

Planning & Development Services Report to
Infrastructure and Planning Committee
2024 June 12

ISC: UNRESTRICTED
IP2024-0587

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

PURPOSE

The purpose of this report is to amend five existing industrial Area Structure Plans to modernize policies, remove barriers and enable development aligned with current industrial trends. This delivers on Action A.2 of the 2023 Council approved Industrial Action Plan (Attachment 2, [IP2023-0346](#)).

PREVIOUS COUNCIL DIRECTION

On 2023 June 6, through an update on the Industrial Growth Strategy (IP2023-0346), Council directed Administration to implement the 2023 Industrial Action Plan (Action Plan). The Action Plan included undertaking targeted amendments to six existing industrial Area Structure Plans to modernize, update and remove outdated restrictive policies in support of strategic industrial growth. Through the evaluation, five Area Structure Plans are proposed for amendment.

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).

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RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2024 JUNE 12:

That Council:

1. Give three readings to **Proposed Bylaw 59P2024** for the amendments to the Revised Stoney Industrial Area Structure Plan (Revised Attachment 3);
2. Give three readings to **Proposed Bylaw 60P2024** for the amendments to the Northeast Industrial Area Structure Plan (Revised Attachment 4);
3. Give three readings to **Proposed Bylaw 61P2024** for the amendments to the Saddle Ridge Area Structure Plan (Attachment 5);
4. Give three readings to **Proposed Bylaw 62P2024** for the amendments to the Southeast Industrial Area Structure Plan (Attachment 6);
5. Give three readings to **Proposed Bylaw 63P2024** for the amendments to the Southeast 68 Street Industrial Area Structure Plan (Attachment 7); and
6. Adopt, by resolution, the proposed amendments to Part 2 'Background Information' of the Revised Stoney Industrial Area Structure Plan (Attachment 11).

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee,
2024 June 12:

"The following documents were distributed with respect to Report IP2024-0587:

- Revised Cover Report;
- Revised Attachment 3;
- Revised Attachment 4;
- Revised Attachment 10;
- A document entitled "Proposed Amendments to Part 2 of the Revised Stoney Industrial Area Structure Plan"; and
- A letter from Brian Hahn.

...

Moved by Councillor Chabot

That with respect to **Revised** Report IP2024-0587, the following be approved, **after amendment:**

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed bylaw **for the amendments to** the Revised Stoney Industrial Area Structure Plan (**Revised** Attachment 3);

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2. Give three readings to the proposed bylaw **for the amendments to the Northeast Industrial Area Structure Plan (Revised Attachment 4)**;
3. Give three readings to the proposed bylaw **for the amendments to the Saddle Ridge Area Structure Plan (Attachment 5)**;
4. Give three readings to the proposed bylaw **for the amendments to the Southeast Industrial Area Structure Plan (Attachment 6)**;
5. Give three readings to the proposed bylaw **for the amendments to the Southeast 68 Street Industrial Area Structure Plan (Attachment 7)**; and
6. **Adopt, by resolution, the proposed amendments to Part 2 'Background Information' of the Revised Stoney Industrial Area Structure Plan (Attachment 11).**

For: (9) Councillor Carra, Councillor Chu, Councillor Demong, Councillor Sharp, Councillor Spencer, Councillor McLean, Councillor Wyness, Councillor Mian, and Councillor Chabot

MOTION CARRIED”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report. These changes would promote industrial growth and job creation in Calgary by proactively modernizing existing industrial Area Structure Plans.

HIGHLIGHTS

- Industrial areas play a crucial role in supporting a prosperous economy, representing 10 per cent of total jobs in Calgary in 2021. Aligning policies with current business practices and reducing policy barriers will help enable industrial growth, support job creation and aid economic diversification in Calgary.
- The proposed amendments are targeted to reduce barriers and better align policy with current industrial trends. This was not intended to be a comprehensive update of the Area Structure Plans.
- The proposed targeted amendments focus on increased flexibility for development size, increased flexibility for the location of Medium Industrial Uses, consistency among Area Structure Plans and better alignment with the current permit requirements for a more streamlined development process.
- Policy amendments are proposed in five of the six existing industrial Area Structure Plans including the [Revised Stoney Industrial Area Structure Plan](#) (2005), the [Northeast Industrial Area Structure Plan](#) (2007), the [Saddle Ridge Area Structure Plan](#) (1984), the [Southeast Industrial Area Structure Plan](#) (1996), and the [Southeast 68 Street Industrial Area Structure Plan](#) (2010). Upon review, Administration determined that the remaining Area Structure Plan, [Shepard Industrial Area Structure Plan](#) (2009), has suitable policies in support of industrial development without notable policy barriers.
- The amendments were identified through policy review, strategic considerations and conversations with Industrial Strategy Working Group members and interested parties.

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DISCUSSION

Scope of the Review

Administration reviewed six existing industrial Area Structure Plans located in the Northeast and Southeast industrial submarkets. They outline long-term goals, design concepts and policy statements to facilitate future industrial developments. However, they also contain some policy barriers that do not align with current industrial trends and which may limit industrial growth. Since there are no immediate plans for new local area plans in these areas, Administration is undertaking targeted policy amendments to proactively support industrial growth in these areas.

Current policy barriers are mainly based on outdated criteria, such as maximum density criteria for industrial developments, as well as limited locational criteria for Medium Industrial Uses as notably defined in the Revised Stoney Industrial Area Structure Plan and the Northeast Industrial Area Structure Plan. There are inconsistencies in local commercial use policies within the Area Structure Plans in the Northeast submarket area, as well as between the existing policies and current application requirements. Additionally, the current maps in the Southeast 68 Street Area Structure Plan do not reflect the approved outline plan and land use amendments in Starfield and Great Plains Industrial Business Parks ([LOC2017-0305](#)). The proposed amendments in this initiative address these outdated policies.

Proposed Policy Amendments

The proposed amendments consist of transportation or land use-related policy changes to align with the current application review process and industrial development trends. These policy updates provide clearer guidance and increased flexibility for future industrial developments that will support this important sector. Proposed changes include:

- **Increased Flexibility for Density:** Delete policies referencing maximum density based on transportation impact and trip generation, as well as those regulating size based on floor area ratio or vehicle trip generation factor. These changes align with the current development permit and land use amendment application review standards.
- **Increased Flexibility for Medium Industrial Uses:** Allow more industrial developments to be located adjacent to entranceway roads, while complying with design guidelines.
- **Alignment of Local Commercial Uses among Northeast Industrial Submarket:** Increase flexibility and adaptability for local commercial uses in the Saddle Ridge Area Structure Plan area to support local employees and development feasibility, as well as to ensure consistency with the Revised Stoney Industrial Area Structure Plan and the Northeast Industrial Area Structure Plan.
- **Land Use Concept Map Alignment:** Update the Land Use Concept Map and Transportation Infrastructure Maps to maintain consistency between the Southeast 68 Street Industrial Area Structure Plan and the existing land use designation ([LOC2017-0305](#)) to reflect the current development stage.
- **Application Process Alignment:** Remove policies related to concept plans and transportation analyses that do not align with the current application review process to streamline the permit approval process.

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Relationship with the City Building Program

These amendments are presented before the conclusion of the City Building Program, which includes the development of the Calgary Plan, the Zoning Bylaw and the Street Manual. These targeted text and map amendments align with the current direction of the City Building Program.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | | | |
|-------------------------------------|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Public engagement was undertaken | <input checked="" type="checkbox"/> | Dialogue with interested parties was undertaken |
| <input type="checkbox"/> | Public/interested parties were informed | <input type="checkbox"/> | Public communication or engagement was not required |

Administration worked in collaboration with the Industrial Strategy Working Group members to develop these amendments. The Working Group is comprised of developers, landowners, consultants and members of external organizations related to industrial growth in Calgary. Administration sent email circulations to the Working Group members to identify policy barriers to industrial developments in the existing industrial Area Structure Plans and sought their input on the proposed list of policy amendments.

Administration used several communication channels to create opportunities for industry members and the general public to provide feedback on policy changes. Administration advertised the work through The City of Calgary's Dispatch newsletter, BILD – Calgary Region newsletter and NAIOP bulletin board. Additionally, Administration created a new email subscription link and held three online information sessions for anyone interested in this initiative. Administration also updated the [Industrial Growth Strategy webpage](#) and created a new [Engage webpage](#) to provide information and seek input on the proposed amendments.

In general, the policy amendments were non-controversial and engaged parties demonstrated support for the amendments.

IMPLICATIONS

Social

This work supports Council's Social Wellbeing Policy by creating well-paying jobs in different areas of Calgary, promoting equitable distribution of economic opportunities.

Environmental

Development within existing industrial Area Structure Plans supports a compact urban form and travel efficiency by utilizing existing infrastructure.

Economic

The proposed amendments would support short- and long-term industrial developments in both the Northeast and Southeast industrial submarkets, further supporting the diversification of Calgary's economy.

Service and Financial Implications

No anticipated financial impact.

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RISK

Maintaining outdated policies in existing industrial Area Structure Plans would result in reduced development opportunities and potential loss of market share to surrounding municipalities. Amendments triggered by applications may take longer to review as Administration will have to address outdated policies during their file review or seek policy amendments alongside applications. This work is proactively supporting industrial growth.

ATTACHMENTS

1. Background and Previous Council Direction
2. 2023 Industrial Action Plan
3. **Proposed Bylaw 59P2024**
4. **Proposed Bylaw 60P2024**
5. **Proposed Bylaw 61P2024**
6. **Proposed Bylaw 62P2024**
7. **Proposed Bylaw 63P2024**
8. Engagement Summary
9. Letters
10. Presentation
11. Proposed Amendments to Part 2 of the Revised Stoney Industrial Area Structure Plan
12. Public Submission Received at Committee

Department Circulation

General Manager	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve

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