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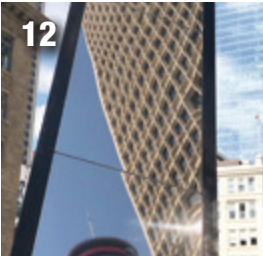
\*Guarantee is being offered by Greater Property Group.  
Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
May	25	13	3	\$399,000	\$387,500
April	25	13	9	\$955,000	\$945,000
March	25	12	9	\$259,900	\$257,000
February	25	11	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

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

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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)**



## More Homes Coming to Eau Claire and Downtown Calgary

Downtown Calgary is undergoing a major transformation, with ten new office conversion projects recently announced—adding over 1,100 new homes and welcoming approximately 2,000 new residents to the core.

Some of these projects are located right here in Eau Claire:

- The Hat
- The Residences
- The Element
- The Loft

These redevelopments will breathe new life into former office buildings, turning them into vibrant residential spaces and contributing to the revitalization of our neighbourhood.

The City of Calgary, supported by \$52.5 million from the federal Housing Accelerator Fund, is investing \$80.6 million into these new conversions. In total, 21 office towers across downtown are being converted, removing over 2.6 million square feet of unused office space and creating more than 2,600 new homes.

This effort is part of Calgary's Downtown Strategy and Home is Here: Calgary's Housing Strategy, both focused on improving housing affordability, increasing downtown vibrancy, and supporting local businesses.

We're excited to welcome new neighbours and see Eau Claire continue to evolve as one of Calgary's most dynamic communities.

### Québec Village



On July 3, 1608, a trading post was established on the site of present-day Québec City

that was part fort and part village. Samuel de Champlain fostered fur trades and used this building as a base. We're sure it looked a whole lot different back then!



## 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](http://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.

## THINKING ABOUT THE FUTURE?



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**EAU CLAIRE**  
PARTNERS

By the time this article is published, we expect the Eau Claire Plaza to be fully reopened, festivals in full swing, and access to Prince's Island Park to be clear and direct over the new Jaipur Bridge. It felt like this project took forever, and there were some big concerns that we had to get involved in – your ECCA is very proud of the nine mature evergreens we managed to save! Transparency, honesty, and openness from all stakeholders has resulted in a beautiful, refreshed space that has increased flood resiliency at its core.

We're now involved in a new Land Use proposal from QuadReal Property Group for the last remaining significant residential space in the neighbourhood. I hope that many of you had the chance to attend the open house they held on June 10. If you couldn't make it, please go to our webpage to view the presentation boards they shared with the community.

The land use proposal QuadReal submitted in June 2025 is significantly better than the one they shared in October of 2024, but there are still areas of concern. We are pleased they have reduced their proposal for FAR from 7.50 on the West and 9.75 on the East to 6.00 across the board. This is still an increase from the ARP because they will have the option to participate in bonus density later, but it's a step in the right direction.

They informed us that they were advised by the City to use CC-X as their base template for this project. This concerns us because it is explicitly a mixed-use designation with "light industrial" discretionary uses. We explained our preference for CC-ERR which is an explicitly residential designation with light commercial discretionary uses. QuadReal promised to discuss that with the City. We reiterated that any designation template that does not include the word "industrial" will be a big improvement.

ECCA is strongly in favour of petitioning the City to exclude above ground parking and utilities from the overall FAR calculation. If they agree, then a lower FAR will ensure units that are more reasonably sized. In our experience, the City takes a template and then can make any changes they want to it. We advised QuadReal that we would support them if they chose to ask for this.

We talked for some time about +15 access. We're generally in favour, but it's not a deal breaker; we understand their security concerns.

ECCA will continue to follow up on this project and express our concerns to both City Planning and Terry Wong.

**QUADREAL  
PROPERTY  
GROUP**

## Site Location & Context

- The site is 6.29 acres
- Comprised of two city blocks bound by 4th and 6th Streets SW and Eau Claire and 2nd Avenues SW, and includes 5th Street SW
- Adjacent to the Bow River Pathway, Prince's Island Park, Downtown business district, existing transit corridors, and the future Eau Claire Green Line station
- Highly connected location suitable for high density, residentially focused development.
- Currently undeveloped — used as parking lots.





# About the proposed changes

QUADREAL  
PROPERTY  
GROUP

The vision for the site is a primarily residential development complemented by ancillary uses such as restaurants, cafes, and convenience retail to support a vibrant community. To support this, QuadReal has submitted a Land Use Redesignation and ARP amendment.

## Land Use Redesignation

The proposed land use will increase the total number of residential units and gross floor area to allow up to one additional tower to be developed. The proposed Direct Control District will allow for a vibrant mixed-use, community oriented development defined by residential as the primary use.

## ARP Amendment

An ARP amendment includes amending the density policies to remove the limitations on the number of dwelling units and amending the density map to allow for the proposed FAR.



Land Use Redesignation



ARP Amendment

- Study Area Boundary
- Commercial
- Eau Claire Plaza
- Mixed Use
- Public Open Space
- Residential
- Public Open Space
- Red Line LRT
- Future Green Line LRT
- Maximum Floor Area Ratio
- Maximum Building Height
- Regulate Use of Density Pool or Bonus, See Sections 4.4.2
- 25 Storied Maximum for One Tower
- 20 and 15 Storied if Two Towers

## Cats, Canines, & Critters of Calgary



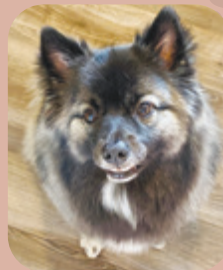
Lily and Fern, Calgary



Enzo, Calgary



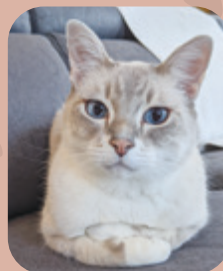
Molly, Elbow Scene



Roscoe,  
McKenzie Towne



Stella,  
Elbow Scene



Tigger,  
Elbow Scene



Willow,  
McKenzie Towne

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## ECCA AGM May 21 Recap

Eau Claire is Calgary's smallest community at just under 1,900 residents and it's important for us to band together to speak for the community and gather support for us as a distinct residential neighbourhood. We had several guests from both the public and private sphere generously give us their time at the AGM. We are extremely grateful to all of them.

City Councillor for Ward 7, Terry Wong, spoke for a few minutes and answered questions; he remained to discuss individual concerns with residents. ECCA has had a strong relationship with the Ward 7 office for several years and we are grateful for all the time Terry has given us.

Dennis Hoffart represents the Eau Claire Public Realm and spoke to the public projects from the Plaza to the RiverWalk and everything in between. The Plaza is expected to reopen before this newsletter is published, finishing off several years of projects including the new Jaipur Bridge and the flood resilient Eau Claire Promenade. Dennis also updated us on the 8 Street Revitalization project – almost all of the section within Eau Claire should be complete before you read this, while sections south to 10 Avenue will continue construction through 2027.

Lindsay Fischer from River Hall spoke about what we can expect this summer as River Hall transitions from a trial project to a permanent event space along our Western Gateway.

Alix Williams, from the Eau Claire Athletic Club, gave us the welcome news that the facility planned a staggered opening through June.

Jeff Hyde and Miguel Martinez from Quad Real fielded several questions regarding their project at the heart of our community.

Sergeant Carey Nelson, District 1 Community Resource officer spoke about safety and security in the neighbourhood and remained to discuss individual concerns with attendees.

We are excited to share that there has been a renewed interest in joining the ECCA Board of Directors. This is a strictly volunteer board, and we appreciate the four new members who joined us. At the same time, we want to recognize the tremendous contribution of Doug Hay

who has acted as our Treasurer for eight years with integrity and professionalism and has led our Safety and Security sub-committee with compassion. He has retired and he will be missed.

And thank you to all the residents who came out to participate – you are why we do everything.



### Best Thing Since Wrapped Bread!

Ever wonder where the phrase “best thing since sliced bread” comes from? Well, it all started on July 7, 1928, when the Chillicothe Baking Company became the first to sell pre-sliced bread thanks to a machine invented by Otto Frederick Rohwedder. Back then, sliced bread was the best thing since wrapped bread!



## Bow River

*by Garth Paul Ukrainetz*

Bow River, Bow River, O where is your quiver  
Where are the arrows you hide deep inside  
Take aim for the moon, let them fly thru the heavens  
Shooting like stars over Calgary skies

Bow River, Bow River, melt of glaciers deliver  
Water flows pure from the mountaintops high  
Your destiny's duty to guard and protect it  
Transporting for all under big prairie sky

Bow River, Bow River, always generous giver  
Jubilation you bring to Alberta's dry land  
For water is life, you bestow of it freely  
Grateful animals drink from the palm of your hand

Bow River, Bow River, mighty warrior consider  
While forward you lead, we'll be watching your back  
To be perfectly clear, we can't take you for granted  
Drought and pollution will sneak and attack

## 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, sprint, or wheel in a chair.

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

### Dates:

- 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!



## 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.



# My Favourite Calgary Public Artwork

by Richard White

I am often stumped when someone asks, “What’s your favourite Calgary public artwork?” It’s a difficult question—there are thousands to choose from, with new ones added almost every month. First, I ask, “Do you mean mural, statue, sculpture, or installation?” When I think “public artwork,” I usually picture something sculptural—traditional or modern, perhaps with multiple elements.

Recently, while browsing my photo library, one downtown Calgary sculpture stood out: Jill Anholt’s *Emergent*. It’s a strange, ribbon-like wooden sculpture at the corner of 1 St and 9 Ave SW, on the plaza of The Edison (formerly the Pan Canadian office building), across from the historic Fairmont Palliser Hotel and Grain Exchange buildings.

I like it because it is both interactive and functional—I’m a sucker for public art that invites exploration. With *Emergent*, there are three spots along the undulating ribbon where you can sit and people-watch or wait to meet someone. It also looks like the ribbon has been cut in one place, with two ends emerging from the ground. Inside the cut pieces are two larger-than-life vertical mirrors that reflect the surrounding buildings in fun, distorted ways. They create great photo opportunities for locals, tourists, and street photographers.

The title *Emergent* adds another layer. The word means “in the process of becoming prominent” or “something taller than what surrounds it.” At first, this seemed ironic, since the surrounding buildings tower over it. But the mirrors reflect Calgary’s towers rising from the flat prairies—perhaps a subtle nod to Calgary’s growth as Western Canada’s major financial and business centre over the past 50 years. Or even its emergence as one of North America’s notable art centres—think Glenbow, National Music Centre, Alberta University of the Arts, Mount Royal Music Conservatory, and those thousands of public artworks I mentioned earlier.

A bit of research revealed that *Emergent* was also inspired by its location near the Canadian Pacific Railway (now Canadian Pacific Kansas City Railway) tracks. The railway played a key role in shaping Calgary, determining where the downtown is located today. The wooden slats

reference railway ties, and a track is embedded in the wood. The vertical mirrors are angled to reflect iconic buildings in the area—the Calgary Tower, the Palliser Hotel, the Grain Exchange Building, and Calgary’s tallest building, Brookfield Place.

The sculpture was manufactured by Heavy, a Calgary-based leader in public art fabrication. They also constructed Jaume Plensa’s *Wonderland*—the iconic white head at The Bow tower—and are creating the new pillowy panels for the Glenbow’s façade.

For me, *Emergent* is a favourite because form and function meet to create something playful, useful, and thought-provoking.

Though Anholt lives in Vancouver, Calgary must feel like a second home—she has several other sculptures here:

## Marking

Located at The Confluence Park/Fort Calgary, this work consists of carved wood posts outlining the original 1875 Fort Calgary. At night, it glows red, creating an eerie, dreamlike experience.

## Below/Before/Between

Located at the 5 Street SW underpass between 9 Ave and 10 Ave, this series of light blue barriers suggests a gentle flow of water—an homage to Calgarians’ love of the Bow and Elbow rivers.

## TransitStory

A kinetic installation of 30 life-size human sculptures, fabricated from steel and painted in cheerful colours. As you walk past them, the colours shift, creating a playful experience. You can sit among the figures or admire them from afar. Currently located at the 45 Street LRT Station (they were originally at the Convention Centre Station downtown).

## Charged Line

Along the side of the South Calgary Emergency Response Station on 14 Ave SW, five sculptures cleverly resemble dancing fire hoses and also function as lights. The title might reference live electrical wires or, as I see it, hoses flailing from water pressure—a fun, functional piece.

Around the world these days, public art is being embraced as a means of making cities and communities more attractive places to live, play, and work. Calgary is no exception.





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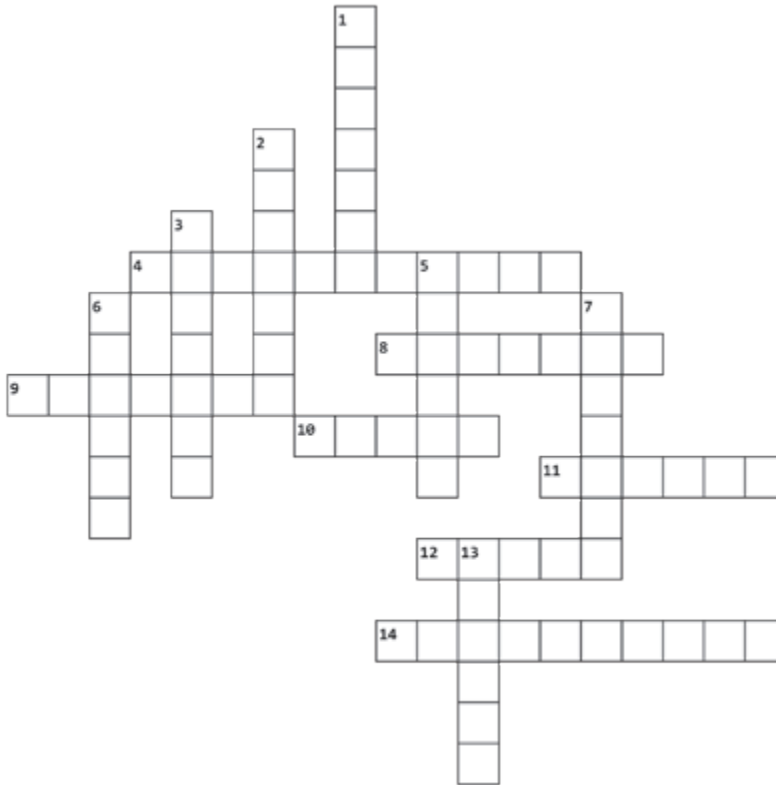
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# July Crossword



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## Across

4. Harper Lee's Southern Gothic novel, *To Kill a \_\_\_\_\_*, was published on July 11, 1960.
8. In July 1930 this South American country hosted the first FIFA World Cup.
9. The revolutionary portable audio player made by Sony launched in July 1979.
10. Gymnast \_\_\_\_\_ Comăneci scored a perfect ten on July 18, 1976, at the Montreal Olympic Games.
11. The name "Canada" comes from this Huron-Iroquois word for "village".
12. Talented Calgarian Tate \_\_\_\_\_ celebrates her 22nd birthday on July 1.
14. Lucy Maud \_\_\_\_\_, author of *Anne of Green Gables*, got married on July 5, 1911, in Park Corner, PEI.

## Down

1. On July 30, 1935, this well-known publishing company, named after an Antarctic animal, published their first books.
2. The action thriller *Die Hard* starring Bruce Willis and Alan \_\_\_\_\_ premiered on July 22, 1988.
3. The popular mobile game, \_\_\_\_\_ GO, launched in July 2016.
5. Starring Canadian actor Ryan Gosling, this positively pink film premiered on July 9, 2023.
6. Founded by Canadian musician Sarah McLachlan, the first \_\_\_\_\_ Fair, an all-female music festival, occurred on July 5, 1997.
7. On July 8, 1996, the Spice Girls released this song as their debut single.
13. This North American country made their national anthem official on July 1, 1980.



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## GAMES & PUZZLES

### Guess the Canadian Legend!

1. This famous hockey player holds or shares 61 NHL records.
2. This inventor's mom and wife were both deaf.
3. This inspirational man ran for 143 days, beginning in St. John's, Newfoundland.
4. The first band this incredible musician was ever in was called "The Jades".
5. This popular scientist and media personality is best known for hosting *The Nature of Things*.
6. This *Matrix* star is an avid motorcyclist and even co-founded a motorcycle manufacturing company.



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