

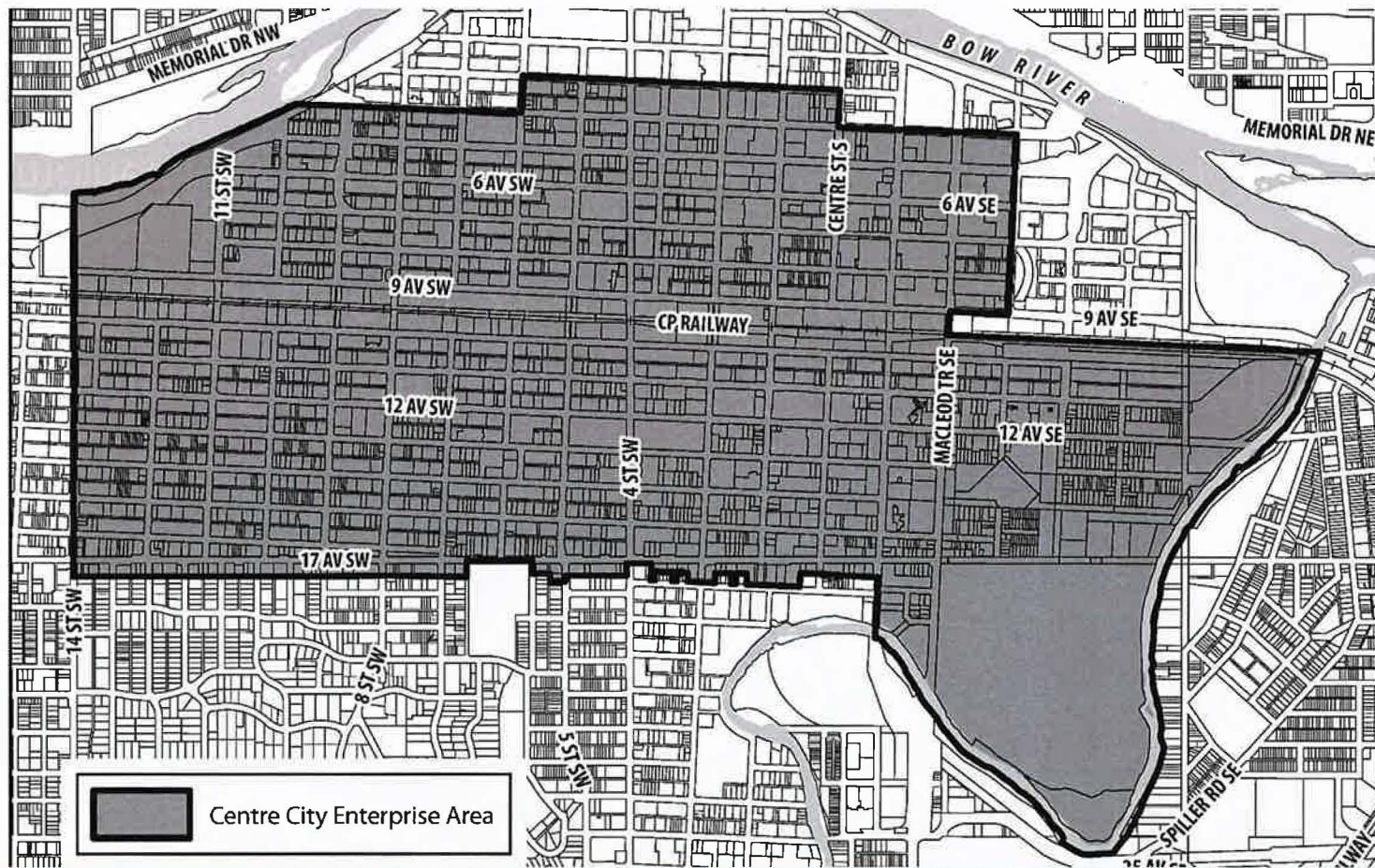
Enabling Streamlined Approvals - Change of Use and Renovation Exemption Area Pilot

Combined Meeting of Council
C2021-0023
January 18, 2021



Centre City Enterprise Area

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





Centre City Enterprise Area

- 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 in total** (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/Exemption Area

- Centre City is a unique area of Calgary
 - Very active
 - Often applicants are more experienced with city processes and design approaches
 - Many residents and jobs supported by major transportation networks
 - Need to understand possible impacts of not requiring development permits in less intense areas
- 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/Exemption Area

- For applicants, 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 are a cost recovery model and pay for processing costs.



Disadvantages of expanding the Enterprise/Exemption Area

- Development permit process may identify other requirements early in process.
 - e.g. Alberta Building Code and Alberta Health Services
- Building Permits required more detailed drawings, requiring plan changes later the process is more costly to the applicant.
- 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 applying policy and design guidelines would not be reviewed for compliance, resulting in potential off-site impacts or create non-conforming uses.
- Discretionary uses listed in a land use district would not be circulated to external stakeholders for comments.



Enabling Streamlined Approvals Pilot

Based on internal City of Calgary review and analysis a pilot with limited focused and targeted engagement that will inform a broader city-wide implementation option is proposed.

- 3 Main Street areas.
- 1-year duration.
- apply only to changes of use and exterior alteration Development Permits (additions would not be exempt).



Enabling Streamlined Approvals Pilot

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 Revitalization Zone
- 10 Avenue/14 Street SW commercial areas in the community of Sunalta



Land Use Bylaw Housekeeping/Technical Amendments

The housekeeping Land Use Bylaw amendments correct wording and are technical in nature and are not a result of the Enterprise/Exemption Area project.

No impacts to the 2020 November 02 Council approval of Bylaw 48P2020 which removed required minimum parking stall requirements for businesses.

Removal of parking minimums supports the exemption pilot since provision of additional parking is now not affected by permit exemptions.



ADMINISTRATION RECOMMENDATION

RECOMMENDATION(S):

That Council hold a Public Hearing on Proposed Bylaw 6P2021; and

1. Adopt the proposed amendments to Land Use Bylaw 1P2007 (Attachment 2); and
2. Give three readings to **Proposed Bylaw 6P2021** (Attachment 3).

