

Progress Update on Recent Actions

Since 2016, Administration has been working closely with industry stakeholders to mitigate obstacles to new industrial development. More recently, two growth-enabling short-term actions were identified by stakeholders during the scoping phase of this Strategy, and efforts to address them are currently underway. This attachment outlines the progress made on these two actions, and anticipated next steps.

1. Pilot a Flexible Industrial Direct Control (DC) District

Based on concerns raised by industry stakeholders over the past six months, there is a desire for increased regulatory flexibility in the Land Use Bylaw. The main concern identified is related to the current allocation of uses across the range of industrial land use districts. The current volume of uses and their allocation across generally similar districts results in the need for change of use permits and/or land use redesignations from one industrial district to another. These changes are needed to accommodate the variety of tenants or purchasers who typically locate in industrial areas. Requiring landowners to get permits and land use changes adds costs and decreases the efficient use and development of industrial lands.

The consultant work provided a third-party perspective on The City's planning policies and regulations. It supports the consolidation of industrial land use districts in the Land Use Bylaw, and recommends to increase flexibility within them. The report advocates to simplify the uses in the industrial land use districts to reduce redundancies and expedite industrial development. The report also reinforces the need to protect core industrial areas from intrusion of large commercial and institutional uses, and recognize opportunities for a broader range of complementary uses on the edges of industrial areas.

The Industrial Strategy Working Group is exploring a pilot Direct Control (DC) District Bylaw that would remove redundancy of uses and unnecessary permit/land use processes. This pilot approach is similar to that taken to support Mattamy's mixed residential communities in northeast Calgary that informed the creation of the new Residential - Low Density Mixed Housing (R-G) District. The pilot industrial DC would inform updates to the industrial districts that are being undertaken at the same time as this Strategy.

Development of the Potential Pilot Direct Control District

The pilot DC is intended to provide more flexibility and certainty to land owners, tenants, and developers. The pilot DC will be based on the existing Industrial - General (I-G) District, and its purpose is similar to I-G with the addition requirements of pedestrian pathways, increased flexibility for the floor area ratio, and allowance for variable building heights. The primary flexibility of the pilot DC is in the mix of allowable uses. These represent a combination of many of industrial and support uses found in the existing I-G, Industrial - Business (I-B), and Industrial - Commercial (I-C) Districts.

Next Steps:

Industrial developers have provided a concept of what such a DC could look like. The Industrial Strategy Working Group is currently developing the details of the pilot DC. Further development of the potential pilot DC is underway including:

- Considering innovative approaches to accommodate permitted uses that better support industrial activities and growth;

- Review of the pilot regulations to ensure consistency with the Land Use Bylaw;
- Review the pilot regulations with regard to the consultant's recommendations;
- Creating an implementation, monitoring and evaluation program for the pilot DC;
- Identifying suitable locations within the city where this DC could apply; and
- Identify characteristics of candidate sites for which this DC would be appropriate.

2. Development Standards

Discussion is underway with industry stakeholders to identify current and anticipated development standards that may challenge efficient and affordable industrial development. Although no specific challenges have yet been identified for mitigative work, Administration and industry stakeholders will continue to use the Industrial Strategy Working Group as a place to explore the opportunity for improvements. These ideas may also be identified by related groups, such as the Business Advisory Committee and Real Estate Working Group.