

# Public Hearing of Council

Agenda Item: 7.2.8



## LOC2022-0090 / CPC2023-0314

### Land Use Amendment

June 20, 2023

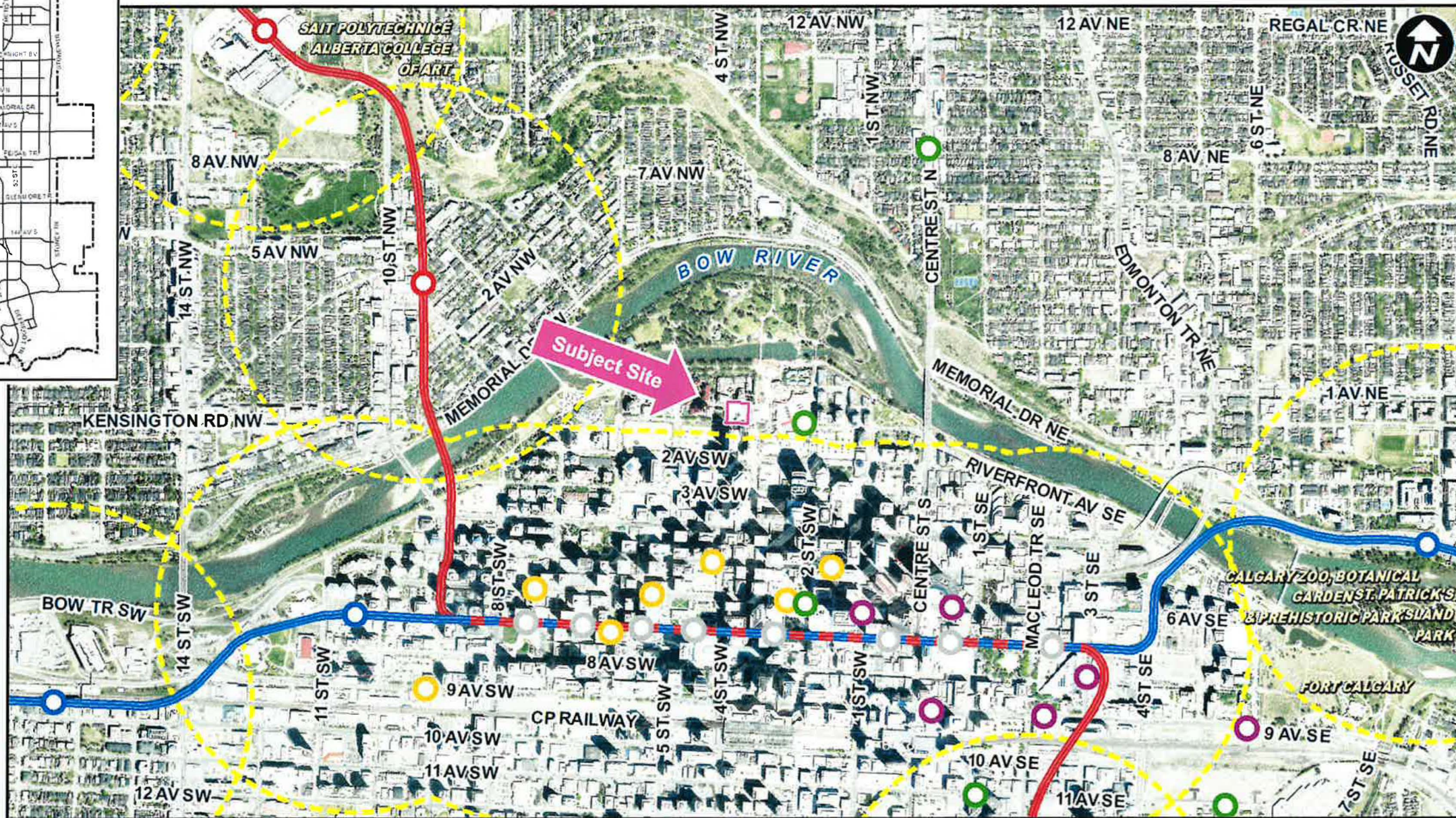
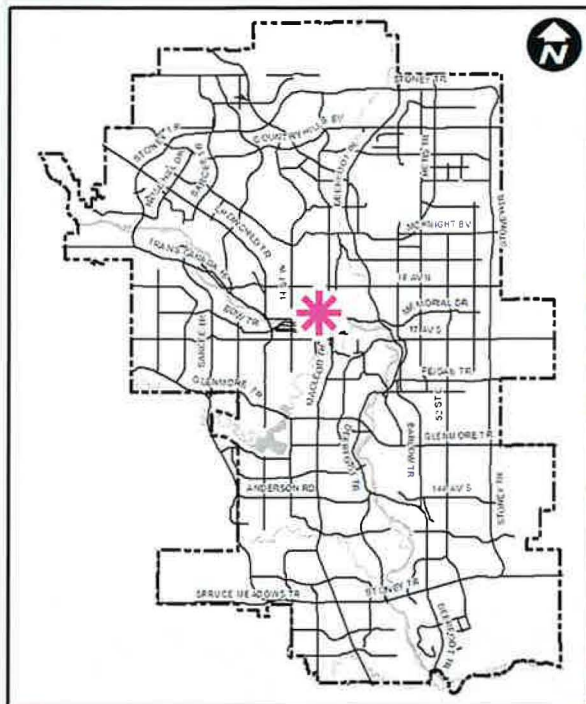
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**JUN 20 2023**  
ITEM: 7.2.8 CPC2023-0314  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

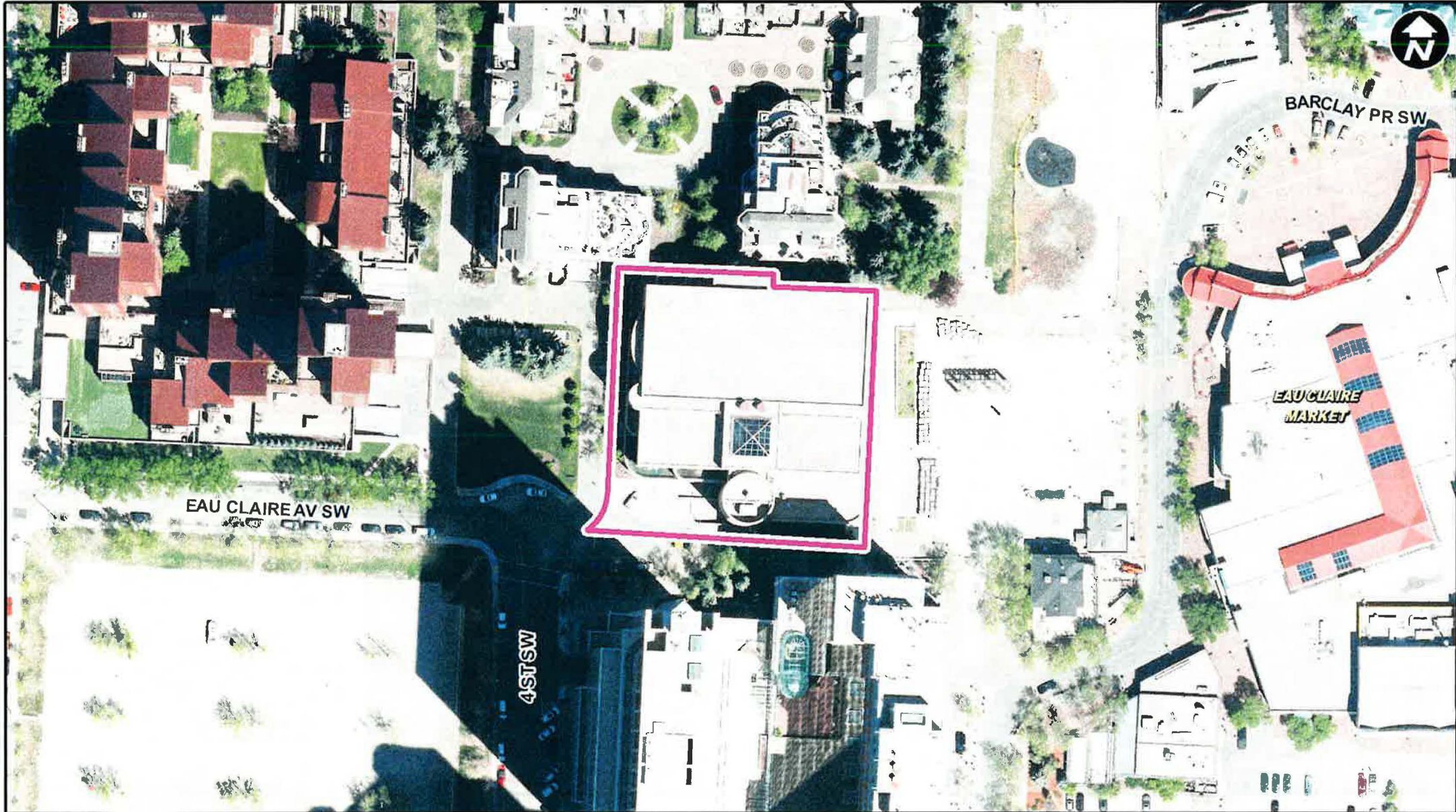
1. Give three readings to **Proposed Bylaw 29P2023** for amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 72D2023** for the redesignation of 0.40 hectares  $\pm$  (0.99 acres  $\pm$ ) located at 101 – 3 Street SW (Plan 8610839, Block 1, Lot 15) from Direct Control (DC) District to Direct Control (DC) District.





- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow

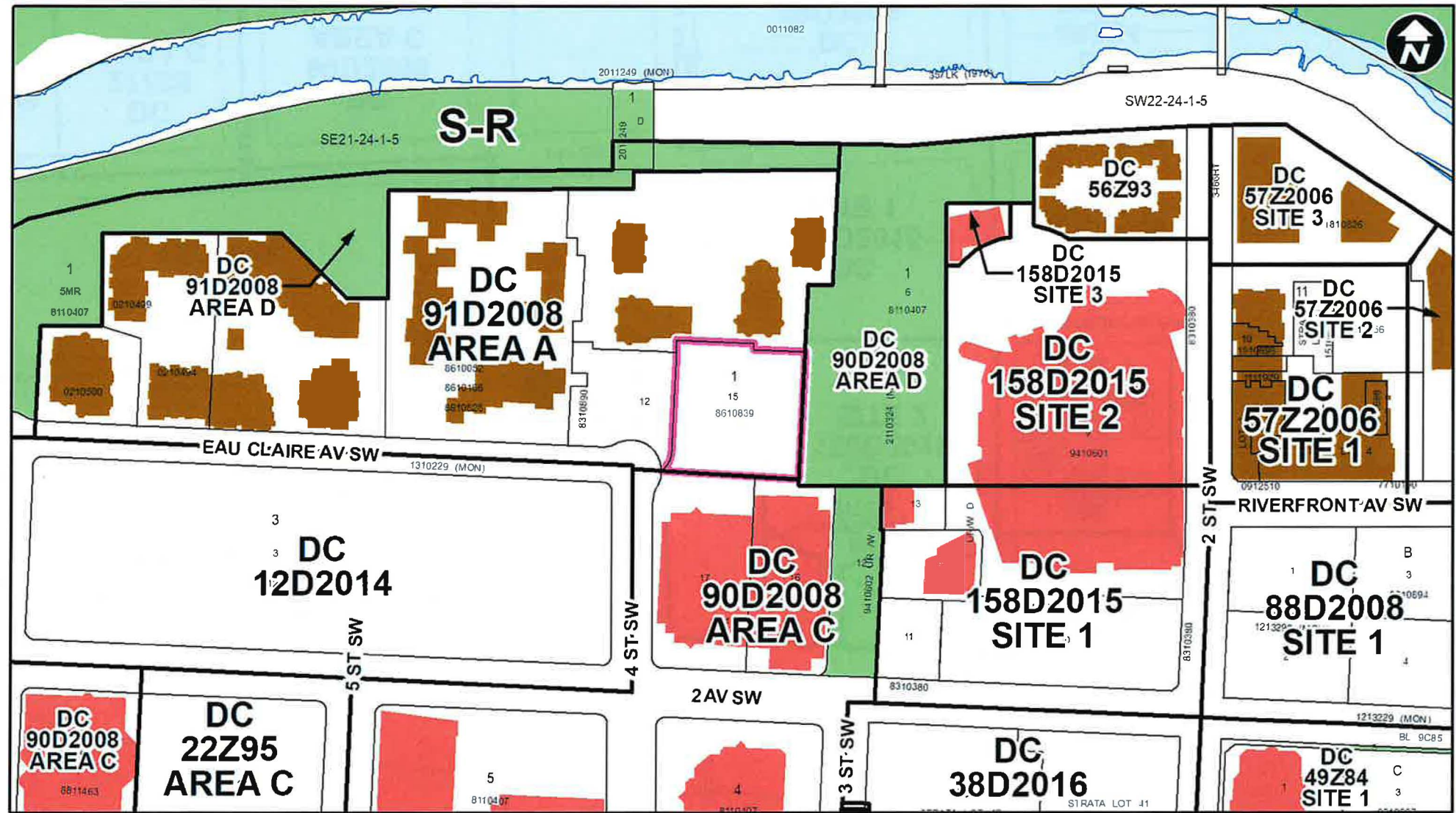




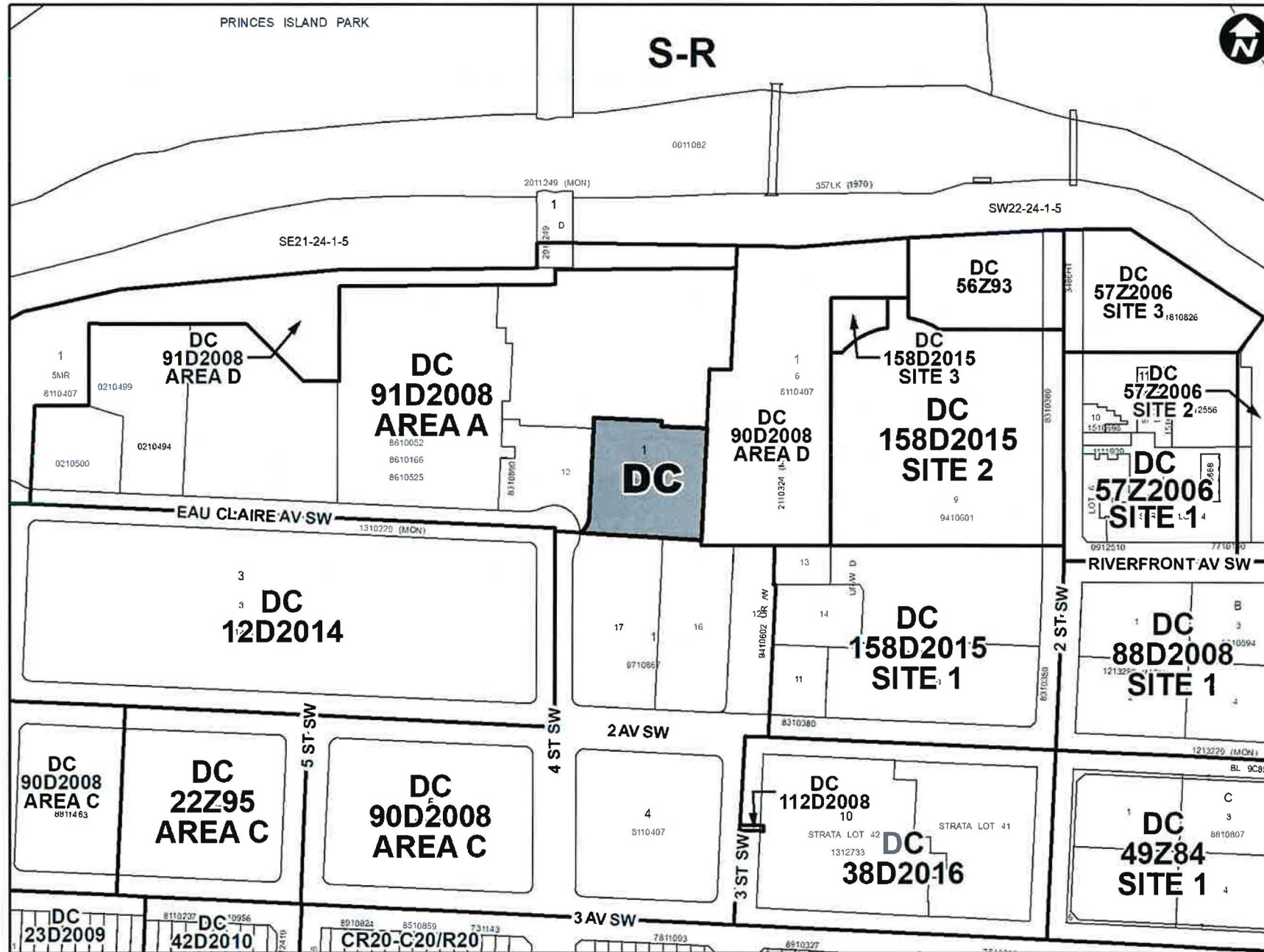
Parcel Size:

0.40 ha  
62m x 64m



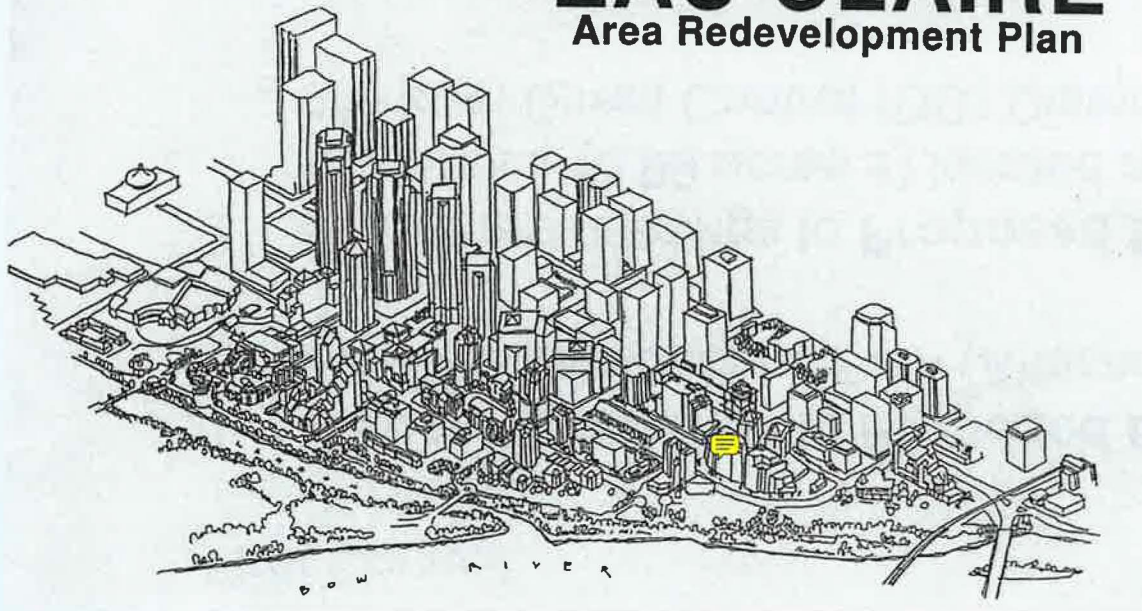


- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





## EAU CLAIRE Area Redevelopment Plan



### Proposed Policy Amendments:

- Redesignate site from 'Commercial (Institutional)' to 'Mixed Use' with map amendments
- Establish Maximum Density (FAR) of 8.0
- Add specific land use policies for the subject site
  - Urban Design Policies
  - Max. Tower Floorplates
  - Limit Tower portions to Residential uses
- Textual amendments acknowledging closure of YMCA (refer to "the former YMCA" throughout the Policy).

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## Supplementary Slides



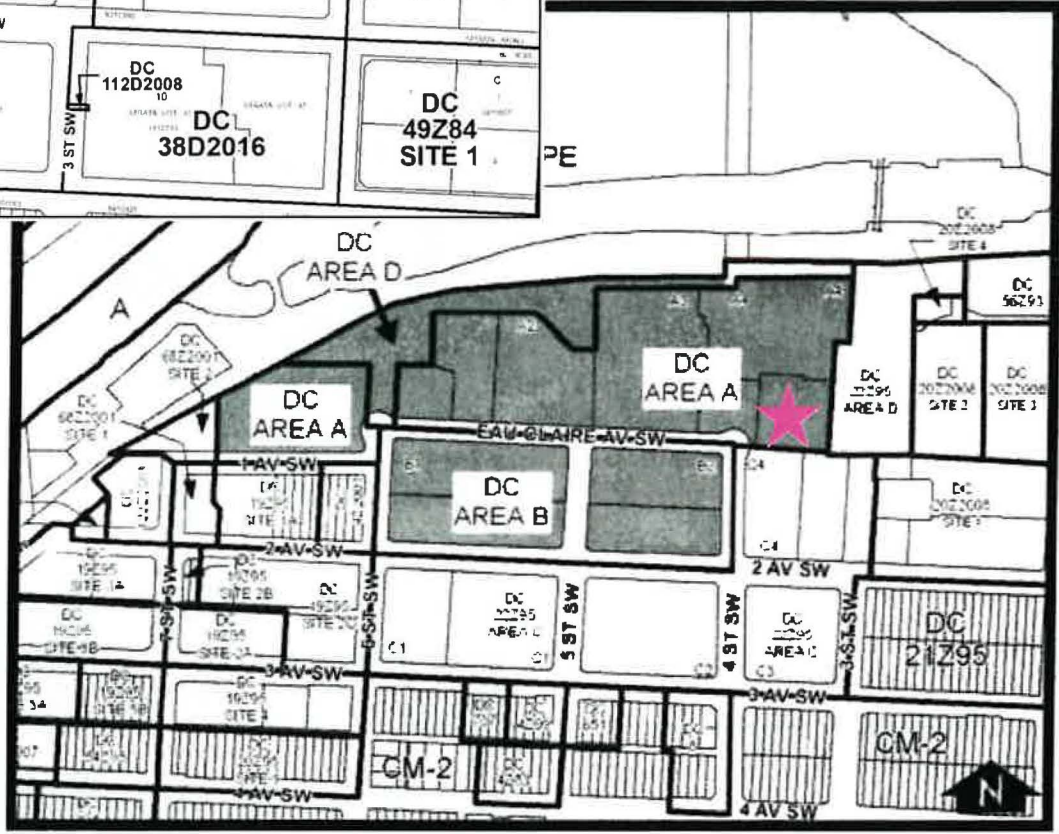
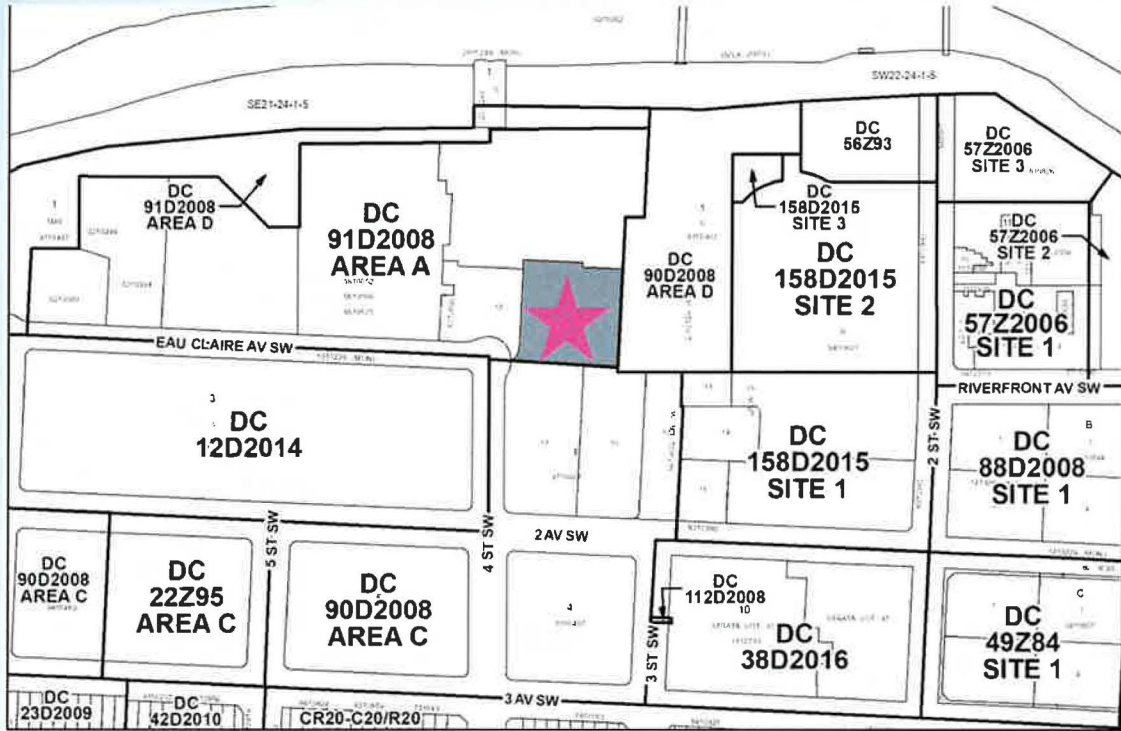


Looking West – From Eau Claire Plaza



South-West Corner: Eau Claire Ave & 4 Street SW

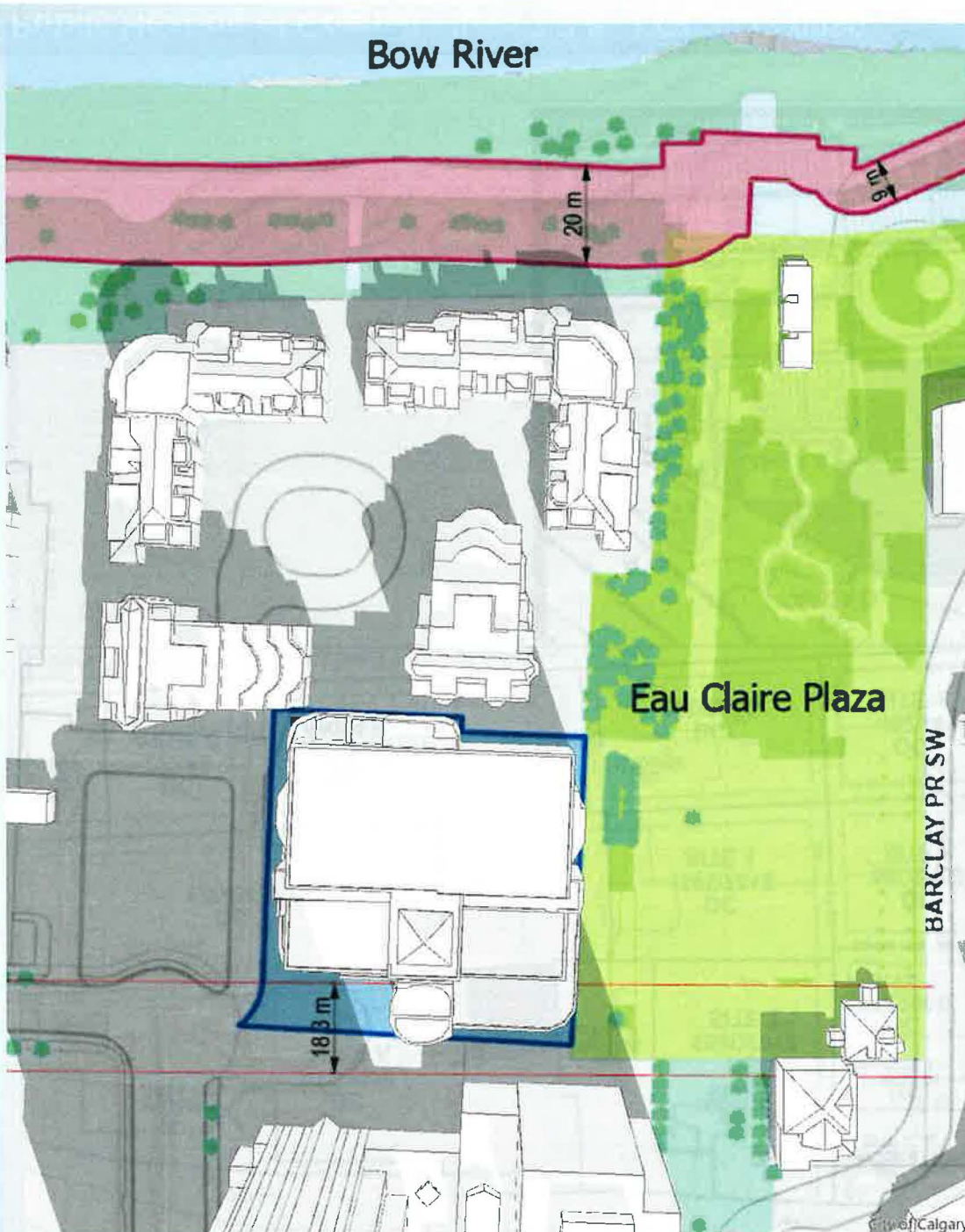




### Existing Land Use: DC91D2008

- Based on the former Downtown land Use bylaw (Part 10)
- Accommodates wide range of residential, commercial and mixed-used development
- Site is located in Area 'A'
- Density in Area 'A' between 2.0 to 4.0 FAR.
- Maximum building heights in Area 'A' between 8 to 25 storeys





## ARP Policies:

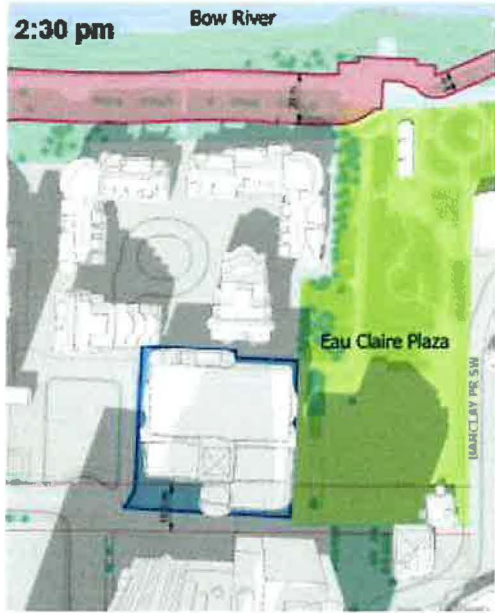
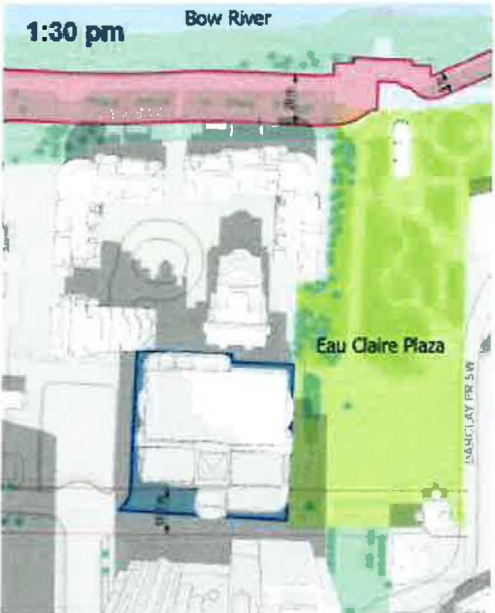
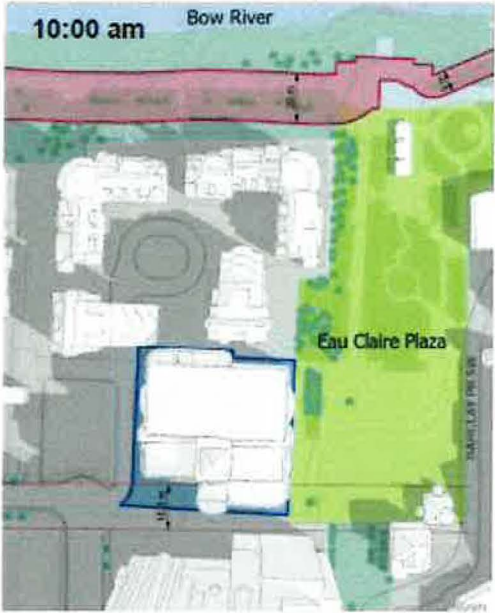
- 11.4.6 Development close to the Bow River and the Barclay Mall should not place more of the following areas in shadow than is already in shadow as a result of existing buildings:
- an area abutting the top of the south bank of the Bow River and Prince's Island Lagoon, which is at least 20 metres wide west of the Barclay Mall (3 St. W.) and 9 metres wide east of the Barclay Mall (3 St. W.), from 10 a.m. to 4 p.m., Mountain Daylight Time (MDT), on September 21;
  - the westerly 8 metres of the right-of-way and setback area of the Barclay Mall, from 12:30 p.m. to 1:30 p.m., MDT, on September 21;
  - the easterly 8 metres of the right-of-way and setback area of the Barclay Mall from 1:30 p.m. to 2:30 p.m., MDT, on September 21;
  - the area of the Eau Claire Plaza north of a line drawn parallel and 60 feet north of the 1 Ave. S. right-of-way between 10:00 a.m. and 2:30 p.m., MDT, on September 21. **Bylaw 9P2008**

## DC Rules:

### Sunlight Preservation

- 17 (1) The following sunlight protection areas must not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area:
- an area abutting the top of the south bank of the Bow River and Prince's Island Lagoon, as it existed on the date of adoption of this Direct Control District Bylaw, which is at least 9.0 metres wide east of the Barclay Mall (between 3 Street W and 2 Street SW) and 20.0 metres wide west of the Barclay Mall, as the Barclay Mall existed on the date of adoption of this Direct Control District Bylaw, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time ;
  - the westerly 8.0 metres of the required right-of-way and **setback area** of the Barclay Mall, as it existed on the date of adoption of this Direct Control District Bylaw, from 12:30 p.m. to 1:30 p.m. Mountain Daylight Time;
  - the easterly 8.0 metres of the required right-of-way and **setback area** of the Barclay Mall, as it existed on the date of adoption of this Direct Control District Bylaw, from 1:30 p.m. to 2:30 p.m. Mountain Daylight Time; and
  - the area of the **Eau Claire Plaza** north of a line drawn parallel and 18.3 metres north of the 1 Ave. S. right-of-way, as they existed at the date of adoption of this Direct Control District Bylaw, between 10:00 a.m. and 2:30 p.m. Mountain Daylight Time.
- (2) For the purposes of Section 17(1)(a) above, the top of the bank shall be taken as the major slope change as it existed prior to the adoption of this Direct Control Bylaw, which occurs just north of the existing pedestrian pathway as it existed prior to the adoption of this Direct Control Bylaw.





**Eau Claire YMCA Site Development**

Existing shadow diagrams on Sept. 21  
From 10 a.m. to 4 p.m., Mountain Daylight Time

The parametres (the red lines) are based on sun-  
light protection rules included in proposed ARP  
amendments and Direct Control bylaws related to  
LOC2022-0090

- Sunlight protection areas include:
- The Riverbank (the pink zone)
  - Eau Claire Plaza