



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 Mounty

Dear Russ:

**Re: Eau Claire Redevelopment – Harvard Development Inc.**

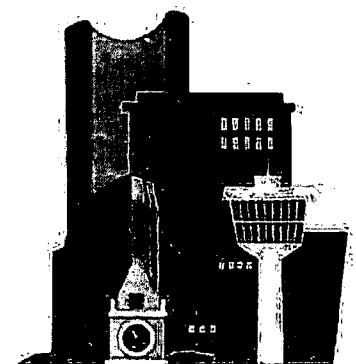
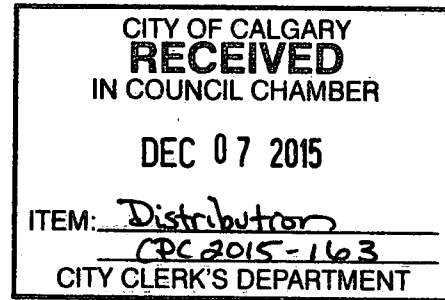
Further to our letters dated June 25, 2014, and March 6, 2008, the Calgary Downtown Association's (CDA) Urban Development Committee attended a subsequent presentation from Harvard Development Inc. and an open house which included members of the Eau Claire Community Association.

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.

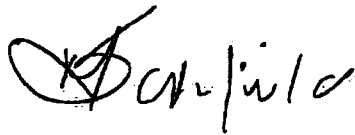
With Harvard's commitment to the area, and their proposed integration with existing redevelopment plans for Eau Claire Plaza, we were pleased to understand they are prepared to make a significant contribution to the currently unfunded project.



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