

SEPTEMBER 2025

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# EAU CLAIRE CURRENT

THE OFFICIAL EAU CLAIRE COMMUNITY NEWSLETTER

**WHAT'S NEW IN EAU CLAIRE:  
GROWTH, SAFETY, AND  
COMMUNITY**



20  
25

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TODAY



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for Ward 7



terrywong.ca

**Tell Terry. Talk with Terry.  
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**Election Day: Oct. 20, 2025**

[ElectionsCalgary.ca/For-Voters.html](https://ElectionsCalgary.ca/For-Voters.html)

## 7 Real Solutions for Ward 7

- **Smart Growth, Not Blanket Rezoning**

Planning growth that fits the community—preserving character while welcoming thoughtful development.

- **Tax Dollars Delivering Results**

Focusing on core services and real outcomes—no waste, no delay—just real value for your money.

- **Safe Spaces, Secure Places**

Protecting our homes, streets, and parks with safety-focused planning and visible enforcement.

- **Free Residential Parking**

Protecting parking for residents—no fees, no hassle, just fair access in your neighbourhood.

- **Clean and Vibrant Downtown**

Revitalizing the heart of our city with cleaner streets, thriving businesses, and cultural energy.

- **Public Engagement, No Surprises**

Ensuring residents are heard before decisions are made—transparent, timely, and respectful.

- **Visit, Watch, Listen, and Learn**

Staying present in every community—open ears, open eyes, and open conversations.



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**Email [len@lenthwong.com](mailto:len@lenthwong.com)**

\*Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
July	25	8	7	\$449,900	\$420,000
June	25	13	6	\$712,450	\$700,750
May	25	9	3	\$399,000	\$387,500
April	25	13	9	\$955,000	\$945,000
March	25	12	9	\$259,900	\$257,000
February	25	10	4	\$1,297,500	\$1,264,500
January	25	13	6	\$956,500	\$941,500
December	24	4	7	\$260,000	\$240,000
November	24	10	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

To view more detailed information that comprise the above  
MLS averages please visit [eauc.mycalgary.com](http://eauc.mycalgary.com)



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**SCAN HERE TO VIEW ADDITIONAL  
EAU CLAIRE CONTENT**

**News, Events,  
& More**



**Crime  
Statistics**



**Real Estate  
Statistics**



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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](http://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!**  
[eauclaireca.com](http://eauclaireca.com)

**Contact us at [info@EauClaireCA.com](mailto:info@EauClaireCA.com)**

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## 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](http://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](http://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](mailto:publicsubmissions@calgary.ca) to register, and to receive further information on how to call in.

### BRAIN GAMES

## SUDOKU

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				2	6			

SCAN THE QR CODE  
FOR THE SOLUTION



## Best Photos of Eau Claire



Submit your best photos of Eau Claire to feature in next month's newsletter!

Email [marketingecca@gmail.com](mailto:marketingecca@gmail.com) with your photos and name/socials.

**Heather Hall**  
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# Update on QuadReal's Application to Change the ARP and DC

On July 25, ECCA received applications from QuadReal to amend the Area Redevelopment Plan (ARP) and Direct Control District (DC). These were scheduled for the Calgary Planning Commission (CPC) meeting on August 7. Thanks to Ward 7 Councillor Terry Wong, an all-stakeholders meeting was held on July 30, giving us the chance to address concerns directly with City representatives and the developer.

## Key Wins

ECCA successfully:

- Stopped the addition of “with the option for commercial uses throughout the majority of the development” to the ARP.
- Kept ARP clauses 4.4 and 6.1.3, which cap commercial use at 9,000 m<sup>2</sup>.
- Added language to the updated 2025 paragraph specifying the development will be “primarily residential” and will “transition from highest densities closest to the core and step down to lower densities adjacent to the river.”
- Removed vague phrases like “8.0 FAR with bonusing” and “across the entire site,” replacing them with clear FARs for each site that include all bonusing provisions.
- Removed “mixed-use” from the DC Purpose.
- Removed the following discretionary uses from the CC-X template:
  - Beverage Container Quick Drop Facility (bottle depot)
  - Cannabis Store
  - General Industrial – Light
  - Pawn Shop
  - Payday Loan
- Retained the existing limit of 10% commercial frontage along Eau Claire Avenue.
- Ensured the sunlight protection area explicitly includes the promenade.

## What We Couldn't Change

- Re-introducing a minimum unit size in section 5.4.1 to prevent extremely small condos.
- Adding more restrictive language to ARP 5.1.3.

• Removing the discretionary uses:

- Liquor Store
- Night Club
- City officials assured us size restrictions would limit these to boutique wine/whiskey shops or small venues (e.g., a jazz club), and only along 2 Avenue.

## Other Discussions

**5 Street Easement and Setbacks:** The City confirmed the Easement agreement takes precedence over both the ARP and DC. 5 Street will remain a two-way street with vehicle, bicycle, and pedestrian access.

## Next Steps

We've updated our CPC response letter to reflect both our wins and ongoing concerns. While we didn't achieve every goal, these outcomes were possible because residents spoke up and our team came prepared.

At the August 7 CPC meeting, some commissioners questioned whether our discretionary use wins were too restrictive but ultimately left them unchanged.

Thank you to everyone who participated—your involvement made a real difference.



## Fresh Produce!

'Tis the season for delicious fresh produce! Shirley's Greenhouses will be operating a farm stand at River Hall on Sundays from 11:00 am to 3:00 pm. Be sure to stop by!





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# Fall Into Fresh Skin



When you book the following services, you'll receive a **bonus \$200 skincare credit** to use toward your next treatment plus a **Brightening Sheet Mask** for every facial treatment.

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- **One Wrinkle Reduction treatment.** A skin-tightening treatment that smooths fine lines and wrinkles, restoring a firmer, more youthful-looking complexion.
- **One Professional Teeth Whitening service.** A brightening treatment that lifts stains and discoloration, revealing a whiter, more radiant smile.

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BEYOND THE BASICS

# Back-to-School Smiles

Back-to-school season isn't just about new notebooks and fresh sneakers — it's also the perfect time to give your kid's teeth the care they need to stay healthy all year long.



## DENTAL SEALANT

Quick, painless, and protective — sealants act like a shield against decay, especially for molars. Perfect for kids with a sweet tooth.

## SPORTS GUARD

Comfortable, custom-fitted protection for active kids — whether it's football, hockey, or basketball season.

## BRACES BOOST

Braces and retainers make cleaning tricky. That's why we recommend **fluoride rinse** and using **Waterpik** to help keep teeth strong, clean, and cavity-free.



Waterpik Cordless Advanced  
2.0 Water Flosser



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## Smile-friendly Snacking

Want a lunch that fuels your kid's body and protects their smile? Try these dentist-approved picks.



### Calcium Crew

Cheese sticks, yogurt cups, and almonds help build strong enamel.



### Crunch Cleaners

Apples, carrots, and celery naturally scrub away plaque while you chew.



### Sip Smart

Swap juice or soda with water to protect enamel and prevent cavities.



### Pro Tip!

If you can't brush after lunch, use **Cocofloss** to freshen your smile and get rid of food particles until your next brushing.

Smile out loud.

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# Centennial Smiles



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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## Contact Us

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## Cats, Canines, & Critters of Calgary



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Lulu, Signal Hill



Mika, Richmond Knob Hill



Mr. Fuggs, Christie Park



Rollie, Auburn Bay



Ruby, Glenbrook



Rusty, Glenbrook

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## 4 Avenue Development Update

ECCA is excited about the increased residential development along 4 Avenue SW.

Kings on Fourth will include 120 residential units along with office space and a hotel in a luxury mixed-use tower development.

Directly to the north on 3 Avenue are the two office-to-residential conversions, which together will add 282 residential units this year.

At the corner of 4 Avenue and 7 Street is The Loft, which is also scheduled to open in 2025 and add another 56 homes in our neighbourhood.

Trico Homes is joining in with a proposed new residential development with commercial at-grade right beside The Loft. This is very preliminary; they are looking for a land use amendment right now, but we are excited at the prospect of more residential development in our neighbourhood.

Just across 4 Avenue, Cantiro is scheduled to add 340 residential units by 2028 and Cidex will complete another 234 in the same year.





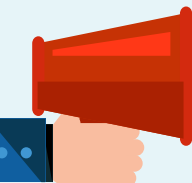
# A Great Time at Café con Dos Leches

We had an amazing time at Café con Dos Leches in August—a free, inclusive celebration that brought our community together through music, dancing, and connection. Inspired by Dos Leches’ mission to activate public spaces and create welcoming events for all, the afternoon was filled with dancing, picnics, and laughter.

From kids twirling to the beat to neighbours meeting for the first time, it was a beautiful reminder of how joyful and vibrant our city can be when we gather.



# Call for Feedback



We value hearing from you—it all helps us make Eau Claire the best it can be. While we listen to concerns, it’s just as important to hear what you’ve enjoyed in our community, so we can make more of it happen. Share your ideas at [info@eauclaireca.com](mailto:info@eauclaireca.com).

the

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# Age-Friendly Calgary Essential Numbers for Seniors in Calgary

<b>9-1-1 Emergency (24-Hour)</b>  For EMERGENCY medical, fire, and police response. Call the non-emergency police line at <b>403-266-1234</b> to report an incident that is not an emergency.	<b>403-SENIORS (403-736-4677) The Way In</b>  Information, advice, and help accessing programs and benefits for older adults.
<b>8-1-1 Health Link (24-Hour)</b>  Health advice (including dementia advice) from a registered nurse.	<b>403-266-HELP (403-266-4357) Distress Centre and SeniorConnect (24-Hour)</b>  Crisis support and urgent social work response (including if you are concerned about a senior at risk in the community).
<b>3-1-1 City of Calgary (24-Hour)</b>  Information on all City of Calgary services. <a href="http://www.calgary.ca">www.calgary.ca</a> .	<b>403-943-1500 Access Mental Health</b>  Non-urgent advice on navigating the addiction and mental health system.
<b>2-1-1 Community Resources (24-Hour)</b>  Information and referrals for community and social services. <a href="http://www.ab.211.ca">www.ab.211.ca</a> .	<b>403-705-3250 Elder Abuse Resource Line (24-Hour)</b>  Confidential information and support, or to report a suspected case of elder abuse.

Telephone language interpretation service available on all lines.

## Alcohol in Parks Program at Peace Park

Adults can enjoy responsible alcohol consumption in a designated area of Peace Park (311 8 St SW, near River Hall) from 11:00 am to 9:00 pm daily. Look for onsite signs to confirm the permitted area, alcohol is prohibited outside these boundaries.

### Program Background

Launched as a pilot in 2021, the Alcohol in Parks program has been popular, with over 1,500 bookings in its first season. Surveys show 65% of Calgarians support it, 96% found it a great alternative to being indoors, and 73% said it increased their park visits.

### Key Rules

- Drink in moderation and follow Canada's low risk drinking guidelines.
- Public intoxication, disruptive behaviour, and public urination are not tolerated.
- No alcohol outside designated areas.
- Remove all garbage and empty containers before leaving.

### Special Events

When a festival or event is taking place at Peace Park, alcohol can only be purchased from licensed vendors; outside alcohol is not allowed.

### Why Peace Park?

This location serves a high-density neighbourhood where many residents don't have private outdoor space to gather with friends and family.

### Report Issues

If someone isn't following the rules, call the non-emergency line at 403-266-1234. For urgent situations, call 9-1-1.



## YOUR CITY OF CALGARY

## Celebrate Calgary Culture Days This September

by The City of Calgary



Calgary Culture Days showcases the people, places, and stories that make our city one of a kind. From September 1 to 30, experience this city-wide celebration of local arts, culture, heritage, and community spirit.

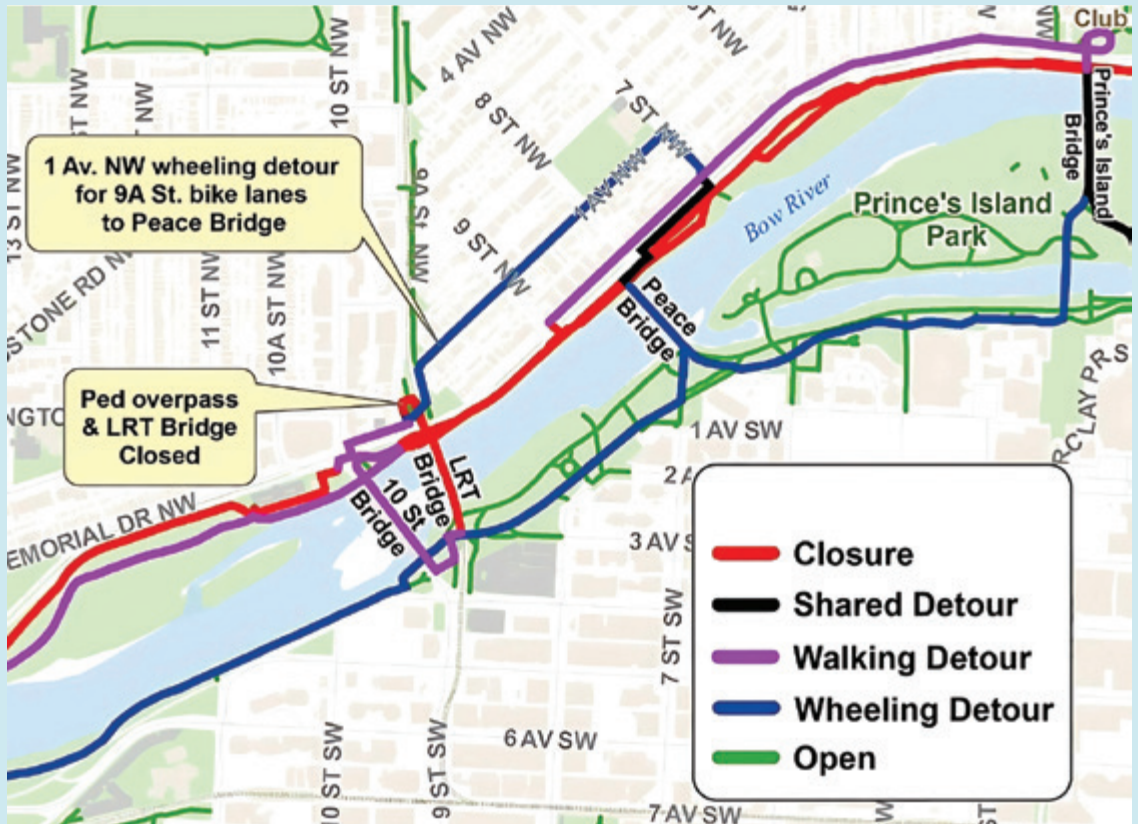
Events are taking place downtown and in neighbourhoods across the city—many of them free and family-friendly. Whether you're catching a live performance, exploring a pop-up exhibit, or taking part in a hands-on workshop, there's something to discover around every corner.

It's your chance to connect with Calgary's creative scene and celebrate the vibrant cultures that shape our city.

See what's happening near you at [calgary.ca/culturedays](https://calgary.ca/culturedays).

## Pedestrian Pathway Closures

For Eau Claire residents headed to Kensington, the Bow River Pathway, as well as the pedestrian bridge to the LRT, will be fully closed from August to October 2025 due to the ongoing Sunnyside Flood Barrier Project.



## La La La...

In September 2001, Kylie Minogue released "Can't Get You Out of My Head" - and the world couldn't! The hypnotic pop song topped charts in over 40 countries and became the biggest smash hit of her career. La la la... you'll be humming it all day now.







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# Semi-Annual Super Thrift Sale

**Saturday, September 27**

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**Hillhurst-Sunnyside Community Centre**

**1320 - 5th Avenue NW**



**Get great deals on household goods,  
clothing & shoes for all, fashion accessories,  
vintage & boutique items, collectibles,  
art, books, toys & much more**

**Don't forget to bring your tote bag!**



**For More Information:**  
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# **PUBLIC SAFETY & CRIME PREVENTION EDUCATION SESSION**

**Wednesday, Sept. 24, 2025  
3 – 4 p.m.  
Suite 400 – 315 8th Ave. S.W.**

## **WORD OF THE MONTH**

**RIGMAROLE: NOUN (RIG-MUH-ROHL)**  
Something long, tedious, and complicated.

*Mr. Scott went through the usual social rigmaroles at the party.*



# BUSINESS CLASSIFIEDS

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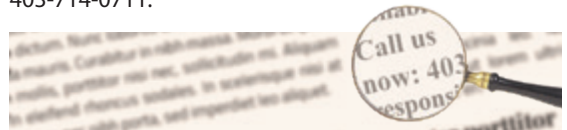
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## FUNambulist



Philippe Petit is famous for walking a high wire between the two twin towers of the World Trade Center in 1974. Did you know that a tightrope walker is actually called a funambulist? I'm not sure how fun that sounds, but it sure is impressive!

## The David

As a symbol of the strength and independence of the Florentines, the statue of David was commissioned to be placed at the entrance of Palazzo Vecchio. On September 8, 1504, this marvellous piece was revealed to the city. Unsurprisingly, everyone loved it!



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**A 'WICKET' DAY!**

On September 25, 1844, the USA were totally stumped when Canada beat them by 23 runs in the first international cricket match. Played at St. George's Cricket Club in New York, it was a totally 'wicket' moment in Canadian sports history!

FIFTH AVENUE  
**Club**

**FIFTH AVENUE CLUB**

"SERVING THOSE WHO LIVE AND WORK IN THE DOWNTOWN CORE"



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