

Agenda

- Introductions
- Recap Identified Issues
- Recap goal of Industrial land use districts
- Discuss proposed bylaw amendments
- Bylaw Amendment Project Timeline

Identified Issues

- Office floor area
- Display and Sales Areas
- Non-industrial uses, conversion of industrial to Commercial (e.g. retail stores, fitness centres, dance schools)
- Use definitions too specific
- Some districts don't have the right uses
- Light industrial should be able to have outside storage
- Permitted versus Discretionary along major roads
- Too many development permits for change of use
- Parking administrative areas at a separate rate

Goal of the Industrial Districts

- Preserve industrial land for a wide variety of general industrial uses
- Provide more certainty of the type of development expected to occur in industrial areas
- Better plan for the location of higher intensity non-industrial uses such as office buildings, large restaurants and large retail uses.
- Improve the interface between residential and industrial areas
- Recognize older industrial areas and unique development constraints

Offices

What we heard:

- “We should not define different kinds of offices in the bylaw – removes flexibility”
- “Many offices leave after 3 to 5 years when they are large enough to afford commercial land and require higher exposure”
- “Multi-tenant buildings often have excessive warehouse space when tenants change”
- “10% office space in I-G is too restrictive, doesn’t reflect the demand for small office users in industrial areas”
- “general confusion that industrial uses can have associated offices with no floor area limit”

Offices

Proposed Bylaw Changes

- Allow 50% independent office in the I-G district
- Allow ‘Office’ as a discretionary use in the I-R district
- Provide clarification that areas used for administration are not included in the 50% calculation
- Office continues to be allowed as a discretionary use in I-C, I-E and permitted in I-B
- Bylaw provision for Development Authority to consider relaxing the 50% for buildings where office already exists

Display and Sales Area

What we heard:

- “Many warehouses need a showroom”
- “5000 sq.ft bays are standard, the 10% limit on showrooms provides a marginal space”
- “several industrial uses do not allow for sales area and they should” (e.g. Wholesalers, Automotive uses)
- “retail uses should not locate in industrial areas – too much potential for conflict”

Display and Sales Area

Proposed Bylaw Changes

- All industrial uses and automotive service uses will be allowed a display and sales area
- Maximum floor area
 - A display and sales area can be the greater of:
 - 38 square metres; or
 - 20% of the gross floor area to a maximum of 465 sq.m
- Pure retailing will continue to be directed to I-C (current use area max is 465 sq.m but may be adjusted upwards)

Use Definitions & Use Mix

What we heard

- “Some uses are too specific & don’t capture all activities of a business”
- “Why are there so many uses?”
- “Warehouses should be allowed in I-C”
- “80% of buildings built without a tenant in mind so its hard to choose the right district when some districts are missing key uses”
- “Ancillary Storage should be allowed for light industrial uses”
- Some uses that like to locate in industrial aren’t accommodated (e.g. designers, surveillance companies, software developers etc...)

Use Definitions & Use Mix

Proposed Bylaw Changes

– Deletion of the following uses:

Industrial Design & Testing – Inside/Outside

Industrial Repair & Service – Inside/Outside

Contractor's Shop – Class 1/2

Food & Beverage Processor – Class 1/2

Brewery & Distillery – Class 1/2

Animal Feed Processor – Class 1/2

Manufacturer – Class 1/2/3

Warehouse – Storage Only

Use Definitions & Use Mix

Proposed Bylaw Changes

Creation of four new uses:

“General Industrial – Light”

- ❖ Incorporates all aspects of the deleted uses
- ❖ All activities contained within a building
- ❖ Permitted Use in I-G, I-C and I-R
- ❖ Discretionary Use in I-E, I-H (existing buildings only)

“General Industrial – Medium”

- ❖ Incorporates all aspects of the deleted uses
- ❖ Some activities can be outside a building
- ❖ Uses that may have impacts (e.g. odour, vibration, dust) outside a building, but contained on the parcel
- ❖ Permitted Use in I-G and I-R
- ❖ Discretionary Use in I-H (existing buildings only)

Use Definitions & Use Mix

Proposed Bylaw Changes

Creation of four new uses:

“General Industrial – Heavy “

- ❖ Incorporates elements of some of the deleted uses
- ❖ Activities inside or outside a building
- ❖ Uses that have off-site impacts (e.g. odour, vibration, dust)
- ❖ Discretionary Use in I-H

“Specialized Industrial (tbd)”

- ❖ Specific industrial uses such as research and development, light manufacturing, laboratories
- ❖ Permitted Use in I-B only (all of these uses still allowed in I-G, I-C and I-R as ‘General Industrial’)

Use Definitions & Use Mix

Benefit of General Industrial Use Categories

1. Recognizes the nature of industrial uses (i.e. they don't always fit into one defined use category, allows for 'spec' development)
2. General terms allow for ease of interpretation and consistency
3. Provides certainty - No development permit required when changing tenants within same use category
4. Warehousing will now be allowed in I-C, but not I-B (associated warehousing allowed)

Use Definitions & Use Mix

Outdoor Storage Rules

1. Ancillary outdoor storage areas allowed for I-G, I-C and I-R districts
2. Screening required when in view of major street or expressway
3. Additional screening required when in view of a street for I-C
4. No outdoor storage allowed in I-B and I-E

Discretion along Major Roads

What we heard:

- Various area industrial policies call for attention to building design along major roads and expressways
- Amount of designated I-G parcels adjacent to major streets/expressways has created a policy and LUB conflict
- No ability for City to influence building design with permitted uses
- Planners shouldn't be designing buildings
- Potential to put architectural guidelines in permitted use rules

Discretion along Major Roads

Proposed Bylaw Changes

- All new buildings adjacent to a major street or expressway will be discretionary in I-G
- All permitted uses in I-G allowed in existing approved buildings or on sites not adjacent to major streets/expressways

Other

- Admin areas will not be parked at a separate rate
- Wholesalers allowed
- Self Storage Facility will be discretionary in I-G (currently not allowed)
- Revised definitions of “Instructional facility’ to allow schools that provide training in physical skills (e.g. martial arts, gymnastics, climbing, dance etc..)
- Revised definition of ‘Indoor Recreation Facility’ to allow for entertainment recreation (e.g. laser tag, go cart etc...)
- Storage Yard and Equipment Yard to be moved from Permitted to Discretionary in I-G and I-R
- Medium restaurants to be allowed in I-G, I-C & I-B*
- Increased use area for Retail Store in I-C (size TDB)
- New uses:
 - ‘Building Supply Centre’: Discretionary in I-G, I-R and I-C
 - ‘Fleet Services’: Discretionary in I-G and I-R
 - ‘Scrap Yard’: Discretionary in I-G and I-R (replaces Auto Wrecker and Recycling Plant’

Timeline

- **Calgary Planning Commission**
 - » October 15, 2009
 - » Circulation of draft amendments in September
 - Circ period starting Sep 16, comments due Sep 24
- **City Council**
 - » November 30, 2009 Public Hearing
- **Effective Date**
 - » December 14, 2009

Industrial Framework

- Industrial General (I-G)
 - Application mostly in internal industrial areas, but can be used on periphery
 - Allows for wide variety of industrial uses
 - Allows for limited support-commercial uses
 - Provides limits to stand-alone office development
- Industrial Commercial (I-C)
 - Application on the periphery of industrial areas on sites close to major roads
 - Allows for light industrial uses
 - Allows for limited commercial uses (support or non-support)
 - Allows for retail (limited size)
- Industrial Business (I-B)
 - Application on periphery of industrial areas or highly visible areas or strategic locations for employment density
 - Limited to mostly office uses, specialized industrial and support commercial

Industrial Framework

- **Industrial General (I-E)**
 - Application only where Industrial shares a property line with a residential parcel (or on the other side of a lane)
 - General light industrial uses are discretionary
 - Neighbourhood scale commercial uses allowed
- **Industrial Redevelopment (I-R)**
 - Application to older industrial areas with smaller parcel sizes
 - Use opportunities similar to I-G, but with varying rules for setbacks based on front property line length
- **Industrial Heavy (I-H)**
 - Application varies and new sites assessed based on impact to other industrial and non-industrial sites
 - Most uses discretionary
- **Industrial Outdoor (I-O)**
 - Allows for uses that require large parcels for outdoor storage activities
 - Typically unserviced parcels