

BRIEFING

Page 1 of 2

Item # 5.2.1

**Planning & Development Briefing to
SPC on Planning and Urban Development
2020 July 15**

**ISC: UNRESTRICTED
PUD2020-0752**

Land Use Bylaw Amendments to Support Business Needs

PURPOSE OF BRIEFING

Administration has assessed the current rules of Land Use Bylaw 1P2007 (the Bylaw) to determine amendments that can be made in the short, medium and long-term to support businesses in opening and operating during Calgary's economic recovery and post COVID-19. To respond swiftly to industry and business requests identified in 2019 and 2020, advertising of the eight (8) proposed textual amendments to the Bylaw (Attachment 1) is underway for the Public Hearing of Council on 2020 July 27, as per direction from Calgary Planning Commission. Given the hardships that local businesses are presently facing, expediting these amendments was deemed necessary in order to provide businesses with the flexibility that the amendments offer, as quickly as possible. As Committee would typically review such proposals, Administration is presenting this report as a Briefing to keep members of Committee apprised.

SUPPORTING INFORMATION

Background

Over the past several years, businesses have been under increased pressure due to Calgary's economic downturn, and most recently, the state of emergency caused by the COVID-19 outbreak. While the State of Local Emergency was lifted on 2020 June 12, social distancing requirements will remain in place until further notice. As such, businesses will continue to be limited in their occupancy based on their floor space. As a result, Administration is bringing forward proposed Bylaw amendments that can alleviate these limitations on businesses.

Administration has also identified potential amendments that could be adopted in the medium and longer term, summarized in Attachment 3. These potential amendments were separated from the short term amendments proposed in Attachment 1, as they may require additional engagement and analysis.

Proposed Bylaw Amendments

The proposed amendments, the rationale for which are included in Attachment 2, include:

1. Eliminate the requirement for permitted uses to meet parking requirements when the permitted uses are going into an existing building in commercial, industrial and mixed-use districts.
2. Delete the prohibition of speakers for Outdoor Cafes.
3. Eliminate the size maximum and distance to residential requirements for Outdoor Cafes.
4. Expand allowable Pop-Up Uses and Interim Uses.
5. Increase timelines for Special Function - Class 1 (e.g. wedding, graduation party, parking lot sale).
6. Increase the outdoor limit for retail, Pop-Up Uses and Interim Uses to have outside merchandise beyond 6 metres from the entry.

BRIEFING

Stakeholder Engagement, Research and Communication

In order to ensure a speedy response to business needs, the review and decision making structure, established by Administration and approved by Council, was utilized to address the recommendations and decisions in response to COVID. As such, the proposed amendments were presented at the 2020 June 17 Business Sector Support Taskforce meeting, as well as the 2020 June 25 COVID Corporate Governance Committee, which includes a number of Business Improvement Area (BIA) and industry representatives. Both the Taskforce and Committee expressed full support and endorsement of the proposed amendments.

Subsequently, the amendments were presented at the 2020 June 18 meeting of Calgary Planning Commission (CPC) as a verbal item. CPC raised no concerns regarding the amendments and recommended that they proceed to advertising for the 2020 July 27 Combined Meeting of Council, where it is recommended that Council holds a Public Hearing and give three readings to the proposed bylaw amendments.

It is highlighted that experience and discussions with industry and Council in 2019 and 2020 emphasized the need and desire for these amendments. Stakeholders have indicated that Administration needs to act swiftly to show support for the future of our city. Administration intends to focus resources towards the education and communication needed to ensure the success of these amendments.

Strategic Alignment

The proposed amendments continue to focus Administration's resources on the policy priorities identified by Council in 2020 through PUD2020-0016 (City Planning and Policy 2020 Workplan). The Workplan's focus remains on implementing the Municipal Development Plan and Calgary Transportation Plan through effective policies and tools while undertaking initiatives that support investment and local businesses.

Social, Environmental, Economic Impacts

The proposed initiatives support economic activity related to building and development and Calgary's comeback. These amendments support community vitality in a time where social distancing is required and where social norms are being tested. Environmental impacts will be minimized through reduced parking requirements and more emphasis on other modes of transportation. These amendments show City support for the development of great communities for everyone – where citizens and businesses can thrive.

Risks

While there are minimal risks anticipated with the proposed amendments, there is a need to review the effectiveness of these amendments over time and to ensure Administration continues to identify amendments that could continue to support great communities, local businesses and citizens.

ATTACHMENT(S)

Attachment 1 – Proposed Land Use Bylaw 1P2007 Amendments - PUD2020-0752

Attachment 2 – Rationale for Proposed Bylaw Amendments - PUD2020-0752

Attachment 3 – Potential Bylaw Amendments for the Medium and Long-Term - PUD2020-0752