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		Listed	Sold	Listed	Sold
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December	24	5	7	\$260,000	\$240,000
November	24	12	5	\$848,900	\$810,000
October	24	13	12	\$451,900	\$445,000
September	24	16	3	\$769,900	\$755,000
August	24	8	8	\$735,000	\$742,500
July	24	10	10	\$531,900	\$521,500
June	24	7	7	\$489,900	\$475,000
May	24	18	10	\$456,950	\$451,250
April	24	15	13	\$279,888	\$275,000
March	24	17	11	\$698,000	\$687,500
February	24	13	7	\$989,000	\$975,000

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

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EAU CLAIRE CONTENT**

**News, Events,
& More**



**Crime
Statistics**



**Real Estate
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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.

Connect with ECCA



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Development Update

Our vibrant community of Eau Claire is experiencing numerous transitions on the ground – many that you know about and some you may not.

The demolition of Eau Claire Market and the neighbouring River Run townhome complex began in February. Although our community knew this was coming for some time, there's no question the beloved market will be missed. The market was a landmark for community spirit, gathering, and fond memories. In its absence, we look to the future and new visions of what can be developed in its place.

Calgary's City Council recently accepted the province's new Green Line plan which no longer includes the Eau Claire Green Line station. With plans for this station being deferred indefinitely, the community will wait to hear from the City and Harvard Developments on how and when they might look to develop the former market and River Run lands. In the meantime, this approximately 7.25 acre/2.9 ha overall parcel of land will be leveled and graded.

The City of Calgary is looking to unveil the long-awaited Eau Claire Plaza in time for Canada Day celebrations. ECCA will know a more definitive timeline in the coming months but hear that the City is targeting a June completion date at the latest. The plaza will once again handily connect the heart of downtown to the Bow River pathway system and beyond.

Another exciting opening to take place later this spring is the Eau Claire Athletic Club (ECAC), an exclusive members-only private club set to open its doors in the iconic former Eau Claire YMCA. ECAC's owner, Telsec Property Corporation, has been passionately and meticulously renovating this special building to blend numerous past key amenities - such as the six-lane lap pool, squash courts, and fourth floor running track - with state of the art fitness tech, a 2,000 sq ft Nordic Spa, and two food and beverage outlets.

Kings on Fourth – the long-awaited new development from The LaCaille Group has broken ground at 4 Avenue and 5 Street SW. Kings on Fourth will set the benchmark for luxury in Calgary's residential condominium market and hotel industry.

Many of you will have noticed numerous office building conversions taking place within the boundaries of Eau Claire and further into downtown. Two of them have updated web pages where you can learn more about the vision. 525 – 3 Avenue is rebranding as The Hat, Eau Claire, offering luxury apartment living. 833 – 4th Avenue expects to open this year as extended stay suites under the Element by Westin brand. The ECCA board continues to reach out to the developers involved to get more information.

The largest potential development is of the two blocks bounded by Eau Claire Avenue and 2 Avenue, and 4 Street and 6 Street – please see the detailed article on this project in this newsletter.



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Land Use Amendment Update: 610 - 2 Avenue SW

Last fall you may have noticed several Land Use Amendment signs on the two large parking lots, between Eau Claire Avenue SW and 2 Avenue SW, and between 4 Street SW and 6 Street SW (see Figure 1). The City also mailed information on this application to Eau Claire residents. These two parcels of land have long been managed by QuadReal Property Group (QR) on behalf of the British Columbia Investment Management Corporation. QR have now applied to the City Planning and Development department for a high-density development.

With this application, QuadReal is currently proposing an eight-tower development, being approximately 20 to 40 stories in height (see Figure 2), which would add around 1,800 to 2,100 additional units to Eau Claire. The only known information that QR has shared is that this will be a phased development, built tower by tower, based on market demand with construction that could last 16-plus years. QR has said that they would plan to start construction with Tower Four, which is right across from the tall Princeton Grand condominium tower along Eau Claire Avenue SW.

There have been various discussions between ECCA, the City, and QuadReal in hopes of receiving more detailed information for the community. Currently as it stands, ECCA is opposed to this Land Use Amendment application based on the following priority issues and concerns and how it relates to the community of Eau Claire as a whole:

- QR wants to amend the Eau Claire Area Redevelopment Plan (ARP) with much higher density modifiers of approximately 25% on the west lot and 62.5% on the east lot. Our ARP is an official City of Calgary developed and approved document which should not be significantly amended for a developer without a new, comprehensive assessment, including shadow and traffic studies completed by the City and with input from ECCA.
- To date, QR has not presented any detailed plans for the community to understand what will be built, how it will be built (setbacks etc.), or what it is going to look like. ECCA strongly feels that these two very special parcels of land deserve a master-planned

approach which could better foster the association's mission of creating a vibrant connected community and hopefully more broadly integrate with any future plans for the Eau Claire market lands.

- QR has not conducted any meaningful community engagement with the exception of a virtual session that was held on October 23/24. This is concerning to ECCA as the residents and businesses of Eau Claire have not been given a proper chance to learn about and then comment to the City or our Ward 7 Councillor on this development.
- As part of QRs previous lapsed Development Permit for a larger, more master planned project, the City of Calgary sold the piece of 5 Street SW between Eau Claire Avenue SW and 2 Avenue SW to QR. Given the complete change of scope to QRs new development, ECCA feels it is no longer appropriate for QR to own and control this very important community roadway.
- ECCA has seen a drawing of the first planned building (Tower 4) which shows a proposal of the west curb of 5 Street SW being moved into the west lane of the roadway that is currently used by vehicles and bicycles. This would highly alter the working of this roadway even if QR does not intend to fully close it. This potential planned encroachment into 5 Street SW would effectively close off a large part of the current well-used roadway in order to add density at a serious cost to the community. We will keep the community informed on this important issue as the discussions unfold. This piece of 5 Street SW is integral to the community for many reasons. We have heard the City may be looking to re-acquire this roadway from QR and ECCA will actively work to encourage the City to do so.

Eau Claire is the original beating heart of Calgary. It's where Calgarian's have gone and will continue to go to connect with family and friends. We believe this application and any future development on these lands right off the Bow River pathway not only affects the residents and businesses of Eau Claire, but the entire city. ECCA will continue to update the community on this Land Use Amendment application.



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Should you wish to comment on this development you can email the following:

- Colleen Renne-Grivell, File Manager, City of Calgary
Planning and Development:
colleen.renne-grivell@calgary.ca
- Councillor Terry Wong, Ward 7: ward7@calgary.ca
- ECCA: info@eauclaire.ca



Figure 1



Figure 2



Birthday Sunflowers

On Vincent van Gogh's 134th birthday, March 30, 1987, his painting "Sunflowers" sold for a whopping £22.5 million! Talk about a priceless birthday tribute. Van Gogh, born in 1853 in Groot-Zundert, Netherlands, never saw fame in his lifetime, but his art now blooms in value like his beloved sunflowers.



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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	8		4			2	3	
	6		1					
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9			3					

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ECCA Call for Volunteers

TOGETHER WE CAN ACHIEVE GREAT THINGS

Are you interested in getting to know your community and your neighbours? Volunteering is a great way to get involved and to give back.

ECCA would love to have your help. Volunteer for the Board; a specialized sub-committee or a one-time event. Give as much or as little time as you're able.

Some of the things we could use your help with are:

- **Development Committee:** join our existing team and help review development proposals, evaluate their impact on the community and present our views to the City.
- **Event Committee:** help to brainstorm, propose and develop events and get them advertised in all of our buildings.
- **Volunteer Coordinator:** The volunteer in this role will help recruit and organize community volunteers for specific events and fundraising activities.
- **Communications Committee:** help our team spread the word about how much Eau Claire has to offer.
- **Building representative:** ideally you are on your condo board so we can get information to and from the Boards of all buildings not currently represented by ECCA Board members.
- **Bring in fresh ideas for how the ECCA can enhance the community**

Your skills, your interests and your time will ensure the success of upcoming events and help enhance life in Eau Claire.

Info@EauClaireCA.com



ECCA Survey of Resident Interests

TELL US WHAT'S ON YOUR MIND

It's our job to represent you, the residents of Eau Claire. We'd love to hear what's on your mind.

Some things we're involved in:

- Lot 6/River Hall activation.
- River Walk West development.
 - These two projects will form our Western Gateway, and we want to make sure they enhance our experience.
- Capital development.
 - There are some grants available if residents are interested in a new amenity such as a sports court (tennis, pickleball, basketball?)
- Social events.
 - Getting to know each other is the best way to present common concerns and understand all your perspectives.
- Former Eau Claire Market land development.
- 505 & 605 Eau Claire Avenue development.
 - The two large parking lots are looking for new Land Use designations and amendments to the Eau Claire Area Redevelopment Plan.
- Two-way communications with the Board
 - We want to hear from you, and we want to inform you.
 - If you're great with social media and want to help, let us know!

Let us know which of these things you care about (rate them 1 – 5 with 5 being very interested) and we'll prioritize the time we spend on them.

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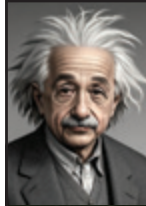


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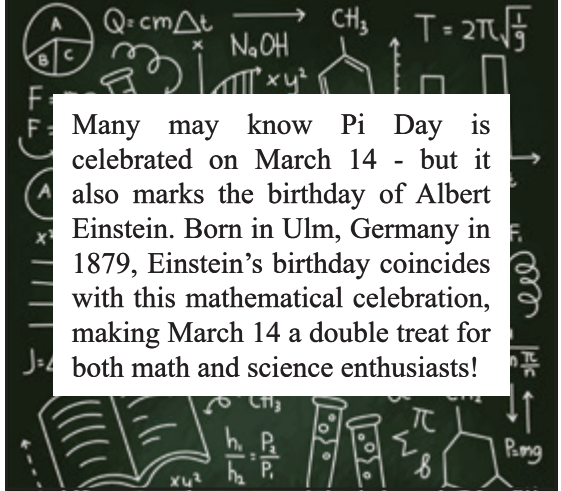
Photo Corner

by Lucia Juliao



Pi and Einstein, a Perfect Pair!

Many may know Pi Day is celebrated on March 14 - but it also marks the birthday of Albert Einstein. Born in Ulm, Germany in 1879, Einstein's birthday coincides with this mathematical celebration, making March 14 a double treat for both math and science enthusiasts!



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Tax season is here and below are some changes that will affect business taxes in 2025.

Transitioning to online mail for most business correspondence

Beginning in spring 2025, the Canada Revenue Agency (CRA) will make online mail the default for most business correspondence, delivering notices, and updates.

Changes for short-term rentals

New legislative changes require short-term rentals to be compliant with the short-term rental laws in the municipality/province in which they are located in order to claim deductions. Short-term rental hosts were required to comply with these applicable provincial and municipal registration, permit, license, and operating requirements by December 31, 2024.

The CRA is administering proposed capital gains inclusion rate legislation

On January 31, 2025, the Minister of Finance announced that the federal government is deferring—from June 25, 2024 to January 1, 2026—the date on which the capital gains inclusion rate would increase from one-half to two-thirds on capital gains realized annually above \$250,000 by individuals and on all capital gains realized by corporations and most types of trusts. The capital gains inclusion rate represents the portion of capital gains that is taxable.

For more information and other changes, visit www.canada.ca/en/revenue-agency.

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Word of the Month

Limerence: noun (li-mer-uhns)

A state of mind resulting from romantic feelings for someone.

Amelie experienced limerence for her coworker after they worked the event together.





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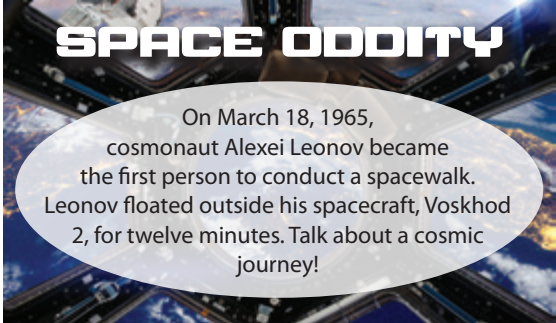



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SPACE ODDITY

On March 18, 1965, cosmonaut Alexei Leonov became the first person to conduct a spacewalk. Leonov floated outside his spacecraft, Voskhod 2, for twelve minutes. Talk about a cosmic journey!

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