

June 29, 2015

The City of Calgary
Development Circulation Controller
Development and Building Approvals #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Attn: Craig Reilander

Dear Craig:

Re: DP2015-2317, Calgary City Centre, 215 2 ST SW, Change of Use

The Calgary Downtown Association's Urban Development Committee met with representatives for Cadillac Fairview and Zeidler BKDI to review the uses for the above-mentioned project. We are supportive of the change of use from hotel and residential to office, hotel and retail, and understand these changes make the project more economically viable.

The changes made to the original plans are thoughtful and provide amenities which positively contribute to the area. The smaller footprint allows for more active uses in the public realm, including a restaurant and café. The courtyard is now more open to the street and accessible by the public. On the +15 terrace, the addition of an orchard is welcomed, along with additional trees and lighting on the plaza.

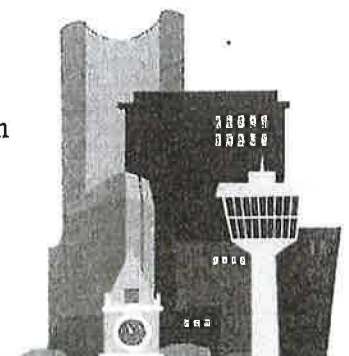
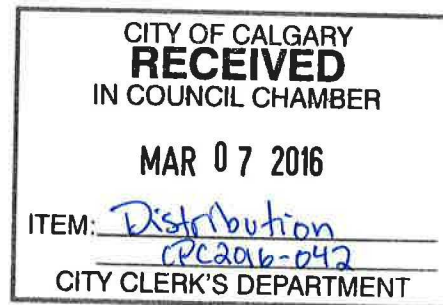
We would encourage the addition of trees and pedestrian lighting on 3rd Avenue to humanize the loading and traffic access on that side of the building. Additionally, consideration of public art would be supported.

I trust our comments will be helpful. Please feel free to contact me at (403) 215-1565 should you wish to discuss this further.

Yours truly,

M. A. (Maggie) Schofield
Executive Director

cc: Druh Farrell, Ward 7 Councillor, City of Calgary
Roger Brundrit, Eau Claire Community Association
David Lee, Project Manager, The Cadillac Fairview Corporation
J. Edward (Ted) Baldwin, Executive Consultant, Zeidler BKDI
Ben Barrington, Program Manager, Centre City Implementation Team
Urban Development Committee





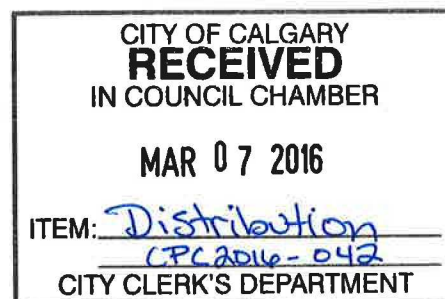
Greg Brown, Principal / MBA / ACP ✉ gbrown@bapg.ca
Suite 600, 940 6th Ave SW ☎ 403.692.4525
Calgary, Alberta T2P 3T1 📠 403.262.4480

February 19, 2016

Eau Claire Community Association
c/o Eau Claire YMCA
101 3 Street SW
Calgary, AB T2P 4G6

Attention: James, Paul and Roger

RE: Cadillac Fairview Land Use Amendment
City File: LOC2015-0101 City Centre



Cadillac Fairview has asked me to address your concern about achieving the targeted population of 5,000 people in the Eau Claire community without having some residential units on their block designated as E-2 Mixed Use in the Eau Claire ARP.

As you are aware, the subject E-2 lands are designated mixed use and within a transitional location (Sections 4.5 and 6.0B.1.3). They are not the same as the E-1 block Harvard/Market lands that are designated mixed use and "primarily for residential" (Section 4.5).

(a) ASP Target of 5,000 People

Section 4.3 of the ARP indicates that the residential neighbourhood in the ARP is estimated to accommodate up to 2,600 additional dwellings units, with a target population of approximately 5,000 people. Section 5.1 refers to the current supply of dwellings being 900. Added to the "up to 2,600 dwellings", the ARP appears to anticipate up to 3,500 dwelling units.

(b) Achieving Target of 5,000 People

The 2015 City of Calgary Census indicates 1,321 dwellings and 1,683 people in the community of Eau Claire. This equates to an average occupancy rate of 1.27 people per dwelling unit. In 2015, permits for 1,098 apartment units were taken out on the GWL lands, two blocks in the centre of the community. Those units are anticipated to have more people per unit than the relatively low occupancy rates of the existing units. To be added to these units are 218 high-end units for the Concorde Pacific site fronting the Bow River. In addition, The City owns a \pm 2.34 acre parcel at the west end of the community. The 1995 Land Use Bylaw for these City lands allocates an FAR of 3.5 which could accommodate 300 – 600 dwelling units, depending on the size of the units. Assuming this City site accommodates more affordable, smaller units with an average unit size of 650 ft², the number of units on that site would be 466 units. This number of units could prove to be much lower than might occur if a land use redesignation to a higher density was to occur prior to development.

The Harvard/Market site is clearly designated in Section 4.5 as mixed use and "primarily for residential". At the January 14th, 2016 public hearing on the proposed Harvard/Market land use redesignation, Council clearly indicated that prior to providing second and third readings, the Harvard land use and plans were to ensure "no loss to historically permitted/required residential amounts". We understand