

# Regulatory Improvements

Planning & Development has undertaken a review of options to improve timelines, cost and certainty of applications through the development process for office conversions and certain types of new residential development. These incentives will be offered to developments that:

- convert existing office buildings to other uses
- replace existing office buildings with new residential development (i.e. demolition and new construction).
  - For buildings on the Inventory of Evaluated Historic Resources, preference will be given to projects proposing conversion and adaptive re-use (i.e. no demolition)
- provide new residential development on lands with a Commercial Residential CR-20 land use designation

## File Escalation after 100 days

Certainty regarding when a development permit will be approved after application submission is one of the main issues for applicants. Administration is proposing that within 100 days of submission, applications that have not reached an approval would be escalated to the Director of Calgary Approvals Coordination. At that time, the Director will determine if a decision can be rendered or if additional collaboration with the applicant is required. This process will require good faith on the part of both the applicant and The City to identify and resolve issues in a timely fashion. Applications will still be required to meet all technical and engineering requirements and design quality expectations. The 100-day timeline for Director escalation was determined by reviewing the data of previous high priority applications to determine a suitable number of days before a Director escalation is required.

## Partial Permit Issuance

Planning & Development will now provide applicants with the opportunity to reduce their project timelines through the granting of a partial building permit (to allow for excavation and foundation work) before a development permit has been released. To qualify, applicants will be required to first meet any conditions related to monetary payments/ fees and sign an agreement identifying that they acknowledge the risks of developing their land before their development permit is released and that they indemnify the City thereto, and have satisfied Building Permit requirements for issuance of a partial building permit. No partials will be issued prior to the end of the appeal period on the development permit. No changes will be made to the current practice of the applicant applying for the building permit and the development permit separately.

## Density Bonusing, and +15 Skywalk System Contribution

The current Commercial Residential CR-20 Land Use District that regulates much of the downtown core includes a variety of density bonus provisions that allow for increased density if applicants provide additional amenities at their cost. As set out in the Greater Downtown Plan, Administration is proposing to review these density bonus provisions as they relate to new residential development to ensure they are not significant barriers to the viability of residential developments. However, until that work is completed, there is one requirement that has been identified for immediate action. Depending on the proposed scale of development, a contribution to the Plus 15 Fund is required. In some cases, this contribution can be upwards of \$1 million, imposing a considerable extra cost that residential development outside of the

downtown core does not have to pay. The proposed financial incentive program includes \$5 million that Administration can use to reimburse the developer upon development completion. In order to be eligible for reimbursement, projects will be required to complete in a specified period of time that will be set out in an agreement that will be executed prior to Development Permit release.