

# Proposed Amendments to the Eau Claire Area Redevelopment Plan

1. The Eau Claire Area Redevelopment Plan attached to and forming part of Bylaw 2P95, as amended, is hereby further amended as follows:

(a) In Section 2.0 Context, after subsection 2.9, add the following:

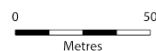
“2.10 Following the closure of the YMCA in 2021, the Eau Claire YMCA site was redesignated to a Direct Control District to accommodate mixed-use development contributing to the character and vibrancy of Eau Claire Plaza. As a result, policy changes were made to this ARP to guide the redevelopment of this site.”

(b) Amend the existing Map entitled ‘Figure 5 Generalized Land Use’ by changing 0.40 hectares ± (0.99 acres ±) located at 101 – 3 Street SW (Plan 8610839, Block 1, Lot 15) from ‘Commercial’ to ‘Mixed Use’ as generally illustrated in the sketch below:

## Eau Claire Area Redevelopment Plan

Figure 5

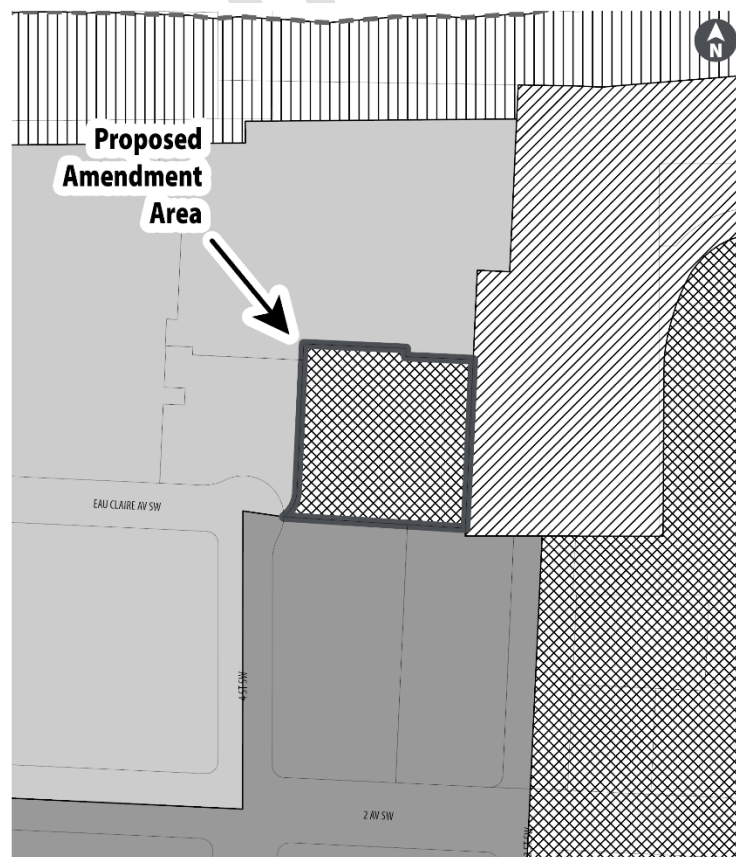
Generalized Land Use



### Legend

- Study Area Boundary
- Commercial
- ▨ Eau Claire Plaza
- ▩ Mixed Use
- ▤ Public Open Space
- Residential

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

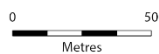


- (c) Amend the existing Map entitled 'Figure 6 – Potential Major Land Uses, Densities and Building Heights' by changing 0.40 hectares ± (0.99 acres ±) located at 101 – 3 Street SW (Plan 8610839, Block 1, Lot 15) from 'Commercial' with 'Institutional' to 'Mixed Use' with a maximum floor area ratio of 8.0, as generally illustrated in the sketch below:

**Eau Claire  
Area Redevelopment Plan**

Figure 6

Potential Major Land Uses,  
Densities and  
Building Heights

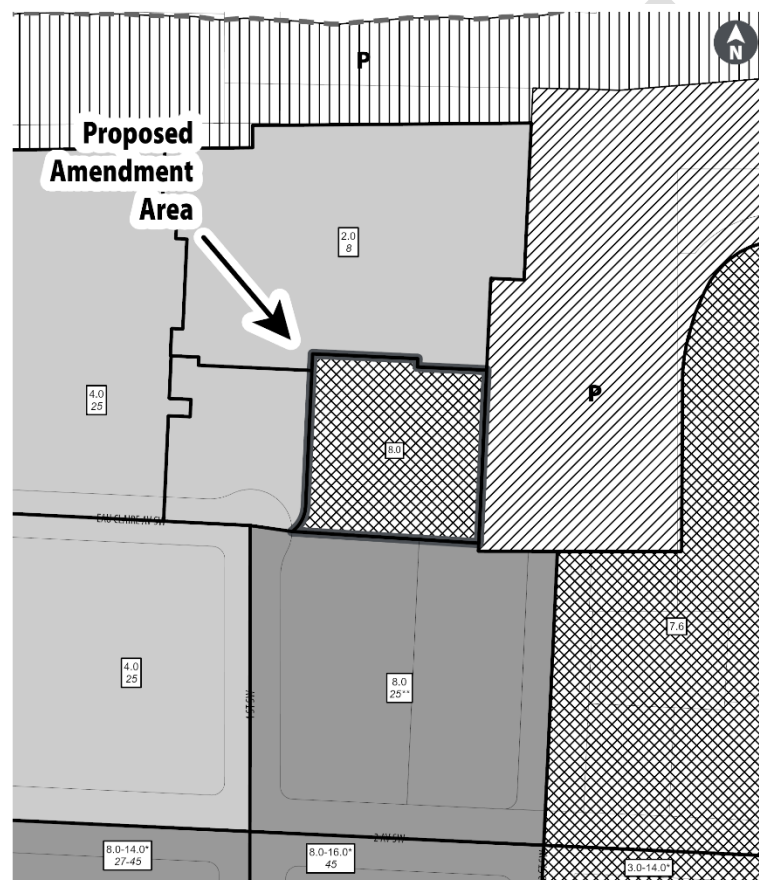


**Legend**

- Study Area Boundary
- Commercial
- Eau Claire Plaza
- Mixed Use
- Public Open Space
- Residential
- P Public Open Space
- 4.0 / 25 Maximum Floor Area Ratio  
Maximum Building Storeys  
Require Use of Density Pool or Bonus,  
See Section 6.4.2
- 25 Storeys Maximum for One Tower  
23 and 15 Stories if Two Towers

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

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



- (d) In Section 6.1 Context, subsection 6.1.5, in the first sentence, add the word “former” before the word “YMCA”.

- (e) In Section 6.0B Mixed Use Policies, subsection 6.0B.1.1, in the third sentence, add the words “and the former YMCA site” after the words “E1 and E2 lands”.

- (f) In Section 6.0B Mixed-Use Policies, after subsection 6.0B1.3, add the following new subsection and number accordingly:

“With the closure of the YMCA in 2021, new amendments were introduced in 2023 to accommodate mixed-use development that is required to comply with shadow restrictions onto nearby open spaces.

- (g) In Section 6.0B Mixed-Use Policies, after subsection 6.0B5.10, add the following subsection and number accordingly:

“Policies/Actions for Former Eau Claire YMCA Site

1 New mixed-use development should provide the following:

- active frontages along Eau Claire Plaza. Active frontages are to be achieved by establishing pedestrian-oriented uses at grade;
- highly transparent building façades facing Eau Claire Plaza; and
- multiple pedestrian entryways from uses fronting the plaza, where possible.

2 For new development, only residential and hotel uses shall be accommodated in those portions of a building that are 36 metres or greater above grade.

3 For new development that exceeds a height of 36 metres or greater above grade, the building should meet the following design:

- the development should comply with all shadow restriction policies in Section 11.4.6; and
- the development should provide a distinctive and visually interesting presence along Eau Claire Plaza through its architectural design, materials, lighting and overall quality.”

- (h) In Section 8.0 Open Space Policies, subsection 8.1.1, in the fourth sentence, add the word “former” after the words “YMCA”.

- (i) In Section 8.0 Open Space Policies, subsection 8.1.2, delete the second and third sentences.

- (j) In Section 8.0 Open Space Policies, subsection 8.4.7, delete the second sentence and replace it with the following:

“The Plaza should connect seamlessly with redevelopment of the Eau Claire Market site and integrate with the surrounding amenities provided on the former YMCA site, the lagoon and River Walk.”

- (k) Delete Drawing 18: YMCA and Eau Claire Plaza.