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EAU CLAIRE COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price		
		Listed	Sold	Listed	Sold	
April	25	14	9	\$955,000	\$945,000	
March	25	13	9	\$259,900	\$257,000	
February	25	12	4	\$1,297,500	\$1,264,500	
January	25	14	6	\$956,500	\$941,500	
December	24	4	7	\$260,000	\$240,000	
November	24	11	5	\$848,900	\$810,000	
October	24	12	12	\$451,900	\$445,000	
September	24	16	3	\$769,900	\$755,000	
August	24	8	8	\$735,000	\$742,500	
July	24	9	10	\$531,900	\$521,500	
June	24	7	7	\$489,900	\$475,000	
May	24	18	10	\$456,950	\$451,250	

To view more detailed information that comprise the above MLS averages please visit eauc.mycalgary.com

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News, Events, & More



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About Us

The Eau Claire Community Association (ECCA) was founded in 1992 as a non-profit organization dedicated to maintaining and enhancing the quality of living in Eau Claire. It is recognized by the City of Calgary as the official voice of the Eau Claire community. The ECCA bylaws define the purpose and direction of the ECCA and are registered under the Societies Act of Alberta. The bylaws are available at www.eauclaireca.com/about.

The community of Eau Claire is located adjacent to the downtown commercial core, bounded by Prince's Island and the Bow River on the north and centre of 4 Avenue on the south, extending from the centre of 2 Street SW to the centre of 9 Street SW.

Mission

The Eau Claire Community Association strives to create a vibrant connected community. Our approach to planning and development is to enhance the quality of life for our residents.

Vision

Eau Claire is a safe, clean and liveable residential community proud of its natural environment. We are supportive of social and recreational gathering places and relevant businesses that support the community.





Membership

Membership in the ECCA is open to all residents. The annual fee is \$6 per household. The majority of Eau Claire condominium complexes (and therefore their residents) hold a membership, paid for by the condo corporation. Business memberships are also available. Strong membership empowers the ECCA to protect the interests of our community. Issues of key interest are planning, transportation and safety. The ECCA's role is to provide a voice for Eau Claire residents, to help ensure that community interests are being considered and that development is in keeping with the Area Redevelopment Plan.

Let's get social!



Follow us for community updates!

Contact us at info@EauClaireCA.com

Downtown Density Bonusing Offset Program

On May 7, the City of Calgary announced a new program to allow greater density, but it's very short on details.

ECCA has requested more information and will update the community as we hear the results.

We already have a very similar program that has funded Eau Claire public realm projects over the years – will this program replace or supplement that fund?

They define "Base Density" as: "The City sets a base density (FAR) that can be built without needing to give bonus items for extra density."

ECCA wants to know if this refers to the density clearly defined in our Area Redevelopment Plan or if the City is planning to impose new rules that disregard the ARP.

They highlight that this program will allow developers to build extra floors in exchange for giving back to the community. ECCA would like the City to confirm that existing shadow rules will take precedence over this new program.

Press Release:

"It will soon be easier to build new homes downtown. A new incentive program will remove barriers and provide a financial incentive to encourage the creation of more than 1,500 new homes in the heart of the city.

Increasing the supply of housing in the core improves housing affordability, vibrancy, safety, supports local business and creates a more welcoming community for all who live, work and visit.

The Downtown Density Bonusing Offset Program will reduce the cost of construction and encourage new high-density residential development downtown while still investing in important community amenities that benefit both existing and future residents. The program supports faster downtown residential growth, giving Calgarians access to jobs, transit, arts, culture and public amenities.

"With the explosive growth we are seeing here, it's clear that Calgary needs to build more homes," says Mayor Jyoti Gondek. "Building homes downtown ensures we're meeting demand, boosting affordability, providing options for Calgarians, and creating a more connected and livable city for everyone." By removing barriers and adding incentives, we are making it easier, faster and more cost-effective to invest and build in the heart of the city.

"Downtown is one of Calgary's fastest growing communities, and Calgarians are embracing the lifestyle," says Thom Mahler, Director of Downtown Strategy. "This program is an incredible opportunity to build high-density development that fits the area, benefits the entire city and creates homes with easy access to jobs, transit, arts, culture, and exciting public amenities."

How the Program Works:

Density bonusing is a planning tool that allows developers to add more suites, floors, or square footage, in exchange for investing in community amenities like parks, public art, community investment fund contributions, and affordable housing. The incentive program will offset the cost of eligible contributions to encourage new high-density residential projects in the greater downtown area.

The Downtown Density Bonusing Offset Program is part of a suite of initiatives revitalizing Calgary's downtown —alongside office-to-residential conversion incentives and new housing programs—supporting both our Downtown Strategy and Home is Here: Calgary's Housing Strategy.

The program opens to eligible applications on June 1, 2025. Learn more about the incentive programs at calgary.ca/DTS."



Summary of Comments Made by Fay Choi, Lead, City of Calgary, Community Safety and Wellbeing at State of Downtown Presentation, April 22, 2025

Wellbeing of People

Through our Extreme Weather Response with the Calgary Homeless Foundation, we help our most vulnerable when temperatures drop. This winter, the program saw over 22,000 visits to daytime warming spaces and 2,400 evening shuttle rides from transit stations to shelters. Partners are now expanding day spaces to year-round operation, expected to be announced publicly next week.

We've expanded Peace Officer Transit Community Outreach Teams from four to 12, tripling the response capacity. Last year the teams had over 4,800 client interactions and secured housing for almost 30 people while working with 35 agencies.

Perhaps most impactful at a systemic level is the progress we're making on increasing affordable, supportive market housing, with the goal of adding 3,000 new non-market homes and 1,000 market homes above the number normally created per year.

A long-term Community Safety and Wellbeing Plan is also in development to align strategies, policies, and services provided by The City, CPS, partners, and other orders of government to work holistically to enhance safety, feelings of safety, and the overall wellbeing of Calgarians.

Great Public Spaces

Our Clean to the Core team has expanded to enhance cleaning, maintenance, and repairs in downtown public spaces seven days per week.

We are also engaging experts to take a more holistic look at how we can improve downtown public spaces through a Crime Prevention Through Environmental Design—or CPTED—lens. We are examining datainformed locations and will explore options for reimagining our current HELP button system.

City-led studies of the Plus 15 system are also underway to examine the functionality of the system and respond to immediate and chronic safety concerns.

Improving public washroom availability and access is

another priority we're focused on. In July, a washroom attendant program was rolled out at Olympic Plaza that saw 25,000 guests, with three instances of drug poisoning, compared to 122 the year prior. The program has since been expanded to Century Gardens, Central Memorial Park, and Devonian Gardens.

A final component of creating great public spaces is increasing event activations to draw visitors and enhance safety. Year-round event programming will nurture vibrant, inclusive spaces that make people want to spend time downtown.

Timely Response to Safety Concerns

Through our Public Transit Safety Strategy, we now have 45 officers deployed per shift across the system at any one time. As a result, we've seen a 15 percent reduction in disorder events and an 80 percent reduction in drug poisonings.

We also have better coordination of police and peace officers through the new Calgary Police Service Community Counter and Downtown Safety Hub, open Monday to Friday to assist Calgarians with reporting and questions, and through initiatives like Action Table Calgary; a groundbreaking partnership with the United Way of Calgary and Area bringing together 51 agencies to support people facing multiple risk factors and urgent safety concerns.

In June, The City and Calgary Legal Guidance piloted Community Court, to connect those experiencing vulnerabilities with a court diversion process to resolve bylaw infractions with community programs as an alternative to fines. Over 200 individuals have been supported and 35 have successfully graduated.

I can also share a couple of metrics we're tracking to show that we're starting to move the needle on safety.

Since last April, we've seen a 12% decrease in calls related to social disorder, public safety incidents, and medical concerns in the downtown area.

Transit ridership is not only exceeding pre-pandemic levels, but achieving historic highs, with over ten million trips last October alone.

We have additional information available at https://www.calgary.ca/major-projects/community-safety.html that may be of interest, including our monthly Community Safety and Wellbeing Indicator Report, and our Progress Tracker for the Downtown Safety Leadership Table Recommendations.



Spring Cleaning Dental Refresh

Halfway through the year already? It's the perfect time to book your dental exam and cleaning! Your comprehensive dental exam & cleaning includes several important steps to ensure your oral health. During your visit, our caring team will perform:



DENTAL EXAM

Diagnostic X-rays

To find decay, tumors, cysts, bone loss, and tooth positions.

Oral Cancer Screening

To check your face, neck, lips, tongue, throat, tissues, and gums for any signs of oral cancer.

Gum Disease Evaluation

To check your gums and bone around your teeth for any signs of periodontal disease.

Tooth Surface Exam

To check for decay with special dental instruments.

Existing Restoration Check

To check the state of your fillings, crowns, veneers, etc.

DENTAL CLEANING

Tartar (Calculus) Removal

Calculus is hardened plaque that has formed on the tooth above and below the gum line. This can be removed with appropriate dental instruments.

Plaque Removal

Plaque is a sticky, almost invisible film that forms on the teeth and is essentially a growing colony of living bacteria, food debris, and saliva. The bacteria produce toxins that inflame the gums, which is the start of periodontal disease.

Teeth Polishing

Remove stains and plaque that is not otherwise removed during tooth brushing and scaling.

Smile out loud.

GET SUMMER READY Dental Travel Essentials

Family road trip? Week at the lake? Wherever you're headed, a little dental prep goes a long way. Here's what we recommend:



Electric Toothbrush Compact, powerful, and perfect for

travel. We recommend the **Philips** Sonicare One.



Travel-Size Toothpaste Look for fluoride-rich options like **Crest** to protect enamel on the go.



Cocofloss or Interdental Brushes Keep things clean between teeth, even after road trip snacks.



Mouthwash (Alcohol-Free)

A fresh rinse anytime with travel-size **Listerine.**



Invisalign Retainer or Night Guard Don't forget your case! Essential for sleep and orthodontic care.



Disposable Dental Wipes

For those "no sink in sight" moments. Handy, hygienic, and kid-friendly too.



Sugar-Free Gum or Mints Boost saliva and freshen breath between brushings.

Pro tip!

Pack these in a small pouch and keep it in your carry-on or car kit. You'll thank yourself later.

Smile out loud.

GET SUMMER READY Summer Skin, Simplified.

Long days in the sun are what summer dreams are made of—but your skin needs extra love to keep that healthy glow. Here are curated picks from our skincare lineup to have you covered:

For sun protection

Vivier SHEER SPF 45

This broad-spectrum UVA/UVB sunscreen delivers a silky matte finish with shine control—no heavy residue here.

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For hydration

ZO Hydrating Crème

Soothe and calm severely dry or irritated skin. This rich moisturizer replenishes the skin's natural barrier and promotes visible recovery.



For recovery

ZO Recovery Crème

A luxuriously rich hydrator for moderate dryness and redness, clinically proven to rejuvenate the appearance of fragile skin, including neck aging.



For fighting sun damage

ZO 10% Vitamin C

This powerful vitamin C serum brightens, firms, and defends against sun damage.

Smile out loud.

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We are committed to providing our patients with excellent dental services, treatment, and care in a warm and friendly environment. Through consultation and education, our patients are empowered to make healthy decisions for their dental and overall health. The result is a beautiful, healthy, and fully functional smile for life!

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Chico, Shawnessy



Harry, Lakeview





Elsbeth, Airdrie

Millie, North Glenmore Park

To have your pet featured, email news@mycalgary.com



CITY COUNCIL MEETINGS

Council meetings are usually held on Mondays starting at 9:30 am. You are welcome to attend any public Council meeting in person or watch remotely online through our webcast page on Calgary.ca. Members of the public can attend and speak to items during a Public Hearing which are usually held once a month.

You may also attend any public Committee meeting. Key Committee meetings are also available to be viewed remotely.

- Public are strongly encouraged to follow Council and Committee meetings using the live stream at www.calgary.ca/watchlive.
- Public wishing to make a written submission may do so using the public submission form at the following link: forms.calgary.ca/content/forms/af/public/public/ public-submission-to-city-clerks.html?redirect=/ publicsubmission.
- Public wishing to speak are encouraged to participate remotely. Contact the City Clerk's Office by email at publicsubmissions@calgary.ca to register, and to receive further information on how to call in.

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4 Avenue Flyover Enters Final Construction Season

With the warmer weather comes another busy construction season for The City—and the final construction season for the 4 Avenue Flyover Rehabilitation Project. The work remains on track and on budget to be completed later this fall.

Crews recently completed another milestone by replacing the right barrier. Only a couple of major tasks remain; paving and installing the new sign structures. Once paving is complete, The City is optimistic that both lanes of the flyover will safely reopen to traffic during peak times this summer.

In the meantime, commuters can expect continued closures to both the flyover and Memorial Drive in the coming weeks.

The City sincerely appreciates the community's continued understanding and patience as crews move through the final phase of construction. The flyover remains an active worksite—drivers are asked to obey all signage and reduce their speed when passing through the area.

To learn more about the project, visit calgary.ca/4AveFlyoverRehab.

Photo Callout!

Submit your best photos of the Peace Bridge to feature in next month's newsletter!

Email marketingecca@gmail.com with your photos and name.

Eau Claire Steps Club

Have you been interested in attending a run club, but were worried you wouldn't be able to keep up pace?

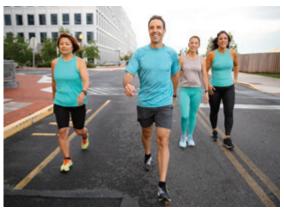
If so, you're in luck! The Eau Claire Community Association is hosting an inclusive Steps Club meetup! We hope to see you there whether you're planning to walk, jog, or sprint.

Please come meet us by the southern side of the red Peace Bridge every other Thursday at 6:30 pm.

Dates:

- Thursday, June 5 at 6:30 pm
- Thursday, June 19 at 6:30 pm
- Thursday, July 3 at 6:30 pm
- Thursday, July 17 at 6:30 pm
- Thursday, July 31 at 6:30 pm
- Thursday, August 14 at 6:30 pm
- Thursday, August 28 at 6:30 pm

Please dress for the weather, as we will be going rain or shine!







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Roasted Chickpea Salad

by Jennifer Puri

Chickpeas are often considered a superfood due to their high nutritional value and have been enjoyed by humans for over ten thousand years.

Grown in over fifty countries, chickpeas are a type of legume and in the same family as peanuts and kidney beans.

The high plant-based protein and fiber of chickpeas may also promote healthy ageing and assist in retaining our skin's elasticity and firmness.

Roasted chickpea salad is delicious on its own or can be served with pita bread or as a side salad.

Prep Time: 30 minutes

Cook Time: 30 minutes

Servings: 4

Ingredients:

- 1 540 ml can of chickpeas
- 2 tbsp. olive oil
- 1 tsp. paprika or hot pepper sauce
- 1 tsp. salt
- 1/2 tsp. ground black pepper
- 4 cups of chopped head lettuce
- 4 cups of cooked quinoa
- 1 cup Kalamata olives
- 1 cup sliced radishes
- 1 cup cucumber chopped
- 1 cup chopped tomatoes
- 1 small container of store-bought red pepper hummus

Dressing:

- 1/4 cup extra virgin olive oil
- ¼ cup almond butter
- 3 tbsp. fresh squeezed lemon juice
- 2 tsp. Dijon mustard
- 2 tsp. maple syrup
- 1/2 tsp. salt
- 1/2 tsp. coarsely ground black pepper
- 5 to 6 tbsp. cold water

Directions:

- Preheat oven to 450 degrees Fahrenheit.
- Rinse, drain, and pat dry the chickpeas and place in a small bowl, then combine with the olive oil, salt, black pepper, and paprika or hot pepper sauce.
- Spread chickpeas on a foil lined baking tray and bake in the oven for about 25 to 30 minutes until brown and crisp. Remove from the oven and allow to cool.
- In a screw top jar place the olive oil, salt, pepper, Dijon mustard, lemon juice, and maple syrup, and shake until combined. Next add the almond butter and 5 to 6 tbsp. of cold water and stir until you get a smooth consistency.
- To serve divide the quinoa among the bowls and top with lettuce, olives, radish, tomatoes, cucumber, roasted chickpeas, red pepper hummus, and some dressing. Serve with pita bread if desired.

Bon Appétit!



State of Downtown Report Highlights Progress in Calgary's Downtown

The 2022–2024 State of Downtown Report showcases Calgary's transformation through community efforts and innovative projects. Key highlights include:

- \$1 billion in public and private co-investment through Downtown Calgary Incentive Programs.
- \$1.8 billion increase in downtown property values since 2022.
- 11 office-to-residential conversions creating 1,498 new homes for approximately 2,400 future residents.
- 12% decrease in downtown safety response calls.
- Historic high transit ridership, with over ten million trips in October 2024.
- Completion of the BMO Centre expansion, now Western Canada's largest convention centre.

The report reflects a downtown on the rise, more livable, connected, and vibrant than ever. It's a testament to what's possible when we invest in spaces where people want to live, work, and thrive.

GAMES & PUZZLES

Guess the Year!

- 1. The Canadian dollar was established across Canada.
- 2. Canada sent its first national team to the summer Olympics in St. Louis.
- 3. Women get the right to vote.
- 4. Alberta becomes a province of Canada.
- 5. The first railway opens in Canada.
- 6. Terry Fox begins his Marathon of Hope.



YOUR CITY OF CALGARY

Farm Stands Across Calgary Are Coming to a Neighbourhood Near You This Spring!

by The City of Calgary



Since 2017, The City has partnered with local and regional farms to offer Calgarians more options for fresh and local food through The Farm Stand Program. This program supports nine incredible farmers and vendors with over 30 farm stands to bring more fresh fruit, vegetables, and artisanal products to more Calgary communities.

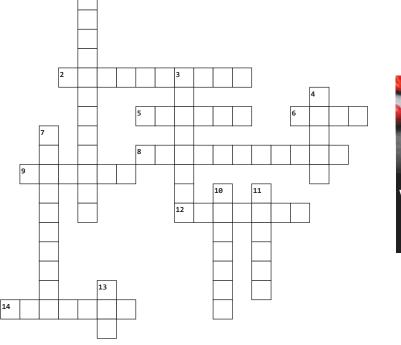
Beyond increasing accessibility for Calgarians to purchase healthy, fresh and local food, the Farm Stand Program supports local and regional growers by creating more places for them to sell their produce.

When you shop at a farm stand, you get to participate in your food shopping in a new and personal way. You can ask questions about how your food was grown, get recipe ideas, get to know your farmer, connect with your neighbours and keep your dollars spent in the local economy. You also help to build a stronger local food system, which keeps us all stronger when we face various disruptions to our food systems, such as a pandemic, fuel price increases, or political instability.

Launch dates for each farm stand vary throughout May to June and most of the stands run weekly for two to five hours. We encourage all Calgarians to stop by your local farm stand, grab some delicious seasonal produce, chat with a farmer and learn more about where your food comes from.

To learn more about the program, or find a location near you, visit calgary.ca/localfood.

June Crossword





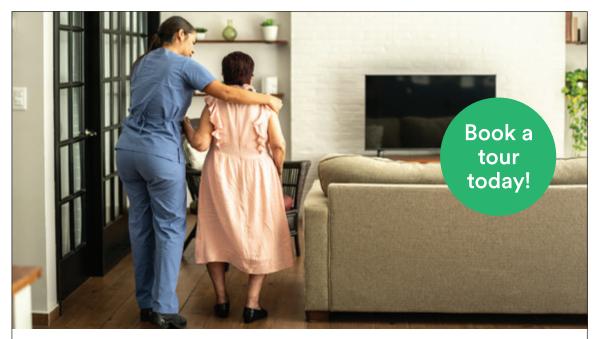
answers or scan the QR code for the answers

Across

- 2. The harvest season for this juicy, red fruit typically starts in mid-June in Canada.
- 5. This solstice occurs in June in the Northern Hemisphere.
- 6. On June 21, 1970, _____ made history by becoming the first player to win the FIFA World Cup three times.
- 8. Along with the rose, this fragrant plant, popular with bees and hummingbirds, is the birth flower for June.
- 9. The dystopian novel *Nineteen Eighty-Four* by George _____ was first published on June 8, 1949.
- 12. Charles Blondin crossed _____ Falls on a tightrope on June 30, 1859.
- 14. On June 23 in the year 930 the world's oldest parliament was established in this Nordic Island nation.

Down

- 1. Canadian actor Dan Aykroyd starred in this spooky comedy which premiered in June 1984.
- 3. Known for his role as Marty McFly in *Back to the Future*, Michael J. Fox was born in _____, Alberta on June 9, 1961.
- 4. Hockey Hall of Fame inductee, Cam _____, was born on June 6, 1965, in Comox, BC.
- 7. Famous for songs such as "Ironic" and "Hand in My Pocket", Alanis _____ celebrates her birthday on June 1.
- 10. Avril ______'s debut album *Let Go* was released on June 4, 2002.
- 11. This superhero movie, directed by Tim Burton, premiered in June 1989.
- 13. The first broadcast of this 24-hour news channel occurred on June 1, 1980.



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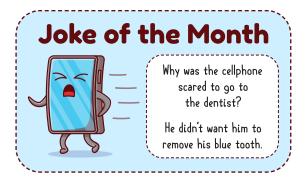
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NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.



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A TOWERING LOVE STORY

Canadian giantess Anna Haining Swan (about 2.41 m tall) married "Kentucky Giant" Martin Bates (about 2.36 m tall) on June 17, 1871. Their union proved that even among giants, love rises tallest.





ANNUAL BACKPACK PROGRAM

AB CONNECTIONS

PROGRAM TO HELP STUDENTS IN NEED TO ASSIST THEM WITH BACK-TO-SCHOOL FEES.

Give the gift of learning! We need the following school supplies: School bags, water bottles, ziplocks, lunch bags, pencil cases, art supplies, scissors, crayons, hygiene kits, markers, highlighters, glue, school snacks, and juice boxes.



Visit our Facebook page: 150 Martinbrook Rd NE, Calgary, AB T3J 3E3 *or we can send a volunteer to pick up the items*

FOR MORE DETAILS: Email us at contactsabconnections@gmail.com or call (403) 708-7924

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