

PROPOSED

CPC2026-0145
ATTACHMENT 2

BYLAW NUMBER 14P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE EAU CLAIRE AREA REDEVELOPMENT PLAN BYLAW 2P95 (LOC2025-0137/CPC2026-0145)

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 6.0 Commercial Policies, subsection 6.4 Policies/Actions, delete Policy 6.4.4 and replace with the following:

“6.4.4 By means of land use re-designations, allow a full range of commercial and residential uses in the half blocks fronting 4 Ave. S. between 6 and 8 Streets W., to a maximum density of 8.0 FAR. A base density of 5.0 residential or commercial is allowed with the provision of certain requirements. Except where otherwise referenced for specific sites, to this may be added 3.0 FAR residential without provision of bonus features, or 3.0 FAR commercial with the provision of certain bonus features specified in the land use designation. For the site at 728 – 4 Avenue SW (Plan A1, Block 13, Lots 32 to 38 and a portion of Lot 31), a maximum of 5.0 FAR is allowed for residential or commercial uses without bonus density. To this may be added 3.0 FAR for residential or commercial uses with the provision of certain bonus features specified in the land use designation.

Also allow by means of land use re-designations a defined range of commercial and residential uses in the half blocks fronting the north side of 2 Ave. S between 4 and 6 Streets W, to a maximum density of 6.0 FAR.

Overshadowing of residential buildings in adjoining half blocks to the north should be minimized by limiting heights and controlling the location of buildings.”

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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 MM DD YYYY

CITY CLERK
SIGNED ON MM DD YYYY