

**ROAD CLOSURE AND LAND USE REDESIGNATION (EAU CLAIRE)  
BYLAWS 2C2014 AND 12D2014**

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**SUMMARY/ISSUE**

To close 0.182 ha  $\pm$  (0.450 ac  $\pm$ ) of road (Plan 1313356, Area A) adjacent to 501 and 601 Eau Claire Avenue SW and 520 and 660 – 2 Avenue SW.

To redesignate 2.55 ha  $\pm$  (6.30 ac  $\pm$ ) located at 501 and 601 Eau Claire Avenue SW, 520 and 660 – 2 Avenue SW and the closed road (Plan 8110407, Block 2, Lots 1 and 2; Plan 8110407, Block 3, Lots 1 and 2; Plan 1313356, Area A) from DC Direct Control District and Undesignated Road Right-of-Way to DC Direct Control District to accommodate a mixed use residential, retail and commercial development.

**PREVIOUS COUNCIL DIRECTION**

None

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaws 2C2014 and 12D2014.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ADOPT** the proposed closure of 0.182 hectares  $\pm$  (0.450 acres  $\pm$ ) of road (Plan 1313356, Area A) adjacent to 501 and 601 Eau Claire Avenue SW and 520 and 660 – 2 Avenue SW, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give first and second reading to the proposed Bylaw 2C2014; and
3. **WITHHOLD** third reading pending the finalization of access and utility easement agreements.
4. **ADOPT** the proposed redesignation of 2.55 hectares  $\pm$  (6.30 acres $\pm$ ) located at 501 and 601 Eau Claire Avenue SW, 520

and 660 – 2 Avenue SW and the closed road (Plan 8110407, Block 2, Lots 1 and 2; Plan 8110407, Block 3, Lots 1 and 2; Plan 1313356, Area A); from DC Direct Control District and Undesignated Road Right-of-Way to DC Direct Control District to accommodate a mixed use residential, retail and commercial development, in accordance with the Corporate Planning Applications Group recommendation; and

5. Give first and second reading to the proposed Bylaw 12D2014; and
6. **WITHHOLD** third reading pending the finalization of access and utility easement agreements.

**APPLICANT(S)**

NORR Architects Planners

**OWNER(S)**

BCIMC Realty Corporation

**INVESTIGATION**

This application seeks to close a portion of 5 Street SW and redesignate 2.55 hectares from road right-of-way and DC Direct Control District ((108D2010) to a new DC Direct Control District.

This land use redesignation is to keep the existing DC Direct Control Bylaw provisions and apply them on the section of 5 Street SW that currently bisects the two blocks. This DC Direct Control Bylaw would then be superseded through this LOC application. The purpose of the application is to incorporate the road right-of-way (0.182Ha) into the land holdings either side of this section of 5 Street SW, since it has no existing land use and bisects the two blocks that are covered by the DC Direct Control District. The applicant intends to integrate the roadway into the development concept for a two block mixed use proposal, retaining the road, but providing a more pedestrian orientated characteristic.

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**ATTACHMENT(S)**

1. Proposed Bylaw 2C2014
2. Proposed Bylaw 12D2014
3. CPC Report LOC2013-0082
- 4. Public Submissions**