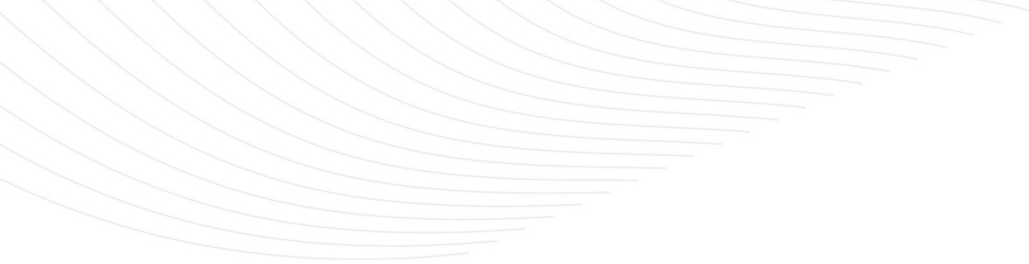

**QuadReal Eau Claire West Lands
Land Use Redesignation and
ARP Amendment
Engagement Summary**

July 2025





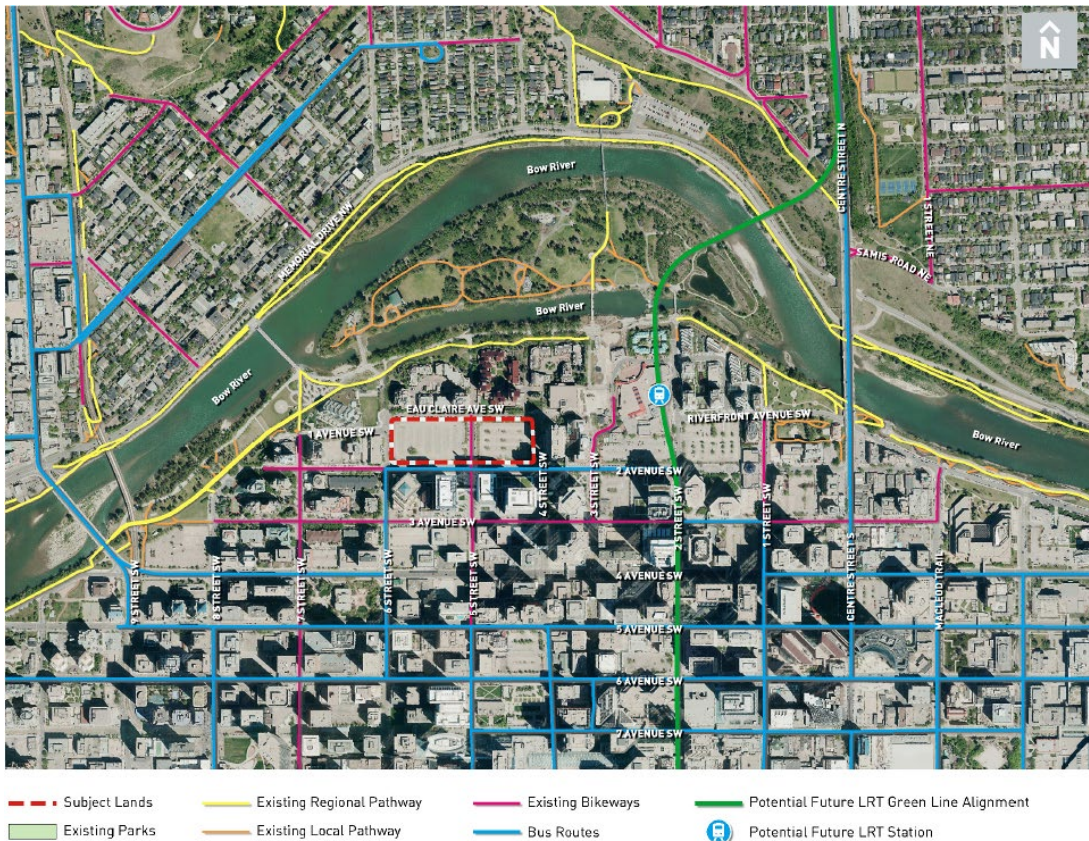
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1.0 INTRODUCTION

In July 2024, QuadReal submitted a Land Use Redesignation and Area Redevelopment Plan (ARP) amendment for the Eau Claire West lands to support a high-density, primarily residential development with small-scale commercial uses. Public engagement started in Fall 2024 and the project team appreciates the participation and feedback from the surrounding community. The application has evolved with feedback from The City of Calgary, community association and community members.

Our engagement approach aimed to ensure early awareness of the project, particularly among the Eau Claire Community Association, and to provide opportunities for meaningful dialogue with QuadReal and B&A. We will keep interest holders informed and updated throughout the Land Use Redesignation and ARP amendment process.



2.0 ENGAGEMENT APPROACH

Public engagement was conducted in two phases to inform and refine the application:

- **Phase 1 (Fall 2024):** Virtual information session and outreach following the initial submission
- **Phase 2 (Summer 2025):** In-person information session and broader outreach ahead of resubmission.

Public Events Summary	
Phase 1 – Fall 2024	Phase 2 – Summer 2025
Engagement Type: Virtual information session (Zoom)	Engagement Type: In-person drop-in session, Jamieson Place Winter Garden, 308 4 Ave SW
Date: October 23, 2024	Date: June 11, 2025
Promotion: <ul style="list-style-type: none"> • Targeted outreach to ECCA, Councillor’s Office, local condo boards and community groups • ECCA social media posts • Bold signage near the site 	Promotion: <ul style="list-style-type: none"> • Email outreach to ECCA, community groups, condo boards and past participants • Digital flyer and social media graphics shared with partners • Bold signage with QR code linking to the flyer
Materials Provided: <ul style="list-style-type: none"> • Presentation and live Q&A • FAQ document (prepared post-session) 	Materials Provided: <ul style="list-style-type: none"> • Printed display boards • FAQ handouts • Take-home copies of boards • Feedback forms (paper and digital via QR codes)
Follow-up: Email sent Nov. 4, 2024 with recording, presentation links & feedback form	Follow-up: Email sent June 16, 2025 with links to session materials and feedback form
Participation 44 registered, 40 attended	Participation Over 40 attendees 8 feedback forms submitted

2.1.1 Community Meetings

In addition to the information sessions, outreach involved multiple touchpoints with interest holders. This included in-person meetings with the Eau Claire Community Association (ECCA) in November 2024 and June 2025, and three meetings with representatives from surrounding condo boards in October 2024, January 2025 and June 2025. These conversations helped clarify key concerns early in the process and provided direct opportunities to discuss the evolving proposal.

Meeting Details	Attendees	Description
September 20, 2024 Virtual	Eau Claire Community Association representatives	Shared details of the application, introduced proposed changes, and followed up with a supporting information document by email.
October 3, 2024 Sodo Building	Eau Claire Community Association representatives	Met in person to discuss the application and respond to initial questions.
January 23, 2025 Sodo Building	Meeting with Princeton Grand Condominium representatives	Discussed feedback and concerns from Princeton Grand. The project team attended and responded to questions.
ECCA Annual General Meeting	QuadReal attended the ECCA annual meeting	QuadReal attended to promote the upcoming open house, answer questions, and connect with community members
June 11, 2025 QuadReal offices	Eau Claire Community Association representatives	Pre-meeting ahead of the public open house to share the updated information package and details of the resubmission.
June 23, 2025 QuadReal offices	Meeting with Princeton Grand Condominium representatives	Representatives shared feedback received since the public meeting. QuadReal responded, provided clarification, and shared follow-up notes.



3.0 WHAT WE HEARD

3.1 Phase 1 – Fall 2024

During the October 2024 virtual session, participants raised questions and shared feedback related to the proposed land use change. Key themes included:

Land Use Clarity and Process

- Participants requested plain language explanations of Floor Area Ratio (FAR), Direct Control districts, and the purpose of the ARP amendment.
- There was interest in understanding how the application fits with existing City policy and how public input would influence the process.
- Attendees asked for clarity in the approval timeline and phasing.

Density and Height

- Several participants questioned the increase in FAR and how it would affect the number and height of buildings on site.
- Concerns were raised about the visual impact of additional towers and the relationship between proposed massing and nearby residential buildings.

Sunlight and Privacy


- Residents emphasized the importance of maintaining sunlight access, particularly along the Bow River pathway.
- Questions were asked about how privacy for existing residences—particularly in Eau Claire Estates—would be preserved in the proposed design.

Retail and Commercial Uses

- There was general support for small-format retail uses, such as cafés or convenience retail, at street level.
- Some questioned whether a hotel or larger commercial anchor remained part of the plan and how such uses would affect the surrounding area.

Mobility and Parking

- Participants asked whether 5 Street SW would remain open to vehicles and pedestrians, and how access would be managed during and after construction.
- Questions were raised about future parking supply, the potential for above-grade parking, and how



transportation needs would be addressed as the site develops.

3.1.1 How We Responded

The revised application submitted in Spring 2025 incorporated several updates in response to feedback received during the Fall 2024 engagement phase:

Base district change:

The proposed base land use district was changed from CR20-C20/R20 to CC-X (Centre City Mixed Use) to better support residential development and respond to The City's intensification goals.

Reduction in FAR:

The proposed Floor Area Ratio was reduced from 7.5 (west) and 9.75 (east) to a base of 6.0, with opportunities to achieve up to 8.0 through bonus density provisions.

Shadow protection maintained:

The revised concept continued to comply with Eau Claire's sun shadow guidelines to protect access to sunlight along the Bow River pathway and adjacent public spaces.

Retail repositioned:

The updated proposal confirms the removal of hotel and large-format commercial uses. Instead, it prioritizes small-scale, neighbourhood-serving retail that supports a walkable and active streetscape.

Mobility and phasing clarified:

Future transportation planning, including access along 5 Street SW, will be reviewed at the Development Permit stage with further technical input. The applicant confirmed a phased development approach over 10–20 years.

These changes were reflected in the revised boards and materials presented at the in-person information session on June 11, 2025.

3.2 Phase 2 – Summer 2025

An in-person information session was held on June 11, 2025 at the Jamieson Place Winter Garden to present the revised proposal. 41 people signed in at the session with more attending, and 8 feedback forms were submitted. Printed boards, FAQ documents, and take-home materials were available at the event. Attendees could provide feedback on paper or by scanning a QR code linking to an online form.

Following the session, a post-event email was sent to 79 recipients (including new sign-ins and past participants) with links to the session materials and feedback form. The online form remained open until June 25, 2025.

3.2.1 Key Themes from Feedback

Neighbourhood Character and Livability

- Participants emphasized maintaining the distinct character and quality of life in Eau Claire.
- Concerns were raised about increased building height and density negatively affecting privacy, comfort, and visual appeal.

Design Quality and Architecture

- Feedback expressed a desire for attractive, high-quality architecture.
- Several comments encouraged avoiding “cookie-cutter” or “keystone-type” towers.

Sunlight and Building Height

- Building 8, the tallest proposed tower, was mentioned as a concern for shadow impacts and scale.
- Participants asked how building height transitions would be managed to protect views and open space.

Privacy

- Residents asked that privacy be strongly considered during detailed design.
- There were concerns about overlook into existing residential units.

Retail and Safety

- Support was expressed for local-serving retail such as cafés and restaurants.
- Several participants explicitly discouraged convenience stores or chain retail, citing safety and livability concerns.

Mobility and Street Access

- Multiple comments requested that 5 Street SW remain open and accessible to vehicles and pedestrians.
- Participants noted its importance as a daily route for area residents.
- *“We all use 5th Street — kindly keep it open.”*

Housing Variety

- Suggestions were made to consider townhomes, seniors housing or larger-format units.
- Feedback emphasized the need for housing that supports a mix of demographics and long-term residents.



4.0 NEXT STEPS

The project team will continue to refine the application and prepare for the next stages of review. Key anticipated milestones include:

- July 2025 – Resubmission of the application to The City of Calgary
- July 2025– Review by City Administration
- August 7, 2025 - Calgary Planning Commission
- September 9, 2025– Public hearing at Calgary City Council

Community updates will continue to be shared with participants who opted to receive project communications.