

Policy and Land Use Amendment in Eau Claire (Ward 7) at Multiple Addresses, LOC2022-0197

RECOMMENDATION:

That the 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);
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);
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); and
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).

Policy and Land Use Amendment in Eau Claire (Ward 7) at Multiple Addresses, LOC2022-0197

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 APRIL 6:

That Council:

1. Give three readings to **Proposed Bylaw 26P2023** for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 67D2023** 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);
3. Give three readings to **Proposed Bylaw 68D2023** 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); and
4. Give three readings to **Proposed Bylaw 69D2023** 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).

HIGHLIGHTS

- This application proposes three new Direct Control (DC) Districts to allow for high-density, transit-oriented development adjacent to and above the proposed Light Rail Transit Station (LRT) in Eau Claire as well as an extension of the Eau Claire Plaza lands.
- This application is supported, as the intent of these DC Districts remains the same as the existing land use, facilitates development of a Green Line station and aligns with the *Municipal Development Plan*.
- What does this mean to Calgarians? Provides new opportunity for development that will help to revitalize an older, established community, while also enabling the development of an LRT station in Eau Claire.
- Why does this matter? By providing new housing options and additional commercial opportunities within the community, this will encourage a more diverse population to come and live in Eau Claire. The development of the LRT station will also facilitate the Eau Claire community to be more accessible and connected for all Calgarians which will help to support existing and future businesses.
- An amendment to the *Eau Claire Area Redevelopment Plan (ARP)* is required.

Policy and Land Use Amendment in Eau Claire (Ward 7) at Multiple Addresses, LOC2022-0197

- A previous land use application was approved by Council on 2017 September 11 (CPC2015-163) to allow for high-density, mixed-use development.

DISCUSSION

This application, in the SW community of Eau Claire, is a City-initiated land use application and was submitted by B&A Studios Inc. on behalf of the landowner, Eau Claire Market Inc., as well as the Green Line and The City of Calgary on 2022 November 3.

The subject site consists of six parcels of land, with a site area of approximately 2.94 hectares (7.26 acres) and is currently the site of the Eau Claire Market and Kids and Company daycare. The primary site frontage is located on 2 Avenue SW and the site also fronts onto 2 Street SW and Barclay Parade SW.

As identified in the Applicant Submission (Attachment 6), this application proposes to redesignate the site from a DC District (Bylaw 158D2015) to three new DC Districts to accommodate high-density, transit-oriented development adjacent to and above the proposed LRT in Eau Claire as well as an extension of the Eau Claire Plaza lands. Two of the proposed DC Districts will have two separate sites identified in the DC District. This land use is required, as The City of Calgary has entered into an agreement with the land owner to purchase a portion of the Eau Claire Market lands for the development of an underground LRT station for the Green Line. As this will result in a change in boundaries for the site and will also make the existing land owner's contemplated development unable to be built as proposed, a land use redesignation is required. The intent of the existing DC District is maintained, allowing for high-density, mixed-use development on the proposed Green Line lands and the remainder of the Eau Claire Market lands, with more focus now on transit-oriented uses for the full site. The intent also remains the same for the portion of the site in the north west corner, currently occupied by Kids and Company Daycare, but what will be a City-owned parcel and extension of the Eau Claire Plaza, being community/public uses and to facilitate the new location for the Eau Claire and Bow River Lumber Company building. No development permit has been submitted at this time for any proposed development.

Although the overall goals and objectives of the *Eau Claire ARP* are maintained with this land use application, some amendments are required. The primary amendments relate to updating the document to include the Green Line station and, also, updates to recognize the change in boundaries for the site between the two properties. All figures in the document have been updated to reflect these changes. Additional amendments include changes to the Transportation section to acknowledge the Green Line LRT and its impact on movement of people through the area, and changes related to acknowledging the potential for a mix of uses that are transit-oriented for the full site (Attachment 2).

A detailed planning evaluation of this application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

Policy and Land Use Amendment in Eau Claire (Ward 7) at Multiple Addresses, LOC2022-0197

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant, acting on behalf of The City and the landowner, was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant, along with the landowner and The City, hosted a public open house on 2022 November 1. Approximately 50-100 people attended. In addition, the applicant, landowner and The City attended two separate meetings with the Eau Claire Community Association on 2023 January 23 and 2023 March 6 to discuss details of the proposed land use and policy amendment application. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of support, one neutral letter and six letters in opposition from the public. The letters in support of the application highlighted the fact that the intent of the amendments, and outcome of these, is consistent with the previous land use, while still providing the flexibility for development with the current unpredictable market.

The letters received in opposition were focused on concerns related to the proposed alignment of the Green Line and the impact this would have on the neighbourhood and Prince's Island Park. These concerns are out of scope for this application.

The Eau Claire Community Association provided a letter in support on 2023 March 24 (Attachment 8) identifying the following:

- Is supportive of new mixed-use development in the community that will increase the vitality and walkability of the neighbourhood.
- Identified that there may be a lag in time between development of the Green Line station and development on the private lands. Expressed the desire to see additional interim options available for the developer to consider implementing on their lands, rather than a temporary surface parking lot.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. All details of any proposed development, such as building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Policy and Land Use Amendment in Eau Claire (Ward 7) at Multiple Addresses, LOC2022-0197

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

IMPLICATIONS

Social

This application allows for new development in an older, established community that will encourage and accommodate the housing needs of a wider range of age groups, lifestyles and demographics. In addition, new commercial development in the area will also attract and service additional residents. Facilitating the development of the Green Line station in Eau Claire will allow for more efficient movement of people, connecting the community and its residents to the broader Calgary transportation network.

Environmental

The *Climate Resilience Strategy* identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This land use application does not include any actions that specifically meet objectives of this plan; however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development application approval stages.

Economic

The proposed land use would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing and commercial uses in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 26P2023**
3. **Proposed Bylaw 67D2023**
4. **Proposed Bylaw 68D2023**
5. **Proposed Bylaw 69D2023**
6. Applicant Submission
7. Applicant Outreach Summary
8. Community Association Response
9. **CPC Member Comments**
10. **Public Submissions**

**Planning and Development Services Report to
Calgary Planning Commission
2023 April 06**

**ISC: UNRESTRICTED
CPC2023-0227
Page 6 of 6**

Policy and Land Use Amendment in Eau Claire (Ward 7) at Multiple Addresses, LOC2022-0197

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform