

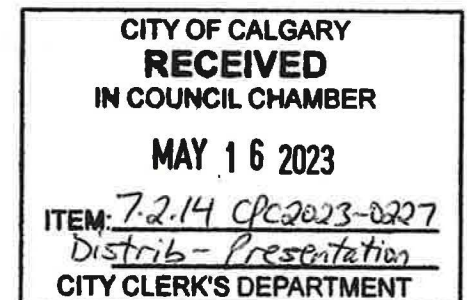
Public Hearing of Council

Agenda Item: 7.2.14



LOC2022-0197 / CPC2023-0227 Land Use and Policy Amendment

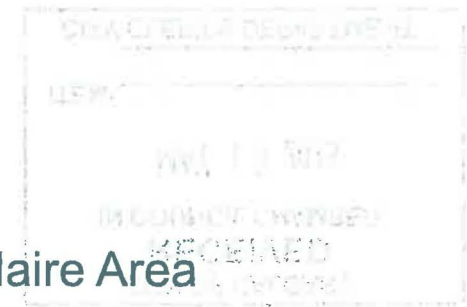
May 16, 2023



Calgary Planning Commission's Recommendation:

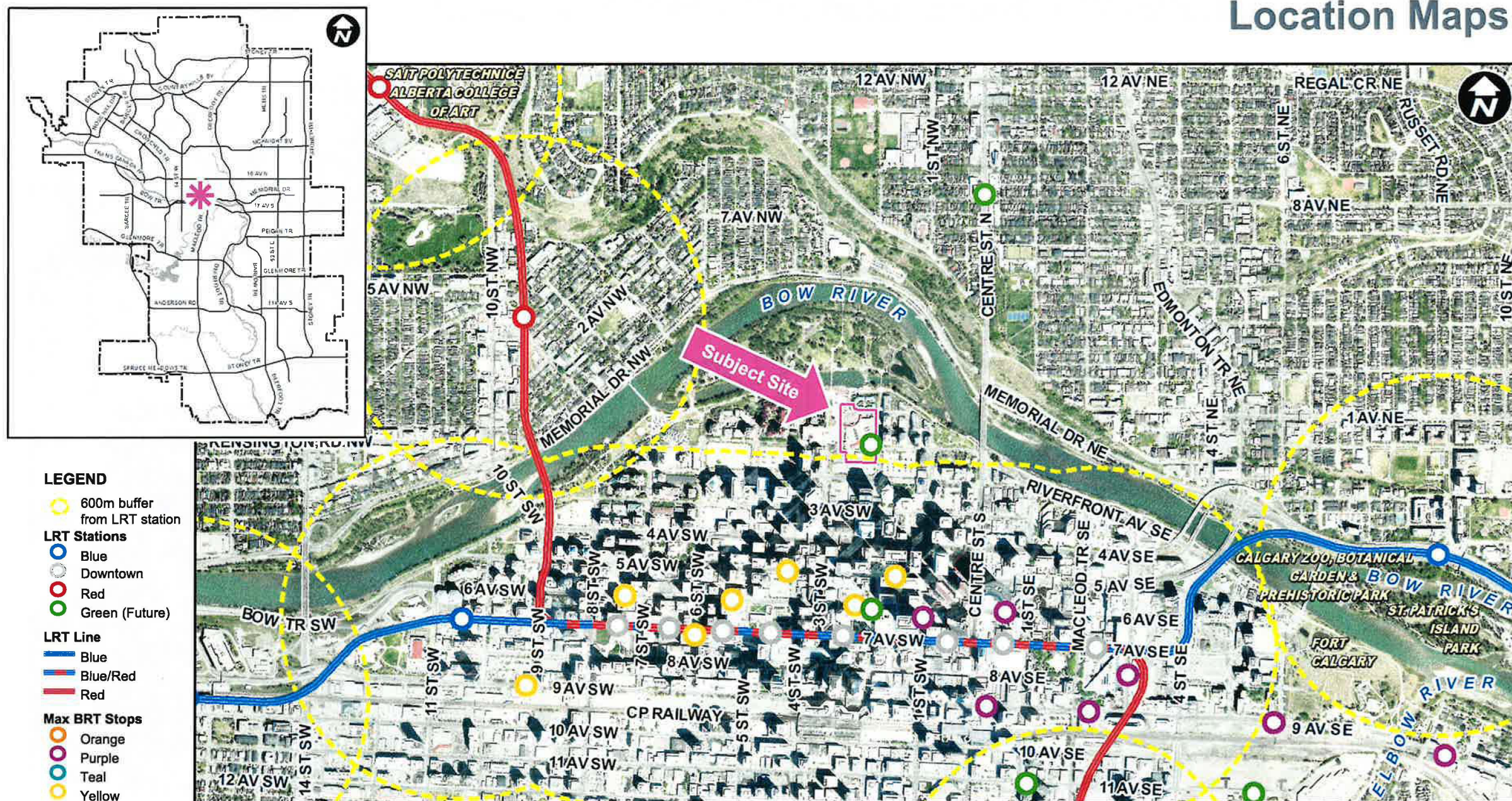
That Council:

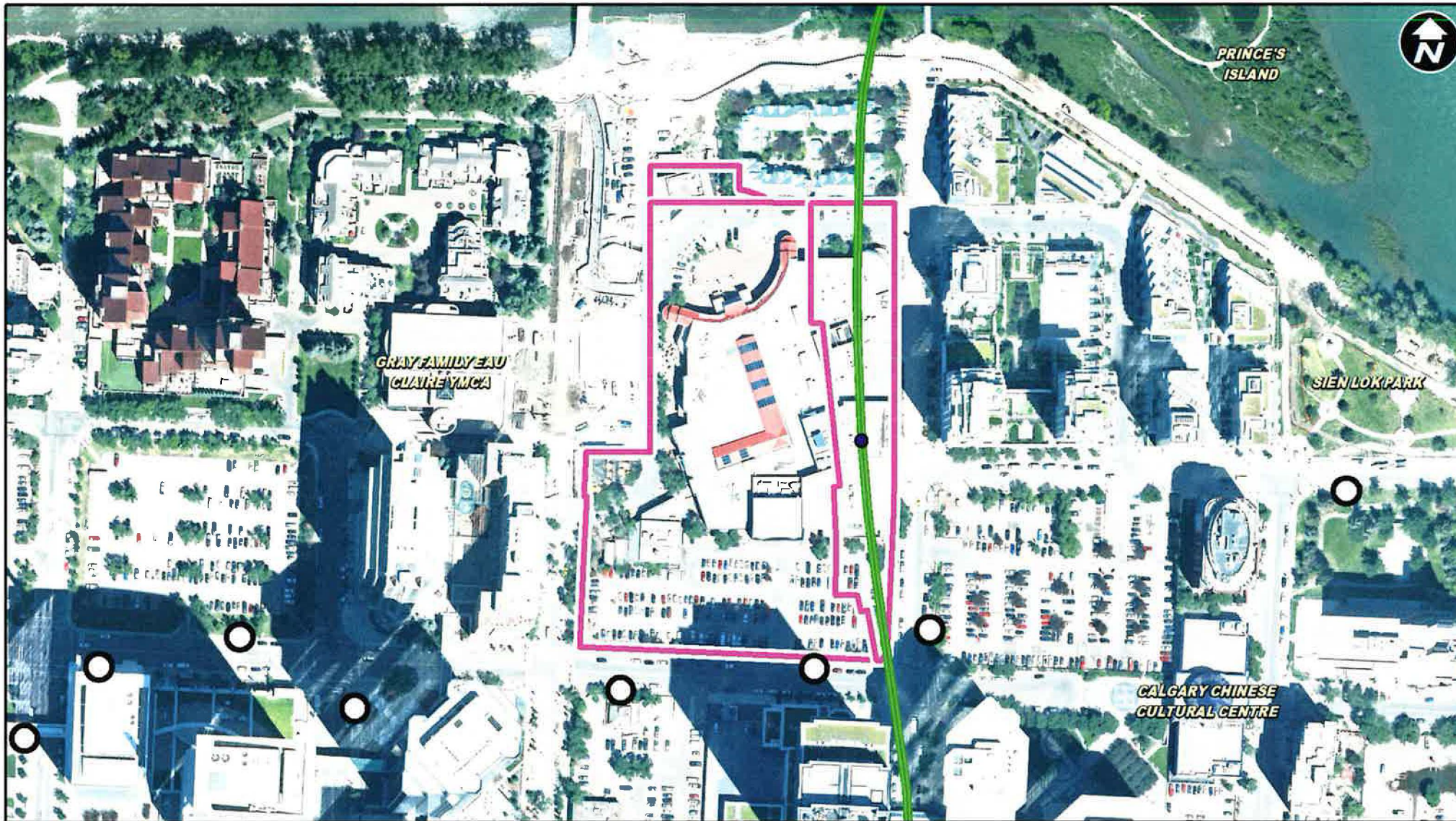
1. Give three readings to **Proposed Bylaw 26P2023** for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 67D2023** for the redesignation of 2.22 hectares \pm (5.49 acres \pm) located at 101, 201 and 208 Barclay Parade SW, 111 – 2 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).
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).



Location Maps

3





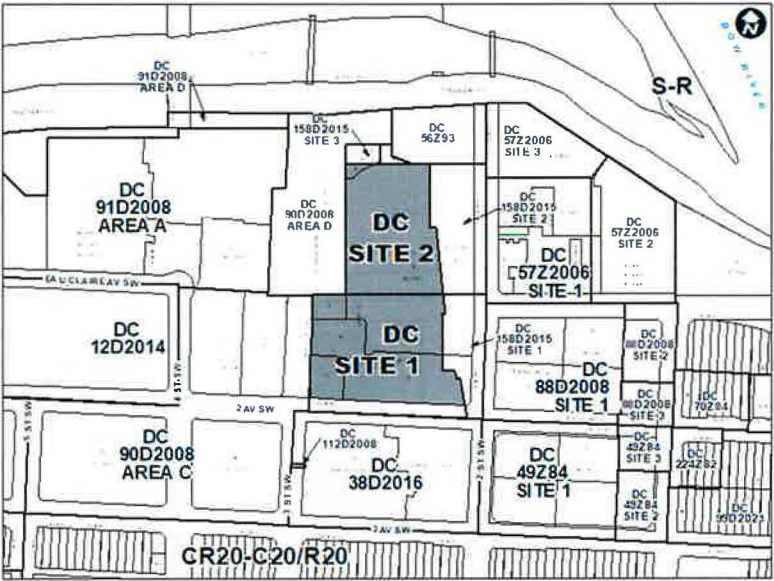
Legend:

-  Bus Stop
-  Green Line

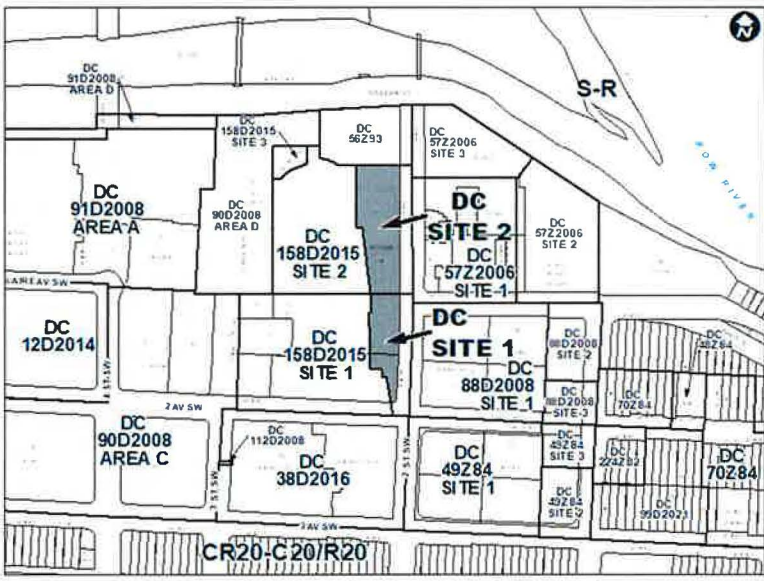
Parcel Size:

2.94 ha

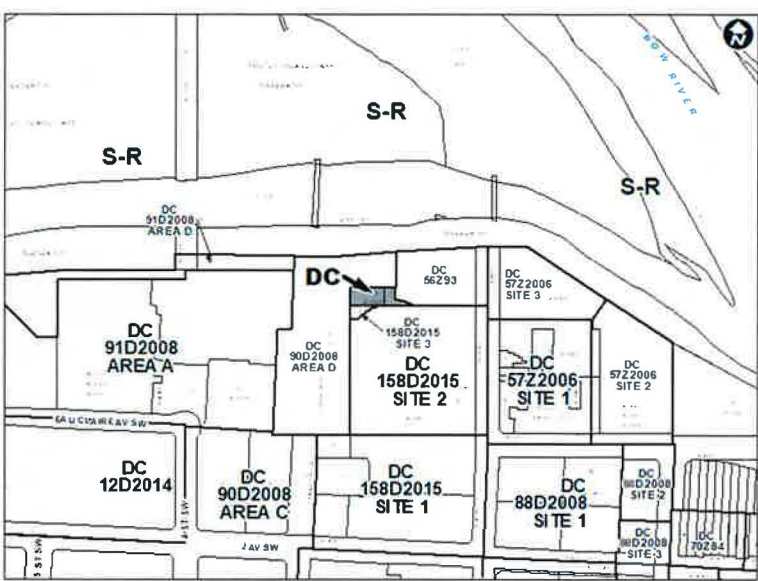
Three Proposed Direct Control Districts:



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



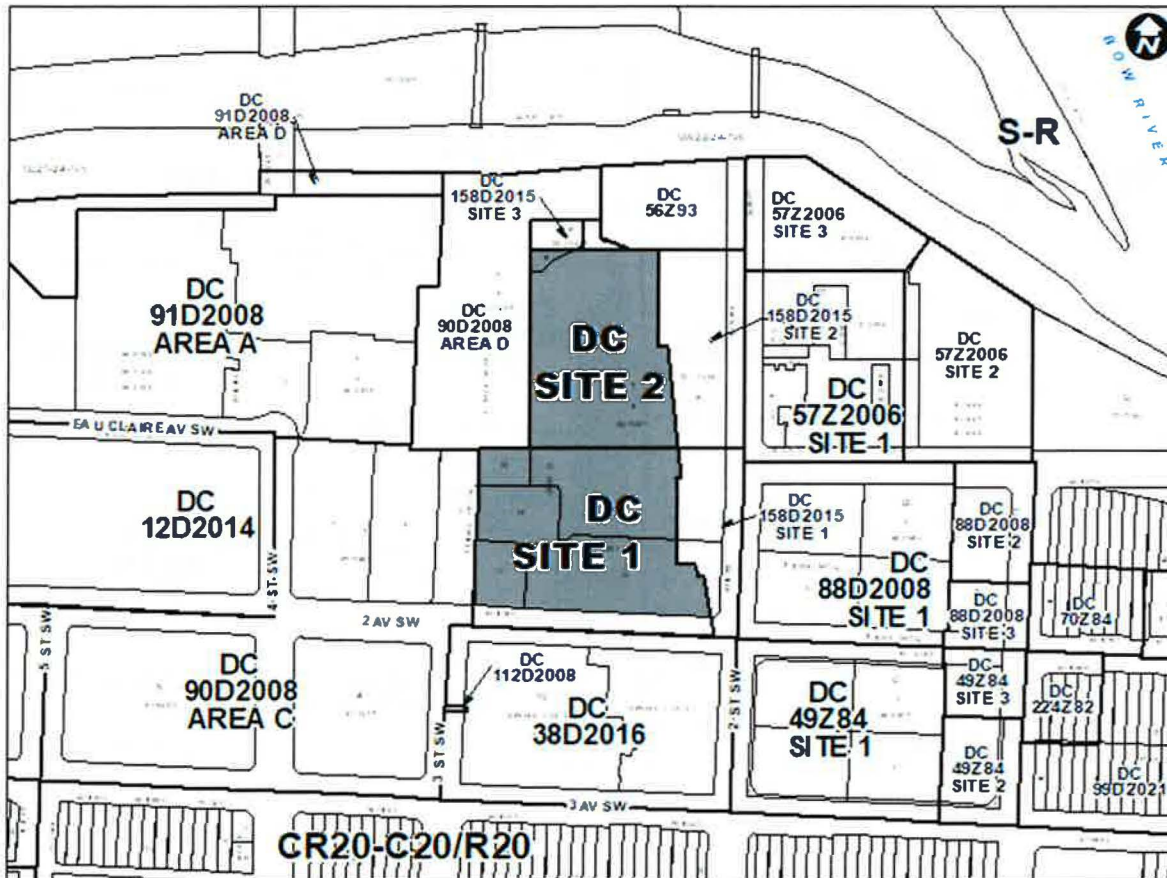
Green Line Lands (with a Site 1
and 2)

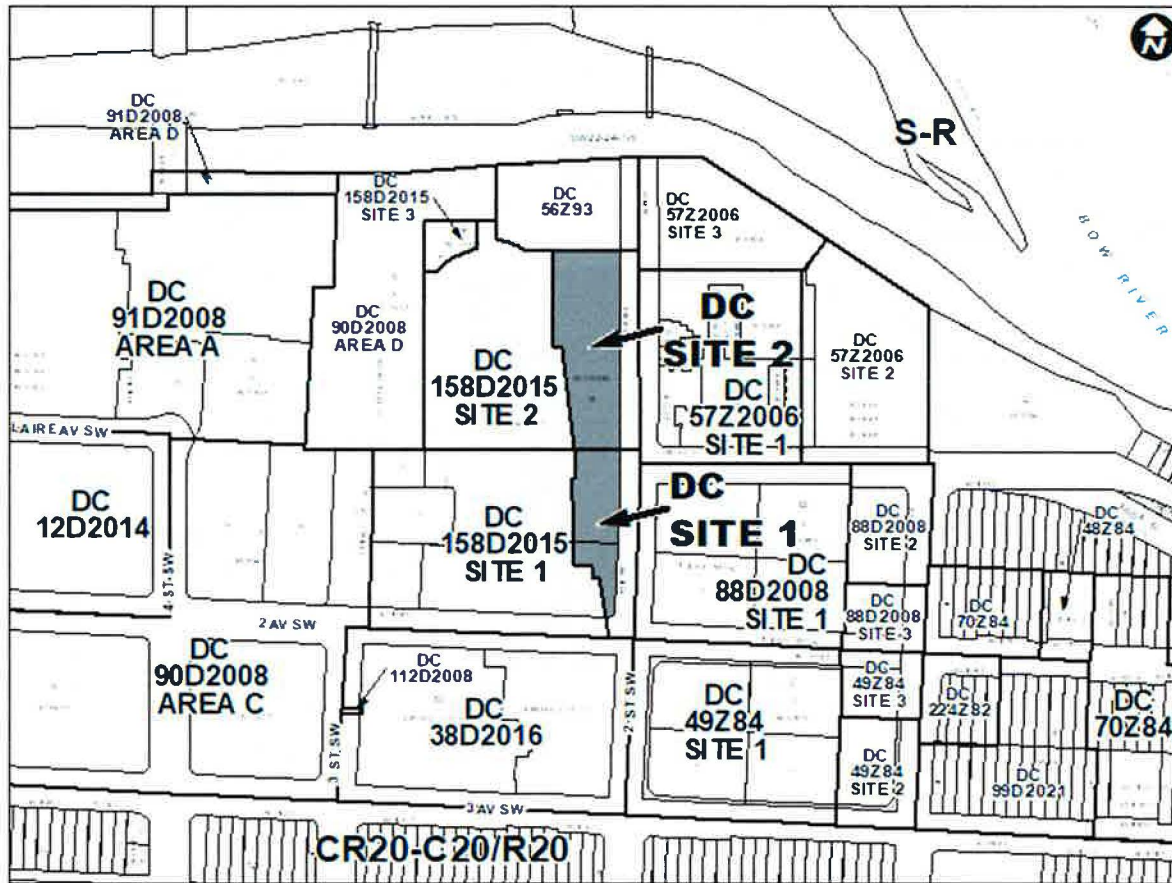


Eau Claire Plaza Lands

Main Amendments to the Existing Direct Control District:

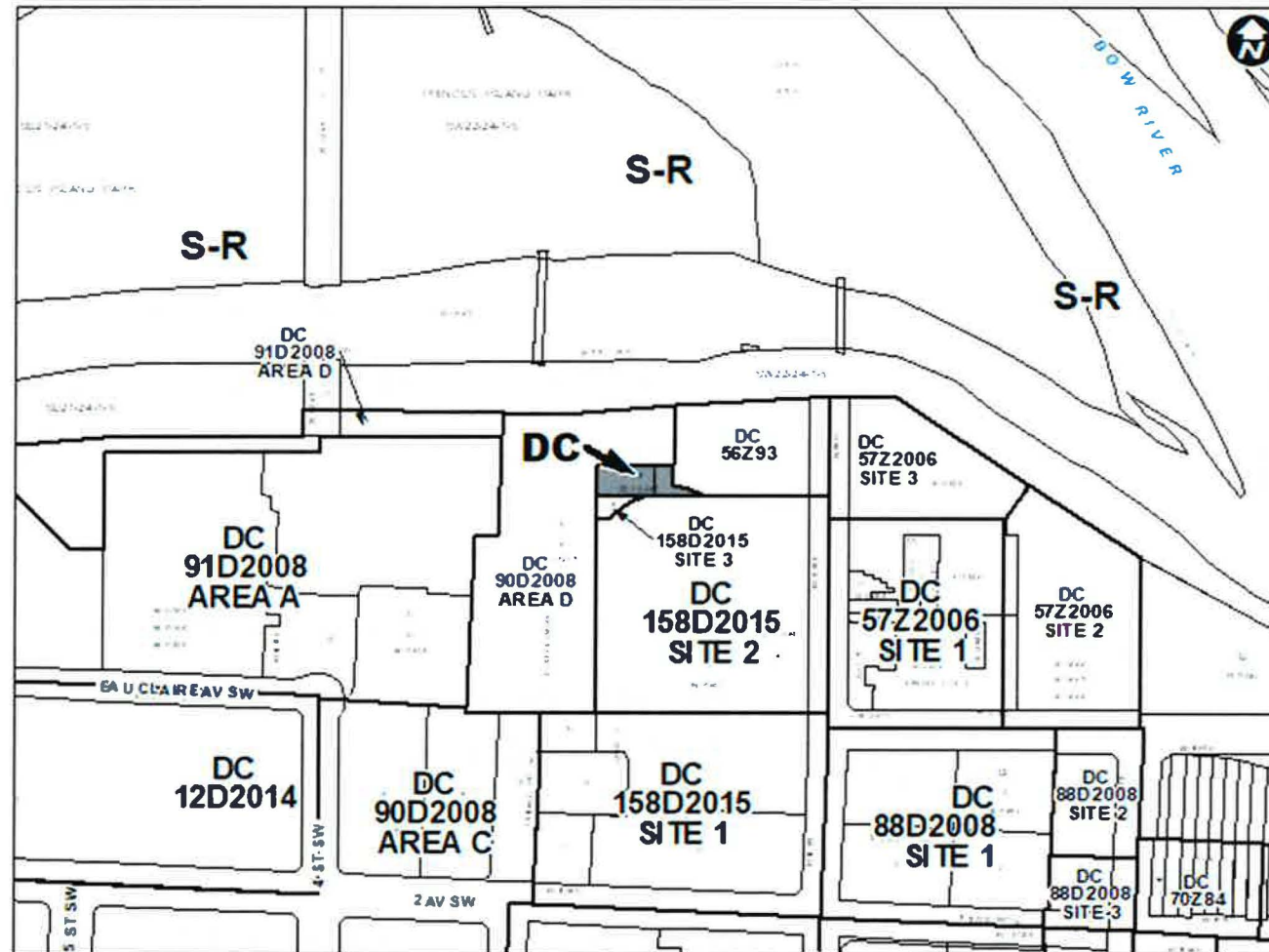
- Changes include:
 - Using CR20 District as base
 - No specific limitations for FAR for uses
 - Addition of Plus 15 provisions
 - No incentive density options included
 - Parking adjusted to align with rules in the CR20 District





For future City-owned land:

- Changes include:
 - Similar to adjacent / existing DC
 - Gross floor area calculations will exclude transit uses
 - No setback requirements



Portion of Eau Claire Plaza:

- Based on Special Purpose – Community Service (S-CS) District
- Additional uses complementary to the main plaza use

Proposed Amendments to the Eau Claire Area Redevelopment Plan:

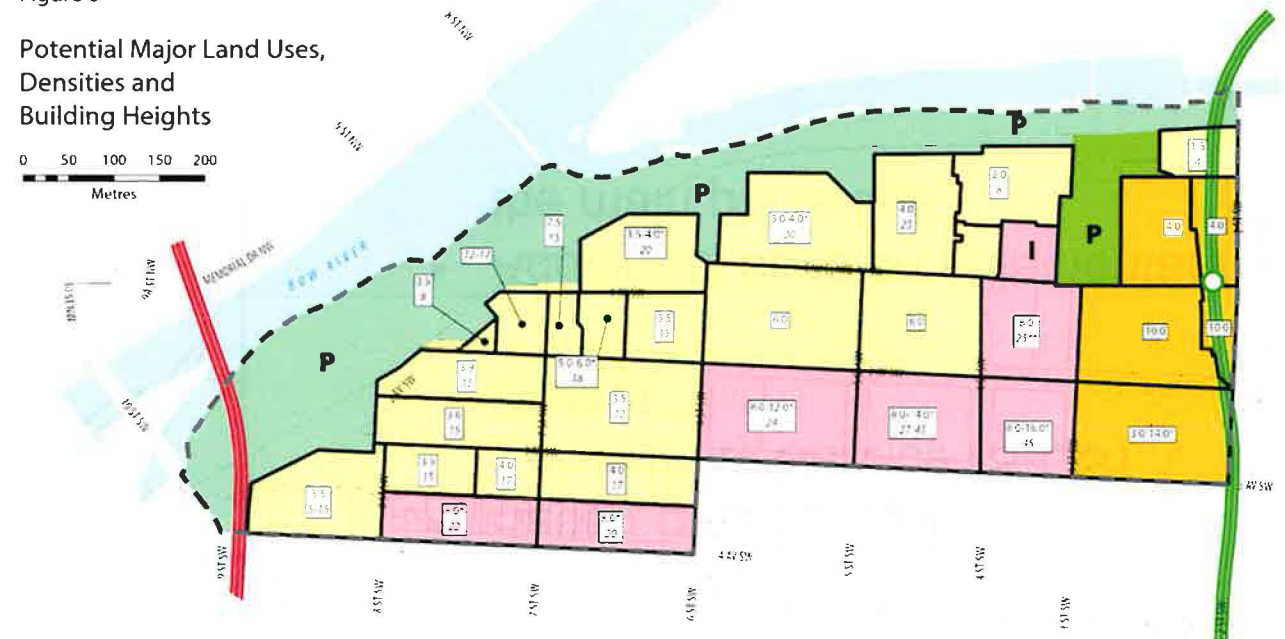
- Figures 1 – 9 updated to include Green Line alignment and new parcel boundaries for subject site
- New policy area, an “E3 Lands” category for Green Line lands, identified with its own specific policies
- Urban Design and Transportation sections updated to reflect the presence of the Green Line and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

Eau Claire Area Redevelopment Plan

Figure 6

Potential Major Land Uses, Densities and Building Heights

0 50 100 150 200
Metres



Legend

- Study Area Boundary
- Commercial
- Eau Claire Plaza
- Mixed Use
- Public Open Space

- Residential
- Public Open Space
- Institutional
- Red Line LRT
- Future Green Line LRT

Maximum Floor Area Ratio
Maximum Building Storeys
Require Use of Density Pool or Bonus.
See Section 6.4.2
25 Storeys Maximum for One Tower
23 and 15 Storeys if Two Towers

NOTE: Maximum building storeys on sites adjacent to the riverbank may be affected by sun shading guidelines.

This map is conceptual only. No measurement of distances or areas should be taken from this map.

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides

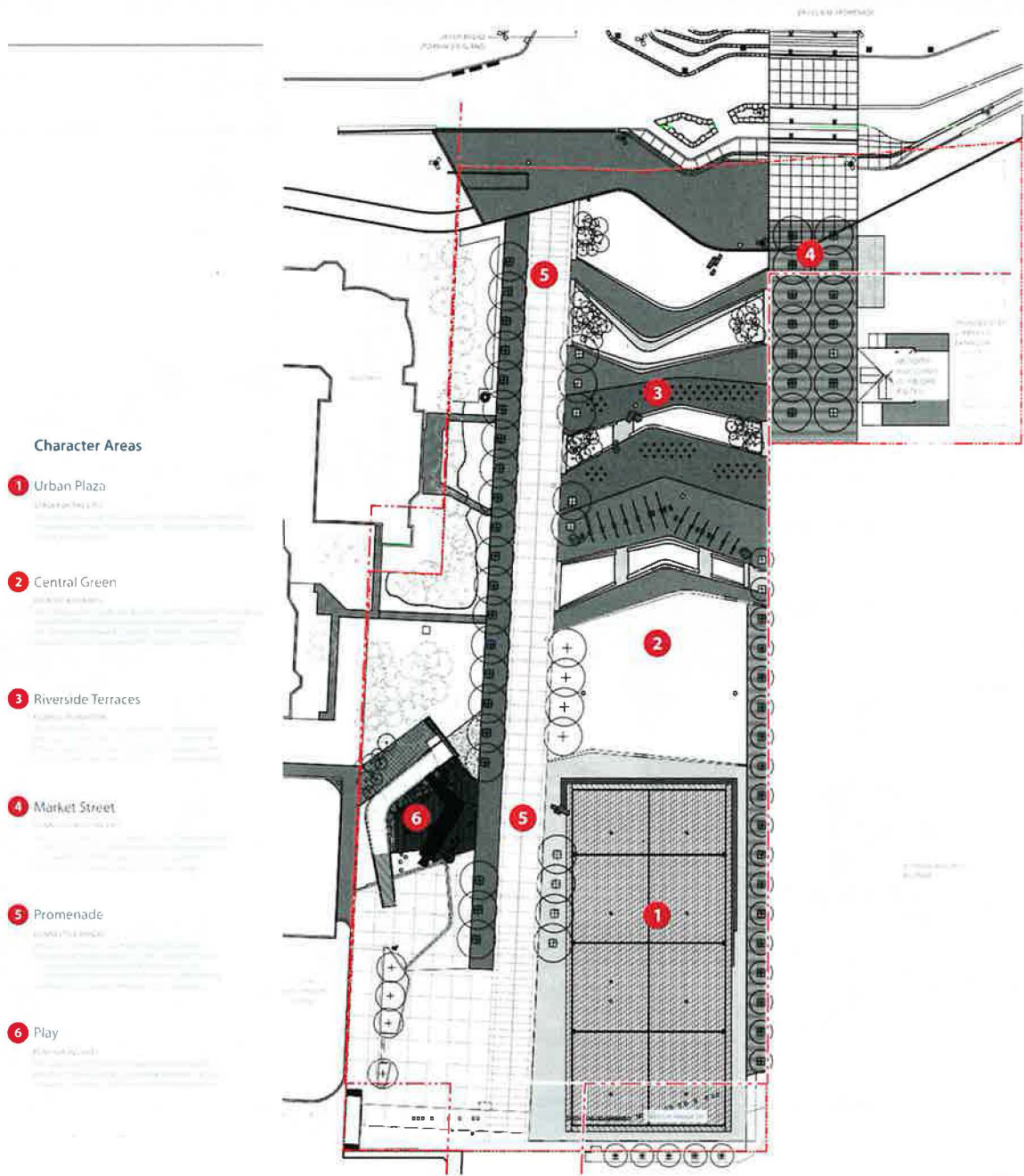


Eau Claire Market/Harvard Development

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







Site Photos – View from SE Corner 17

