

**Plus 15 Policy Implementation – Amendments to Land Use Bylaw 1P2007 and Eau Claire Area Redevelopment Plan – IP2022-0111**

**RECOMMENDATION(S):**

1. That the Standing Policy Committee on Infrastructure and Planning forward this report (IPC2022-0111) to the 2022 March 29 Combined Meeting of Council.
2. That the Standing Committee on Infrastructure and Planning recommend that Council:
  - (a) Give three readings to the proposed Bylaw for amendments to the Land Use Bylaw 1P2007 (Attachment 2); and
  - (b) Give three readings to the proposed Bylaw for amendments to the *Eau Claire Area Redevelopment Plan* (Attachment 4).

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2022 MARCH 3:**

That Council:

1. Give three readings to **Proposed Bylaw 20P2022** for amendments to the Land Use Bylaw 1P2007 (Attachment 2); and
2. Give three readings to **Proposed Bylaw 22P2022** for amendments to the *Eau Claire Area Redevelopment Plan* (Attachment 3).

**HIGHLIGHTS**

- The Plus 15 Policy was approved on 2021 July 3. The proposed amendments to the Land Use Bylaw 1P2007 and the Eau Claire Area Redevelopment Plan will bring these documents into alignment with the approved 2021 Plus 15 Policy. Two additional Land Use Bylaw housekeeping amendments are proposed to correct an omission from amending Bylaw 46P2021 and to amend the definition of City Manager.
- **What does this mean for Calgarians?** Bringing to alignment policies and terminology used within City's plans, bylaws and the building code related to the Plus 15 Network will foster consistent expectations between the development industry and the City.
- **Why does this matter?** Planning policies and the Land Use Bylaw relevant to the Plus 15 Network have not been updated over the last 37 years. It is time the Land Use Bylaw and relevant local area plans are aligned with the New Building Energy Code.
- Updating relevant plans and policies to align with the new *Plus 15 Policy* is one of the first steps to ensure the Plus 15 network is flexible to evolve with the Greater Downtown.
- The Plus 15 network is a partnership between the City and downtown property owners. Plus 15 network operations are carried out by property owners and will continue to be outlined in Plus 15 Development Agreements.
- The new Plus 15 Policy was adopted by Council in July 2021, replacing in full the 1984 +15 Policy. With the adoption of the new Plus 15 Policy, Council also directed Administration to update relevant bylaws, policies and plans that are affected by the Plus 15 Policy, by Q1 2022 (Attachment 1).
- Strategic Alignment to Council's Citizen Priorities: A city that moves.

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### **DISCUSSION**

Highlights of the New *Plus 15 Policy* include:

- Design and performance criteria for new Plus 15 links;
- Plus 15 boundary adjustments to include the future Green Line station in Eau Claire and portions of Chinatown. Contraction of the boundary out of East Village, West Downtown and the Beltline;
- Incorporation of *Plus 15 Design Guidelines* into the *Plus 15 Policy*. The *Plus 15 Design Guidelines* provide more rigorous technical requirements to bridge and network design. To date these rules have been addressed in the Land Use Bylaw; and
- Simplification of the Plus 15 Fund contribution formula.

Highlights of implementing amendments to the Land Use Bylaw and Eau Claire Area Redevelopment are:

- Updating of all defined terms related to the Plus 15, in the *Land Use Bylaw* (1P2007) and replacing previously defined terms throughout the Bylaw to be consistent with the same terms used in the new *Plus 15 Policy*.
- Amending rules in the Land Use Bylaw to provide more flexibility in bridge design and referencing the *Plus 15 Policy* where more specific criteria are to be considered.
- Amending policies of the *Eau Claire Area Redevelopment Plan* that provides direction for future bridge designs within the Eau Claire community to have regard for adjacent communities, specifically Chinatown.

Rationale for removing technical bridge requirements from the Land Use Bylaw:

- Requirements in the Land Use Bylaw are no longer consistent with the New Energy Code.
- The rules will be incorporated in the *Plus 15 Design Guidelines*, which will form part of the *Plus 15 Policy*.
- Housing the technical considerations under the *Plus 15 Policy*, rather than under the *Land Use Bylaw* will allow the technical requirements to be updated periodically as needed without necessitating approval by Council.
- This will allow Administration to respond in a more timely fashion as need arises.
- There is no risk of removing the technical requirements from the Land Use Bylaw prior to the completion of the *Plus 15 Design Guidelines*, a supporting document referenced in the new *Plus 15 Policy*. Administration will remain the Development Authority, having full discretion to approve Plus 15 bridge and public easement spaces. Administration's approval will be guided by the new *Plus 15 Policy*.
- These recommended changes will provide clarity and consistency between the new Plus 15 Policy, local area plans, and the Land Use Bylaw.

The housekeeping Land Use Bylaw amendments proposed in the amending bylaw are technical in nature and are not a result of updating the *Plus 15 Policy*. The recommended changes are:

1. To amend the definition of City Manager, resulting from the City's organizational realignment.

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2. To add the use of “Health Care Service”, which was an omission from amending Bylaw 46P2021.

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

Input from the Chinatown Corporate Alignment Team (comprising of various internal departments providing technical input on various matters concerning the implementation of Plans and Policies affecting Chinatown) and community of Chinatown was taken into consideration during the same time. A Briefing Note to the Ward 7 Councillor’s office and the Eau Claire and Chinatown Community Associations was provided for the *Plus 15 Policy* on December 13, 2021.

**IMPLICATIONS**

**Social**

The Plus 15 network provides connections to entertainment and cultural destinations with bridges connecting Arts Commons and the Glenbow Museum to underground parking in adjacent buildings. The network safely moves school groups for educational excursions at cultural destinations such as Glenbow Museum.

**Environmental**

The Plus 15 network reduces the likelihood of vehicle trips within downtown during inclement weather since the network is climate-controlled. This results in the reduction of greenhouse gas emissions and decreased reliance on vehicular trips.

**Economic**

Plus 15 connectivity also attracts businesses to lease commercial space and is an important amenity for tenants.

**Service and Financial Implications**

**No anticipated financial impact**

**Risk**

Without implementing changes to the Land Use Bylaw that align with the new *Plus 15 Policy*, confusion may arise between Administration and industry stakeholders at the implementation stage; regarding the current differences in technical requirements and terminology used across Council approved plans, bylaws and policies.

**Planning & Development Report to  
Infrastructure and Planning Committee  
2021 March 3**

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IP2022-0111  
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**ATTACHMENT(S)**

1. Previous Council Direction, Background
2. **Proposed Bylaw 20P2022**
3. **Proposed Bylaw 22P2022**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning and Development	Approve
Trudy Wobeser	Law	Approve