

Public Hearing of Council

Agenda Item: 7.2.18



LOC2024-0197 / CPC2025-0733

Policy and Land Use Amendment

September 9, 2025

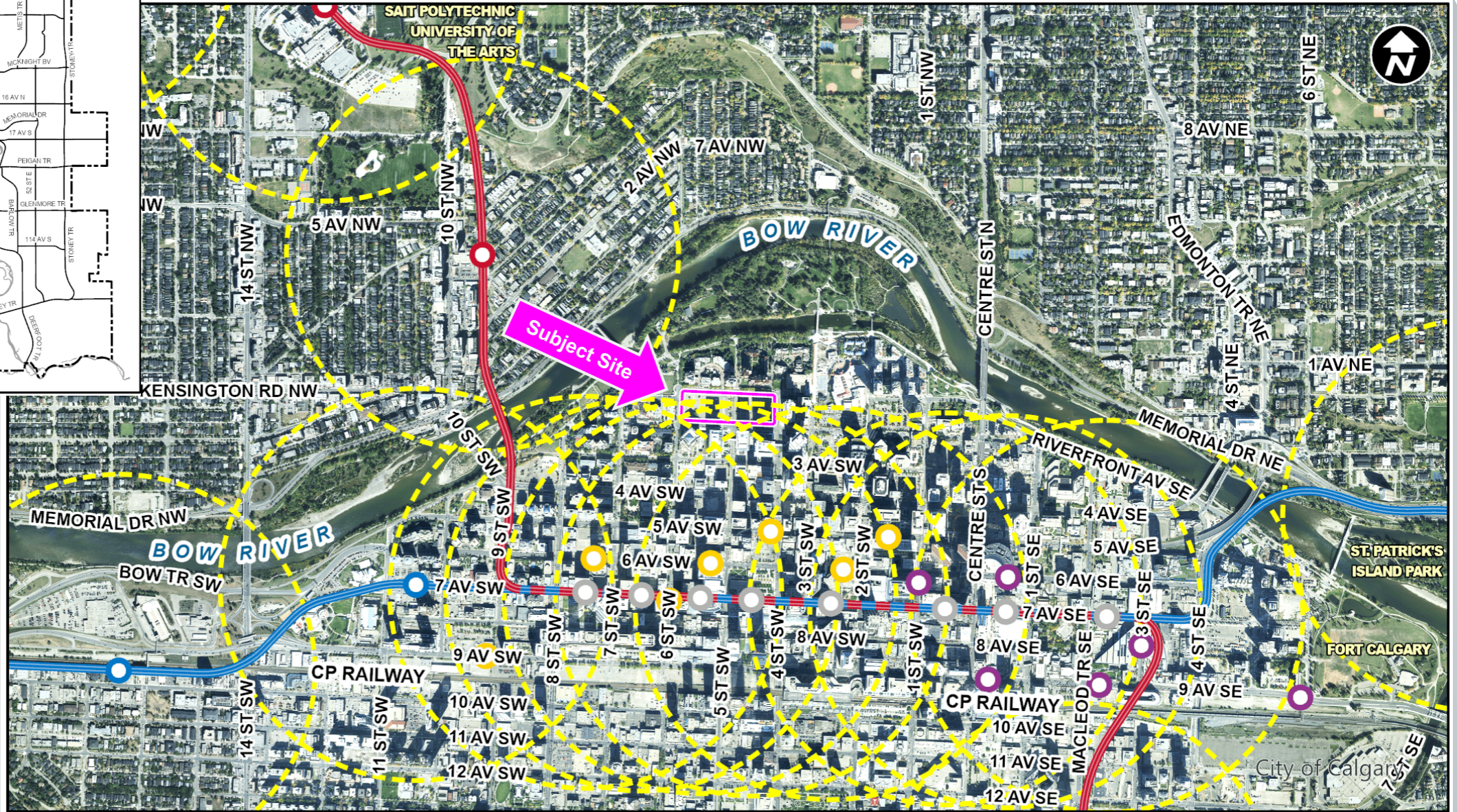
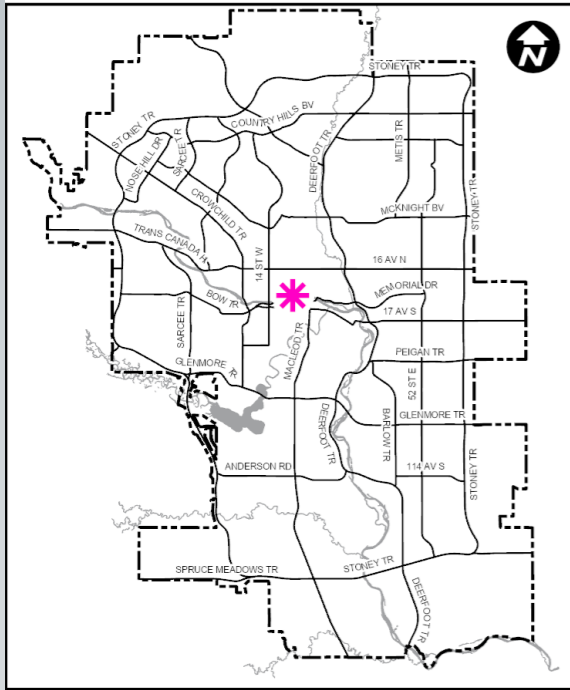
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7.2.18 CPC 2025-0733
Distrib- Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

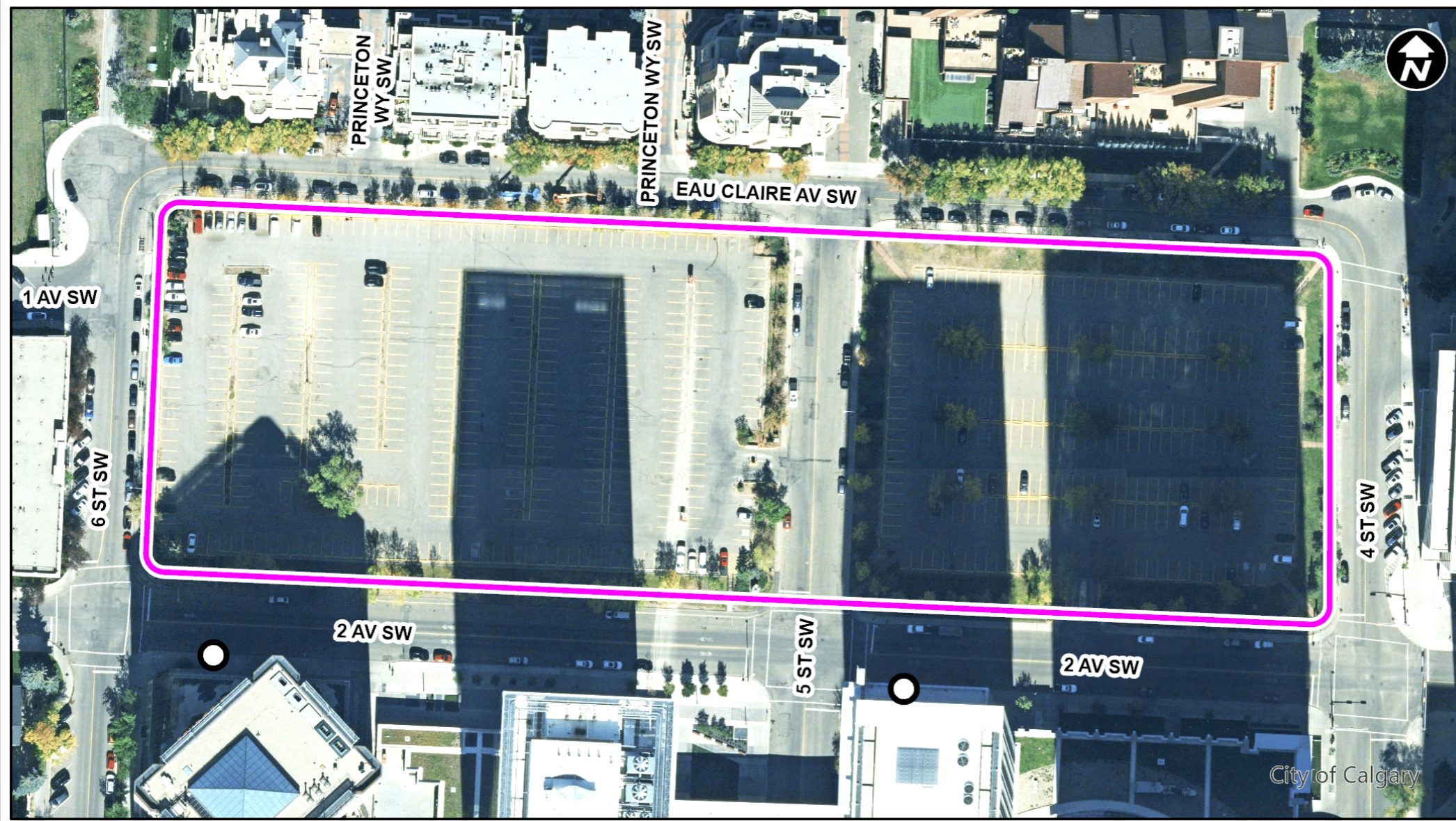
That Council:

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 \pm (6.30 acres \pm) 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.



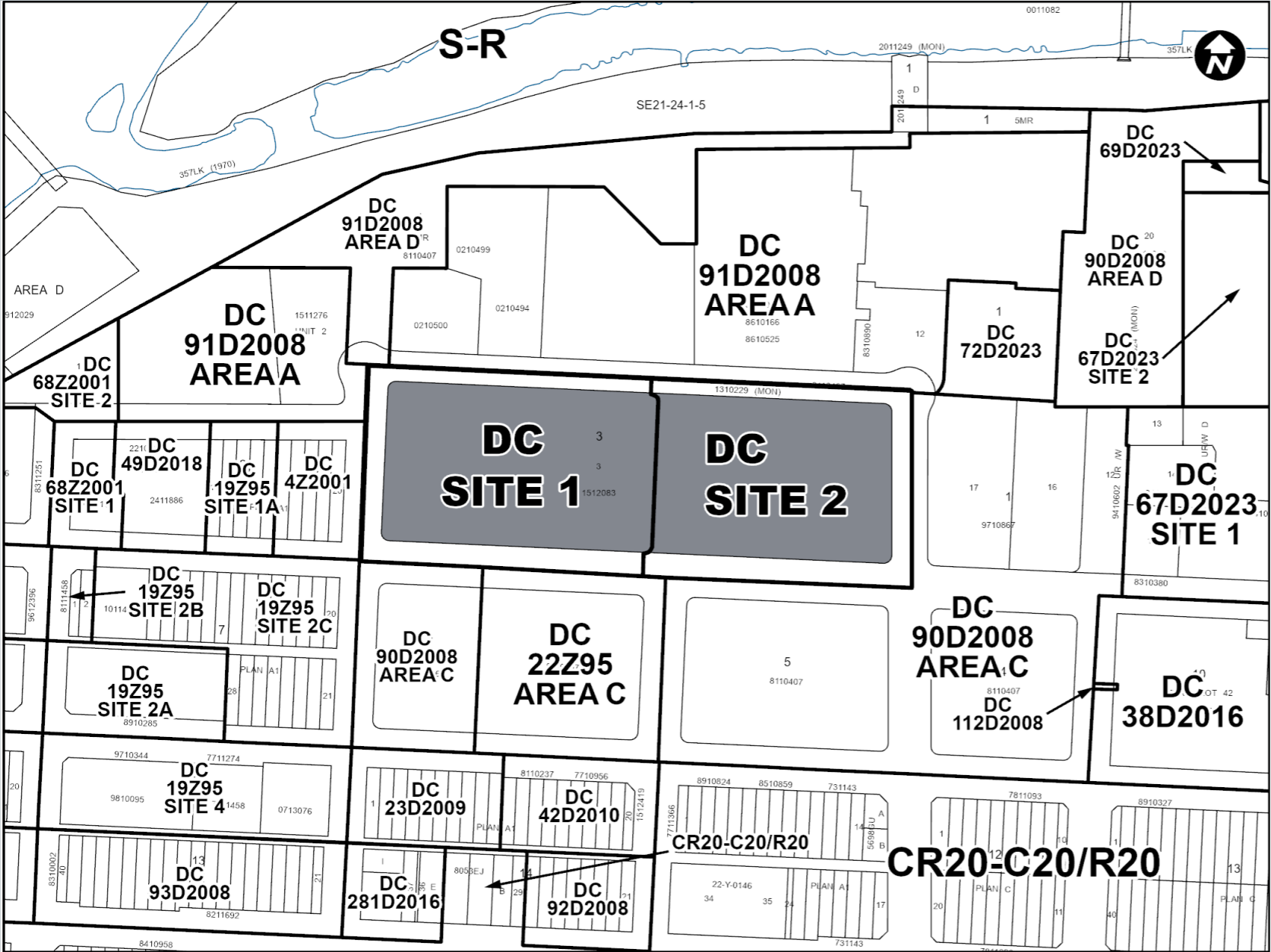
LEGEND

- 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



○ Bus Stop

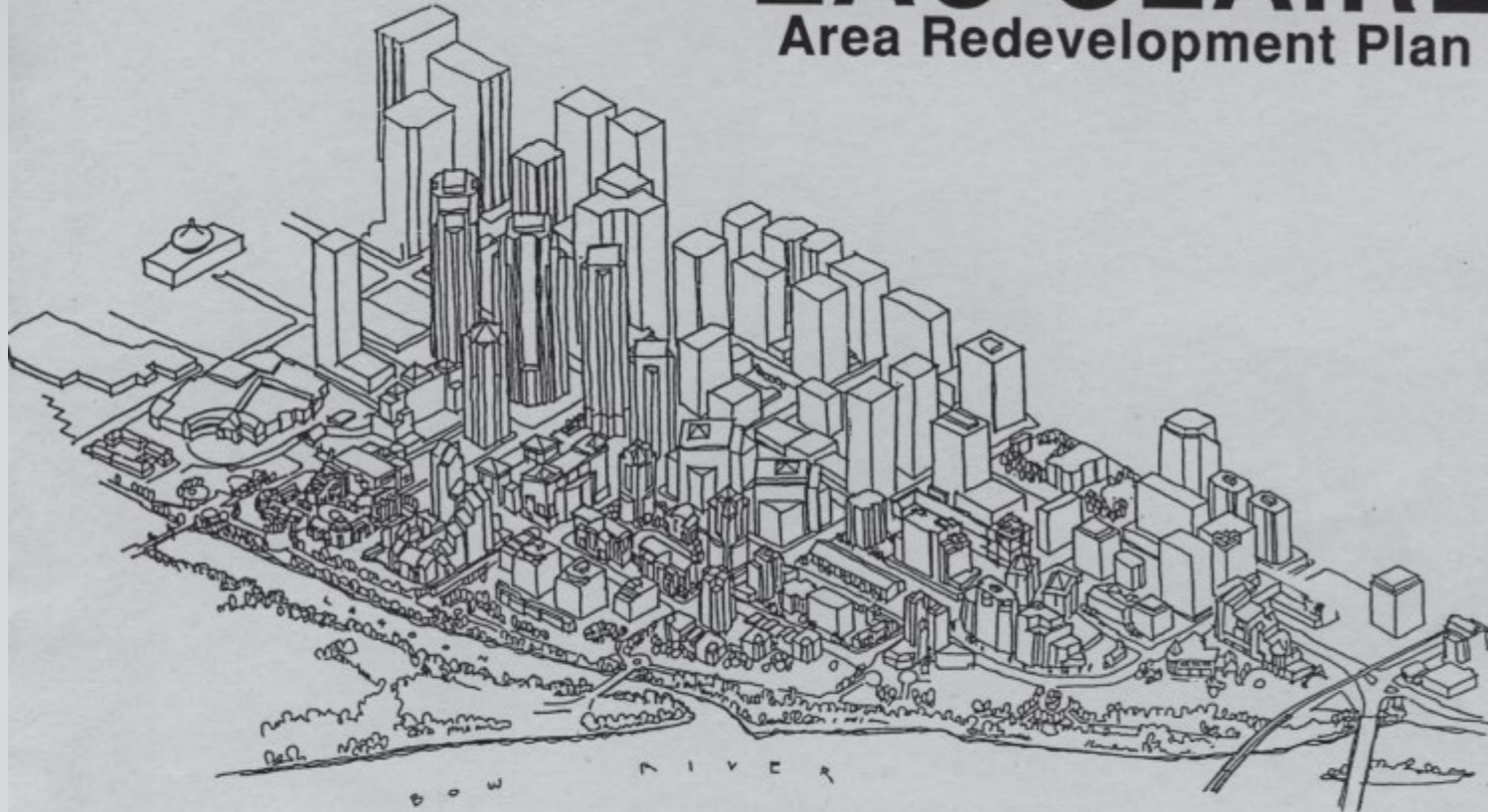
Parcel Size:
2.55 ha
280 m x 90 m



Proposed DC District:

- DC based on CC-X District
- Site 1- 7.0 FAR
- Site 2- 8.8 FAR
- Specific setback and sunlight preservation rules
- Commercial use limitations and rules

EAU CLAIRE Area Redevelopment Plan



1. Add these proposed amendments to the chronological history of the plan (2.9, 5.1.3)
2. Clarify that only FAR determines density on the Eau Claire 'B' lands (4.3, 5.4.1)
3. Replace Figure 6 to reflect proposed FAR

Calgary Planning Commission's Recommendation:

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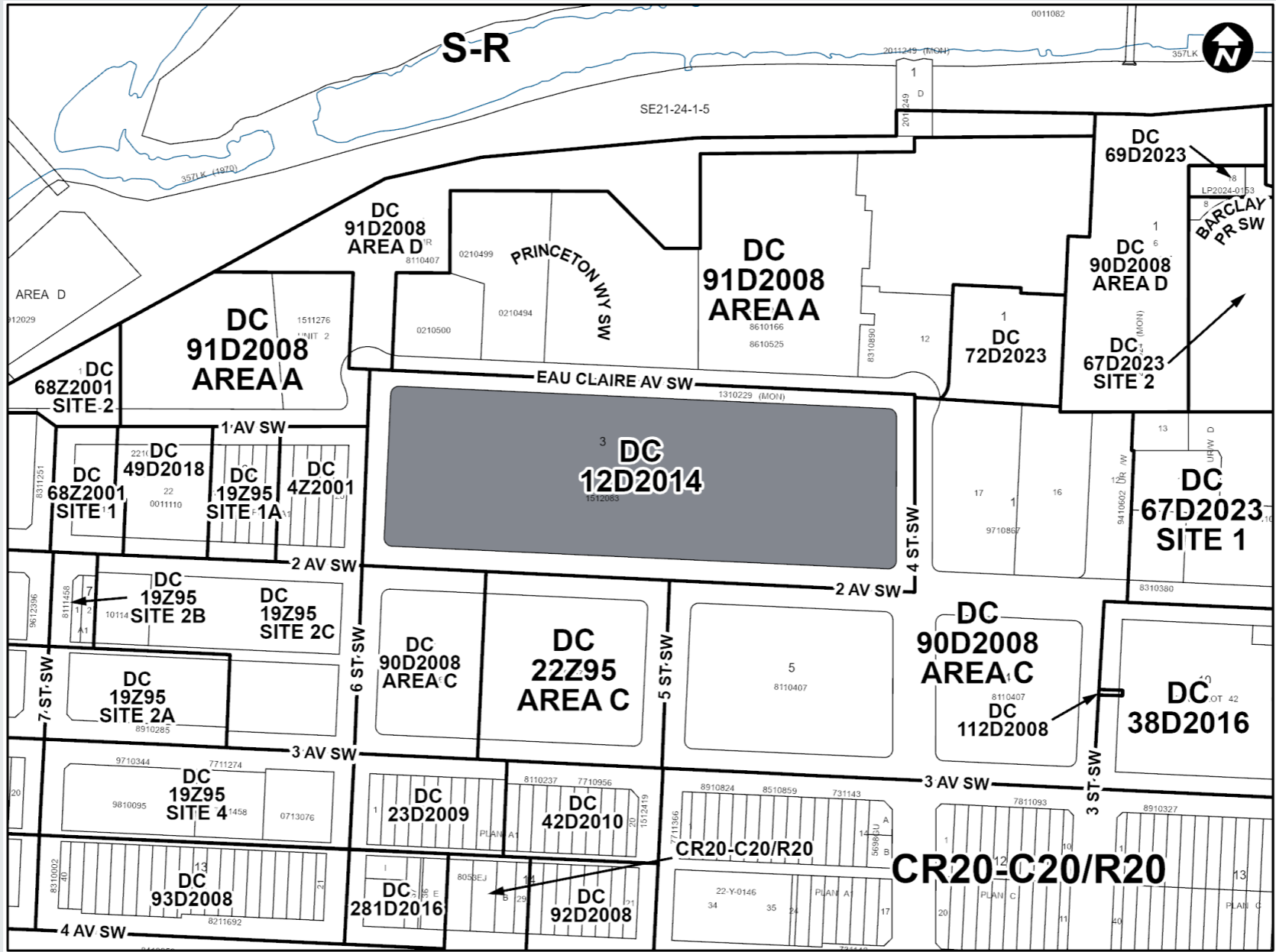
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Supplementary Slides











March 10am



March 11am



March 12pm



March 1:00pm



March 2:00pm



March 2:30pm



March 3:00pm



March 4:00pm



June 10am



June 11am



June 12pm



June 1:00pm



June 2:00pm



June 2:30pm



June 3:00pm



June 4:00pm

