



# Eau Claire Land Use Application

Stakeholder Report Back: What we Heard

October 2017

## Project overview

In May 2017, a Land Use Amendment Application was submitted for a site located in Eau Claire at 727 1 Avenue S.W. by S2 Architecture on behalf of LaCaille Group. The Land Use Amendment application has been submitted to the Planning and Development department for review. This application is to redesignate the property at the above address from Direct Control (DC) to Centre City Multi-Residential High Rise District (DC/CC-MH) to allow for an increase in density to accommodate a multi residential development with additional discretionary uses including a hotel and/or a community recreation facility. The proposed application requires amendments to the Eau Claire Area Structure Plan/Local Area Plan.

## Engagement overview

Public engagement for this project included the following activities:

- Public open house
- Engage Portal page

The project team is looking for input and concerns regarding the application, in particular on: density, impacts to the surrounding road network and the overall appropriateness of the land use at this particular site. This will result in possible amendments to the local area plan and a land use redesignation for the site. Stakeholder input will be used to inform the project team's recommendation to Council.

## What we asked

The City of Calgary hosted a public open house for this application on September 6, 2017, at the Eau Claire Market. The purpose of the session was to provide members of the public with an opportunity to learn more about the application, have their questions answered by City staff, and to obtain their feedback regarding the application.

The City of Calgary provided stakeholders with the following opportunities to provide input on the application:

- **Issues and Concerns:** Stakeholders were asked to provide their issues and/or concerns with the application (on matters including land uses, height, increased floor area and new amenities) on post-it notes and stick them to the comment board.
- **Changes to the development:** Stakeholders were asked to provide us with any changes they would propose for the development to better fit their community.



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An Engage Portal page was created for this application. The page included similar information and engagement questions as to what was available at the public open house. An online survey was available on the Engage Portal page from September 6 to 16, 2017.

## What we heard

Specific concerns identified by stakeholders included:

- Traffic, noise and parking concerns as a result of higher density, mixed use and commercial sites.
- A hotel, as land uses in the area are currently zoned for residential.
- Not following current rules for land uses and height restrictions (mixed use not current use)
- Crime and transient visitors attracted by commercial uses (i.e hotel, bars, retail stores)
- Impact on the property value from residential to commercial
- Shadowing of neighbouring areas
- A lack of greenspace in the area—increasing footprint would not allow for greenspace outside of the development
- Application is not maintaining the expectations of homeowners when they bought in the area

Stakeholders were also asked to provide their ideas as to how the application could be changed to address their issues and concerns. Suggestions included:

- Do **not** allow for a hotel as a land use in this neighbourhood
  - Limit height of potential development to 10-12 storeys
  - Development needs to be residential-only development
  - Any application needs to fit the residential-only neighbourhood
  - Although some stakeholders recognized the importance of Density Bonusing and having additional amenities, the majority of stakeholders feel that they are not needed in the area where the application has been submitted. With close proximity to Eau Claire and Downtown, many felt that new and additional amenities are not needed.
  - The application needs to follow current zoning rules
  - Attractive development is needed. One that fits the community feel, one that is not shadowing or “in the way” of other neighbouring buildings.
- ▶ For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- ▶ For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

## Next steps

The City is using information provided by the public to make changes to the proposed land use district. Once both the applicant and The City are satisfied with the land use district, it will be presented for approval. The proposed land use district and community plan amendment will be presented to Calgary



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Planning Commission (CPC). No date has been scheduled as of yet, though we anticipate a CPC date before the end of the year. Approximately two months following the CPC meeting, the application will be heard by City Council at a Public Hearing.

## FAQ

- When is the public hearing? How will I know about it?
  - The current status of the application can be found at <http://developmentmap.calgary.ca>. The CPC date will be posted approximately 3-4 weeks prior to the hearing.
- Can I submit more comments?
  - We believe the majority of concerns about the application have been raised and summarized in this document, however if you feel your concerns have not been heard you can contact the file manager at any time.
- Will more input be solicited?
  - There won't be any additional formal events like open houses or information sessions. City Council will solicit feedback prior to the Public Hearing, so anyone who feels affected by the proposal should feel free to submit a letter of support or objection. Anyone may also voice their concerns to City Council directly at the Public Hearing.
- Was a decision made?
  - No decision has been made. City Council is the ultimate decision-making authority for all changes to land use and statutory plans.
- When will you communicate with stakeholders next?
  - The file manager will maintain communication with a series of nearby condo boards and the Eau Claire Community Association. If you have any questions or concerns, please feel free to contact the file manager at any time.



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## Summary of Input

Open house and online engagement – key themes

The following table provides a summary of key themes we heard during the engagement process. Please see verbatim comments for further details.

Theme	Detailed Description
Parking, noise and traffic	Stakeholders identified traffic, parking and noise impacts to their neighbourhood, especially given that the new development would bring more residents and possibly be a new destination in the downtown core.
Hotel	Stakeholders identified that they do not see any need and/or benefit of a hotel of any size in their residential area. This use is not currently allowed in the current zoning, and they feel that this is one of reasons that they purchased a home in the area in the first place, no mixed use, no commercial uses etc.
Crime and transient population	Stakeholders were concerned that the new development and land uses would create more crime and attract a transient population.
Height	Stakeholders indicated that the application and/or any development that is between 10 and 13 floors is sufficient for the site and the neighbourhood. Any additional height will increase traffic and create congestion issues.
Residential neighbourhood	Stakeholders identified that this area needs to be and stay a residential neighbourhood. Area residents bought their homes with the understanding and expectation that the area would stay and continue to be zoned for residential uses only.
No change	Stakeholders said that they did not want any change in land use for this site.



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## Verbatim Comments

Open House, September 6<sup>th</sup>, 2017

**Part of the development might be a hotel. Do you have any questions or concerns about his use? (open house)**

- No street parking left so if hotel, no place for taxis + valet parking
- Neighborhood is very quiet residential area. Hotel would increase traffic and introduce non-residents to area.
- Hotel in this neighbourhood is not required. Occupancy rate in Calgary hotels is already low.
- Hotel is commercial and this area is supposed to be residential. Do not want bars or restaurants. Have had bad experience with bar in this area.
- Limit use to apartments and /or row houses. No need for any other uses. We already have enough density already and enough amenities.
- Hotel is not we need in this residential area.
- Concern that streets can't handle more traffic with this building+ Concorde building.
- Grocery store
- Concern about parking if hotels is approved ensure neighborhood isn't impacted by more street parking.
- No hotel, will increase noise and traffic, no to mixed-use site.
- Building= set back, human scale.
- Concern about noise if hotel as people coming + going at all hours and BAR!
- No hotel wanted. Problems= parking, noise, bar, non-residents
- No hotel. With bike path and seventh street being one way there will be too much traffic.
- No hotel.

**How would you change the proposed application to better fit your community? Why? (open House)**

- Limit height to no more than 10-12 floors
- Current land use is more than adequate. i.e. 10 storeys
- Grocery store
- No hotel, stay with area of only condos
- Hotel not a good fit for a community of people who do not appreciate late night noise or problems bar/restaurant would bring.
- No hotel
- Boutique hotel is bad news. Generally, attracts illegal activities.
- Do not allow any more than 10 storeys as per buildings beside and south.
- No hotel, one parking stall at least, per unit. No commercial units. No more than 10 stories tall.
- Limit the height and do not include a hotel. 10-12 stories is enough.



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- Eau Claire must be residential
- A hotel causes more traffic, more noises especially if there is a bar.
- Limit the height to 10 storeys.
- Is residential medium density area. No need nor desire for increased density nor commercial usage.
- No need for bonus density earning items
- No bars/alcohol

**Please see the list below and place a post-it note on the board explaining which amenities are most important to you and why? (open House)**

- Not applicable unless # of floors is increased. Would rather not have so many extra floors.
- No extra density, affordable housing, affordable senior housing.
- Senior affordable housing
- Support senior housing
- None of these amenities are needed in this location. Can always use more inner-city parks.
- Don't need extra amenities.
- Higher density means more traffic, worse parking conditions.
- Hoping to see more of a lively neighborhood that mostly caters to the younger generation.
- None of these amenities are needed in this community.
- We already have access to public outdoor space! This is a non-issue and not a needed perk!
- Transit station enhancements only mean more traffic.
- No additional community centre needed. Keep residential only to ensure area retains residential appeal.
- Community hall
- Grocery store
- Swimming pool

**Do you have any questions or concerns about the potential for a larger building? (open house)**

- Max 10 storeys
- 10 storeys only, too much traffic not enough parking
- Current limit is more than sufficient
- Please limit height to 12 floors only. Definitely no hotel. Will increase traffic and noise and reduce availability of on -street parking.
- Road study needed to determine added volume impact and parking availability for necessary maintenance and service vehicles.
- Owner got the land with excellent price from City, so 10 floor high is adequate.
- The developers request to build more stories from original plan is not fair. As it will block more views to other building.
- Current limit more aligned to area + proximity to river.



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- Please no increase in height 10 storeys only will block view from adjacent buildings and reduce property value.
- No more than 10 storeys.
- Need set back of the building to avoid wind tunnels.
- Concern about height-17 floors would be higher than concord thus blocking views from many directions.

## Engage Portal September 6<sup>th</sup> to September 16<sup>th</sup>, 2017

### Do you have any questions or concerns about the potential for a larger building?

- My main concern is about the impact on the traffic in this area because of 1. bicycle path on 7th SW, the amount of new traffic from the Concord Development and 3. the area between 4th St and 7th St.SW and 2 Ave to 5 Ave is quite busy during rush hour (especially evening) to outbound traffic especially to the 10th St. bridge.
- I have no issues as long as it follows the shadowing bylaw
- I understand the desire for more density in the area, but more density creates problems with traffic, parking and noise. Visitors to our buildings, on weekends, now have to park several streets away and additional density will compound that problem.
- No
- Larger building would usually mean more people thus causing parking problems to say the least. There is precious little parking now in the area (bike lane has definitely reduced parking space although I am in favour of the bike lanes).
- These increases result in high density and are not consistent with the medium density residential nature of the neighboring condominiums which were all constructed consistent with the vision and confirmed by the City Centre Plan. Residents purchased their units based on this Plan.
- I have concerns about more high buildings in this near riverfront location. It will be another step towards making Eau Claire look like a commercial community, rather than a residential community.
- There is already a glut of unoccupied suites in this area. There is more homeless people in the area and the pathway is inundated with so many people is has become stressful to walk the paths! You have to be on guard so you do not get mowed down from a biker, skateboarder or rollerblades.
- "please see next question.
- increased floor area might result into bigger footprint as well which will further reduce greenspace in this ""parklike ""environment."
- There is a lot of units around this area and going from a 10 story to a 17 story building seems excess. This is a quiet community with elder residents brining a larger building right after two large buildings are built in the area is excessive.
- This large a building is not in keeping with Eau Claire as a residential neighbourhood. It seems designed to simply maximize the footprint without regard for the rest of community.



- Yes, I would prefer 10 storeys consistent with some of the shorter buildings along 2nd Avenue. The increased height will change the skyline along the riverbank.
- I live in an adjacent high rise condo building and am concerned about exceptions to the Eau Claire Area Redevelopment Plan. My purchase of property was based on seeing the neighborhood developed with the current vision. There is no benefit to area residents or City of Calgary citizens to grant this application. The developer wins with higher density/bigger building and the option to allow for other business opportunities.
- The larger and taller building is a concern. However, The Concord right across the street will be 17 stories. Good use of green space in front and behind would be welcome as an offset.
- What would the impact be on surrounding buildings and river walk?
- Yes, keep to existing development regulations
- Yes concerns. It is much larger than La Caille Park Place and Oscar. It should be comparable to these buildings to fit in better with the neighbourhood. The potential of having a higher density of residents also increases the demand for increased facilities - like parking.
- Yes. There should be land-use zone change. High density residential changes the west Eau Claire high quality residential district. I have no objection to higher building than currently allowed. However, CONCORD development will block many stories of a new building at this site.
- This is a residential community and a hotel development is most out of place. Parking in this area is at a minimum and will become more and more of a problem. Seventeen stories is far too high for this site.
- Yes! Absolutely! A larger building that is not consistent with the size and scale of the buildings in the neighborhood is not a harmonious addition...it becomes an anomaly. As such, it detracts from the autistic appeal of the neighborhood, draws attention to itself in an unappealing way and sets a precedent for further incompatible building development in the designated area. Such large buildings create excessive shadows and shading on or in the vicinity of the Bow River Pathway corridor, potentially having a negative effect on its appeal and use, particularly in the non-summer months of the year.
- The high of the building should match the total area. For the total area of 9300 m2, 17 stories might be too high. I don't approve increase in the total area.
- "10 story building would be appropriate for this area. Bigger building means more people, bringing traffic problems such as street parking, noise, pollution.
- We are a residential area and it would be really upsetting to have to listen to traffic speeding past our places all day long-up and down the streets and lanes."
- If it is just a 100% residential for owners, it is not a problem. It is a problem if the developer is not honest and builds office floors. The issue is how the back end of the building will look like on 2nd Ave. SW. It there is a generous ie. 10 metre deep lawn or street furniture from the sidewalk, then it will not have the canyon dark shadow effect on 2nd Ave. Will there be: a) an underground garage for car parking..and will cars be entering/exiting from 2nd Ave. or 1st Ave. SW. The face of the building needs to look pleasant, not a blank wall. A thin tower is desired.
- "This area is already facing traffic issues and increasing the density of the development will only exacerbate the problem.





- This large development will take away from the quiet nature of the neighborhood. A smaller development is more appropriate for this area as it is not the "City Centre".
- These issues are already going to be visible with the development of the Concord; this development will only add to these issues."
- "The incompatibility of the increased density due to the increase in FAR with the residential character of the neighbourhood. Eau Claire is not "Centre City" or a "High Rise District". The increased density would reduce green space, and coupled with the recent construction of the Concord building, could create a cavernous 1st Ave, as well as exacerbating the traffic problems."
- "A taller building will likely exceed height allowed so as not to cast a shadow on the river.
- The proposed building is right next door to a senior's home.
- Do the math. A large portion of the building will be cantilevered out over the sidewalks."
- "Frankly, I'm getting tired of the requests to change the parameters of the area that we moved into , in good faith - 18 years ago.
- First it was somebody wanting to take over the Lutheran church on 8th Street and 3rd Ave - and put up an apartment building.
- Then it was another developer wanting to turn a small 4 storey apartment next door to our building into a hotel with 400, I believe tiny rooms. Now, it's another developer wanting to change the rules!"
- As residents of the community we are very concerned about the size of the proposed building. This is inconsistent with other neighbouring condominium buildings and the general feel of the residential area concerned. We have concerns of the effects of shadows and lowering the appeal of the corridor of this area.
- Will the new height cause shadowing in the park by the river?
- Shadowing on Peace bridge
- The distribution of the notice was grossly inadequate. None of the Condominium Boards of Directors in the immediate neighborhood were advised directly by city Planning. A 9 day consultation period and an open house held 2 days following the Labor Day Long weekend is disingenuous in terms of consultation and a really bad start as far as these Condominium Boards are concerned. The City received this application in May and the neighborhood is provided 9 business days to analyse the application and respond???? This needs to be cleared up as a matter of credibility and good faith of the consultation. I therefore obviously have nothing to contribute to the balance of this 'survey' until proper notice has been delivered to the affected Owners in the area and an adequate period for input provided.
- Is the increase in floor area mainly due to the increase in number of floors? My condo unit at La Caille Park Place is at the SE corner and am concerned about possible blocking of our view of the city.
- As a resident and property owner in the neighbourhood of Eau Claire I have significant concerns about the proposed amendment to allow a taller building. In particular, the request for an increase Floor Area Ratio would result in diminishing the residential quality of the areas - it would mean less green space around the building. First ave would become a cavern. Just the name of the new zone (Centre City & High Rise) is out of step with the Eau Claire Area Development Plan.



- I am very concerned about permitting a building of this height in this area, given the shadow impact and the height restrictions that other buildings have abided by in this area. The proposed increase in total floor area is acceptable providing the western Eau Claire ARP and FAR restrictions are consistent with other residential buildings in this area.
- "Yes, I have major concerns about the proposed height increase as I think the height should be consistent with that of most other buildings in the immediate surrounding area.
- Why is it necessary to increase the total floor area? Hopefully the Eau Claire ARP and FAR restrictions will be imposed on this application as they have been on other buildings in this Residential area.
- I would need a very profound explanation for why such an application would be approved."
- Yes, as a neighbour of this project site, I am most concerned and fully opposed to the new proposal. Proposed total floor space will be more than doubled the original approved plan. This means the new proposal is planning on more than doubling the number of occupants. The roads cannot support this increased number of occupants.
- "To: The City of Calgary;
- For your information, please be advised that I ( [REDACTED] )

plan to intervene into the subject application for the following reasons;

- 1). I disagree with the re-designation of the site from "Direct Control" to "Center City Multi-Residential High Rise District",
- 2). Originally the site was designated as "Direct Control" as it suited the development that was originally planned for this area. This was one of the reasons why my wife and I purchased this property for our retirement,"
- I own an apartment in the adjacent building, and I have concerns. In particular, such a high building would dwarf and shadow the many smaller buildings in the area. The current pleasant openness of the area, and the gradual height decline towards the river (per City design) would be impaired. This pleasant residential area would start to look like the monolithic high-rise blocks that already mar the appearance of most of the downtown core. Eau Claire is already seeing some of this impairment with the Concord building. Eau Claire is not "Centre City" or a "High Rise District". The increased density would reduce green space as well as exacerbate the traffic problems.
- I am against this plan since it will have a negative impact on the quality of this neighborhood.
- "Together with the approved 2 highrise Concord buildings, increasing the height of the Lacaille Project from 10 storeys to 17 storeys plus a hotel will definitely increase the density and traffic flow to this quiet residential area.
- It's definitely a great concern to owners who have chosen to reside in this neighborhood for its quiet and tranquil environment with existing green space (which has already been reduced by the two Concord buildings). The unique character and beauty of the Eau Claire area is already affected by allowing Concord to increase the height of its two buildings. Further allowing increased storeys with a hotel business by LaCaille or other developers will add more damage to the uniqueness of this area. The streets designed for this residential area are small and the increased traffic flows from the hotel customers will make it difficult and inconvenient for the local residents to get in and out of their



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residences. With expected increase in traffic volume due to the higher number of residents plus the hotel customers (and other amenities if any), the already serious shortage of parking spaces will only become much worse.

- I hope this time the residents' concerns, other than the business' profits, are being addressed seriously by the City of Calgary and its city planning team. The Concord buildings have already done its damages to this area! We certainly don't need more damages for the residents and the neighborhood from the proposed Lacaille Project."
- I don't believe that a 17 storey building should be allowed that close to the river. I don't have a problem with the increases floor area if there is consideration given to adequate offset from the both 1st and 2nd ave's
- "Increase density impact
- The incompatibility of the increased density due to the increase in FAR with the residential character of the neighbourhood. Eau Claire is not "Centre City" or a "High Rise District". The increased density would reduce green space, and create a cluttered vibe not in keeping with the areas intent."
- As with the Concord, as an owner in the neighboring property at La Caille Parke Place (110 - 7 St. SW) I am unhappy with variances continually being granted to developers with no real benefit to the neighborhood. Building height and floor space/density should be restricted to a reasonable level - no higher than the offset buildings. Some increase is reasonable given that La Caille Parke Place is also high density, but greater than 100% increase is not reasonable.

**This proposal would allow for a mixed-use site and may include a variety of uses and amenities. Part of the development may be a hotel. Do you have any questions or concerns about this use?**

- Fully in favour of mixed use
- "There is a large hotel going up in Eau Claire with the redevelopment of the market. That hotel is planned to have 360,000 sf of space. Even if only 2/3 of that space is used up for rooms you're looking at over 400-500 additional rooms to the Calgary market. In addition, although not in Eau Claire, there's a Marriott Residence Inn in the Beltline with 360 rooms expected to open in 2019. The developer should stick to high end condos like the other buildings in the surrounding neighbourhood.
- Another concern is property values dropping as a result of a hotel next door. If I were to be buying today, I wouldn't be looking to purchase next to a hotel and that could be problematic for future condo sales.
- Street parking is problematic in the area especially on weekends with Q Haute, Oceana and Al Forno patrons as well as when there are activities going on in the park. People park in loading zones and the city doesn't ticket anyone. Adding more cars to the area isn't needed, especially if there isn't enough parking in the building for all hotel patrons.



- Crime in the area has been on the increase. La Caille Parke Place was broken into about 2 weeks ago and several rifles were stolen from a storage unit. The same culprit had broken into the Lookout just prior to breaking into La Caille Parke Place. The Lookout also had 2 break-ins in the last week. We have a problem with renters in the building not following the rules to ensure garage doors completely close before entering and exiting and that front and side doors are locked before moving from the building which allows people access. Adding a hotel with more transient traffic could increase crime in the area."
- No, I think greater density downtown is good, especially for an aging population. There is lots of parkland already available along the river including Prince's Island.
- Absolutely, a hotel would change things considerably. The area as it is now is quiet and peaceful once the rush hour traffic subsides. Having a hotel there would increase noise, density, and if the hotel had a bar, there would be potential for increased crime, violence, noise, etc. Very strongly against a hotel.
- "The proposed mixed use site is high density and would make a major change in local traffic and congestion particularly given the recent reduction in vehicular traffic lanes and conversion to one-way traffic on 7th Street to accommodate the bicycle lanes,
- A hotel in the middle of this residential area is not appropriate. It changes the nature of the area."
- I am very concerned about any land use changes that would potentially limit the development of residential units in Eau Claire area. It is important that we work towards the desired 5000 residents in this community (less than 3000 now). Please do not approve any additional commercial or office redevelopment until our residential needs are met
- Already a high traffic area! Have seen this area which use to have an air of freedom turn into a scary zone after a certain hour at night! Homeless people, rapes of runners that use the pathway! Totally unacceptable and this is what is let out in the paper or news! Who knows what else is going on in the dense areas. It appears to be getting worse!
- Noise and air pollution from additional transit traffic from hotel guests in an area that has clearly developed into a small oasis for people working and living in this area. People are seeking to bike, jog, walk and relax in this immediate environment. I do see a negative impact in an increased footprint and change of use of this property. Hotel guests don't really care about their potentially negative impact on the neighbouring properties and its people that try to raise their families here.
- Bringing a hotel into this quiet community will change the entire landscape. We have two new condo buildings going in right across the street from this proposed building. I believe that a ten storey condo building is sufficient for this space.
- ""May"" be a hotel? It either will be a hotel or it will not! The developer needs to be clear on his intention. To give him flexibility to decide later is not appropriate. A hotel is not in keeping with Eau Claire as a residential neighbourhood. Parking and space is at a premium already and such a large multi-use building that does not benefit Eau Claire and will negatively affect property values.



- 3rd avenue between 6th and 7 streets have low level residential housing (apt and town houses). The increase commercial traffic at all hours of the day will negatively affect the quality of life of existing residents."
- Yes, I have concerns. I live in the area, and the mixed use aspect of a hotel will encourage and entice non-residents into the area. This increases noise and nuisance. I chose to live in this part of Eau Claire because it is a quiet neighborhood. Temporary/transient visitors do not have the same pride in keeping the area clean, tidy and quiet.
- - My concern is how the site will eventually be used. "Mixed-use" is too ambiguous. What is a hotel? Youth hostel? The final use could impact area traffic/parking, noise.
- "I am completely opposed to a hotel as part the discretionary use at this location.
- A small community recreation facility would be a welcome addition to the west end of Eau Claire. Even though Eau Claire is zoned commercial by the city it is actually much more residential and we need to keep it that way. A few restaurants and small businesses are attractive. Even a small food market such as a health food market would fit in well."
- Very concerned about anything other than residential development. We need people in Eau Clair, not commercial development such as a hotel, major impact on psrki g. Major change to community feel
- No hotel! Keep to existing land use. We need more residents in Eau Claire!
- Big time. This is a residential neighbourhood - and a very quiet one. A hotel will bring an influx of non-residents and will affect the quiet living of residents. Owners living in properties in the core have the highest degree of interest in preserving a quiet residential atmosphere. Hotels do not promote quiet residential living - too many non-residents coming and going. The best way to create a community is to encourage owners to live in their own properties in the core. Rental properties do not have the same pride of ownership and community commitment - with minor exception.
- Change in the Land Use Amendment if part of the development is a hotel would increase the traffic in the area. I am just wondering what the motives of the developer are? Has their vision changed so much since they first applied for the development permit? Has the City changed that much that we need another hotel?
- I am against the proposed large foot print for the building. The foot-print should be kept in the same proportion of the building's foot-print versus its lot size. Such proportion should be the same as the foot-print to the lot size in the surrounding buildings.
- Once more a hotel would not add to our community If anything it would be detrimental to the area ?We are totally opposed to an increase in height.
- Yes, significant concerns! A component including a hotel, is NOT what the numerous owners of RESIDENTIAL buildings "bought into" when they thoughtfully selected a residential home in one of the high quality condominium buildings in the Eau Claire neighborhood. Regardless of when they purchased, home owners in this community paid premium prices for numerous attributes and benefits, both immediate and long term that this neighborhood offered. One of those attributes was being in a high quality residential community with a consistency of residences and fellow residents...they did not choose to be in a mixed use commercial/residential environment that included a hotel and the "in and out" transient nature of hotel residency, the associated increase in



traffic, and taxi traffic, and the higher density that a hotel inherently carries. Additional traffic pressures, both in terms of street usage for travel and for parking is "bad enough" with additional residential development, but understandable and acceptable...however, the additional impact of hotel usage in the community was never anticipated and is not acceptable.

- I am against commercial building like a hotel.
- "Hotel means partying which means noise and disruptions late into the night-loud talking,singing,tires screeching, maybe even fights, and drugs. It will make our neighbourhood less safe,
- What do you mean by"" a variety of uses and amenities?"" -like a Pot convention every 6 months , or what?
- -like a swimming pool or tennis court ?
- Would this be a 5 star hotel?"
- Yes, hotel is not desired. It is also the wrong location since already there will be a hotel building just a few blocks away. A community centre does not make sense when there is a hotel and would create unnecessary car traffic congestion. It is strongly felt that this developer is not being honest and simply wants to get their development permit from the city. There needs to be a real substantive commitment in terms of drawings, total square footage, local community engagement and direct partnership with the City of Calgary on development of community centre that does not replicate YMCA in Eau Claire. Very hard questions need to be asked with hard drawings, facilities (ie. meeting rms., or what exact facilities???) Otherwise if the City of Calgary is not involved in the development of community centre, then the developer is not being honest to residents and to govnt in their action. City of Calgary needs to monitor this development...be like City of Vancouver when developers "promise". Hotel is not desired at all.
- "This area is already facing traffic issues and adding a hotel will only exacerbate the problem.
- A hotel will take away from the quiet residential nature of the neighborhood. This area is not the ""City Centre""."
- I strongly oppose a hotel development due to additional traffic it will bring and the congestion in the area. It goes completely against the outlook of the area.
- This is not a hotel district. One of the principals of LaCaille owns land on 4th Ave, better suited for a hotel.
- Why should we have to keep making our concerns known, over and over? There were rules set in place for this area when it was developed. If they were to be changed for the better, we would not be concerned. However, it's always for more space, higher buildings - mixed use - with no regard to the inconvenience of the present residents to the higher density that they are proposing.
- A hotel!! NO THANK YOU. This is not consistent nor acceptable with the current land use nor part of the residential feel of the area. Traffic pressures of both a high density building or hotel will add to the already limited parking and add to the congestion already experienced during particular times of the day.
- No to a hotel This is a quiet residential neighbourhood
- Am concerned about the traffic and appropriate parking for arriving visitors seems not to be included in the plan.



- The west end of Eau Claire is NOT a commercial area, thus allowing a hotel would change the character of the neighbourhood to the negative. 7st St has the bike lane and is one way...it is hard to imagine the increased traffic from a hotel, especially once the Concord is completed.
- It is inappropriate to introduce a hotel component in this area which is dominantly and traditionally residential. I have major concerns regarding parking and traffic issues related (taxis, etc.) to this proposal.
- This is a Residential area. A hotel is a commercial enterprise and would be inconsistent with a residential neighbourhood. I do not believe this area is zoned for that kind of commercial use. Parking for delivery vehicles, waiting taxis etc. is already a problem for this area and the proposed multi use and amenities would only exacerbate this problem. 7th street is heavily used by bicycles, and by pedestrians accessing the park and Prince's Island. We certainly don't need a heavy increase in traffic.
- "Yes, I am fully opposed this new proposal as I am most concern regarding the following:-
- the increased traffic flow in the vicinity ~ as it is the area is already most pedestrian-unfriendly and vehicle-unfriendly. With the new bike paths and now with increased traffic (from upcoming new buildings), this area is becoming most pedestrian-unfriendly and vehicle-unfriendly. As a tax payer living in this Eau Claire area (just next door t this proposed development site, I would like to know how the City of Calgary plan to solve this problem for pedestrians and car-drivers. This mixed-use proposal will mean more new and temporary visitors driving in the area. This will only increased the risks for pedestrians, increased the travel time for drivers and also increased air and noise pollution in this area.
- Area safety and area maintenance~ how does the City plan to maintain the safety of the area by introducing mixed use development here? More visitors will also mean more chances of crime incidences. Increased in temporary visitors living in the proposed hotel will only mean more bigger crowd using the limited green pathways and yet as visitors, they will not have the same commitment nor social responsibility to maintain it unlike the local area residents."
- "3). Presently, one of the main problems facing residents in this area is traffic . A cycle track on the east side of 7th Street has cost a handful of parking spots. Abnormal amount of traffic in the morning rush hour along 2nd Avenue and 7th Street is a problem for area residents. I presume we will
  - o loose more street parking along 1st Avenue and 2nd Avenue opposite the proposed building? Business's in the area will likely loose earnings from this. Weekends are bad for parking as a result of people visiting the Peace Bridge, park area's and of course the pathways. Plus they park in our loading zone
  - o which is problematic,
- 4). The planned hotel is a problem in my mind. Additional traffic will in all likelihood occur and some of it could be on adjoining Streets and Avenues. Foot traffic will also increase. I'm sure the hotel will have dining room(s) and perhaps other facilities that will attract visitors to the hotel. Wonder where they
  - o will park? There are numerous dining facilities and licensed bars already operating in the area, no more are needed,



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- This concludes my feedback. Should you have any questions or require further information, please feel free to contact me at your convenience.



- "There are already lots and lots of multi-use sites and hotels within the city core. In particular, with the downturn, they are already unfilled. This area is intended to foster a residential flavour to the downtown. Again, turning it into a monolithic high rise area with hotels would diminish the area appeal.
- The hotel and multi-use would increase traffic and parking problems (which are already issues) and introduce a greater transient nature to the area that would impact the residential nature and worsen security. We already have to deal with security breaches in our building."
- I have concern about the possible negative ramifications of additional traffic from a hotel development. Also, the incompatibility of the increased density due to the increase in floor area ratio with the residential character of the neighborhood. Eau Claire is not "Centre City" or a "High Rise District". The increased density would reduce green space, and coupled with the recent construction of the Concord building, could create a cavernous 1st Ave, as well as exacerbating the traffic problems.
- "Please refer to the feedbacks in the above box.
- The proposal is turning the residential area from Direct Control to Center City Muti-use site. Please kindly consider the livelihood and living environment of the residents other than enriching the profits of the business or developers such as Concord and Lacaille."
- No. Mixed use including hotel is fine.
- "Traffic impact
- The Peace Bridge attracts much attention creating a lot of traffic and parking issues. Cars, limos, and buses clutter the area stopped in "non-parking spots" waiting for their passengers to return from snapping pictures of the Peace Bridge. This coupled with the recent construction of the Concord building, will create an even more "cramped" 1st Ave, exacerbating the traffic problems. A hotel would increase this transient traffic even more.
- Transient population
- A hotel is not in keeping with a residential neighbourhood. By their nature hotels attract non- local, transient people creating an atmosphere of non-familiarity not in keeping with a residential area. It also means that people will be coming and going late at night taking away from the currently quiet end of down town which is a huge attraction. The recent addition of Al Forno with early closing





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hours has been a very welcomed, huge improvement from the previous business. A hotel will “undo” the positive impact of Al Forno.”

- Permitting a hotel to be constructed on this location is not in keeping with the Eau Claire Community development plan, and is unfair to current residents of the neighborhood. As an owner resident of La Caille Parke Place (next door to the proposed development) for over 5 years, I purchased my property based on the guidelines of the Community development plan, which gave me confidence that the neighborhood would remain a quiet, residential only neighborhood. Allowing a hotel to be constructed would introduce a greater transient population to the area, and increase traffic issues and after-hours noise, which can already be a problem during rush hour and on weekend evenings. This area has also already been negatively impacted by variances for building height, floor space, and shading guidelines granted to the Concord. Development of a hotel would permanently alter the feel and use of the neighborhood, and should not be permitted.

**The applicant has asked for the ability to gain extra density in exchange for providing certain amenities. Please see the list below and let us know which amenities are most important to you and why?**

- Arts space
- Affordable housing units
- Bicycle service station
- Heritage building preservation
- Indoor community space
- Publicly-accessible outdoor space
- Transit station enhancements
- Other (please specify)

## Ideas and Comments.

- I am not bargaining away my neighbourhood to allow for increased congestion or a hotel.
- Affordable housing units and publicly-accessible outdoor space
- None of the above
- "Heritage building preservation
- Shops
- Publicly accessible outdoor space"
- Indoor community space or art space
- "I would prefer that the group NOT be given the extra density, so that the neighbourhood would retain some green space and 1st Ave would not become a cavern/dark avenue.
- There is sufficient empty commercial space in downtown to put in amenities.
- Some of the suggestions would clearly only benefit people who do not live in our neighbourhood (heritage building preservation? transit station enhancements? bicycle service station?)."



- "Publicly-accessible outdoor space would be nice, but surely would be compromised by the proposed increase in total floor area.
- Extra density in this proposal would set an unacceptable precedent for other potential future buildings in this area."
- "Most of the amenities listed are of no importance to me and it seems like the developer has simply thrown in as many ""Pie in the Sky"" ideas as possible. I don't understand items 1,4,5 and 6 and would need to have those explained to me in order to determine their viability in this area.
- It would seem to me that ""publicly-accessible outdoor space would be difficult to achieve if the total floor space is increased!!!"
- Arts space and some publicly accessible outdoor space would be excellent in the building as it is in a high traffic location visited by many Calgarians daily. I believe that development on this site will be a positive for community as it will continue increasing density as well as adding more modern buildings to the area. I believe it is especially nice as the lot is completely empty and currently a lost space, and because the previous building that stood there looked horrible.
- Other ~ I want to see the City able to maintain the safety, size and green area of this little bit strip of green pathway in the heart of the city. Yet also to do more to ensure the safety for pedestrians versus cyclists. The cyclists are too aggressive and going too fast on those shared narrow paths. I myself have narrowly almost been hit by these rogue cyclists while leisurely walking in the park pathway. Sharing the pathway with cyclists is not a feasible idea as many past cases have already proven that pedestrians can be hurt or even killed by these cyclists. Either separate paths for the cyclists or have many, many speed bumps all along the pathways to reduce the speed of these bicycles. Also, please put in more solar lamp posts along the walkway to make it safer to walk in the evenings. Thank you.
- None of these amenities are important to me.....
- None of the above items justify and offset the impact of the higher density and multi-use/hotel aspects proposed. We do not need (nor want) affordable housing units given the problems that are often associated with them. There are no viable heritage buildings left in the area. The Eau Claire area already has lots of public outdoor space given the proximity of the river and pathway system.
- "- Bicycle service station
- "-Transit station enhancements"
- "Not too many comments can be offered due to the lack of specific proposal and concrete commitments by the Lacaille Project. The only thing concrete right now is to increase the density plus a hotel in its project.
- Over the years, the Lacaille Group hasn't been offering affordable other than expensive housing units. The uncertain amenities, even if accessible to the public, will not be too affordable as compared to the ones provided by the non-profitable organizations.
- There are already a community center, YWCA and Eau Claire Markets and other amenities within 10 minutes' walking distance. There're no shortage of activities and events in the Eau Claire area now.
- The present Public transits are also within walking distance right now."
- Publicly-accessible outdoor space would be nice.



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- The residential value in this neighborhood is already in place, especially given the current redevelopment of West Eau Claire Park. The benefit to residents is a quiet downtown neighborhood with nearby green space and attractions like the Peace Bridge and West Eau Claire Park. There is no need for further amenities in this area - the developer should be required to conform to the Eau Claire Community Development Plan rather than paying for variances!

## How would you change the proposed development to better fit your community? Why?

- See above
- I wouldn't add a hotel as it's not needed given the new hotels being built, the current ones nearby and the number of VRBO and AIRBNB suites available.
- I have no problem with a development. I live in the community and understand that it is a high density area and that an apartment building is inevitable and very much support a higher density inner city philosophy to reduce land and vehicle usage in the Calgary area. My main focus is that the building should be attractive and fit well with the existing architectural styles. My main objection would be against a hotel establishment.
- The proposed development should fit in with existing height, density and residential (not mixed) usage.
- Residential development is needed to achieve a community density of 5000.
- Leave things alone! Stop this development. Another useless art exhibit like the ones in the paper! Why don't they find a way to fix the homeless problem which appears to be getting worse! There is already the huge development with the ice rink being done. It's time to quit adding congestion to an already congested area!! Next with all this development we will start seeing graffiti which is a clear decline of a community and if you took a long hard look no one uses the " Market" which was suppose to draw people and create a healthy community! It's dead even with a hotel already beside it!
- Keep it the zoning for residential development only, to keep the quality for people living and working in the DT core. People who own DT residential property show a different commitment to their community than hotel or transient guests. They are more interested in the long term well being of their community, they are more likely to contribute with pride, because they identify themselves with this community and its benefits. It took a long time to get this quality here, let's don't destroy it. Loosing this environment, makes a decision to move away from the DT core living and look outside very easy.
- I would leave it as a ten storey building to keep the community quiet and not over populated with multi use building. Parking is substantially limited in the area as is, let alone if a hotel and multi use building is added.
- "The original zoning as residential with height and density restrictions should remain in place. The proposed development is not in keeping with the residential nature of the neighbourhood.



- The building should be residential and the footprint and density in keeping with present zoning. The current drawings appear to just fill up the entire lot with building with no regard for the neighbourhood. It does nothing to increase value in Eau Claire.
- Eau Claire residents already pay some of the highest property taxes in the City and property values have decreased substantially over the last several years. This does nothing to help that."
- I would keep the development plan consistent with the current use of a moderate-to-high density 10 storey condominium building, to be consistent with our existing neighborhood and maintain its quiet nature.
- I would require the proposed development to conform to the Eau Claire Area Redevelopment Plan - no height exceptions, no density exceptions, no change in designation
- "Probably a less than 17 storey building. Eau Claire is not a high density neighbourhood. Lots of outdoor green space to offset the increased density would be best
- NO hotel. Community recreation centre would be ok but a grocery store would be much more desirable."
- Maintain residential development within the current guidelines and development plan
- Keep the development as currently zoned. We need community residents!
- "1st choice - a park area as you can never have too much green space in a city
- 2nd choice - ensure that whatever is constructed on the site is no larger and no higher than La Caille Park Place and Oscar and does not promote the influx of non-residents (i.e. not a hotel or community centre/recreation facility)"
- Having a hotel in the area would not fit in this area. The Sheraton Eau Claire is just located a few blocks away.
- A taller building, not high density and no hotel, enough land left around the building for tasteful landscaped gardens.
- This is a residential community and any new developments should be residential and of limited height
- "The development of this parcel of land should be totally consistent with the existing development of similarly designated parcels of land that have resulted in high quality RESIDENTIAL CONDOMINIUM HOMES in this enclave. It is acceptable to incorporate some small scale commercial amenities to the area in the ground level bases of such high rise buildings. This may provide an opportunity to small business owners to operate such things as a bistro, cafe, deli, bakery, small restaurant, florist, hairdresser, etc. by either purchasing the space as a condominium unit or leasing it at an affordable rental rate.
- You ask, ""Why? The quality of daily living of owners that chose to purchase and live in the West Eau Claire neighborhood should be preserved by the consistency of future development, which was their expectation. A commercial hotel of high density does not comply with that expectation and should not be approved. It will have a negative effect on many aspects of the residents' quality of life and a negative impact on the values of their residential real estate investments. The amendment application is not consistent with the neighborhood properties and it is NOT acceptable."



- Having a condo building of reasonable size but not high density and not commercial will be in line with the type of the environment. The building design should match the style of the buildings in the area, not to stick out.
- Do not take away any more green space or trees. We need wild and natural spaces especially along the riverbanks.
- "Eau Claire Area could benefit from a greater mix of people...for families with children. The amenities outlined above would greatly attract and keep the neighbourhood vitality.
- We need to retain neighbourhood, attractive area that is relatively quiet ...despite increase in park use/pedestrians and cyclists over the past few years."
- Any development on the site should be limited in size and in its nature. Leaving the previous building's dimensions seems more appropriate. Prohibiting a hotel would also be more appropriate.
- No change be allowed to the designation of the area.
- I would "can" it and proceed with what LaCaille knew what the rules were.
- See above. Why?? Because our understanding was that we were moving into a residential downtown area, with rules set as to density - and the developers know what those rules are, before they try to snake their wants into being - with only money as their object. They don't care that extra traffic will be in an area not designed for it, or cars will be lined along the streets, adding to the lines of cars that are already on the street - because underground parking is not always required. Why is it not always required?? You tell us!!
- It must remain consistent with the current land use for high quality residential condominium homes. We understand the desire for a change on the lot but what is proposed is unacceptable. Too big, too busy, too intrusive. Maintain the current level of height, some smaller scale commercial amenities in keeping with the surrounding neighbourhood would be a better fit.
- Keep it less than 17 stories unless these are larger units. If these are small units (less than 1100 square feet). the area will become very congested (one way street)
- I would leave the current parameters (10 stories, FAR of 3.5, parking requirements) unchanged.
- I would make it consistent with the by-laws and nature of buildings already existing in this residential area. This would preserve the character and class of an area where a large number of residents have invested in their homes based on the by-laws and ARP for western Eau Claire.
- I would change the proposed development to be consistent with the surrounding buildings and I hope that the proposed change in land use will not be permitted. This is a much loved neighbourhood by the people who live here and I am very reluctant to see its character changed in a detrimental way. There are many enhancements to the Park underway and I feel that this application is a backward step for Western Eau Claire
- The building must have an aesthetically pleasing/interesting design rather than a basic high-rise design, especially because thousands of Calgarians will be passing it every day on the Bow River pathway.
- I would like to keep the development to the original approved plan. If this is not feasible, I would change the proposed development to only increase floor plan to less than 33% more than original plan and not the proposed increase of 130%. Also, I would not approve this proposed plan to include a hotel. This area is a very very small pocket within downtown for local residents and I would



like to keep it that way. This is what makes these 3 streets special. Adding a hotel here on 1st Street SW will devalue the real estate of the area, decrease the social bonds of the neighbours in this area and yet increasing the noise here. Just a few streets away have lots of options for new hotel development and that will be within the original mixed use city plan.

- Leave items 1). & 2). above as a "Direct Control". Refer to number's 1). & 2). above for explanation....
- Retain the existing height and density restrictions to development. Do not permit an increase in density and height. Why?.... see above reasons.
- "The building should remain as a 10 storeys residential building under the present designated Direct Control to maintain the unique character and tranquility of the Eau Claire area. The nearby core downtown and business centres already have sufficient numbers of hotels. It's beyond normal reasoning to transfer this residential area to a commercial area for ongoing profit by the business venue.
- Many seniors live around the site of the proposed project. Heavier traffic is a road hazard to the seniors in terms of walking and driving. Issues such as high density and severe shortage of parking spaces are inappropriate for the existing setup of the area, residents as well as visitors.
- It's the pride of the City of Calgary in originally creating and continuing in upgrading such a beautiful area. It's an outstanding and famous feature that not many Canadian cities have.
- This is our sincere petition to reject the business proposal so that the unique character of this residential area can remain intact. Your serious consideration will be very much appreciated by the local residents and the people of Calgary.

Yours humbly,

[Redacted signature block]

- Other than the height, I have no issues with it
- "Unfair changing of community development plan
- This hotel is not in keeping with the Community development plan. This area is already being negatively impacted by the Concord which has had "exceptions" made for it, in terms of pathway shade rules, density etc. negatively impacting the area. The proposed hotel on top is a huge negative impact for the neighbourhood. It is also unfair property value to continually change zoning. Properties were bought with certain understandings of development plans."
- I would require the development to largely conform to the existing Eau Claire Community Development Plan guidelines. It should remain a residential development. Ground floor commercial space (of the same type as the recently opened Al Forno restaurant in the area) is acceptable. Bars and hotels are not acceptable. There is a long negative history of bars in what is now the Al Forno restaurant site - the City should not permit any similar type establishments to again be opened in this community!