



Enabling Business in Calgary's Industrial Sector

June 10, 2022

Recommendations:

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed Bylaw to amend the Municipal Development Plan (Attachment 2); and
2. Give three readings to the proposed Bylaw 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

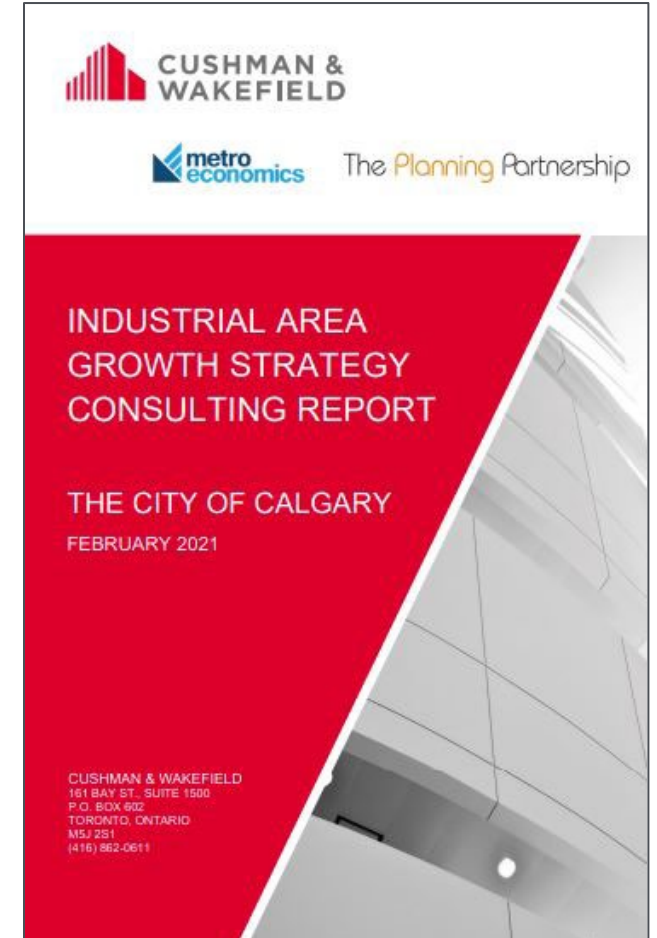
Key Elements Informing Amendments

Citywide Growth Strategy



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

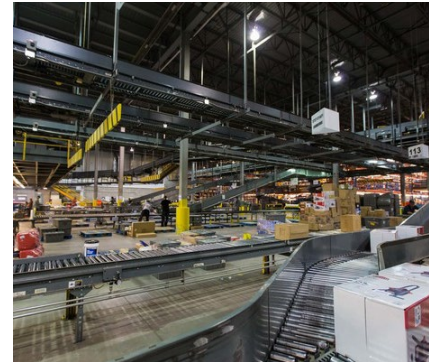
Targeted Amendments to the Land Use Bylaw



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



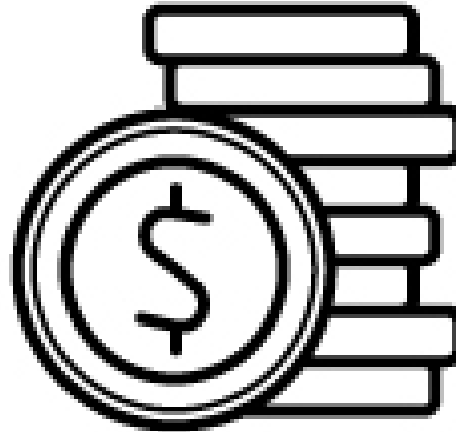
Housekeeping amendments to clarify rules and align various rules with current Provincial Legislation

Outcomes of Amendments



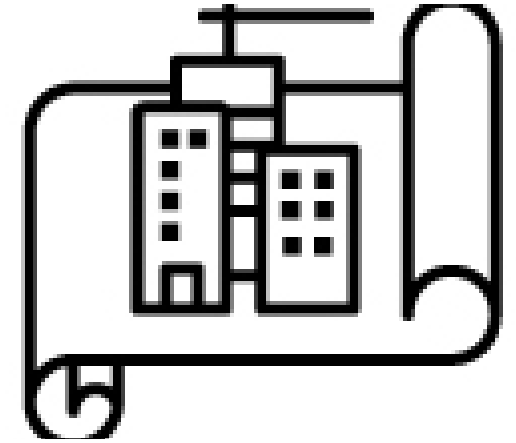
What this means for Calgarians

- 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

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