planning, Parks, Transportation and Development Engineering) review the details based on technical feasibility, City policies, Council priorities, stakeholder feedback and landowner rights. Administration takes the proposed application forward to Calgary Planning Commission (CPC) and makes a recommendation. CPC then makes a recommendation to Council, to either approve or refuse the application. The final decision is made by City Council at a Public Hearing.

What is the role of City Administration?

City staff ensure that relevant stakeholders are aware of the application, the timelines and processes involved, and have an opportunity to provide informed input. Our goal is to provide a comprehensive recommendation based on The City's broad planning objectives, policies of the Municipal Development Plan and the Calgary Transportation Plan, and stakeholder input.

What is the role of Calgary Planning Commission (CPC)?

CPC reviews Administration's report and the proposed application, and may comment or change the recommendation provided by Administration.

CPC may form an independent recommendation from that provided by Administration, which is forwarded on to Council for its consideration.

What is the role of City Council?

City Council reviews the bylaws, reports and recommendation provided by Administration and CPC. Council makes a decision whether or not to approve the application. All land use changes are debated at a Public Hearing where any member of the public is free to speak either in favour of or opposition to the proposal.