

Community Association Response



PO Box 792, Stn. M
Calgary, AB T2P 2J6

info@eauclaireca.com
www.eauclaireca.com

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Colleen Renne-Grivell, MEDes(Planning), RPP, MCIP
Senior Planner
Community Planning-South
Planning & Development
The City of Calgary | Mail code #8075
T 403.268.1451 | M 403.305.2833 | Colleen.Renne-Grivell@calgary.ca
5th Floor, Municipal Building - 800 Macleod Tr SE
P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5

RE: LOC2022-0197 Harvard – Eau Claire Market Lands Proposed Direct Control

Dear Ms. Renee-Grivell,

Thank you for your hard-work and respectful collaboration in drafting the amendments to our ARP. Overall, the Eau Claire Community Association (ECCA) is very pro-development, as long as that development works towards our neighbourhood goals of increasing residential occupancy and increasing the number of amenities available to those residents.

Following are ECCA's responses to the proposed Direct Control application we've seen to date (as attached).

- ECCA is very excited about this new mixed-use development in our neighbourhood. The currently envisioned plan of residential mixed with amenities that will increase the vitality and walkability of the neighbourhood is just the sort of development we encourage.
- We are concerned about what may be on these lands in the event that there is a significant hiatus between the completion of Green Line phase one, where the Eau Claire Station is the temporary northern terminus and the opening of the tracks northward to 16th Avenue.

- There are two temporary measures listed under discretionary uses – a sales office and a surface level parking lot.
 - We recognize that it's difficult to put a time-line on development on privately-owned land, but we'd like to see the City put in an incentive to encourage the future owner of these lands to implement something more useful and attractive than a surface parking lot if the Green Line is still not running north of the river in ten years.
- ECCA would also like to add wording in Clause 16 that specifically excludes a Park & Ride situation developing, both during the temporary stage and the permanent stage of development.

Thank you for the opportunity to respond to this proposed DC.

Sincerely,

A handwritten signature in black ink, appearing to be 'Peg Oneil', written over a horizontal line.

Peg Oneil,
Chair
Eau Claire Community Association
Peg.Oneil.ECCA@gmail.com