



Public Submission

CC 968 (R2024-05)

PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 4(c) of the *Protection of Privacy Act (POPA)* of Alberta, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name, comments, written submission, and video recording (if applicable) will become a permanent part of the Corporate Record, and will be made publicly available online in the Council or Council Committee agenda and minutes.** It may also be used to generate content. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Office Legislative Services at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Chris

Last name [required] Yost

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters QuadReal/Eau Claire - LOC2024-0197 Feedback

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Council and City Administration,

I'm writing as a long-time resident of 500 Eau Claire Avenue to share a few important concerns regarding QuadReal's Land Use Amendment application (LOC2024-0197).

I have reviewed the most recent materials presented by QuadReal (June 2025) and have a few specific concerns that I would like you to be aware of:

Excessive Density (FAR) & Above-Ground Parking: The request for a high Floor Area Ratio (FAR) - partly to accommodate above-ground parking and utilities - raises concerns about precedent and long-term livability. If these elements are necessary, they should be addressed separately in the FAR calculation, not used to justify excessive density. I support residential development on this site, but not high-FAR projects that risk becoming failed micro-condo developments, as seen in other major Canadian cities.

Sunlight & Massing: The current massing renderings suggest a near wall-like configuration of buildings that could significantly reduce sunlight and openness - both for the public park to the north and for the residents already living in Eau Claire. This kind of built form risks undermining the livability and public value of the surrounding area.

ARP Amendments: Any proposed changes to section 5.4.1 of the ARP should undergo a full legal and planning review, especially given the legacy nature of these lands. I support the ECCA's (Eau Claire Community Association) request for clarity around social housing obligations and the residential/commercial mix, particularly in light of the split ownership of the former Oxford parcels.

As a resident of Eau Claire, I want to see this site developed, but in a way that respects Eau Claire's identity and the significant public investment already made in the area. I strongly encourage the City to require a concurrent Development Permit alongside any Land Use changes to ensure a clear and transparent evaluation of the full project vision.

Thank you for your time and consideration.

Sincerely,

Chris Yost

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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First name [required]

Shelly

Last name [required]

Grubbe

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use Amendment application (LOC2024-0197) - EAU CLAIRE.

Are you in favour or opposition of the issue? [required]

In opposition



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CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Comments submitted to the CPC and repeated here since I have been notified that my comments submitted to the CPC are not forwarded to council:

- **Excessive Density (FAR) & Above-Ground Parking:** The request for a high Floor Area Ratio (FAR) - partly to accommodate above-ground parking and utilities - raises concerns about precedent and long-term livability. If these elements are necessary, they should be addressed separately in the FAR calculation, not used to justify excessive density. I support residential development on this site, but not high-FAR projects that risk becoming failed micro-condo developments, as seen in other major Canadian cities.
- **Sunlight & Massing:** The current massing renderings suggest a near wall-like configuration of buildings that could significantly reduce sunlight and openness - both for the public park to the north and for the hundreds of residents already living in Eau Claire. This kind of built form risks undermining the livability and public value of the surrounding area. Hundreds of residents have units facing south, and with a building over 100 meters tall just across the street, their access to sunlight will be severely diminished—reduced to just a few brief weeks during the peak of summer. These occupants won't just be "stacked" densely; they will also endure near-constant shadow. Moreover, tall buildings like this often create strong wind tunnels. A prime example is the stretch of Stephen Avenue between the CORE and Bankers Hall, where sunlight is virtually nonexistent and strong winds are constant
- **ARP Amendments:** Any proposed changes to section 5.4.1 of the ARP should undergo a full legal and planning review, especially given the legacy nature of these lands. I support the ECCA's request for clarity around social housing obligations and the residential/commercial mix, particularly in light of the split ownership of the former Oxford parcels.



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First name [required] Lothar

Last name [required] Wiwjorra

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0197/CPC2025-0733 Public Hearing

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0197_CPC2025-0733_Submission Lothar Wiwjorra.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

City of Calgary

August 30, 2025

Re: LOC2024-0197/CPC2025-0733

Submission to the public hearing on Sept 09, 2025

I'm writing as a land owner and resident of 500 Eau Claire Avenue to share my concerns for LOC2024-0197.

The Land Use Application 2024-0197 is in my view of very high importance not only for the immediate Eau Claire Neighbourhood but also for the Downtown Core and the overall visual, economic and cultural impact on the City of Calgary as a whole.

The core question I have is this:

What is the outcome of the proposed development in respect to urban design excellence, neighbourhood improvement and contribution to Calgary as a World Class City in the making?

The information so far provided by The City administration and the applicant does not reveal anything except basic FAR, a very plain massing exercise and general use information. A proposal of this size in this precious and prestigious location warrants more information from the applicant (especially visual information not just from a sterile birds-eye view as presented by the applicant but from a street level perspective) for me as landowner before it can be voted and judged on.

What will be created here and will it stand the test of time not only in terms of expected property taxes and corporate outcomes but also benefits the neighbourhood and the City as a whole?

I am asking you to address the following items as part of the proposed land-use designation:

1. Site Layout:

Does the site planning show innovation in addressing site constraints and challenges?

- a. What is the inventiveness in the organization of buildings on the site?
- b. How will site access and service infrastructure for future residents be arranged

in addition to already massive visitor numbers to the Riverwalk, Eau Claire Plaza events and concerts at the Prince Island Park without compromising the existing public realm and street capacities?

c. How will the vehicle access (parking/loading entries, laybys) be organized along Eau Claire Avenue? Will it compromise the existing street quality and the pedestrian realm?

d. Will significant setbacks be provided to respect adjacent properties along Eau Claire Avenue?

e. How will the structure massing and placement respond to nearby existing residential buildings and office buildings and their street interface? Applicant should provide massing models from a pedestrian position and avoid bird-eye view imaging which is not explanatory at all!

f. What is the applicant's vision for the design and use of the spaces between the proposed buildings?

2. Architecture:

What is the applicant's visual intent?

a. Will the architectural form contribute positively to the community identity?

b. Will the design compose form, detail, and landscape elements in an integrated fashion?

c. Will the design avoid excessive repetition of elements to present a varied streetscape?

d. Will the architecture meet or exceed the design standard of the existing context? Will it stand out?

e. Are there strategies to reduce the impact of the building height, bulk and shadow cast opposite Eau Claire Avenue's existing residential buildings and to allow view corridors and sunshine?

3. Public Realm:

Will the project contribute to the creation of a generously sized and connected private realm to the surrounding streets?

a. Will the building placement provide space for landscaping and large street trees?

4. Uses:

Is there a variety of residential unit types and sizes provided?

- a. Will varying sizes of residential units be provided, including three-bedroom units?
- b. Will age-friendly and accessible residential units be provided?
- c. Will ground floor units be included with street entries and terraces?
- d. Will the design include opportunities for varied commercial and work environments?
- e. Will the project be designed to respond to changes in economic and social conditions over time?

In summary, as property owner and resident I expect to be provided with information that lets me estimate the long-term impact on my property value and wellbeing. Without this information the proposed land-use including the generic massing plan and basic land-use application is an uncalculated risk and not at all a good example of planning on part of The City. I am strongly opposed to the land use application in its current form.

Best regards,

Lothar Wiwjorra

E701, 500 Eau Claire Ave SW,

Calgary, AB T2P 3R8



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First name [required] Gerald

Last name [required] Knowlton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Infrastructure and Planning Meeting

Are you in favour or opposition of the issue? [required] Neither



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

L - Eau Claire Development LOC2024-0197_083125.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

August 31, 2025

RE: LOC2024-0197/CPC2025-0733

Dear Office of the City Clerk,

I'm writing as a long-time resident of 500 Eau Claire Avenue to share my concerns regarding QuadReal's Land Use Amendment application (LOC2024-0197), in reference to the updated materials presented in June 2025 and the package provided by the City and planning team. Having reviewed the proposal as well as the Eau Claire Community Association's (ECCA) response, I wish to express support for many of the ECCA's positions and would like to highlight a few additional issues that are of particular concern to me and many other residents of 500 Eau Claire Avenue.

Massing and Daylight Access (North-East Corner):

The proposed massing along the north and northeast corner of the site appears excessive and overly concentrated. It would be more appropriate to redistribute the building mass along the full length of Eau Claire Avenue, rather than concentrating it heavily in the northeast portion. This would support better daylight access, enhance livability for existing residents at 500 Eau Claire, and mitigate the wall-like effect currently proposed. I urge the City to require a thorough shadow study and daylighting analysis, with specific consideration given to the impacts on existing residential buildings such as ours. If this requirement can be included legally within the ARP for future rezoning/development permits this should be considered.

Land Use Designation & Zoning:

I echo the ECCA's concern that the proposed CC-X zoning is incompatible with the site's ARP-designated residential character. A more fitting designation would be CC-ERR or a revised land use framework that respects the unique riverfront location and low- to mid-scale residential pattern of Eau Claire. If there are specific uses that the applicant is looking to include from the proposed CC-X Zoning to CC-ERR can they be added as a separate item for allowance without the whole of the uses from CC-X zoning.

Traffic Circulation and Access:

Given the proposed increase in density, a comprehensive traffic impact study should be required. Of particular concern is the potential difficulty for current residents to exit onto Eau Claire Avenue, especially with the uncertain future of 5th Street. One proactive solution would be the introduction of a traffic light at the intersection of 4th Street and Eau Claire Avenue. This would help maintain safe and reliable access for existing residents, particularly during peak hours, and account for increased volumes stemming from new development.

Street-Level Activation & Parking:

Active commercial frontages at grade are essential to Eau Claire's livability and vibrancy. Above-ground parking structures should be strongly discouraged along any public-facing edge, particularly along Eau Claire Avenue. Encouraging ground-level animation will contribute to safety, walkability, and a dynamic public realm.

As someone who spent my life and career in downtown Calgary real estate, including many of the largest buildings, you can imagine I support new development, but this must be done thoughtfully and with respect for the existing community. Eau Claire is a unique and special part of Calgary with substantial and increasing public activity and enjoyment, and it deserves high-quality planning and development outcomes. I encourage the City to listen closely to current local resident feedback as this application moves forward.

Thank you for your time and consideration.

Sincerely,

A solid black rectangular box redacting the signature of Gerald L. Knowlton.

Gerald L. Knowlton



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First name [required]

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Last name [required]

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How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Sep 2, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2024-0197/CPC2025-0733

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am the residence at 500 Eau Claire Ave. The subjected project will be blocking the sun light to our building. And the Excessive Density will bring up issues as well.



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First name [required]

Philip

Last name [required]

Hughes

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2024-0197/CPC2025-0733

Are you in favour or opposition of the issue? [required]

In opposition



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ATTACHMENT_01_FILENAME Calgary City.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To Whom It May Concern

Re: LOC2024-0197/CPC2025-0733

We are owners at Eau Claire Estates (500 Eau Claire Avenue SW) and we would like to make the following comments regarding the rezoning and proposed development along Eau Claire Ave/2nd Ave SW.

Our comments and opposition are as follows:-

1. The concentration and scale of the proposed development is excessive and far too large for the area.
2. Combined with the new development on the vacant land on the site of the old Eau Claire Market and the demolished condos, the area will have a concentration greater than elsewhere in the city.
3. The current daily traffic gridlock of the area will become much worse. It will slow up traffic movement and prevent access and egress to this area for several hours per day. Daily rush hours will be impossible. It will also make it impossible or at the very least very slow progress for emergency vehicles to access and leave this area.
4. The congestion during construction will almost certainly lead to traffic at a standstill for several periods during the day causing huge backups onto 4th, 5th and 6th Avenues. It will cause ever greater hardship for all owners and visitors into and from Eau Claire Avenue, especially if the closure of 5th Street goes ahead.
5. The Prince's Island Park is almost at capacity, both during weekdays and weekends. To add this huge volume of people will kill the Park as an area of relaxation for Calgarians and will

lead to more unfortunate accidents/collisions between bicycles/scooters and families with children.

6. Parking for the Park will be totally removed. Not everyone can afford underground parking and street parking will be totally inadequate.

7. How will the downtown parking be replaced? There is not enough downtown parking for commuters nor the recreational users to Princes Island Park.

8. Is Council considering rezoning this area just so it can be “flipped”? We understand there is no firm financing for this project, why is the City assisting property speculators?

9. Have the utilities upgrades (power, transmission, water, sewage etc.) for this area been considered or costed? Downtown is already stretched on all utility infrastructure.

10. There are already numerous condominium high-rise buildings under construction in the beltline area, who would be the intended owner/occupiers of yet more small apartments? In a downtown that already has a huge vacancy rate, why not continue with the conversion of those office towers?

11. There is no description nor details as to what the project will entail as the City Planning Department admits, how can the City consider zoning changes when so little is known about the development?

We respectfully request that this application be rejected.

Regards

Philip and Thelma Hughes



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First name [required]

Shalene

Last name [required]

Yaskowich

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What meeting do you wish to comment on? [required]

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Sep 9, 2025

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[required] - max 75 characters

LOC2024-0197/CPC2025-0733

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In opposition



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CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my strong concern regarding QuadReal's proposed development in Eau Claire. This project does not just affect those of us who live here—it impacts all Calgarians who live, work, and visit this community.

The scale and density being proposed are out of step with the City's own priorities. The Municipal Development Plan and "Greening Calgary" strategies emphasize livability, sustainability, climate resilience, and the preservation of natural assets. Yet this proposal risks undermining those very goals. Overactivation and increased pressure on Prince's Island Park will diminish access and beauty, rather than preserve it. Added traffic, parking strain, and emissions run counter to climate and mobility strategies meant to ease congestion, not intensify it.

Economically, the case is equally weak. Many existing residential towers in Eau Claire remain conspicuously empty. Adding further supply without essential infrastructure—grocery stores, schools, small businesses—is short-sighted and unsustainable. Independent studies have already documented traffic and parking pressures in this corridor; approving unchecked density will only make them worse.

This is not thoughtful city-building. It is development for development's sake, driven more by revenue than by resilience. I urge Council to reconsider.

Respectfully,
Shalene Yaskowich



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First name [required] David

Last name [required] Doig

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters QuadReal Eau Claire development plans

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my strong concern regarding QuadReal's proposed development in Eau Claire. This project does not just affect those of us who live here—it impacts all Calgarians who live, work, and visit this community.

The proposed scale and density appear incongruent with the City's established priorities. The Municipal Development Plan and "Greening Calgary" initiatives underscore the importance of livability, sustainability, climate resilience, and the conservation of natural resources. However, this proposal potentially jeopardizes these objectives. Overuse and increased strain on Prince's Island Park could compromise accessibility and aesthetic value, rather than enhance them. Furthermore, the anticipated increase in traffic, parking demands, and emissions conflicts with climate and mobility strategies designed to alleviate congestion, not exacerbate it.

From an economic perspective, the proposal presents significant weaknesses. The presence of vacant units in existing residential towers within Eau Claire raises concerns. Furthermore, the introduction of additional housing supply without the concurrent development of essential infrastructure, such as grocery stores, schools, and small businesses, is an unsustainable approach. Independent analyses have already identified existing traffic and parking challenges within this corridor; therefore, approving increased density without proper consideration will exacerbate these issues.

This proposal appears to prioritize development over thoughtful urban planning, potentially driven by revenue considerations rather than a focus on long-term resilience. I respectfully request that the Council re-evaluate this initiative.



Public Submission

CC 968 (R2024-05)

PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 4(c) of the *Protection of Privacy Act (POPA)* of Alberta, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name, comments, written submission, and video recording (if applicable) will become a permanent part of the Corporate Record, and will be made publicly available online in the Council or Council Committee agenda and minutes.** It may also be used to generate content. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Office Legislative Services at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Bob, Stella

Last name [required] Millar, Thompson

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? no

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Item 19- QuadReal's application to amend zoning for Eau Claire LOC2024-0197

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Submission to Council re QuadReal's development (LOC2024-0197) , Sept. 2, 2025.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Calgary City Council,

Re: QuadReal's Eau Claire Development Proposal (LOC2024-0197), September 9, 2025

Council will be meeting next week to review QuadReal's plans for a very large development in Eau Claire. I am not opposed to development but if Calgary's downtown is to be livable, the conditions the new development imposes on the existing residents must carry some weight. While I was able to attend information sessions with some of the QuadReal representatives, I do not know if they listened to the concerns of their neighbours and modified the plans sufficiently to address these concerns.

My concerns are as follows:

1. QuadReal is requesting a significant increase in density vs. the allowed level. I can understand why they will try to get this but I have to ask, what is the purpose of the planning rules if they are allowed to break those well thought through rules?
2. With greater density will come significantly more cars to park and I gather QuadReal's plan is to have only 0.75 parking spots for each unit. Eau Claire Avenue is already choc a bloc and very difficult to navigate (very skinny) - and that's without the loss of the huge parking lots which currently occupy the development site. And then there will be the renters, their visitors and their service people to add to the crowding. This sort of crowding will lead to some very unsafe conditions for EMS and residents.
3. **Even more worrying, is the loss of direct car access to 5 St. SW, Eau Claire's only direct through street connecting the Eau Claire area to the downtown! At some point the City sold the portion of 5 St. between the two blocks of land QuadReal owns to them. 4th St. is blocked by the change to a one way street at 5th Ave. as is 6th St. This is a stunningly thoughtless action on the part of the City. QuadReal's request to develop the land is a chance to undo this past mistake.**
4. The planned maximum height of some of their planned towers is also a concern, again for density reasons but also for sun shading. Mention is made of ensuring 'human scale' development. A group of 40, 30, and 20 storey towers does not meet that goal. I realize there are rules about buildings blocking sunlight from the river pathways but I understand that the relevant time to measure the shadow is some time in the middle of the summer - not January when we really need the sun. I believe one or some of the planned towers are to be 40 stories. This will have a huge negative impact on 500 Eau Claire Ave. I do hope Council will consider a much less sun shading height than a 40 storey tower. In addition, the planned setbacks of the condos to be built along Eau Claire Ave. are far too small.
5. I understand QuadReal is rushing the development application through to beat having to deal with a new Council in the Fall. This makes their efforts unfair for existing residents as we do not now know what they are hoping to do (= get away with). That is, did they listen to our concerns or was it all for show? I have great sympathy for Councillors having to read through the very complex material recommended for the motion to approve.

I very much hope you will take these concerns into account and not be entirely influenced by the developers. They are in it to make money (and there's nothing wrong with that) but they do not have to live with any bad effects on others from their actions. We, as neighbours, will.

Sincerely,

Stella Thompson and Bob Millar

500 Eau Claire Avenue, SW



Public Submission

CC 968 (R2024-05)

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First name [required] Susan

Last name [required] Belcher

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Sep 9, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0197 / CPC2025-0733

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

SMB Letter of Objection (LOC2024-0197 - CPC2025-0733, dated 2025-09-02).pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do not approve LOC2024-0197 / CPC2025-0733 until more consideration is done. These are our last empty River Lands. And Calgary is only going to grow in population. Thank you.

500 Eau Claire Avenue SW
Unit 1301A
Calgary, Alberta
T2P 3R8

2 September 2025

Calgary City Council

– Mayor Jyoti Gondek, Councillor Terry Wong (Ward 7) & All City of Calgary Councillors
– Colleen Renne-Grivell

RE : OBJECTION: LOC2024-0197 / CPC2025-0733

The “B Lands” bounded by Eau Claire Avenue, 2nd Avenue, 4th Street & 6th Street, bisected by 5th Street SW Proposed Amendments to Current Area Redevelopment Plan (ARP) & Existing Direct Control (DC) Land Use

The higher density redevelopment of these Lands is inevitable, & welcome. Calgary needs more affordable housing.

But I am writing today to ask you to halt & re-consider the QuadReal Land Use Amendment Change & Redevelopment Proposal before you.

These “B Lands” are the last empty lands in the heart of Calgary, & part of the Legacy Lands where our wonderful City began. Surrounded by the Bow River & Prince’s Island Park, they are a “Mecca” for all Calgarians. You know this – the City of Calgary & Calgary Taxpayers have supported our stunning new promenade & recently revitalized Eau Claire Plaza together with our internationally renowned Peace Bridge with huge monetary investment & public enjoyment.

I understand from talking to Councillor Terry Wong that a City mandate & priority is the apartment & condo redevelopment of current empty downtown B & C building office space. I support this fully. Bringing 24-hour residents to these “ghost structures” in the City Centre will bring 24-hour revitalization to our Core, economically supporting spinoff services & reducing crime. But where will these new residents go to enjoy the sunshine & outdoors? Given the green space options in the City, they will probably walk to the River Lands.

The River Lands are already crowded on a lovely day, & especially on a festival day at Prince’s Island or Eau Claire Plaza or The Confluence. Add in the general population growth forecast for Calgary, together with these new downtown B & C building residents, plus hopefully an Eau Claire Green Line Station bringing in many more from the suburbs, to enjoy too. Imagine the crowds now.

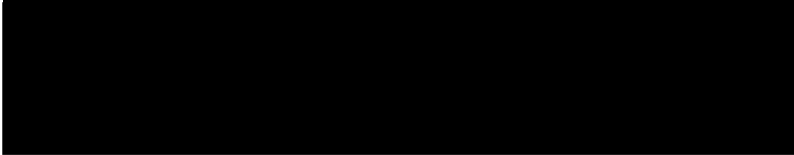
And then imagine the impact of the proposed QuadReal Development. It proposes a huge increase in FAR over the existing 2014 DC Land Use & has no stated maximum number of dwelling units. And now their 29 August 2025 communication states that the maximum building height will be governed only by the Bow River shadow guideline – the existing 2014 DC caps the tallest building at 108m & the QuadReal 2024 proposal was originally for a maximum 114m.

Our new Eau Claire Plaza is the gateway West to these "B Lands", & short pathways then connect these lands directly to the River Promenade. Surely a better use of these "B lands" would be a "green space extension" with some new high-density apartment or condo buildings on their South side along 2nd Avenue (where it would be more compatible with the heights of the adjacent office towers & minimize the sun shadow to the North)

Please do not approve LOC2024-0197 / CPC2025-0733 until more consideration is done.

We only get "1 shot" with these last empty River Lands. And Calgary is only going to grow in population.

Thank you.



S.M. Belcher