

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

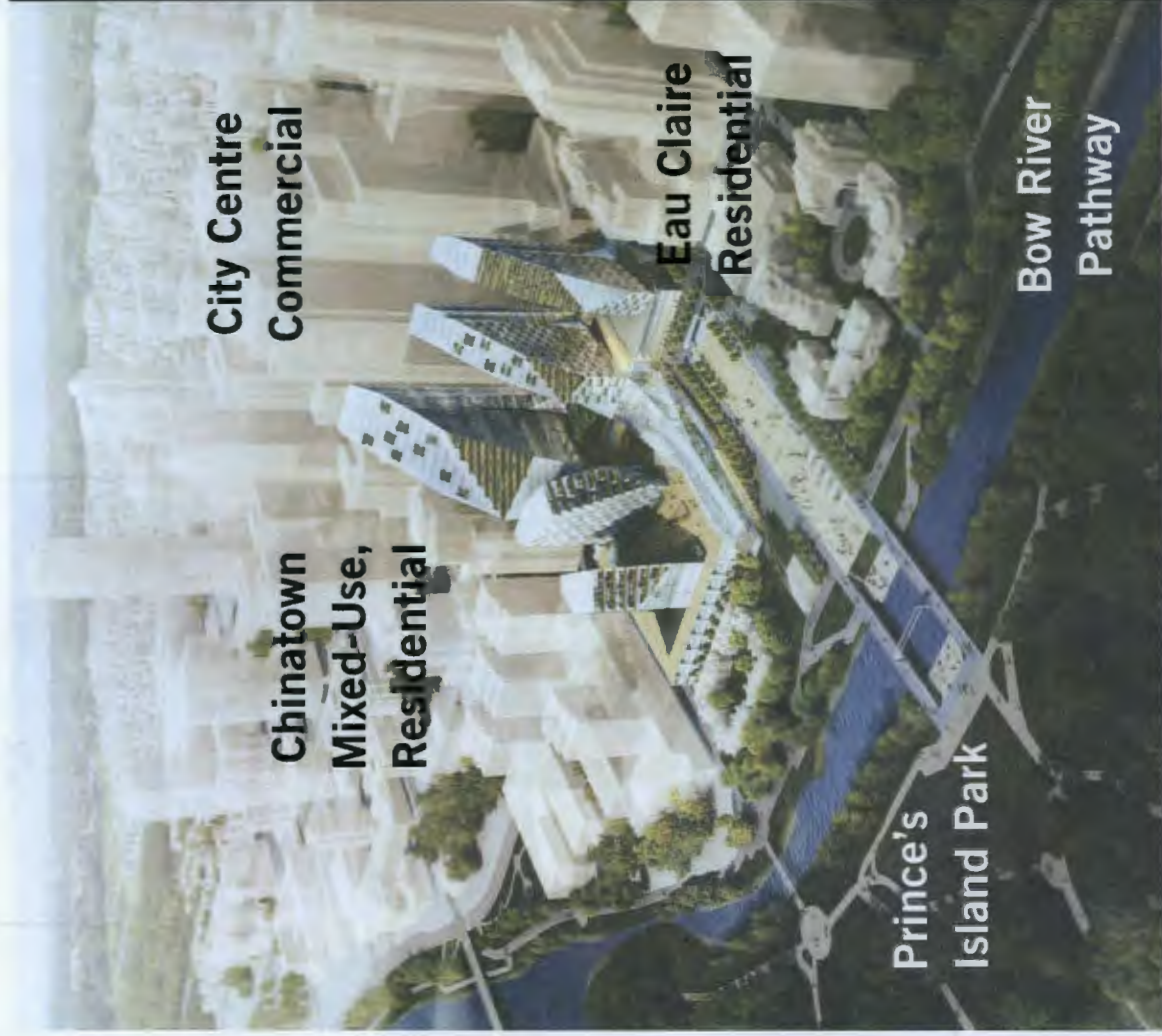
DEC 07 2015

ITEM: *Distribution*  
*CA2015-163*  
CITY CLERK'S DEPARTMENT

# EAU CLAIRE MARKETPLACE VISION







City Centre  
Commercial

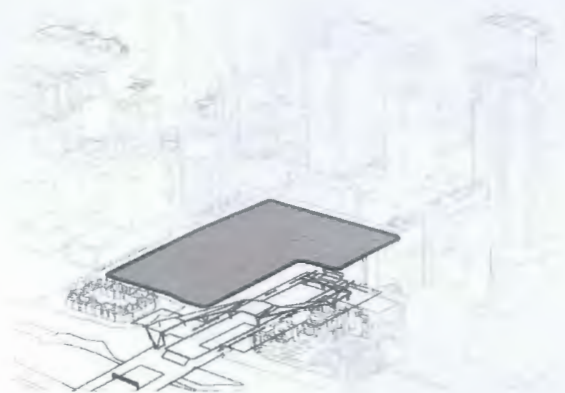
Chinatown  
Mixed-Use,  
Residential

Eau Claire  
Residential

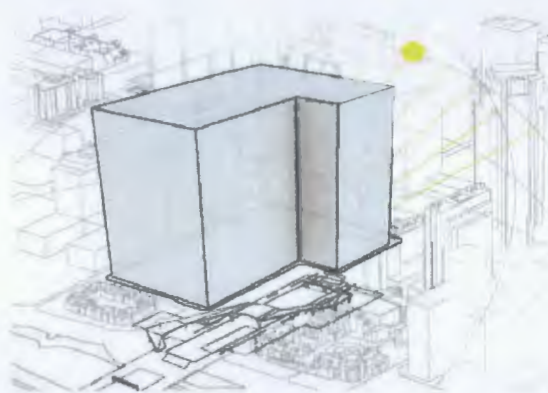
Prince's  
Island Park

Bow River  
Pathway

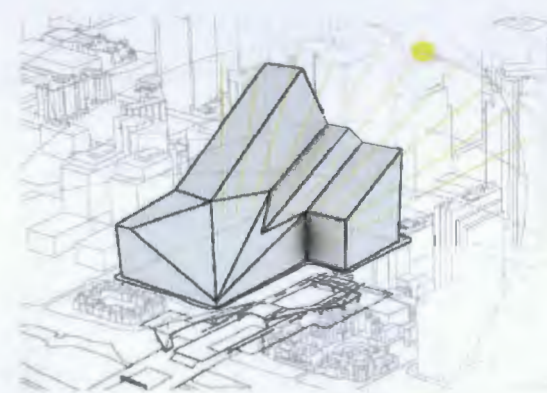
How do we make a  
vibrant **place** where  
Eau Claire meets  
the Bow River?



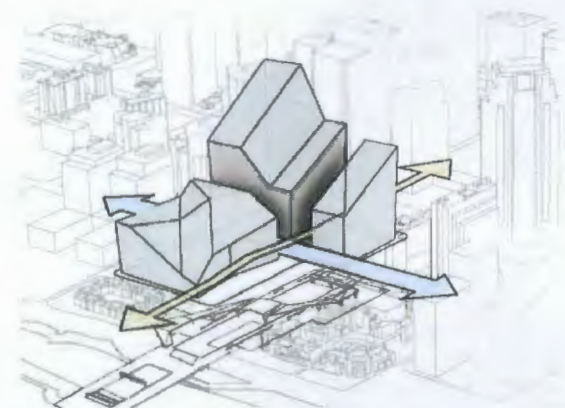
Existing **Site**



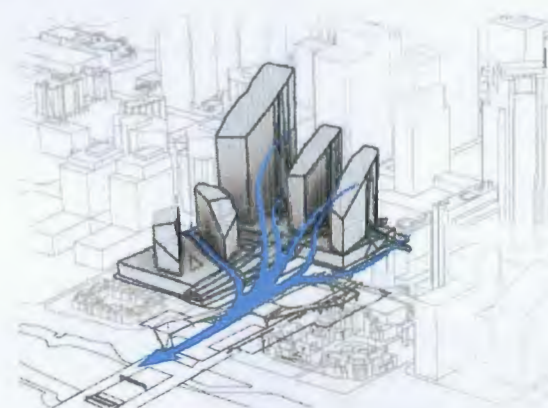
**Maximum** Volume



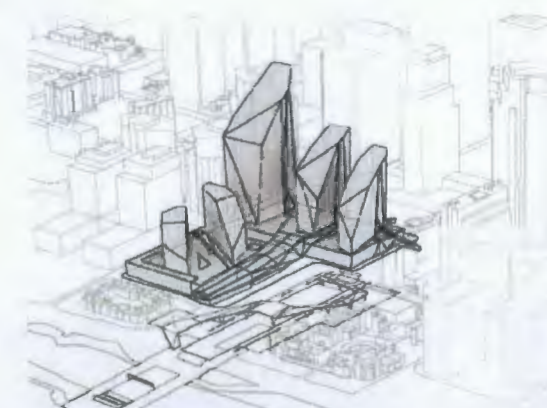
Sculpt a **sunny** plaza



Bring **People** in

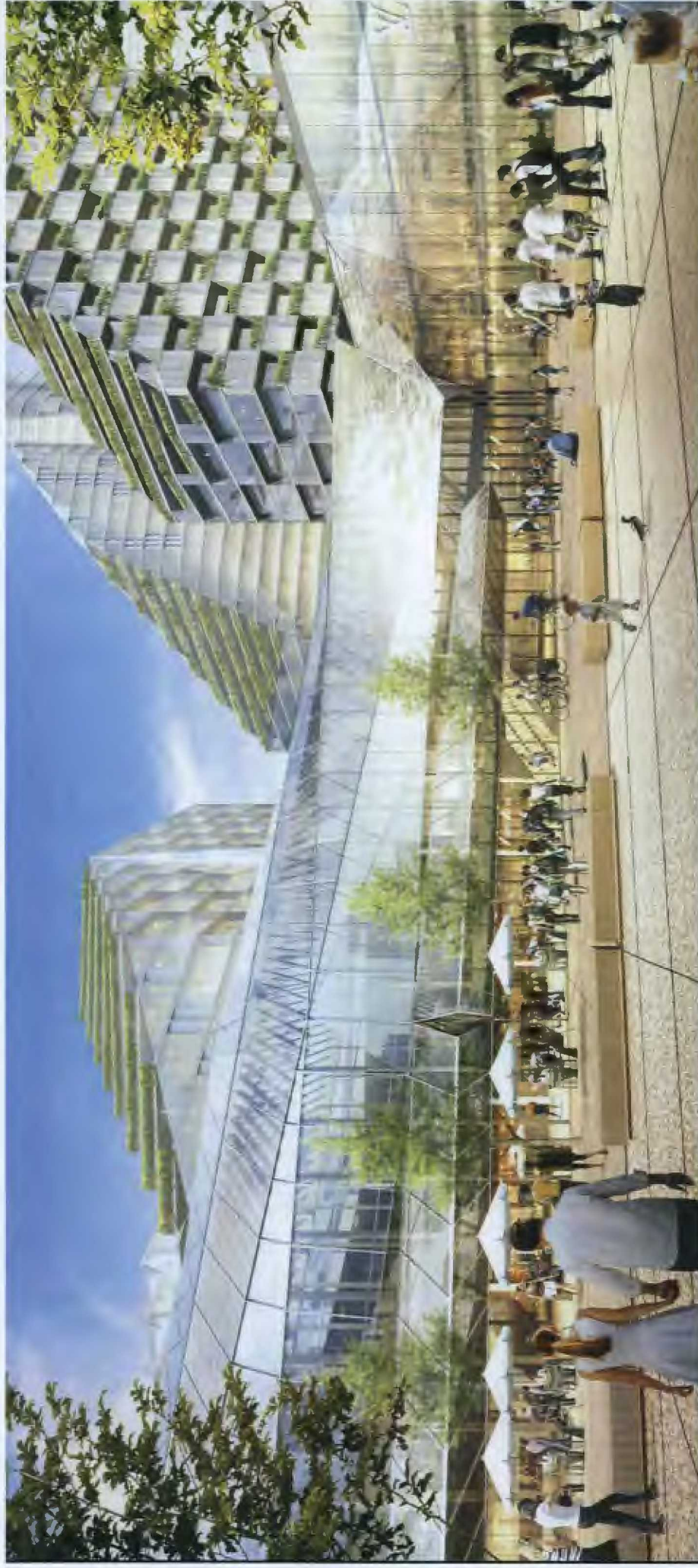


Open out for **views**



An **iconic** identity





The new Market **embraces Eau Claire Plaza**, greatly enhancing it as a gathering place.

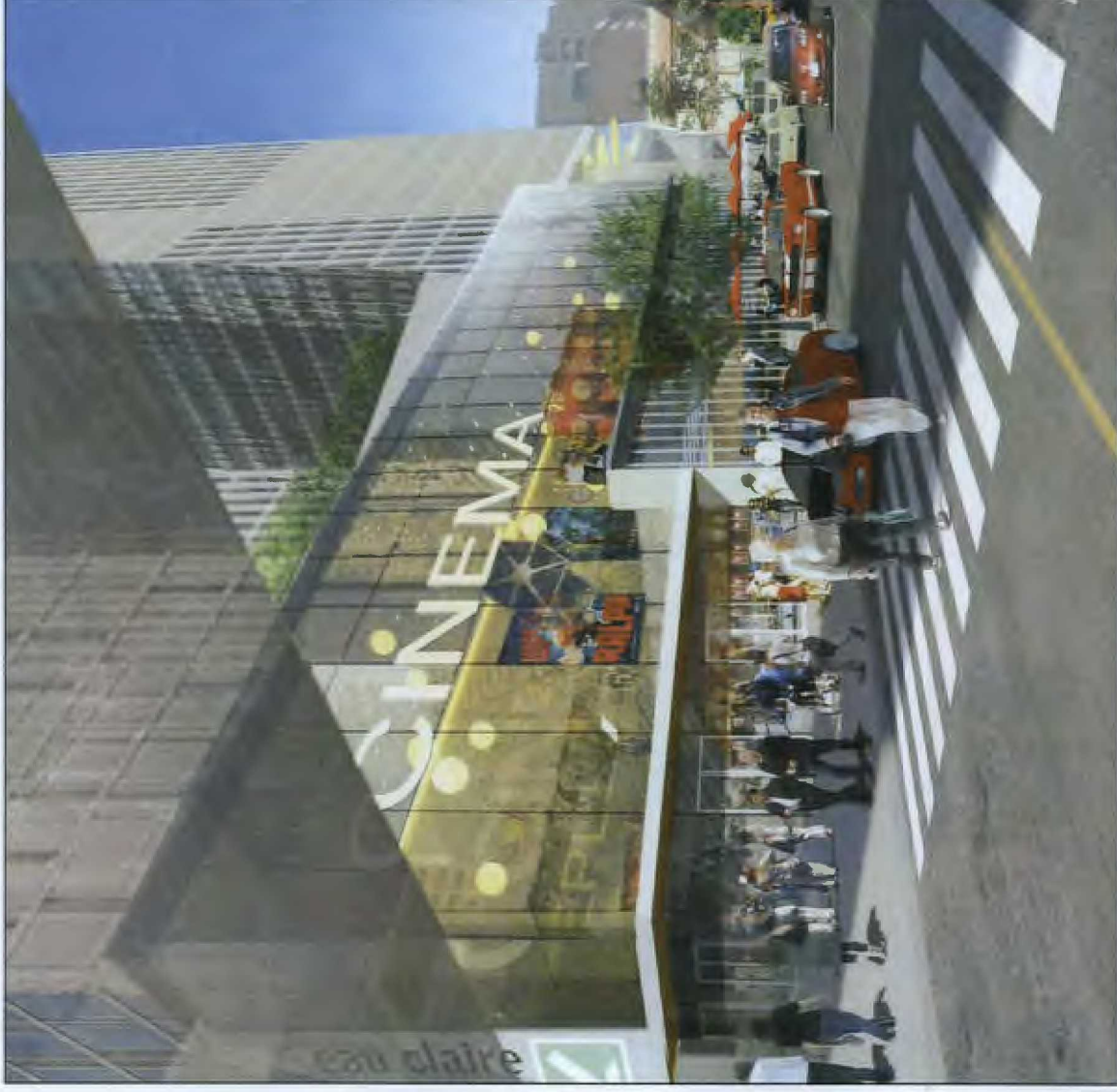




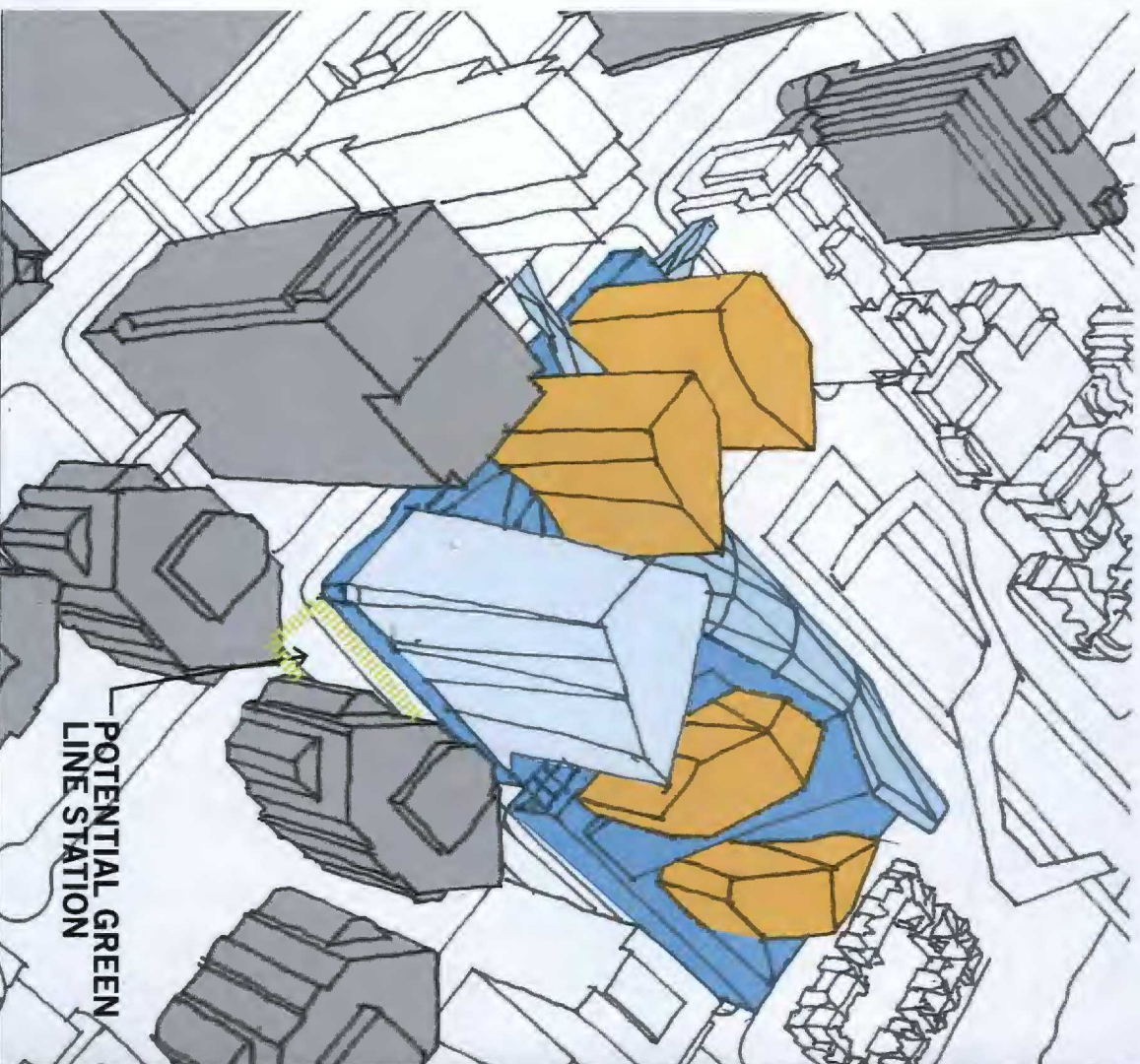
Eau Claire Market is a  
**Primarily Residential**  
Development adding  
**1,000 homes** to the  
community.



Office workers  
support retail and  
restaurants during  
the day, and are key  
to the **24/7 activity**  
of a mixed-use  
community.







The proposed office tower is adjacent to three proposed office developments and most likely the future green line station, locating **commuters** near **public transportation**.

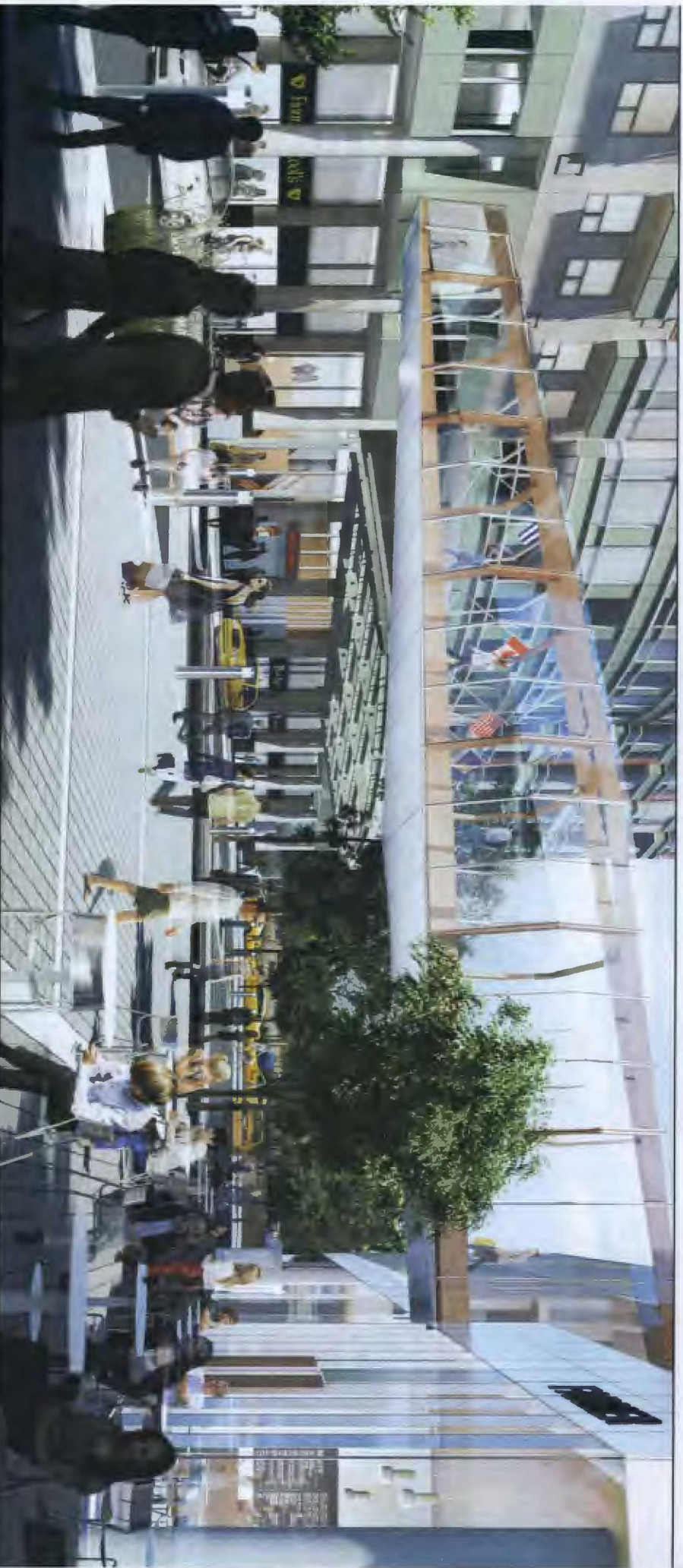




Eau Claire Market  
creates **vibrant active**  
**streets** lined with  
restaurants and retail.

70% of ground floor  
frontages are active.





Transparent +15 connections are proposed in addition to **vibrant street frontages**.





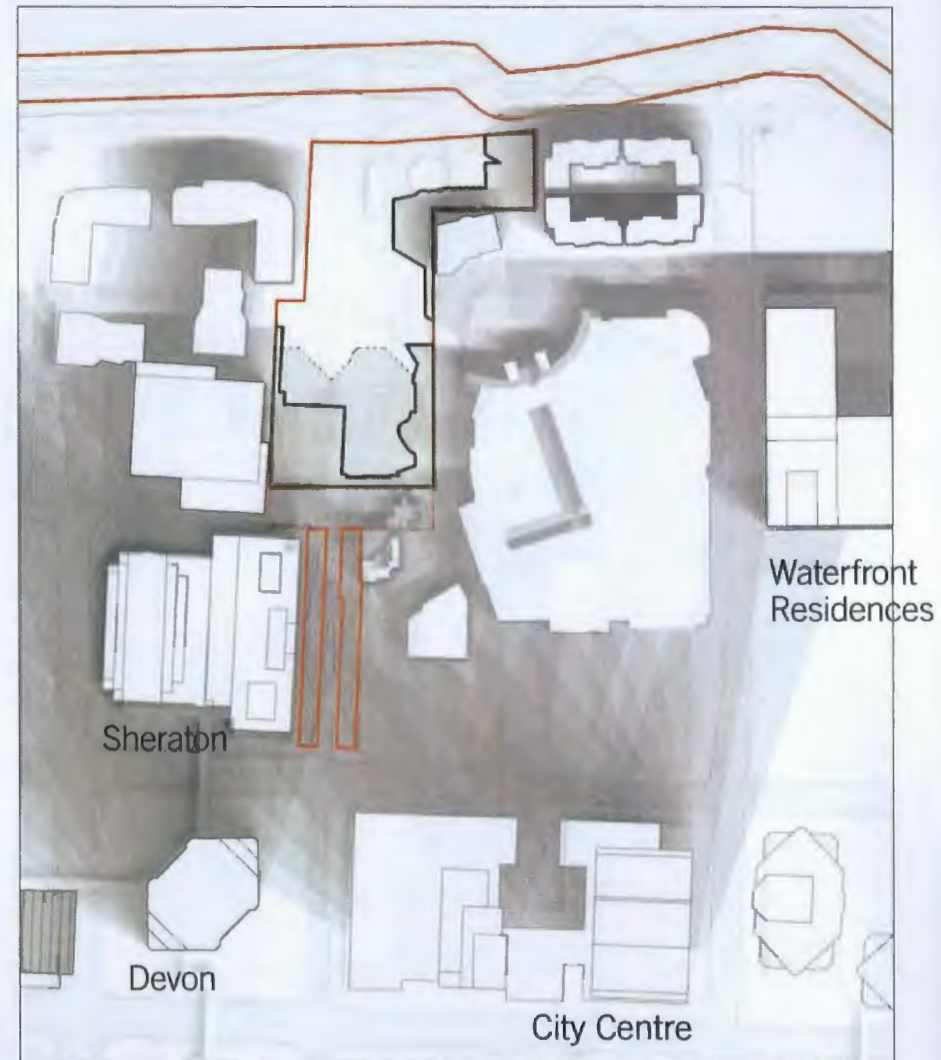
We can preserve the  
smokestack and provide  
a **more accessible** and  
**dignified home** adjacent  
to Eau Claire Plaza with  
views to the river on  
the same site as the  
original bus barns.



## Existing Shadows



Existing buildings and approved developments shade, on average, 11.1% of Eau Claire Plaza between 10am and 2:30pm on September 21.





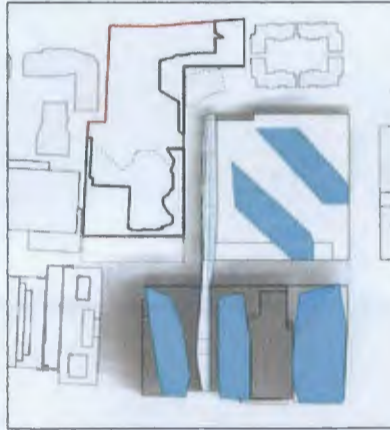
# No Added Shadows April - August

We do not add any new Shadows to Eau Claire Plaza for 5 months of the year - April 21 To August 21 during the regulated time 10:00am To 2:30pm.

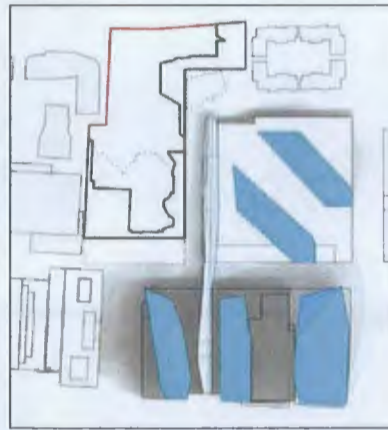
APRIL 21



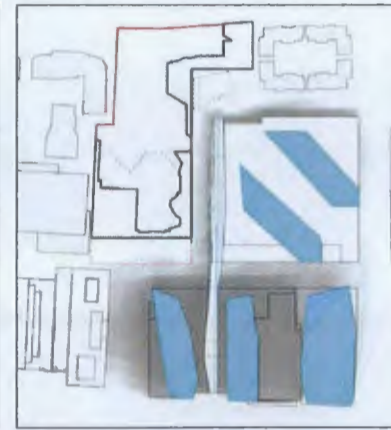
MAY 21



JUNE 21



JULY 21

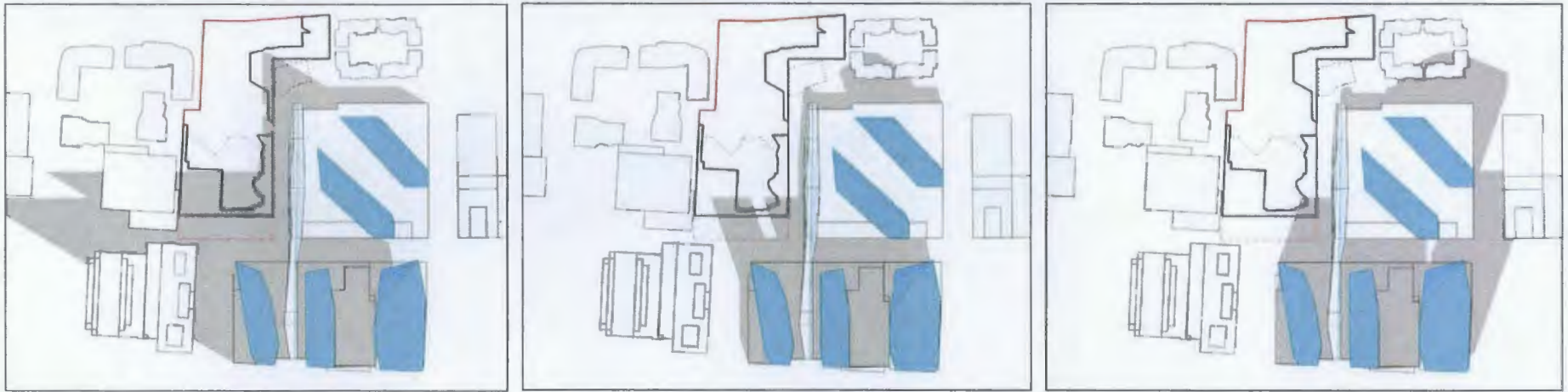


AUGUST 21





## Reduced Shadows September 21



10 am ADDED SHADOW: (9.5%)

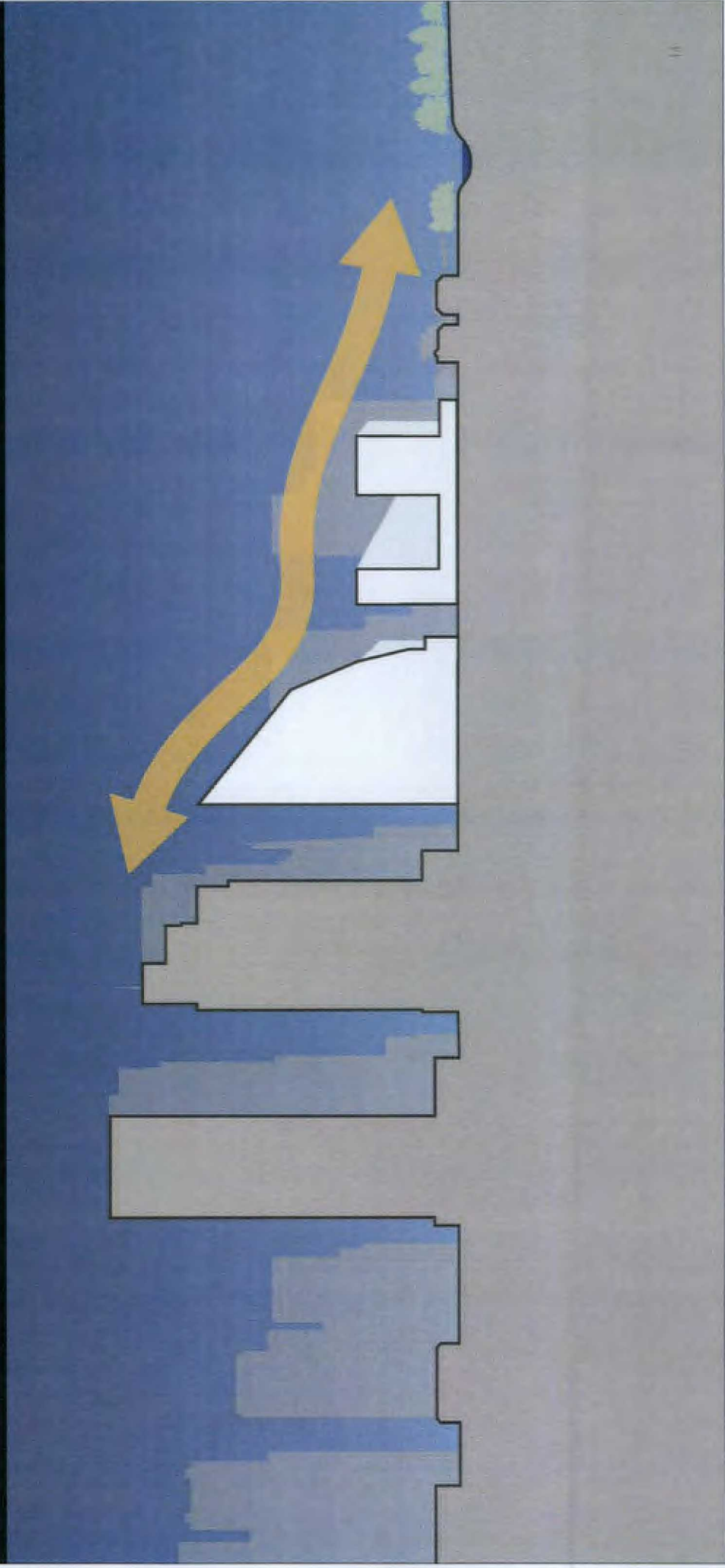
12:30 pm ADDED SHADOW: (1.4%)

2:30 pm ADDED SHADOW: (0.2%)

Design changes have reduced added shadows to 9.5% of the plaza at 10 am, by noon they are reduced to less than 2% of plaza area. These changes reduced shadows by 27% at 10am.

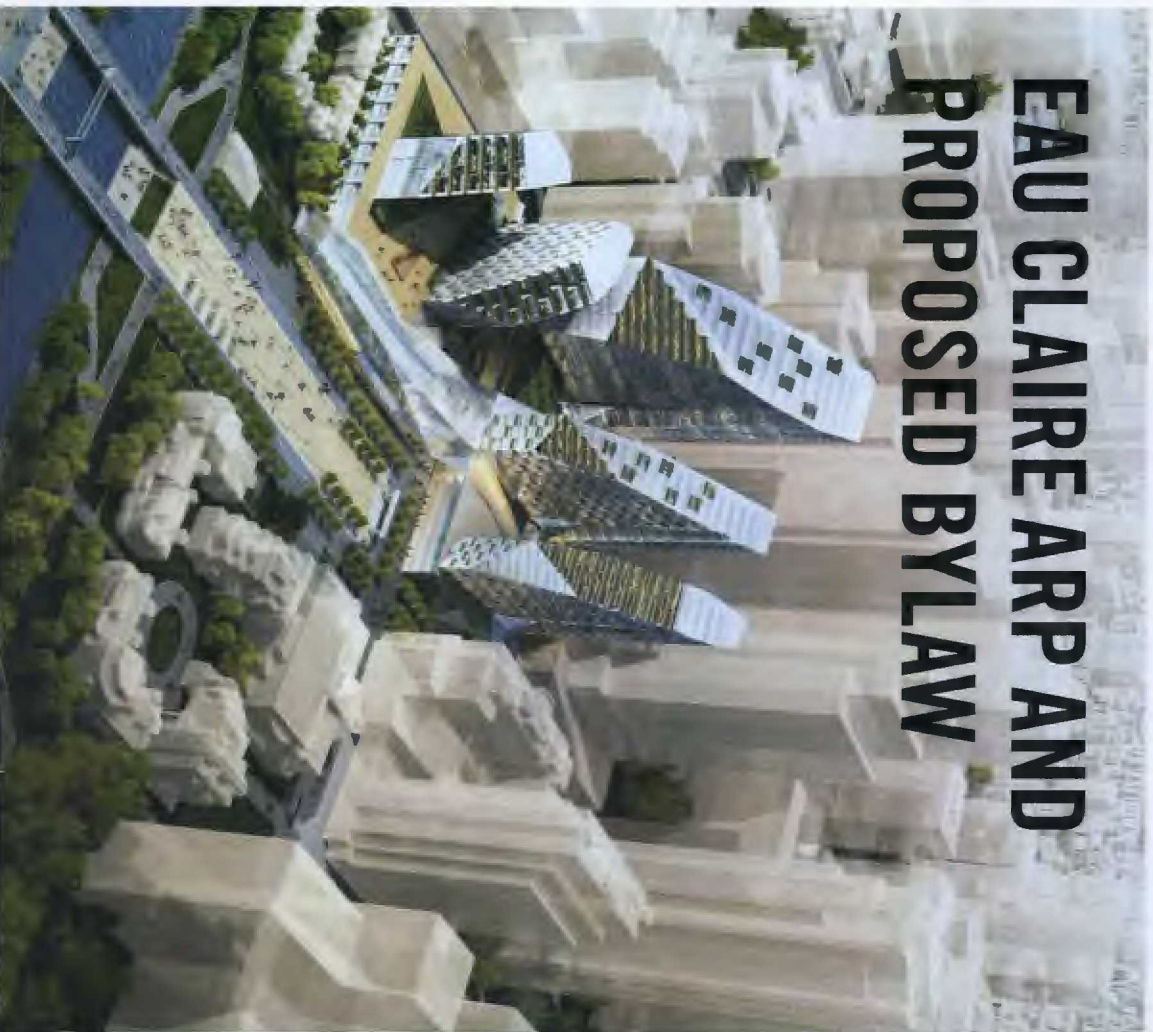


Carved by the **Sun** - respecting the **Bow**





# EAU CLAIRE ARP AND PROPOSED BYLAW



The Eau Claire Market vision meets **95%** of the criteria in the **Eau Claire ARP.**

Amendments to 10 clauses about:

- Office Use and Density
- Sunlight Protection at Eau Claire Plaza
- Connecting to the +15 System
- Relocating the Smokestack



# ARP Goals - Overall & E1

The following goals of the ARP have been developed, based on City policies for the downtown and input from the Eau Claire community and local organizations:

■	3.1	To establish policies for achieving development and change in Eau Claire, within the overall context provided by the General Municipal Plan and Core Area Policy Brief.
■	3.2	To encourage the redevelopment of the Eau Claire area as a primarily residential neighbourhood, with commercial uses concentrated close to the downtown commercial core and the Barclay Mall.
■	3.3	To establish a development pattern that creates a strong sense of neighbourhood identity and character.
■	3.4	To achieve a more pedestrian and human scale environment in Eau Claire.
■	3.5	To create an overall built form which responds to Eau Claire's unique location between the downtown commercial core and the Bow River, and adjoining Prince's Island.
■	3.6	To encourage medium to high-density forms of residential development, to accommodate a range of household types and incomes.
■	3.7	To provide for the growth of commercial and recreational activities in the area and their use by large numbers of visitors.
■	3.8	To ensure that commercial uses are compatible, as far as is practical, with adjoining residential uses.
■	3.9	To enhance the quality and accessibility of community facilities and amenities, particularly the riverbank, for the benefit of local residents, workers and visitors.
■	3.10	To create an innovative street environment with a unique character which will encourage the pedestrianization of the area.
■	3.11	To encourage safe and efficient vehicular and pedestrian movement throughout the area.
■	3.12	To promote a healthy physical environment in Eau Claire.
■	3.13	To encourage the preservation, where practical, of heritage buildings and features in the community.
■	3.14	To provide sufficient flexibility in the Plan to allow for changing market conditions.

The following policies have been set out for the E1 lands -Eau Claire Market Site

■	6.0B.4.1	To establish a vital, high-quality mixed-use redevelopment that has active edges interaction with the Eau Claire Plaza, riverfront and surrounding residential developments.
■	6.0B.4.2	To facilitate primarily residential mixed-use buildings that will provide an increase of approximately 1000 residential units and contribute towards a residential population of approximately 5000 people for Eau Claire.
■	6.0B.4.3	Set Direct Control guidelines to ensure that the residential component is sensitively-designed to minimize the impact of commercial activities on residential units, protect residents' privacy, provide amenity space and require separate access for residential and commercial uses.
■	6.0B.4.4	To encourage a mix of residential unit types to accommodate a diverse population and support a mix of commercial land uses.
■	6.0B.4.5	To ensure that a sufficient mix of retail commercial and entertainment is provided to meet the needs of the local residents such as a grocery, health, community association facilities, childcare and seniors amenities, as well as, meet the needs of workers and visitors in the area.
■	6.0B.4.6	To ensure that the retail commercial uses are designed to contribute to a pedestrian-scaled environment and add "vitality" to both public and private streetscapes.
●	6.0B.4.7	<p>To support a "non-traditional" office typology that is different in form and design from atypical corporate office space. The "non-traditional" office typology provides unique character spaces with a focus towards innovative and creative services such as artist, architects, technology companies, cultural industries, electronic arts, as well as applied office space for doctors, dentists, wellness programs, etc. The intent is to provide innovative office uses that contribute to the "vitality" of the area by providing a creative mix that will enhance a day and night environment. Such "non-traditional" office space shall only be support for this precinct:</p> <ul style="list-style-type: none"> <li>• As part of the redevelopment of a mixed use building that includes residential;</li> <li>• On upper levels of a podium of a building and will not be supported in any form at-grade or in a high-rise tower;</li> <li>• With a maximum, cumulative, gross floor area of 27,884 square metres (300,150 square feet) and</li> <li>• With a maximum at-grade office lobby frontage of 7.5 metres</li> </ul>
■	6.0B.4.8	To provide a high-quality public realm through pedestrian-scaled building treatment interfaces, legible pedestrian movement systems through the redevelopment and urban design features that promote active and comfortable streetscapes.
●	6.0B.4.9	To ensure active streetscapes, only at-grade pedestrian linkages (i.e. no +15 bridges) will be supported as a connection between the mixed-use precinct and surrounding developments. See also 12.4.3 Pedestrian Circulation.
■	6.0B.4.10	To ensure that redevelopment supports "vitality" on the Eau Claire Plaza, all-seasons, day and night by providing active land uses at-grade, transparent windows and land use opportunities for "eyes on the park" from upper levels.
■	6.0B.4.11	To establish an urban grid through the redevelopment that provides strong pedestrian and traffic -calmed vehicular connectivity to support access and "vitality" to the redevelopment of Eau Claire Plaza and seeks to integrate an urban environment with the natural riverfront.

# Summary of DC Bylaw Revisions

## 1. Format – Standardize the DC

- Revised format only of certain sections to more closely replicate City standards

## 2. Core District – Simplify the DC

- Replaced sections 9-17 with a core district – Commercial Residential District Part 13 Division 1

## 3. Shadows – Articulate Specific Areas of Shadow

- Amended subsection 18(2), which details only those areas of shadow we require for the Concept Plan design

## 4. Concept Plan – Greater Certainty re Design and Residential Commitment

- Added the Concept Plan, which applies to both Sites 1 and 2, as a DC schedule [section 20]

## 5. Site 1 – Greater Certainty re Design and Residential Commitment

- reduced cumulative maximum FAR from 11.0 to 10.0 [section 23(1)]
- increased minimum residential FAR from 3.5 to 4.0 [section 23(2)]
- reduced podium height from 30 m to 20 m except where shown on Concept Plan [section 25(1) etc.]
- reduced maximum height of tower from 135 m to 127 m
- increased minimum residential FAR that must be constructed before office use from 3.5 to 4.0 [section 32]
- added the requirement that any DP application must conform with the DP plans attached as a DC schedule [section 33]

## 6. Site 2 – Greater Certainty re Design and Residential Commitment

- increased minimum residential FAR from 1.75 to 2.0 [section 35(2)]
- restricted towers to residential use only [section 35(4)]
- amended restriction on large restaurants so they cannot front onto the northern edge of Site 2 [section 38]



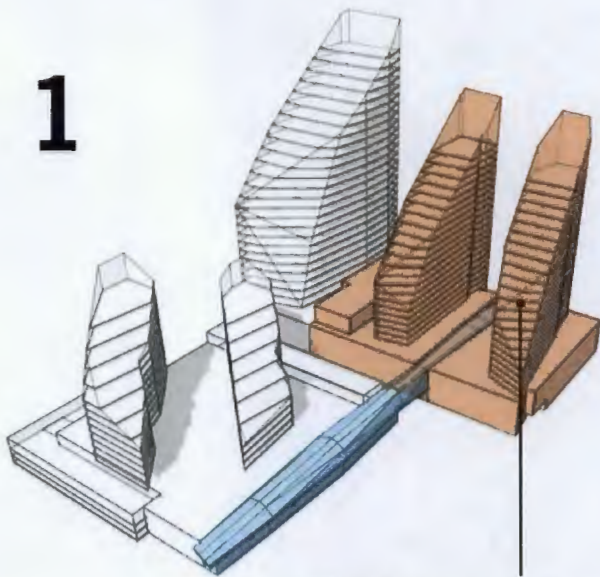
# RESIDENTIAL GFA COMPARISON

	CURRENT BYLAW	PROPOSED BYLAW
MAXIMUM GFA	1,089,000 SF	1,097,500 SF
MINIMUM GFA	0 SF	Site 1: 628,612 SF Site 2: 303,542 SF Total: 932,154 SF

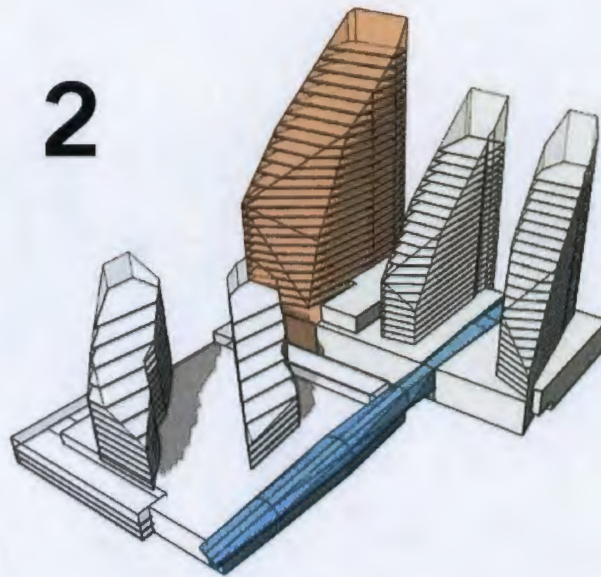
The Site 1 Minimum Residential GFA is 79,000 SF more than the Residential Gross Floor Area in the Development Permit approved under the Current Bylaw.

# A Phased development

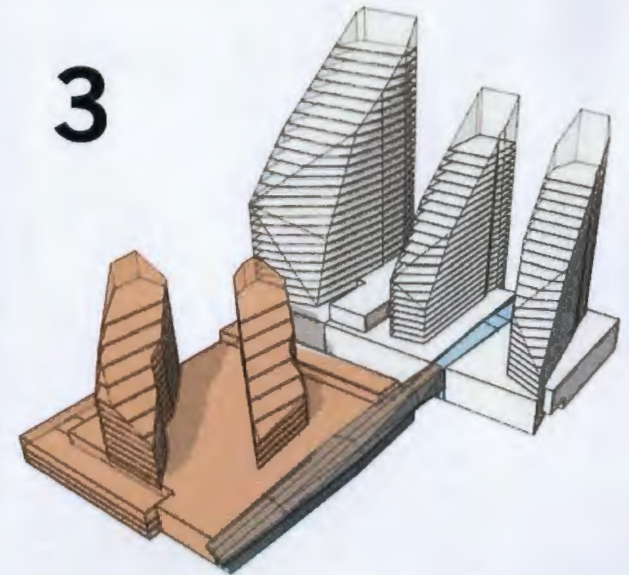
1



2



3



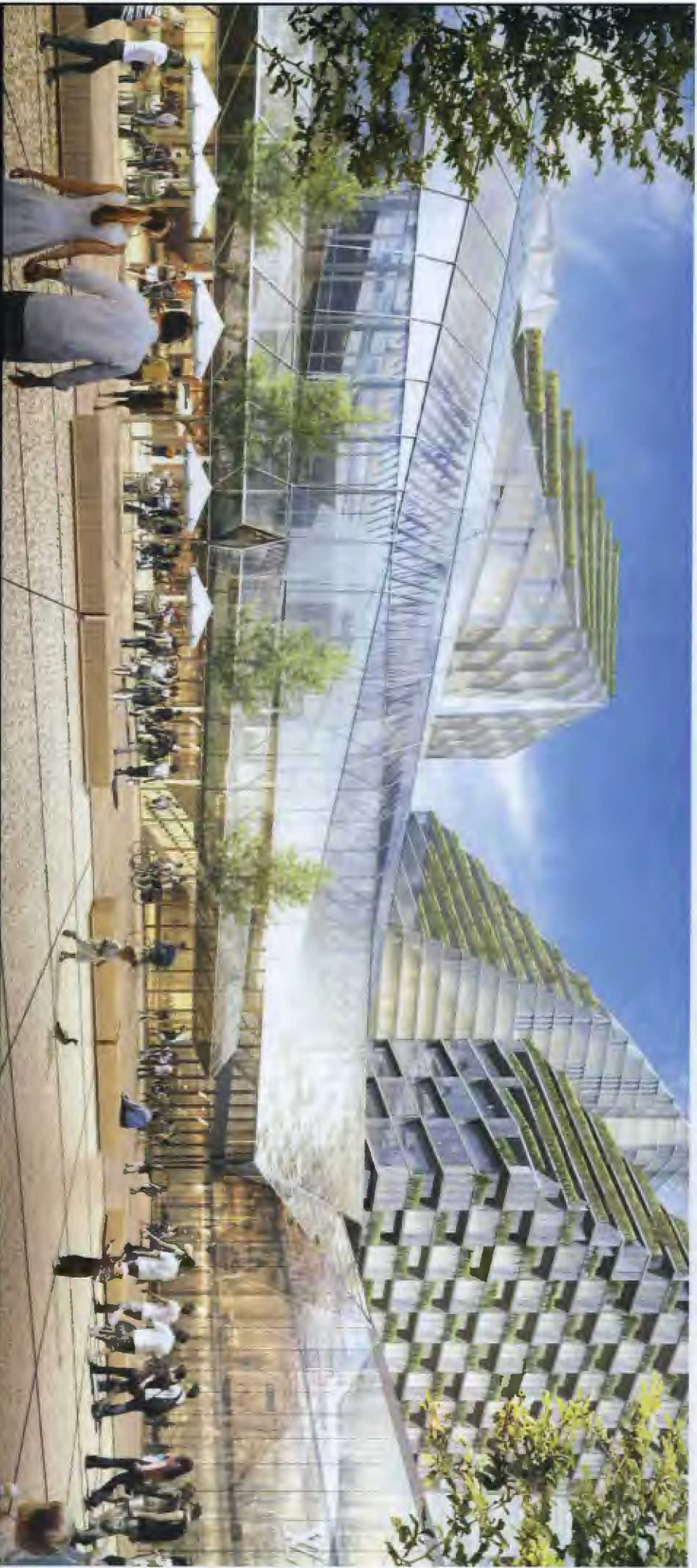
The bylaw requires that a minimum of **628,612 sf of Residential uses** must be built before office uses



# OFFICE GFA COMPARISON

	CURRENT BYLAW	PROPOSED BYLAW
MAXIMUM GFA	300,150 SF	300,000 SF
MAX GFA WITH BONUSING		636,000 SF

We are proposing an additional 336,000 sf of Office uses in a tower form, through bonusing.



Office density bonusing provides a \$9.5 million **contribution** to the **Eau Claire Plaza** Revitalization Fund.

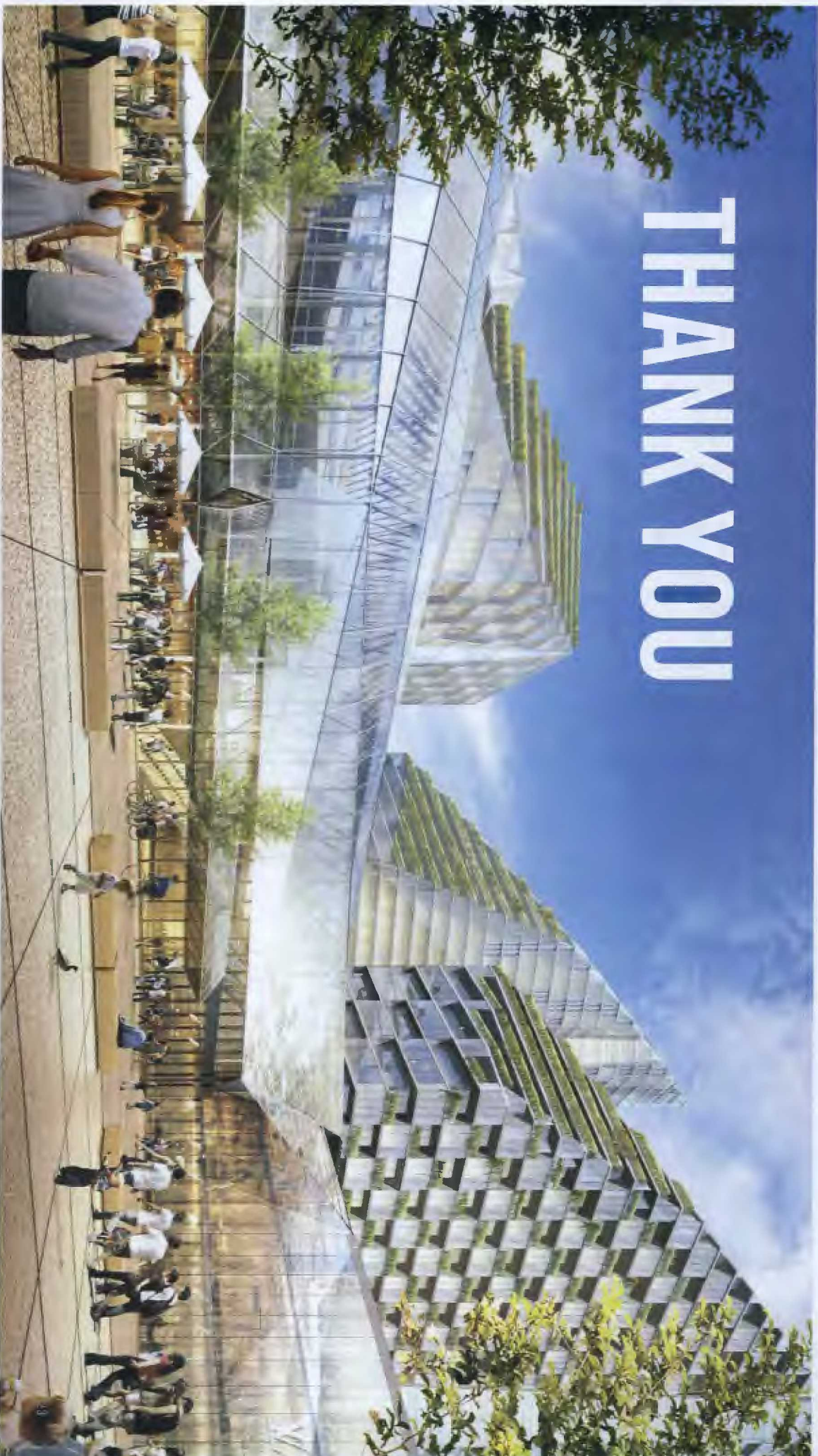


# TOTAL GFA COMPARISON

	CURRENT BYLAW	PROPOSED BYLAW
MAXIMUM GFA	1,855,000 SF	2,178,614 SF

We are proposing an additional 323,614 sf of mixed-use space.

# THANK YOU





# **APPENDIX:**

## **FURTHER DETAILS AND SUPPORT MATERIAL**

# OFFICE IN MIXED-USE PRECEDENTS

	% Residential	% Office	% Retail
Mixed-Use average	42%	36%	22%
Eau Claire Market	52%	30%	17%

The project vision has more Residential and less Office GFA than the average of the following projects



# MARINE GATEWAY



Transit Oriented  
Development

865,000 sf

37% Residential  
30% Office  
33% Retail

# KEYNOTE URBAN VILLAGE



Downtown Calgary

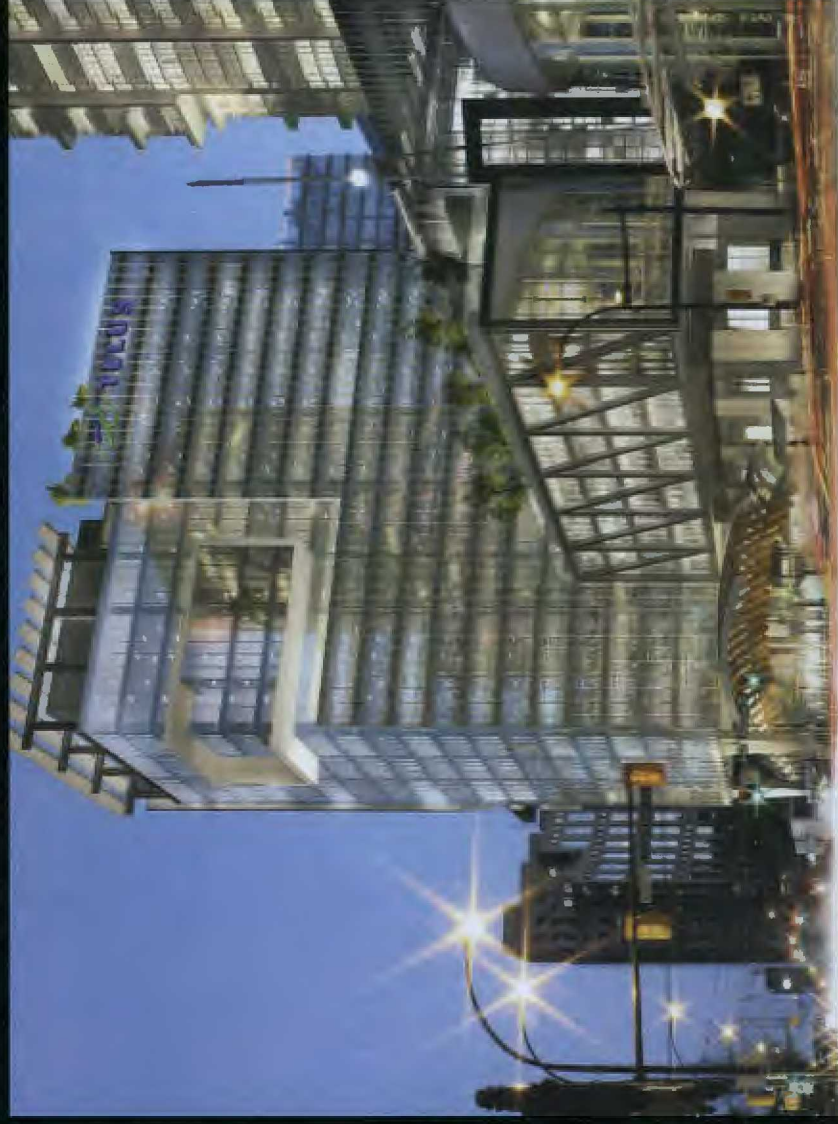
800,000 SF



57% Residential  
35% Office  
8% Retail



# TELUS GARDEN



Downtown Vancouver

1,000,000 SF

46% Residential

47% Office

7% Retail

# CROSSROADS



Broadway, Vancouver

293,000 SF



27% Residential

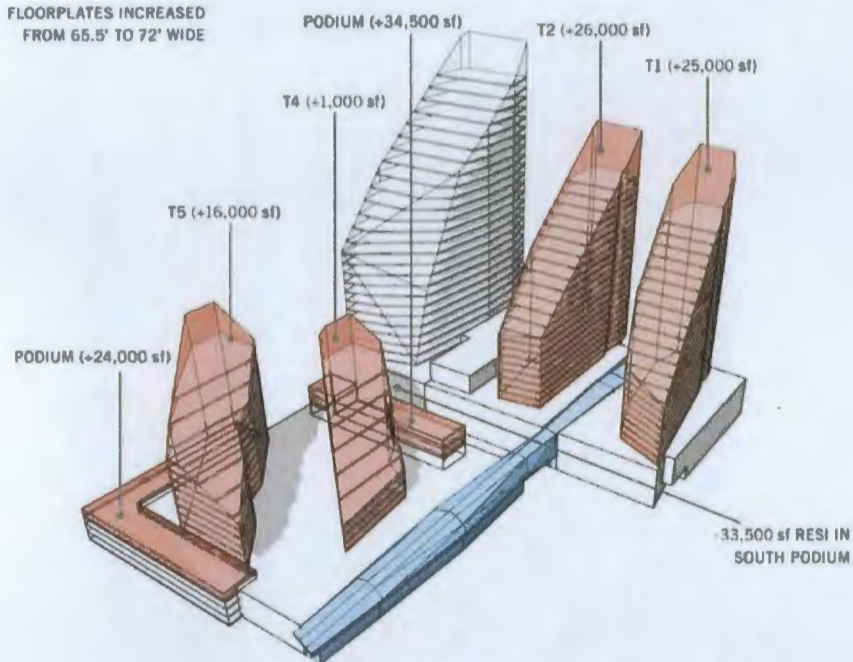
33% Office

40% Retail



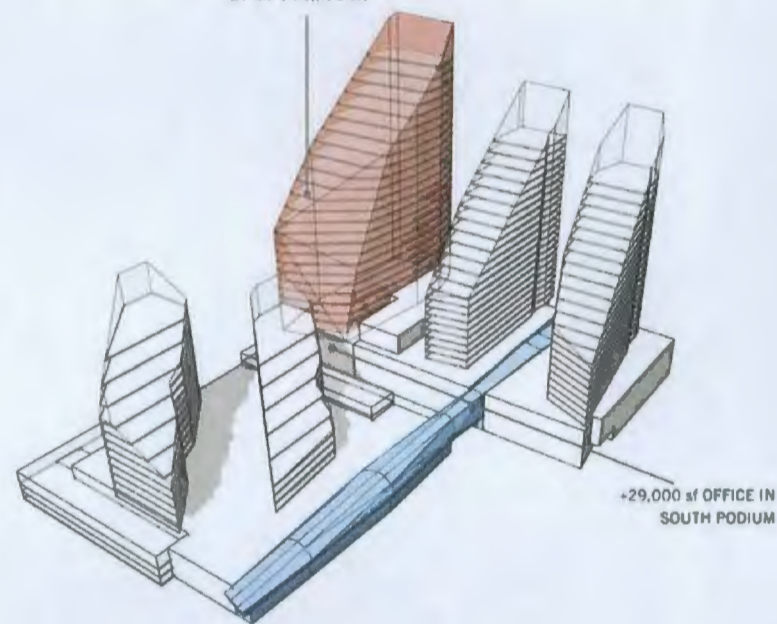
# Responding to CPC - Massing & Area Revisions

FLOORPLATES INCREASED  
FROM 65.5' TO 72' WIDE



	TOTAL RESI GFA	PHASE 1 DP RESI GFA
JULY 2015	1,097,000 sf	689,000 sf
MARCH 2015	1,004,000 sf	642,000 sf
2008 MAX RESI GFA	1,089,000 sf	
2008 DP RESI GFA		550,343 sf

REDUCED HEIGHT OF TOWER 3  
BY 8m (-65,000 sf)



	TOTAL OFFICE GFA
JULY 2015	636,000 sf
MARCH 2015	669,000 sf

# Responding to CPC - Shadow Reductions

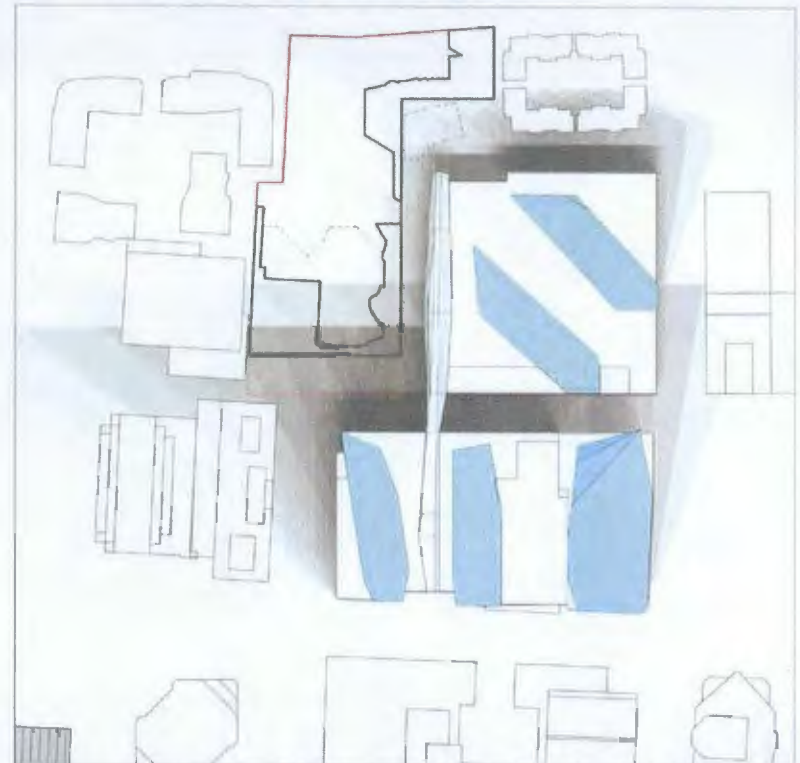


**March 2015**

SHADOWS OF EXISTING CONTEXT AND MARCH 2015 DEVELOPMENT

SEPTEMBER 21 10:00am TO 2:30pm

AVERAGE % SHADOW FROM EXISTING/APPROVED PROJECTS =	11.1
AVERAGE % ADDED FROM PROJECT =	5.6



**July 2015**

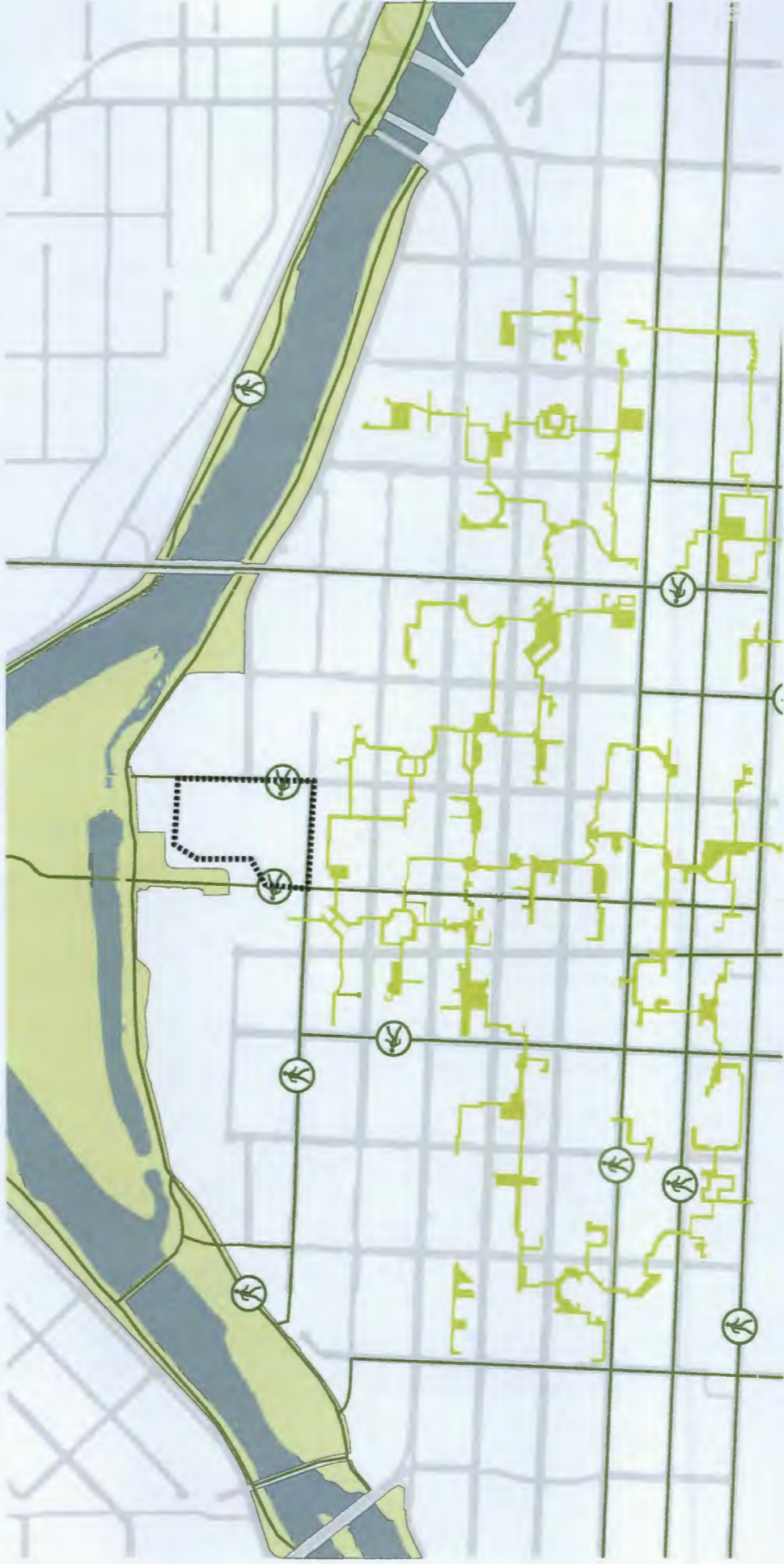
SHADOWS OF EXISTING CONTEXT AND PROPOSED JULY 2015 DEVELOPMENT

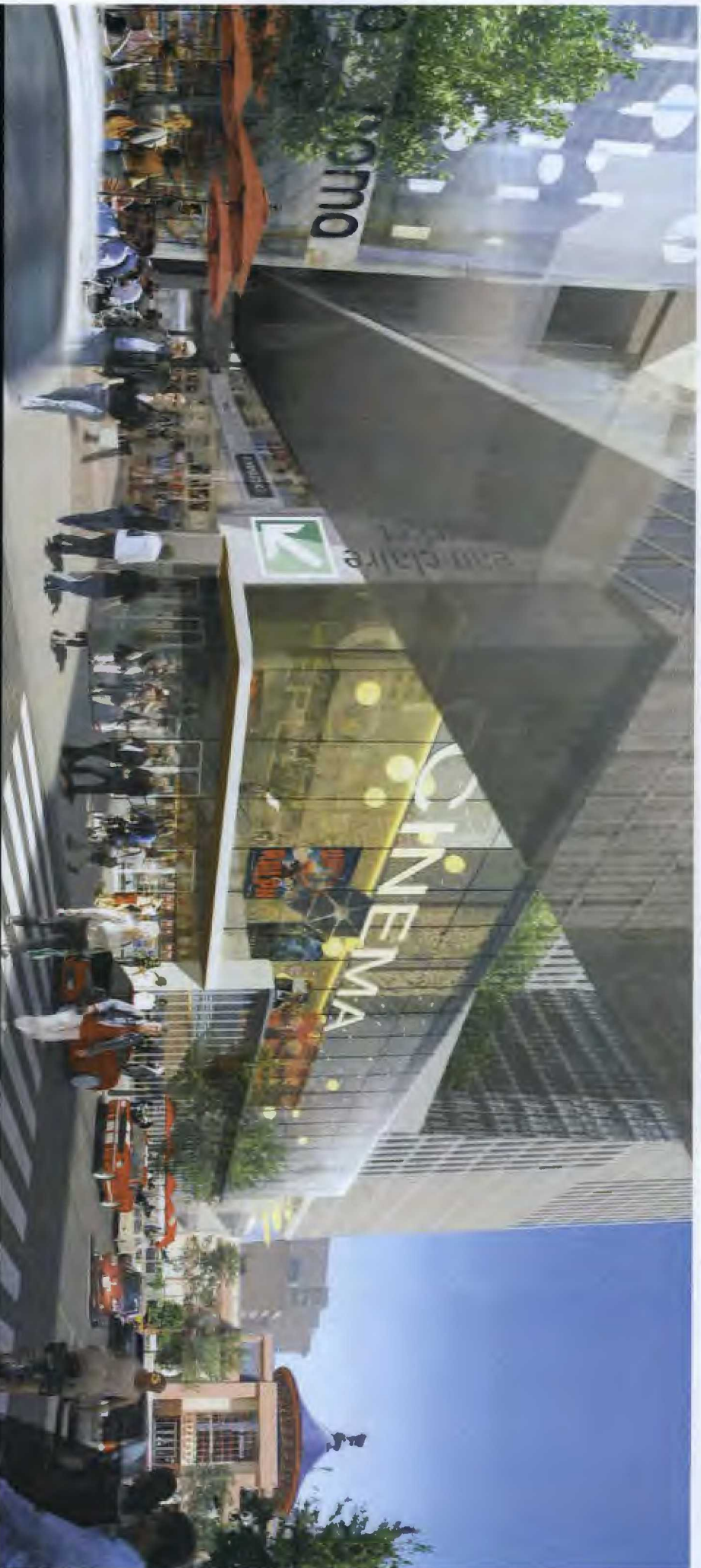
SEPTEMBER 21 10:00am TO 2:30pm

AVERAGE % SHADOW FROM EXISTING/APPROVED PROJECTS =	11.1
AVERAGE % ADDED FROM PROJECT =	4.7
REDUCTION IN SHADOW LENGTH =	40 ft
REQUESTED RELAXATION REDUCED =	27%



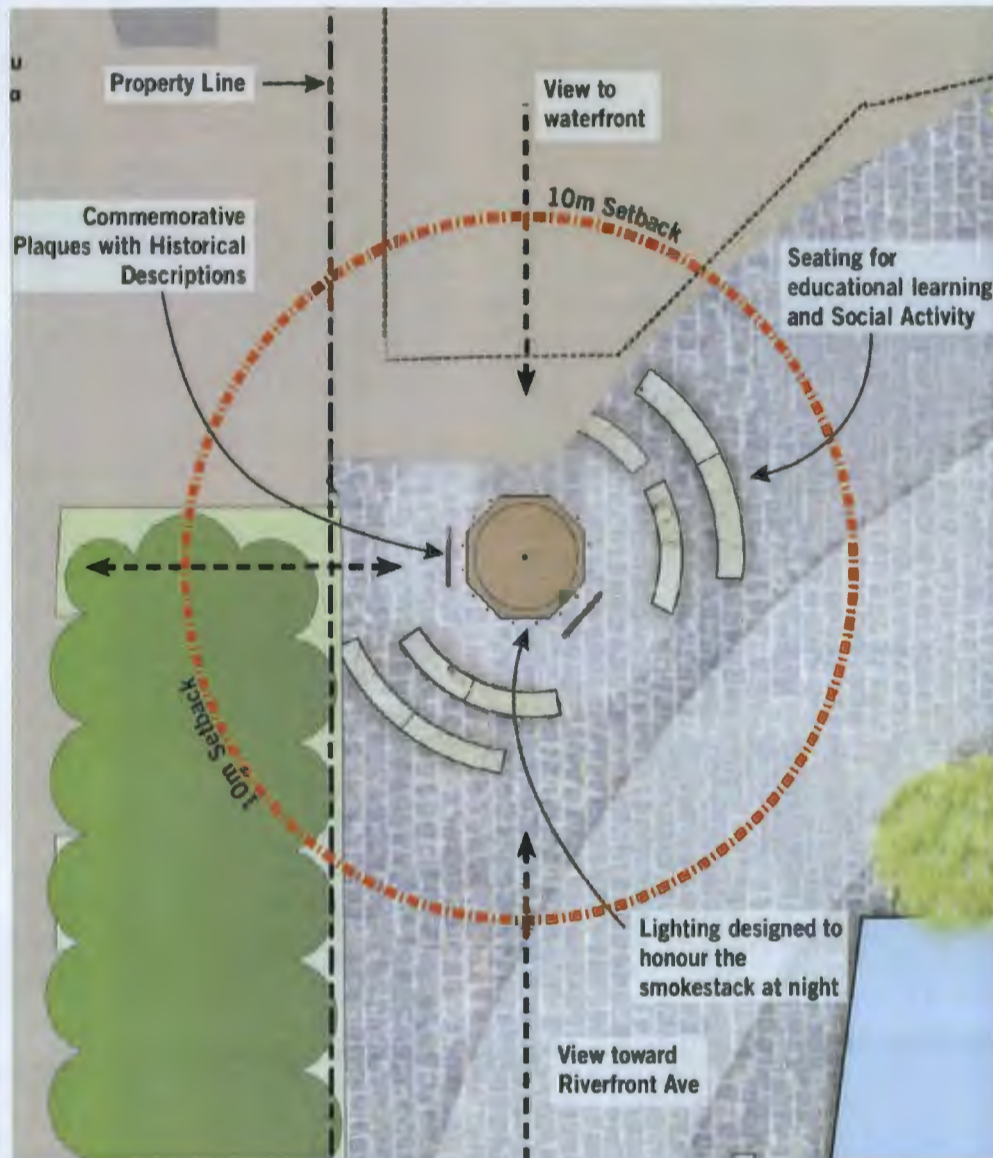
The +15 system brings you to a Civic Destination





+15 bridges will be designed with **key view corridors** preserved.





**Interpretive** information, seating and amenities will be incorporated to promote **education** of its **historical** significance.

