

Calgary Planning Commission Review and Administration's Response – CPC2019-0281
Enabling Pop-up and Interim Uses

Comment/Question	Administration's Response
1.0 Other Uses	
Why do we care what businesses happen in what area? Why can't businesses pop up anywhere?	<p>Industry has evolved and the way in which retail has changed and how it functions, there is a need to manage the impact of some of the uses and establish expectations.</p> <p>The City's current planning processes provide valuable services for permanent businesses by ensuring incompatible uses are appropriately separated, and community input is considered. Therefore managing the impact of some uses are important.</p>
I noticed restaurants and night clubs are not in the list of uses. Can conference and event facility be used in a roundabout way to allow for this?	<p>Although industry is interested in the restaurant uses, they are also regulated by Alberta Health Services and in most occasions requires Building Permit. Restaurant uses also have higher impact and requires additional review.</p> <p>Restaurant and events facility could host events such as weddings in a heritage building for example and bring in a catering company to avoid any building code requirements.</p>
How were the uses chosen? Was there any stakeholder engagement?	<p>We had engagement sessions and collected feedback on what uses stakeholders would like to see. We reviewed where those uses were in the bylaw, and had to account for accommodating other regulatory bodies including building code and business licensing.</p> <p>We also considered businesses which may want to move to a permanent approval, and chose uses which are already a listed use in the land use district so that they would not have to apply for a land use redesignation.</p>
Do container malls and pop ups in East Village fall under this policy and are food trucks involved or does it apply to just commercial spaces that are already built?	The purpose of this initiative is to enable Pop-up and Interim Uses in existing buildings. To approve other interim uses on vacant sites, we can use other ways such Special Function Class 1 and Class 2 or parks permit.
Is there any flexibility built into the approach? Could there be a pop up	We consider coffee shops to be a restaurant or takeout food service use, so therefore it wouldn't

<p>coffee shop or would that not be allowed because it's food production?</p>	<p>be allowed under this amendment. But the potential is there for a business of this type to partner with an existing business that already has an approval for this use. As we gain more experience with this, we may be able to add more uses.</p>
<p>2. Monitoring</p>	
<p>Have we provided enough permissive space? What does success look like in 6-8 months?</p>	<p>There is a lot of flexibility built into this initiative. Uses that are chosen can locate in a space without a Development Permit, Building Permit or Businesses Licence. Some uses have the ability to transition to permanent approval without onerous processes.</p> <p>Success to this initiative means when short-term business can successfully establish in Calgary and transition to permanent businesses.</p>
<p>Compared to the Centre City Enterprise Area (CCEA), how are we going to track success? It took a while to get CCEA out as it lacked communication.</p>	<p>We have the ability to track the number of applications, and have been utilizing this system for the CCEA. We are working with a communications strategist to complete an effective communication strategy and inform small businesses to take advantage of this initiative.</p>
<p>3. Process</p>	
<p>How does it support businesses that want to operate on a short-term basis, what does the process look like for them?</p>	<p>Building on the CCEA monitoring process, applicants will be able to go online or phone us, record the dates they will be operating that will be captured in the system.</p> <p>Applicants will receive a Business Identification Number (BID) which is a simple process to obtain, and gives the City the ability to monitor and track their approvals.</p>
<p>4.0 Amendments to the Pop-up uses</p>	
<p>The amendments to the Bylaw 2 (b) seems restrictive in terms of the timeframe of 4 days for a maximum of 50 days. Was there a rationale behind that timeframe?</p>	<p>The 4 days was built around the expectation that these will happen during the summer and long weekends, allowing for a Friday-Monday, taking advantage of the momentum into the weekend. The 50 days a year comes from the idea that a business could do this every weekend for a year. They can also mix and match, 50 days of Pop-up with a mix of Interim Uses.</p>
<p>Are all Pop-up uses reasonable for 4 days?</p>	<p>We are attempting to be as inclusive as possible and excited to see what ideas people come up with. Artist studio, retail, fitness and specialty food</p>

	<p>store are the uses which we expect to have the most uptake.</p> <p>This is the first step we are taking at allowing Pop-up and Interim Uses, we wanted to allow for as many options as possible. As we move forward we will be monitoring the attraction of these uses and amend the bylaw and add/delete as necessary.</p>
<p>In regard to addressing vacancy, as an example, could a business operate for 4 days as a museum, and then another 3 days for a different business/use? Are those independent in contributing to the 50 day restriction. Is it 50 days for each businesses or 50 days for businesses?</p>	<p>50 different businesses could operate one day each, or one business operating every weekend. The 50-day limit is for all businesses.</p>
<p>Something to look at, for someone who has an empty space (leaseholder), 50 days may not be that appealing.</p>	<p>Point noted. Administration will monitor the viability of 50 days in a calendar year for Pop-up uses.</p>
<p>4.0 Amendments to the Interim Uses</p>	
<p>Why are Interim Uses much more restrictive than Pop-ups? Some of the uses for Pop-up seem more viable to be in the Interim Uses category. Interim is a better opportunity to check the proof of concept of a business.</p>	<p>We are looking for concepts that can be turned into permanent business and also considered industry feedback.</p> <p>The Interim Uses can easily transition to permanent approval without going through a land use redesignation.</p>
<p>5. Uses on the Ground Floor</p>	
<p>Why are the spaces limited to the ground floor of buildings or within a shopping mall? Not all contribute positively to ground floor spaces – an empty office space on the second floor could be used</p>	<p>The main focus is to activate the spaces. Pop-up uses are also allowed in Multi residential districts that allows support commercial on the ground floor.</p> <p>We may be able to allow Pop-up uses above ground floor if there is an interest.</p>
<p>6.0 Reasons for Support</p>	
<p>When economy was hot 5 years ago, we had tens of thousands of illegal suites come up. We turned a blind eye to them because of the housing crisis.</p> <p>The problem is the opposite now, on the enforcement side, we are in a similar crisis, just of the opposite in nature. It often seems that it is better to ask for forgiveness than permission.</p> <p>With this initiative, you've created permissive space.</p> <p>We should be able to watch/monitor to ask for more, ensure we're listening to enforcement and working with them on the goals we're trying to achieve.</p>	