



FOR LEASE

Iconic Eau Claire & Bow River Lumber Co. Building

A rare and unique opportunity to introduce a grab-and-go concept – featuring coffee, tea, bakery items, street food, burger or pizza - in an iconic landmark within Eau Claire Plaza

COMMUNITY
Eau Claire

LEASE AREA
Approximately 1,429 sq. ft.
plus 531 sq. ft. basement
and 670 sq. ft. patio

ADDRESS
101 Barclay Parade SW

PROPERTY TYPE
Commercial

LAND USE
DC 69D2023

Property highlights

- Historic building – built circa 1903-04 that has been extensively restored and upgraded
- Newly constructed wooden patio deck provides outdoor seating
- Extension to the original building include a new hallway, barrier free washrooms and basement
- In the vicinity of popular downtown destinations like the Bow River Pathway, Prince's Island Park, Peace Bridge and more
- Destination draw steady foot traffic from nearby offices, condos, and Eau Claire Plaza visitors, creating a dynamic hub of activity and connection
- Open houses by appointment only.
- Please include materials detailed in *Information Required with Application* section (pg. 6) along with the **Expression of Interest** form

Financial info

Market rates

Payable monthly in advance

SUBMISSION DATE OPEN:
July 22, 2025

SUBMISSION DATE CLOSED:
September 30, 2025
at 11:59 p.m. MST

Background:

The Eau Claire & Bow River Lumber Co. was established in Calgary in 1886 by lumber interests from Eau Claire, Wisconsin, interested in the potential value of southern Alberta timber. The company soon grew to become the largest supplier of lumber in the North West Territories. The mill was located along the Bow River between 3 and 4 Streets W. It became the parent company of numerous other local industrial firms, including the Calgary Iron Works, the Calgary Milling Co., and the Calgary Water Power Co. Ltd.

The present building was the second office erected by the lumber company and served both that business, and the power company. It was built circa 1903-04. The building has undergone some changes: the original roof has been raised to a cross-gable roof with dormers, and a full concrete basement has been developed, but the building retains its character as a small wood-frame commercial building of the beginning of the century. Its drop siding is well preserved, and the double-hung sash windows are replicas of the originals. The building has excellent historical significance for being the sole survivor of this important group of companies that involved prominent Calgary businessmen. The lumber company gave the name "Eau Claire" to this part of town. The sawmill closed in 1945, and the building ceased to serve the lumber company in 1951.

The relocation of the building to its permanent spot at Eau Claire Plaza is an excellent opportunity to enhance the already well developed Bow River pathway. The success of the Simmons building retail environment in East Village highlights a destination that adds value to an already amazing pathway. The addition of the Eau Claire plaza and future retail development will create another destination that will add interest and expanded options to the area. Further additions, like the kiosks that have recently been added near West Eau Claire and the Peace Bridge also add to the experience of the pathway.

Project vision:

Eau Claire Plaza is a landmark public space in the heart of Calgary, where the Bow River flows past the downtown core. It is an iconic space that connects the vibrant mixed-use Eau Claire community, the Bow River Pathway, and Prince's Island and a place for neighbours, Calgarians and visitors alike.

The design of the plaza is grounded in history, with adaptable and engaging spaces that support social and cultural gatherings at all scales, throughout the year. This presents a rare and exciting opportunity to operate out of a well-known heritage building in Eau Claire.

Our vision for the Eau Claire & Bow River Lumber Co. building is to deliver 4 aspects.

Economic – Support local suppliers and adapt to the evolving market

Social – Create vibrancy and build community engagement

Cultural – Exposure to different cultures

Environmental – Offer patrons a destination that complements the natural environment of the Bow River and Prince's Island. Components are ideally natural and reclaimed materials and a preference for locally sourced products.

The City is seeking an Applicant to create a "destination" that will be active throughout the year that will provide opportunities for enjoying the amenity.

Project goals:

- Introduce a concept that offers grab-and-go food, coffee shop, *ice cream, *beer and wine or similar quick service options
- Improve the area's vibrancy and connectivity through site activation
- Build social and economic resiliency downtown
- Attract private sector investment and diversification
- Fulfill a vibrant space commitment in alignment with Council's intention for Calgary's Greater Downtown Plan
- Provide opportunities to live, shop, learn, work, eat and play in Greater Downtown

Calgary's Greater Downtown Plan:

In 2021, City Council approved the Calgary's Greater Downtown Plan that sets out the future vision and strategic moves to support the reinvention of Greater Downtown. The Plan takes a co-ordinated approach to working across neighbourhood boundaries. This leverages the connections and shared assets to help city-builders, decision-makers, investors, and citizens understand and realize opportunities for Greater Downtown over the next decade. Realizing the Plan's vision will depend on several factors such as: building on current momentum, strategic investment, multi-party collaboration and flexibility to adjust to changes in the economy, trends, and population.

The following are the principles for Greater Downtown:

- Economic vitality and innovation
- Identity and space
- Opportunity and choice
- Health and wellness
- Social interaction
- The green network and natural environment
- Mobility for all
- Climate mitigation and adaptation
- Quality urban design

Property information:

- Main Floor: Approximately 1,429 sq. ft.
- Basement: Approximately 531 sq. ft.
- Patio: Approximately 670 sq. ft.
- Description: The building has undergone extensive restoration and upgrades while retaining most of its historic character
- The iconic Eau Claire & Bow River Lumber Co. signage will remain
- Located within Eau Claire Plaza with 6 character spaces that include:
 1. Urban Plaza (stage for adaptable use; concerts, food trucks, etc.)
 2. Central Green (open lawn)
 3. Riverside Terraces (mist water feature)
 4. Market Street (multi-purpose street)
 5. Plaza Promenade (multi-use pathway)
 6. Play Plaza (urban and nature-inspired elements)
- Due to the nature of a historic building, several heritage elements have been restored to retain its original materials, and their current state (the flooring for example shows traffic patterns), hence interior renovations will be limited in scope and proposed drawings require review and approval by The City
- A new vestibule has been added to the main entrance of the building
- A new wooden patio deck has been installed for outdoor seating
- An addition to the main floor has been constructed on the east side of the building to include rough-ins for one (1) barrier free washroom and two non-specified washrooms, a service corridor, electrical room and stairs to the basement; fixturing and finishing of these spaces would be completed by the successful Applicant
- Supply air (Ductwork 500mm x 300mm) and kitchen exhaust eir (Ductwork 400mm x 300mm) units would be installed by the successful Applicant in the kitchen on the main floor
- A concrete basement has been developed to accommodate a back-of-house area and mechanical room
- Deliveries are only permitted from 7am to 10am daily within a specified travel path
- Property will be handed over on an “as-is” basis and the successful Applicant shall be responsible for all fitting-out work, including obtaining all proper licenses, permitting and approvals by City and regulatory bodies

Proponents such as:

Permitted Use:

- **Burger / Pizza concept**
 - Grab-and-go food with some indoor / outdoor seating
- **Street food concept**
 - Examples: Tacos, banh mi, hot dogs/corn dogs, bao buns, dumplings/pierogi, donairs, etc.
- **Coffee shop / Specialty tea shop**
 - Coffee shop with pastries, or specialty / bubble tea

Discretionary Use:

- ***Ice cream / Gelato / Wine or beer concept**
 - Establishment featuring specialty ice cream or gelato during the day and wine/beer after

*Other uses may be considered. Please refer to The City of Calgary Land use Bylaw 1P2007 Division 4: Special Purpose - Community Service (S-CS) and Bylaw Number 69D2023 below.

Bylaw Number 69D2023

Permitted Uses

5 The **permitted uses** of the Special Purpose – Community Service (S-CS) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) **Artist's Studio;**
- (b) **Food Kiosk;**
- (c) **Outdoor Café;**
- (d) **Restaurant: Food Service Only; and**
- (e) **Take Out Food Service.**

Discretionary Uses

6 The **discretionary uses** of the Special Purpose – Community Service (S-CS) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
 - (i) **Accessory Food Service;**
 - (ii) **Amusement Arcade;**
 - (iii) **Brewery, Winery and Distillery;**
 - (iv) **Convenience Food Store;**
 - (v) **Drinking Establishment – Medium;**
 - (vi) **Drinking Establishment – Small;**
 - (vii) **Fitness Centre;**
 - (viii) **Restaurant – Licensed;**
 - (ix) **Retail and Consumer Service;**
 - (x) **Social Organization;**
 - (xi) **Special Function – Class 1; and**
 - (xii) **Specialty Food Store; and**
- (b) with the exclusion of:
 - (i) **Food Kiosk.**

Rent:

The successful Applicant will pay fair market rent plus operating costs for the term.

A separate patio fee will be applicable from May to September.

Facility capital costs:

The Property will be leased “as-is.” The successful Applicant will be responsible for the ongoing maintenance and repair of the Property as well as for any other capital development work, including improvements required to change the function of the building while adhering to the “Standards and Guidelines for the Conservation of Historic Places in Canada” on an annual basis.

Facility operating costs:

The successful Applicant will assume direct responsibility for all taxes, utilities, garbage removal, security, snow removal, and other costs associated with the operation of the building. The successful Applicant will not be responsible for maintenance of the furnace, heat pump, any landscaping or yard maintenance.

Information required with Application:

A business case:

General description of your business; years of operation, ownership, organizational structure, corporate vision and/or mission; current business plan and existing locations (if applicable).

Proof of financial stability:

Please describe/include the following:

- Projected Operational Budget
- Projected Capital Budget
- Audited financial statements for the past 3 years, if available
- Bank Statements for all accounts, not more than 30 days old

Alternate form proposal:

Please describe/include all relevant details and suggestions to Lease alternatives. We are focused on creating vibrancy and activation to Calgary’s downtown core – please express how your proposal will achieve the Project Vision.

References:

Include Letters of Support from past and/or present Landlords (subject to alternatives for new enterprises).

The City reserves the right to contact these references without prior notification to the Applicant. The City also reserves the right to contact any previous or current user of the Applicant’s products or services, including The City’s own personnel.

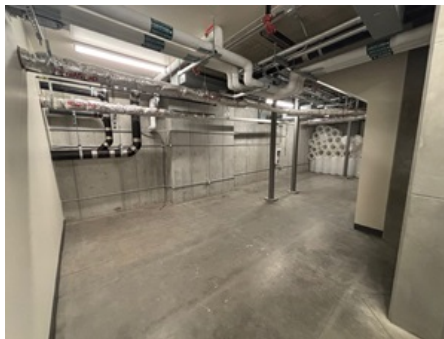
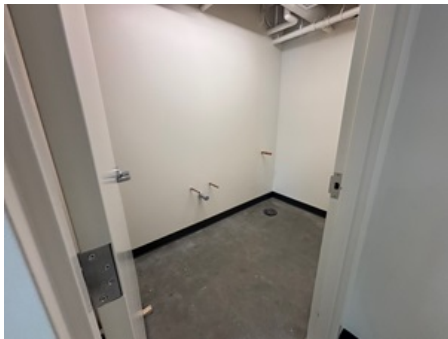
Evaluation criteria and weighting:

Please respond to this Expression of Interest by September 30, 2025

The evaluation committee will ensure compliance with criteria and evaluate and numerically score each EOI. The evaluation will be restricted to the criteria contained in this section.

Criteria	Weighting (subject to change)
Rent	/15
Unique concept	/15
Local business	/20
Business Proposal (with year round activation)	/25
Financial Stability/Sustainability	/15
References and Experience	/10
TOTAL:	/100

Gallery:



Contact us



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Submit interest using the
Expression of Interest Form

**City of Calgary Real Estate &
Development Services**

Administration Building
3rd Floor (#195) 323 7 Ave S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit
calgary.ca/realestate

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.