

Calgary



Strengthening Calgary's Industrial Sector

July 26, 2022





Excerpt from the Minutes of the Combined Meeting of Council, held 2022 July 5:

Moved by Councillor Sharp

Seconded by Councillor Dhaliwal

That the Agenda for today's meeting be amended by referring Item 8.2.3 Enabling Business in Calgary's Industrial Sector, IP2022-0503 back to Administration as set out below, and abandoning Bylaw 37P2022:

1. To include additional amendments to:
 - a. Update references to the "*Alberta Waste Control Regulation, A/R 192/96*" and the "*Matters Related to Subdivision and Development Regulation, A/R 84/2022*";
 - b. Clarify that equipment is accommodated in the amended use of "Storage Yard";
 - c. Delete references to "Equipment Yard", "Vehicle Storage – Large", "Vehicle Storage – Passenger" and "Vehicle Storage – Recreational" from Rules Governing all Districts and from any districts;
 - d. Add "Vehicle Storage" to Rules Governing all Districts and add as a listed use in any district where "Vehicle Storage – Large", "Vehicle Storage – Passenger" or "Vehicle Storage – Recreational" are currently listed uses; and
 - e. Update any new or deleted uses from Schedule A.
2. Advertise the proposed bylaw to amend the Land Use Bylaw 1P2007 that includes the updates 1(a) – 1(e), in addition to all amendments listed in Proposed Bylaw 37P2022 and be brought back to the 2022 July 26 Combined Meeting of Council; and
3. Proposed Bylaw 36P2022 be brought to the 2022 July 26 Combined Meeting of Council.

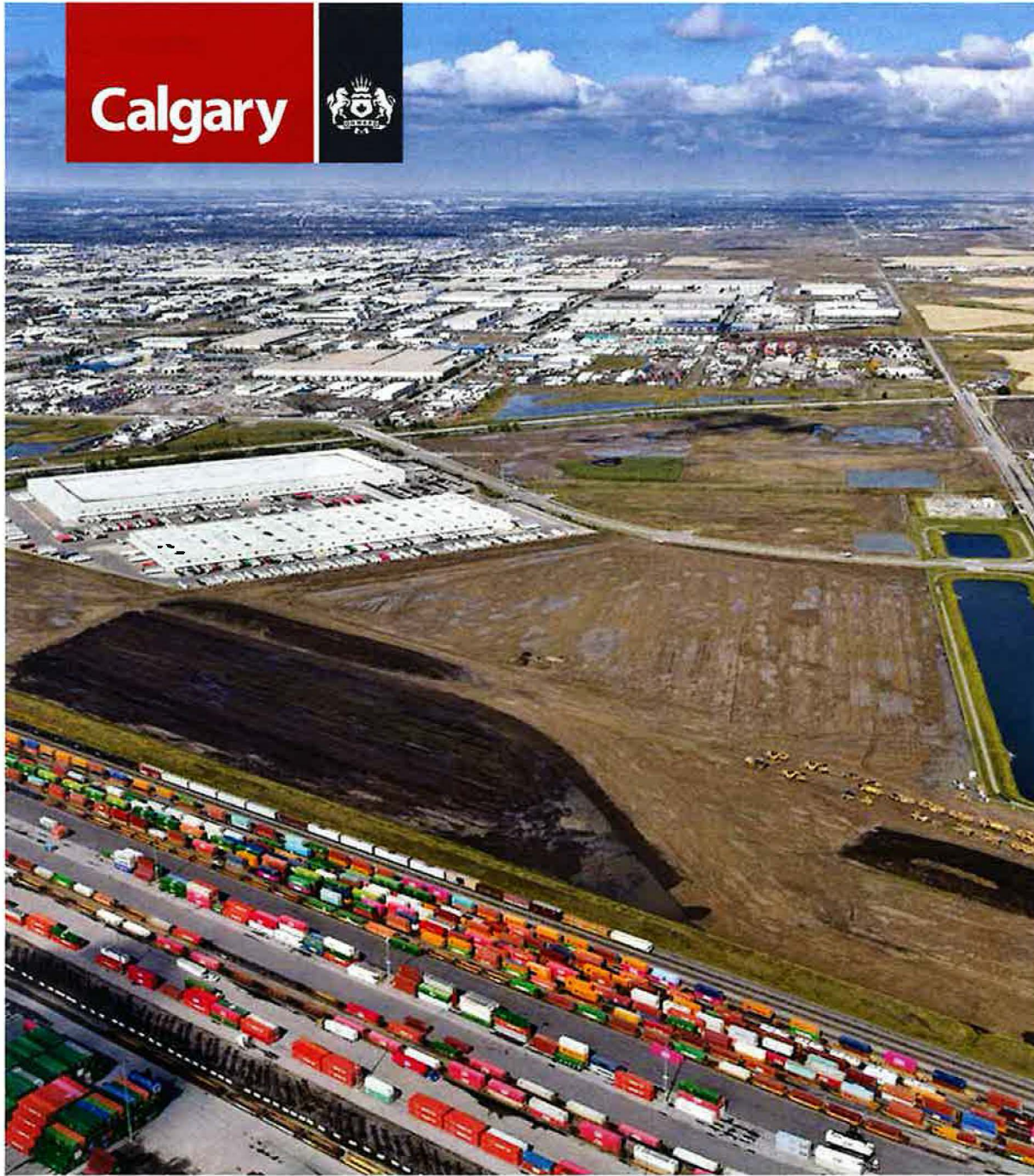
MOTION CARRIED



Recommendations:

That Council:

1. Give three readings to Proposed Bylaw 36P2022 to amend the Municipal Development Plan (Attachment 2); and
2. Give three readings to the Proposed Bylaw 44P2022 to amend Land Use Bylaw 1P2007 (Attachment 4).



Why is this Work Needed?

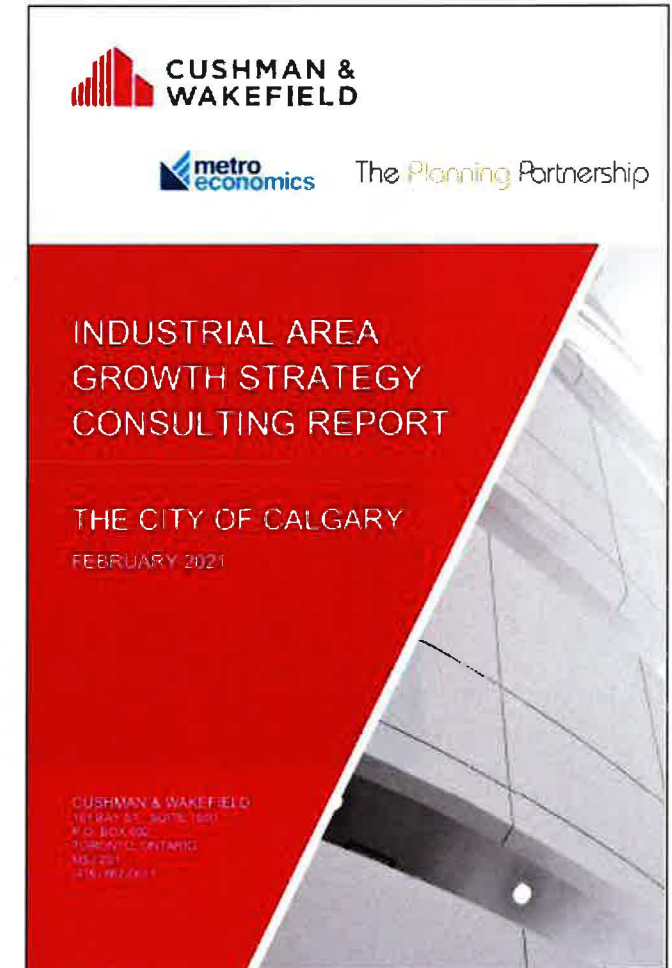
Directed by the Industrial Action Plan (IP2022-0080)

- Strengthen industrial policies in the Municipal Development Plan to reinforce that industrial uses be the primary use within industrial areas
- Update the industrial districts of the Land Use Bylaw with targeted actions to:
 - Improve coordination between regulation and compliance
 - Streamline development processes
 - Modernize regulations to align with new industry standards
 - Align regulations with current Provincial Legislation

Key Elements Informing Amendments

Citywide Growth Strategy: Industrial

- Ongoing collaboration with Industrial Strategy Working Group and internal partners
- Cushman and Wakefield Industrial Area Growth Strategy Report (Q1 2021)
- Industrial Direct Control Pilot Project (Q3 2021)





Targeted MDP Amendments



Clear policy to reinforce industrial uses as the primary land uses allowed in Industrial Land Typologies



Clear policy to minimize the loss of industrial parcels greater than five hectares in size through land use amendments



Targeted Amendments to the Land Use Bylaw



Better regulations for waste management facilities, recycling operations and storage uses



Streamline land use and development processes by facilitating approvals for specific appropriate industrial uses



Expand listed uses in specific districts and update rules for certain land uses to respond to emerging challenges and new industry standards



Housekeeping amendments to clarify rules and align various rules with current Provincial Legislation



Outcomes of Amendments



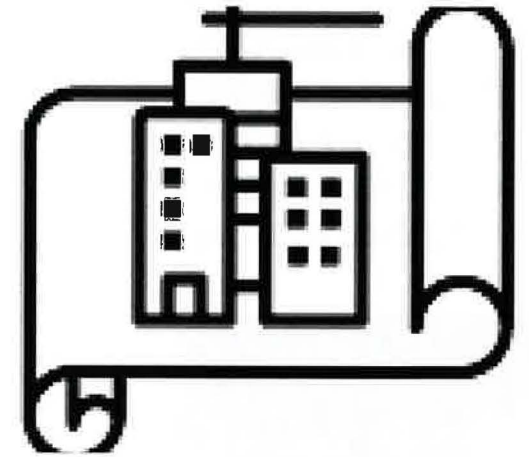
What this means for Calgarians

- Move business owners through the application to operation process more quickly and with less cost to applicants
- Provide clarity for waste management activities in industrial areas



What this means for Calgary

- Allow for a better mixture of compatible land uses in industrial areas
- Accommodate the evolving demands of industrial developments
- Promote a resilient, sustainable and diverse economy



How to manage any unanticipated impacts

- Negative land use and safety impacts will be sufficiently managed through existing Bylaw regulations and safety oversight

Recommendations:

That Council:

1. Give three readings to Proposed Bylaw 36P2022 to amend the Municipal Development Plan (Attachment 2); and
2. Give three readings to the Proposed Bylaw 44P2022 to amend Land Use Bylaw 1P2007 (Attachment 4).