



Citywide Growth Strategy: Targeted Amendments to Existing Industrial Area Structure Plans

2024 June 12 | IP2024-0587 | Infrastructure and Planning Committee

Previous Council Direction

Council directed Administration to undertake the proposed **Citywide Growth Strategy: 2023 Industrial Action Plan**. (IP2023-0346)

Today's report delivers on **Action A.2**:

Modernize, update and remove potential development restrictive policies by undertaking City-initiated surgical text and map amendments to the six industrial Area Structure Plans. These amendments will be very specific and limited. This is not intended to be a full overhaul:

- a. Revised Stoney Industrial Area Structure Plan (2005)
- b. Northeast Industrial Area Structure Plan (2007)
- c. Saddle Ridge Area Structure Plan (1984)
- d. Southeast Industrial Area Structure Plan (1996)
- e. Southeast 68 Street Industrial Area Structure Plan (2010)
- f. Shepard Industrial Area Structure Plan (2009)

Recommendations

That Infrastructure and Planning Committee recommend that Council hold a Public Hearing; and

1. Give three readings to the proposed bylaw to amend the Revised Stoney Industrial Area Structure Plan (Attachment 3);
2. Give three readings to the proposed bylaw to amend the Northeast Industrial Area Structure Plan (Attachment 4);
3. Give three readings to the proposed bylaw to amend the Saddle Ridge Area Structure Plan (Attachment 5);
4. Give three readings to the proposed bylaw to amend the Southeast Industrial Area Structure Plan (Attachment 6); and
5. Give three readings to the proposed bylaw to amend the Southeast 68 Street Industrial Area Structure Plan (Attachment 7).

Highlights

Purpose

- Support industrial growth which leads to job creation and economic diversification
- Identify targeted amendments that could be done quickly
- Reduce policy barriers by helping modernize existing Area Structure Plans
- Better align policy with current industrial trends

Approach

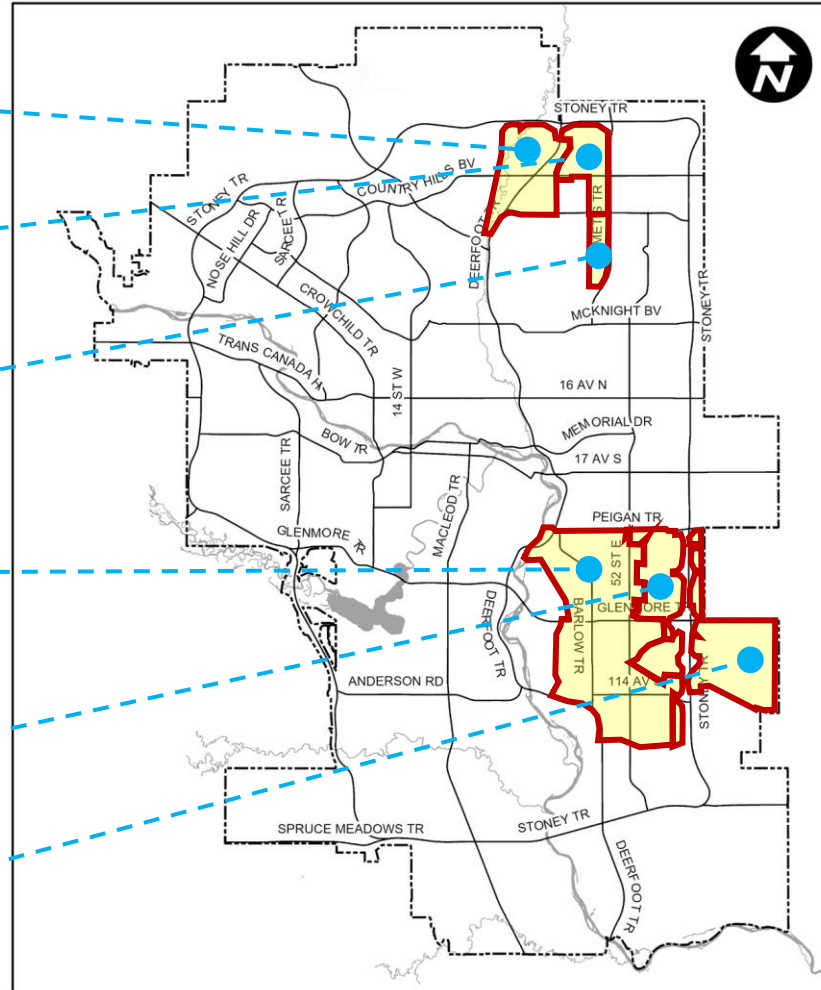
- Five of the six Area Structure Plans warranted updates
- Industrial Working Group members provided insight





Industrial Policy Improvement Locations

Active Industrial Area Structure Plans



Revised Stoney Industrial Area Structure Plan

Northeast Industrial Area Structure Plan

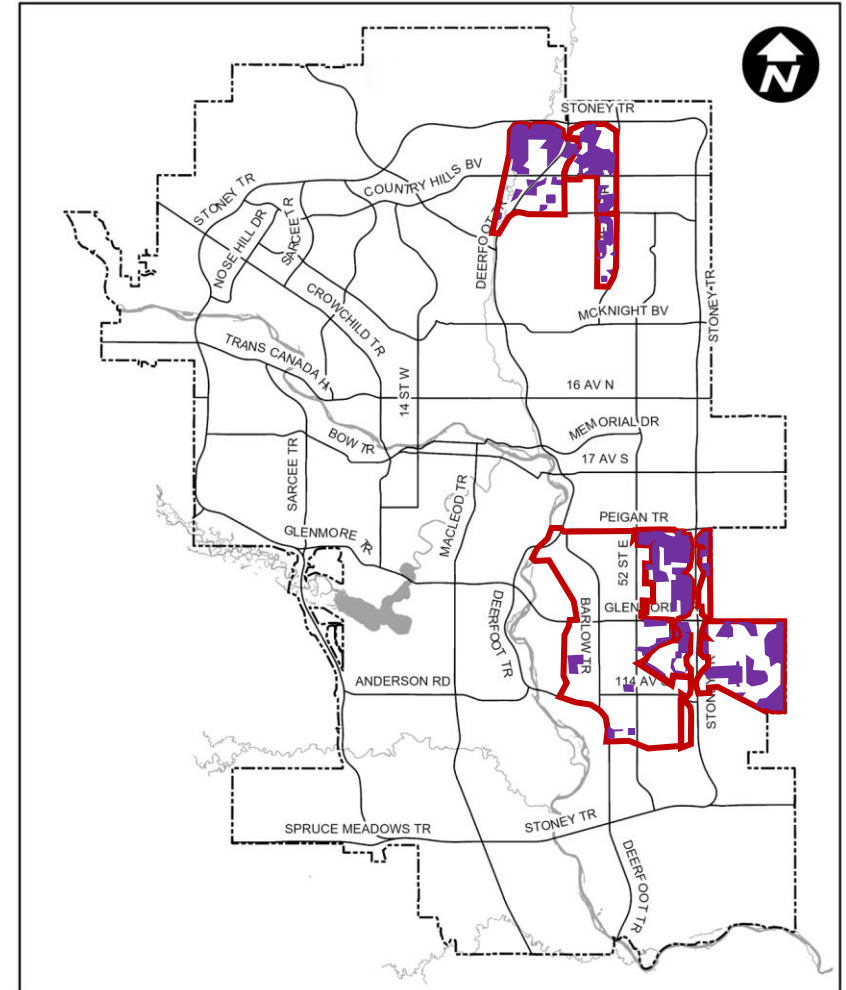
Saddle Ridge Area Structure Plan

Southeast Industrial Area Structure Plan

Southeast 68 Street Industrial Area Structure Plan

Shepard Industrial Area Structure Plan

Related Vacant Industrial Land





Supporting New Industrial Development

Policy Update	Improvement
Remove outdated density-related policies that limit development size	Development size will be site-specific
Allow medium industrial to locate adjacent to entranceway roads	Medium industrial uses will have more location flexibility
Add consistent opportunity to include local commercial	More equitable opportunity to include local commercial uses in development
Update maps to reflect approved outline plan and land use amendments	More accurate maps to guide development
Remove policies that do not reflect current business processes	Policies better reflect current requirements

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