

**Planning & Development Report to  
Public Hearing Meeting of Council  
2018 April 16**

**ISC: UNRESTRICTED  
C2018-0288  
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**Bylaw Revisions - Policy and Land Use Amendment in Eau Claire (Ward 7),  
CPC2018-051 - Bylaws 8P2018 and 49D2018**

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**EXECUTIVE SUMMARY**

At the 2018 February 20 Regular Public Hearing Meeting of Council, Report CPC2018-051 (Attachment 1) was referred back to Administration. An error was discovered in the proposed DC Direct Control District that would prevent achievement of its intent. The error involved a floor plate regulation too restrictive to allow development up to the District's maximum height and floor area ratio.

Bylaw 49D2018 has been amended and re-advertised.

**ADMINISTRATION RECOMMENDATION**

That Council hold a Public Hearing on Bylaws 8P2018 and 49D2018; and

1. ADOPT the proposed amendments to the Eau Claire Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 8P2018.
3. ADOPT the proposed redesignation of 0.26 hectares  $\pm$  (0.64 acres  $\pm$ ) located at 727 – 1 Avenue SW (Plan 0011110, Block 2, Lot 22) from DC Direct Control District to DC Direct Control District to accommodate multi-residential development, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 49D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2018 February 20 Regular Public Hearing Meeting of Council, it was moved by Councillor Farrell, Seconded by Councillor Colley-Urquhart that Report CPC2018-051 be referred back to Administration for advertising, to return to the 2018 April 16 Regular Public Hearing Meeting of Council.

**BACKGROUND**

The proposed DC Direct Control District is built upon the regulations of the Centre City Multi-Residential High Rise District (CC-MH). The primary purpose of the DC is to allow an increase in maximum height from the current maximum of 27 metres (10 storeys) to 46 metres (17 storeys), provided that the shadow of the building does not affect sunlight penetration to the Bow River pathway. In addition, the DC and policy amendment increase the maximum floor area ratio (FAR) from 3.5 to 5.0 and provide options for achieving an additional 1.0 bonus FAR.

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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

After Calgary Planning Commission and prior to a Public Hearing of Council, it was discovered that the floor plate regulation of the base district prevented achievement of the proposed DC district's maximum floor area ratio within the maximum height.

New floor plate regulations have been inserted into the DC which increase the maximum floor plate from 650 to 1050 square metres, with a maximum horizontal dimension of 55 metres. These regulations apply to floors above 25 metres from grade.

**Stakeholder Engagement, Research and Communication**

In accordance with Council direction, both Bylaws were re-advertised and notice posted on-site. No additional public meetings were held by either Administration or the applicant. Stakeholders who had been involved with initial engagement were advised of the referral but provided no additional comments.

**Strategic Alignment**

The proposed land use district has been advertised in accordance with the *Municipal Government Act*. There are no municipal policy implications associated with this report.

**Social, Environmental, Economic (External)**

There are no implications associated with this report.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no impacts to current or future operating budgets with this report.

***Current and Future Capital Budget:***

There are no impacts to current or future capital budgets with this report.

**Risk Assessment**

No risks have been identified in relation to this report.

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**REASONS FOR RECOMMENDATION:**

New floor plate regulations have been included in the proposed DC Direct Control District that allow achievement of its intent. The district enables development that increases residential density, provides public benefit through amenities or a financial contribution, and aligns with the *Eau Claire Area Redevelopment Plan* as amended. There has been no change to the reasons for Administration's recommendation contained in Report CPC2018-051 (Attachment 1).

**ATTACHMENTS**

1. Report CPC2018-051 (Excluding Attachments)
2. Proposed Bylaw 8P2018
3. Proposed Bylaw 49D2018