

Downtown Pilot Project: Cut the Red Tape Initiative

The following items will be considered a starting point for this pilot project. Further details will be developed and brought forward in the fall of 2017. Additional reporting will be brought forward as necessary.

A grant to off-set the costs of off-site levies for applicable sites.	An off-setting grant would be preferred for greater transparency. The future use of off-site levies as a funding mechanism for necessary infrastructure upgrades is still under evaluation.
Waiver of storm water on-site storage requirements.	The Downtown is largely covered by impermeable surfaces, therefore, new developments do not have major adverse impacts to the current conditions.
Waiver of requirements for comprehensive Traffic Impact Assessments.	The Downtown traffic patterns are set with existing roadways, and these are unlikely to change as a result of new development. Consideration of site access and egress will continue to be a part of the development process.
Identification and funding of servicing upgrades in the Downtown.	Undertaking the servicing studies for the entire area, followed by necessary upgrades, will allow new development to be accommodated throughout the area.
Parking meter hooding and temporary right-of-way closure fees to be off-set by a new grant for major developments.	A new grant to off-set the costs of parking meter hooding for construction phases, as well as temporary right-of-way closures, will remove several development costs in the Downtown, which are not otherwise incurred in other areas of the city.
One-Stop Shop for major developments in the Downtown.	This will be facilitated by the new senior position identified in this report, in partnership with the Building Standards Division. This will result in streamlined processes for major development projects and enhanced internal coordination.