

# Calgary Planning Commission

Agenda Item: 7.2.1

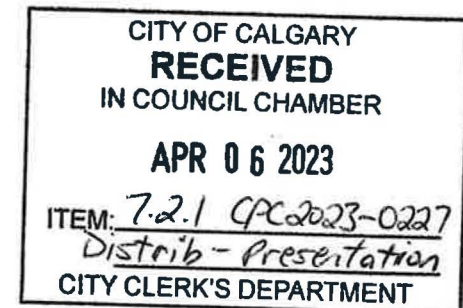
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**LOC2022-0197**

**Land Use and Policy Amendment**

April 6, 2023





## RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0227) to the 2023 May 16 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 2.22 hectares  $\pm$  (5.49 acres  $\pm$ ) located at 101, 201 and 208 Barclay Parade SW, 111 – 2 Street SW and 342 and 382 – 2 Avenue SW (Portion of Plan 9410601, Block 1, Lot 8; portion of Plan 9410601, Block 1, Lot 9; portion of Plan 9410601, Block 1, Lot 10; Plan 9410601, Block 1, Lots 11, 13 and 14) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use, transit-oriented development, with guidelines (Attachment 3).



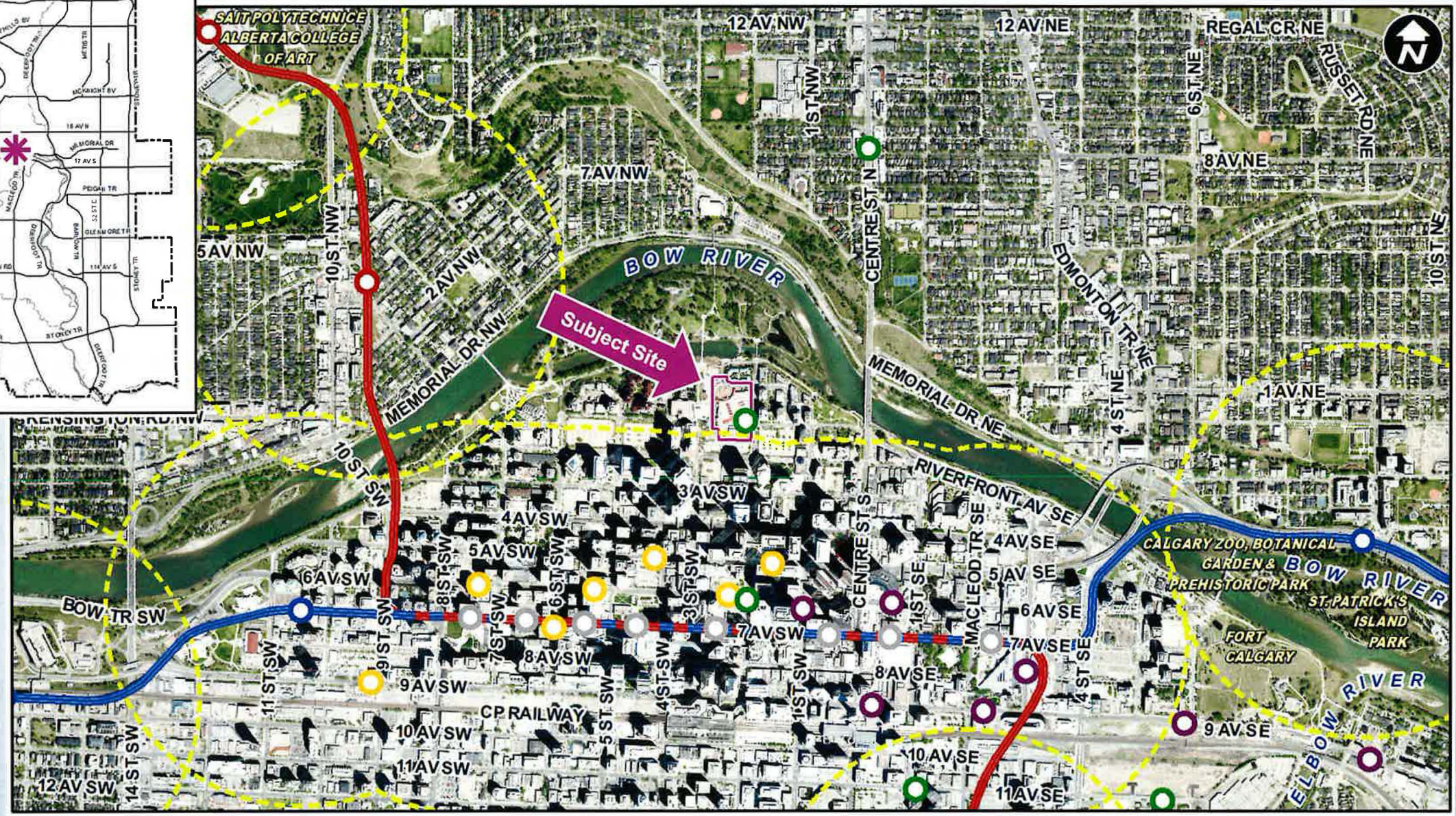
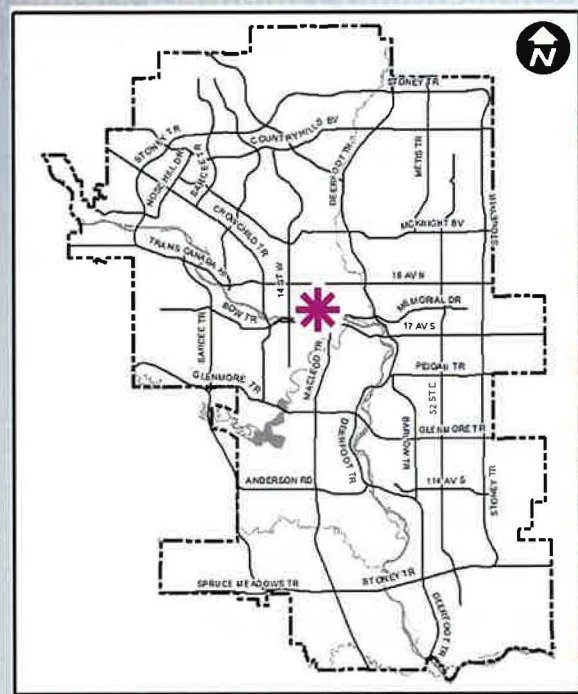


## RECOMMENDATIONS (continued):

That Calgary Planning Commission recommend that Council:

4. Give three readings to the proposed bylaw for the redesignation of 0.65 hectares  $\pm$  (1.61 acres  $\pm$ ) located at 111 – 2 Street SW and 342 – 2 Avenue SW (Portion of Plan 9410601, Block 1, Lot 9; portion of Plan 9410601, Block 1, Lot 10) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate mixed-use, transit-oriented development, with guidelines (Attachment 4).
5. Give three readings to the proposed bylaw for the redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 101 Barclay Parade SW and 111 – 2 Street SW (Portion of 9410601, Block 1, Lot 8; portion of Plan 9410601, Block 1, Lot 9) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate community and public uses, with guidelines (Attachment 5).

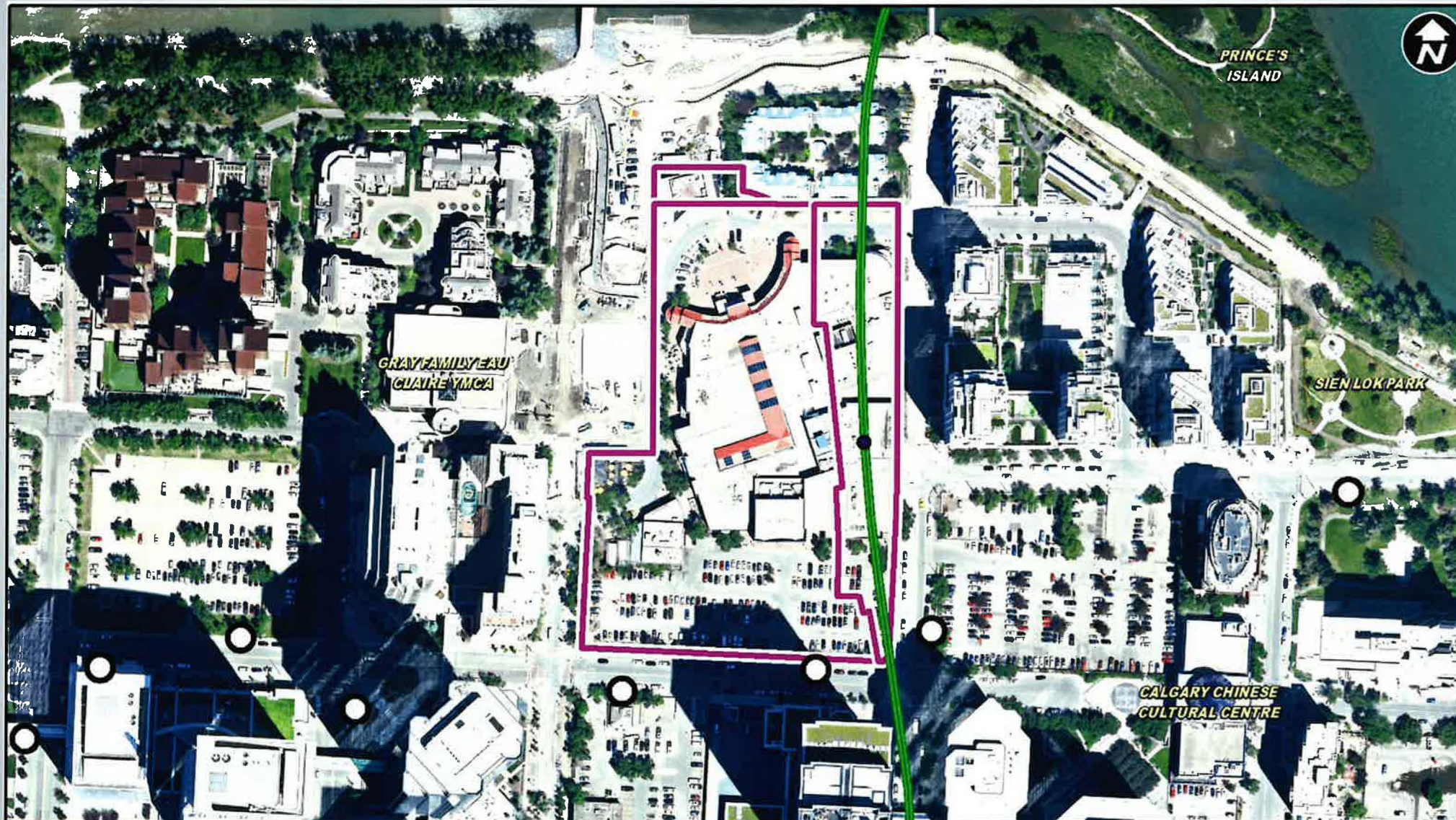




- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



# Location Map 5



Legend:

- Bus Stop
- Green Line

Parcel Size:

2.94 ha



## Site Photos – View from SW Corner

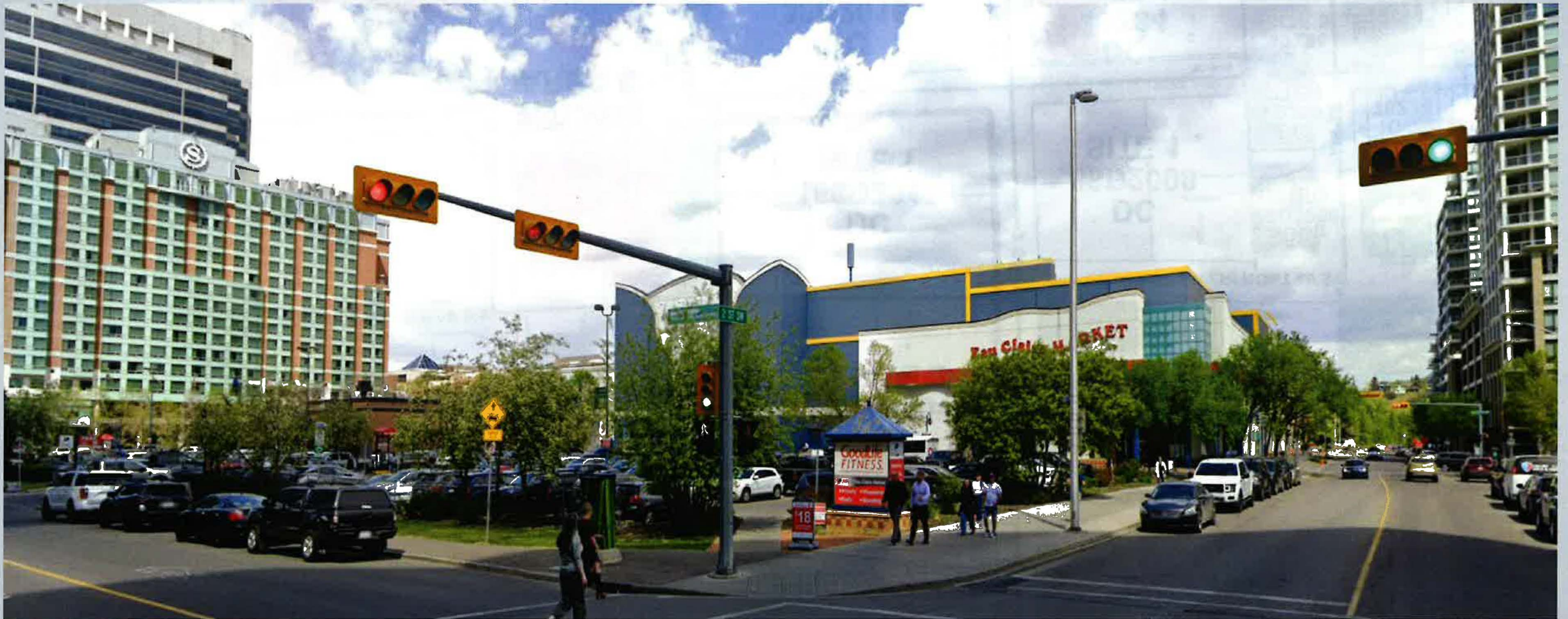
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## Site Photos – View from SE Corner

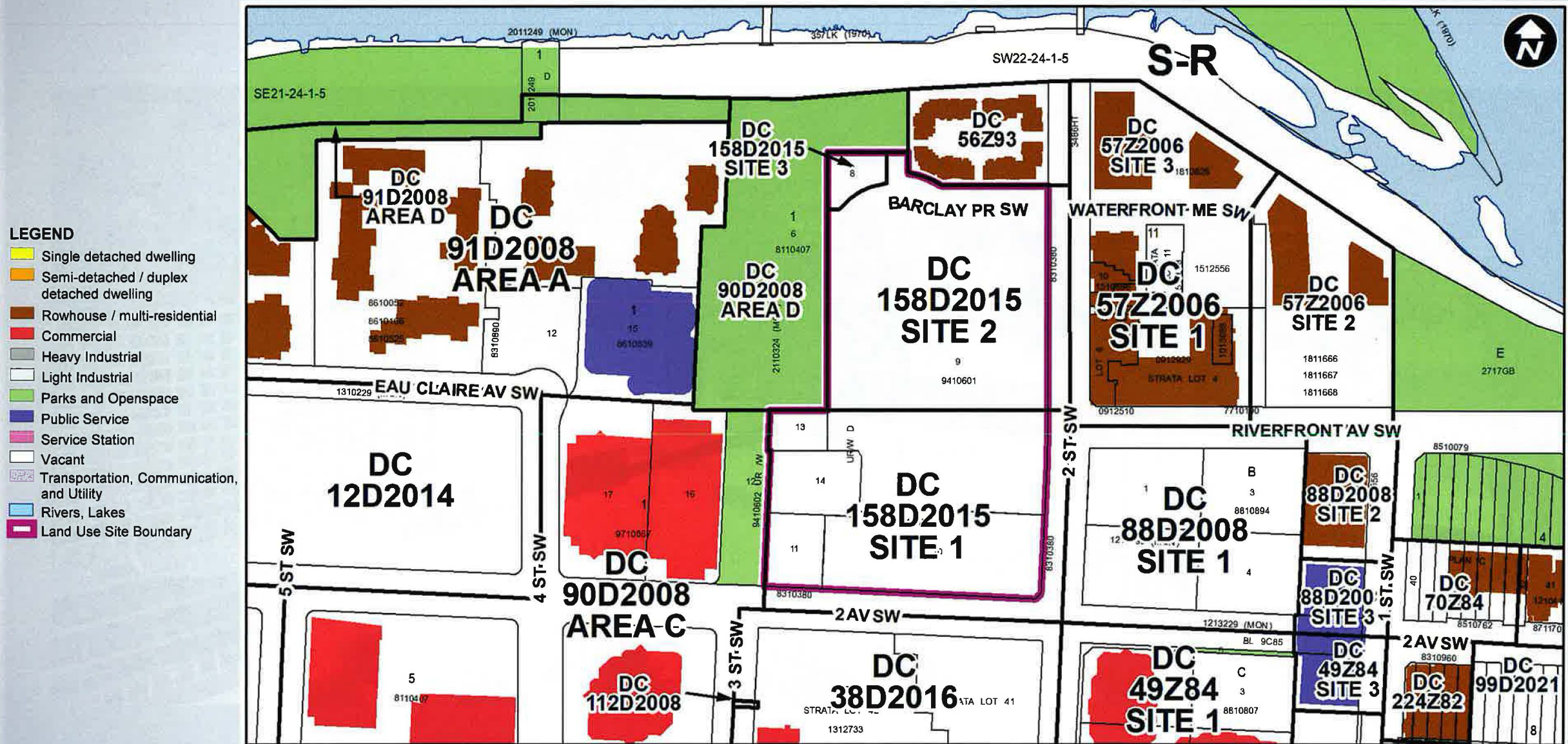
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# Surrounding Land Use

8

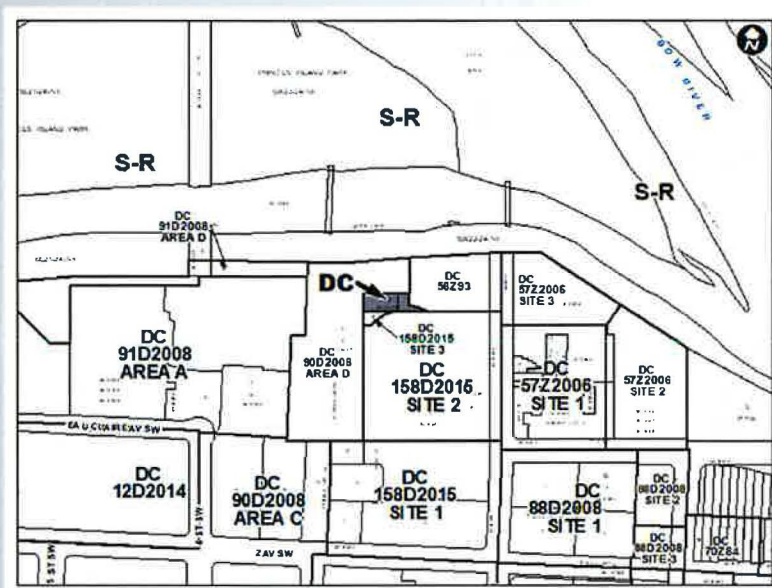




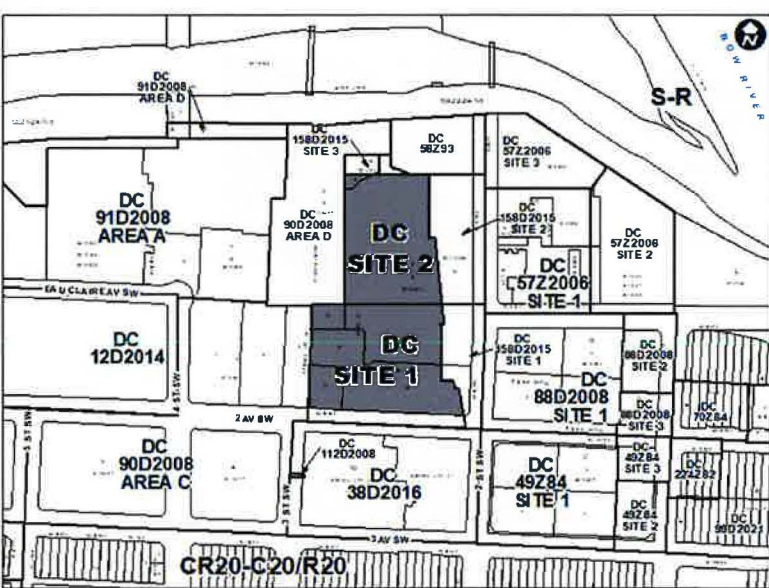




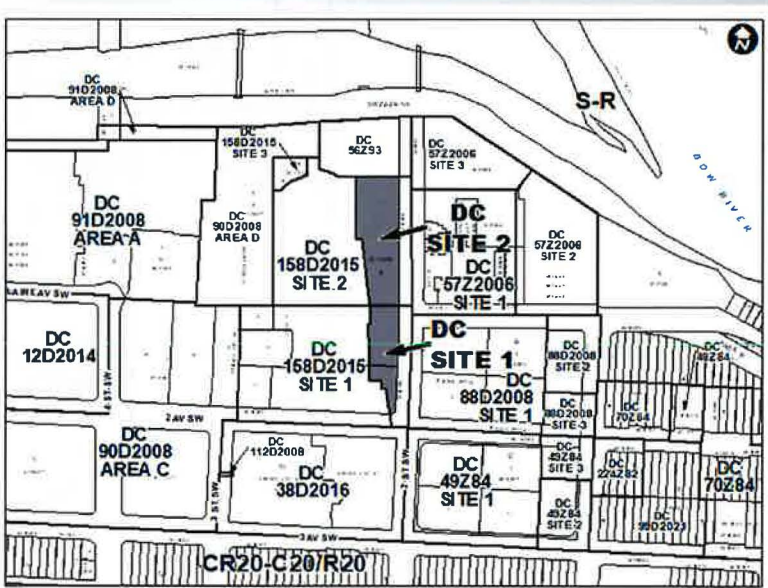
Three Proposed Direct Control Districts:



Eau Claire Plaza Lands



Eau Claire Market Incorporated  
Lands (with a Site 1 and 2)



Green Line Lands (with a Site 1  
and 2)



### **Main Amendments to the Existing Direct Control District:**

- Three separate DC Districts created
- Similar regulations as found in existing DC:
  - Maintains same maximum height regulations
  - Sun-shadow protection areas remain the same
  - Maximum FAR values the same



### **Main Amendments to the Existing Direct Control District:**

- Changes include:
  - Not a tied-to-plans DC
  - No specific limitations for FAR for uses
  - Addition of Plus 15 provisions
  - No incentive density options included
  - Parking adjusted to align with rules in the CR20 District
  - Expansion of uses for Eau Claire Plaza parcel



### **Proposed Amendments to the Eau Claire Area Redevelopment Plan:**

- Figures 1 – 9 updated to include Green Line alignment and new parcel boundaries for subject site
- New policy area, an “E3 Lands” category for Green Line lands, identified with its own specific policies
- Urban Design and Transportation sections updated to reflect the presence of the Green Line and the new parcel boundaries



## RECOMMENDATIONS:

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That Calgary Planning Commission recommend that Council:

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## RECOMMENDATIONS (continued):

That Calgary Planning Commission recommend that Council:

4. Give three readings to the proposed bylaw for the redesignation of 0.65 hectares  $\pm$  (1.61 acres  $\pm$ ) located at 111 – 2 Street SW and 342 – 2 Avenue SW (Portion of Plan 9410601, Block 1, Lot 9; portion of Plan 9410601, Block 1, Lot 10) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate mixed-use, transit-oriented development, with guidelines (Attachment 4).
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## Supplementary Slides



**Table 1 : Comparison Between Existing and Proposed DC Districts**

Regulation	Existing DC 158D2015	Proposed Eau Claire Market Incorporated Lands DC	Proposed Green Line Lands DC
<b>Permitted and Discretionary Uses</b>	Does not refer to a specific base district, but lists out all allowable uses For Site 1, additional discretionary uses are identified that are not allowed in Site 2	Refers to uses in the base district of CR20, with the additional discretionary uses of Parking Lot – Grade (temporary) and Residential Sales Centre (temporary)	Refers to uses in the base district of CR20, with the additional discretionary uses of Parking Lot – Grade (temporary) and Residential Sales Centre (temporary)
<b>Sunlight Protection Areas</b>	Protects the Riverbank, the Riverbank Promenade, portions of Barclay Mall and portions of Eau Claire Plaza.	Same as existing, but rules clarified to reference lands adjacent to the subject site.	Same as existing, but rules clarified to reference lands adjacent to the subject site.
<b>Location of Uses</b>	Office uses must not be located on the ground floor. Site 1 – Identifies specific location where Office use is allowed. Site 2 – Identifies where Restaurant: Licensed – Large is not allowed and that only residential uses, not including hotels, can be located in a tower.	Office must not be located on the ground floor except offices related to a Public Transit System, and new rule added for allowable uses at the Plus 15 level.	Office must not be located on the ground floor except offices related to a Public Transit System, and new rule added for allowable uses at the Plus 15 level.
<b>Use Area</b>	Defines a maximum use area for certain uses such as a Hotel, Supermarket, Retail and Consumer Service	Maintains the same rules with a slight adjustment in the use areas allowed for Retail and Consumer Service and Supermarket to align better with the CR20 rules, also adds in uses that are exempt from a use area rule	Maintains the same rules with a slight adjustment in the use areas allowed for Retail and Consumer Service and Supermarket to align better with the CR20 rules, also adds in uses that are exempt from a use area rule

		as per the CR20 District.	as per the CR20 District.
<b>Motor Vehicle Parking Stalls</b>	Identifies parking rules for certain uses like Dwelling Unit and Hotel, clarifies which uses trigger a parking study, identifies parking rules for Office and references the cash-in-lieu of parking payment as an option to satisfy parking requirements.	Parking section maintains many of the same parking requirements as in the existing DC but updates this section to align better with the CR20 rules, removes any reference to cash-in-lieu and replaces this with a reference to the off-site transportation improvements in lieu of parking fee as per CR20.	Parking section maintains many of the same parking requirements as in the existing DC but updates this section to align better with the CR20 rules, removes any reference to cash-in-lieu and replaces this with a reference to the off-site transportation improvements in lieu of parking fee as per CR20.
<b>Short Stay Parking Stalls</b>	Allows for 24 short-stay parking stalls with certain conditions.	Short-stay parking rules now align with the rules as found in CR20.	Short-stay parking rules now align with the rules as found in CR20.
<b>Use of Parking Areas</b>	Clarifies that parking may be shared and located on either Sites 1 or 2 of the DC and that all uses may share an entrance to a parking structure.	Same rules carried over from existing, except additional rule added to allow for provision of <u>required parking</u> on separate parcels, provided the rules within Part 3 of Bylaw 1P2007 are followed.	Same rules carried over from existing, except additional rule added to allow for provision of <u>required parking</u> on separate parcels, provided the rules within Part 3 of Bylaw 1P2007 are followed.
<b>Required Bicycle Parking Stalls</b>	Identifies bicycle parking requirements for specific uses and additional amenities that must be provided when Office is proposed.	No specific required bicycle parking section included in this DC, rules for bicycle parking <u>revert back</u> to CR20 rules.	No specific required bicycle parking section included in this DC, rules for bicycle parking <u>revert back</u> to CR20 rules.
<b>Location of Bicycle Parking Stalls</b>	Identifies where Bicycle Parking – Class 1 stalls must be located.	<u>Reverts back</u> to CR20 rules.	<u>Reverts back</u> to CR20 rules.
<b>Roof</b>	Requires that all podium roofs must be <u>landscaped</u> and mechanical equipment screened.	<u>Reverts back</u> to rules found in the General Rules section for downtown districts.	<u>Reverts back</u> to rules found in the General Rules section for downtown districts.



# DC Comparison Table 18

<b>Relaxation Powers</b>	Identifies the sections in the DC that can be relaxed, additional rules clarifying that certain sections can be relaxed only if the test for relaxation can be met and where the relaxation is required due to the need to integrate development with the Green Line.	Relaxations clause adjusted to standard wording, only some sections added as <u>relaxable</u> , reference removed to integration with the Green Line.	Relaxations clause adjusted to standard wording, only some sections added as <u>relaxable</u> , reference removed to integration with the Green Line.
<b>Parking Lot – Grade (temporary)</b>	Expiry date placed on approval of this use to no later than 10 years after a development completion permit has been issued for the podium of the first phase of Site 1.	No specific DC rule for this use, rule around approval of Parking Lot – Grade (temporary) <u>reverts</u> back to definition in Bylaw 1P2007.	No specific DC rule for this use, rule around approval of Parking Lot – Grade (temporary) <u>reverts</u> back to definition in Bylaw 1P2007.
<b>Floor Area Ratio</b>	For Site 1 – limit of 10.0 FAR, maximum FAR placed on Office use but this can be increased with bonus incentive provisions and rule included that the cumulative FAR for residential uses must be greater than for Office use. For Site 2 – limit of 4.0 FAR, minimum FAR stated for residential uses and rule included that the cumulative FAR for residential uses must be greater than for all other uses.	Site 1 – limit of 10.0 FAR, no rules included as to maximum FARs for specific uses.  Site 2 – limit of 4.0 FAR, no rules included as to maximum FARs for specific uses.	Site 1 – limit of 10.0 FAR, no rules included as to maximum FARs for specific uses, the gross floor area is excluded for transit stops or station entrances by up to 1.0 FAR from the total allowable FAR.  Site 2 – limit of 4.0 FAR, no rules included as to maximum FARs for specific uses, the gross floor area is excluded for transit stops or station entrances by up to 1.0 FAR from the total allowable FAR.
<b>Incentive Density Calculation Method</b>	Identifies that for Site 1, the FAR for Office can be increased by up to 2.2 with provision of a contribution to the	No option included for incentive density increases for uses.	No option included for incentive density increases for uses.

	<u>Eau Claire Plaza Improvement Fund.</u>		
<b>Maximum Height</b>	Site 1 – Maximum height of 127 <u>metres</u> Site 2 – Maximum height of 70 <u>metres</u>	Site 1 – Maximum height of 127 <u>metres</u> Site 2 – Maximum height of 70 <u>metres</u>	Site 1 – Maximum height of 127 <u>metres</u> Site 2 – Maximum height of 70 <u>metres</u>
<b>Building Setbacks</b>	Site 1 – No building setbacks identified. Site 2 – 0.0 <u>metres</u> from a property line shared with a street, 11.0 <u>metres</u> from the west property line shared with <u>Eau Claire Plaza</u> and 20.0 <u>metres</u> from the north property line.	Site 1 – No building setbacks identified. Site 2 – 0.0 <u>metres</u> from a property line shared with a street, 11.0 <u>metres</u> from the west property line shared with <u>Eau Claire Plaza</u> , 6.0 <u>metres</u> from the north property line within 43.0 <u>metres</u> of the west property line, the first 3.0 <u>metres</u> of that 6.0 <u>metre</u> setback is free and clear of all obstructions, 0.0 <u>metres</u> for the remainder of the north property line.	Site 1 – No building setbacks identified. Site 2 – No building setbacks identified.
<b>Tower Separation</b>	18.0 <u>metres</u> for both Site 1 and Site 2	Clarification added that the 18.0 <u>metre</u> rule applies only to the façade of a building above 36.0 <u>metres</u> .	Clarification added that the 18.0 <u>metre</u> rule applies only to the façade of a building above 36.0 <u>metres</u> .
<b>Floor Plate Restrictions</b>	Site 1 – Identifies floor plate area rules for certain residential uses as well as for Office. Site 2 – Identifies floor plate rules for certain residential rules.	Identifies floor plate area rules for both residential and non-residential uses that mimic the same numbers as found in the existing DC.	Identifies floor plate area rules for both residential and non-residential uses that mimic the same numbers as found in the existing DC.
<b>Riverfront Avenue Requirement</b>	Identifies the extension of Riverfront Avenue through the site, the completion of which must be with the first phase of a Site 1 DP application.	Moved to policies within the <u>Eau Claire Area Redevelopment Plan</u> .	Moved to policies within the <u>Eau Claire Area Redevelopment Plan</u> .



## DC Comparison Table 19

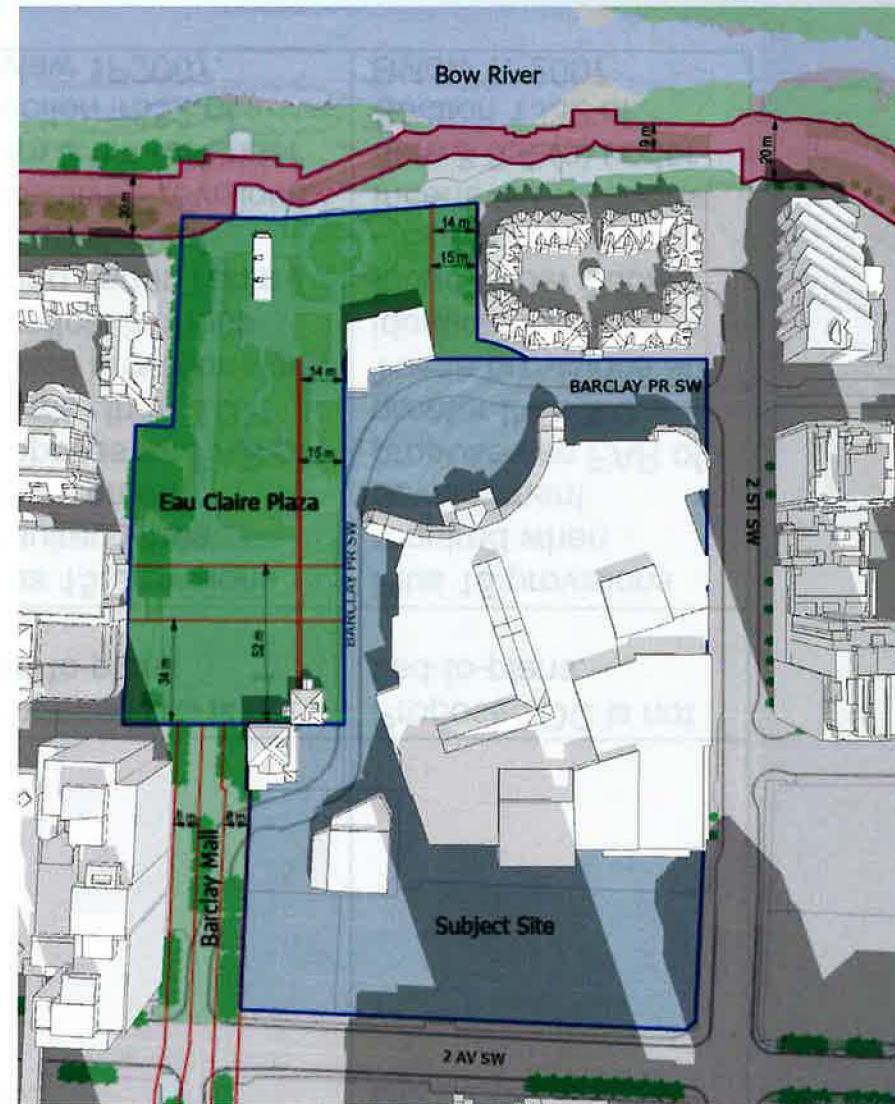
<b>Phasing</b>	States that no Development Completion Permit can be issued for Office until a Development Completion Permit for a minimum of 4.0 FAR for residential uses has been issued for Site 1.	No similar requirement in this DC.	No similar requirement in this DC.
<b>Development Permit Requirements</b>	Identifies this DC as a tied-to-plans DC.	Proposed DC is not tied-to-plans	Proposed DC is not tied-to-plans.
<b>Plus 15 Provisions</b>	No Plus 15 provisions included in the existing DC, as this site was not within the Plus 15 boundary at the time.	Plus 15 provisions required when development proposes an FAR of greater than 3.0. These provisions are identical to those found under Table 7 – Summary of Incentive Provisions, Item 8.0.4 (c) under Section 1332 of Bylaw 1P2007.	Plus 15 provisions required when development proposes an FAR of greater than 3.0. These provisions are identical to those found under Table 7 – Summary of Incentive Provisions, Item 8.0.4 (c) under Section 1332 of Bylaw 1P2007.



## Existing Shadowing 20



September 21 – 10:00 am



September 21 – 12:30 pm



## Existing Shadowing 21



September 21 – 1:30 pm



September 21 – 2:30 pm





September 21 – 4:00 pm





## Eau Claire Market/Harvard Development

Existing shadow diagrams on Sept. 21  
From 10 a.m. to 4 p.m., Mountain Daylight Time

The parameters (the red lines) are based on sunlight protection rules included in proposed Direct Control Bylaws related to LOC2022-0197

Sunlight protection areas include:

- The Riverbank (the pink zone)
- Eau Claire Plaza
- Barclay Mall



# Eau Claire Plaza Plan 24

