

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

ISC: UNRESTRICTED
CPC2023-0314
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Policy and Land Use Amendment in Eau Claire (Ward 7) at 101 – 3 Street SW, LOC2022-0090

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment 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 ± (0.99 acres ±) located at 101 – 3 Street SW (Plan 8610839, Block 1, Lot 15) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2023 APRIL 6:

That Council:

1. Give three readings to the **Proposed Bylaw 29P2023** for the amendment to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 72D2023** for the redesignation of 0.40 hectares ± (0.99 acres ±) located at 101 – 3 Street SW (Plan 8610839, Block 1, Lot 15) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

Excerpt from the Minutes of the 2023 April 4 Regular Meeting of the Calgary Planning Commission:

“Moved by Commissioner Tiedemann

That with respect to Report CPC2023-0314, the following be approved:

That Attachment 3 be amended by removing Sections 9(4) and 10 from the Direct Control District, renumber the subsequent Sections, and amend any cross-references to other sections accordingly.

For: (5) Director Fromherz, Commissioner Mortezaee, Commissioner Hawryluk, Commissioner Tiedemann, and Commissioner Weber

Against: Commissioner Pollen, Councillor Mian, Councillor Chabot, and
(4) Commissioner Small

MOTION CARRIED”

“Moved by Commissioner Mortezaee

That with respect to Report CPC2023-0314, the following be approved, **as amended**:

That the Calgary Planning Commission recommend that Council:

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

1. Give three readings to the proposed bylaw for the amendment 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 to accommodate mixed-use development, with guidelines (**Amended** Attachment 3).

For: (8) Director Fromherz, Commissioner Mortezaee, Commissioner Pollen,
 Councillor Mian, Councillor Chabot, Commissioner Hawryluk,
 Commissioner Tiedemann, and Commissioner Small

Against:
 (1) Commissioner Weber

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to redesignate the subject site to accommodate high density mixed-use development that may include podium and tower building forms.
- The proposal represents an appropriate density increase on a former institutional site, allowing for development that would be compatible with a predominantly residential neighbourhood.
- What does this mean to Calgarians? The proposed Direct Control (DC) District would allow for the continued use of the existing building and facilities on interim basis while providing for the future redevelopment of the site as a mixed use commercial and residential tower.
- Why does this matter? The proposed DC District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics and provide opportunities for local commercial uses to support the community, complementing its proximity to nearby public open spaces.
- An amendment to the *Eau Claire Area Redevelopment Plan (ARP)* is required to accommodate the proposal.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the greater downtown community of Eau Claire, was submitted by Situated Consulting Co. on behalf of the landowner Telsec Property Corporation on 2022 May 18. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 4), their intent is to operate some of the facilities in the existing building or occupy the building with uses on an interim basis.

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The 0.40 hectare site is situated at the northeast corner of Eau Claire Avenue SW and 4 Street SW. This laneless parcel adjoins Eau Claire Plaza (a public open space) to the east, a multi-residential (94 units) development (4 buildings) to the north and a 25-storey office with 16-storey hotel development directly to the south. The site is approximately 200 metres (two-minute walk) from both existing bus stops for route 449 (Eau Claire/ Parkhill), and the future Green Line LRT station (2 Street SW). The proposed DC District would allow for mixed-use development comprising of a commercial or residential podium and tower component comprising of residential uses.

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

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 was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant initiated public outreach with residents, neighbours, community organizations and public officials prior to the formal submission of this application. The applicant facilitated two, four-hour public open houses on 2022 April 13 and 14. Virtual options were made available for these sessions. A total of 71 people attended either in-person or online over the course of these sessions. Furthermore, the applicant printed invitations to approximately 1500 households and businesses within and adjacent to the Eau Claire community, with the Ward 7 Councillor's office translating key details into Cantonese and Mandarin for the benefit of the Chinatown community, located directly east of the Eau Claire community. Additional details on where the invitations were sent can be found in the Applicant's Outreach Summary (Attachment 5).

Generally, the following themes highlight participant comments received by the applicant's outreach team:

- The need for more commercial amenities in Eau Claire;
- Importance on integration with Eau Claire Plaza and surrounding community;
- Support for good urban design and amenities;
- Lack of indoor community space;
- Potential interim uses for the existing (former YMCA) building; and
- Significant concerns about parking and traffic.

In response, the applicant has collaborated with Administration and community groups to ensure the proposed policy amendments to the Eau Claire ARP and the proposed DC District provide for the following:

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Through the proposed policy amendments:

- Require active facades and frontages along the Eau Claire Plaza interface; and
- Accommodate mixed-use development while accommodating commercial uses and limiting the tower portion of a future building to only residential uses.

Through the proposed DC District:

- Inclusion of both long-term and interim uses most desired by residents (recreational uses); and
- Shadow and massing studies conducted by the applicant to ensure proposed maximum density complies with existing sunlight protection policies of the ARP.

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 10 letters of opposition from the public. The letters of opposition cited the following concerns:

- Loss of one of the few larger scale indoor recreational facilities in the greater downtown area;
- Future development that may be taller than existing residential and commercial buildings nearby;
- Loss of sunlight exposure for particular units in residential buildings to the north and west;
- Overburdening of existing public streets during peak travel periods; and
- Loss of privacy for residents nearby.

Furthermore, Administration facilitated information and feedback sessions with the Community Association on two occasions. The first virtual discussion held on 2022 December 6 provided an opportunity for Eau Claire Community Association (ECCA) to be informed of the applicant's vision to accommodate mixed-used development on the subject site; in keeping with the existing shadow restriction policies of the ARP, applicable to adjoining public open spaces. The first concern raised by the ECCA was the potential lack of collaboration by Administration regarding the proposed policy amendments between the subject site and those proposed associated with a separate land use amendment on the Eau Claire Market site. The second concern raised was regarding the lack of a proposed policy to ensure future development is predominantly residential.

A comprehensive summary of the proposed policy amendments between these two applications was shared during the second virtual discussion held with the ECCA on 2023 March 6. A spreadsheet summarizing the list of changes proposed to the policy (between the two land use amendment applications) was provided. Updates to the proposed DC Districts for each application was also provided and responded to the ECCA's concerns as summarized above in the Applicant-Led Outreach.

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The Eau Claire Community Association provided a letter on 2023 March 27 (Attachment 6) expressing general support for this application. The letter expressed request for Administration to consider an increase in motor vehicle parking requirements for commercial uses in the DC District or alternatively, require a detailed Parking Study at the development permit stage.

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 could 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.

IMPLICATIONS

Social

The proposed application accommodates future mixed-use redevelopment of a site that has existed as a recreational facility for nearly 30 years. The future redevelopment of the site could accommodate additional residents to the Eau Claire community that contributes to the vitality of public open spaces nearby.

Environmental

This application does not include any actions that specifically address the objectives of the Calgary Climate Strategy – Pathways to 2050.

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 29P2023**
3. **Proposed Bylaw 72D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Letter
7. **CPC Member Comments**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform