

Community Association Response

July 29, 2025



Response from the Eau Claire Community Association dated July 30, 2025

Re: LOC2024-0197 / CPC2025-0733

The "B Lands" bounded by Eau Claire Avenue, 2nd Avenue, 4th Street and 6th Street, bisected by 5th Street SW.

Proposals for amendments to Area Redevelopment Plan (ARP) and Direct Control District.

The subject of these two proposals is the last empty land in the heart of our community. Surrounded by the Bow River, Prince's Island Park, the internationally recognized Peace Bridge, the stunning promenade and the recently revitalized Eau Claire Plaza these lands benefit from the millions of dollars invested by The City of Calgary and the taxpayers in creating a crown jewel in the city's downtown.

These lands have significant cultural and economic value for the city as a whole and the Eau Claire Community Association is very much in favour of this signature site being developed for primarily residential use. We've spoken at length with both the Developer and the City since October of 2024 and on every occasion have been assured that is the shared vision of all parties.

ECCA does have some concerns that we'd like to express, but overall, we are in favour of the two proposals.

- ECCA is concerned about the 5th Street situation. As long as it's an Easement it's being excluded from setbacks and can't be added to the cycle track. We would love to see the city purchase this roadway back but given the situation we would like to see it explicitly subject to setbacks. This is a safety concern, particularly at the intersections with Eau Claire Avenue and 2nd Avenue SW. Without sufficient setbacks these intersections could become very dangerous.
- We would like to see minimum unit sizes added to 5.4.1 – we want to have guardrails against any future developer putting up the sort of tiny condos that have proven to be both a social and a financial failure in Toronto and Vancouver.
- 1. (e) Section 5.0 Residential Policies, 5.1 Context, subsection 5.1.3:
 - ECCA prefers this wording:

"For the A and B blocks, the residential policies described in Section 5.4 reflect the land use redesignations which were approved in 1992 and amendments introduced in 2010 and 2025. For the western area, new policies have been

developed, which reflect the community's desire to create a medium high density residential neighbourhood with *a strong sense of identity and character. Stronger control of urban design is required including architectural design/aesthetics, building materials, privacy glass and sound/light pollution. Enforcement of bylaw setback rules is essential along all streets, avenues and lane ways surrounding all B1 and B2 lots, including any changed form, location or design of 5 Street SW between Eau Claire Avenue and 2 Avenue SW. Setting maximum floor area ratios and building heights is also included.*"

Thank you for this opportunity to put our residents' concerns on record.

Peg Oneil,
President and Chair
Eau Claire Community Association.