

**Policy and Land Use Amendment in Eau Claire (Ward 7) at 610 – 2 Avenue SW,
 LOC2024-0197**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0733) to the 2025 September 09 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 2.55 hectares ± (6.30 acres ±) located at 610 – 2 Avenue SW (Plan 1512083, Block 3, Lot 3) 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, 2025 AUGUST 7:

That Council:

1. Give three readings to **Proposed Bylaw 77P2025** for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 157D2025** for the redesignation of 2.55 hectares ± (6.30 acres ±) located at 610 – 2 Avenue SW (Plan 1512083, Block 3, Lot 3) 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 Regular Meeting of the Calgary Planning Commission, 2025 August 7:

“The following documents were distributed with respect to Report CPC2025-0733:

- ...
- Revised Attachment 5.”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the development of multi-residential high-rise towers, increasing the total allowable floor area ratio (FAR) in exchange for provision of public amenity items through bonusing options outlined in the proposed Direct Control (DC) District.
- Administration recommends approval, as the intent of the new DC District remains much the same as the existing DC District and will facilitate development that is in keeping with the context of the area. This application aligns with the *Municipal Development Plan*

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(MDP) and also aligns with the overall intent of the *Eau Claire Area Redevelopment Plan* (ARP).

- What does this mean to Calgarians? This proposal would provide an additional opportunity for development on underutilized land in an established residential community.
- Why does it matter? Providing additional housing options and supporting commercial spaces within the community will encourage a more diverse population to live in Eau Claire and will help support the existing businesses within the community.
- An amendment to the *Eau Claire ARP* is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Eau Claire, was submitted by B&A Studios Inc. on behalf of the landowner, BCIMC Realty Corporation, on 2024 July 30. No development permit has been submitted at this time.

The subject site consists of one parcel of land with a total site area of approximately 2.55 hectares (6.30 acres). This site encompasses two full city blocks between 4 Street SW and 6 Street SW and between 2 Avenue SW and Eau Claire Avenue SW. The site is currently occupied by a surface parking lot.

As identified in the Applicant Submission (Attachment 4), this application proposes to redesignate the site from an existing DC District, Bylaw 12D2014, to a new DC District which increases the total floor area ratio allowed on site and includes some updates to site-specific rules such as setbacks. An amendment is also required to the *Eau Claire ARP* to allow for this increase in density and specifies that the subject site is residential with the opportunity for supportive commercial uses (Attachment 2).

A detailed planning evaluation of this 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 and policy 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. The applicant connected with the Eau Claire Community Association as well as members of the surrounding condo boards through both virtual and in-person information sessions, as well as communicated with the Ward 7 Councillor and representatives from the Chinatown Business

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Improvement Area. Please refer to the Applicant Outreach Summary, Attachment 5, for additional details on the engagement undertaken.

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 23 letters in opposition from the public, highlighting the following areas of concern:

- increased traffic congestion in the area;
- the use of a base district that is more focused on mixed-use development rather than on residential development as is outlined in the *Eau Claire ARP*;
- reduced access to sunlight for existing residences;
- density and potential for over-crowding of towers; and
- concern that an increase in density may lead to the development of micro-suites.

Administration received a letter from the Eau Claire Community Association (Attachment 6). While the community supported the proposal, they did note two concerns:

- the increased FAR facilitating the development of micro-suites; and
- concerns about the ability to use 5 Street SW for cycling connections.

Administration reviewed the comments that were submitted and will further explore the use of 5 Street SW through a future development permit application. The land use amendment is supportable as it supports additional residential development in Greater Downtown.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use and policy 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

This application allows for new development in an established community that will encourage and accommodate the housing needs of a wider range of age groups, lifestyles and demographics. In addition, new commercial development in the area will also attract and service additional residents.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

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on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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 77P2025**
3. **Proposed Bylaw 157D2025**
4. Applicant Submission
5. **Revised** Applicant Outreach Summary
6. Community Association Response
7. **CPC Member Comments**
8. **Public Submissions**
9. **CONFIDENTIAL Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform