

Calgary



PFC2019-1028 Centre City Enterprise Area - Update

October 8, 2019

Priorities and Finance Committee

CITY OF CALGARY
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IN COUNCIL CHAMBER

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ITEM: 72 PFC2019-1028
Distribution

CITY CLERK'S DEPARTMENT



Aligned with Council Priorities

- Downtown Strategy
- Business and Local Economy
- Downtown Tax Shift



Background and Purpose

- Originally adopted in July 2017
- Respond to the economic downturn
- Sustain and enhance vibrancy
- Reduce vacancy rates in Centre City
- Support start-ups and small businesses
- Encourage improvements to buildings to facilitate and attract tenants

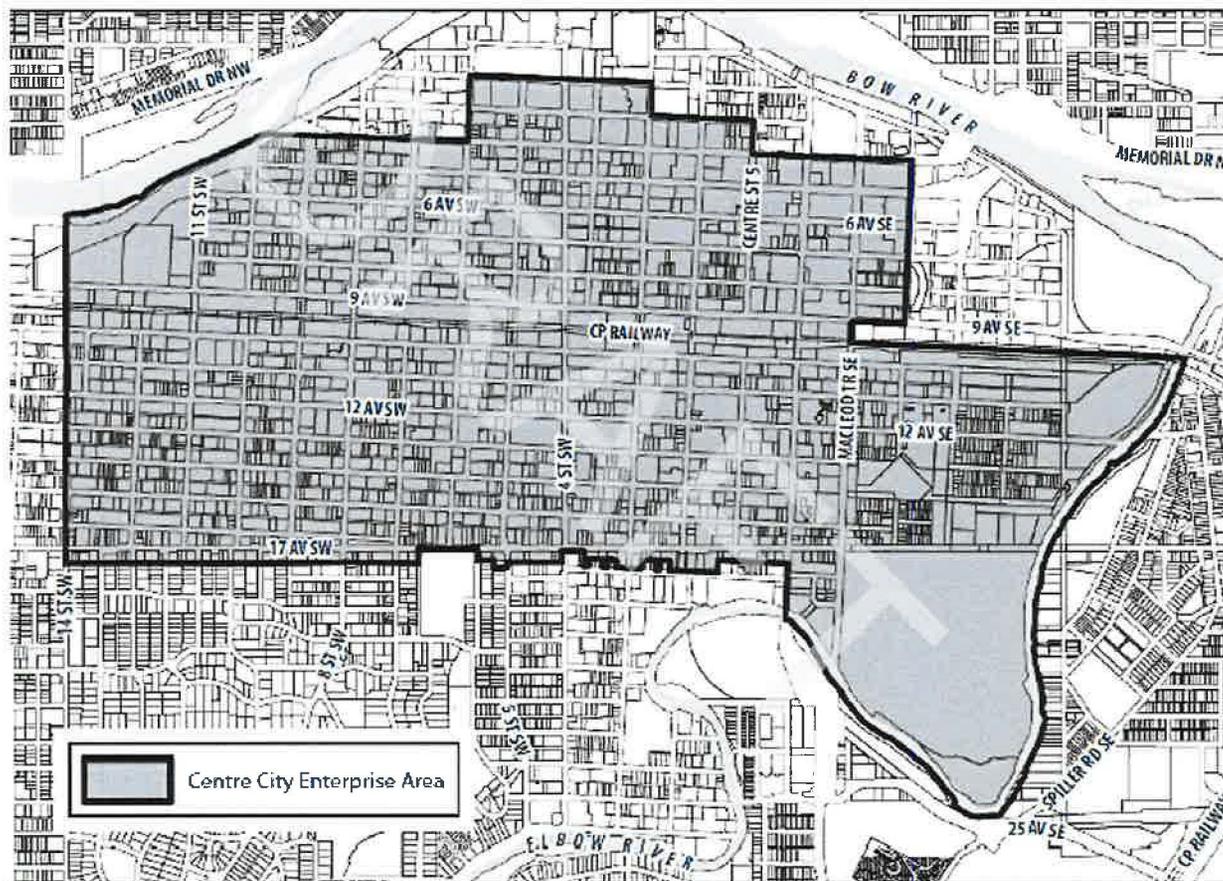


Background and Purpose

- Amended in 2018 to allow for change of use exemptions for heritage buildings
- Ongoing monitoring of impacts
- Active partnerships with large exempted developments to learn of impacts on development and application process



Centre City Enterprise Area Boundary





Summary of Permit Types and Process Time Saving

Tenancy Changes no Development Permit		
	Customer Days	Staff Days
Total since 2017 June 26	1333	49.3
Customer savings on Development Permit fees	\$43,696.00	
Building Permit no Development Permit		
	Customer Days	Staff Days
Total since 2017 June 26	1886	175.1
Customer savings on Development Permit fees	\$61,172.00	
Gross Total	3219	224.4



Developer Feedback

- Reduces risk and uncertainty
- Reduces time needed to start construction
- Reduces time to revenue generation
- Improves financial viability of a project
- Supports investor confidence





Proposed Changes

- Development permit exemption for a change of use in an existing building to become permanent
- Extend by one year (to July 2021) the development permit exemption for an exterior alteration or addition less than 1,000 square metres in size.



Recommendations

The Priorities and Finance Committee:

1. Forward the amending bylaw to the Land Use Bylaw 1P2007 in Attachment 2, to accommodate the required advertising, and this report, directly to the 2019 November 18 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing for the proposed amending bylaw at the 2019 November 18 Combined Meeting of Council; and give three readings to the proposed Land Use Bylaw Amendment in Attachment 2.