



Centre City Enterprise Area Exemption Extension (IPC2023-0311)

Infrastructure & Planning Committee
2023 May 10
ISC: Unrestricted

That the Infrastructure and Planning Committee recommends that Council:

1. Hold a Public Hearing at the 2023 June 20 Public Hearing Meeting of Council;
2. Give three readings to the proposed Land Use Bylaw Amendment (Attachment 2); and
3. Direct Administration to explore future amendments to the Centre City Enterprise Area to support downtown businesses and economic recovery and report back to Council no later than Q3 2026.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
PUD2021-0649	2021 June 21	That Council: 1. Give three readings to the proposed Bylaws for amendments to Land Use Bylaw 1P2007 (Attachments 2 and 3); and 2. Adopt, by resolution, the proposed amendments to the Child Care Service Policy and Development Guidelines (Attachment 6). The amendment extended the expiry of the non-permanent sections of the CCEA to 2023 July 01.
PFC2019-1028	2019 November 18	That Council hold a Public Hearing and give three readings to Proposed Bylaw 77P2019. The amendment made the Centre City Enterprise Area change of use exemptions permanent, and extended expiry of the non-permanent sections of the CCEA to 2021 July 01.
C2017-0434	2017 June 12	That Council: Adopt Bylaw 30P2017, an amendment to Land Use Bylaw 1P2007 that established the Centre City Enterprise Area. The amendment suspended the requirement for development permits for changes of use, exterior alterations and small additions for a period of three years within a specific area of the Centre City experiencing high vacancy rates due to the economic downturn.

- Exemptions for **change of use** applications from requiring a development permit (made permanent November 2019)
- Exemptions for applications for **exterior alterations** from requiring a development permit, unless listed on the City's Inventory of Evaluated Historic Resources (**expires July 2023, proposed extension to December 2026**)
- Exemptions for applications for **additions** less than 1,000 square metres in size from requiring a development permit (**expires July 2023, proposed extension to December 2026**)

CCEA Positive outcomes

60 – 120+ Days

Time savings per Development
Permit exemption

148 DPs → **3400+ Days**

Exempted through the CCEA
(2022)

Cumulative customer time
savings (2022)

\$500,000

Estimated cost savings per
exempt Incentive Program
Conversion Project

Potential changes include:

- Boundary expansion of the CCEA
- Making exterior alteration and addition exemptions permanent
- New amendments that enable downtown as a 'testing ground' for innovation, experimentation and creativity

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