

PROPOSED

IP2022-0111
ATTACHMENT 3

BYLAW NUMBER 22P2022

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE EAU CLAIRE AREA REDEVELOPMENT PLAN BYLAW 2P95 (IP2022-0111)

WHEREAS it is desirable to amend the Eau Claire Area Redevelopment Plan Bylaw 2P95, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Eau Claire Area Redevelopment Plan attached to and forming part of Bylaw 2P95, as amended, is hereby further amended as follows:

(a) Delete Section 6.0B.4.9 in its entirety and replace with the following:

“Plus 15 bridges may be considered within the Plus 15 boundary as defined by the Plus 15 Policy. The existing Plus 15 commitments in Figure 9 will be honoured and additional Plus 15 bridges may be considered to link to the future Green Line Station in Eau Claire with surrounding developments. In order to encourage active streetscapes direct access from grade to Plus 15 connected buildings will be encouraged.”

(b) Delete Policy 6.0B5.8 in its entirety and replace with the following:

“In order to minimize impact to landscape views to the river along Barclay Mall and landmark views to the Chinese Cultural Centre along 2 Avenue SW, new Plus 15 bridges shall incorporate transparent and translucent design treatments and other innovative design solutions.”

(c) Delete Policy 12.4.3 in its entirety and replace with the following:

“Plus 15 connections should be built where practical to link developments in Eau Claire with the downtown commercial core and the LRT (Figure 9). Plus 15 connections should be designed sensitively to respect view corridors towards significant landmark structures and be located a minimum of one block from the landmark structures. This should include areas beyond the Eau Claire community. At the Development Permit stage, detailed designs will be reviewed and considered by Administration to account for all relevant considerations.

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In order to reinforce a vibrant public realm for residents of Eau Claire and users of Eau Claire Plaza and surrounding amenities as well as preserve views of the escarpment to the north along Barclay Mall and to the Chinese Cultural Centre along 2 Avenue SW, no Plus 15 connections shall be supported as a connection of the E1 lands with the riverbank, or directly one block west of the Chinese Cultural Centre.”

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____