



Plus 15 Policy Implementation - Amendments to Land Use Bylaw 1P2007  
& Eau Claire Area Redevelopment Plan

IP2022-0111

*Public Hearing of Council*

March 29, 2022

ISC: Unrestricted



## Recommendation

That the Standing Policy Committee on Infrastructure and Planning forward this report (IPC2022-0111) to the 2022 March 29 Combined Meeting of Council.

That the Standing Committee on Infrastructure and Planning recommend that Council:

- i. Give three readings to the proposed Bylaw for amendments to the Land Use Bylaw 1P2007 (Attachment 2); and
- ii. Give three readings to the proposed Bylaw for amendments to the *Eau Claire Area Redevelopment Plan* (Attachment 4).

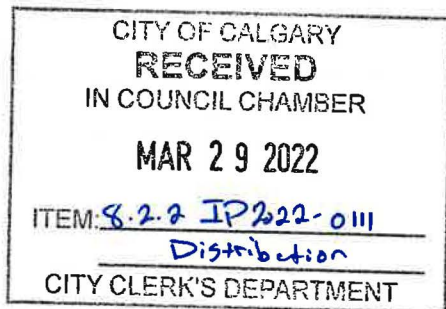
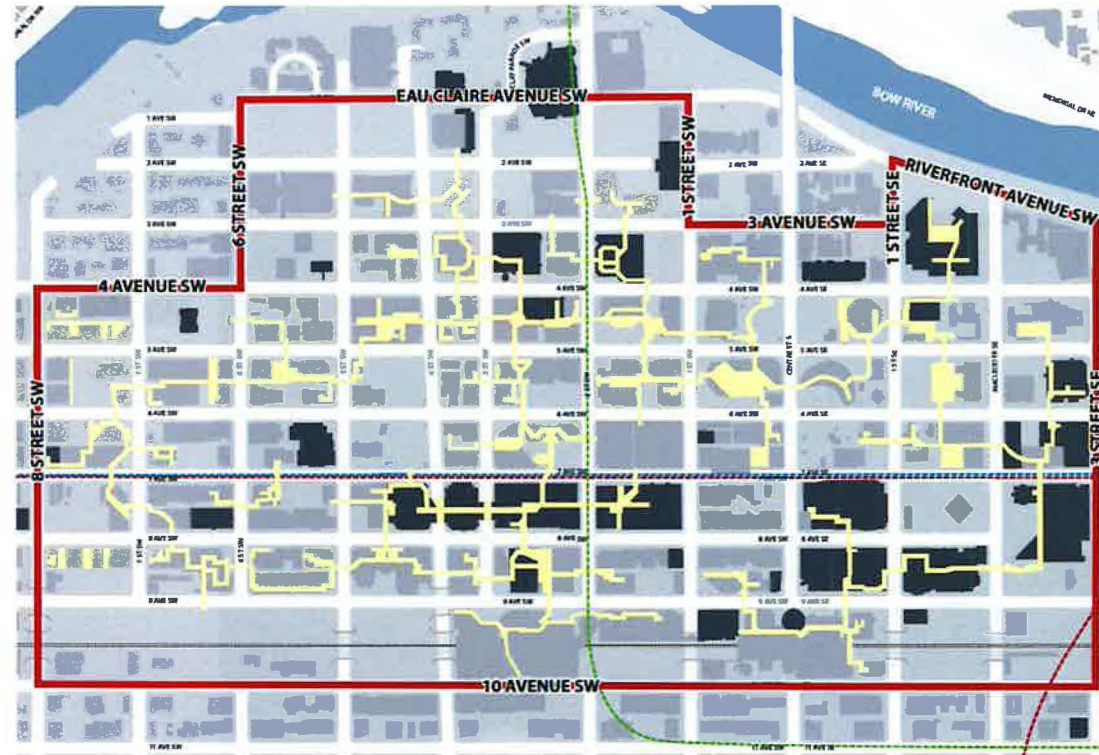


# Why We Are Here

New Plus 15 Policy adopted by Council in 2021 July

Plus 15 Policy has expanded the Plus 15 Network into Eau Claire

Implementation of this Plus 15 Policy requires housekeeping amendments to affected Local Area Plans and the Land Use Bylaw







# Amendments to Land Use Bylaw 1P2007

## Updates to Plus 15 Terminology

- Updating all defined terms related to the Plus 15 Policy.
- Changes to address clarity in the protocols

## Updates to CR20 District (Bonus Density Rules)

- Update rules to align with new Energy Code
- Update all relevant rules with updated defined terms

## Other Housekeeping Amendments from the Land Use Bylaw Sustainment Team:

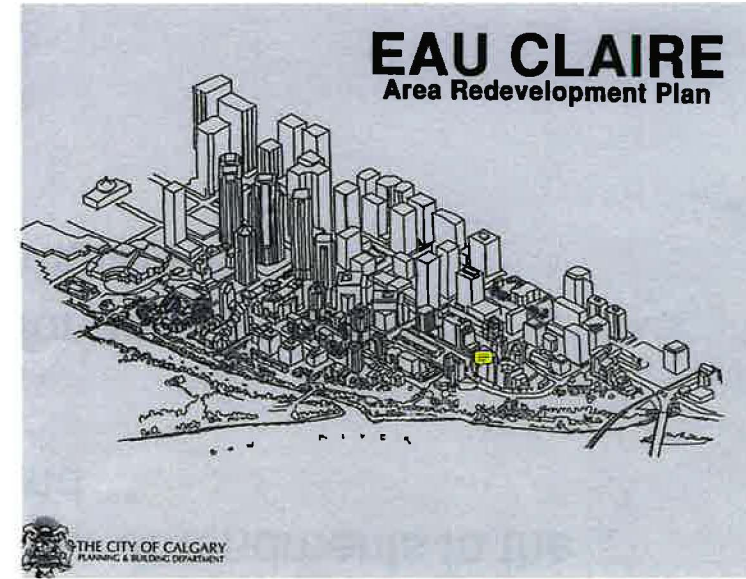
- Correcting omissions from amending Bylaw 46P2021
- Amend definition of *City Manager*





# Amendments to Eau Claire ARP

- Recognize expansion of Plus 15 Network into Eau Claire (Greenline - 2 Street SW LRT Station)
- Policies to guide design of Plus 15 Bridges to have consideration for landmark view (Chinese Cultural Centre)
- Policies to direct Plus 15 Network expansion to optimize connections to future Greenline Station (2 Street SW)





## Recommendation

That the Standing Policy Committee on Infrastructure and Planning forward this report (IPC2022-0111) to the 2022 March 29 Combined Meeting of Council.

That the Standing Committee on Infrastructure and Planning recommend that Council:

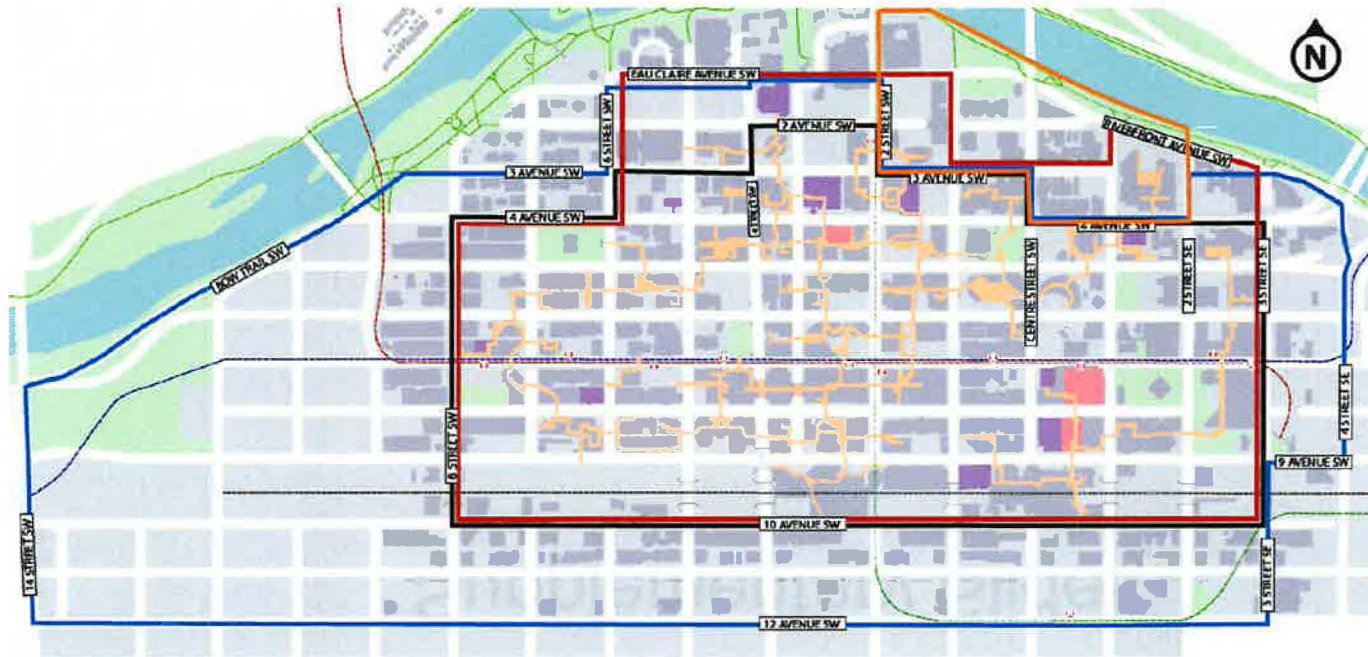
- i. Give three readings to the proposed Bylaw for amendments to the Land Use Bylaw 1P2007 (Attachment 2); and
- ii. Give three readings to the proposed Bylaw for amendments to the *Eau Claire Area Redevelopment Plan* (Attachment 4).





# Supplementary Slides

## Plus 15 Boundary - Considerations



- Extended Plus 15 boundary partially into Chinatown
- Extended north to capture the future Green Line LRT station
- During engagement (2018 & 2019), we heard that there was a desire to connect Chinatown into the Plus 15 Network
  - Took a balanced approach
  - Plus 15 network geared to mostly office, commercial uses