



Applicant Submission

On behalf of the City of Calgary and Eau Claire Market Incorporated (ECMI), B&A prepared this Land Use Redesignation and Area Redevelopment Plan (ARP) amendment application for 2.94 hectares (7.27 acres) of land located in the community of Eau Claire, known as the Eau Claire Market lands. The Council-approved alignment for Stage 1 of the Green Line includes an integrated station on the Eau Claire Market site, altering the redevelopment plans for the site. Amendments to the existing Direct Control District and the Eau Claire Area Redevelopment Plan are necessary as they were approved prior to the location of the LRT station being confirmed on this site.

These applications propose to replace the existing Direct Control (DC) District [158d2015] and revise the Eau Claire Area Redevelopment Plan (ARP) to accommodate the station and future transit-supportive development. The current ARP policy does not recognize the implications of an LRT Station being located on the Eau Claire Market site and the introduction of transit supportive land uses in accordance with the Municipal Development Plan.

The Land Use Redesignation application proposes a Direct Control District based on the Community Residential (CR20) District for the ECMI and City-owned (Green Line) parcels similar to the existing DC. A Special Purpose – Community Service (C-CS) District similar to the existing DC with additional commercial uses is proposed for the city-owned parcel in the northwest. The three proposed Direct Control Districts correspond to the anticipated future subdivision & ownership boundaries and are intended to maintain flexibility for both ECMI and the City of Calgary.

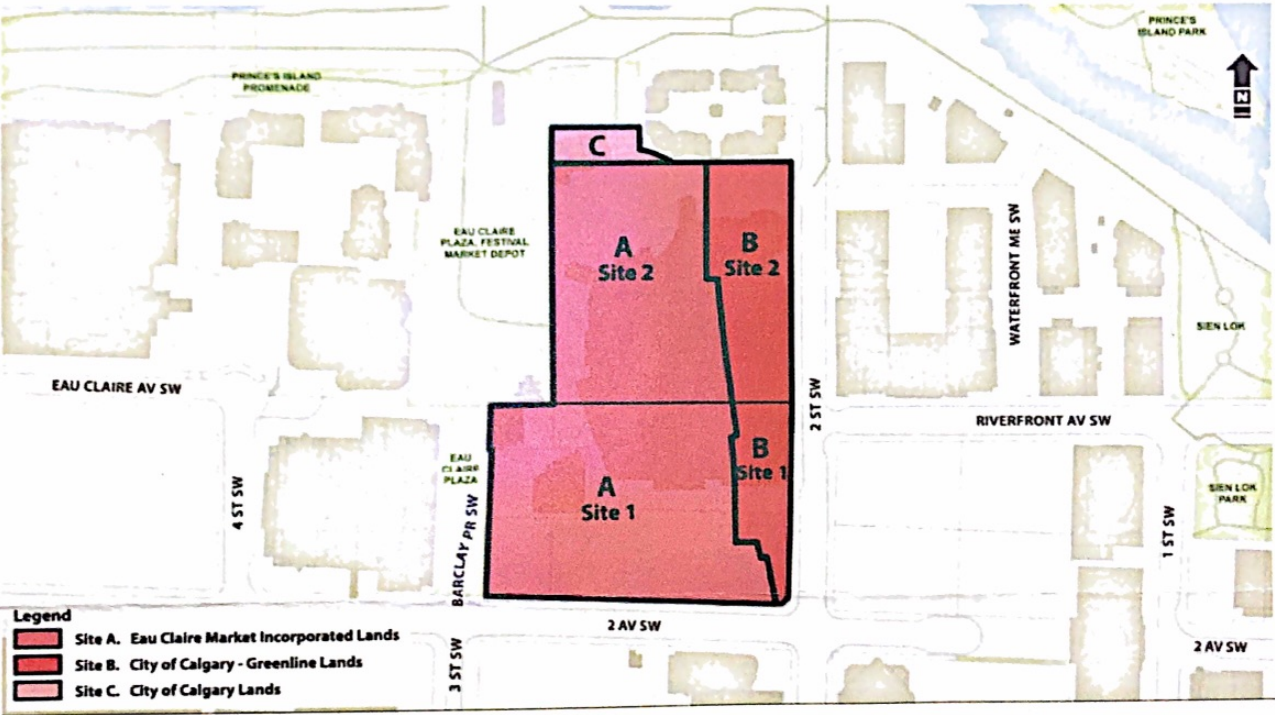
The Direct Control Districts for ECMI and City of Calgary (Green Line) include the following key changes:

- Recognizes the LRT station within the Direct Control District, but no longer tied to specific Development Permit plans.
- Expand uses and use mix, particularly for the northerly sites to complement the new transit supportive development context.
- Maximum heights, shadowing, parking, and density rules remain the same as existing land use.
- Eliminates requirements for residential minimums before office can be developed.
- Revised setbacks rules to reflect new boundaries and interfaces.
- No limitation on office use except not allowed on ground floor unless related to public transit.

We look forward to administrative and Council support for our applications that implement City policy and accommodate the future Green Line LRT station.

Application Number:
Site Address:
Community:
Description:

LOC2022-0197
101 BARCLAY PR SW
111 2 ST SW
201 BARCLAY PR SW
208 BARCLAY PR SW
342 2 AV SW
382 2 AV SW
See application for complete list.
EAU CLAIRE
From: DC, DC
To: CR20-C20/R20, S-CS





PLANNING & DEVELOPMENT
www.calgary.ca/development

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PATRICK L and JANE LINDSAY
34 BARCLAY WALK SW
CALGARY, AB
T2P 4V9

Application For Land Use Amendment: LOC2022-0197

Location : 101 BARCLAY PR SW111 2 ST SW201 BARCLAY PR SW208 BARCLAY PR SW342 2 AV
SW382 2 AV SW

The City of Calgary has received an application for a Land Use Amendment on the subject property highlighted on the attached sketch. As the owner of an adjacent property, you may wish to submit written comments on the application.

The application proposes to redesignate the land use for the property listed above:

From: DC, DC
To: DC/CR20-C20/R20, DC/S-CS

Learn more or comment at: www.calgary.ca/development or 403.268.5311

This application is currently being circulated to City departments, external referees and all adjacent owners. Circulation comments will be duly considered and a recommendation on the application will go forward to the Calgary Planning Commission.

The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision. You will be notified by letter when this item is scheduled to be heard at the public hearing and how you can be involved in the process should you wish to make representation to City Council, either in person or by filing a written submission.

If you have any comments regarding this Land Use Amendment application, please send your written response by December 15, 2022 to:

COLLEEN RENNE-GRIVELL, File Manager IMC#
800 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5
Phone: 403-268-1451 Email: Colleen.Renne-Grivell@calgary.ca

The personal information on submissions made regarding this application is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c) and amendments thereto. The submission may be included in the public meeting agendas of either, or both, the Calgary Planning Commission and City Council and as such the personal information included in the submission will be publicly available. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, IMC#8115, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.



NTS

Eau Claire Land Use Amendment
Direct Control District - Ownership
City of Calgary
Municipal Address: 111 2 ST SW, 01 Barclay Parade SW, 342 2 AV SW, 382 2 AV SW, 201 Barclay Parade SW, 208 Barclay Parade SW
Legal: Plan 9410601 Block 1 Lots 8, 9, 10, 11, 13 and 14
October 2022

