

Calgary



Standing Policy Committee on Planning and Urban Development 2017 December 13

PUD2017-1132

Land Use Bylaw Amendments for
Outdoor Café and Restaurant Parking

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

DEC 13 2017

ITEM: 25 PUD2017-1132
Admin Presentation
CITY CLERK'S DEPARTMENT



Purpose of Report

- Changes proposed to Land Use Bylaw rules for:
 - Parking for Outdoor Café; and
 - Parking for interior renovations to existing restaurants.
- Enhances and supports provincial initiative; and
- Enables business.

Background

- Proposed changes originate from:
 - Provincial rule changes to Outdoor Cafes associated with licensed establishments; and
 - Experience with applications for interior renovations to restaurants.



Parking - Outdoor Cafes

Current rules

- 2.85 stalls per 10 square metres outdoor area when more than 25 square metres.

Proposed rules

- No requirement.

Why consider changes to the requirements?

- Aligns with provincial changes that encourage Outdoor Cafes;
- Outdoor Cafes are a seasonal use;
- In good weather customers mostly choose outdoor area as opposed to indoors
- Outdoor Cafes can help build interesting public spaces; and
- Helps make outdoor cafes easier to open.



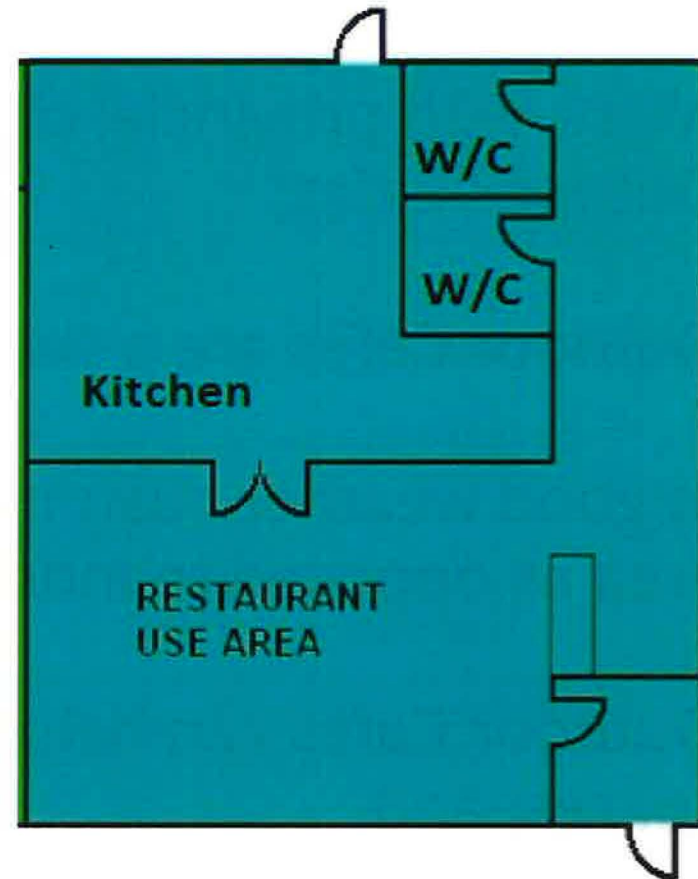
Parking - interior alterations to existing restaurants

Current rules

- An increase in “public area” can increase required parking even if gross floor area is unchanged.
- 1.70 to 2.85 stalls per 10 square metres public area.

Proposed rules

- No requirement if gross floor area does not increase.



“public area” does not include the kitchen, washrooms, corridor or vestibule.



Parking - interior alterations to existing restaurants

What is the purpose of the proposed changes?

- Reinvestment in restaurants is desirable;
- Interior alterations are usually minor;
- Additional 'surplus' stalls are usually not available and new stalls cannot usually be built;
- Removes a potential barrier to reinvestment; and
- Potentially faster approvals.

Administration Recommendation

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. prepare an amending bylaw to Land use Bylaw 1P2007 as outlined as proposed text in Attachment 1;
 - b. forward **the report** and proposed bylaw directly to the Public Hearing of Council **in 2018 February** to accommodate the required advertising; and
2. Recommend that Council hold a public hearing and give three readings to the proposed Land Use Bylaw Amendment.