

Eau Claire Place II Project Proposal

For Public Release

Date: 2023-12-28
Dept: Planning & Development Services



Project No. NCCA21-0172

521 3rd Avenue SW - Building Conversion

Concept / Feasibility | January 4th, 2022



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Project Information

Description / Site Location / LUB Map



General Description

The Proposal consists on the conversion of a 16+1 storey commercial high rise building currently used for professional offices into a residential apartment tower with included indoor amenities and services for the use of its residents. Construction system of the building is concrete and floor slabs in levels 3 to 16 are post-tensioned. Subject building is currently attached to the +15 system.

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LAND USE DISTRICT	CR20-C20/R20 Commercial - Residential Core		
LEGAL DESCRIPTION			
MUNICIPAL ADDRESS	521 - 3rd AVENUE SW		
COMMUNITY	DOWNTOWN COMMERCIAL CORE		
SITE AREA		1,145 SM	12,323 SF
		0.28 AC	0.11 HA

Development Statistics

PROPOSED USE		16+1 Storey Residential High Rise. Conversion to Residential from and existing Commercial Office building, Total 177 to 181 residential apartments.	
DENSITY			
Proposed		1,581 units/hectare	
SITE COVERAGE			
Main Floor		633 SM	55.3%
AMENITY AREA			
PROVIDED		572 SM	6,159 SF
	Indoor Level 2 (*)	572.2 SM	6,159 SF
(*) Includes all available area in Level 2 . No residential units in Level2			0 SF
	Outdoor Amenity		0 SF
REQUIRED	5 SM	PER UNIT	9,741 SF
Total		572 SM	6,159 SM
BUILDING SETBACKS			
		BYLAW REQ.	PROJ. PROPOSED
WEST		EXISTING	EXISTING
SOUTH		EXISTING	EXISTING
NORTH		EXISTING	EXISTING
EAST		EXISTING	EXISTING
HEIGHT			
		BYLAW REQ.	PROJ. PROPOSED
Maximum Building Height		NO MAXIMUM	EXISTING
FLOOR AREA RATIO			
		BYLAW REQUIRED	AREA
BASE		3.00	3,434.5 SM
MAXIMUM		20.00	22,896.6 SM
PROPOSED		12.95	14,827.3 SM

Project Statistics

Building Areas

AREA CALCULATIONS - GROSS FLOOR AREA													
	USE	GROSS AREA		RENTABLE		EFFICIENCY	UNIT COUNT						
		SM	SF	SM	SF		%	STUDIO	1 BEDROOM	1 BDRM + DEN	2 BEDROOM	3 BEDROOM	TOTAL
BUILDING 1													
LEVEL 1	RESIDENTIAL	632.83	6,811.72	118.28	1,273.20	18.69%						0	
LEVEL 2	RESIDENTIAL	792.46	8,529.98	572.17	6,158.80	72.20%		3		1		4	
LEVEL 3	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 4	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 5	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 6	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 7	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 8	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 9	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 10	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 11	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 12	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 13	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 14	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 15	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 16	RESIDENTIAL	892.97	9,611.90	761.14	8,192.84	85.24%	0	8	3	1	0	12	
LEVEL 17	RESID. / MECHANICAL	900.34	9,691.21	583.52	6,280.94	64.81%	0	6	2	1	0	9	
TOTAL GFA		14,827.28	159,599.52	11,929.93	128,412.73	80.46%	0	121	44	16	0	181	
OVERALL TOTAL		14,827.28	159,599.52	11,929.93	128,412.73	80.46%	0	121	44	16	0	181	
							0.00%	66.85%	24.31%	8.84%	0.00%	100.00%	
											TOTAL	181	UNITS

Project Statistics

Parking Calculations

PARKING CALCULATION							
USE		REQ. PARKING		REQ. PARKING		PROVIDED PARKING	
							TOTAL
RENTAL	STUDIO	0.50	PER	UNIT	0.0	0	0
	1 BEDROOM	0.50	PER	UNIT	60.5	41	41
	1 BDRM + DEN	0.50	PER	UNIT	22.0	22	22
	2 BEDROOM	0.50	PER	UNIT	8.0	8	8
	VISITOR	0.10	PER	UNIT	19	19	19
					110	90	90
TOTAL REQUIRED							110
TOTAL PROVIDED							90
RESIDENTIAL DEFICIENCY							20
RESIDENTIAL SURPLUS							NO

VEHICLE PARKING COUNT							
LEVEL	SM	AREA	SF	SM/stall	SF/stall	RESID. ST. LOCKERS	PARKING
SURFACE PARKING	-		-	-	-	-	3
PARKADE	3,091.04		33,271.65	35.53	382.43	0	87
						0	90

BICYCLE PARKING											
TYPE			REQUIREMENT	COUNT						REQUIRED	PROVIDED
										STALLS	STALLS
										110	110
Class 1			0.50 stalls/unit	181	UNITS					91	91
Class 2			0.10 stalls/unit	181	UNITS					19	19
Total Bicycle Parking Stalls										110	110

Project Statistics

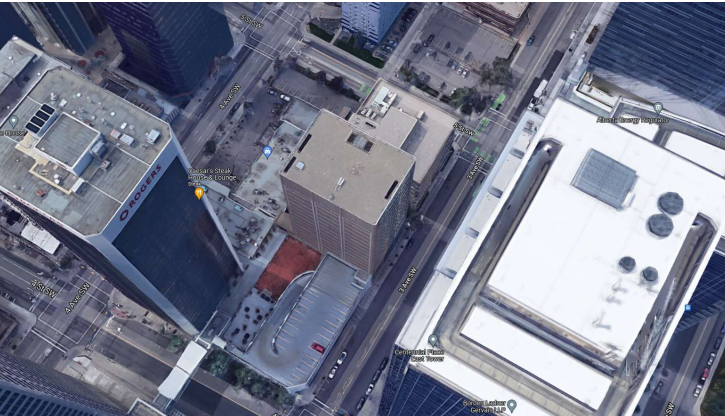
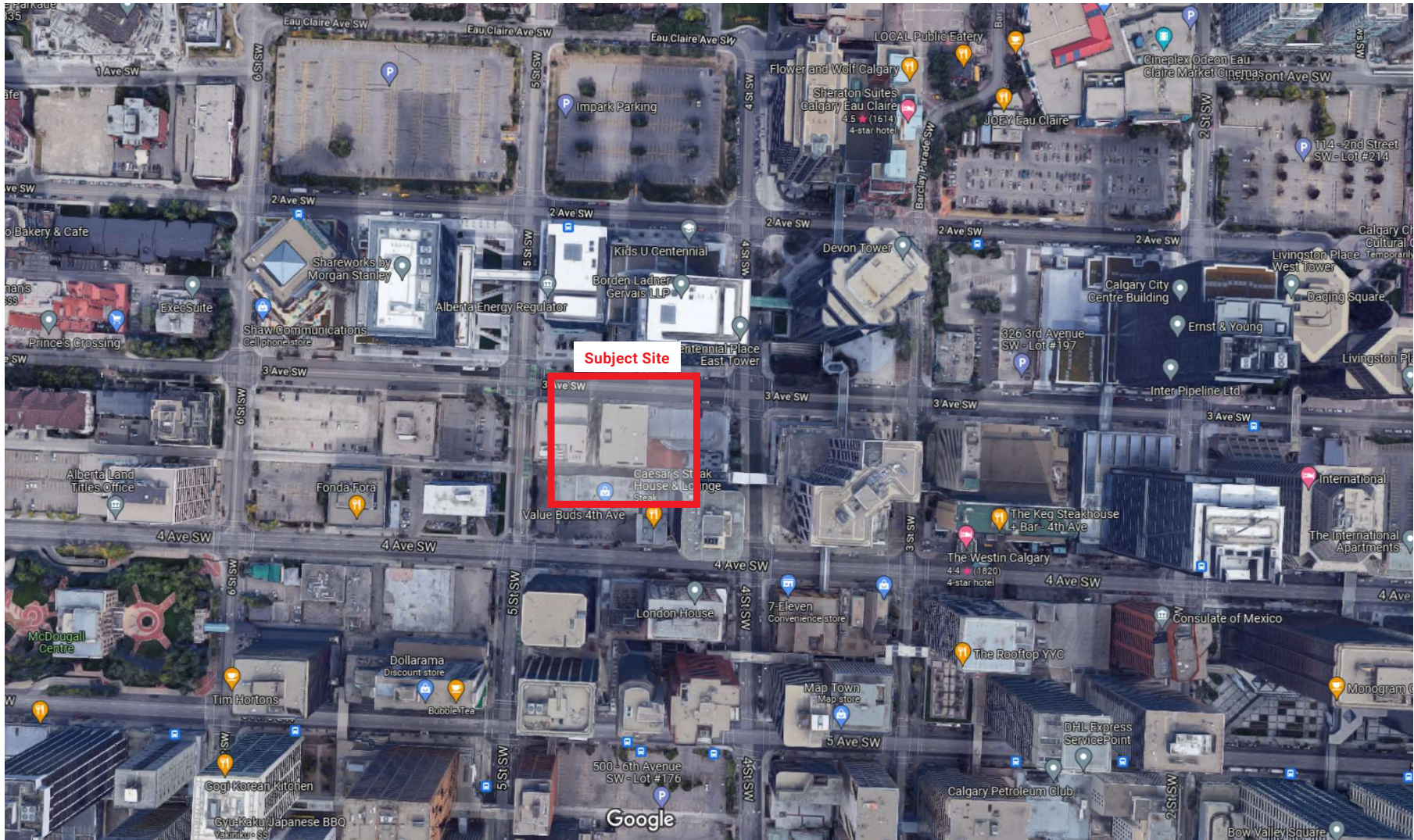
Unit Count / Mix

UNIT MIX																						
TYPE	DESCRIPTION		GFA		LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12	LEVEL 13	LEVEL 14	LEVEL 15	LEVEL 16	LEVEL 17	TOTAL	%
	BEDROOM	WASHROOM	m²	sq.ft.																		
JNIT A-1	1 BEDROOM	1 FULL	58.17	626.08		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	60	33.15%
JNIT B-1	1 BEDROOM	1 FULL	64.66	695.96		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15	8.29%
JNIT C-1	1 BEDROOM + DEN	1 FULL	76.05	818.58		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15	8.29%
JNIT D-1	1 BEDROOM	1 FULL	47.44	510.60		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14	7.73%
JNIT E-1	1 BEDROOM	1 FULL	58.78	632.75		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15	8.29%
JNIT F-1	1 BEDROOM	1 FULL	55.36	595.90		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14	7.73%
JNIT G-1	2 BEDROOM	2 FULL	70.74	761.46		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15	8.29%
JNIT H-1	1 BEDROOM + DEN	1 FULL	72.73	782.82		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14	7.73%
JNIT J-1	1 BEDROOM + DEN	1 FULL	74.62	803.23		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	15	8.29%
JNIT K-1	2 BEDROOM	2 FULL	97.30	1,047.38	1																1	0.55%
JNIT K-2	1 BEDROOM + DEN	1 FULL	47.37	509.85	1																1	0.55%
JNIT K-3	1 BEDROOM + DEN	1 FULL	45.66	491.45	1																1	0.55%
JNIT K-4	1 BEDROOM + DEN	1 FULL	52.58	566.01	1																1	0.55%
TOTAL					4	12	12	12	12	12	12	12	12	12	12	12	12	12	12	9	181	100%

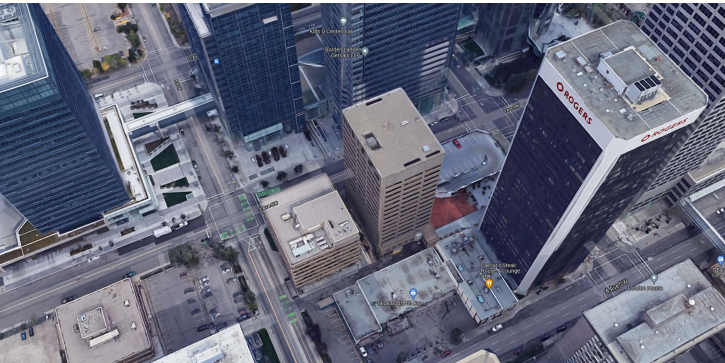
UNIT COUNT		
TYPE	TOTAL COUNT	%
1 BEDROOM	121	66.85%
1 BEDROOM + DEN	44	24.31%
2 BEDROOM	16	8.84%
TOTAL	181	100.00%

Site Context

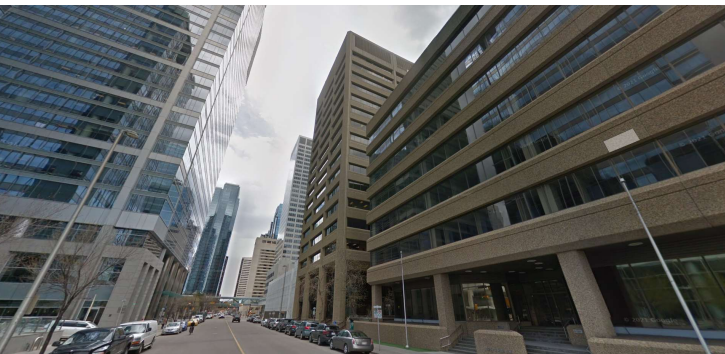
Aerial View / Site Photos



Aerial View from NE



Aerial View from SW



Street View from W

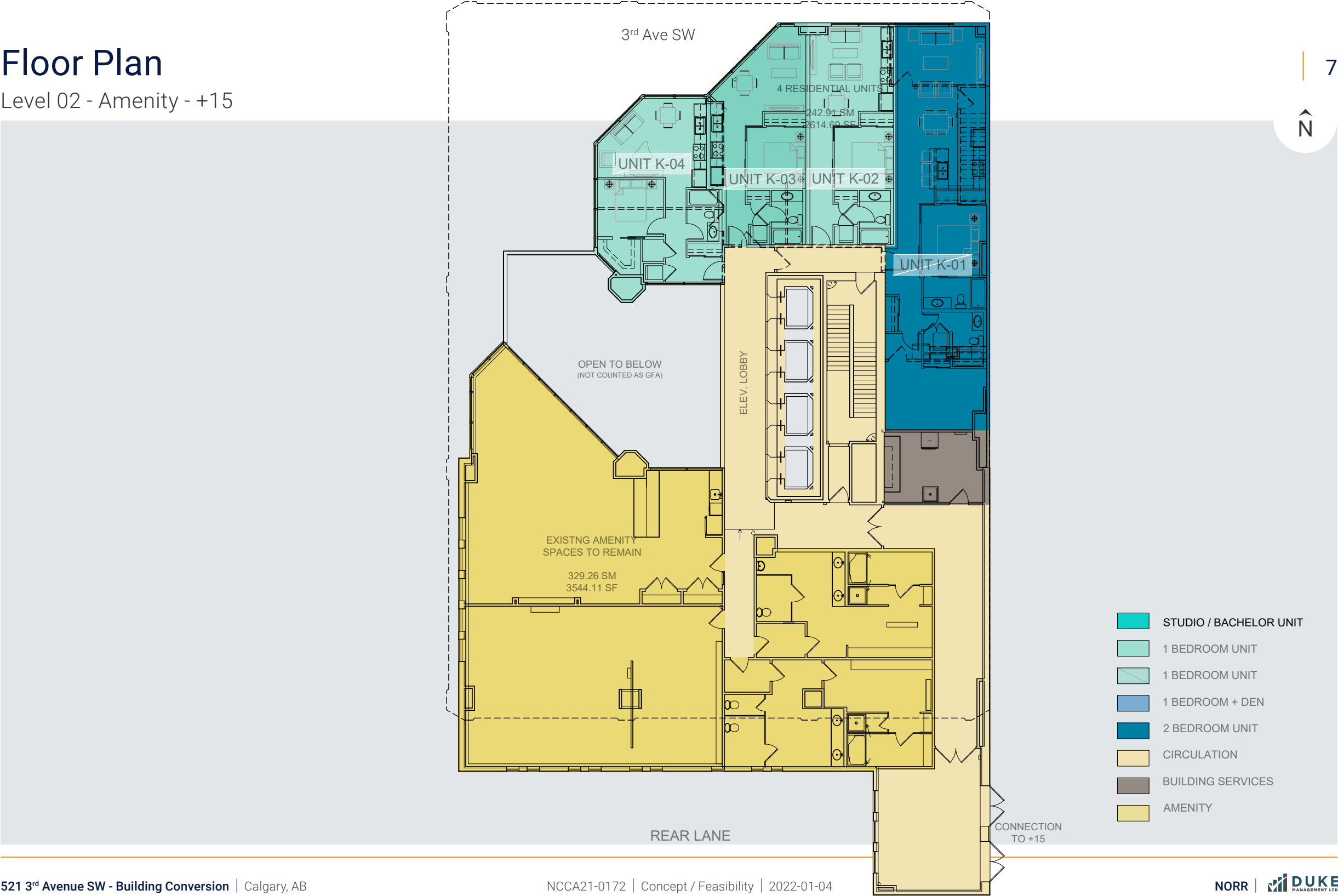
Floor Plan

Level 01 - Main Floor



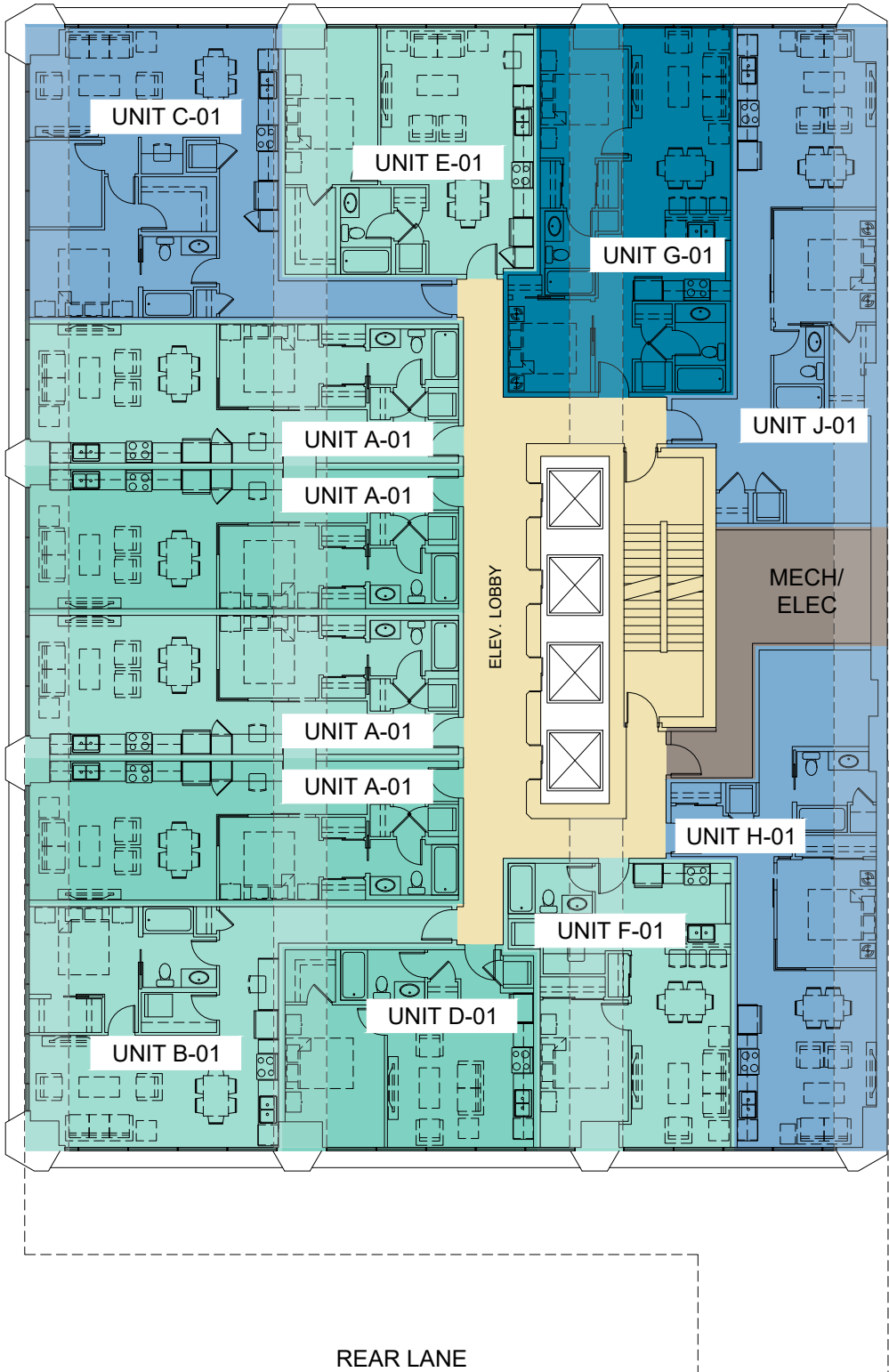
Floor Plan

Level 02 - Amenity - +15



Floor Plan

Level 03 to 16 - Typical

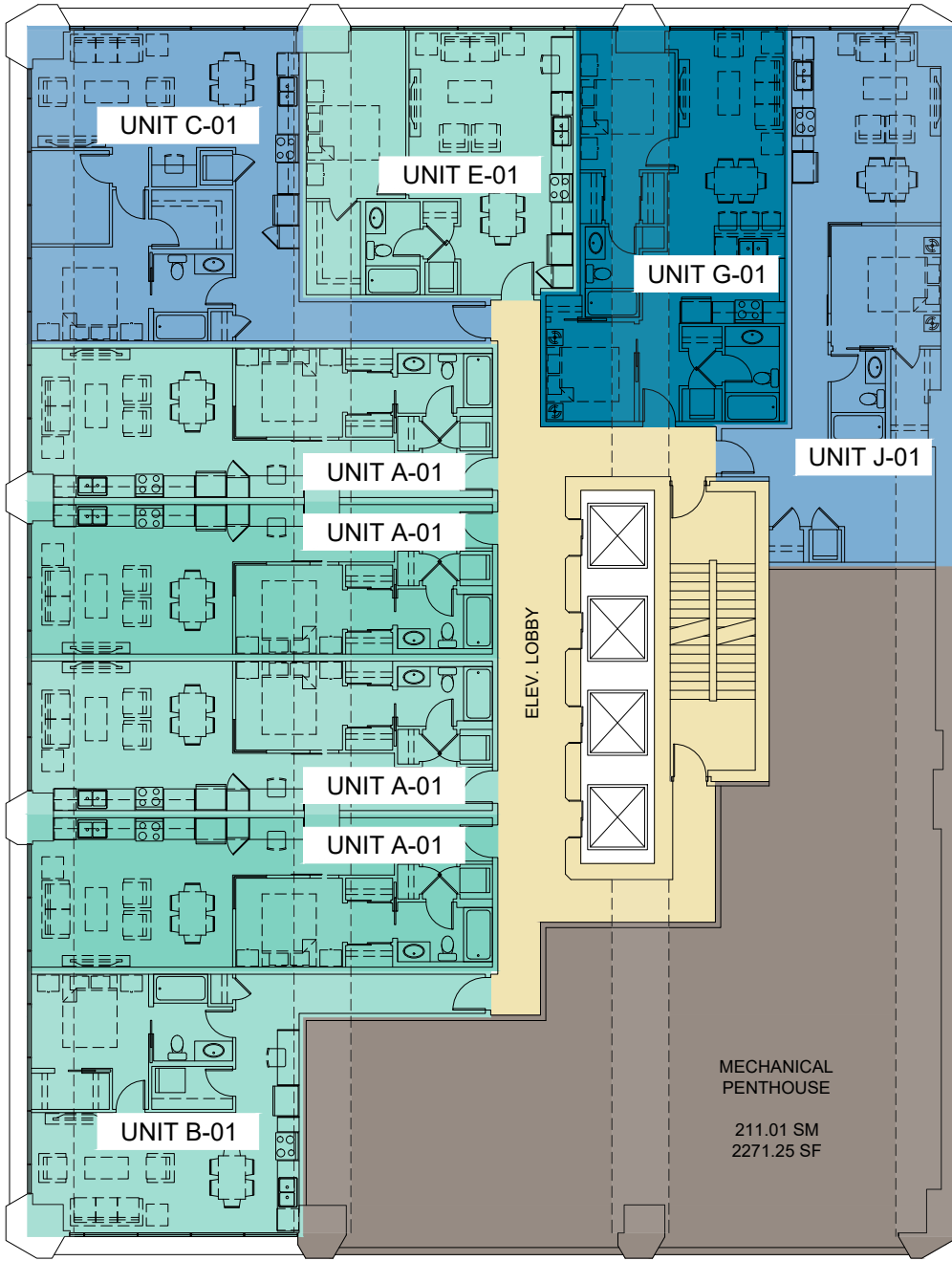


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- STUDIO / BACHELOR UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM + DEN
- 2 BEDROOM UNIT
- CIRCULATION
- BUILDING SERVICES
- AMENITY

Floor Plan

Level 17 - Penthouse (Resid. & Mech.)



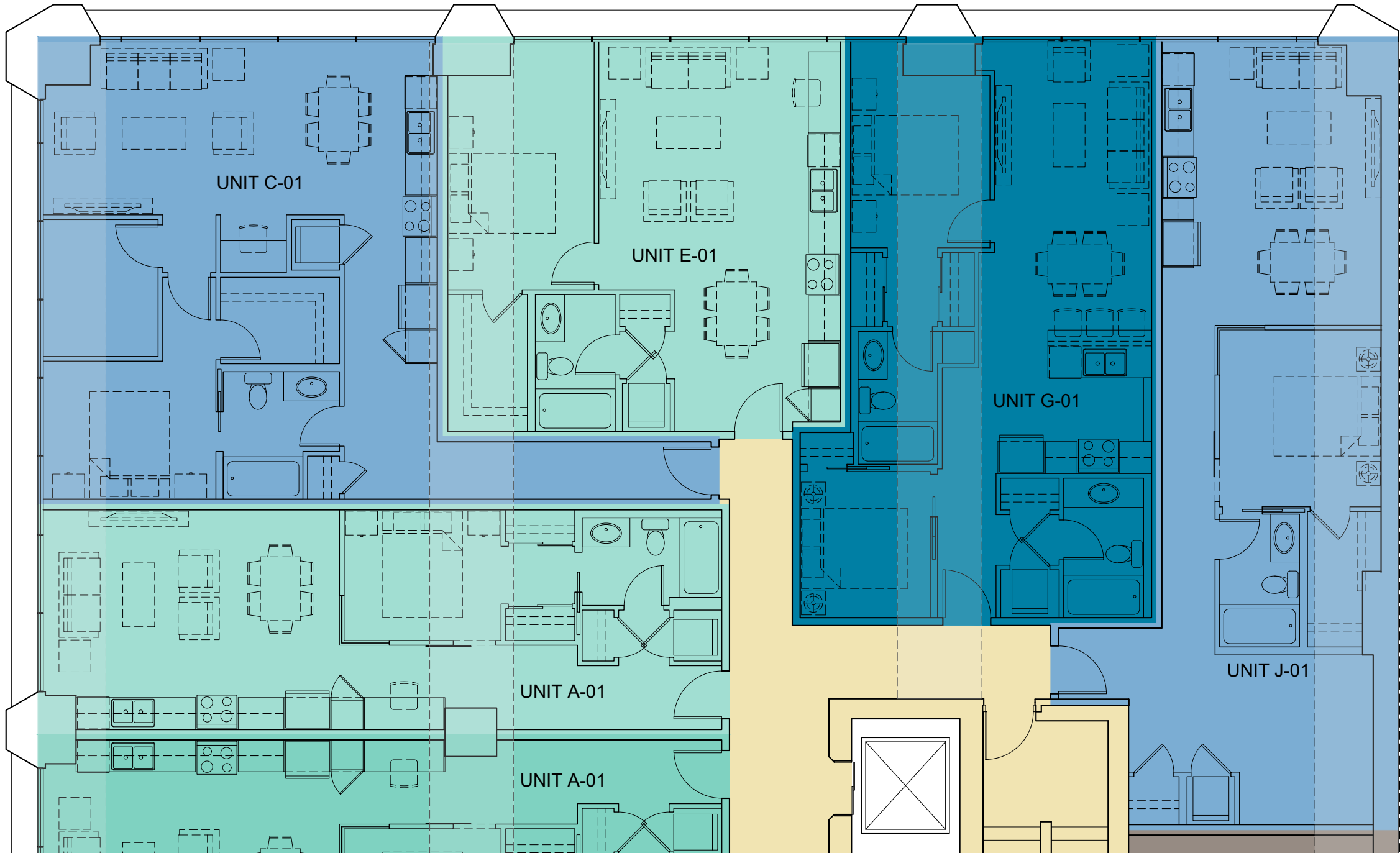
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- STUDIO / BACHELOR UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM + DEN
- 2 BEDROOM UNIT
- CIRCULATION
- BUILDING SERVICES
- AMENITY

Floor Plan

Unit Layouts

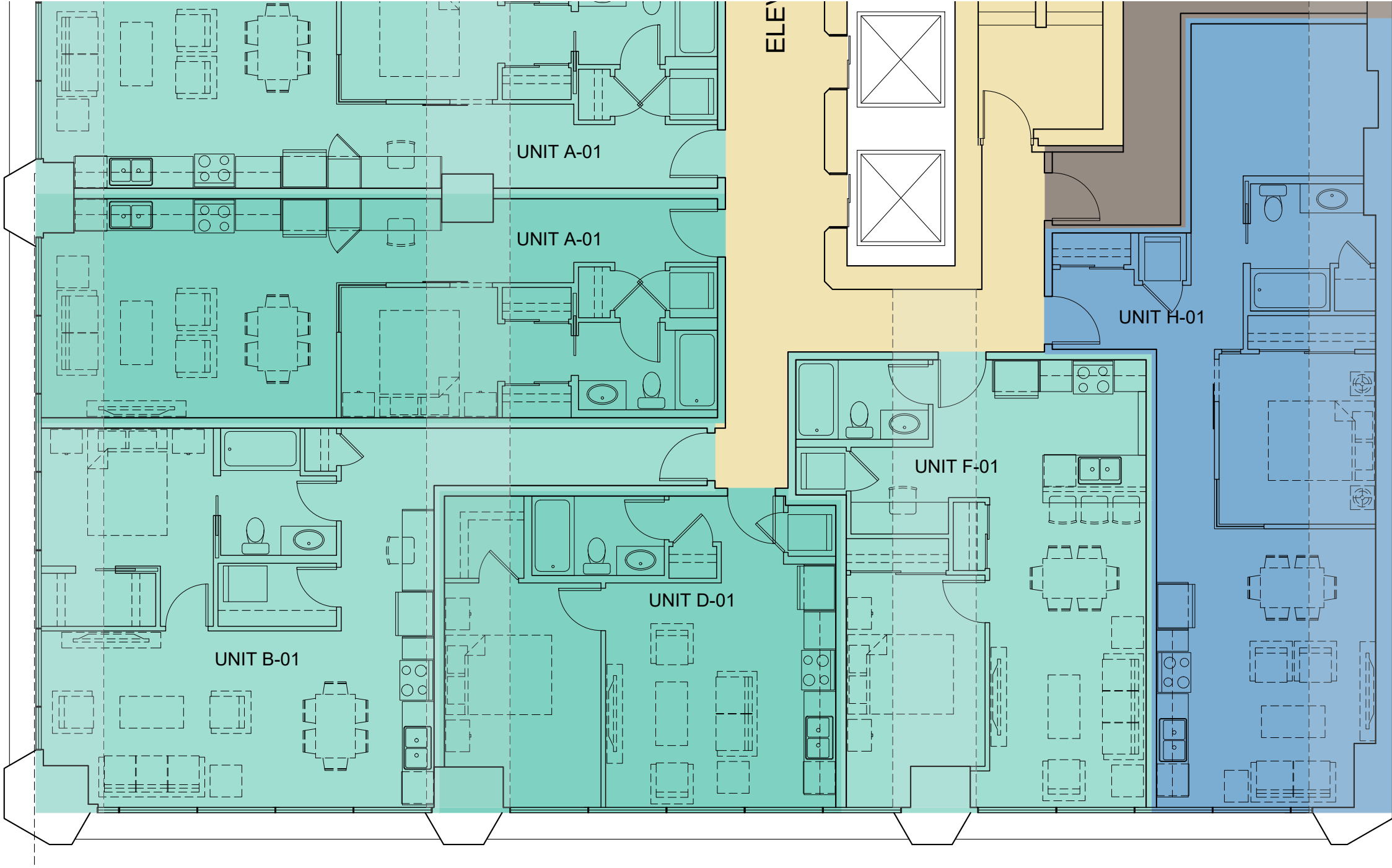
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Floor Plan

Unit Layouts

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