

BYLAW NUMBER 35P2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE EAU CLAIRE AREA
REDEVELOPMENT PLAN BYLAW 2P95**

WHEREAS it is desirable to amend the Eau Claire Area Redevelopment Plan Bylaw 2P95, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Eau Claire Area Redevelopment Plan Amendment Number 8 Bylaw."
2. The Eau Claire Area Redevelopment Plan attached to and forming part of Bylaw 2P95, as amended, is hereby further amended as follows:
 - (a) Delete the existing Figure 4 entitled "Major Building Locations" and replace with the revised Figure 4 entitled "Major Building Locations", attached hereto as Schedule A.
 - (b) In Section 2.8, at the beginning of the second sentence, insert "In 2015".
 - (c) Delete the existing Figure 6 entitled "Potential Major Land Uses, Densities and Building Heights" and replace with the revised Figure 6 entitled "Potential Major Land Uses, Densities and Building Heights", attached hereto as Schedule B.
 - (d) In Section 6.1.4, in the third sentence, delete the words "31,850 square metres (342,842 square feet)" and replace with the following:

"range of 31,850 to 33,445 square metres (342,842 to 360,000 square feet)."
 - (e) In Section 6.0B.4.1, after the first sentence, insert the following:

"Where existing residential developments are adjacent to proposed new development, a residential-to-residential interface will also be considered as an appropriate/active edge."
 - (f) In Section 6.0B.4.7, delete the text and replace with the following:

"To support office typologies provided they are appropriately designed for their context. Metrics of evaluation for office typologies may include, but are not limited to: Height, massing, scale, shadow, privacy, proximity to surrounding uses and other such factors as deemed appropriate by the approving authority. Such office space shall only be supported for this precinct when designed:

- As part of a mixed-use development that includes residential, commercial and retail uses that contribute to the vitality of the area and provide for comprehensive community amenities;
- With a maximum cumulative gross floor area of 59,086 square metres (636,000 square feet); and
- With a maximum at-grade office lobby frontage of 30 metres along each facade of a lobby.

Such office space in a tower form shall only be supported for this precinct when:

- designed to be appropriately scaled;
- Located adjacent to any existing office development or parcels allowing future office development pedestrian podium; and
- Located above grade in any building form.”

- (g) In Section 6.0B.4.9, delete text in its entirety
- (h) In Section Policy 9.3.9, delete text in its entirety
- (i) In Section 11.4.6(d), delete the text and replace with the following:

“the area of the Eau Claire Plaza

- a. north of a line drawn parallel and 120 feet north of the 1 Ave. S. right-of-way and west of a line drawn 45 feet from the east boundary of the Plaza, from 10:00 am to 4:00pm, MDT on September 21;
- b. north of a line drawn parallel and 110 feet north of the 1 Ave. S. right-of-way from 12:30 pm to 4:00 pm, MDT on September 21; and
- c. north of a line drawn parallel and 110 feet north of the 1 Ave. S. right-of-way and west of a line drawn parallel to and limited to 50 feet from the east boundary of the Plaza from 2:30 pm to 4:00 pm, MDT on September 21.”

- (j) In Section 12.4.3, delete the text and replace with the following:

“In order to reinforce a vibrant public realm for residents of Eau Claire and users of Eau Claire Plaza and surrounding amenities as well as preserve views of the escarpment to the north along Barclay Mall and to the Chinese Cultural Centre along 2 Avenue SW, at grade pedestrian linkages will be prioritized.”

- (k) In Section 13.2, add in the following at (b) and renumber accordingly:

“An LRT station is planned in the vicinity of 2 Street SW. It is desirable to provide direct pedestrian access from the Eau Claire Area to the LRT station. With the first Development Permit applications, the developer of the E1 lands will be required to enter into a Development Agreement to finance a portion of the LRT Station/pedestrian connection, subject to the approval of the General Manager of Transportation.”

3. This Bylaw comes into force on the date it is passed.

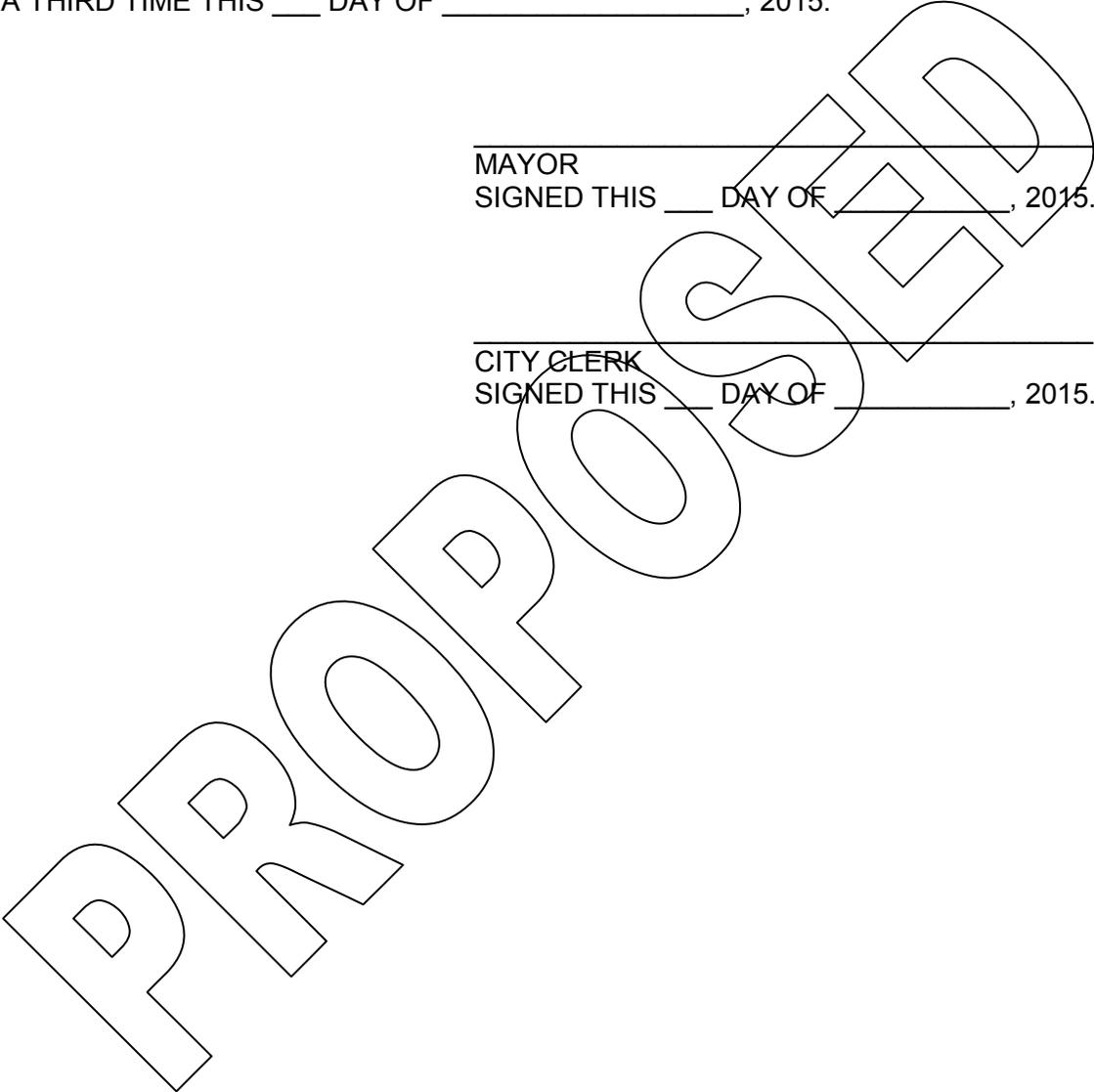
READ A FIRST TIME THIS ___ DAY OF _____, 2015.

READ A SECOND TIME THIS ___ DAY OF _____, 2015.

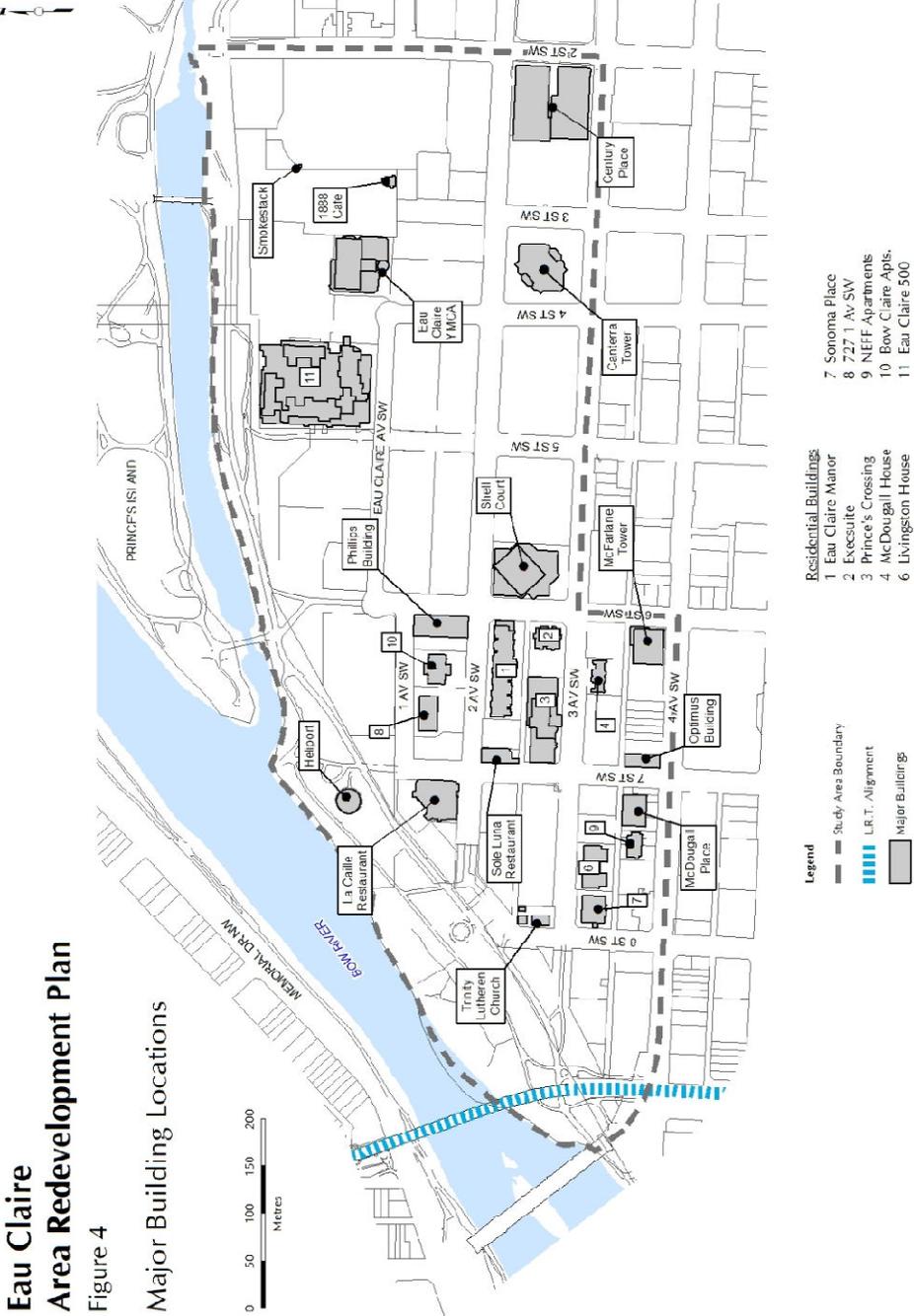
READ A THIRD TIME THIS ___ DAY OF _____, 2015.

MAYOR
SIGNED THIS ___ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2015.



SCHEDULE A

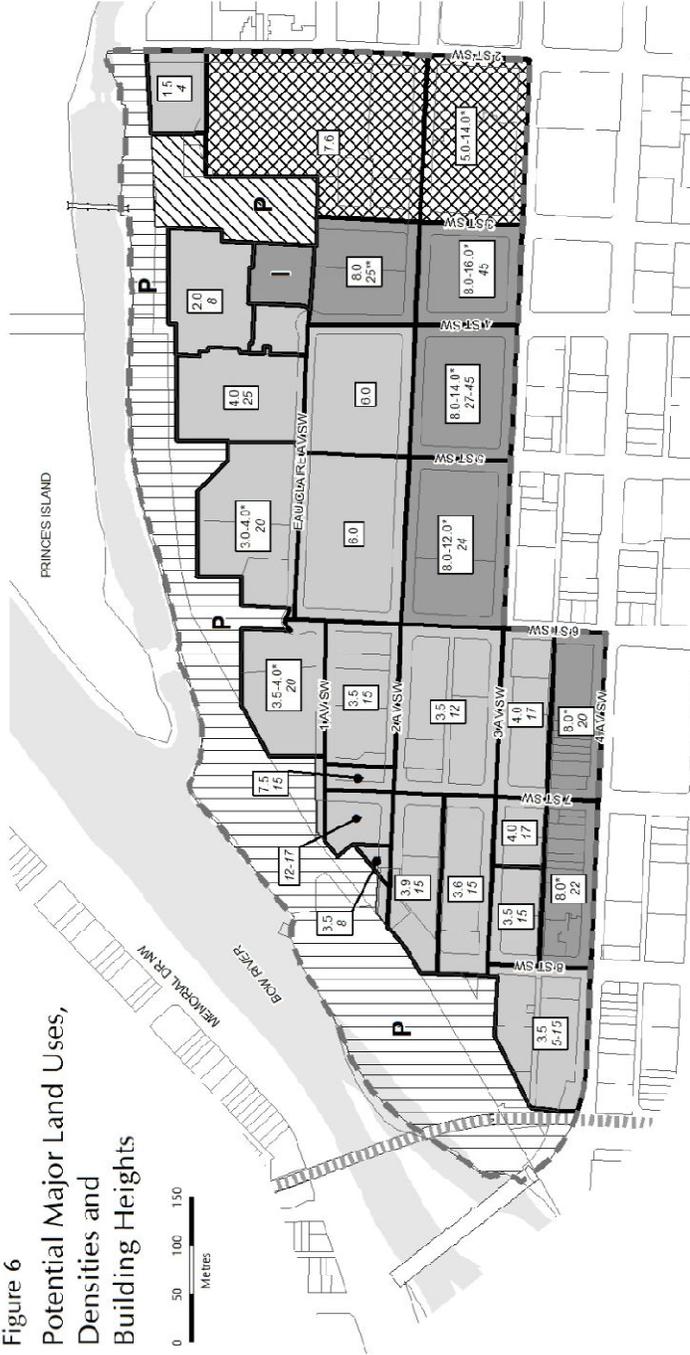


PROPOSED

SCHEDULE B

Eau Claire Area Redevelopment Plan

**Figure 6
Potential Major Land Uses,
Densities and
Building Heights**



Approve: 2/15/15
 Amend: 9/1/2012
 Amend: 10/1/2015
 Amend: 10/2/2011

The map is conceptual only. No measurements of distances or areas should be taken from this map.

CITY OF CALGARY
 (2012) - 38 FENNELL AVE, P.O. BOX 107
 CALGARY, ALBERTA T2C 1E3

X:\27 - Eau Claire - APP\Business_Tech_Sev\GIS\document_maps\density_and_height.mxd

Legend

- Public Area Boundary
- Public Open Space
- Institutional
- Maximum Floor Area Ratio
- Maximum Building Stories
- Require Use of Density Panel or Bonus. See Section 6.0B.5
- 25 Stories Maximum for One Tower
- 23 and 15 Stories if Two Towers

P Public Open Space

I Institutional

4.0 Maximum Floor Area Ratio

25 Maximum Building Stories

Residential

Commercial

Mixed Use

Public Open Space

Eau Claire Plaza

NOTE: Maximum building stories on sites adjacent to the riverbank may be affected by sun shadow guidelines

PROPOSED