Calgary

DRAFT ZONING BYLAW | FALL 2024

Industrial Zones

Industrial zones support manufacturing, warehousing and other industrial businesses. They also create space for places like microbreweries, restaurants, large fitness and recreation facilities, large religious facilities, and building supply stores.

DRAFT FOR DISCUSSION

Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** 7 industrial districts have been simplified into 3 industrial zones. This reduces overlap and duplication between the zones and reduces the need to rezone indsutrial land to achieve similar development outcomes.
- **New Industrial Flex (I-F) Zone:** Supports a mix of industrial and commercial uses, providing flexibility for a wide variety of activities. Acts as a transitional area between more intensive industrial zones and commercial or housing zones.
- **Commercial support uses in the Industrial General zone:** Commercial and institutional uses are allowed on smaller parcels located on transit routes or near transit stations. This reduces unnecessary rezoning, allows supporting uses to locate where more people work and travel, and limits conflicts for industrial operations in core industrial areas.
- **A broader and more inclusive industrial use category:** Consolidated industrial uses make it easier to start, adapt and innovate industrial businesses.

Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Maintaining and protecting a strong industrial land supply.
- Supporting businesses of all sizes and stages.
- Building around transit.

THE STREET MANUAL CAN SUPPORT INDUSTRIAL ZONES BY:

- Incorporating connections to transit through walking and wheeling infrastructure on both sides of the street.
- Designing streets that accommodate large commercial vehicles.
- Incorporating curb-space for activities to support parking for a variety of modes, patios, and loading.

Industrial Zones Summary

	(I-F) **Industrial-Flex**	(I-G) **Industrial-General**	(I-H) **Industrial-Heavy**
	I-F supports a mix of light industrial and commercial activities, and transition between industrial and non-industrial zones. Parcels are located close to major transit service.	I-G supports light to medium industrial activities, and covers most industrial land. Limited commercial and institutional uses are allowed on properties close to major transit service.	I-H supports heavy industrial activities located away from residential uses. Typically close to highways and railways for access to the goods movement network
BUILT FORM SUMMARY	• Industrial activities are fully contained within a building • Outdoor storage is screened from adjacent parcels • Commercial uses with street facing public entrances • No off-site impacts • Mix of uses either within a building or on the same site	• Industrial activities either inside or outside a building • Outdoor storage is screened from view of non-industrial parcels • Moderate off-site impacts, industrial activities may be heard	• Industrial activities either inside or outside a building • Outdoor storage is screened from view of non-industrial parcels • Major land use impacts to surrounding properties
EXAMPLES	• Multi-bay buildings • Warehouses • Strip Malls	• Warehouses • Storage yards	• Chemical processing plants • Refinery plants • Large scale manufacturing operations • Hazardous material storage
PARKING	• Minimum bike parking requirements have increased and are based on gross floor area • Minimum of 5% of parking spaces for industrial uses must be Electric Vehicle Supply Equipment (EVSE) ready		
LAND-SCAPING	• MInimum 20% mature tree canopy coverage required in setback areas • Landscaped islands and strips must be provided in parking areas with more than 30 stalls		
ACCESSIBLE DESIGN	• Accessible design for industrial zones determined by Alberta Building Code		
URBAN DESIGN	• Commercial uses with a window facing a street or public space must ensure that 65% of the window area between 0.6m and 2.4m is unobscured glass, allowing clear views into the indoor space		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	• Industrial-Commercial District (I-C); Industrial-Edge District (I-E)	• Industrial-General District (I-G); Industrial-Business District (I-B); Industrial - Outdoor District (I-O); Industrial-Redevelopment District (I-R); Industrial-Commercial District (I-C)	• Industrial-Heavy District (I-H)

USES

P Permitted **D** Discretionary **E** Permitted in existing buildings

		I-F	I-G	I-H
RESIDENTIAL	Home Business			
	Housing			
	Supportive Housing			
COMMERCIAL	Cannabis Store	D	D	
	Child Care Service	D	D	
	Distillery	D	D	D
	Drive Through	D	D	
	Food & Beverage Service	D/E	D	
	Health Care Service	D/E	D	
	Hotel	D	D	
	Indoor Sales & Service	D/E	D	
	Minor Indoor Entertainment		D	
	Major Indoor Entertainment	D/E		
	Neighbourhood Store			
	Office	D/E	D	
	Outdoor Café	D	D	
	Outdoor Entertainment		D	
	Outdoor Sales & Service	D	D	
	Parking Facility		D	
	Recreation Facility	D/E	D	
	Self Storage Facility	D	D	
	Small-Scale Manufacturing	P	D	D
	Supermarket	D	D	
	Temporary Sales Centre			
	Vehicle Service	D	D	
INDUSTRIAL	Crematorium		D	D
	Industrial	P	D	D
	Heavy Industrial			D
	Outdoor Storage		P	
INSTITUTIONAL	Cemetery			
	Community Service	D/E	D	
	Funeral Service			
	Health Care Facility			
	Library			
	Major Utility		D	P
	Minor Utility	P	P	P
	Natural Area			
	Outdoor Recreation			
	Park			
	Protective & Emergency Service	P	D	P
	Recycling Drop-Off Depot	D		
	Religious Facility	D	D	
	School	D		
	Special Event	P	P	
AGRICULTURAL	Agriculture			
	Urban Agriculture	P	P	
SIGNS	Sign Class A	P	P	P
	Sign Class B	P	P	P
	Sign Class C	D	P	P
	Sign Class D	P	P	P
	Sign Class E	D	D	D
	Sign Class F	D	D	D
	Sign Class G	D	D	D

DRAFT FOR DISCUSSION

Industrial Zone Example Developments

(I-F)
Industrial-Flex





(I-G)
Industrial-General





(I-H)
Industrial-Heavy





DRAFT FOR DISCUSSION

Help shape a simpler, smarter zoning bylaw

Now is a great time to get involved and share your ideas about the Zoning Bylaw. Your experience of the city—and of zoning—will help us make decisions about the Bylaw's development. As the project takes shape in the coming years, we will continue to check-in with Calgarians, ensuring that the new Zoning Bylaw helps build a city of opportunity and choice.

Visit **calgary.ca/citybuilding** to learn more, share your input, and sign-up for email updates.

This current phase of engagement closes October 20, 2024.

SCAN ME