



Report Number: EC2025-0121

Meeting: Executive Committee

Meeting Date: 2025 January 21

NOTICE OF MOTION

RE: Northeast Industrial Area Structure Plan Amendment

Sponsoring Member(s) of Council: Raj Dhaliwal

WHEAREAS The City of Calgary is seeking ways to respond to the current housing crisis and this is a time-limited opportunity to quickly advance housing to market as soon as possible;

AND WHEAREAS the area Councillor for the ward with the highest population growth in the city over the past two years has seen housing demand exceed original projections;

AND WHEAREAS revisions to the Airport Vicinity Protection Area in 2021 now provide an opportunity for a portion of the Northeast Industrial Area Structure Plan (ASP) lands to be converted to residential in close proximity to the existing communities of Skyview Ranch and Redstone;

AND WHEAREAS The City of Calgary invested in significant infrastructure delivering services to the Northeast Industrial ASP;

AND WHEREAS these lands are development-ready and require no additional capital funding, this approach will facilitate efficient and timely utilization to address the community's growing needs.

AND WHEREAS this growth presents an opportunity for innovative land use by integrating a balanced mix of industrial, retail/commercial, and residential developments;

AND WHEAREAS the proposed amendments offer additional housing supply in the NE sector which is nearing build-out in the next 6-9 years based off the Suburban Residential Growth Study 2024-2028 (2024);

AND WHEAREAS the proposed land use mix retains a significant portion of industrial and regional commercial lands, balancing economic activity while providing new amenities and housing supply;

AND WHEAREAS three applications (LOC2024-0171) were submitted and accepted by The City of Calgary on 2024 June 28 and a fulsome planning review of these applications will be conducted;

AND WHEAREAS these applications include a comprehensive land use amendment, revised Outline Plan, Area Structure Plan Amendments and a Municipal Development Plan Amendment to enable the proposed land uses;

NOW THEREFORE BE IT RESOLVED that Council directs Administration to prepare amendments to the Municipal Development Plan, to enable residential within the Northeast Industrial ASP, and to bring those amendments directly to the Public Hearing of Council on March 4, 2025 for three readings to that proposed bylaw;

AND FURTHER BE IT RESOLVED that Council directs Administration to prepare amendments to the Northeast Industrial ASP, to enable residential within the lands included in LOC2024-0171 through development of a Comprehensive Planning Overlay inserted into the Northeast Industrial ASP to indicate in the plan that these lands are undergoing planning review to analyze proposed residential uses and bring those amendments directly to the Public Hearing of Council on March 4, 2025 for three readings to that proposed bylaw;

AND FURTHER BE IT RESOLVED that both items (Municipal Development Plan and Area Structure Plan amendments) may advance to Council without prior consideration at Calgary Planning Commission;

AND FURTHER BE IT RESOLVED that such report shall include appropriate next steps for the applications including dates for presentation at CPC and Council for the subsequent amendments to the Northeast Industrial ASP, land use amendment, Outline Plan(s) and any other statutory plan amendments, returning to a Public Hearing of Council no later than March 31, 2026 for consideration.

Attachment:

1. Notice of Motion Checklist