

PROPOSED

CPC2025-0733
ATTACHMENT 2

BYLAW NUMBER 77P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE EAU CLAIRE AREA REDEVELOPMENT PLAN BYLAW 2P95 (LOC2024-0197/CPC2025-0733)

WHEREAS it is desirable to amend the Eau Claire Area Redevelopment Plan Bylaw 2P95, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Eau Claire Area Redevelopment Plan attached to and forming part of Bylaw 2P95, as amended, is hereby further amended as follows:

(a) In Section 2.0 Context, delete subsection 2.9 in its entirety and replace with the following:

“2.9 In 2010 a revised direct control district was approved by Council to guide the development of a primarily residential area on the B1 and B2 lands with increased floor area ratios and a higher amount of commercial uses, including a hotel, market, restaurants and personal services. Both a land use amendment application and a development permit application were submitted for the lands at that time. As a result of these applications, policy changes were made in this ARP to guide the proposed development on the B1 and B2 blocks.

In 2025, a land use application was submitted for the B1 and B2 lands to increase the floor area ratios to be more in keeping with the densities on surrounding parcels of land, while still maintaining the transition from highest densities closest to the core and stepping down to lower densities adjacent to the river. This new direct control district will continue to allow for primarily residential development on these lands, while allowing for some commercial development. Policy amendments to this ARP have been made to support this land use.”

(b) In Section 4.0 Generalized Land Use Policy, in subsection 4.3, after the first paragraph, add the following:

“For the B1 and B2 lands, the density is governed solely by FAR. For the B1 lands, the base density is 5.3 up to a maximum density of 7.0, inclusive of any bonusing provisions. For the B2 lands, the base density is 7.4 up to a maximum of 8.8, inclusive of any bonusing provisions.”

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BYLAW NUMBER 77P2025

- (c) Delete the existing Figure 6 entitled 'Potential Major Land Uses, Densities and Building Heights' and replace with the revised Figure 6 entitled 'Potential Major Land Uses, Densities and Building Heights' attached as Schedule A.
- (d) In Section 5.0 Residential Policies, 5.1 Context, delete subsection 5.1.3 in its entirety and replace with the following:

“5.1.3 For the A and B blocks, the residential policies described in Section 5.4, reflect the land use redesignations which were approved in 1992 and amendments introduced in 2010 and 2025. For the western area, new policies have been developed, which reflect the community’s desire to create a medium high density residential neighbourhood with some identity and character. Stronger control of urban design, including setting maximum floor area ratios and building heights, is also included.”
- (e) In Section 5.0 Residential Policies, 5.4 Policies/Actions, in subsection 5.4.1, after the first paragraph, add the following:

“For the B1 and B2 lands, the density is governed solely by FAR. For the B1 lands, the base density is 5.3 up to a maximum density of 7.0, inclusive of any bonusing provisions. For the B2 lands, the base density is 7.4 up to a maximum of 8.8, inclusive of any bonusing provisions.”

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

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SCHEDULE A

