

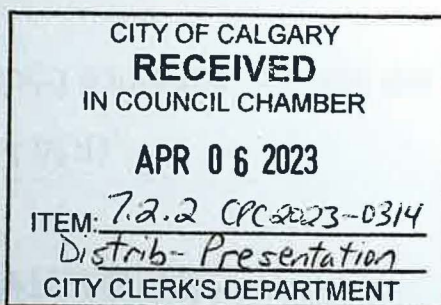


# Calgary Planning Commission

## Agenda Item: 7.2.2

1

LOC2022-0090 / CPC2023-0314  
Land Use Amendment  
April 6, 2023



## Report Revisions:

### 1) Cover Report (page 4 of 4):

First paragraph, second sentence, replace the word 'could' with 'will'.

### 2) Attachment 1 - Background and Planning Evaluation (page 4 of 6):

In the first paragraph, second sentence,

replace "Eau Claire Plaza Revitalization Fund" with "Eau Claire Improvement Fund".

### 3) Attachment 3 (Proposed Direct Control District), on Page 5

In Section 14 (4), delete the following phrase:

"...on the ground floor of a building."

#### Policy and Land Use Amendment in Eau Claire (Ward 7) at 101 – 3 Street SW, LOC2022-0090

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Vehicular and bicycle parking requirements are to be further analyzed and established at the development permit stage where a detailed parking study **will** be undertaken.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the Policy and Land Use Amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

CPC2023-0314  
Attachment 1

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 Improvement 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.

CPC2023-0314  
Attachment 3

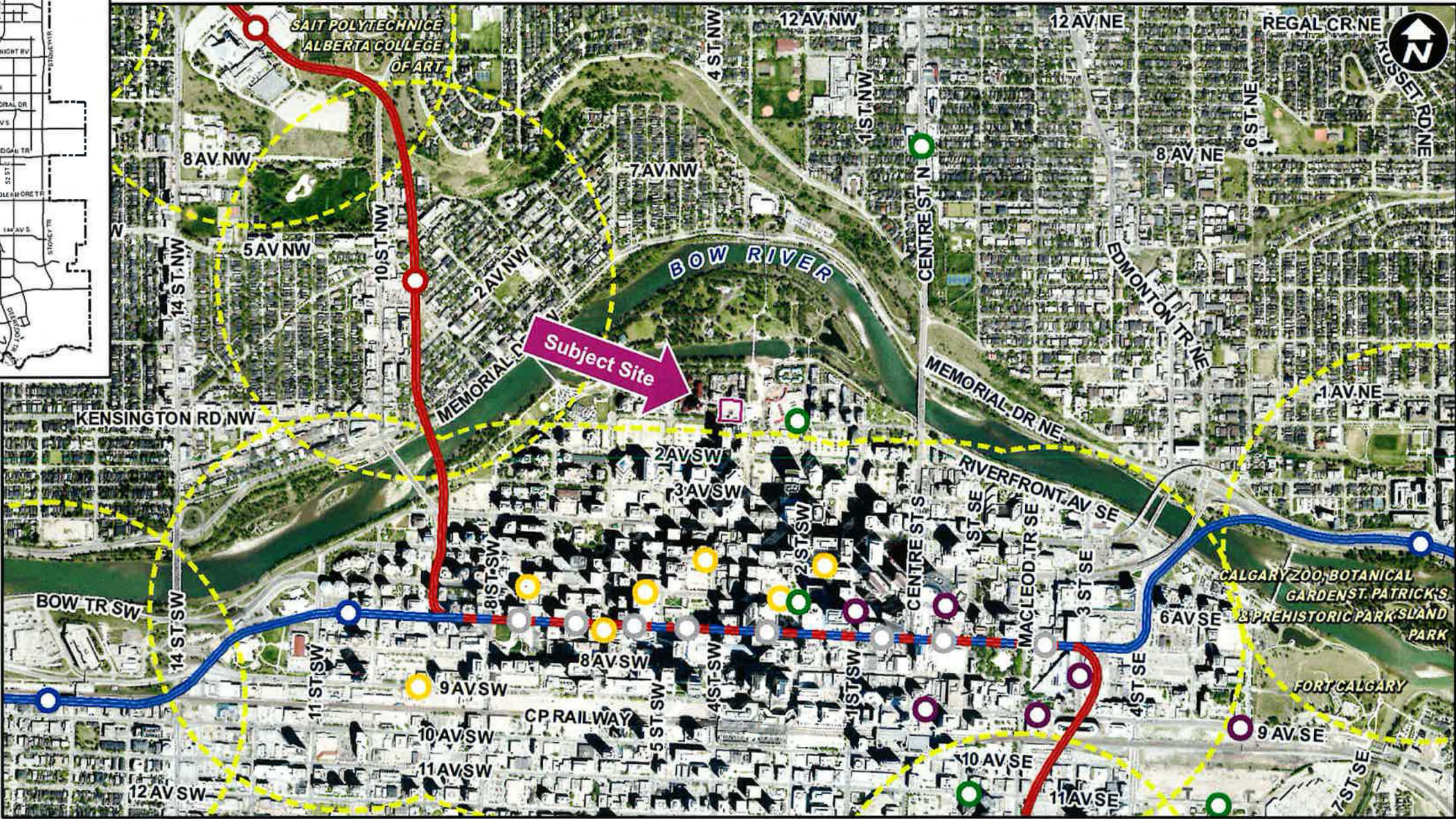
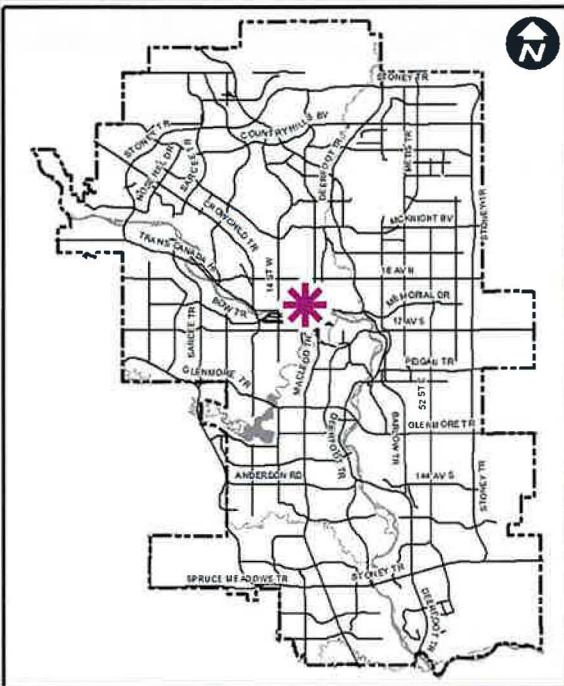
a **building** is 465.0 square metres.

- (3) The maximum **use area** for a **Retail and Consumer Service, Supermarket**, or a **Supermarket** combined with any other **use** on the ground floor of a **building** is 3000.0 square metres.
- (4) There is no maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed on the ground floor of a building**.
- (5) There is no maximum **use area** for a **Hotel, School – Private** or **School Authority – School** on the ground floor of a **building**.

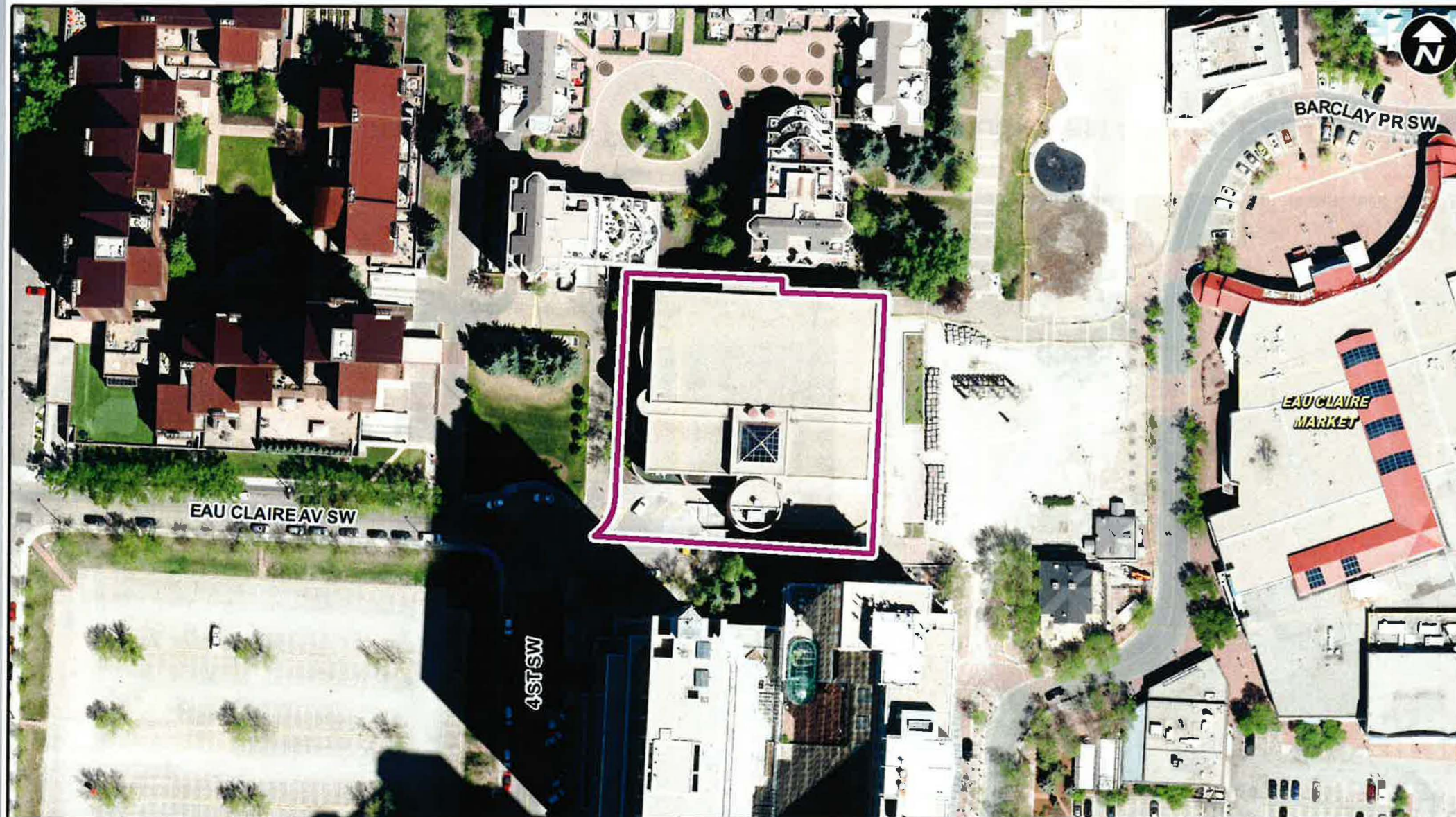
## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.40 hectares  $\pm$  (0.99 acres  $\pm$ ) located at 101 – 3 Street SW (Plan 8610839, Block 1, Lot 15) from Direct Control (DC) District to Direct Control (DC) District.



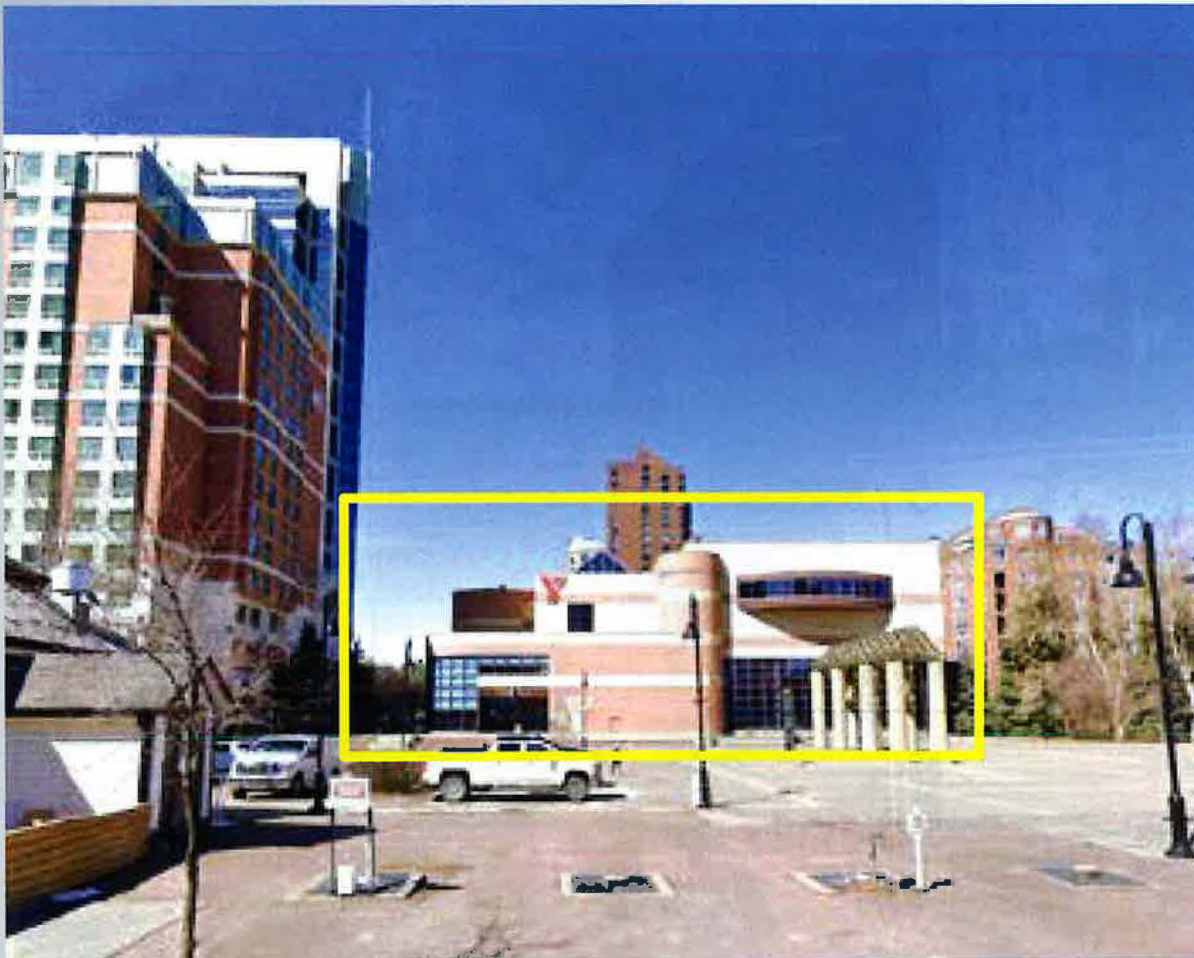
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



- LEGEND**
- 600m buffer from LRT station
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    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow

**Parcel Size:**

**0.40 ha**  
**62m x 64m**



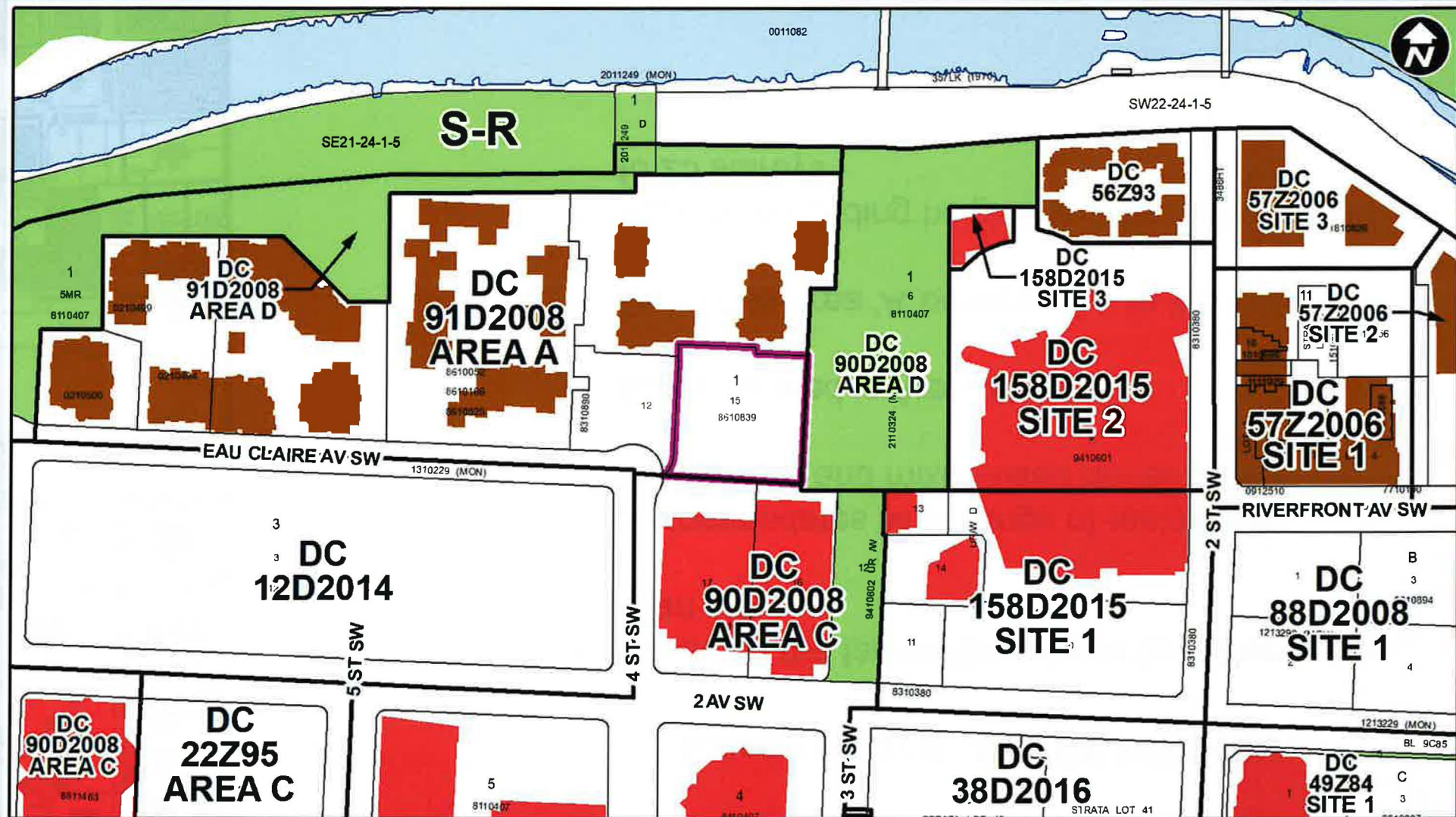
Looking West – From Eau Claire Plaza

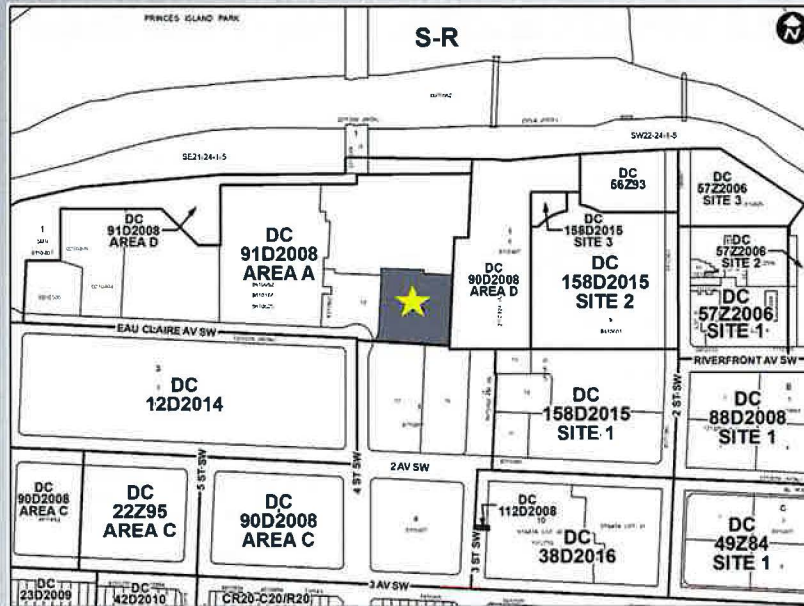


South-West Corner: Eau Claire Ave & 4 Street SW

## LEGEND

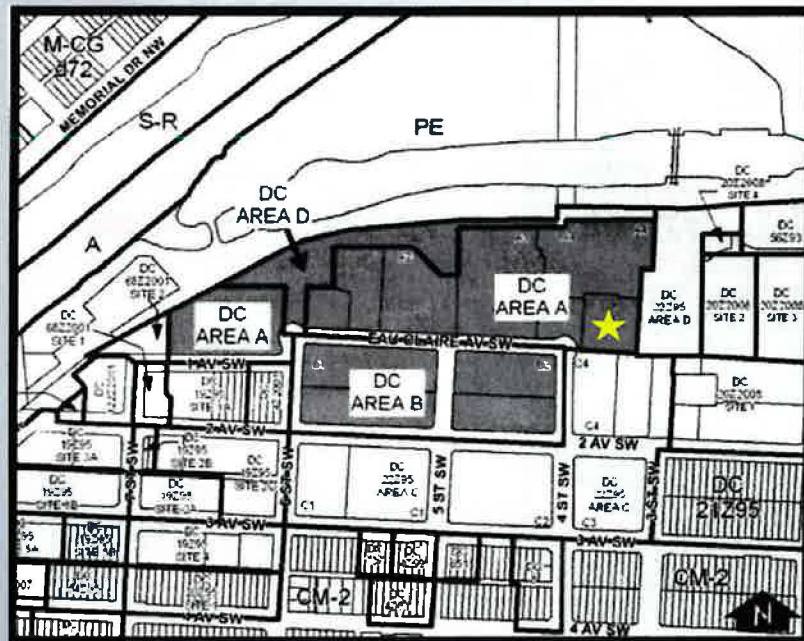
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary

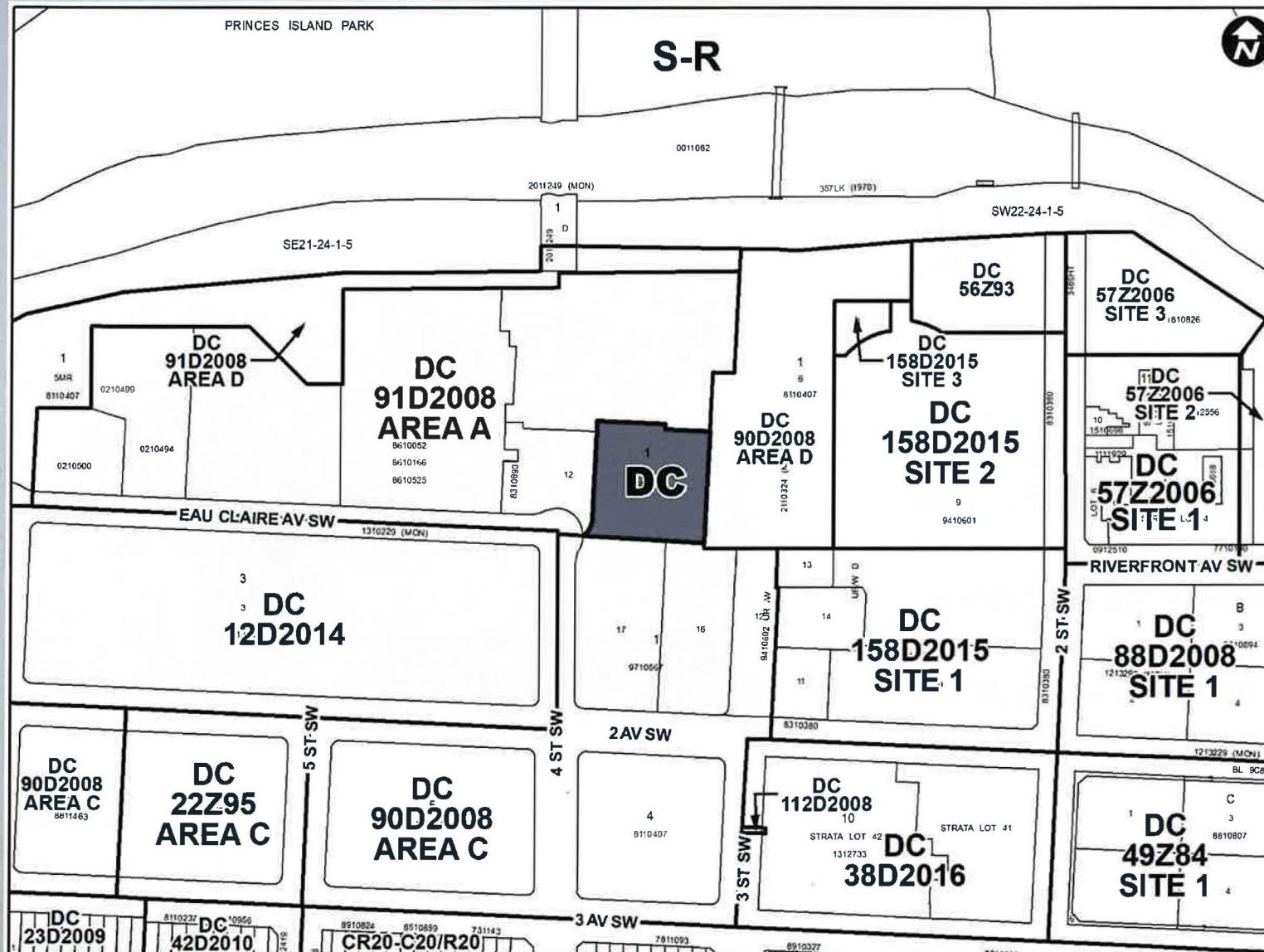




## Existing Land Use: DC91D2008

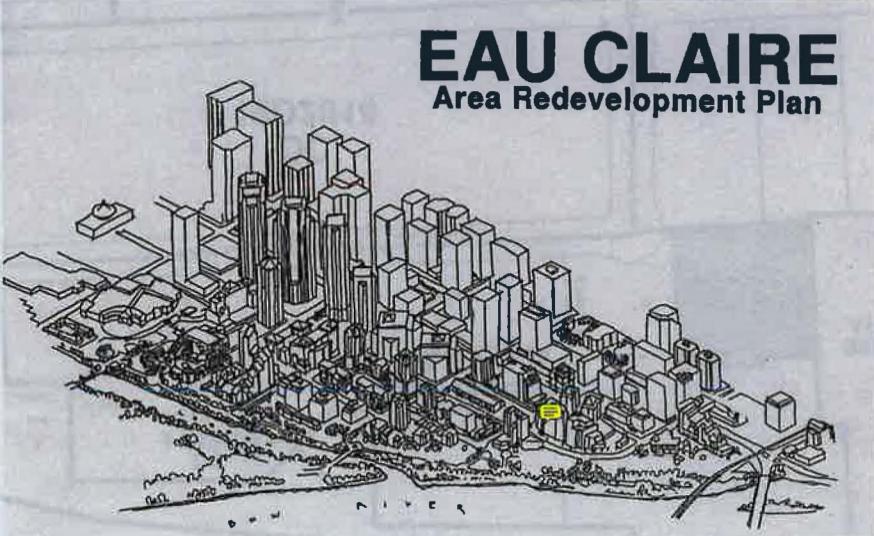
- Based on the former Downtown land Use bylaw (Part 10)
- Accommodates wide range of residential, commercial and mixed-used development
- Site is located in Area 'A'
- Density in Area 'A' between 2.0 to 4.0 FAR.
- Maximum building heights in Area 'A' between 8 to 25 storeys





## Proposed DC District:

- Based on the CC-EMU District
- Maximum Cumulative FAR: 8.0
- Maximum Office FAR: 1.5 (3.0)\*  
\*Achieved through Bonus Density
- Non-Residential Uses limited to podium level (below 24 metres above grade)
- Maximum Tower Floorplate: 930 sq.m
  - Applies 24 metres above grade
- Minimum Residential Motor Vehicle and Bicycle Parking Requirements



**EAU CLAIRE**  
Area Redevelopment Plan

### Proposed Policy Amendments:

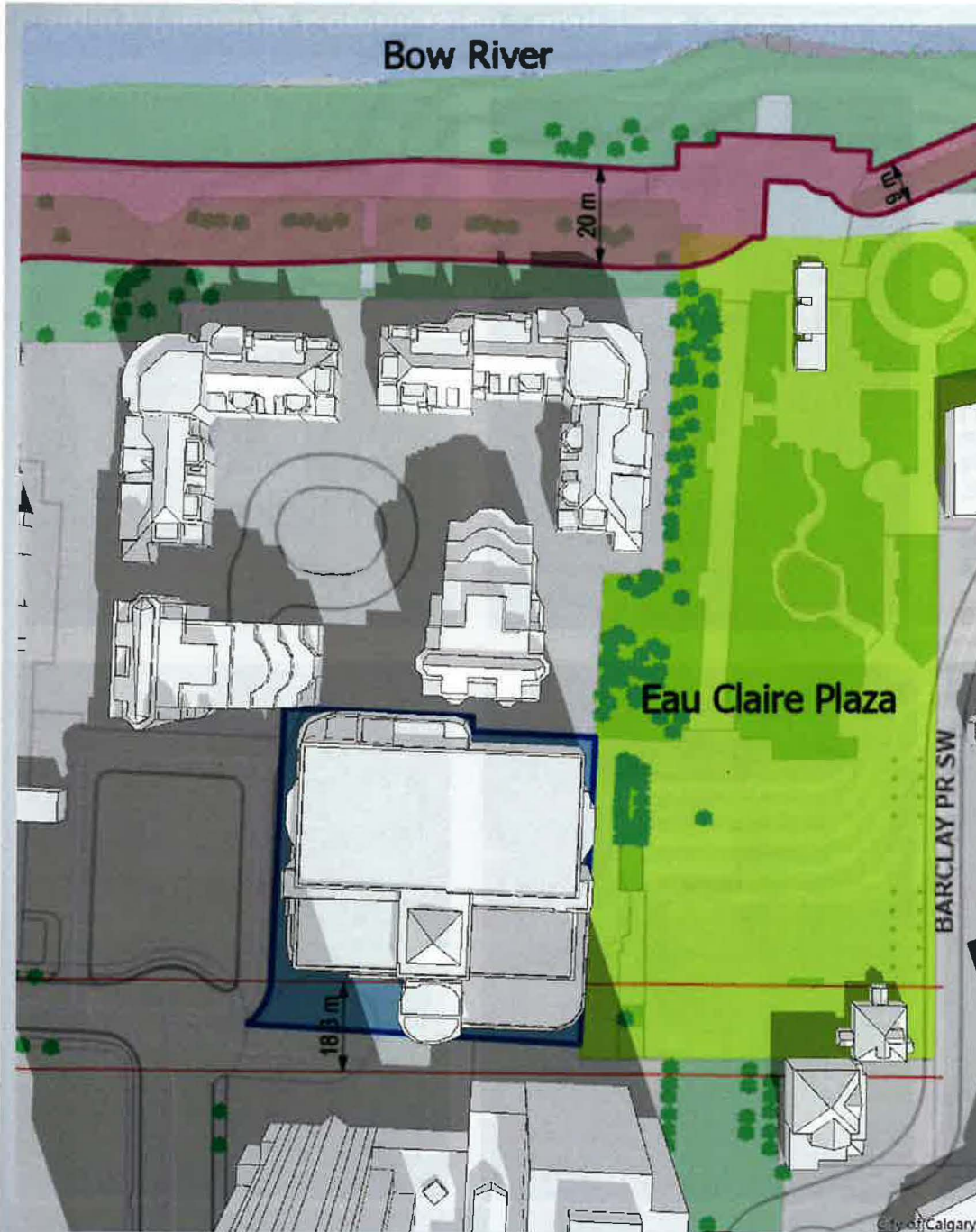
- Redesignate site from 'Commercial (Institutional)' to 'Mixed Use'
  - Map Amendments to support redesignation
- Establish Maximum Density (FAR) at 8.0
- Add specific land use policies for the subject site
  - Urban Design Policies
  - Max. Tower Floorplates
  - Limit Tower portions to Residential uses
- Recognize textual amendments acknowledging closure of YMCA
  - Refer to "the former YMCA" throughout the Policy.

## RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.40 hectares  $\pm$  (0.99 acres  $\pm$ ) located at 101 – 3 Street SW (Plan 8610839, Block 1, Lot 15) from Direct Control (DC) District **to** Direct Control (DC) District.

## Supplementary Slides



## ARP Policies:

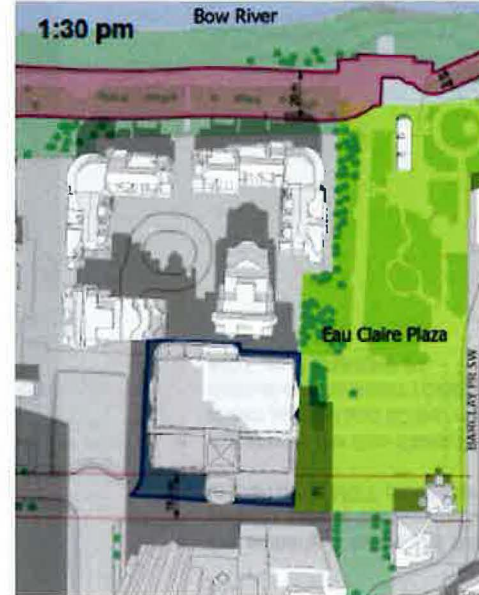
11.4.6 Development close to the Bow River and the Barclay Mall should not place more of the following areas in shadow than is already in shadow as a result of existing buildings:

- an area abutting the top of the south bank of the Bow River and Prince's Island Lagoon, which is at least 20 metres wide west of the Barclay Mall (3 St. W.) and 9 metres wide east of the Barclay Mall (3 St. W.), from 10 a.m. to 4 p.m., Mountain Daylight Time (MDT), on September 21;
- the westerly 8 metres of the right-of-way and setback area of the Barclay Mall, from 12.30 p.m. to 1.30 p.m., MDT, on September 21;
- the easterly 8 metres of the right-of-way and setback area of the Barclay Mall from 1.30 p.m. to 2.30 p.m., MDT, on September 21;
- the area of the *Eau Claire Plaza* north of a line drawn parallel and 60 feet north of the 1 Ave. S. right-of-way between 10.00 a.m. and 2.30 p.m., MDT, on September 21. **Bylaw 9P2008**

## DC Rules:

### Sunlight Preservation

- 17 (1) The following sunlight protection areas must not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area:
- an area abutting the top of the south bank of the Bow River and Prince's Island Lagoon, as it existed on the date of adoption of this Direct Control District Bylaw, which is at least 9.0 metres wide east of the Barclay Mall (between 3 Street W and 2 Street SW) and 20.0 metres wide west of the Barclay Mall, as the Barclay Mall existed on the date of adoption of this Direct Control District Bylaw, from 10.00 a.m. to 4.00 p.m. Mountain Daylight Time;
  - the westerly 8.0 metres of the required right-of-way and **setback area** of the Barclay Mall, as it existed on the date of adoption of this Direct Control District Bylaw, from 12.30 p.m. to 1.30 p.m. Mountain Daylight Time;
  - the easterly 8.0 metres of the required right-of-way and **setback area** of the Barclay Mall, as it existed on the date of adoption of this Direct Control District Bylaw, from 1.30 p.m. to 2.30 p.m. Mountain Daylight Time; and
  - the area of the **Eau Claire Plaza** north of a line drawn parallel and 18.3 metres north of the 1 Ave. S. right-of-way, as they existed at the date of adoption of this Direct Control District Bylaw, between 10.00 a.m. and 2.30 p.m. Mountain Daylight Time.
- (2) For the purposes of Section 17(1)(a) above, the top of the bank shall be taken as the major slope change as it existed prior to the adoption of this Direct Control Bylaw, which occurs just north of the existing pedestrian pathway as it existed prior to the adoption of this Direct Control Bylaw.



## Eau Claire YMCA Site Development

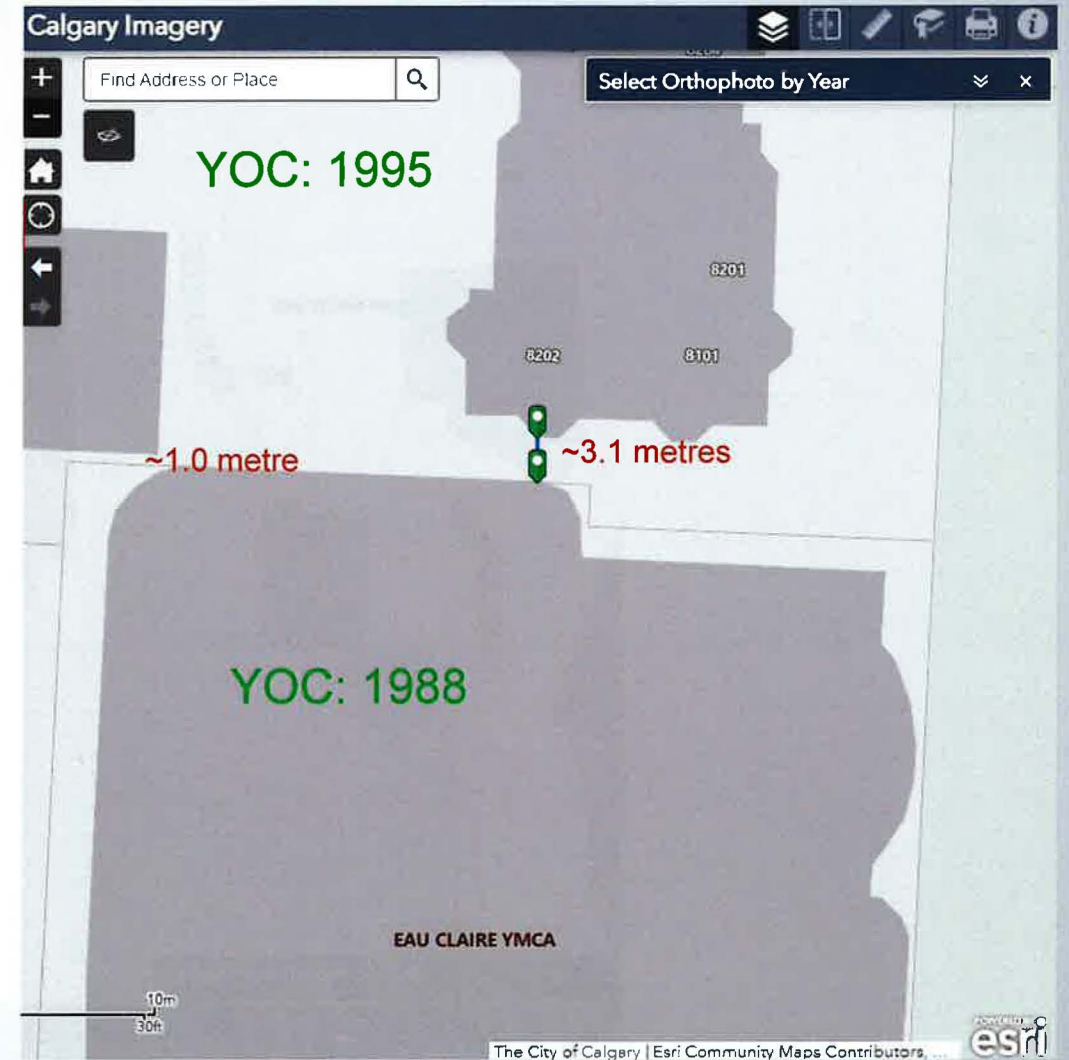
Existing shadow diagrams on Sept. 21  
From 10 a.m. to 4 p.m., Mountain Daylight Time

The parameters (the red lines) are based on sunlight protection rules included in proposed ARP amendments and Direct Control bylaws related to LOC2022-0090

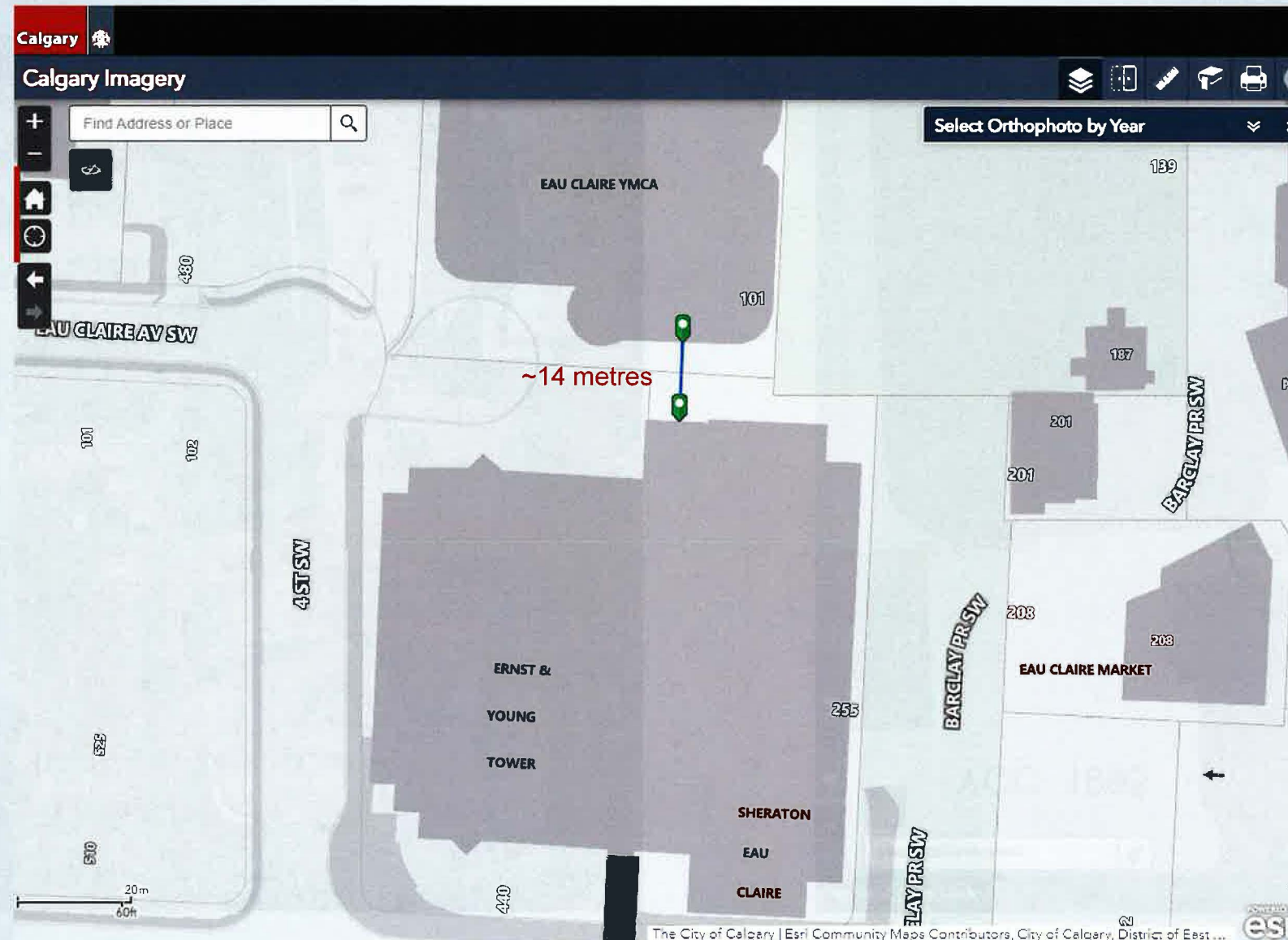
Sunlight protection areas include:

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

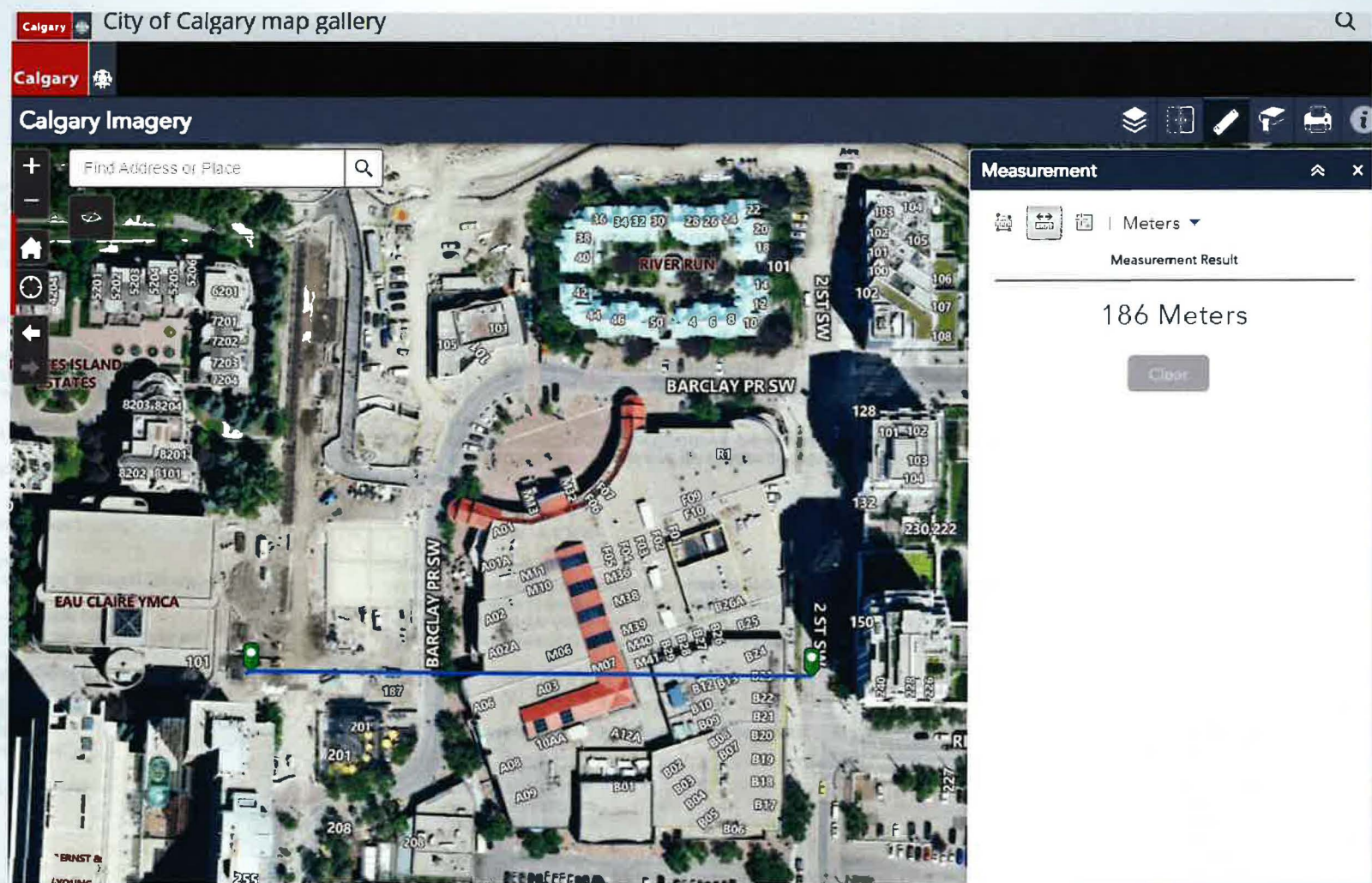
## Existing Building Setbacks (from Princess Island Estates) 15



# Existing Building Setbacks (from Office & Hotel Development) 16



Proximity to Future Green Line Station Area 17



## Area A – Residential and Special Site

### Application

21 The provisions in sections 22 through 26 apply to Area A only.

### Uses

22 The following uses may be allowed in Area A:

- (a) The following uses may be allowed in this Area:
  - (i) all forms of residential development;
  - (ii) Y.M.C.A. on the Special Site.
- (b) Within Block 1, Lot 11, Plan 8310888, east of an extension of the 4th Street right-of-way, entertainment establishments, personal service businesses, retail stores, restaurants and daycare facilities are additional uses that may be allowed provided that:
  - (i) satisfactory access can be arranged, including service vehicle access on the 3rd Street Mall;
  - (ii) they are restricted to locations fronting directly on the 3rd Street Mall;
  - (iii) they are located within the first two levels above-grade; and,
  - (iv) they form an integral part of a residential building.
- (c) Other supplementary uses may be approved by the Approving Authority provided that, in its opinion, they are compatible with the overall concept and uses listed above.
- (d) The primary land use in this Area shall be residential.

### Development Guidelines

23 In addition to the General Development Guidelines and the Residential Development Guidelines included elsewhere in this Bylaw and the General Rules for Residential Districts contained in Section 20 in Part 10 of Bylaw 1P2007, excepting there from Section 20(3) Private Garages and Driveways, 20(5) Accessory Buildings, 20(6) Fences, 20(17) Provision of Amenity Space, the rules listed below shall apply.

### CONTINUED

#### Density 24 (1)

The overall residential density for Area "A" shall not exceed 75 units per net residential acre, and may be a maximum of:

- (a) A1 - 100 upa
- (b) A2 - 100 upa
- (c) A3 - 58 upa
- (d) A4 - 40 upa

(2) The maximum gross floor area shall be as follows:

- (a) A1 - 3.5 F.A.R.
- (b) A2 - 3 F.A.R.

except that a maximum of 4 F.A.R. may be allowed if the developer demonstrates, to the satisfaction of the Approving Authority, that the in addition to meeting the Building Design guidelines contained in both the General and Residential Development Guidelines, the project contributes to the use and enjoyment of the river pathway and open space system.

- (c) A3 - 4 F.A.R.
- (d) A4 - 2 F.A.R.

#### Building Height

25 (1) Provided it does not contravene the shadow guideline outlined in Section 10 of the General Development Guidelines, the maximum building heights in this Area shall be as follows:

- (a) A1 - 20 storeys, not to exceed 180 ft.
- (b) A2 - 20 storeys, not to exceed 180 ft.
- (c) A3 - 25 storeys, not to exceed 225 ft.
- (d) A4 - 8 storeys, not to exceed 75 ft.

Sculptured roof designs are encouraged and shall not be included in building heights, but must respect the sunlight standard.

(2) In addition, buildings along Eau Claire Avenue shall provide a generally continuous "street wall" through a low rise element of approximately three storeys at the 10 foot setback line, with dwelling units directly accessible to grade.

### CONTINUED

#### Yards/Setbacks

26 (1) All residential structures shall be set back a minimum of 10 feet from public streets except for 3rd Street, where no set back is required. All structures shall be set back a minimum of 10 feet from reserve land; however, this setback may be relaxed to 0 feet by the Approving Authority provided it is satisfied that the design of the proposed interface with the reserve land is compatible with the purposes for which the reserve land is to be used.

(2) The requirements in Part 10 of the Land Use Bylaw 1P2007, Section 17 Right-of-Way Property Line Setbacks shall not apply to lands on the north side of 1 Avenue S., between 6 and 7 Streets W.

## DC 158D2015 – Eau Claire Market Lands

### Floor Area Ratio

- 23 (1) The cumulative total maximum **floor area ratio** is 10.0.
- (2) The minimum **floor area ratio** is 4.0 for **residential uses**.
- (3) The minimum **floor area ratio** is 0.9 for **commercial uses**.
- (4) Subject to subsection (5), the maximum **floor area ratio** is 1.9 for **Office use**.
- (5) The maximum **floor area ratio** for **Office use** may be increased from the maximum **floor area ratio** listed in subsection (4), in accordance with the bonus incentive provisions contained in section 24.
- (6) The cumulative **floor area ratio** for **residential uses** must be greater than the cumulative **floor area ratio** for **Office use**.

### Incentive Density Calculation Method

- 24 (1) The **floor area ratio** in subsection 23(4) may be increased by up to an additional 2.2 through a financial contribution to **Eau Claire Plaza Improvement Fund**.
- (2) The amount of additional **gross floor area** achieved by providing the financial contribution to the **Eau Claire Improvement Fund** set out in subsection (1) is calculated by dividing the cost of the contribution amount to the **Eau Claire Plaza Revitalization Fund** by the Incentive Rate 1 of Part 13 Division 3 of Bylaw 1P2007 as established by **Council**, and amended from time to time.
- (3) For purposes of this section, "**Eau Claire Improvement Fund**" means a dedicated civic fund to provide off-site improvements to the Eau Claire Plaza.

### Incentive Density Calculation Method

- 1332 (1) The **floor area ratio** of the Commercial Residential District (CR20-C20/R20) may be increased in accordance with the incentive provisions of this Division to a maximum total of 20.0 **floor area ratio**.
- (2) The amount of additional **gross floor area** achieved by providing the requirements of the public amenity items in Table 8 are calculated as a **floor area ratio**, an Incentive Ratio or an Incentive Rate.
- (3) An Incentive Rate indicates that the amount of additional **gross floor area** will be calculated by dividing the cost of the provided public amenity item in Table 8, or the amount of contribution to a fund, by the respective Incentive Rate as established by Council where the following Incentive Rates apply:
- (a) Incentive Rate 1 is \$298.00 per square metre;
  - (b) Incentive Rate 2 is \$242.00 per square metre;
  - (c) Incentive Rate 3 is \$194.00 per square metre; and
  - (d) Incentive Rate 4 is \$43.00 per square metre.
- (4) Public amenity items that must or may be provided to achieve additional **gross floor area** are shown in Table 7.

## DC 49D2018 – Graywood Homes

### AMENDMENT LOC2017-0146 BYLAW NUMBER 49D2018

- (iv) the design and lease of the space complies with the requirements of Part 13, Division 3, Table 8 of Land Use Bylaw 1P2007;
- (b) provision of **affordable housing** units within the **development**, where the allowable bonus floor area in square metres is equal to the total construction cost of the **affordable housing** units, divided by the **average land value** per square metre of buildable floor area multiplied by 0.75, plus the **gross floor area** of the affordable housing units such that:  
  
Allowable bonus **floor area ratio** = (total construction cost / (average land value X 0.75)) + **gross floor area** of **affordable housing** units;
- (c) provision of a **bicycle station** within the **development**, where:
  - (i) the allowable bonus floor area in square metres is equal to the **gross floor area** provided for the **bicycle station** multiplied by 7.5; and
  - (ii) the bonus **floor area ratio** granted in this manner is not to exceed 2.0;
- (d) provision of **indoor community amenity space** within the **development**, where the allowable bonus floor area in square metres is equal to the total construction or restoration cost of the bonus earning item, divided by the **average land value** multiplied by 0.75, such that:  
  
Allowable bonus floor area = total construction cost / (average land value X 0.75);
- (e) provision of **publicly accessible private open space** within the **development**, where the allowable bonus floor area in square metres is equal to the total construction or restoration cost of the bonus earning item, divided by the **average land value** multiplied by 0.75, such that:  
  
Allowable bonus floor area = total construction cost / (average land value X 0.75);
- (f) contribution to the **Eau Claire Improvement Fund**, where the allowable bonus floor area is equal to the size of the contribution divided by the **average land value**, such that:  
  
Allowable bonus floor area = contribution / average land value.

"average land value" per square metre of buildable floor area, for the area or areas, is \$300 per square metre;



FOR DISCUSSION ONLY SUBJECT TO CHANGE

## Character Areas

### 1 Urban Plaza

The Urban Plaza is the former parking area of Eau Claire Plaza, an example of the urban form that the redevelopment aims to create and adapt.

### 2 Central Green

The Central Green is the central green space between the urban plaza and the river, providing a link between the two areas and a space for recreation and relaxation.

### 3 Riverside Terraces

The Riverside Terraces are a series of terraces along the river, providing a space for recreation and relaxation, and a link between the urban plaza and the river.

### 4 Market Street

Market Street is the main street of the redevelopment, providing a link between the urban plaza and the river, and a space for recreation and relaxation.

### 5 Promenade

The Promenade is a series of terraces along the river, providing a space for recreation and relaxation, and a link between the urban plaza and the river.

### 6 Play

The Play area is a series of terraces along the river, providing a space for recreation and relaxation, and a link between the urban plaza and the river.

