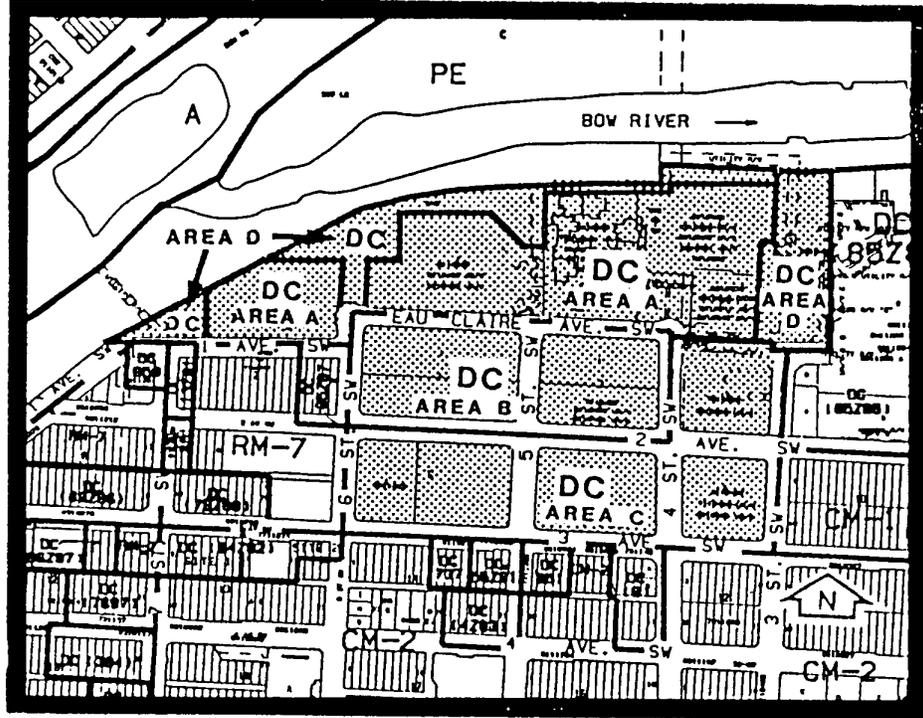


Amendment No. 92/043
Bylaw No. 77Z92
Council Approval: 20 July 1992

SCHEDULE B



EAU CLAIRE

DIRECT CONTROL GUIDELINES

INTRODUCTION:

Because of the unique nature of the development covered by this By-law, there is a statement of objectives for the overall area that the Approving Authority should have regard to in reviewing development permit applications. There is then a set of General Development Guidelines that apply to Areas "A", "B" and "C", and a set of Residential Development Guidelines for Areas "A" and "B". Detailed land use guidelines and development guidelines are then set out for each area.

The land covered by this By-law is divided into 4 areas, 3 of which are further divided into blocks, all of which are legally defined as follows:

Area "A" - Residential and Special Site

<u>Block</u>		<u>Legal Description</u>	
A1	Lot 2	Block 1	Plan 8110407
A2	Lot 3	Block 1	Plan 8110407
A3	Units 1-415		Condo Plan 8310913
A4	Lots 11	Block 1	Plan 8310888
A5	Lot 15	Block 1	Plan 8610839, more particularly shown as the Special Site
	Lot 12	Block 1	Plan 8310888

Area "B" - Residential with Non-Office Commercial Uses (Optional)

	<u>Block</u>		<u>Legal Description</u>	
	B1	Lots 1 and 2	Block 2	Plan 8110407
	B2	Lots 1 and 2	Block 3	Plan 8110407

Area "C" - Commercial

	<u>Block</u>		<u>Legal Description</u>	
	C1	Lot 1	Block 6	Plan 8811463 and
			Block 6	Plan 8110407
	C2		Block 5	Plan 8110407
	C3		Block 4	Plan 8110407
	C4	Lot 14	Block 1	Plan 8310888 and
		Lot 13	Block 1	Plan 8310888

Area "D" - Public Lands

		<u>Legal Description</u>	
	Lot 1	Block1	Plan 8110407
	Lot 5 (MR)	Block 1	Plan 8110407
	Lot 6 (Ptn.)	Block 1	Plan 8110407
	Lot 6 (Ptn.)	Block 1	Plan 8811354

OBJECTIVES:

In evaluating Development Permit applications for land covered by this By-law, the Approving Authority shall have regard to the following objectives:

1. The overall intent of the Eau Claire area is to create an attractive community within the Downtown with a mixture of uses that will contribute to the City's Downtown residential supply and provide opportunities for living, working and recreation Downtown without heavy reliance on the automobile.
2. The location of land uses and the design of structures should provide an attractive physical transition from the Downtown Core to the Bow River and Prince's Island. To this end, the lands are divided into 4 basic areas - Area "A" a residential area adjacent to the Bow River, Area "B" a residential area with the opportunity for a limited amount of non-office commercial uses between Eau Claire Avenue and 2nd Avenue, Area "C" the commercial area, and Area "D" public lands.
3. The design of structures should seek to provide sunlight to public areas, reduce uncomfortable wind conditions in pedestrian areas and provide open spaces that are attractive in both summer and winter.
4. The design of structures adjacent to the open space and riverbank areas south of the Bow River lagoon should be carefully handled to maximize the enjoyment of that space by both adjacent residents and the public at large.
5. The overall design of the development should provide for flexibility to accommodate market trends over time without unduly sacrificing public amenity.
6. The detailed design of the development should enable it to be constructed so as to appear reasonably complete at each stage.
7. The development should provide an attractive terminus for the Plus 15 system.
8. The development should provide housing to accommodate a range of household types and incomes.

9. The development should incorporate amenities to serve the needs of the occupants of the project and visitors to the area; and in so doing, should reflect its unique location adjacent to the Bow River and Prince's Island.

GENERAL DEVELOPMENT GUIDELINES

The following Development Guidelines will apply to all sites in Areas "A", "B" and "C".

1. Shadow

The following guideline shall be considered in conjunction with specific height guidelines that apply to individual parcels:

No building shall place more of the following areas in shadow, on the dates and times indicated, than was already in shadow as a result of buildings constructed at the date that the Development Permit application is made:

An area 20 metres wide throughout abutting the top of the south bank of the Bow River (which in the area of Prince's Island is deemed to be the south bank of the lagoon), as determined by the Approving Authority, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21st.

2. Parking, Access and Loading

Parking shall be provided for development constructed under this By-law on the following basis:

- (a) Residential Uses: Parking shall be provided at the rate of the highest density Residential District under the Land Use By-law in force at the time of application for a Development Permit except for the following:
 - (i) units greater than 1,500 sq.ft. - 1.5 stalls/dwelling unit.
 - (ii) the Approving Authority shall ensure that adequate provision is made for visitor parking (minimum - .15 stalls/dwelling unit).
 - (iii) storage space for bicycles shall be provided at the rate of one space per ten dwelling units and shall be provided in a secure and convenient location on-site in residential buildings.
- (b) Commercial Uses: Parking shall be provided at the rate and under the terms and conditions that apply to the land use district on the land immediately south of 3rd Avenue opposite Area "C" except for the following:
 - (i) Cash-in-lieu of the required parking may only be provided where the Approving Authority is satisfied that it is not reasonably practical to provide all of the required car parking on site or on an adjacent parcel in the area covered by this By-law.
 - (ii) Of the total commercial parking, a minimum of 200 stalls and up to a maximum of 20 percent of the commercial parking spaces provided shall be made available as short-term public parking.

Prior to the release of a Development Permit for any commercial development, the owner shall enter into an agreement with the City, satisfactory to the Approving

Authority providing a mechanism by which the City and the developer can determine on an ongoing basis the quantity, location and terms of operation of such parking. Such public parking shall be located so as to provide good pedestrian access to both 3rd Street Mall and Prince's Island.

- (c) Institutional Y.M.C.A. Use: Parking for Y.M.C.A. staff members in the amount of 10 stalls shall be provided within the adjacent blocks of Areas "A", "B" and "C", as surface parking in the interim, and as structured parking once development occurs elsewhere in these areas.
- (d) All parking areas, except for temporary at-grade parking or visitor parking for residential uses shall be contained in enclosed structures or underground.
- (e) Parking, service, drop-off and loading areas shall be located to minimize the ingress of commercial traffic into residential areas.
- (f) All vehicular access ways shall be located so as to minimize the disruption of traffic and pedestrian movements.

3. Landscaping/Amenity

- (a) A landscape plan for a Development Parcel shall be submitted at the time of a Development Permit application. The landscaping plan shall reflect measures for the amelioration of wind conditions, for energy conservation in relation to buildings and for visual appearance during winter months.
- (b) A plan for interim land use and landscaping for the whole area covered by this By-law shall be submitted at the time of the first Development Permit application and shall be updated, if required, with each subsequent application. Such plans shall be to the satisfaction of the Approving Authority and be implemented for the entire site in a manner and in accordance with a timetable to the satisfaction of the Development Officer.

4. Building Design

The Approving Authority shall ensure that the quality of the design proposed for any building matches the overall objectives set out above. In so doing, particular attention will be paid to:

- (a) Individual building massing and design;
- (b) Inter-relationships between buildings;
- (c) Building orientation;
- (d) Building finishes - including screening of mechanical or telecommunication equipment;
- (e) Provision of screened parking and service areas.

5. 3rd Street Mall

The design of buildings adjacent to 3rd Street Mall shall recognize the role of 3rd Street as an open space and pedestrian mall.

6. Floodway and Floodplain Special Regulations

The development shall conform with the City of Calgary Floodway and Floodplain Special Regulations, Section 19.1 of By-law 2P80 as amended from time to time, to the satisfaction of the Approving Authority.

7. Conditions of Development

In addition to the guidelines contained in this DC District, the Approving Authority may impose conditions on a Development Permit as provided for in Section 11(2)(a)(i) of By-law 2P80.

8. Development Plans

Approval of this application does not constitute approval of a Development Permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a Development Permit application.

RESIDENTIAL DEVELOPMENT GUIDELINES

The following Development Guidelines will apply to all sites in Areas "A" and "B".

1. Dwelling Units

- (a) Areas "A" and "B" shall accommodate a minimum of 1250 dwelling units. Each Development Permit application for a structure on part of Areas "A" or "B" shall include details showing, in a conceptual way, how the balance of the Area can be developed to ensure that the minimum number of residential units can be provided in a way that would comply with all other appropriate guidelines.
- (b) No window of a living room or bedroom shall be located closer than a horizontal distance of 25 feet from a side or rear property line or 50 feet from the facing windows of any other building on the same site.

2. Privacy and Security

- (a) The privacy and security of residents shall be ensured through the application of the principles of "defensible space," including, for example:
 - clear visual and physical access to the street.
 - a clear hierarchy of spaces (private, semi-private, public) where strangers are identifiable.
 - adequate illumination of these spaces.
 - convenient access to services and amenities.
- (b) Unit orientation and screening shall enhance privacy, yet allow for surveillance of adjacent public/communal areas and sidewalks.
- (c) Dwelling units at grade must be designed to provide adequate privacy through; for example, yards, level changes and/or screening.

3. Landscaping & Amenity

- (a) Landscaping shall be provided for each residential structure. As a general guideline, 40% of each block in Areas "A" and "B" should be landscaped, a portion of which may be located above grade, as determined by the Approving Authority.
- (b) Private amenity spaces shall be provided in an amount and manner satisfactory to the Approving Authority, having regard to the size and quality of the individual residential units proposed. If deemed appropriate, no private amenity space may be required.

4. Building Design

- (a) Buildings shall be designed and located to minimize overshadowing of public and communal open spaces both on and off site.
- (b) The scale and massing of buildings along the riverbank shall respond to their unique location adjacent to this important open space and contribute positively to the use and enjoyment of the riverbank open space by both adjacent residents and the general public. In this regard, buildings should:
 - (i) create an active edge along the riverbank; for example, orientation entrances to units and/or communal amenity space and windows of primary living areas within units onto these areas.
 - (ii) minimize the creation of a "wall" effect along the river's edge.
 - (iii) create a positive interface between the building and the river pathway and open space system.

5. Noise

Appropriate design and construction techniques should be used to buffer dwelling units from noise.

6. Roofs

Low and mid-rise building roofs shall be designed to be usable as open space or to be attractive as seen from above, and shall not be used for parking.

7. Signs

See Sign Appendix of By-law 2P80 and apply relevant sections referencing the RM-7 district.

AREA "A" - RESIDENTIAL AND SPECIAL SITE

The primary land use in this Area shall be residential.

A. Land Use Guidelines

The following uses may be allowed in this Area:

- all forms of residential development;
- Y.M.C.A. on the Special Site.

Within Block 1, Lot 11, Plan 8310888, east of an extension of the 4th Street right-of-way, the following additional uses may be allowed provided that satisfactory access can be arranged, including service vehicle access on the 3rd Street Mall:

- entertainment establishments, personal service businesses, retail stores, restaurants and daycare facilities.

These uses are subject to the following conditions:

- (a) they are restricted to locations fronting directly on the 3rd Street Mall;

- (b) they are located within the first two levels above-grade; and
- (c) they form an integral part of a residential building.

Other supplementary uses may be approved by the Approving Authority provided that, in its opinion, they are compatible with the overall concept and uses listed above.

B. Development Guidelines

In addition to the General Development Guidelines and the Residential Development Guidelines included elsewhere in this By-law and the General Rules for Residential Districts contained in Section 20 of By-law 2P80, excepting there from Section 20(3) Private Garages and Driveways, 20(5) Accessory Buildings, 20(6) Fences, 20(17) Provision of Amenity Space, the following will apply:

1. Density

- (a) The overall residential density for Area "A" shall not exceed 75 units per net residential acre, and may be a maximum of:

- A1 - 100 upa
- A2 - 100 upa
- A3 - 58 upa
- A4 - 40 upa.

- (b) The maximum gross floor area shall be as follows:

- A1 - 3.5 F.A.R.
- A2 - 3 F.A.R.

except that a maximum of 4 F.A.R. may be allowed if the developer demonstrates, to the satisfaction of the Approving Authority, that the in addition to meeting the Building Design guidelines contained in both the General and Residential Development Guidelines, the project contributes to the use and enjoyment of the river pathway and open space system.

- A3 - 4 F.A.R.
- A4 - 2 F.A.R.

2. Building Height

- (a) Provided it does not contravene the shadow guideline outlined in Section 1 of the General Development Guidelines, the maximum building heights in this Area shall be as follows:

- A1 - 20 storeys, not to exceed 180 ft.
- A2 - 20 storeys, not to exceed 180 ft.
- A3 - 25 storeys, not to exceed 225 ft.
- A4 - 8 storeys, not to exceed 75 ft.

Sculptured roof designs are encouraged and shall not be included in building heights, but must respect the sunlight standard.

- (b) In addition, buildings along Eau Claire Avenue shall provide a generally continuous "street wall" through a low rise element of approximately three storeys at the 10 foot setback line, with dwelling units directly accessible to grade.

3. Yards/Setbacks

- (a) All residential structures shall be set back a minimum of 10 feet from public streets except for 3rd Street, where no set back is required. All structures shall be set back a minimum of 10 feet from reserve land; however, this setback may be relaxed to 0 feet by the Approving Authority provided it is satisfied that the design of the proposed interface with the reserve land is compatible with the purposes for which the reserve land is to be used.
- (b) The requirements of the Land Use By-law 2P80, Section 17 Right-of-Way Property Line Setbacks shall not apply to lands on the north side of 1 Avenue S., between 6 and 7 Streets W.

AREA "B" - RESIDENTIAL/NON-OFFICE COMMERCIAL

The primary use of this Area is to be residential, with the option for certain non-office commercial uses to primarily serve area residents.

A. Land Use Guidelines

The following uses are allowed:

- athletic and recreational facilities;
- retail uses;
- restaurants;
- convenience food stores;
- delicatessens;
- liquor stores;
- personal service businesses;
- public/quasi public buildings;
- dwelling units;
- temporary at-grade parking.

Other supplementary uses may be approved by the Approving Authority provided that, in its opinion, they are compatible with the overall concept and uses listed above.

No commercial uses shall be located on Eau Claire Avenue.

B. Development Guidelines

In addition to the General Development Guidelines and the Residential Development Guidelines included elsewhere in this By-law and the General Rules for Residential Districts contained in Section 20 of By-law 2P80, the following will apply:

1. Density

- (a) The maximum density of the residential component shall be 130 units per acre.
- (b) The maximum gross floor area shall be as follows:

B1 - 4 F.A.R.
B2 - 4 F.A.R.

of which a maximum of 50,000 sq.ft. may be non-office commercial uses as outlined in Section A above.

2. Height

- (a) Provided it does not contravene the shadow guideline contained in Section 1 of the General Development Guidelines, the maximum height of the development in this Area shall be 25 storeys, not to exceed 225 feet.
- (b) Sculptured roof designs are encouraged and shall not be included in building height.

3. Building Setbacks/Yards

Buildings must be set back:

- (a) 10 feet along Eau Claire Avenue;
- (b) 20 feet along 2 Avenue, except for commercial uses for which no set back is required;
- (c) 7 feet along 4, 5 and 6 Streets to provide for additional pedestrian movement space.

4. Plus 15

For Plus 15 requirements in Area "B" see Area "C" guidelines.

AREA "C" - COMMERCIAL

The primary use of this area shall be commercial.

A. Land Use Guidelines

The following uses may be allowed:

- offices;
- hotels;
- personal service business;
- financial institutions;
- restaurants;
- retail stores;
- entertainment establishments;
- athletic and recreational facilities;
- parks;
- temporary parking areas at-grade and parking structures;
- residential uses.

Other supplementary uses may be approved by the Approving Authority provided that, in its opinion, they are compatible with the overall concept and uses listed above.

B. Development Guidelines

In addition to the General Development Guidelines set out elsewhere in this By-law and the General Guidelines for Commercial Districts set out in Section 33 of By-law 2P80, the following will apply.

1. Density

The maximum amount of commercial density that may be located in Area "C" is 4,100,000 square feet which shall be distributed in accordance with the following table:

1	2	3	4
Block	Legal Description	Maximum F.A.R. without use of Density Pool*	Maximum F.A.R. with use of Density Pool* or Density Transfer**
C1	Lot 1, Block 6, Plan 8811463 & Block 6, Plan 8110407	8	12
C2	Block 5, Plan 8110407	8	14
C3	Block 4, Plan 8110407	8	16
C4	Lot 14, Block 1, Plan 8310888 & Lot 13, Block 1, Plan 831088	8	8

*Density Pool

- (a) The owner of the land in Area "C" shall be entitled to hold a Density Pool of 1,008,504 square feet of gross floor area. Such density may be utilized as additional density over the 8 F.A.R. entitlement of any or all of Blocks C1, C2, C3 and C4 listed in Column 3 above, provided that the use of such density would not result in the total density in that block exceeding the figure quoted in Column 4; except that up to 150,000 sq.ft. of the Density Pool, granted in respect of the development of the YMCA on the Special Site, may be allowed over and above the maximums of one or more of the blocks in Area "C".
- (b) Prior to the approval of a Development Permit for any commercial density in Area "C", the owner of the land shall enter into an agreement with the City of Calgary in a form satisfactory to the City Solicitor, setting out the specific terms and conditions under which this Density Pool will operate. Such agreement shall be registered by caveat on the title of all lands in Area "C".

**Density Transfer (between blocks in Area "C")

- (a) Notwithstanding the provisions relative to the Density Pool, the owner of the land may transfer between Blocks in Area "C", any commercial density which the "C" blocks are entitled to under Column 3 above, provided that:
 - (i) the total density of any individual block in Area "C" does not exceed that indicated in Column 4 above; except with respect to the 150,000 square feet as noted above in section (a) of "Density Pool".
 - (ii) the Approving Authority approves of such transfer; in which case it shall require the owner to enter into a legal agreement with the City in a form satisfactory to the City

Solicitor relative to such transfer prior to the release of any Development Permit utilizing it.

- (b) At the time of application for a Development Permit on any block in Area "C", the applicant shall submit for approval a plan, showing in a conceptual way, how the balance of the Area can be developed with the maximum floor space allowed complying with all other guidelines. Such a plan shall be updated and approved with each subsequent Development Permit application.

2. Building Design

In addition to the requirements of the sunlight standard set out in Section 1 of the General Development Guidelines, the following shall apply:

- (a) No building in Area "C" shall cast a shadow on 3rd Street Plaza north of a line drawn parallel to and 60 feet north of the 1st Avenue right-of-way prior to 2:30 p.m. M.D.T. on September 21st.
- (b) The maximum building height in this area shall be:

C1	- 24 storeys to a maximum of 310 ft.
C2	- 27 storeys to a maximum of 330 ft. (west half)
	- 45 storeys to a maximum of 545 ft. (east half)
C3	- 46 storeys to a maximum of 555 ft.

- (c) Buildings should be designed and located so as to minimize the adverse impact in terms of built form and shadow cast on the residential areas to the north, acknowledging that such criteria is secondary to point (a) above.

3. Ground Floor Uses Related to 3rd Street Mall

Within blocks C3 and C4, a minimum of 25% of the net ground floor area of the building must be occupied by hotel, retail, restaurant, cultural facilities, entertainment establishments, personal service business or other similar uses satisfactory to the Approving Authority. Such uses shall be designed to be visible from and accessible to persons on 3rd Street Mall. In any building located within 25 feet of the edge of the 3rd Street right-of-way, a minimum of 50% of the 3rd Street frontage shall contain the uses listed above which shall be oriented to, and directly accessible from, the 3rd Street Mall.

4. Plus 15

- (a) The developer shall be responsible for a total of 9 +15 bridges on the following basis:

Four bridges which must be built.

FROM BLOCK	TO BLOCK	MINIMUM WIDTH	
C1	C2	15'	Such bridges must be built at the time of construction of the second building they link into. Prior to release of the Development Permit for the first, building arrangement satisfactory to the Approving Authority must be made to ensure provision of the bridge.
C2	C3	15'	
C3	C4	20'	
C3	Shell	20'	
C3	Tower		

One bridge which could be built or cash-in-lieu contribution to +15 Fund.

FROM BLOCK	TO BLOCK	MINIMUM WIDTH	
C1 or C2	Property to South	20'	Such a bridge must be built at the time the building it goes from in Eau Claire is built. If that is not possible, arrangements satisfactory to the Approving Authority must be made to ensure its provision prior to release of the Development Permit. If the Approving Authority approves such bridge as part of the development of blocks to the south of 3rd Avenue, then the Approving Authority may take cash-in-lieu of such bridge and the funds will go into the normal +15 Fund.

In lieu of building the four bridges from Area "C" to Area "B", and within Area "B", identified below, the Approving Authority shall require the equivalent cash-in-lieu contribution to improvements to public lands in the area immediately adjacent to or covered by this Direct Control By-law.

FROM BLOCK	TO BLOCK	MINIMUM WIDTH	
C4	B2	15'	Arrangements satisfactory to the Approving Authority must be made prior to release of the Development Permit for a building on C1, C2, C4 and B1 or B2, to ensure the required cash-in-lieu payment. Such provision shall specify the amount and timing of such payment.
C2	B2	20'	
C1	B1	20'	
B2	B1	15'	

- (b) The developer shall provide +15 passageways through all "C" blocks in a north/south and east/west direction together with easements, stairs to grade and structural supports to receive a bridge on edges where it is not responsible for building such bridge.
- (c) If the Approving Authority requires a bridge to be provided linking to blocks B1 or B2, the developer shall provide +15 passageways together with easements, stairways to grade and structural supports in such blocks as may be required by the Approving Authority.
- (d) All +15 bridges and passageways shall be climate controlled, unless otherwise approved by the Approving Authority.

5. Landscaped Areas

When Area "C" is fully developed, it shall provide a minimum of 76,500 square feet of landscaped public open space in Area "C". Such space shall be provided, in a manner satisfactory to the Approving Authority, at a minimum rate of 1 square foot of landscaping for each 53.60 square feet of commercial space built.

Such space shall:

- (a) be at-grade and designed and landscaped to a high quality;
- (b) provide for a variety of different landscape environments, including provision for active and passive pursuits;
- (c) be easily accessible and usable by the public;
- (d) enhance the pedestrian environment of the adjacent 3rd Street Mall or 2nd Avenue; and
- (e) the hours that it is available to the public shall be determined by the Approving Authority and shall generally be the same as the hours of operation of commercial uses adjacent thereto.

Commercial uses adjacent to such open space, e.g., retail and restaurants, may be allowed to "spill out" into such space under terms and conditions to be established by the Approving Authority.

At the time of the first application for a Development Permit in Area "C", the applicant shall submit for approval an overall concept for the provision of this 76,500 square feet of landscaped area and such concept shall be revised with each subsequent application.

6. Signs

See Sign Appendix of By-law 2P80 and apply relevant sections referencing the CM-2 district.

AREA "D" - PUBLIC LANDS

A. Land Use Guidelines

The following uses may be allowed in this Area:

- all forms of public recreational and public park uses on all Area D lands; and
- parking areas ancillary to the use of abutting park lands on Lot 1, Block 1, Plan 8110407; and
- pedestrian mall, including supporting services and facilities and small commercial kiosks, on Lot 6 (Ptn), Block 1, Plan 8110407 and Lot 6 (Ptn), Block 1, Plan 8811354.

B. Development Guidelines

The Permitted and Discretionary Use Rules of the PE Public Park, School and Recreation District shall apply, as set out in Section 51 of By-law 2P80, subject to the discretion of the Approving Authority.