

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the greater downtown community of Eau Claire at the northeast corner of Eau Claire Avenue SW and 4 Street SW. The site is approximately 0.4 hectares (0.99 acres) in area, has dimensions of approximately 62.0 metres wide and 64.0 metres deep and is served by vehicular access at Eau Claire Ave SW and 4 Street SW. The site is directly across from Eau Claire Plaza to the east, multi-residential development (4 buildings) directly north and west, and office and hotel development directly south. The site is approximately 200 metres (two-minute walk) from transit route 449 (Eau Claire/Parkhill) and to the future Green Line station along 2 Street SW.

Community Peak Population Table

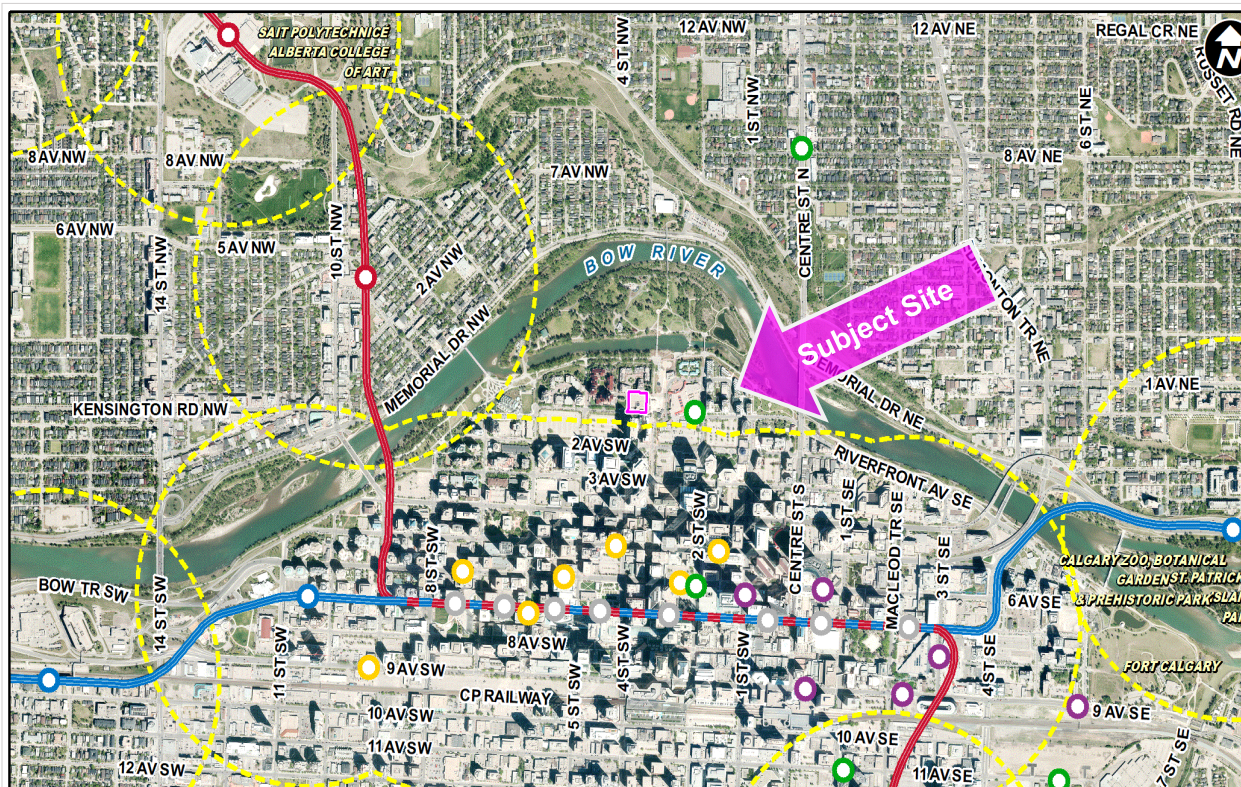
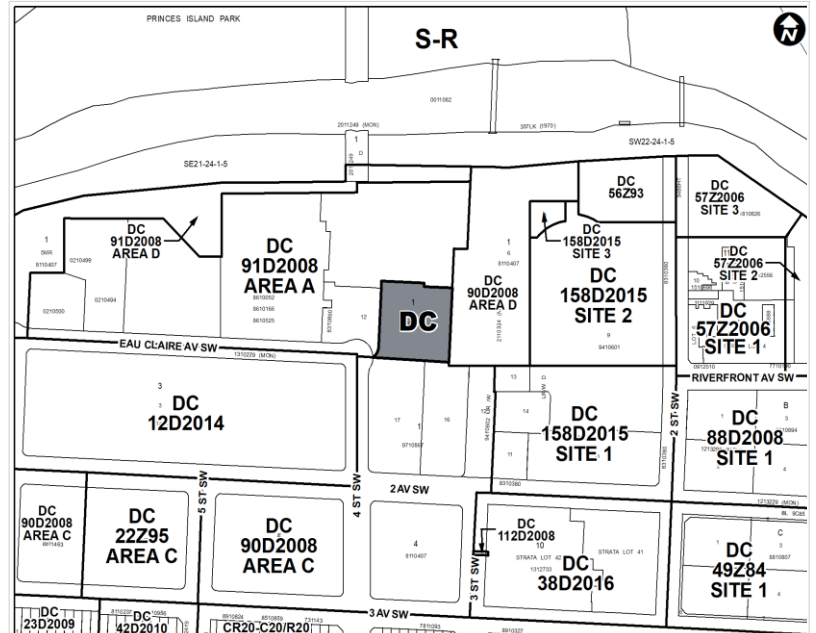
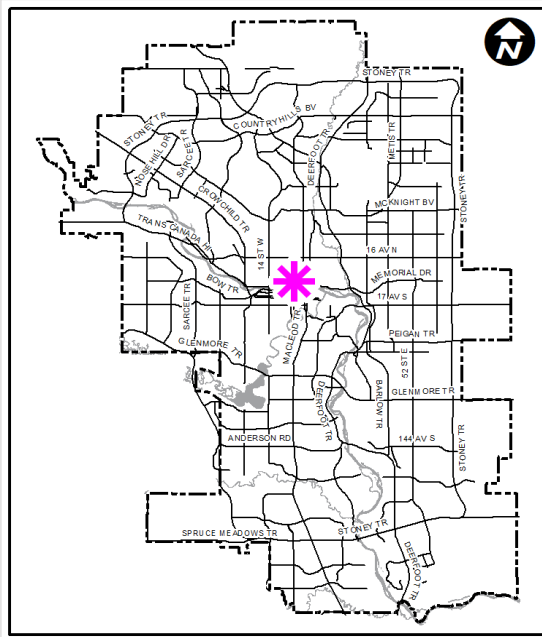
As identified below, the community of Eau Claire reached its peak population in 2019.

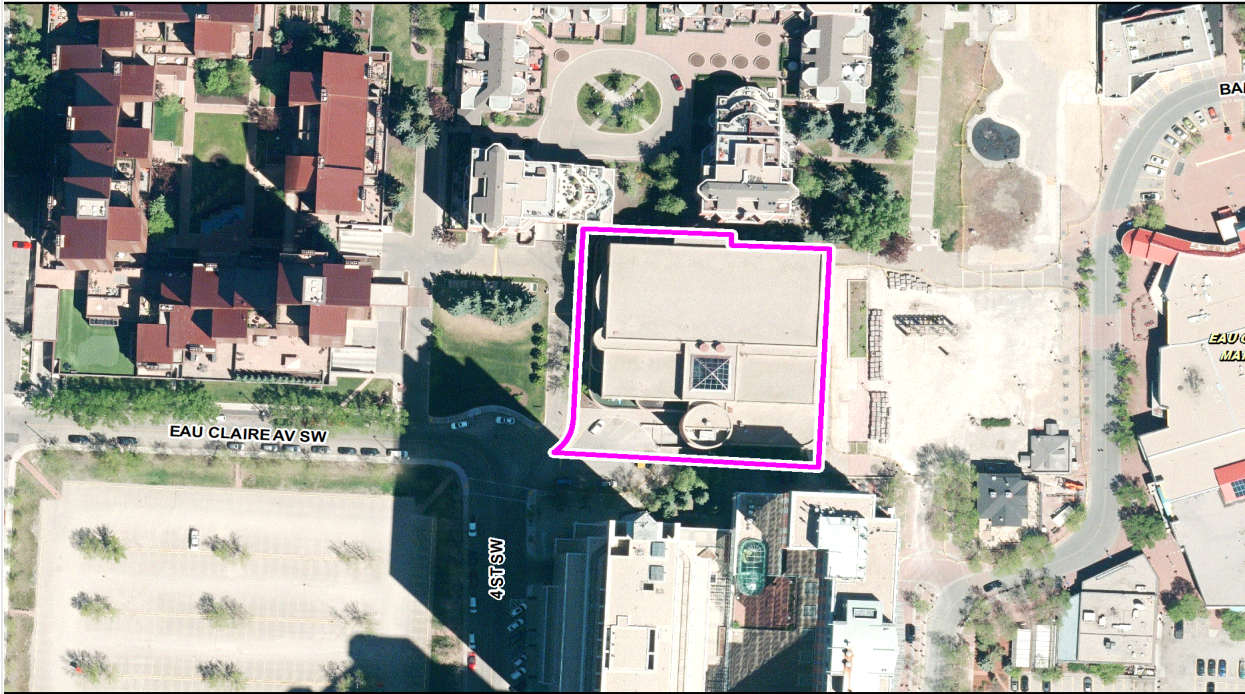
Eau Claire	
Peak Population Year	2019
Peak Population	2,030
2019 Current Population	2,030
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Eau Claire Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District [91D2008](#) is based on the rules of Part 10 of Bylaw 1P2007 that was removed through Council's adoption of Bylaw 33P2013 on 2014 June 9 and replaced by Part 13 of Bylaw 1P2007. DC 91D2008 applies to a wide range of parcels in Eau Claire and is intended to accommodate a range of residential, commercial, and mixed-use development through two distinct sets of area-specific land use rules. The subject site is located in Area "A" as recognized in this DC District and further, as a special site recognizing the former YMCA building as the sole use allowed with no additional land use rules for this site.

The proposed DC District is based on the Centre City East Village Mixed Use (CC-EMU) District and would allow for mixed-use development. A maximum FAR of 8.0 proposed is supported by sun-shadow and massing studies undertaken by both the applicant and Administration. While there is no maximum building height proposed, massing studies have been undertaken by both Administration and the applicant, demonstrating that a maximum density of 8.0 FAR can be accommodated while maintaining full compliance with the sunlight preservation policies of the Eau Claire Area Redevelopment Plan (ARP). The main purpose of the DC District is to implement land use rules accommodating commercial, institutional, and residential uses closer to grade (in a podium format) and only residential uses in the tower portion of the building, above the podium. A maximum tower floor plate area of 930 square metres is allowed upon meeting a set of design criteria (found in the proposed policy amendments) to ensure such building portions are proportional to the surrounding residential development within its local context. Furthermore, the DC District implements bonus density provisions for additional office

density proposed above the established maximum density of 1.5 FAR, allowed below the tower portion. The bonus density provision allows for a contribution to the Eau Claire Plaza Revitalization Fund and is similar to rules applied in previous DC Districts adopted by Council within sites located in Eau Claire.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics and site constraints attributed to the site. This proposal allows for the applicant's intended vision for a mixed-use development to be fulfilled while maintaining the CC-EMU District base to accommodate mixed use development in a wide variety of building forms and uses. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 8 of the DC District Bylaw. Section 8 incorporates the rules of the CC-EMU District that is the base district found in Bylaw 1P2007, where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Site specific rules for floor plate restrictions, building setbacks, use area, motor vehicle parking stall requirements, required bicycle parking stalls are also listed as rules that may be relaxed, subject to the Development Authority finding criteria of Section 36 in the Land Use Bylaw being satisfied.

Policy Amendment

A major policy amendment is required to acknowledge the re-purposing of the subject site from 'Institutional' to 'Mixed-Use'. Since its adoption, the *Eau Claire ARP* has never envisioned any other development beyond the YMCA building on the subject site. There are no maximum height and density policies for the subject site within the existing policy. The redesignation of the subject site to 'Mixed-Use' seeks to establish a maximum density (in FAR) of 8.0 while ensuring only residential uses would be allowed in a tower component of a future development, ensuring compatibility with the residential nature of the surrounding context.

The proposed urban design criteria for future development is aligned with the goals and objectives of the Residential and Commercial policies (as the mixed-use policies mandate). Furthermore, a mixed-use land use policy will accommodate more residential and commercial opportunities while enhancing daytime and evening activity in adjoining and nearby public open spaces (Eau Claire Plaza and River Walk).

The proposed maximum density is supported through the massing studies undertaken by both Administration and the applicant. Massing studies confirm a maximum density of 8.0 FAR on the subject site can continue to comply with the shadow restriction policies of the *Eau Claire ARP*, that are further reinforced as rules in the proposed DC District. The areas along the Riverbank and Eau Claire Plaza will continue to be protected from shadows imposed by new development proposed on the subject site, through criteria and time periods established, that are detailed in both proposed Policy amendments and DC District.

Existing references to the YMCA site throughout the policy document are also proposed to be either amended (to read as the ‘former YMCA site’) or deleted as necessary to ensure consistency throughout this ARP.

Development and Site Design

If the proposed policy amendments and land use redesignation are approved by Council, the rules of the DC District along with policies of the ARP will provide guidance for future site development including building massing, height, landscaping, and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- Integration of the development and commercial uses within the public realm area shared with Eau Claire Plaza;
- Ensuring high quality finishes and materials are used that complement the local architecture; and
- Mitigation of shadowing over protected public open spaces, privacy and overlooking along adjoining residential development.

Transportation

Pedestrian access to the site is available from existing public open spaces in proximity to the site (River Walk), adjoining (Eau Claire Plaza) and existing sidewalks along Eau Claire Avenue SW, 4 Street SW, and Barclay Mall (3 Street SW).

The subject site is well served by the City’s existing bicycle pathway network. The existing pathway network connects to Riverwalk at 5 Street SW and through Eau Claire Plaza. There are existing on-street bikeways on 3 Street SW, 3 Avenue SW, and 5 Street SW in the immediate vicinity. The 5A network identifies future connections and upgrades for on-street bikeways for 5 Street SW between Eau Claire Avenue and 3 Avenue SW, and 3 Street SW, south of 3 Avenue SW.

The subject site is well serviced by Calgary Transit bus service. The site is approximately 200 metres (two-minute walk) from both existing bus stops for route 449 (Eau Claire/Parkhill). Additionally, the site is within 200 metres of the future Green Line LRT station (2 Street SW).

A Trip Generation Memo and Parking Analysis report was required for this application.

Vehicle access to the site is available from the southwest corner of the site along Eau Claire Avenue SW and 4 Street SW. Key vehicle access features to be considered as part of the development permit process include the appropriate provision for emergency access design requirements, which will satisfy the need to accommodate more than 100 dwelling units on the site. Administration confirms the public roadway and existing easements registered on adjoining parcels in favour of the city would accommodate sufficient emergency access to the subject site. However, further review may be required at the development permit stage to ensure the technical requirements to satisfy emergency access criteria are satisfied.

Environmental Site Considerations

No environmental considerations were identified.

Utilities and Servicing

Water, sanitary sewer and storm sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed policy and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Greater Downtown area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage the Greater Downtown area to accommodate at least 232,000 jobs and 70,000 residents within the next 60 years. The proposal contributes to achieving these overall goals by supporting the potential of high-density residential development and support commercial uses while complementing high-quality walking and wheeling connections within the Greater Downtown and communities along the River Walk.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Eau Claire Area Redevelopment Plan (Statutory – 1995)

The subject site is designated 'Institutional' in the [Eau Claire ARP](#) recognizing the YMCA providing uses servicing the Eau Claire community. However, specific land use policies were not established for this site when this ARP was originally established. An amendment is required to redesignate the subject site from 'Institutional' to 'Mixed Use' and to establish a maximum FAR of 8.0, in support of the proposed land use amendment. Furthermore, references to the YMCA building are to be updated to being the former YMCA, explaining the departure of the YMCA in 2020 and its eventual sale, throughout the ARP.