

Potential Focus Area for Change:

Within the Haysboro Industrial Area & portions of Fairview Industrial Area

These areas could change and evolve to allow new limited non-industrial uses. The potential for change within these areas would not be in the form of significant growth or density, but rather, slight changes to how the area functions and integrates with the surrounding communities.

Supporting the evolution of these unique industrial areas by allowing a few non-industrial uses, including work/live, commercial, recreational or institutional buildings has many benefits, including:

Protecting the light industrial character in areas that are near residential or commercial uses supports City-wide economic diversity and innovation.

- Centrally located industrial areas are important to the overall economic wellbeing of the city.
- Economic diversity is key to boosting the local economy and supporting a diverse workforce.
- Affordability of industrial lands can make them vulnerable to encroachment by conflicting uses.
- Light-industrial use impacts (such as noise, dust and visual appearance) could be mitigated by beautification and interface improvements when located near residential or commercial areas.

Allowing limited non-industrial uses creates a smoother transition with the nearby residential communities and contributes to the vibrancy of the area.

- Allowing limited non-industrial uses, including work-live units, creates opportunities for an economic hub where people can reside and work.
- Limited non-industrial uses could complement and support the vibrancy of the area, allowing local residents to access the things they need and want close to home.
- New residents can support local businesses.
- Existing policy prioritizes the operation of industrial businesses and supports limiting non-industrial uses in these areas.

Public realm and connectivity improvements supports the vibrancy of these unique industrial areas.

- Safer, continuous and accessible pedestrian and cyclist infrastructure welcomes a wide variety of users and enhances their experience.
- Creating better connections attracts more users who support local businesses.
- Infrastructure can be very limited or disconnected in these areas and may need changes.

Supporting the evolution of the Haysboro Industrial Area & Fairview Industrial Area builds on the following core value:

Support Industrial and Commercial Vitality

Recognize and support Fairview Industrial and other industrial and commercial areas as thriving hubs of economic activity by encouraging better connections with adjacent communities and supporting the revitalization of underutilized sites.

MAP 4: Haysboro Industrial Area & portions of Fairview Industrial Area.



In addition to being informed by the core values above, this theme is also informed by the *Municipal Development Plan*. The following *Municipal Development Plan* policies speak to development within industrial areas:

Section 3.7: industrial Areas of the Municipal Development Plan:

Industrial areas contribute to a strong and prosperous economy for Calgary and should be maintained as a major economic driver for the City. Calgary is a transportation and logistics hub and is recognized as an inland port.

3.7.1 (f) Portions of the Standard Industrial Areas may be appropriate for redevelopment as non-industrial or mixed-residential business area if they are within close proximity to an existing community(ies) and the Primary Transit Network.

Additionally, public feedback from phase 1 reinforced the importance of development within industrial areas. Community comments such as:

"I'm interested in the continued uses of industrial in the name of Fairview Industrial. I know it's the name, but it is much more mixed use and changing rapidly."

"I am not sure there is anything fully industrial left - it is business offices, and cultural orgs mostly right now. Low density"

"Turn Fairview industrial into funky shopping area"

"There is no need for more industrial as the community has already been well served."

"Fairview has great opportunity for light industrial/commercial areas to be re-envisioned."