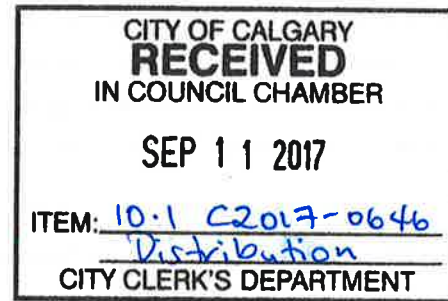


September 3, 2017

Councillor Druh Farrell  
City of Calgary  
PO Box 2100 Station M  
Calgary, AB

(via email: [caward7@calgary.ca](mailto:caward7@calgary.ca))

Re: Eau Claire Market Redevelopment



Dear Councillor Farrell:

I am writing on behalf of the Eau Claire Community Association (ECCA) to express our general support for the proposed Land Use change that will be coming before City Council on September 11 concerning the Eau Claire Market project. We understand that this will constitute second and third reading of this proposal that first came before Council on December 7, 2015. We also understand that there will likely be no public hearing this time and therefore this is our submission to Council on this topic. This is also consistent with our support expressed in our letter of May 18, 2017 concerning the DP application (DP 2016-3165 Eau Claire Market Redevelopment) for a portion of this project.

At the earlier meeting ECCA opposed the proposed bylaw, objecting, among other things to the proposed inclusion of a major office tower as part of the Eau Claire Market redevelopment. We would have preferred a project proposal and corresponding land use that would have included greater residential development rather than office space. We held that that would have been more consistent with the vision in the Eau Claire ARP that emphasized development of Eau Claire as a downtown primarily residential neighbourhood. We wanted to see more residential development that could provide a larger population for Eau Claire, specifically a population base large enough to support better local retail and other amenities. We also expressed our concern that, while the conceptual drawings presented of a redeveloped Eau Claire Market were very attractive, we had no assurance that once land use changes were approved that they would bear much resemblance to what might actually be built.

In the end, Council gave first reading and approval of the proposed land use, but subject to certain conditions, including a provision that there be no "loss to historically permitted/required residential amounts" and that approval be tied to specific project plans. We accept that decision of Council and on that basis can welcome this project. As now presented it will add almost 600 new and attractive residential units to our community.

Since the 2015 Council decision, ECCA representatives have met on various occasions with both Harvard Development and City Planning Staff to review the developer's evolving plans consistent with Council's direction. I want to thank both Harvard and the City Planners for their willingness to keep us informed and to consult with us.

Based on the plans shown to us, we can support the land use change being proposed and related project design, provided it remains consistent with the stipulations set by Council in December 2015. A redeveloped Eau Claire Market along the lines proposed will be a significant improvement to the existing space and we bring new vitality and activity, not just to our community but to the entire city.

While the initial focus is on the site south of Riverfront Avenue, later redevelopment of Sites 2 and 3 (the area just to the north) is still very much part of the overall plan. We understand that this is intended to be further residential towers and we welcome that. However, this land is very close to existing residences and we are concerned that existing prior protections for the quality of life of these residents be retained. In particular, we suggest that existing restrictions of various discretionary uses on Site 2 (including schools and instructional facilities, medical clinics, offices, licensed restaurants, child care facilities, and athletic and recreational facilities) be retained.

I understand that concern has been raised about the proposed above ground parking lot in the southeast corner of the project. We understand that this is meant to be temporary and will later be replaced by subsequent phases of the overall project. While it is intended that sufficient underground parking will be provided to support the retail businesses in the market, I'm told that some prospective retailers have stressed the need for some surface customer parking, at least initially. Our interest as residents is in seeing a much-improved market succeed. On that basis, we can support the proposed lot, on a clearly temporary basis.

We look forward to continuing to work closely with both the City and the developer as this exciting project for Eau Claire proceeds.

Sincerely,

James A. Hughes

President, Eau Claire Community Association

c.c. Harvard Developments, Tom Mahler – City of Calgary