

BRIEFING

Page 1 of 1

Item # 11.1

**Infrastructure Services Briefing to
Infrastructure and Planning Committee
2022 December 08**

**ISC: UNRESTRICTED
IP2022-1351**

No More Blank Walls on Public Spaces Update

PURPOSE OF BRIEFING

Notice of Motion PFC2021-0117 Update

The purpose of this briefing is to provide an update to Notice of Motion PFC2021-0117. Council directed Administration to report back with an improved process that would allow The City of Calgary to enter into restrictive covenant agreements to extend the limiting distance to ensure no more blank walls on public spaces without having to seek Council approval for every case. Administration was to report back to Council by the end of 2022.

SUPPORTING INFORMATION

There is a desire to reduce blank walls next to City-owned park land and open space which would involve the buildings next to these spaces incorporating larger, unprotected openings (such as windows and doors) with additional glazing. This would allow for more eyes on these spaces, which would increase safety and promote more attractive development. The National Building Code – 2019 Alberta Edition requires that unprotected openings be restricted in glazing area within a distance of the side yard setback from the property line of a minimum of 1.2 m. This distance is referred to as the “limiting distance”, and this restriction is intended to reduce the probability of fire spreading from one building to an adjacent building.

Real Estate & Development Services (RE&DS) analyzed the real estate tools available with respect to using restrictive covenant agreements to extend the limiting distance. Due to the requirements of the Municipal Government Act and the rules surrounding reserve and park land, limited opportunities for significant improvement to the process exist, other than providing a consistent procedure for all parties involved, through clarifying processes, timelines, and responsibilities.

Alternative solutions are now being investigated to see if planning tools exist which would resolve this issue without the need for a real estate transaction. RE&DS will work with City and Regional Planning and Building Safety Approvals to explore potential solutions for an improved process.

ATTACHMENT

1. Attachment 1 – Notice of Motion PFC2021-0117