

Applicant Outreach Summary

2025 October 07



Engagement Summary – LOC2025-0137

O2 is committed to meaningful engagement with the community and stakeholders through a variety of tactics. The following activities were undertaken as part of this application:

- Project poster distribution
- On-site signage (public notice)
- Meeting with the Eau Claire Community Association (ECCA)
- Project memo sent to the Calgary Downtown Association (CDA)
- Poster distribution to adjacent residents and offices.

Public Notice Posting

On-site signage was installed on July 30, 2025, in compliance with the City of Calgary's notice posting standards. The signage included project information and contact details for the applicant team, enabling members of the public to provide feedback.

What We Heard:

No formal feedback has been received to date regarding the posted notice.

Meeting with the Eau Claire Community Association

On August 8, 2025, the applicant team met virtually with the ECCA Chair and Secretary to present the application, answer questions, and gather feedback. A project memo and presentation materials were shared, and information was subsequently posted to the ECCA website. A memo and meeting request were also sent to the CDA, but no formal response has been received.

What We Heard:

- Support for a mixed-use approach, with preference for commercial uses at grade.
- Support for the proposed height and density (up to 20 storeys and 8.0 FAR) in alignment with the Eau Claire Area Redevelopment Plan
- Agreement that parking access from the rear lane is appropriate.
- Recognition that the proposal would fit contextually with recent nearby office-to-residential conversions.
- Questions regarding future tenure and anticipated development timeline.
- Interest in seeing additional bonus density incentives used to maximize community benefits.
- Encouragement to engage with adjacent residential buildings.
- Request for ongoing project updates as the application advances.

Poster Distribution

Custom project posters were distributed within a 150-metre radius of the site, to adjacent residential and office buildings. The poster provided project details and applicant contact information.

What We Heard:

- Preference to limit height to 10 storeys in order to preserve existing views.
- Desire to retain the site as a parking lot, given current demand.
- Concerns regarding traffic impacts, particularly in light of other ongoing developments in the area.

Responses to Feedback

Traffic

We acknowledge the concerns raised regarding traffic. However, the site is well supported by existing transportation infrastructure, public transit, and proximity to employment and amenities, which serve to mitigate such concerns. Several bus routes along 4 Avenue SW and 5 Avenue SW provide direct connections to destinations including Bowness, downtown, and Forest Lawn. On-street bike lanes along 3 Avenue SW and 7 Street SW connect to the Bow River Pathway system and the broader cycling network. The site's central downtown location further enhances access to nearby employment and amenities, reducing reliance on private vehicles. Rear-lane access supports safe vehicle entry and facilitates the integration of underground parking. Future development will also be required to meet the City's vehicle and bicycle parking standards under the base CC-X district and comply with mobility engineering requirements.

Retention of Parking Lot Use

The applicant team acknowledges the importance of parking in the downtown area. That said, we believe that redevelopment of the site into a mixed-use building represents a more appropriate and strategic use of land in this location, given its proximity to transit, employment, and community amenities. The proposed Direct Control district also provides opportunities for bonus density contributions, which can deliver meaningful public benefits within Eau Claire.

Height and Massing

While the current concept envisions a building of approximately 10 storeys, the proposed land use application maintains flexibility by aligning with the existing Eau Claire Area Redevelopment Plan, which supports up to 20 storeys. Retaining this policy framework avoids the need for an amendment while enabling future design flexibility to maximize the site's potential for high-quality, mixed-use development. This approach balances community aspirations with long-term planning objectives for housing, urban vibrancy, and growth in the downtown.