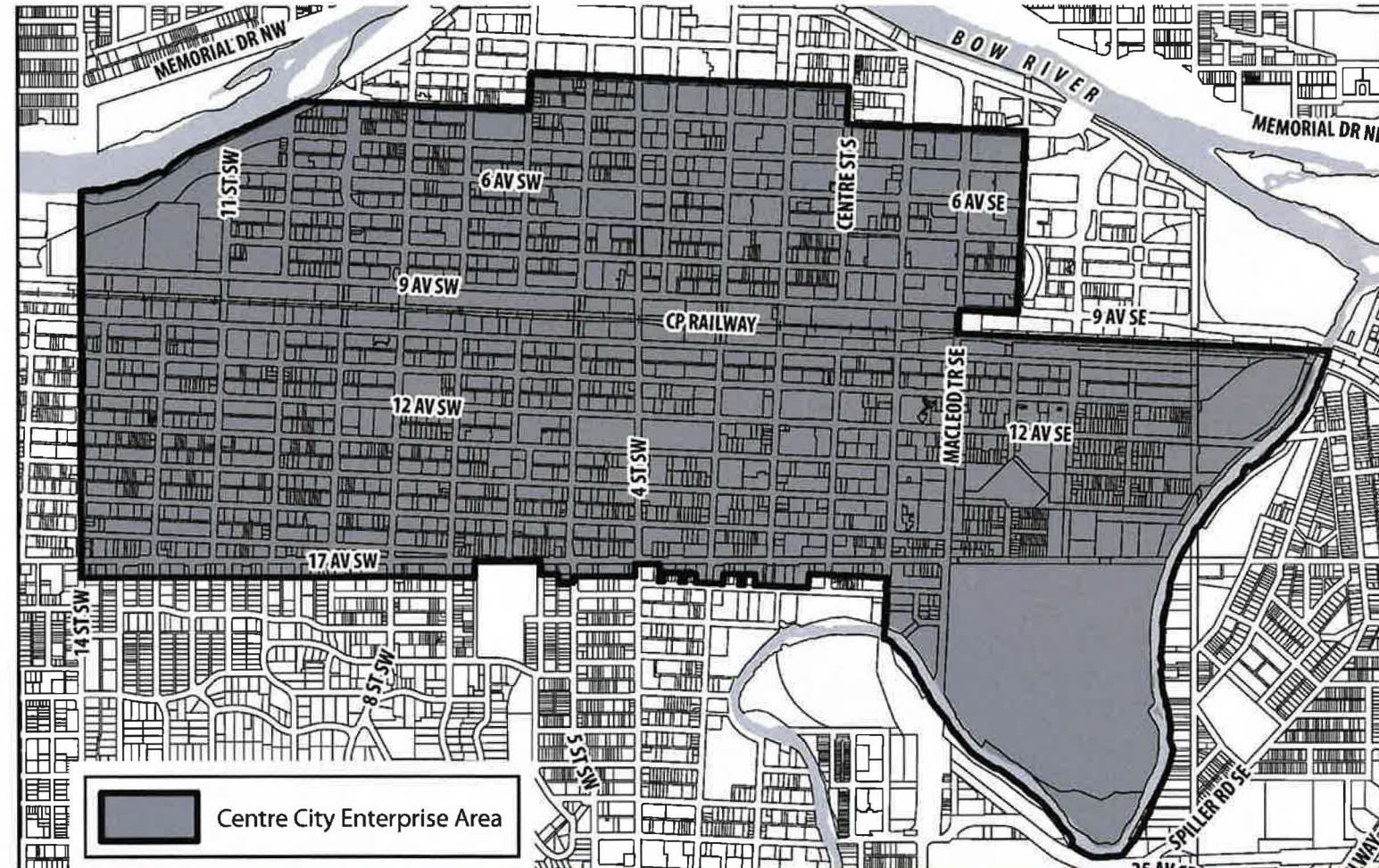


# Review to Consider Expanding the Centre City Enterprise Area

SPC on Planning and Urban Development  
PUD2020-1251  
November 4, 2020

# Centre City Enterprise Area

The Centre City Enterprise Area was instituted as a temporary pilot project in July of 2017







- 2019 November 18 Council:
  - made permanent the exemption of change of use applications
  - extended the exemptions for exterior alterations and additions, to July 2021.
  - directed Administration to report back “with recommendations on expanding some or all of the practices associated with the Centre City Enterprise Area”.
- Customer Benefits:
  - **timelines reduced by 1,333 days** (June 2017 - June 2019).
  - on average, it saved **15 days per application/customer** and **\$104,868 on Development Permit fees**.

# Considerations for expanding the Enterprise Area

- Centre City is very active. There are many residents and a high number of jobs well supported by major transportation networks. Need to understand possible impacts of no development permits in less intense areas.
- Often applicants within the Centre City are more experienced with city processes and design approaches.
- Reducing cost and saving time for business start up and expansion is a priority for The City.
- The development permit process for changes of use and minor building modifications manages risk for the City of Calgary and allows for citizen input



## Benefits of expanding the Enterprise Area

- For applicants, outside the Centre City, some of the main benefits include less time in the approval process and saving of development permit fees.
- For The City, there will be staff time savings and reduced costs related to advertising of permit approvals and notice posting, but this saving is limited as the application fees paid for much the processing costs.

# Disadvantages of expanding the Enterprise Area

- Development permit process can identify other requirements early in process.
- Later identification may incur the higher costs of preparing and amending detailed drawings.
- The City of Calgary uses the development permit process to assess impacts of use changes and additions on City infrastructure and operations.
- Without a development permit, some bylaw provisions such as locational criteria or outdoor lighting limits would not be reviewed for compliance, resulting in potential off-site impacts or create non-conforming uses.



Recommendation provides a pilot in strategic growth areas with a limited area that allows focused engagement and will provide data to inform broader city-wide implementation option.

- expand to 3 Main Street areas with City-initiated land use redesignations
- 1-year duration
- apply only to changes of use and exterior alterations (additions would not be exempt)

Three areas support Established Areas strategic implementation (city-initiated land use redesignations, significant City of Calgary investment in transit, public realm and other mobility/road right-of-way upgrades) and are representative of the different Main Streets.

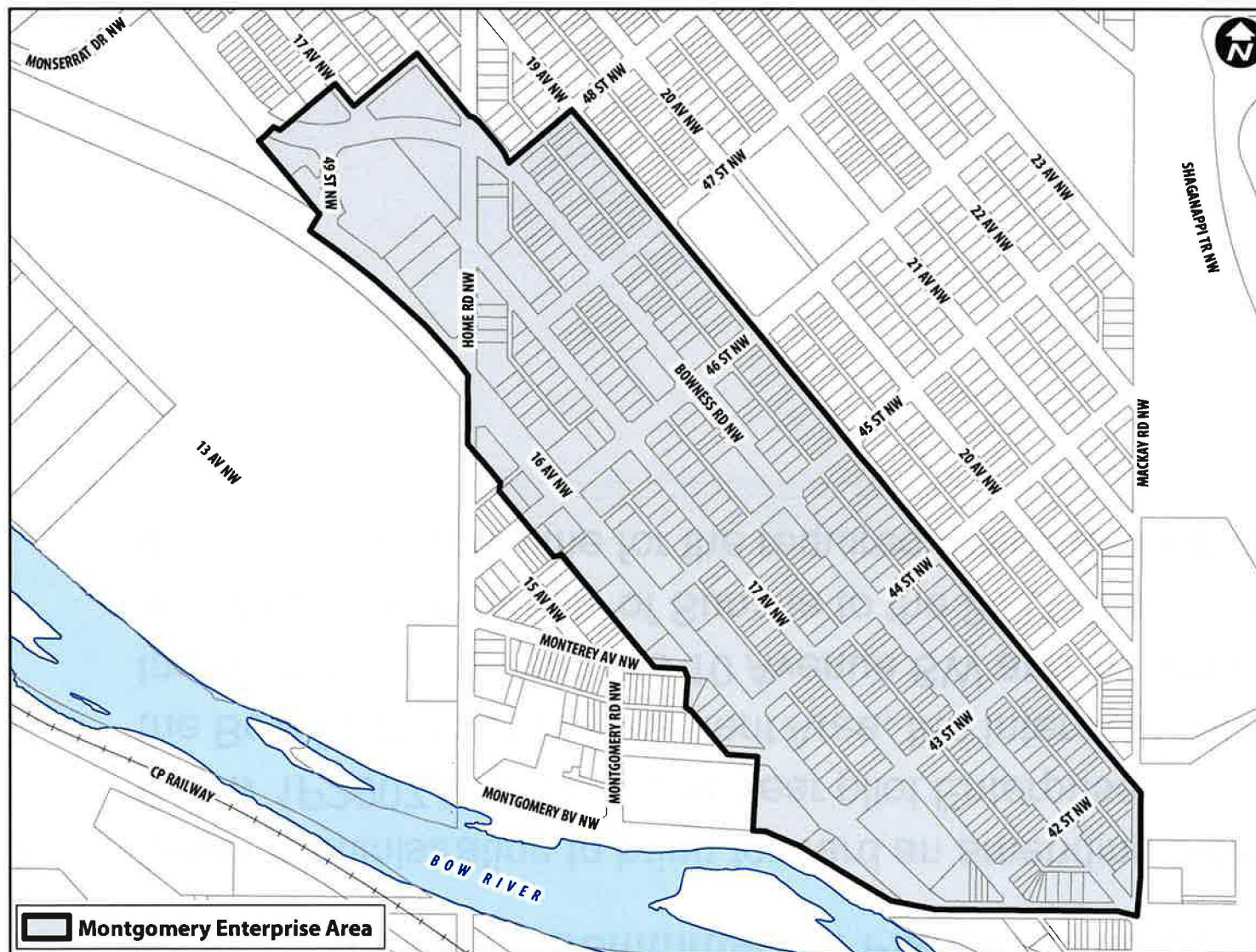
- Montgomery on the Bow Business Improvement Area
- International Avenue Business Improvement Area
- 10 Avenue/14 Street SW commercial areas in the community of Sunalta.



## **That the Standing Policy Committee on Planning and Urban Development:**

1. Direct Administration to bring forward an amending bylaw to the Land Use Bylaw 1P2007 to allow a one-year pilot Enterprise Area for Montgomery on the Bow Business Improvement Area, the International Avenue Business Improvement Area and the 10 Avenue SW and 14 Street SW commercial areas in the community of Sunalta to the 2021 January Combined Meeting of Council to allow time for the required notice and advertising.

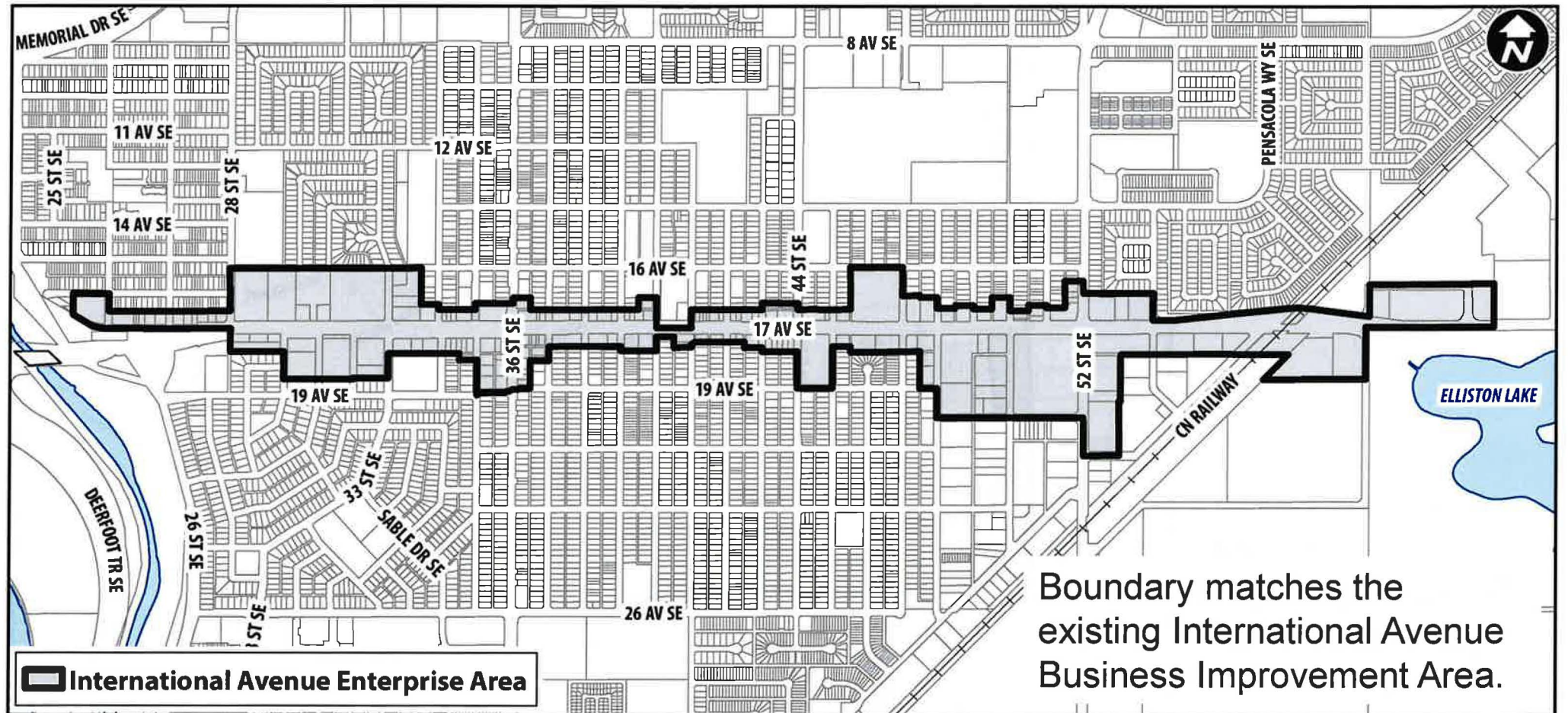
# Map of Proposed Pilot Area



Boundary matches the existing Montgomery on the Bow Business Improvement Area.

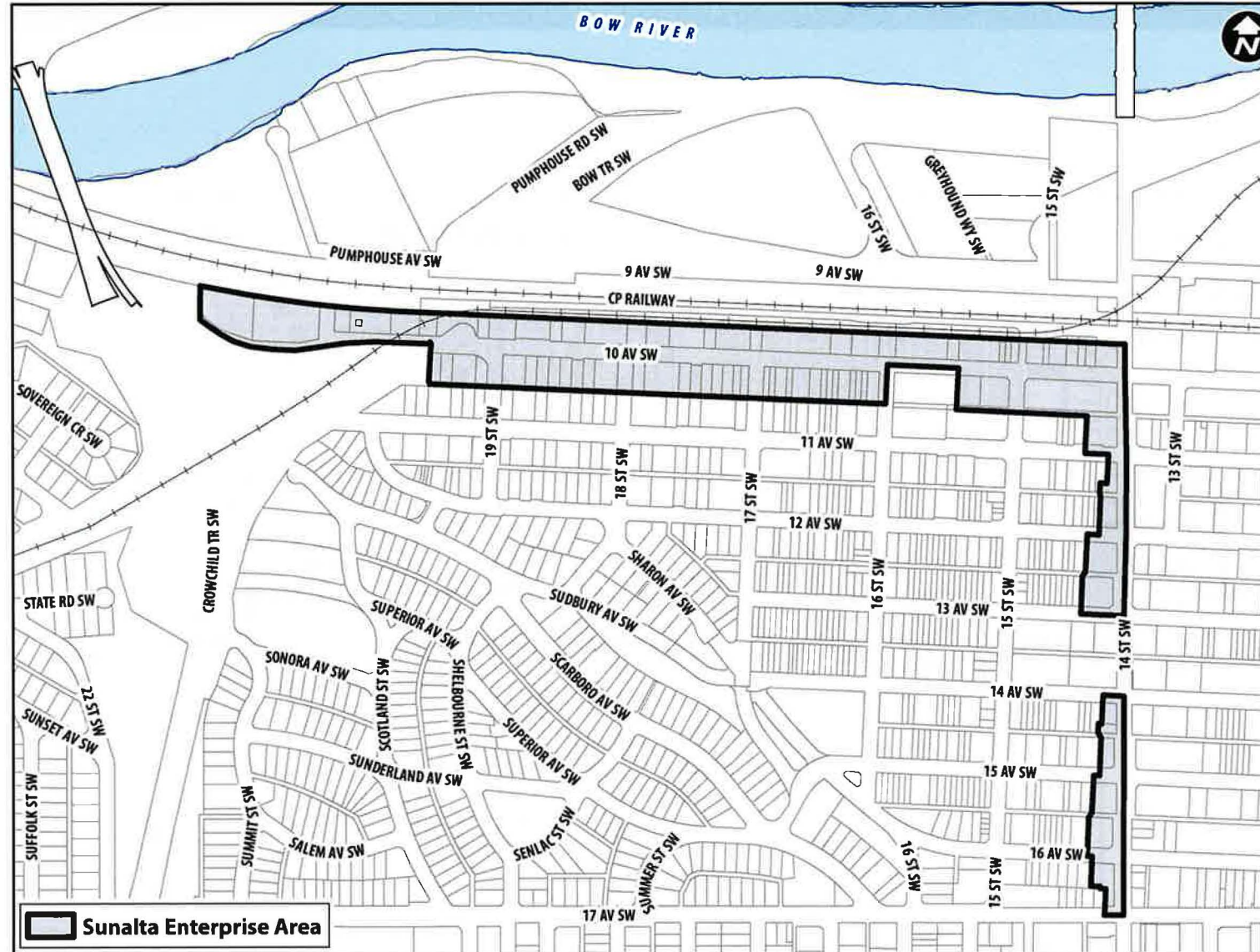


# Map of Proposed Pilot Area





# Map of Proposed Pilot Area



Boundary matches the existing land use districts that are commercial or DC (commercial). East side of 14 Street SW is within the existing Centre City Enterprise Area.