

Applicant Submission



Applicant's Submission

July 25, 2025

On behalf of the QuadReal Property Group, B&A is seeking approval of amendments to the Eau Claire Area Redevelopment Plan (ARP) and a land use amendment from the existing Direct Control (DC) District to a new DC District to accommodate higher density than what is currently allowed.

The 6.29 acre site, located in the community of Eau Claire, is currently being used as surface parking lots and provides for an opportunity for higher density in an ideal location. The lands are comprised of two city blocks bound by 4th and 6th Streets SW and Eau Claire and 2nd Avenues SW, and includes 5th Street SW. The site is located in close proximity to the Downtown Business District, the Bow River Pathway, Prince's Island Park, existing transit corridors and the future Eau Claire Green Line LRT station.

The vision for the site is a primarily residential development complemented by ancillary uses such as restaurants, cafes and convenience retail to support a vibrant community. The development is envisioned to attract residents whose lifestyle will lend to Eau Claire's proximity to amenities.

The existing DC District was approved in 2014, is based on the CM-2 District and allows for up to a maximum FAR of 6.0, with bonusing. A development permit for 7 towers was approved in 2015 and included 1086 Dwelling Units, 350,000 sq ft Hotel, 35,000 sq ft Grocery Store, 30,000 sq ft Ancillary Commercial and on-site parking. Changes to market conditions has made a number of uses such as Hotel, Office and large scale retail not feasible.

The proposed DC District will increase the total gross floor area, introduce a modern base land use district and ensure certain rules in the existing DC District are maintained. Due to the Bow River sun shadow restrictions, higher building heights can be accommodated on the east site. Acknowledging this, the DC has been divided into two sites. The east site is proposing a maximum FAR of 7.0 or a maximum FAR of 8.8, with bonusing. The west site is proposing a maximum FAR of 5.3 or a maximum FAR of 7.4, with bonusing. This increase to the maximum FAR will ultimately allow for up to one additional tower to be developed. The proposed Direct Control District will allow for a vibrant mixed-use, community-oriented development defined by residential as the primary use. Maximum building heights will continue to be restricted by the Bow River sun shadow restrictions.

This application aligns with policies of the Municipal Development Plan and many policies within the ARP. Proposed amendments to the ARP include amending the density policies to remove the limitations on the number of dwelling units and amending the density map to allow for the proposed FAR. This will allow density to be managed through the amended FAR maximums to provide for flexibility in the number of dwelling units provided in the development.