

Eau Claire City Council Presentation

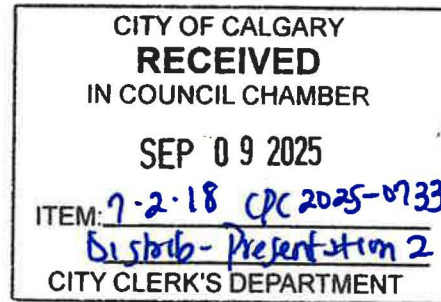
LOC2024-0197



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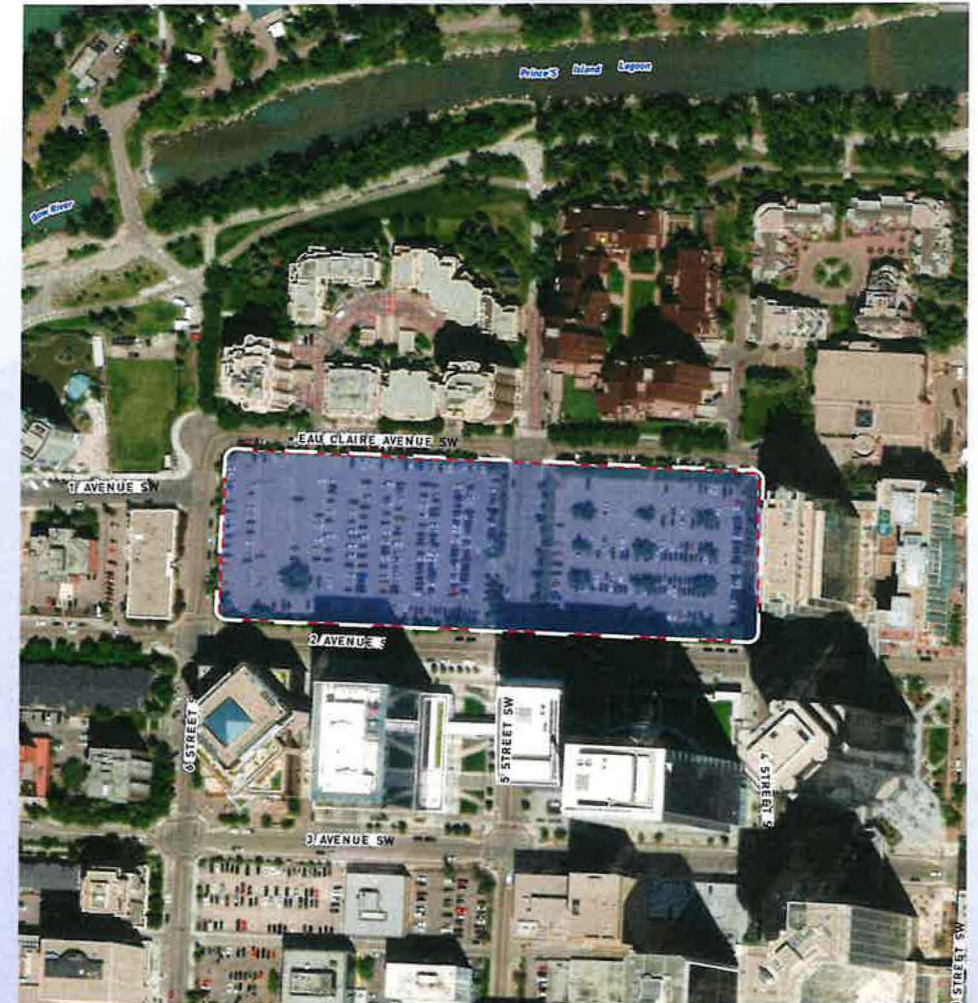


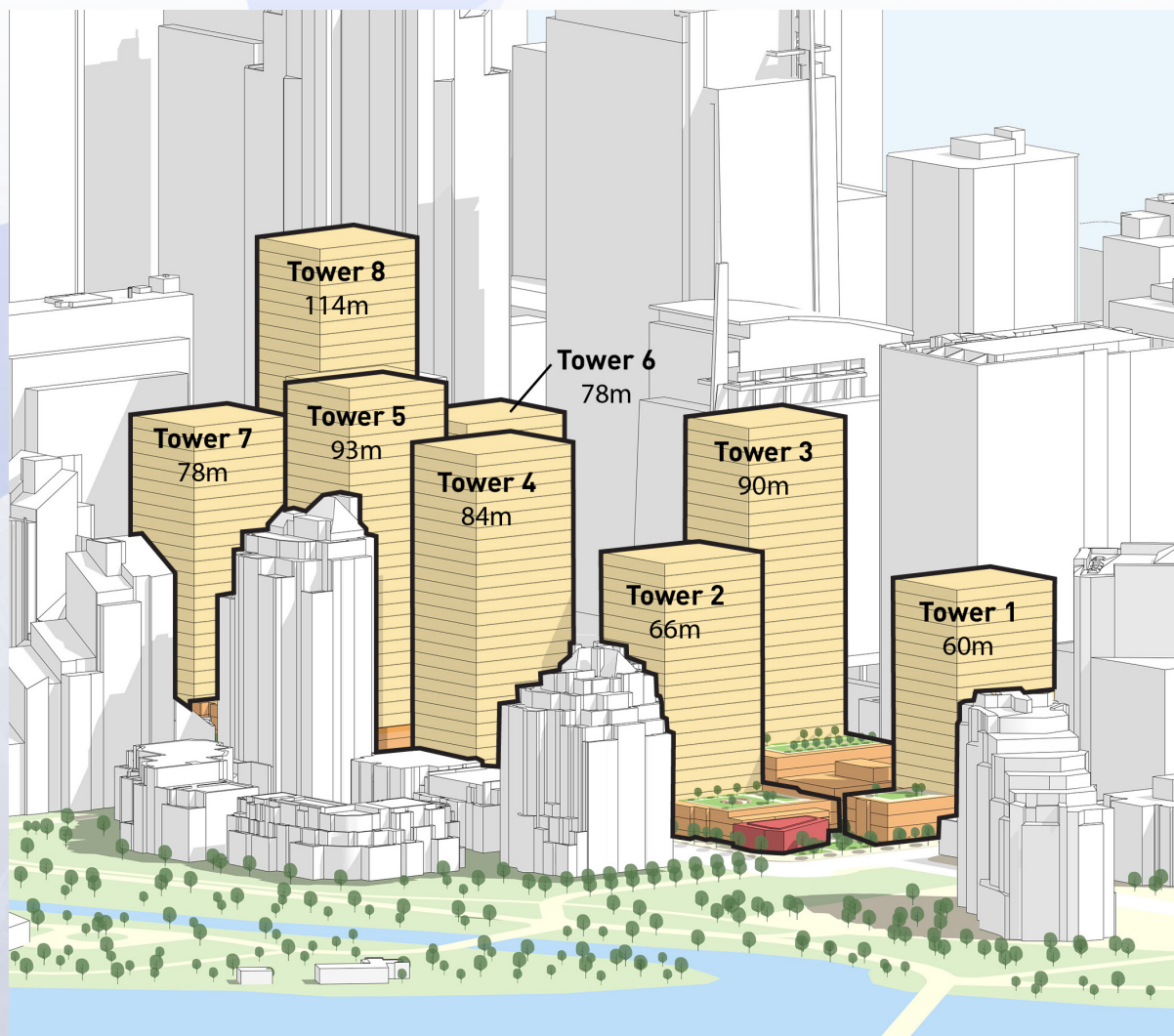
September 9th, 2025



Site Location & Context

- The site is 6.29 acres
- Comprised of two city blocks bound by 4th and 6th Streets SW and Eau Claire and 2nd Avenues SW, and includes 5th Street SW
- Adjacent to the Bow River Pathway, Prince's Island Park, Downtown business district, existing transit corridors, and the future Eau Claire Green Line station
- Highly connected location suitable for high density, residentially focused development.
- Currently undeveloped — used as parking lots.





Vision

The vision for the site is a primarily residential development complemented with ancillary uses, such as restaurants, cafes, convenience retail, etc., to support a vibrant community.

The development is envisioned to attract residents whose lifestyle will lend to Eau Claire's proximity to the Bow River Pathway, Prince's Island, existing amenities and the nearby downtown core.

Community Outreach

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

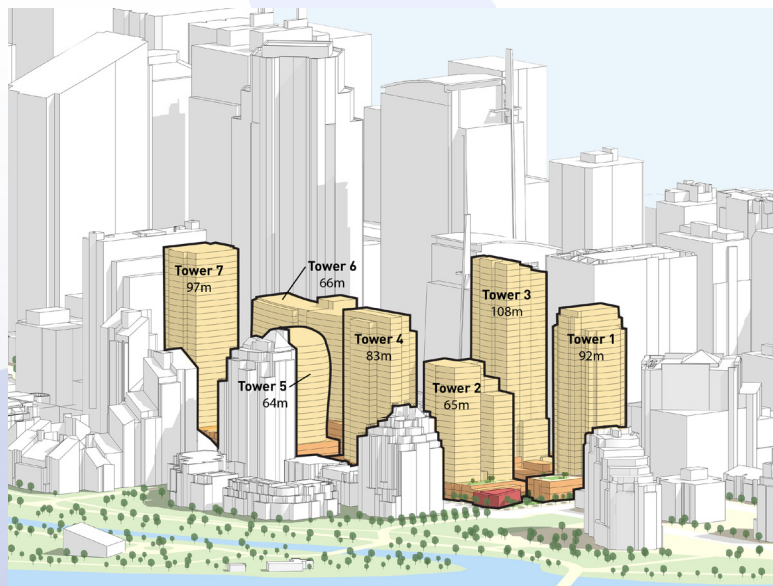
Phase 1 (Fall 2024): Virtual Information session and outreach following the initial submission

- Virtual information session – 40 attendees
- Community meetings with ECCA and Condo Board
- Follow-up communication

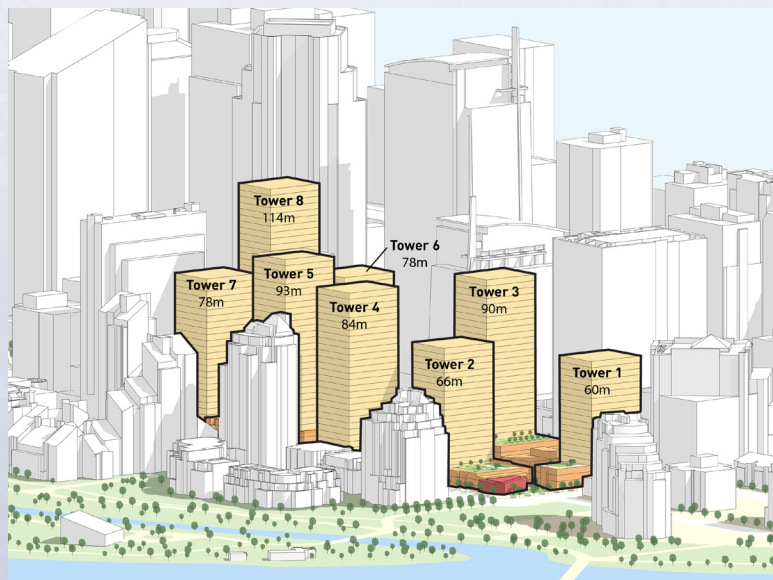
Phase 2 (Summer 2025): In-person information and broader outreach to refine the resubmission

- In-person drop-in session – over 40 attendees
- Community meetings with ECCA and Condo Board
- Follow-up communication

Land Use Evolution



Concept Plan - Existing Land Use



Concept Plan - Proposed Land Use

	Existing Land Use	Initial Application	Proposed Land Use
Land use district	Direct Control (DC)	Direct Control (DC)	Direct Control (DC)
Base District	CM-2	CR20-C20/R20	CC-X
Floor Area Ratio (FAR)	Base of 4.0 FAR / up to 6.0 FAR with bonus density	Base of 9.75 FAR (east site) and 7.5 FAR (west site) - no bonus density	Base of 7.0 FAR (east site) and 5.3 FAR (west site) and up to 8.8 FAR (east site) and 7.4 FAR (west site) with bonus density
Site Area for Density	2.55 ha - Includes 5th Street ROW	2.55 ha - Includes 5th Street ROW	2.36 ha - Excludes 5th Street ROW
Maximum Gross Floor Area (square metres)	101,819 (base) / 152,728 (with bonusing)	213,765	142,950 (base) / 189,660 (with bonusing)
Maximum Commercial Area (square metres)	9,000	No maximum	9,000
Maximum Number of Dwelling Units (ARP Policy)	1,109	No maximum	No maximum
Maximum Building Height	Dictated by Bow River shadow guidelines	Dictated by Bow River shadow guidelines	Dictated by Bow River shadow guidelines
Uses	Wide variety of commercial and residential uses	Standard uses listed in CR20	Excludes several uses deemed not appropriate for this location

Based on community and City feedback, major changes to the initial application include:

- Introduction of a new base district better aligned with the vision for the site
- Reduction in the FAR
- Introduction of bonus density
- Reinstating the maximum commercial area contained in the current DC
- Exclusion of several uses deemed not appropriate (self-storage also no longer considered)



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Summary

The proposed Land Use and ARP Amendments will:

- Maintain the original vision of a primarily residential development.
- Allow for greater flexibility to react to changes in future market conditions.
- Respond to the city-wide need for additional housing.
- Support Calgary's downtown revitalization goals.