

# PROPOSED

C2025-0124  
ATTACHMENT 4

## BYLAW NUMBER 28P2025

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTHEAST INDUSTRIAL AREA STRUCTURE PLAN BYLAW 2P2007 (C2025-0124)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Northeast Industrial Area Structure Plan Bylaw 2P2007, as amended;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Northeast Industrial Area Structure Plan attached to and forming part of Bylaw 2P2007, as amended, is hereby further amended as follows:

- (a) Delete the existing Map 3 entitled 'Land Use Concept', and replace it with the revised Map 3 entitled 'Land Use Concept' as shown in Schedule A.
- (b) In Section 7.0 Land Use Areas, after subsection 7.3 Transit Station Planning Area, insert the following new section:

“7.4 Comprehensive Planning Overlay

7.4.1 Purpose

A Comprehensive Planning Overlay has been identified for an area within the Plan as shown on Map 3 Land Use Concept. The purpose of this Planning Overlay is to provide direction for additional planning and site design to support development within the area. This direction will inform future amendments to this Plan that will be brought forward in conjunction with a land use and outline plan application.

7.4.2 Guidelines for future policies

- (1) A comprehensive planning exercise should be undertaken for this area and should:
  - (a) introduce residential use policies that support a variety of housing types;
  - (b) identify a hierarchy of streets and pedestrian routes that connect destinations;
  - (c) explore a mixed-use area with integrated commercial and central amenity space within the Transit Planning Station Area that supports the future LRT station;

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- (d) explore sites for activity centres that include residential and non-residential uses;
- (e) identify the location of any school sites, open spaces, and/or community services future residents/users may require;
- (f) identify an appropriate transition of use and scale to adjacent areas;
- (g) identify opportunities for comprehensive energy planning to address climate change and improve climate resiliency;
- (h) identify opportunities to create a sense of place;
- (i) update non-residential policies and mapping;
- (j) integrate transit infrastructure; and
- (k) identify utility connections.”

- (c) Delete the existing Map 5 entitled ‘Land Use Constraints’, and replace it with the revised Map 5 entitled ‘Land Use Constraints’ as shown in Schedule B.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

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## SCHEDULE A

### Northeast Industrial Area Structure Plan

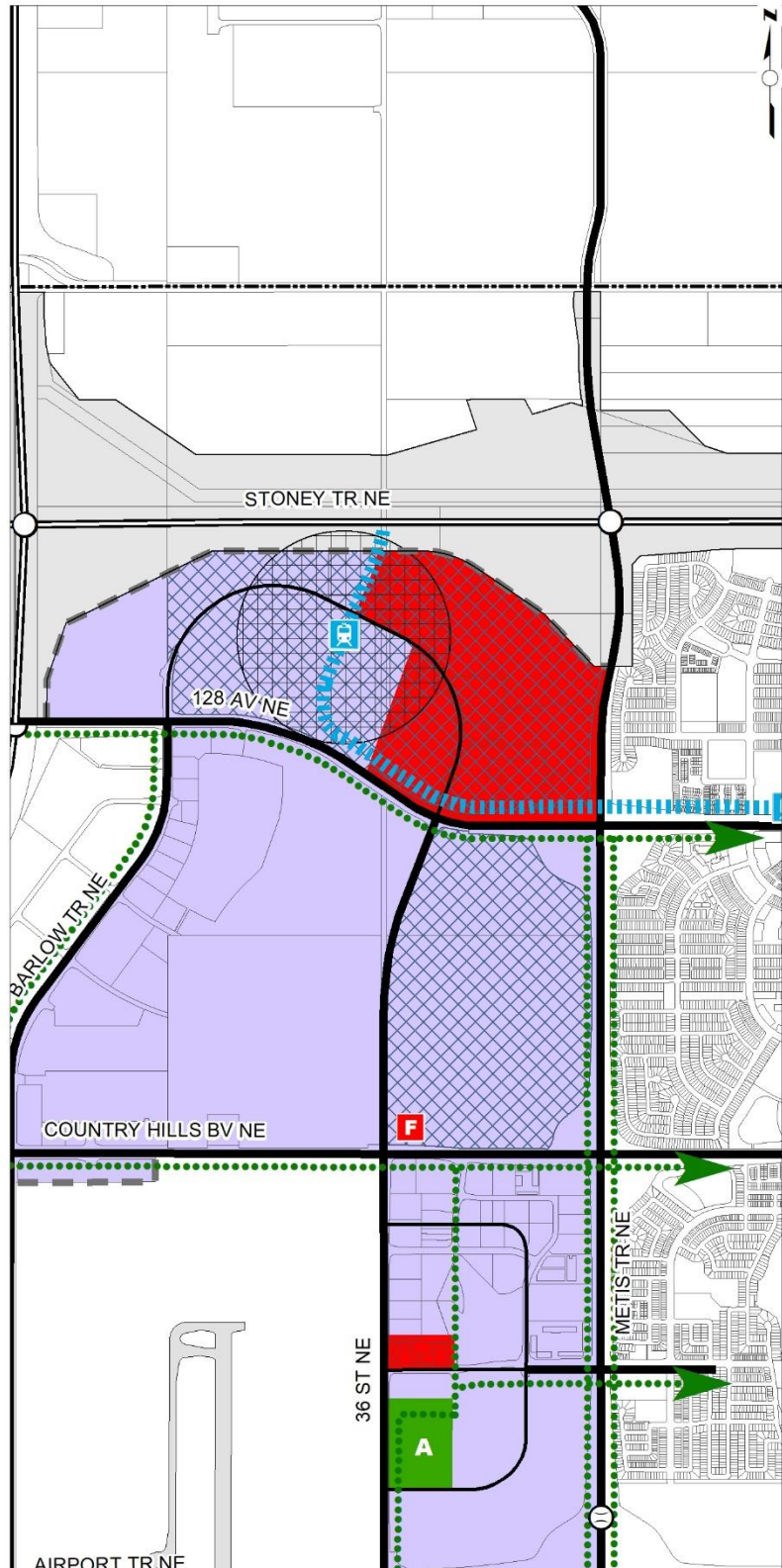
Map 3

Land Use Concept

0 250 500 750 1,000  
Metres

#### Legend

- Plan Area Boundary
- City Limits
- Transportation/Utility Corridor
- Business/ Industrial Area
- Gateway Commercial Area
- Regional Athletic Park
- Fire Station Site
- Transit Station Planning Area
- Comprehensive Planning Overlay
- Regional Pathway
- Expressway (Skeletal Road)
- Expressway (Skeletal Road) Tunnel
- Major Road (Arterial Street)
- Internal Road
- Full Interchange
- Partial Interchange
- Potential Pedestrian Overpass
- Railway
- LRT Alignment
- LRT Station
- Airport Transit Connection (Technology TBD)



Approved: 2P2007  
Amended: 28P2013

This map is conceptual only. No measurements of distances or areas should be taken from this map.

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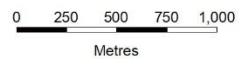
BYLAW NUMBER 28P2025

## SCHEDULE B

### Northeast Industrial Area Structure Plan

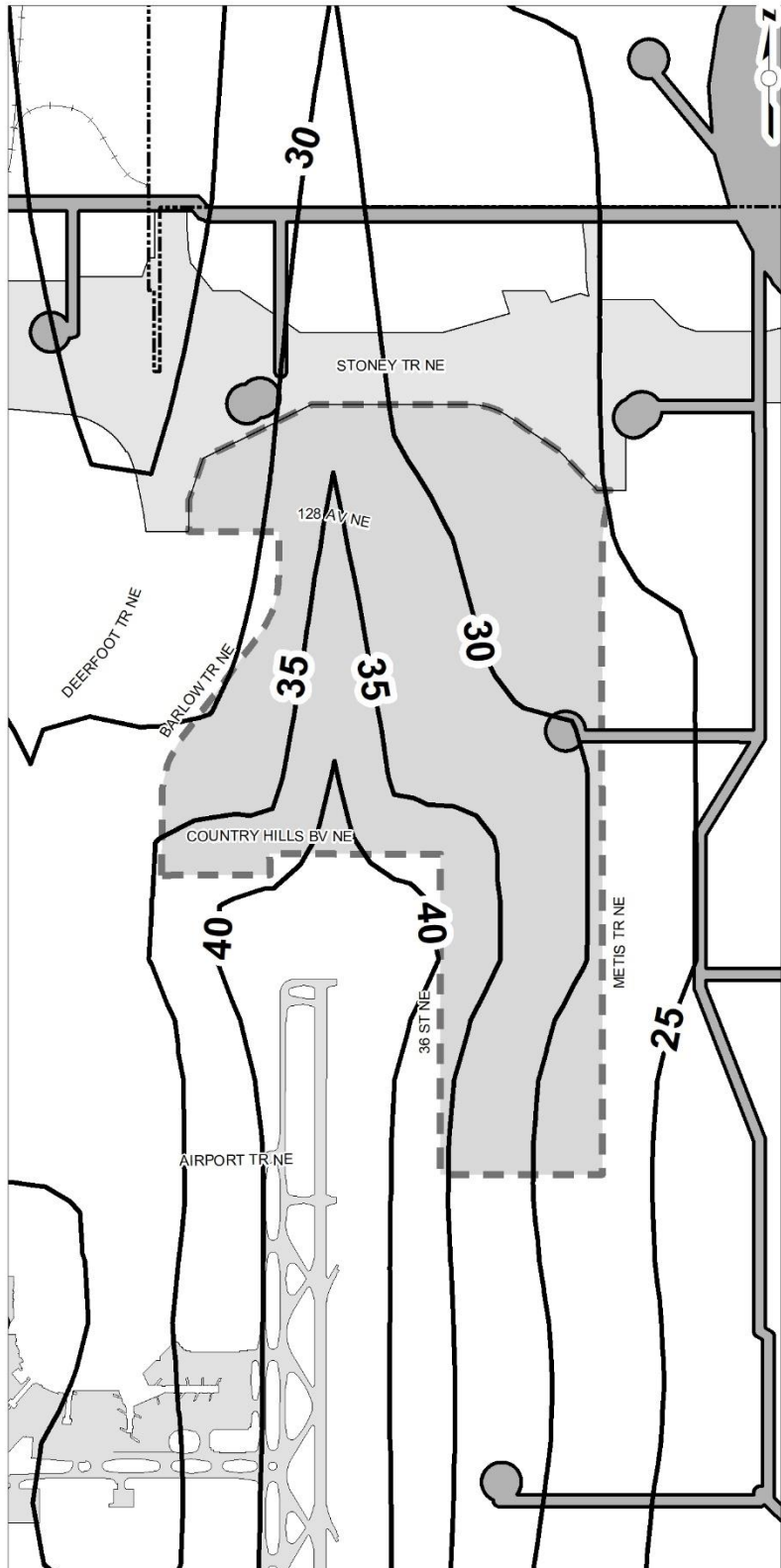
Map 5

### Land Use Constraints



#### Legend

- Plan Area
- City Limits
- Transportation/Utility Corridor
- Railway
- N.E.F. Contour Line
- Sour Gas Setbacks



Approved:  
Amended:

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