

Corrections to Land Use Bylaw Amendments (27P2021 and 28P2021) to Support Businesses

RECOMMENDATION:

That Council give three readings to Proposed Bylaw 46P2021 for amendments to Land Use Bylaw 1P2007 (Attachment 2).

HIGHLIGHTS

- On 2021 June 21, Council approved amendments to the Land Use Bylaw (Bylaw) to support business and economic recovery. Administration has recently identified that amendments necessary to achieve the directed outcomes of the report were missed in the original amending bylaws. This report will correct the Bylaw amendments, so they align with Council's approved intent.
- *What does this mean for Calgarians?* Reduced processes and cost for business owners.
- *Why does it matter?* The proposed amendments will support the economy and the vibrancy of our communities.
- These minor text amendments rectify a technical error and do not change the intention of the original amendments that Council approved to support economic recovery.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

In order to fully realize the outcomes of PUD2021-0649 *Bylaw Amendments to Support Business and Economic Recovery*, approved by Council on 2021 June 21, additional minor amendments to the Bylaw are required. Specifically, the proposed bylaw included as Attachment 2 will:

- Allow for the use of Health Care Service within the multi-residential districts and the Industrial – Redevelopment (I-R) District, to replace the use of Counselling Service which should have been removed.
- Renumber the rules for use area maximums in the Centre City East Village Recreation (CC-ER) District, specifically Section 1281.1; and
- Advance the effective date (from December 2021 to July 2021) to amend Home Based Child Care – Class 1 to allow operators to have one non-resident employee. This will allow for additional supervision of up to 6 children, assisting operators to transition from Home Based Child Care - Class 2 to Home Based Child Care - Class 1 without the need for municipal approval.

All of the above proposed changes represent technical corrections to the Bylaw that were intended as part of the amendments brought forward under PUD2021-0649. As these changes do not alter the intention or result of PUD2021-0649, no additional analysis or further consultation was required for this report.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required

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- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

The proposed amendments represent corrections to the amendments approved under Bylaws 27P2021 and 28P2021, of which the public and stakeholders were previously informed. Further information on stakeholder engagement and communication can be found in the original report, PUD2021-0649, included as Attachment 3.

IMPLICATIONS

Social

Helping businesses open and operate directly supports individual citizens and communities.

Environmental

There are no environmental implications anticipated with implementing these recommendations.

Economic

By making it easier to open and operate a business in Calgary, the proposed amendments support job creation and retention, which provide income to citizens and tax revenue to The City.

Service and Financial Implications

No anticipated financial impact

RISK

The proposed amendments represent corrections to the amendments approved under Bylaw 27P2021 and 28P2021 on 2021 June 21. Should the amendments identified in Attachment 2 under Proposed Bylaw 46P2021 not be approved, there is a risk that the Land Use Bylaw will not accurately reflect the intent of Council, and that applicants will be unable to gain approvals for their proposed developments. Beyond this, there are no additional risks identified with the proposed amendments. Further information on the risks identified for the amendments in 27P2021 and 28P2021 can be found in the original report, PUD2021-0649, included as Attachment 3.

ATTACHMENTS

1. Previous Council Direction, Background
2. Proposed Bylaw 46P2021
3. PUD2021-0649 Land Use Bylaw Amendments to Support Business and Economic Recovery

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalglish	Planning & Development	Approve