

**Policy and Land Use Amendment in Downtown Commercial Core (Ward 7) at 728
 – 4 Avenue SW, LOC2025-0137**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw amendment to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 728 – 4 Avenue SW (Plan A1, Block 13, Lots 32 to 38 and a portion of Lot 31) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use high-rise development with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MARCH 26:

That Council:

1. Give three readings to **Proposed Bylaw 14P2026** amendment to the Eau Claire Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 58D2026** for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 728 – 4 Avenue SW (Plan A1, Block 13, Lots 32 to 38 and a portion of Lot 31) from Direct Control (DC) District to Direct Control (DC) District to accommodate a mixed-use high-rise development with guidelines (Attachment 3).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 March 26:

“A clerical correction was noted in the header of Report CPC2026-0145, in the title, by deleting the words "Eau Claire" and by substituting with the words "Downtown Commercial Core".

The following documents were distributed with respect to Report CPC2026-0145:

- Revised Cover Report;
- Revised Attachment 1; ...”

HIGHLIGHTS

- This land use amendment application proposes a Direct Control (DC) District to allow for mixed-use development designed to be sensitive to adjoining residential areas and provide a maximum base density with the opportunity for density bonus provisions.
- This application is supported as it will facilitate development that is in keeping with the context of the area and aligns with the *Municipal Development Plan (MDP)* and the *Eau Claire Area Redevelopment Plan (ARP)* as amended.
- What does this mean to Calgarians? This application will provide more housing options for downtown living that would add to the revitalization taking place in this community.

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- Why does this matter? By providing new housing options and additional commercial spaces, it supports the growth of a diverse population as well as existing businesses within the community.
- An amendment to the *Eau Claire Area Redevelopment Plan (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, located in the southwest community of **Downtown Commercial Core**, was submitted by O2 Planning and Design on behalf of the landowner, Trico Communities Inc., on 2025 July 2. 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 0.20 hectares (0.49 acres) and is approximately one quarter of a city block. The site is adjacent to the Alberta Land Titles office to the east, an 11-storey residential building to the west and a five-storey residential building to the north. The subject site fronts onto 4 Avenue SW and is currently used as a surface parking lot.

As identified in the Applicant Submission (Attachment 4), this application proposes to redesignate the site to allow for mixed-use, high-rise development and expanded density bonus options. The proposed DC District removes the requirement for Plus 15 connection and modernizes the density bonusing options. The proposed DC District allows for a maximum floor area ratio (FAR) of 5.0 with the ability to achieve 8.0 FAR with density bonusing. While this application facilitates mixed-use development, an amendment to the ARP is required to accommodate the proposed density bonusing structure.

A detailed planning evaluation of the 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 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 team developed several different ways to connect with the public. Signage was placed on site to notify the public of the proposed project in addition to the standard notice posting signage. Posters were also distributed to adjacent residents and offices. A meeting was held with the Eau Claire Community Association (CA) on 2025 August 8. Refer to the Applicant Outreach Summary (Attachment 5) for additional details on the engagement undertaken.

Planning and Development Services Report to
 Calgary Planning Commission
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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 five letters in opposition from the public, which stated concerns regarding the following:

- traffic, parking noise and congestion;
- diminishing privacy;
- construction impacts; and
- potential sunlight loss to the building to the north.

Administration received a letter of support from the CA (Attachment 6) that also indicated concern for the allowable 8.0 FAR. The CA suggests a maximum of 6.5 FAR. Administration considered this suggestion and found that the application is in alignment with the ARP with regard to maximum density.

Administration did not receive response from the Calgary Downtown Association. Administration received a letter of support from the CA (Attachment 6) that also indicated concern for the allowable 8.0 FAR. The CA suggests a maximum of 6.5 FAR. Administration considered this suggestion and found that the application is in alignment with the ARP with regard to maximum density.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for this policy and land use 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 would allow for new development in an established community that may accommodate the housing needs of a wide range of age groups, lifestyles and demographics. In addition, new commercial development in the area would also attract and service additional residents.

Environmental

This application does not include any actions that specifically address the objective of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit 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.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. **Revised** Background and Planning Evaluation
2. **Proposed Bylaw 14P2026**
3. **Proposed Bylaw 58D2026**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **CPC Member Comments**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |