

Applicant Submission



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On behalf of the City of Calgary and Eau Claire Market Incorporated (ECMI), B&A prepared this Land Use Redesignation and Area Redevelopment Plan (ARP) amendment application for 2.94 hectares (7.27 acres) of land located in the community of Eau Claire, known as the Eau Claire Market lands. The Council-approved alignment for Stage 1 of the Green Line includes an integrated station on the Eau Claire Market site, altering the redevelopment plans for the site. Amendments to the existing Direct Control District and the Eau Claire Area Redevelopment Plan are necessary as they were approved prior to the location of the LRT station being confirmed on this site.

These applications propose to replace the existing Direct Control (DC) District (158d2015) and revise the Eau Claire Area Redevelopment Plan (ARP) to accommodate the station and future transit-supportive development. The current ARP policy does not recognize the implications of an LRT Station being located on the Eau Claire Market site and the introduction of transit supportive land uses in accordance with the Municipal Development Plan.

The Land Use Redesignation application proposes a Direct Control District based on the Community Residential (CR20) District for the ECMI and City-owned (Green Line) parcels similar to the existing DC. A Special Purpose – Community Service (C-CS) District similar to the existing DC with additional commercial uses is proposed for the city-owned parcel in the northwest. The three proposed Direct Control Districts correspond to the anticipated future subdivision & ownership boundaries and are intended to maintain flexibility for both ECMI and the City of Calgary.

The Direct Control Districts for ECMI and City of Calgary (Green Line) include the following key changes:

- Recognizes the LRT station within the Direct Control District, but no longer tied to specific Development Permit plans.
- Expand uses and use mix, particularly for the northerly sites to complement the new transit supportive development context.
- Maximum heights, shadowing, parking, and density rules remain the same as existing land use.
- Eliminates requirements for residential minimums before office can be developed.
- Revised setbacks rules to reflect new boundaries and interfaces.
- No limitation on office use except not allowed on ground floor unless related to public transit.

We look forward to administrative and Council support for our applications that implement City policy and accommodate the future Green Line LRT station.