

# Planning & Development COVID-19 Fee Relief Update

C2020-1096

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CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

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Public

CITY CLERK'S DEPARTMENT

## Key Messages

- Administration is recommending the continuation of fee relief measures for an additional six months on specific applications
- The waiving and deferring of fees has been refined based on feedback and measuring of data
- The timeframe will occur during a six month period from 2020 November 01 to 2021 April 30; approval will be required for the 2020 and 2021 Planning Applications fee Schedule
- Estimated cost of the fee relief measures will be \$1 million, this will be offset by drawing from the Planning & Development Sustainment Reserve if required



## What We Have Heard

- Administration reached out to stakeholders to understand the impact of the initial COVID fee relief measures
- Some of the themes that were identified:
  - It's important that the City continues to support business through these tough economic times
  - There was a worry that the financial relief from Governments would be dissolved
  - There is a real concern around a second wave, and how that will impact businesses
  - Interest in how extending the fee relief would help protect businesses
- From the feedback and data that we have collected, we were able to refine and enhance the recommended fee relief measures for an additional six months



## Fee Relief Measures

Waived Fees		Deferred Fees	
CPAG Pre-applications		Building Permits (Commercial and Multi-Family)	
Outdoor Café Development Permits		Development Permits	
Permitted Change of Use Development Permits		Land Use, Outline Plan, Road Closures	
Discretionary Change of Use Development Permits		Subdivision by Instrument	
Home Occupation (Class 2) Development Permits		Subdivision by Tentative Plan	
Certificates of Compliance (Residential - single, semi-detached, and duplex)		Building permits will have a new minimum permit value of \$2,000 to be eligible for fee deferment	

 Fee relief that will be extended after 2020 October 31  
 Fee relief that will lapse after 2020 October 31

## Additional Fee Relief

- New: Waiving of Building Permit Fees Related to Outdoor Cafes and Interior Partitions
  - Installation of interior partitions that are intended to minimize the risk of spread of COVID-19 among patrons
  - Construction that is intended to extend the patio season
- Extended: Cash Flow Flexibility for Commercial Building Permits
  - There is an option to provide temporary refunds of up to 75 percent to applicants if construction has not yet started
  - Repayment of fees would be required from the applicant prior to re-issuance of the permit
  - Permit would remain open until they are ready to start construction



## Economic Support In Other Cities

Support Measure	Calgary	Edmonton	Toronto	Vancouver
Waiving Development Permit Fees	Specific fees waived	None	None	None
Waiving Building Permit Fees	Specific fees waived	None	None	None
Deferring Building permit Fees	Specific fees deferred	None	None	None
Outdoor Cafes	Fees waived	Relaxation of rules	Guidelines online	Some are free
Business Licence Fees	2020 fees waived, online	50% reduction	Online	None
Digital Support for Businesses	Providing tools	No	Providing tools	Providing tools
Temporary Drive-ins	AHS requirements	AHS requirements	Permitted, requirements	None
Pop Up Plazas	None	None	None	Pilot program

## Costs

- The fee relief measures implemented between 2020 May 1 to 2020 October 31 was initially estimated to be \$2 million
- We are currently on target for the estimate, actual costs have been \$1.6 million
- The largest amount of economic support was the waiving of fees for Certificates of Compliance, totalling \$1.1 million to date
- The expected costs for the proposed fee relief measures for the next six months is \$1 million, funded from the Planning & Development Sustainment Reserve if required

## Benefits

- Based on feedback, we have refined how we are providing fee relief measures to our citizens. Administration have been focused on enhancing the fee relief measures to those with the greatest need
- Restaurants have been impacted; the proposed fee relief measures will help extend the patio season into winter, and will provide them with additional revenue
- The deferral of commercial and multi-family building permits is a benefit for builders and developers, it provides additional options with project costs and cash flows
- Reduction in the cost of starting a business



## Recommendation

That Council:

- Approve the amendments identified in Attachment 2 to the 2020 Planning Applications Fee Schedule to take effect 2020 November 01, up to and including 2020 December 31, to be offset by drawing from the Planning & Development Sustainment Reserve if required
- Direct Administration to include the fee relief measures approved through this report for the 2021 January 01 to 2021 April 30 timeframe in the proposed 2021 Planning Applications Fee Schedule