

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the downtown community of Eau Claire and comprises two full city blocks between 4 Street SW and 6 Street SW, and between 2 Avenue SW and Eau Claire Avenue SW. The site totals approximately 2.55 hectares (6.30 acres) and is approximately 280 metres wide and 90 metres deep. It is currently occupied by a surface parking lot.

Surrounding development is characterized by a mix of residential and commercial development. Directly to the east of the site across 4 Street SW is a high-rise office tower. To the south of the site are four additional high-rise office towers. Directly to the west of the site is a two-storey commercial development, the Graphics Art (Western Printing) Building which is listed on the City of Calgary's [Inventory of Evaluated Historic Resources](#). To the north of the site are two high-rise condo complexes, Eau Claire Estates and the Princeton development.

The subject site is in the heart of the Eau Claire community and in close proximity to existing public open spaces including the Bow River pathway system, 150 metres to the north of the site (a two-minute walk), and the recently improved Eau Claire Plaza, 150 metres to the east of the site (a two-minute walk). In addition, the site is served by local transit, with stops for route 449 (Eau Claire/Parkhill) approximately 200 metres (three-minute walk) to the east of the site and is also approximately 250 metres (four-minute walk) from the potential future 2 Street SW LRT station to the east of the subject site.

## Community Peak Population Table

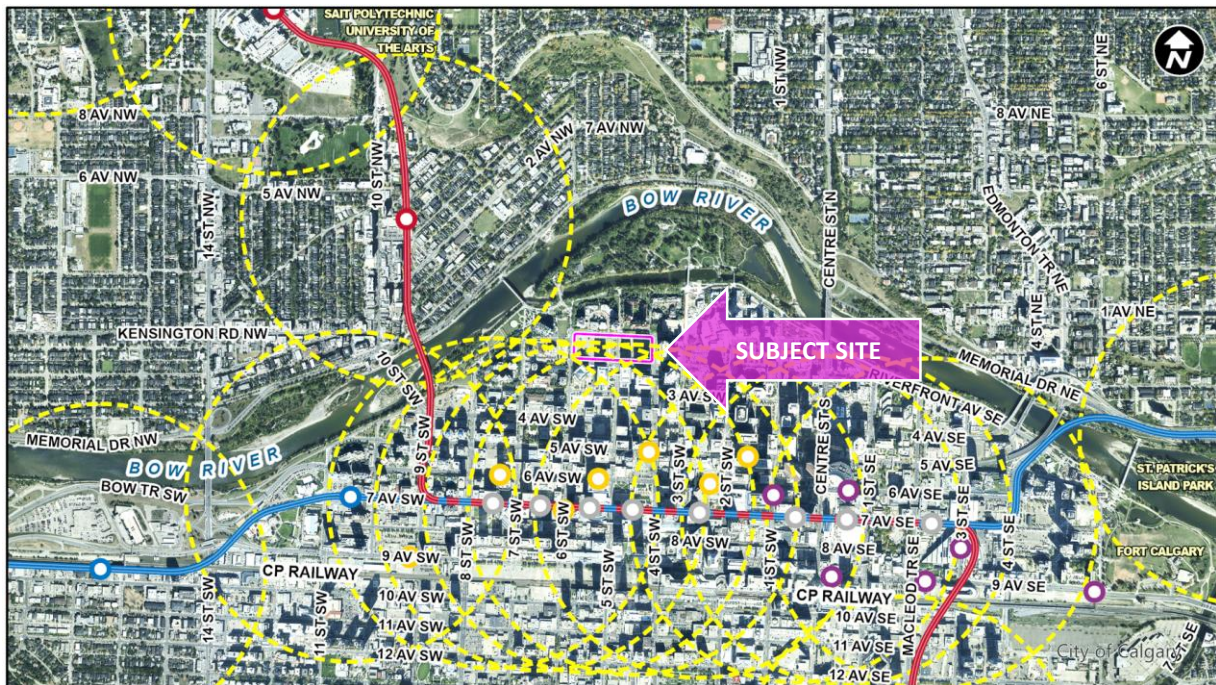
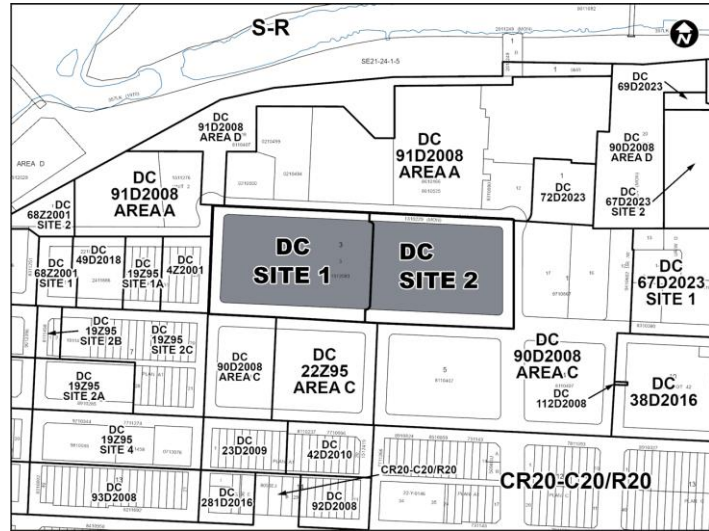
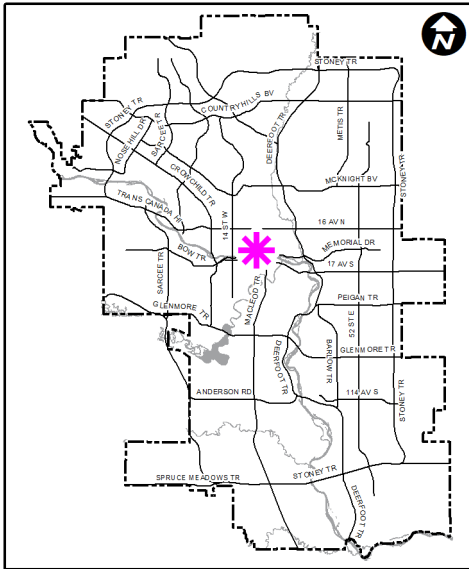
As identified below, Eau Claire reached its peak population in 2019.

<b>Eau Claire</b>	
Peak Population Year	2019
Peak Population	2,030
2019 Current Population	2,030
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Eau Claire Community Profile](#).

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The current zoning for the subject parcel is a Direct Control (DC) District, specifically [Bylaw 12D2014](#) and is based on the CM-2 Downtown Business District found within Part 10 of Bylaw 1P2007. This DC allows for a base FAR of 4.0, which can be increased to a maximum of 6.0 FAR with provision of amenity items as outlined in the DC District.

The proposed DC District is based on the Centre City Mixed Use District (CC-X) and has been separated into Site 1 and Site 2. The allowable densities for both sites are outlined as below :

Site	Base Density (FAR)	Maximum Density (FAR)
Site 1	5.3	7.0
Site 2	7.4	8.8
Combined Density (Sites 1 and 2)	6.0	8.0

Although the FAR has been blended across the entire site, the total cumulative density across all parcels under this DC District has a base density of 6.0 FAR and can only be increased to a

maximum of 8.0 FAR in accordance with the bonus provisions as found within Schedule C of the DC District.

This DC District also outlines setback rules specific to this location and tower separation rules requiring a minimum of 22.0 metres between towers. There are no maximum height rules within the CC-X District, but sunlight protection rules have been added into the DC that mimic the rules as found within the *Eau Claire ARP* which will control the ultimate heights allowed on the site. In addition, there is a rule added that limits the amount of commercial development along Eau Claire Avenue SW to maintain the residential character of the street. There has also been an additional bonusing item added to Schedule C that will allow for improvements to the 5 Street SW Easement Area to allow for an enhanced cycling and pedestrian greenway to be counted as a bonus item, at the discretion of the Development Authority.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to the site-specific regulations required to allow for this development. This proposal allows for the applicant's intended development to be delivered by utilizing a different bonusing system while maintaining the CC-X District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Site specific rules for setbacks, location of commercial uses and tower separation are also listed as rules that may be relaxed, subject to Section 31 and 36 of the Land Use Bylaw being met to the satisfaction of the Development Authority.

### **Development and Site Design**

If the land use redesignation is approved by Council, the rules of the proposed DC District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and site access. Additional items that will be considered through the development permit process would include:

- ensuring an engaging built interface along all frontages of the development, including 2 Avenue SW, 4 Street SW, 6 Street SW and Eau Claire Avenue SW;
- integration of new development with the public realm;
- ensuring high quality finishes and materials that are in keeping with the surrounding context; and
- any bonusing provisions that are provided.

### **Transportation**

Pedestrian access to the site is available from all four frontages, and the grid network of sidewalks throughout the neighbourhood provides multiple routing options for pedestrians.

The subject site is well served by the city's existing bicycle pathway network. The *Calgary Transportation Plan* (CTP) identifies the River Walk as an existing pathway, and there is an existing on-street bikeway along 5 Street SW, south of the subject site. Additionally, on-street

bikeways exist along 7 Street SW, 3 Street SW and 3 Avenue SW, all connecting to the greater Always Available for All Ages and Abilities (5A) Network. With future redevelopment, upgrades to these local facilities may be required.

The subject site is in close proximity to and well served by Calgary Transit. The site is approximately 200 metres (a three-minute walk) from both existing bus stops for route 449 (Eau Claire/Parkhill) and is also approximately 500 metres (a nine-minute walk) from the westbound 4 Street SW LRT Station and the eastbound 6 Street SW LRT Station. In addition, the site is 250 metres (a four-minute walk) from the potential future 2 Street SW LRT station to the east of the subject site.

Vehicle access to the site will be available from all edges of the site, including both 4 Street SW and 6 Street SW as well as 2 Avenue SW and Eau Claire Avenue SW. Final access will be determined through subsequent development permit reviews.

No Transportation Impact Assessment (TIA) or Parking Study was required at the land use stage. Further TIA assessment and scope requirements will be reviewed and recommendations provided at the time of a development permit application.

### **Environmental Site Considerations**

No environmental concerns have been identified at this time.

### **Utilities and Servicing**

Public water, sanitary and storm deep main utilities exist within the adjacent public right-of-way. Ultimate development servicing will be determined at the future development permit stage. The subject site is outside of the regulatory flood mapping area.

## **Legislation and Policy**

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Municipal Development Plan (Statutory – 2020)**

The subject site is situated in the Greater Downtown area as shown on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application is in alignment with the vision in the MDP for the Greater Downtown communities, that being mixed-use areas with high-density residential development, that are vibrant destinations, connected with great streets and transit opportunities that are truly complete communities. These communities offer a variety of housing choices, diverse employment opportunities, are distinct neighbourhoods and have great public spaces for residents and Calgarians alike.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Greater Downtown Plan (Non-Statutory 2021)**

This application is supported by [Calgary's Greater Downtown Plan](#), as it will help to strengthen Eau Claire as a community that has a variety of housing choices and helps to increase commercial opportunities for residents and the broader public. This helps to achieve the plan's strategic moves of strengthening vibrant urban neighbourhoods and creating green streets that connect downtown to the river.

**Eau Claire Area Redevelopment Plan (Statutory – 1995)**

The subject site is designated 'Residential' in the [Eau Claire Area Redevelopment Plan](#) (ARP). The policies governing this area speak to achieving a pedestrian and human-scaled environment in Eau Claire that will create a strong sense of neighbourhood identity and character. There is no change to this current designation with the proposed policy amendments.

However, updates are proposed to the policy direction for the 'B' lands in Eau Claire that are the subject of this application, confirming the allowable FAR for the site and removal of the additional allowance for commercial uses that was included within a previous amendment to this policy document.