



EAU CLAIRE MARKETPLACE PUBLIC ENGAGEMENT OVERVIEW LAND USE REDESIGNATION

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

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ITEM: Distribution
C2015-163
CITY CLERK'S DEPARTMENT

LOC 2014-0054
DECEMBER 7, 2015

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James K. Gray, O.C., A.O.E.

November 20, 2015

TRANSMITTED ELECTRONICALLY

Councillor Druh Farrell
City of Calgary
700 Macleod Trail SE
PO Box 2100, Station "M"
CALGARY, AB, T2P 2M5

Dear Councillor Farrell,

Re: Eau Claire Market Redevelopment Project

I wish to take this opportunity to express my support for the Eau Claire Market Redevelopment project being undertaken by Harvard Developments Inc. The vision being proposed is not only visionary but also practical and meets the residential objectives of the Eau Claire community and its Area Redevelopment Plan (ARP).

I have taken the time to review the project and, in particular, the more controversial aspects including the request for more office density in a traditional format, the relocation of the smokestack, the inconsequential shadow encroachment on the Eau Claire Plaza and the inclusion of +15 connections to the downtown. Clearly, there is no design or plan that will totally satisfy everyone. This is a situation where the greater benefit of the development to the City far outweighs the impact of minor adjustments to older municipal site restrictions. It would provide facilities and services that are very much needed by its residents.

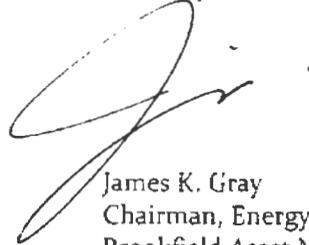
I have known the Hill Family and their company, Harvard Developments Inc., for many years and am well aware of their track record and capability to execute on large scale development projects such as the one they are proposing for Eau Claire Market. As one of the oldest private real estate companies in Canada, they have the experience to know what will be viable and what will not in a mixed use project. It is obvious that Harvard has worked very hard for many months with various stakeholders and the City to create a development plan that will meet the needs of a vast majority of Eau Claire residents and Calgarians overall. Development concepts for the Eau Claire Market area have gone through numerous iterations over the years, none of which proved marketable or viable. The new Eau Claire marketplace proposed by Harvard would be one of the most iconic inner city developments in Canada.

As a long term resident of Eau Claire and a member of the business community, I feel strongly that we should support this development proposal and enable the expedient

*Suite 1700, 335 - 8 Avenue SW, Calgary, Alberta T2P 1C9
Telephone: 403.663.3335 jim.gray@brookfield.com*

processing of its applications. The new Eau Claire Market would become a hub of activity and serve this community well for the long term.

Sincerely,



James K. Gray
Chairman, Energy
Brookfield Asset Management Inc.

jk2015

cc: Mayor Naheed Nenshi, Office of the Mayor, City of Calgary
Ward 1, Councillor Ward Sutherland
Ward 2, Councillor Joe Magliocca
Ward 3, Councillor Jim Stevenson
Ward 4, Councillor Sean Chu
Ward 5, Councillor Ray Jones
Ward 6, Councillor Richard Pootmans
Ward 8, Councillor Evan Woolley
Ward 9, Councillor Gian-Carlo Carra
Ward 10, Councillor Andre Chabot
Ward 11, Councillor Brian Pincott
Ward 12, Councillor Shane Keating
Ward 13, Councillor Diane Colley-Urquhart
Ward 14, Councillor Peter Demong
Jeff Fielding, City Manager, City of Calgary
Rollin Stanley, General Manager, Planning, Development & Assessment, City of Calgary
Russ Mounty, Senior Planner, City of Calgary
James Hughes, President, Eau Claire Community Association (ECCA)

From: Gerald Maier <gjmcalq@shaw.ca>
To: pdenaeghel@gmail.com, rogerbrundrit@shaw.ca, jhughes3@shaw.ca,
Cc: ward07@calgary.ca, rhill@hillcompanies.com
Date: 03/11/2015 05:10 PM
Subject: Harvard's Proposed Development of the Eau Claire Market

Directors
Eau Claire Community Association

Dear Directors:

In late October I attended the "town hall" meeting held to review and discuss Harvard's proposed development of the Eau Claire Market. Due to another commitment I had to leave before I had an opportunity to speak; however, I wish to take this opportunity to register my strong support for the project.

Development concepts for the Eau Claire Market area have gone through several iterations over many years. Clearly, there is no design or plan that will totally satisfy everyone. However, it is obvious that Harvard has worked very hard with planners, architects, and many others to create a development plan that will meet the needs of a vast majority of present Eau Claire residents. The new Eau Claire marketplace proposed by Harvard would be the best inner city development in Canada.

As a resident of Eau Claire, I feel strongly that we should not miss this opportunity to have the Eau Claire market area developed as proposed. It would provide facilities and services that are needed by its residents, but which are not available now. The new Eau Claire Market would become a hub of activity and serve this community effectively and efficiently.

Gerry Maier

Gerald J. Maier O.C., C.D., LL.D., FCAE, FEC
#1602, 600 Princeton Way SW
Calgary, AB T2P 5N4
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Anthem
PROPERTIES

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September 26th, 2014

Russ Mouny, MSc MRTPI
Senior Planner
Centre West
The City of Calgary
P.O. Box 2100, Stn. M. #8117
Calgary, AB Canada T2P 2M5
P.403.268.8694 F.403.268.3542 E. russ.mouny@calgary.ca

Dear Mr. Mouny,

RE: File LOC120-0054

Please accept our letter of support for the proposed land use redesignation of Eau Claire Marketplace by Harvard Buildings Inc.

As the developer of Waterfront, the neighbouring mixed-use development located at 2nd Street SW and Riverfront Avenue, we support the notion to redevelop and improve the existing Eau Claire Marketplace. We see the proposed redevelopment as an opportunity to bring further vibrancy to downtown Calgary, particularly in the historic Chinatown and Eau Claire neighbourhoods.

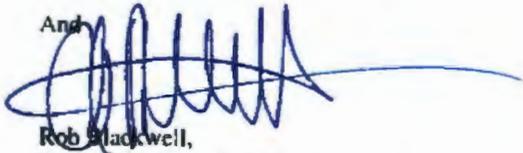
We believe that the proposed new retail, residential, office and recreational use in the area will complement the fabric of this newly reenergized community.

Sincerely,



Eric Carlson, CEO
Anthem Properties Group Ltd.

And



Rob Blackwell,
Senior Vice President, Development
Anthem Properties Group Ltd.

**YMCA Calgary**

Association Services
101 3 Street SW
Calgary, AB T2P 4G6
Tel: 403-237-9622 Fax: 403-269-4661
YMCAcalgary.org

June 11, 2014

Mr. Russ Mounty
File Manager,
Land Use Planning & Policy, IMC #8117
City of Calgary
PO Box 2100, Stn M
Calgary, AB T2P 2M5
russ.mounty@calgary.ca

Dear Mr. Mounty:

RE: File LOC12014-0054

I am pleased to provide you with this letter of support for the proposed land use redesignation for the Eau Claire Market Redevelopment proposed by Harvard Developments Inc.

The proposed project will bring new life to the Eau Claire neighbourhood. The incorporation of new residential, retail, office and entertainment uses will be a great addition to the community.

The Eau Claire Plaza is always a busy, active area in the summer but the redevelopment will bring it year round vibrancy. YMCA Calgary is looking forward to the Harvard Development as a wonderful evolution of the Eau Claire neighborhood where we have enjoyed being located for the last 26 years.

Please contact me directly @ 403-781-1670 if you would like to discuss this support further.

Sincerely,

A handwritten signature in blue ink that reads "Helene Weir".

Helene Weir
President & CEO
YMCA Calgary

/cn

Building healthy
communities



June 25, 2014

The City of Calgary
 Centre City Planning & Design
 Land Use Planning & Policy
 P.O. Box 2100, Stn. M. #8117
 Calgary, AB Canada T2P 2M5

Attn: Russ Mouny

Dear Russ:

Re: Eau Claire Redevelopment – Harvard Buildings Inc.

The Calgary Downtown Association's (CDA) Urban Development Committee attended a presentation given by Harvard Building Inc and Perkins & Will Architects. We would like to commend the presenting team on their process of engaging stakeholders in the area, as well as their creativity in addressing vitality in the area.

This site is one which has the ability to transform and reinvigorate an important part of the downtown. The current market development has never really performed well by any measure, so we are very much looking forward to the progress of the redevelopment.

The phasing of the entire project is fully supported. Keeping pedestrian and vehicular routes open throughout demolition and construction is critical, except in situations where safety might be compromised. Maintaining a portion of the market during the construction of the south podium will help keep the area vital.

The demand for hotel rooms and office space in downtown Calgary remains strong, and the CDA supports both uses in the redevelopment.

A great deal of care and attention has been given to creating active edges, vibrancy and street presence throughout the development. It will be important to create permeability and opportunities for continued activity at the office tower ground level after the working day, so that it doesn't develop into a dead zone. With more than 70% of ground floor frontages dedicated to the active uses of the hotel, retail and restaurants, we believe this will be easily achieved.

The CDA is highly supportive of both the proposed grocery and cinema. As the downtown continues to develop more residential opportunities, both amenities become more viable and critical to success of living and working in the area.

SUITE 720, LANCASTER BUILDING
 304-8th Avenue SW
 Calgary, Alberta T2P 1C2

403-215-1570
 info@downtowncalgary.com

visit downtowncalgary.com
 or getdown.ca



Considering the magnitude of this project, the CDA would encourage coordinating the redevelopment of the plaza and park as part of the phased construction, to minimize extended disruption in the area.

As large supporters of heritage preservation, we feel that a reasonable solution to maintaining both the smoke stack and 1886 Café is presented. In fact, the new location may create a better experience and enhanced interest for people.

We understand and support the need for this development to be connected to Calgary's +15 walkway network. Any bridges considered would need to be designed to allow optimal transparency, to protect river views, while keeping shadowing on the street to a minimum, and remaining consistent with the architectural direction of the entire project of being respectful of light. The connection we believe is paramount to the success of the office and hotel space would be over Second Avenue on the south side of the project.

Although only in the conceptual phase, the CDA was pleased to hear that CPTED principles are being used through the project. Lighting for the public realm will play a critical role in ensuring both safety and vibrancy in the area.

The CDA fully supports the creation of five levels of underground parking at this location and the proposal of 700+ short-stay spots to support retail. Although this project seems destined to be a very walkable place, it is likely also to be a real destination, requiring access for all modes of transportation.

The addition of approximately 1000 new homes is welcomed. Additional residents in the downtown create increased vibrancy and positively impacts safety. Options proposed for residential property are widely varied, providing both rental and purchase options. We hope that three bedroom offerings will be considered in the mix.

The CDA looks forward to reviewing the detailed development permits in the near future. Based on the preliminary work presented for the project, we are very excited about the redevelopment. 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: Councillor Druh Farrell, City of Calgary
Rosanne Hill Blaisdell, Managing Director, Harvard Buildings Inc.
Dan Clement, Project Director, Eau Claire Market, Harvard Development Inc.
Robert Drew, Architect, Perkins & Will
Ben Barrington, Program Manager, Centre City Implementation Team, City of Calgary
Insp. Cliff O'Brien, Calgary Police Service
UDC



卡城中華文化中心
CALGARY CHINESE CULTURAL CENTRE

July 24, 2014

Mr. Russ Mouny, File Manager
Land Use Planning and Policy, IMC # 8117
City of Calgary
PO Box 2100 Station M
Calgary, AB, T2P 2M5

Dear Mr. Mouny,

RE: Proposed Land Use Redesignation for the Eau Claire Market Redevelopment –
Calgary, Alberta, File No. LOC2014-0054

After attending the Open House and reviewing the proposal for the Eau Claire Market Redevelopment, we are in principle supportive of the proposed redevelopment.

Recently, we have also been provided with the proposed plan for the +15 bridge across 2nd Avenue, SW. by Harvard Development, for which we appreciate very much. Again, we are supportive of the proposal in principle. However, we notice that the proposed plan for the +15 bridge indicates that it would be located approximately at the 64-meter mark from the west in the drawing presented. Although we certainly appreciate that the +15 bridge is to be located in the western half of the block along 2nd Avenue, we wonder if it might be possible to locate the bridge a bit further west, and work with the developer through the design and development permit stages to further reduce this number as much as possible. Based on the site visit and observation of yesterday, any minor adjustment of the +15 bridge location will enhance the full view of the Cultural Centre with minimum obstruction from the west.

In summary, we are in full support of this application, but we do hope that our request as stated above can be taken into consideration, and accommodated if possible.

Regards,

Calgary Chinese Cultural Centre Association

Jake Louie, President

c: Rosanne Hill Blaisdell
Managing Director, Harvard Buildings Inc.
Vice President, Leasing, Harvard Developments Inc.

Dan Clement, Project Director, Eau Claire Marketplace, Harvard Development Inc.

197 First Street S.W. Calgary, Alberta, Canada T2P 4M4 Tel (403) 262 - 5071 Fax. (403) 232 - 6387
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June 2, 2014

The City of Calgary
Land Use Planning & Policy
Centre City Planning & Design
P.O. Box 2100, Stn. M. #8117
Calgary, AB Canada T2P 2M5

Attention: Russ Mouny, Senior Planner

**Re: Eau Claire Redevelopment
Consideration for Multiple Plus 15 Connections**

Dear Russ Mouny,

We are writing to confirm our support of the proposal to connect the Eau Claire redevelopment project to the City's Plus 15 pedestrian network via multiple ingress/egress points.

In urban locations such as this, the success of a Loblaw banner supermarket depends heavily on the ability to effectively attract and drive pedestrian traffic to the store. The provision to allow for several Plus 15 connections will help to strengthen the viability of Loblaw's tenancy in this location by providing our walk-in customers with multiple choices to access the development. This is particularly important in this location, as we anticipate a strong daily usage of our products and services by customers who are employed and live in the immediate area and in-turn, will likely walk to the store. Multiple Plus 15 connections will only help to increase the connectivity to the development and enhance the overall quality of the pedestrian realm.

We enthusiastically support the ability to provide multiple Plus 15 connections to the Eau Claire project and feel that it will be a positive addition to the redevelopment.

I trust the forgoing is satisfactory.

Yours truly,

LOBLAW PROPERTIES WEST INC.

A handwritten signature in blue ink, appearing to read "Michel Avigliano".

Michel Avigliano
Vice President, Real Estate - Western Canada



1303 Yonge Street, Toronto, Ontario, M4T 2Y9

Chris Doulos
Executive Director, Real Estate
Phone: (416) 323-5383
Fax: (416) 323-6607
Email: chris.doulos@cineplex.com

Delivered Via Email

June 2, 2014

Russ Mouny -Senior Planner
Centre City Planning & Design
Land Use Planning & Policy
The City of Calgary
P.O. Box 2100
AB, Canada T2P 2M5

Dear Mr. Mouny:

Re: Eau Claire Marketplace Redevelopment Support

As you may be aware, we are actively in discussions with Harvard Developments regarding the redevelopment of the Eau Claire Centre and the existing Cineplex Eau Claire theatre. We are anxious to redevelop our existing non-state of the art asset and be part of the development proposed by Harvard Developments. We are very supportive of this project, what it represents for downtown Calgary, and our involvement in it. With this development, we will be able to bring a new state of the art theatre facility into downtown Calgary.

As you can imagine, this requires a significant investment on our behalf and there are numerous contributing factors that led to our decision for this location. A critical element of the redevelopment and a reason for our decision to redevelop is that we are excited with all the development activity currently going on in the downtown core. These developments are continuously building the customer base for that market. Every additional residential and office building built continues to strengthen the customer base and day time population, both which are key to the success and continued growth of our business.

Another key element that attracted us to the development is the incorporation of the Plus 15. This element and access point allows for our customers to gain direct and easy access to our facility. This was an extremely important factor to us due to the cold weather during the winter

*Letter re Eau Claire Redevelopment
June 2, 2014 Page 2 of 2*

months in Calgary. This critical system also enables travel between office towers, retail centres and many parking lots within the area which allows us access to a larger customer base and makes it easier for our customers to get to us.

Please let us know if you require any further information and we will attempt to provide.

Yours very truly,

CINEPLEX ENTERTAINMENT LP

Per:



Chris Doulos
Executive Director, Real Estate

DECEMBER 7, 2015

LETTERS OF SUPPORT



September 16, 2014

Mr. Russ Mouny, MSc MRTPI
Senior Planner
Centre West
The City of Calgary
P.O. Box 2100, Stn. M.# 8117
Calgary, AB, Canada T2P 2M5

Dear Sir:

**Re: Letter of Support
Plus 15 connection from Eau Claire Market Development to Sheraton Eau Claire Suites
Hotel located at 255 Barclay Parade Southwest**

We understand that Harvard Developments intends to submit a development permit application to the City of Calgary for a plus 15 pedestrian bridge from their Eau Claire Market lands which would connect into the Sheraton Eau Claire Suites Hotel located at 255 Barclay Parade Southwest. We understand the plus 15 pedestrian bridge would be constructed in connection with a proposed development on the Eau Claire Market lands in downtown Calgary.

We wish to acknowledge our support of the plus 15 bridge development permit application only and the plus 15 bridge connection at the location shown on the attached preliminary plans, subject to: (i) our internal approvals being given for the plus 15 bridge and the connection; and (ii) the execution of agreements acceptable to us, including the location and final designs of the plus 15 bridge and the connection, and financial and operating provisions that we require arising out of the plus 15 bridge and the connection. Subject to the referenced conditions being met to our satisfaction, we would grant the appropriate easement agreement on terms and conditions acceptable to us.

Yours truly,

A handwritten signature in black ink, appearing to read 'Edward B. Pitoniak', written over a horizontal line.

Edward B. Pitoniak
Managing Director & Trustee

Open Houses were held in November 2013 and May 2015. A townhall was hosted jointly with the Eau Claire Community Association in October 2015. The following feedback is an overview the Second Open House and the Townhall. Detailed comments from the townhall follow on pages 15-21.

Question on the issues	All Public Feedback
<p>What are your overall impressions of the proposal? Will it create the kind of shopping, dining, entertainment and live/work “place” that meets your expectations?</p>	<p>76% Positive 28% No 10% No Opinion</p>
<p>Do you support connecting this development to the +15 system?</p>	<p>85% Yes 10% No 5% No Opinion</p>
<p>Do you support relocating the smokestack?</p>	<p>80% Yes 9% No 11% No Opinion</p>
<p>Do you support an office tower, with the additional 336,000 sf of space, as part of this mixed-use project and in its proposed location?</p>	<p>62% Yes 28% No 10% No Opinion</p>
<p>Do you support the relaxation for sunlight protection on Eau Claire Plaza?</p>	<p>74% Yes 21% No 5% No Opinion</p>

Are you an Eau Claire resident?		If not, where?	15+ Connections		Smokestack		Office Use		Sunlight Protection		Commitments & Certainty		Overall Impressions	
live?	owner?		y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments
Y	Y		Yes		No Opinion	Listen to the Heritage Committee	No		No		Yes		No Opinion	Allowing office buildings I don't like but if it has to be - or nothing/then OK
Y	Y		Yes	if they are transparent allowing light & sight lines	Yes	providing that Harvard creates the historic interpretation/educational site	No	I'm opposed to this office tower "creep" on to lands that were designated to be residential	No	Only April to Sep 21 was discussed - what about Sept 22 - April	No Opinion		No Opinion	
Y	Y		Yes		Yes	It brings no value - its historic significance is now becoming negligible	Yes	It increases the rent value of my residence. The real Q is what residential mix is sought - people who live in EC or who rent their properties to executive level who work in EC? In my condo development most of the lights are out at the (?). I don't think this develops a community.	No Opinion	If it is minimal it is no big deal	No Opinion		No Opinion	
Y	Y		Yes		Yes		No Opinion		No		No Opinion		No Opinion	
Y	Y		Yes		No Opinion		No		Yes		No Opinion		No Opinion	Have you done a ground water studies th impact on the surrounding building?
Y	Y		Yes	Will increase traffic to the area in winter	No Opinion		No	plus 15 will bring people; so will the new C train; office tower is not good	No	don't change sun protection it is so important	No Opinion	sounds fluffy at this point	No Opinion	This area is 'ground zero' for Calgary. It is the last space to be developed. It will be iconic to Calgary. This proposal needs improvement!
Y	Y		Yes	Not a major issue	Yes		No	My impression is not 1000 "new homes" but which may include hotel rooms	No	Another creeping issue. Where will it end?	No	Concepts are not plans	No	Residents in the area will support commercial interest - not day workers in an office tower.
Y	Y		Yes		Yes	only if it is acceptable to Princes Island Estates and tax payers don't have to pay for the relocation.	No	Not enough ie: virtually no information provided on what kind of demographic is expected for new residents. RETAIL has not been successful for past 20 years why do you expect it under this proposal.	Yes	Yes but only the small additional shadow being contemplated	No		No	Too sketchy on who will live there.
Y	Y		Yes		No Opinion		No	I strongly believe that increasing the allowed area for mix-use/office would not be in keeping of Eau Claire as a residential neighbourhood	No	Absolutely not! The Eau Claire Market area is a gathering area for residents & local office people. We have to protect the sun shadow.	No	Not yet! Need more guarantees!	No Opinion	(Yes & no) - if the project procedes with less office space, then I am in supporting it
Y	Y		Yes	Only provided the +15s are very transparent & attractive	No Opinion	I don't feel strongly that it shouldn't be relocated but I do want it to stay in the area & be placed in a thoughtful spot	No	I want this development to have mostly residential, then retail, & only a small portion of it to be office space	No	We already have enough shadow in Eau Claire & there should be no relaxation of the guidelines.	No	Given Harvard's track record with the 2008 lack of development, I am not confident that they will carry through to the letter of the concepts	No	Whiel some of it is attractive the proposal doesn't have enough in it for residents - current & future. There should be more residential more retail & less office space
Y	Y	Eau Claire-3rd Ave SW	Yes		No	We have to respect the call of heritage designation! No exceptions.	No	We have to take a stand - office space has to be within what is acceptable in the ARP. No exceptions. Exceptions have already be made. No more!!!	No	Again, limits and boundaries must be upheld! Get back to the drawing board to make this work as is what is acceptable again, no exceptions! They must be accountable	No	it is not consistant, Harvard needs to go back to the drawing board, they are capable of coming up with an appropriate plan.	No	Work within the ARP guidelines Once this development is built, we have to live with it for ever! The damage is done! Let's take a stand and have the developer doing their home work properly! They (????)

EAU CLAIRE COMMUNITY ASSOCIATION TOWNHALL

Are you an Eau Claire resident?		If not, where?	15+ Connections		Smokestack		Office Use		Sunlight Protection		Commitments & Certainty		Overall Impressions	
live?	owner?		y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments
Y	Y		Yes	plus 15 systems are commonplace in Calgary Development, although the ARP doesn't contemplate plus 15s. I'm sure a compromise could be reached to include plus 15 in a (?) manner that would be unobtrusive and complimentary to the structure	No	In Europe and other countries in the world, heritage sights are revered, Canada in particular doesn't do a good job of preserving and promoting historical sites, we need to hold our ground and keep it status quo	No	Need certainty of adherence to ARP to develop the housing component first. By bringing residents to the area (?), the much sought after vibrancy will be attained and the necessary services will follow to do office space first provides no guarantee	No	I believe they have the ability to minimize shadows at no cost to the project. The project should be able to accommodate the shadow concerns	No	The ARP is legislated with much thought and commitment, the developers paid a discounted price to acquire the land, why can the certainty not be provided. There is no ability to (?) the existing property owners for their potential (?) through bad development. Stick to the adage Good Planning begets Good development	No	Although the overall design is fantastic it fails to meet the fundamental need. ie increase the residential component
Y	Y		Yes	Absolutely needed	Yes	It has no significance currently - relocated and presented properly it would have great significance.	Yes	It is needed to make the project work. The LRT platform will be adjacent to the platform.	Yes	Minimal change. Anything else would be worse.	Yes	Well done	No Opinion	Y/N - Spectacular
Y	Y	Princes Island Estates	Yes		Yes		No	We have enough "empty" office space. This should be kept residential	No		No	If the project "sits" then city takes it back and new developers will be able to apply any new "passed" "changed" permits.	No Opinion	Y/N - However something needs to happen attended too many meetings over the years and still nothing happens. If nothing happens by 2018 city will have options to buy land back and we will be back to "square one"
Y	Y		Yes		Yes		No		Yes		No	concerns about Phase III being different given the time before development.	Yes	
Y	Y		Yes		No	currently it sits close to street and does not take/occupy significant sqft in my opinion. I feel the smoke stack corner should remain and the new bldg be modified on that corner.	No Opinion	The bldg should also contain residential & retail similar to Telus Bldg	No	The time frame is April to August (Big deal) I want continued sunlight - more importantly - in the winter months where possible.	No Opinion	Need more info & explanation on this	Yes	looks great in design
Y	Y		Yes	Lack of +15 has been a factor in the failure of current Eau Claire Market so providing connection will assist in success in the future.	No Opinion	Would like to see smokestack remain as part of the site, exact location not as relevant.	No	Any office space should be "non-traditional", don't want to see office towers expanded into Eau Claire community - should be primarily residential.	Yes	Can live with proposed small additional shadows.	No Opinion	Not sure I understand this this issue well enough. Agree development needs to be consistent with project vision.	No Opinion	Qualified "yes", but have heard promises of grocery stores in the past in other areas and never seems to happen.
Y	Y		Yes		Yes		No		Yes		No Opinion		Yes	
Y	Y		Yes		Yes		No		Yes		No Opinion	Maybe	Yes	
Y	Y		Yes	Plus 15's area no brainer in a Calgary winter	Yes	It will be invisible in its current location	No Opinion	Sounded okay to me until I listened to the "Domino effect" angle. Now I need more information. I didn't hear enough detail around why 300,000 wont work? Did we consider this office building to be made into more residential?	Yes		No Opinion	Are the building going to look like the picture we see on Oct 21/15? The other meetings I've attended said no. Where is 1886 going to be?	Yes	Need more people in the area & all sorts of retail, restaurants etc
Y	N		No Opinion	I really value having active street fronts. As long as Frontages and use of ground floor uses wasn't impacted, +15 could be okay. After hours use of +15 would be a plus. A lot of the current +15 can't be accessed after working hours which is frustrating.	Yes	I love Eau Claire Market and have been going there for years and to be honest, I haven't really noticed the smokestack and haven't found the surrounding area's design to enhance the significance of it. Yes, move it to an area where it will be appreciated and an area with a lot of pedestrian traffic.	No Opinion	Maybe - I understand adding office makes for a mixed use development and makes the project viable. Yes, have office but could you make the office building more mixed use in itself? Add some residential to the office tower.	Yes	Okay, but no more shadows above the 2%.	No Opinion	Don't know - I would hope the City of Calgary would have assurances to a level they need to ensure commitment.	Yes	Definitely on board with making pedestrians, cyclists, etc primary mode of transportation. Want the grocery! Mixed use = great! Having varrous bedroom designs would be great too. Plaza needs to have retail frontages - please don't make a plaza with monolithic, dead walls facing into the plaza

EAU CLAIRE COMMUNITY ASSOCIATION TOWNHALL

Are you an Eau Claire resident?		15+ Connections		Smokestack		Office Use		Sunlight Protection		Commitments & Certainty		Overall Impressions		
live?	owner?	If not, where?	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments
Y	Y		Yes	Mandatory for winter - easy access	No		Yes	Make it more mobile & functional - different from the traditional office.	Yes		No Opinion	Conceptual plans are just that. -things do change!	Yes	Finally, Calgary needs this. Build it similar to Canary Wharf in London. We need to model this structure for this historic/iconic area in support of making Calgary an international savvy business centre.
Y	N		No Opinion	If it's done well - sure. Not a fan generally. Lack of +15s big part of street viability of Bellline & Kensington, something EC lacks.	Yes	Relocation within immediate area appropriate for right development	No	High concentration of offices biggest reason for lack of evening/weekend vitality in CBM/EC. I am skeptical that existing office towers are insufficient to support retail/residential w/o new office tower. Why can't office tower be mixed-use? So few such buildings in Calgary.	Yes	As long as increase is modest as describe today.	No Opinion	Don't know enough re: land use law. Support ECCA's position of whatever assurances are needed to ensure project is built & built as presented.	Yes	But share concerns outlined by ECCA. Favour removal/conversion of surface parking. Surface parking killing area. Please preserve bike/pedestrian flow & connections to pathways 3RD AVE & cycle tracks
Y	y		Yes		Yes	Currently a poor location for any pedestrian interest. Smoke stack has been "relocated" as it was not at ground level previously.	Yes	Possible to separate phase 3 with breaking the lot into two zones. Phase 1 & 2 could have 500,000+ SF office and other zone could have residential and limited office & retail space. (separate zoning bylaws divided by new roadway)	Yes		No Opinion	Any commitments on the retail/grocery stores in phase 1, can pre-lease agreements be in place for phase 1?	Yes	
Y	Y		Yes		Yes	A move with more space providing it's significance and model with a presentation explanation. Right now people barely notice it! That's what Heritage Park is for! Move it to Heritage Park	Yes		Yes		No Opinion	Need more info in order to give a yes or no.	Yes	
Y	Y		No Opinion		No	Why?	No Opinion		No Opinion		No		No	Stick to ARP rules
Y	Y		Yes	Plus 15 is important to have the marketplace commercial connected to the Downtown core office space.	Yes	the location of the smoke stack on its original site is less important than having it incorporated and highlighted within the development.	No Opinion	Not sure - there needs to be a better analysis (?) residential/commercial office density as envisioned in ARP vs. what has developed to date, vs. what is received to achieve a viable residential/commercial community. A good development is important to the Eau Claire Community & that may require some negotiable office space	No Opinion	Minor encroachment could be negotiable as part of an over-all desirable development	No Opinion	The current requested Bylaw Amendments should be considered in the context of the historical relief granted and appropriate commitments incorporated.	Yes	
Y	Y		Yes		Yes		Yes	I would support an office tower that provides services to residents ...not just another downtown office tower. What benefit will I as a resident see?	Yes	I am concerned about possible shadows impacting our patios in Prince's Island Estates. Sunlight in general is so important and is a critical reason why we purchased our suite.	Yes		Yes	The main thing missing is a "major grocery" store. I am hoping that will be in this place not just a small store that does not suit needs of downtown residents. I am hopeful that this will become a vibrant space. What will attract downtown residents to the plaza at night?
Y	Y		Yes		Yes		Yes		Yes		Yes		Yes	

EAU CLAIRE COMMUNITY ASSOCIATION TOWNHALL

Are you an Eau Claire resident?		If not, where?	15+ Connections		Smokestack		Office Use		Sunlight Protection		Commitments & Certainty		Overall Impressions	
live?	owner?		y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments
Y	Y		Yes	Absolutely this is a must as it's currently lost in today's marketplace	Yes	The smokestack in it's current location is lost & most residents have no idea what it is. Moving it to a more prominent location & emphasizing it would actually preserve it's historic value.	Yes	My concern is that if the office space is required to support the retail & we decline the proposal that the retail space could end up where we are today at Eau Claire market.	Yes		Yes		Yes	This is an exciting proposal and as a homeowner in the area, I'm excited for the revitalization of the area. This is a great proposal!
Y	Y		Yes		Yes		Yes	Agree to this if it is reasonable in the "market of the day"	Yes		Yes		Yes	In general I agree but I am uneasy about the actual market portion - maybe I just need to see more specific plans.
Y	Y		Yes	It should be the North end point for the plus 15 system. Change the policy to accommodate, it only makes sense and is essential to tie this site to other complexes to ensure it viability re foot traffic	Yes	It would be great to showcase this historical monument as suggested. It makes sense.	No	Lets learn from "Telus Sky" - part office/part residential - a good comprise and has been implemented in other major cities around the world	Yes	The project is iconic and as long as we get certainty on what is built I'm OK with the relaxation	Yes	Not quite - phase 1, phase 2 could never be built and phase 3 in my opinion will never go unless phase 2 is built which I too much intensity	Yes	Office tower does not fit with the overall design
Y	Y		Yes	I think the +15 is the most important thing to make commuting as efficient and pleasant as possible	No Opinion	I think that the smoke stack is the least of my concern.	Yes		Yes		Yes		Yes	I believe a grocery store is needed in the area, due to density and promoting not using a car
Y	Y		Yes		No Opinion		No		No		Yes		Yes	
Y	Y		Yes	Essential in connecting consumers and other foot traffic for leisure purposes from the downtown core to generate vibrancy. Should do little to block view to the river and south into downtown.	No Opinion	With the designation it is the responsibility of any developer to work around the smokestack in situ.	No Opinion	I need to read further to better understand the relationship between the need for the office space for sustainability vs. or in tandem with rents charged for commercial premises.	No		Yes		Yes	
Y	Y		Yes		No Opinion		No Opinion		No Opinion		Yes		Yes	
Y	Y		Yes		Yes		No Opinion	I am basically comfortable with the proposed office building. I don't consider it as a domino - the key is to ensure that Residential # are achieved	Yes		Yes	Somewhat concerned what the \$ incentive that this phasing be achieved. Ie. Is there a significant penalty possible and assured (?) performance eg. bonding	Yes	I am encouraged by that is presented. The only reservations are the timing and the uncertainty completion in a reasonable time. Other: concerned about the total number of residents in Eau Claire does this project plus other projects in the works achieve the 5000 target. Most important objective to be met.
Y			Yes		Yes		No	Put by the Sheraton Hotel instead	Yes		Yes		Yes	We need this development in the Eau Claire area.
Y	Y		Yes	Absolutely. During our long winters it would connect the plaza to the downtown areas.	Yes	With the fulfillment of it remaining a historic site with the added informative vision.	No	More office space is not necessary for this project.	Yes	Being sure that it minimal!	Yes	Comitments seem to be made by the developer.	Yes	This is a very exciting addition to the Eau Claire Community! In addition to the cinemas add a bowling alley! ...or areas for after work & weekend activities.
Y	N		Yes		Yes		No	How important is office space to development?	Yes		Yes		Yes	
Y	Y		Yes	Of course	No Opinion	(?) - use the brick for other historic- on site - smarter	No Opinion	Yes - but economy	Yes	A little	Yes	Somewhat	Yes	Hopefully

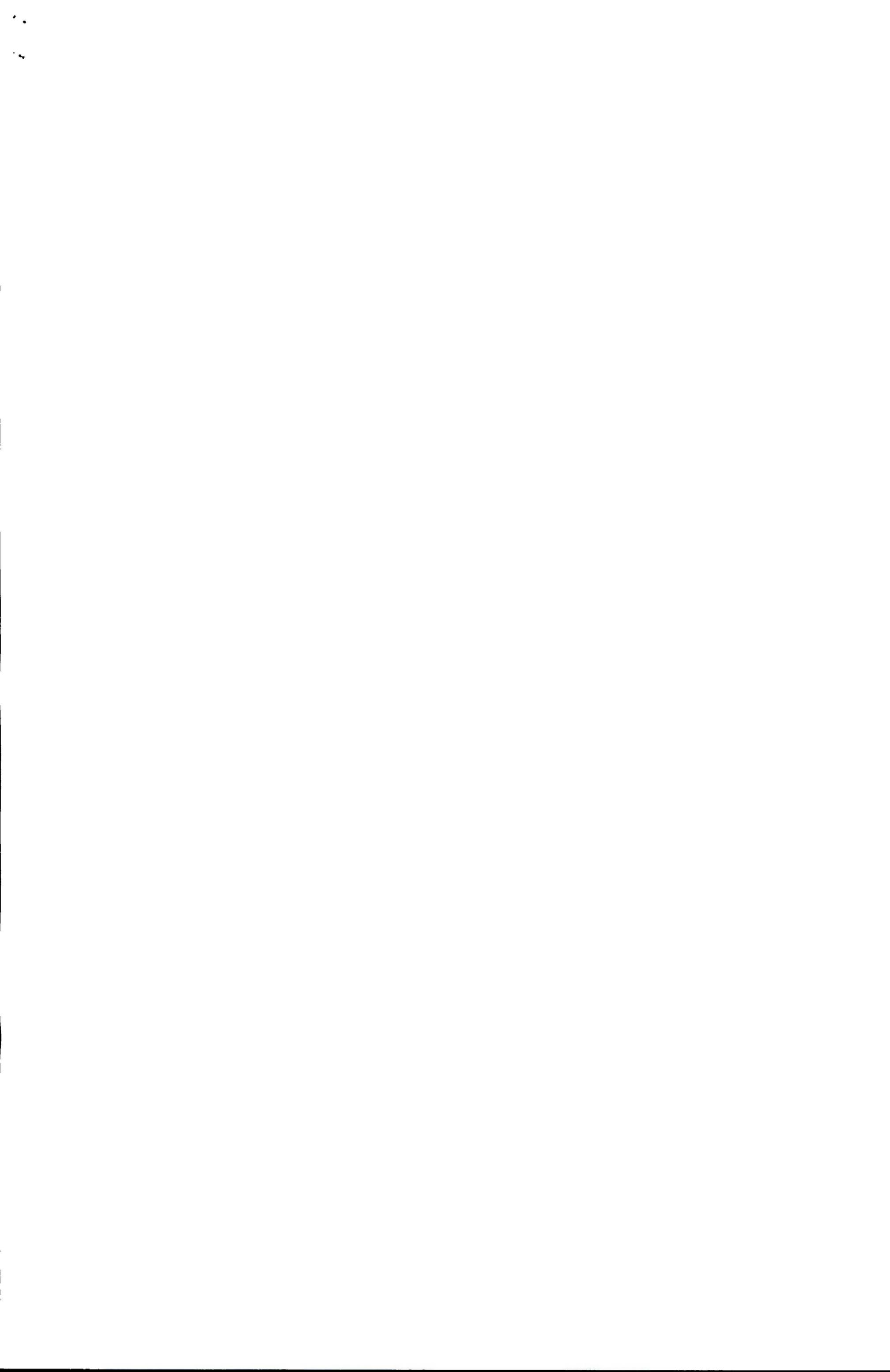
Are you an Eau Claire resident?		15+ Connections		Smokestack		Office Use		Sunlight Protection		Commitments & Certainty		Overall Impressions		
live?	owner?	If not, where?	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments
Y	Y		Yes	Don't leave ECM isolated!!! More connections equals more opportunities! (for success)	Yes		Yes	Very considered location within the site for the proposed office location. We need 24/7 activity and the office component is critical for mixed-use success!	Yes		Yes		Yes	This is the urban revitalization project that the heart of Calgary needs! Can't wait for it to happen!
Y	Y	Eau Claire Ave.	Yes		Yes		Yes		Yes		Yes		Yes	
Y	Y		Yes	If it is done in an artistic and interesting manner.	Yes	As long as the new site has high quality seating and an interaction with the plaza and the riverwalk	No	NO! The existing ARP should stand for offices. What about additional hotel tower space? At least that would be a form of residential - commercial!! The land was purchased as residential - was it not?	Yes	If the encroachment is very minor, yes. But if it extends much more, NO. If it is for residential, that would be much more acceptable.	No	This should be a binding contract to ensure penalties will be forthcoming if the site is NOT fully developed in a specified way.	Yes	Yes - But with limited office space!! -More hotel space and a certainty of building would make this much more attractive. -The site must be iconic!!
Y	Y		Yes		Yes		Yes	As long as they build the rest of the project	Yes	small moment	Yes		Yes	
Y	Y		Yes		Yes		Yes		Yes		Yes		Yes	
Y	Y		Yes		Yes		Yes		Yes		Yes		Yes	
N	N	Tumer Valley	No Opinion	While I generally don't care for +15s, I understand that people do feel otherwise.	No Opinion	I feel this is a decision pertaining to local residents	Yes		Yes		Yes		Yes	
N	N	Sunnyside	No Opinion	Plus 15 is the kiss of death for pedestrians. They loom, making space intimidating, dark & unappealing - which is even worse at night. Furthermore they create structural challenges for the buildings they connect to, and the City of Calgary is stuck with ownership of them (and liability).	No Opinion	The current location is historically significant/accurate and it forms an entry way marker to the area. However moving it would not be a big deal; and saving its current location won't make much difference to the scale of this proposal	No	There is too much office space already to oclose to the river what a waste of precious waterfront proximity. The location of green line has not been determined - the 2nd Str W route is not firm.	No	While the changes don't sound like they large, the real issue is massing. These towers are not pedestrian - scaled and will dwarf street activity.	No Opinion	Given the expected time frame for build-out (probably 7 -10y there will inevitably be future amendments which will need to be reviewed in that future context.	No Opinion	interesting to look at, but still very large, and beyond ped scale. It isnt necessarily fair to compare this site to the immediately adjacent dev't much of which is also excessing in scale - e.g. Waterfront, nearby office towers. This particular site is the heart of the pathway /river/Prince's Island entry way to downtown We must as a community get it right. It has to have an open, breezy, sunny outdoor feel. The mammoth glass plus 15 seems monstrous and sterile, and out of character. There is no apparent connection to the natural world that is the most precious aspect of the Bow R./P. Island district. There is a lack of imagination in the scenes depicted - will it really be all white people here? There is no conception of cultural acitivity, physical activity, art, or beauty presented.

EAU CLAIRE COMMUNITY ASSOCIATION TOWNHALL

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live?	owner?		y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments
N	N	Calgary Confederation	No Opinion	Plus 15s take people off the streets and can ultimately lead to more dangerous walking conditions. I think these should be carefully reviewed & implemented.	No Opinion		No Opinion		No Opinion		No Opinion		No Opinion	A comment was made about affordability of the residential units. You also discussed that amount of parking that will be developed & the possibility of the LRT going to Eau Claire. In one of the most cyclable cities, downtown residential areas need not have that much parking. Add in an LRT station and there really should not be that much. Parking minimums should be removed or reduced, lessen the amount of parking created and in turn will reduce the overall cost of each residential unit.
N	N	Sunnyside	Yes	There is a difference between +15 connections and extensive development of +15. This plan appears to lead traffic from +15 to ground level.	Yes	The smokestack is not much a heritage structure. We are pretty desperate for Heritage if a smokestack is the best we can do.	Yes	The development as a whole can support the office tower but only if all goes forward as a whole.	Yes		Yes		Yes	
N	N	Kensington	Yes	Great idea. Especially to connect office workers from Downtown can in winter down-town & only go down in the summer for lunch	Yes	Lived in Calgary my whole life and didn't even know about the smoke stack. To give it more of a presence would be great (?) especially since the city does not have many well known historical resources that are publicly celebrated.	Yes	I feel that if it is the only way to make the project economic support it. Especially with the unique design of the building to allow it to fit in with the surrounding development to natural features.	Yes	Will be made better if maximum sun could be achieved (?) if impossible. Still support development. I think the small amount after Sept 21 is acceptable.	Yes	Shows commitment to development.	Yes	I really hope so. I really don't want to just see national chains fill up the retail though if they are the only businesses that can afford rent ... is there a way to promote more local businesses? This will likely become even more of a very affluent neighbourhood. I hope that it still feels like a welcoming place for all Calgarians to enjoy in spite of this.
N	N	Dalhousie	Yes		Yes		Yes		Yes		Yes		Yes	
N	N	Capitol Hill	Yes	I think the connection will increase the permeability of the development	Yes	If the smokestack doesn't move it may get lost in the ocean of buildings. The new location will allow the community to engage more with the site	Yes	The extra office space will give a daytime population to support the retailers and services for residents to enjoy	Yes	While not ideal, it is a minimal increase in shadow which I think the compromise is worth	Yes		Yes	I think it is a great development and looking forward to it!
N	N	Connaught	Yes	Excellent idea for connectivity, ease of access	Yes	good idea to provide additional information on history in public area.	Yes	Transitional barrier & will provide offices for service needed w/ population increase	Yes	Minimal change	Yes	Phase 1 to be included in bylaw huge guarantee!	Yes	Amazing development, allow to improve Calgary
N	N	Varsity	Yes	I think if they didn't add a +15, the market would suffer in the winter.	Yes		No Opinion	leaning towards yes but as a non-resident I won't be affected by this decision	Yes		Yes		No Opinion	I'm a little concerned about stage 3 and the loss of the market. By increasing traffic, removing the street between the plaza and an increase in interest of locally produced goods & service, the market could become viable. This could become very popular, much like the Grandville island Market in Vancouver
N	N	Crescent Heights	Yes		Yes	The current location may be original, but it is out of the way and largely unknown	Yes	I like having office & residential mixed together. A prime example is Manhattan - a hugely desirable place to live.	Yes	if no change in summer, as presented	No Opinion		Yes	

EAU CLAIRE COMMUNITY ASSOCIATION TOWNHALL

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live?	owner?		y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments	y/n	Comments
N	N	Sunnyside	No	Architect did not elaborate on how active streetscapes and +15 can work well together	Yes	Heritage buildings are often re-located. As long as the tower is respected and given a purposeful spot I see no problems.	Yes		Yes		No Opinion	Not sure	Yes	
N	N	Varsity	No	Keeping as many people as possible at street level is important for retailer success.	No	Dimishes historical value when it is moved.	Yes	However perhaps a variance could be quoted in the ARP for the market site specifically to prevent allowing 501/502 Eau Claire site from using "new rules"/ starting the domino effect.	No Opinion		No	I have a strong concern that the current Phase 3 could not be developed as proposed due to long timelines. I argue that Phase 3 is the most important part of the development for transforming the area into a vibrant mixed use community.	Yes	However, policy issues surrounding precedents and historical needs have to be addressed
			59		59		59		59		59		59	
			15+ Connections		Smokestack		Office Use		Sunlight Protection		Commitments & Certainty		Overall Impressions	
#	%	#	%	#	%	#	%	#	%	#	%	#	%	
51	86%	39	66%	24	41%	39	66%	28	47%	40	68%			
2	3%	6	10%	22	37%	13	22%	11	19%	6	10%			
6	10%	13	22%	12	20%	6	10%	19	32%	11	19%			
#	%	#	%	#	%	#	%	#	%	#	%			
47		47		47		47		47		47				
44	94%	31	66%	15	32%	30	64%	21	45%	31	66%			
0	0%	5	11%	22	47%	13	28%	10	21%	6	13%			
3	6%	11	23%	10	21%	4	9%	16	34%	10	21%			





November 17, 2015

The City of Calgary
Development Circulation Controller
Planning, Development Assessment #8201
P.O. Box 2100 Station M
Calgary AB T2P 2M5

Attn: Russ Mouny

Dear Russ:

Re: Eau Claire Redevelopment – Harvard Development Inc.

Further to our letters dated June 25, 2014, and March 6, 2008, the Calgary Downtown Association's (CDA) Urban Development Committee attended a subsequent presentation from Harvard Development Inc. and an open house which included members of the Eau Claire Community Association.

Eau Claire is an evolving area focusing on densification while supporting a strong community. The CDA continues to support the plan for the market area, and the improvements made to the most recent designs, including the consideration of three bedroom residential units. With the goal of 18 hour vitality in the downtown, we understand the request to increase the amount of office space in one tower, while still committing to four towers of residential space. Although non-traditional office space is an interesting concept, in the energy and energy-related sectors, it is not desirable nor particularly efficient. We are pleased that there is only a negligible amount of additional shadowing on the plaza with the requested increase in office floors, and that the pathways remain unaffected by shadowing.

As the City moves forward on the Green Line LRT project, it will be important to consider the Harvard development when positioning an LRT station. Integrating the station into the office tower would be the most appropriate option, and would further justify the additional office space being requested.

The CDA supports the fortification and repositioning of the historical smokestack to a nearby location which will respectfully pay homage to this important heritage asset. We especially like the availability of seating and interpretive information at the new location.

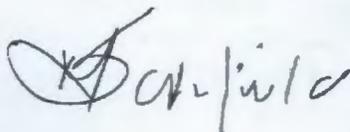
With Harvard's commitment to the area, and their proposed integration with existing redevelopment plans for Eau Claire Plaza, we were pleased to understand they are prepared to make a significant contribution to the currently unfunded project.



The CDA continues to support the project as outlined in our previous correspondence, and is hopeful that this project will commence in 2016, with the first two residential towers. Demolition of the current buildings and overall construction will need to be thoughtfully managed so as to minimize the negative impact on the area. We do not support long-term sidewalk or street closures, only those closures required for safety. Ensuring connected and accessible pedestrian movement during the entire project is paramount, as this is a busy pedestrian area and celebration space. The CDA would also strongly recommend that construction hoarding be adorned in an attractive, graffiti-resistant fashion, utilizing local artists where possible.

I trust our comments will be helpful. Should you require anything further, please call me directly at (403) 215-1565.

Yours truly,



M. A. (Maggie) Schofield
Executive Director

cc: Rosanne Hill, VP Leasing, Harvard Developments and MD, Harvard Buildings Inc.
James Camplin, General Counsel, Harvard Developments Inc.
Chito Pabustan, Design Architect, Gibbs Gage Architects
Vince Dods, Partner, Gibbs Gage Architects
Jeff Till, Design Principal, Perkins+Will
Jeff Fielding, City Manager, City of Calgary
Druh Farrell, Ward 7 Councillor, City of Calgary
Roger Brundrit, Eau Claire Community Association
Insp. Cliff O'Brien, Calgary Police Service
Ben Barrington, Centre City Implementation Team, City of Calgary
UDC