

Risk Assessment from PUD2017-0142

A number of potential risks of implementing the CCEA were identified in PUD2017-0142. Observations on perceived risks outlined below:

Risk Identified	Observations	Mitigation strategies
<p>Certain discretionary uses that have various locational restrictions in the Land Use Bylaw or in policy such as financial institutions, offices and drinking establishments could open in locations previously restricted. After the suspension period ends these uses would continue to exist.</p>	<p>To date, there have been no significant unintended consequences of this risk. It is something that will continue to be monitored and investigated in discussions with stakeholders.</p>	<p>Permanent amendments to the land use bylaw can consider modifications to how the CCEA provisions are currently written to include additional protections if stakeholders identify specific concerns.</p>
<p>Policies relating to the clustering of drinking establishments and licensed restaurants may not apply.</p>	<p>Changes in the restaurant and hospitality business have reduced this risk from previous years as there are fewer “drinking-only” establishments. With restaurants generally widening their drinking and entertainment offerings, the late-night economy is more dispersed and less likely to concentrate as it had in past.</p>	<p>Permanent amendments to the land use bylaw can consider modifications to how the CCEA provisions are currently written to include additional protections if stakeholders identify specific concerns.</p>
<p>Localized parking issues may be generated where there are no other nearby parking alternatives.</p>	<p>No issues or concerns have been raised or identified at this time.</p>	
<p>Loss of revenue from processing the development permits could be in the order of \$75,000 per year.</p>	<p>The loss of revenue has not impacted Planning and Development operations. Reduced workload in the Centre City has allowed for resources to be applied in other areas</p>	

<p>Design review would not be applicable which may have the impact of a renovation or addition reducing street level pedestrian interest or comfort.</p>	<p>In past, very few change of use or exterior alterations development permits required formal design review and there have been no major issues identified where design quality has been impacted. In fact, applicants continue to meet with City design staff on major projects and there is a very collaborative approach being fostered outside of the formal permit process.</p>	<p>Administration is being proactive in reaching out to major alteration projects to facilitate comprehensive building permit, licensing and public realm construction discussions throughout the design and permitting processes. The City will continue to offer this level of service on major applications to facilitate the buiding permit and construction process.</p>
<p>Some City departments may miss an opportunity to update development or servicing standards that may result in some off-site costs to the municipality in the future.</p>	<p>No major issues have been flagged or identified at this time.</p>	<p>Administration, through Calgary Approvals Coordination, is continuing to review the process and will ensure this issue is addressed prior to the CCEA provisions becoming permanent.</p>