

Applicant Submission

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On behalf of Trico Communities Inc., O2 is proposing to redesignate the parcels located at 736, 732, 730, 728, 726, and a portion of 724 4 Avenue SW from a Direct Control (93D2008) to a Direct Control based on Centre City Mixed Use District (CC-X). The proposed redesignation will enable a mixed-use development that leverages the sites proximity to major employment hubs, high-frequency transit, and a broad range of community amenities.

Site Context

The subject site is located on the north side of 4 Avenue SW, between 6 Street and 7 Street SW, south of Memorial Drive and north of 9 Avenue SW. Currently occupied by a surface parking lot, the site is surrounded by a mixture of medium density and high-density mixed-use buildings, residential, office buildings, and park space. To the immediate east is McFarlane Tower, an 18-storey building, and to the west is the 11-storey KJM Building.

The surrounding area is well-served by public transit, with several bus routes running along 4 Avenue SW and 5 Avenue SW providing convenient access to destinations such as Bowness, the downtown core, and Forest Lawn. On-street bike lanes along 3 Avenue SW and 7 Street SW offer direct connections to the Bow River Pathway system and the broader downtown cycling network. The site also benefits from its proximity to amenities and open spaces, including Eau Claire Park, Peace Park, Century Gardens, and various commercial and employment nodes in the downtown core. Together, these factors support the site's suitability to support a future mixed use development.

Policy Framework

The site falls within the boundaries of the Eau Claire Area Redevelopment Plan (ARP), which currently designates the site as "Commercial." This designation is intended to ensure the availability of retail, personal service, and entertainment uses to serve local residents, downtown workers, and visitors. In addition, it encourages a mix of commercial and residential uses along the edges of the downtown core to support vibrancy and economic diversity. The ARP also earmarks the site for a maximum building height of 20 storeys and a maximum Floor Area Ratio (FAR) of 8.0.

Proposed Land Use Amendment

The subject site is currently designated as Direct Control District (93D2008), which applies to all parcels fronting the north side of 4 Avenue SW between 6 Street and 7 Street SW. This DC district was originally created to accommodate predominantly commercial development, with provisions for residential uses. It

allows for a maximum building height of 73 metres and a base Floor Area Ratio (FAR) of 5.0, which may be increased to 8.0 through the provision of defined amenities.

However, several provisions within the existing DC district are outdated and present challenges to delivering an efficient and contemporary mixed-use development that aligns with Trico Communities' vision for the site.

To enable the proposed development, a land use redesignation is being pursued to establish a new Direct Control district based on the Centre City Mixed Use District (CC-X). While the CC-X district is typically applied to parcels between 10 Avenue SW and 16 Avenue SW, its mixed-use intent and flexible provisions offer a

suitable framework that has been tailored to support development in the context of Eau Claire. As with the majority of parcels in Eau Claire, a Direct Control district is being proposed, as Land Use Bylaw 1P2007 does not include downtown districts compatible with the context of Eau Claire within Calgary's downtown.

The proposed Direct Control District will retain the base Floor Area Ratio (FAR) of 5.0 as provided under the Centre City Mixed Use District (CC-X), with the opportunity to achieve an additional 3.0 FAR, consistent with the existing Direct Control district, through a newly proposed financial contribution to the Eau Claire Improvement Fund. This approach preserves the established density bonusing opportunities of the existing DC while ensuring community benefits are directed toward reinvestment within Eau Claire. The DC also establishes customized setbacks, floor plate maximums and tower separation rules that respond to the unique site conditions and will allow for an efficient building that fits within the urban context.

Overall, the proposed Direct Control district provides a contemporary, context-specific land use framework that enables a flexible mix of residential and commercial uses, eliminates outdated development constraints, and supports the delivery of a high-quality, mixed-use project aligned with the evolving character of the Eau Claire community.

Conclusion

In summary, the proposed land use and policy amendment will enable a development that will:

- Increasing housing options in close proximity to residential by transit, employment opportunities and community amenities.
- Provide complementary commercial uses to support the immediate neighbourhood and encourage pedestrian activity and natural surveillance.
- Activate an underutilized existing parking lot, to a mixed-use development with access to existing infrastructure.
- Provide supporting commercial uses to activate the streetscape and enhance the existing pedestrian experience and public realm for visitors and residents.