

Comparison between Current Approach and the Proposed Amendments for Pop-up and Interim Uses

Process	Current Approach	Proposed Amendments
Land use redesignation	<p>The 23 Pop-up uses are allowed in certain land use districts in the Land Use Bylaw. If they want to locate in one of the land use districts that they are currently not allowed, they have to go through a land use redesignation. For example, Amusement Arcade is currently allowed in C-C1, C-C2, C-COR2, C-COR3, C-R1, C-R3, C-R20, CC-ET, and M-U2. If a customer is proposing Amusement Arcade in C-N2, they have to apply for a land use redesignation. Depending on the type and complexity of the application, this process may take between 3 to 6 months.</p>	<p>Pop-up Uses Under the proposed amendments, the 23 Pop-up uses are allowed to locate in 31 land use districts for up to 4 days without going through a land use redesignation, thus saving between 3-6 months. However, should the customer wish to extend beyond 4 days, they will still be subject to land use redesignation.</p>
	<p>The 6 Interim Uses are allowed in certain land use districts in the Land use Bylaw. Under the current approach for example Information & Service Provider wants to locate in C-R1, they have to go through land use redesignation. This may take between 3-6 months.</p>	<p>Interim Uses Under the proposed amendments, the 6 Interim Uses are allowed in 29 land use districts for up to 6 months. If the Interim Uses wish to establish permanently, they do not have to redesignate. They can go straight to development permit process.</p> <p>This saves the Interim Uses 3-6 months.</p>
Development Permit	<p>The 23 Pop-up Uses and the 6 Interim Uses can apply for a development permit only in the land use district that they are currently a listed use.</p> <p>Permitted Development Permit - This is a simple development permit and involves confirmation that the proposed use is a permitted use and complies with all the rules. This will take 1 week.</p> <ul style="list-style-type: none"> 58% of the Pop-up Uses are subject to Permitted Development Permit in the 31 districts. 	<p>Pop-up Uses Under the proposed amendments, the 23 Pop-up Uses are allowed in 31 land use districts and are exempt from development permit requirement for up to 4 days. However, if business wish to operate more than 4 days, they are subject to development permit requirements.</p>

	<ul style="list-style-type: none"> 67% of the Interim Uses are subject to Permitted Development Permit in the 29 districts <p>Discretionary Development Permit - Discretionary development permits will take additional processing time, as they generally require additional circulations as well as an advertising and appeal period. Development permit timelines vary based on the proposal’s complexity, the degree of impact to the surrounding community, when public comments are submitted to the file manager, and when the applicant submits information to the file manager. This may take approximately 3 months.</p> <ul style="list-style-type: none"> 42% of the Pop-up Uses are subject to Discretionary Development Permit in the 31 districts. 33% of the Interim Uses are subject to Discretionary Development Permit in the 29 districts. 	<p>Interim Uses Under the proposed amendments, the 6 Interim Uses can occupy a space for up to 6 months without a development permit. However, beyond 6 months they are subject to development permit requirements.</p> <p>The proposed amendments also proposes Artist’s Studio, Information & Service Provider, Office, Print Centre and Specialty Food Store in additional districts as shown in Table 3, Attachment 2.</p> <p>If businesses wish to locate permanently, they can apply for a development permit.</p>
<p>Building Permit</p>	<p>For existing buildings a building permit for a minor tenant improvement may be issued within 21 calendar days, provided Alberta Building Code requirements are met and all necessary document is provided.</p>	<p>Most Pop-up and Interim Uses operate by moving furniture and products into a space without major interior renovation. It is expected that majority of the Pop-up and Interim Uses will not need a building permit.</p> <p>Where matters of health and safety are affected, a building permit will still be required.</p>
<p>Business Licence</p>	<p>All businesses operating in Calgary are required to register the business with The City, obtain a Business ID and a land use approval from the business location. The required approval vary for each business licence type and takes approximately 7 calendar days.</p>	<p>Administration is proposing to waive Business Licence for both Pop-up and Interim Uses. This will save the businesses approximately 7 calendar days.</p>