

Calgary



Citywide Growth Strategy: Industrial (PUD2021-0150)

SPC on Planning and Urban Development

2021 March 3

ISC: Unrestricted

What is the problem that we are trying to solve?

To increase Calgary's economic and business competitiveness by advancing and enabling the development of Calgary's industrial lands

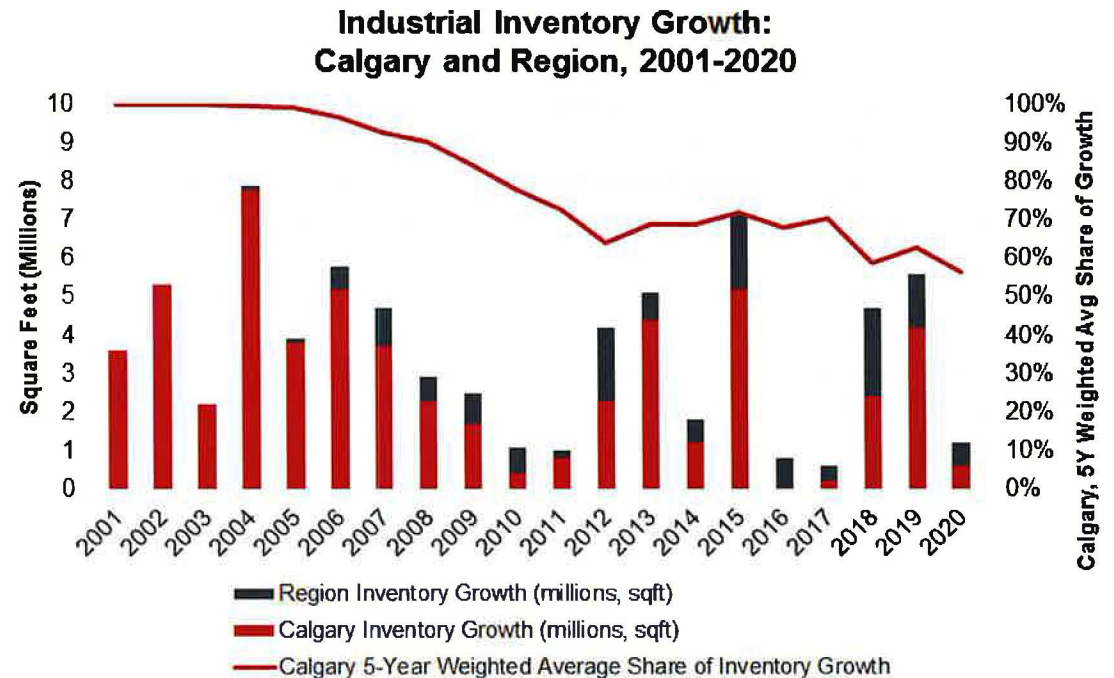


This strategy is about realizing the growth potential of Calgary's industrial areas.



Why do we need an industrial growth strategy?

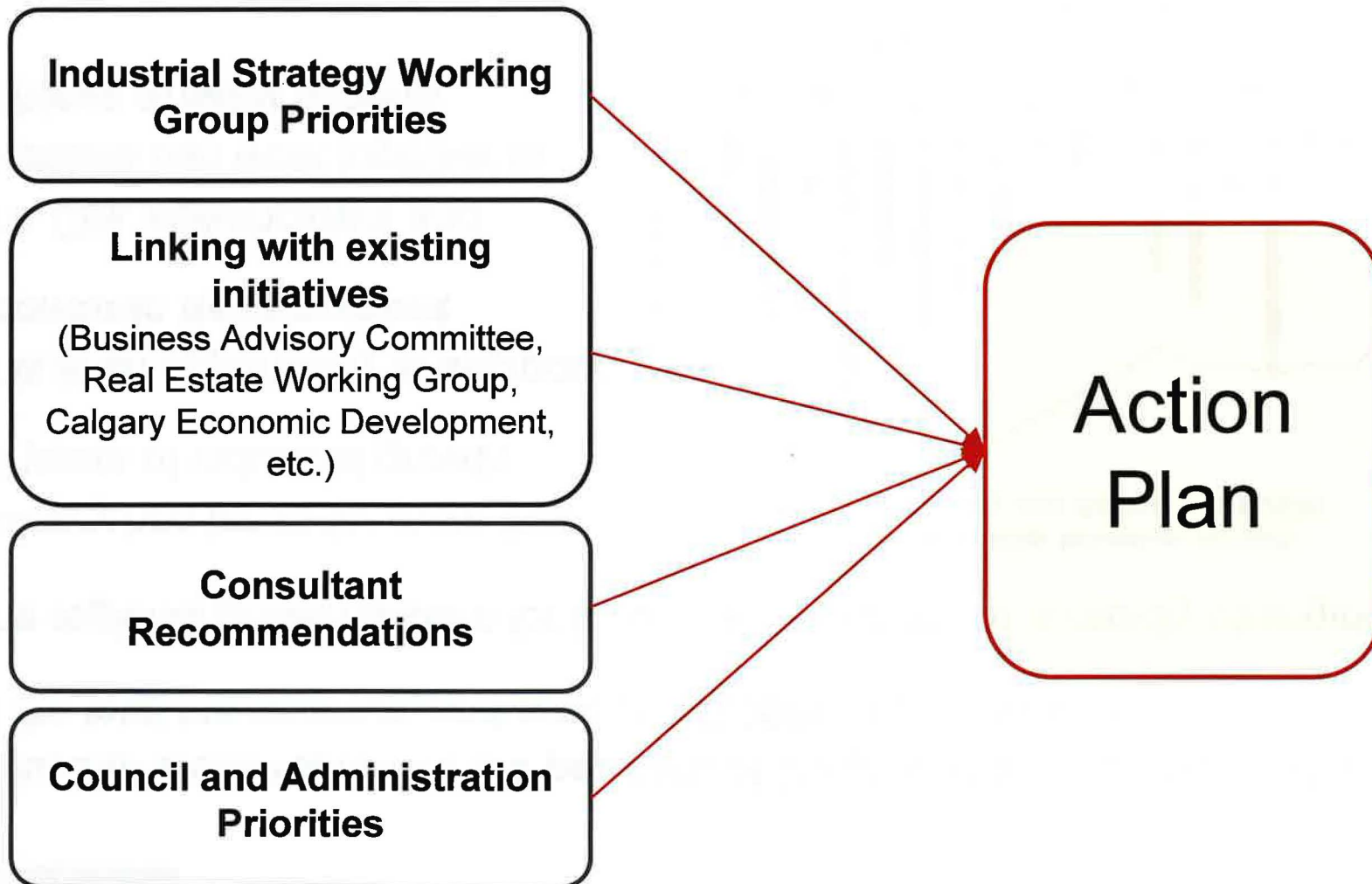
- Industrial areas represent **8.5 per cent** of Calgary’s land, contribute **15 per cent** of the total tax revenue, and support **66,000+** high quality jobs
- The regional growth pattern for industrial development is rapidly changing.
- Calgary has lands for more than 20 years of industrial growth
- This is an opportunity to **support economic development**
- The City, stakeholders and investors can work together to **achieve greater growth**



Source: Colliers International



How was the Action Plan created?



Action Plan for Industrial Growth

A. Development Enabling Regulatory Improvements



1. Streamline the industrial **Land Use Bylaw** regulations
2. Strengthen industrial policies in the **Municipal Development Plan (MDP)**
3. Prepare for changes to the **Airport Vicinity Protection Area (AVPA) Regulations**
4. Monitor industrial **development indicators**

B. Public Realm, Infrastructure and Servicing Investments



1. Prioritize **growth-enabling investments**



Action Plan for Industrial Growth

C. Cost



1. Address the impact of **property taxes**
2. Reduce **development costs**

D. Public Lands



1. Position public lands to **enable growth**

E. Business Environment



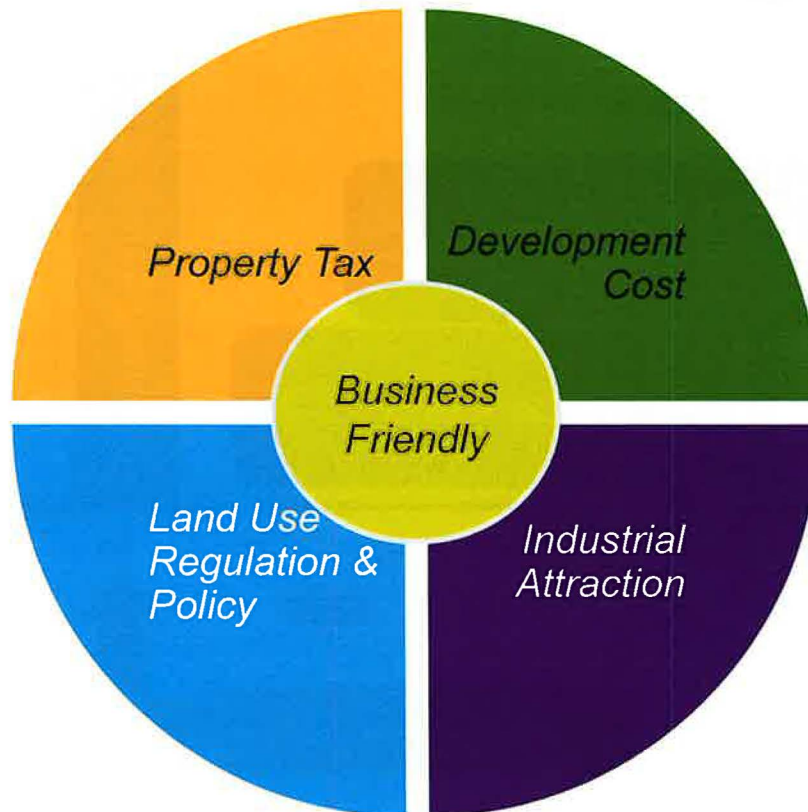
1. Work with **Calgary Economic Development (CED)** to attract businesses
2. Leverage **Business Advisory Committee (BAC)** to create a business friendly environment



Alignment across The City, and with Stakeholders

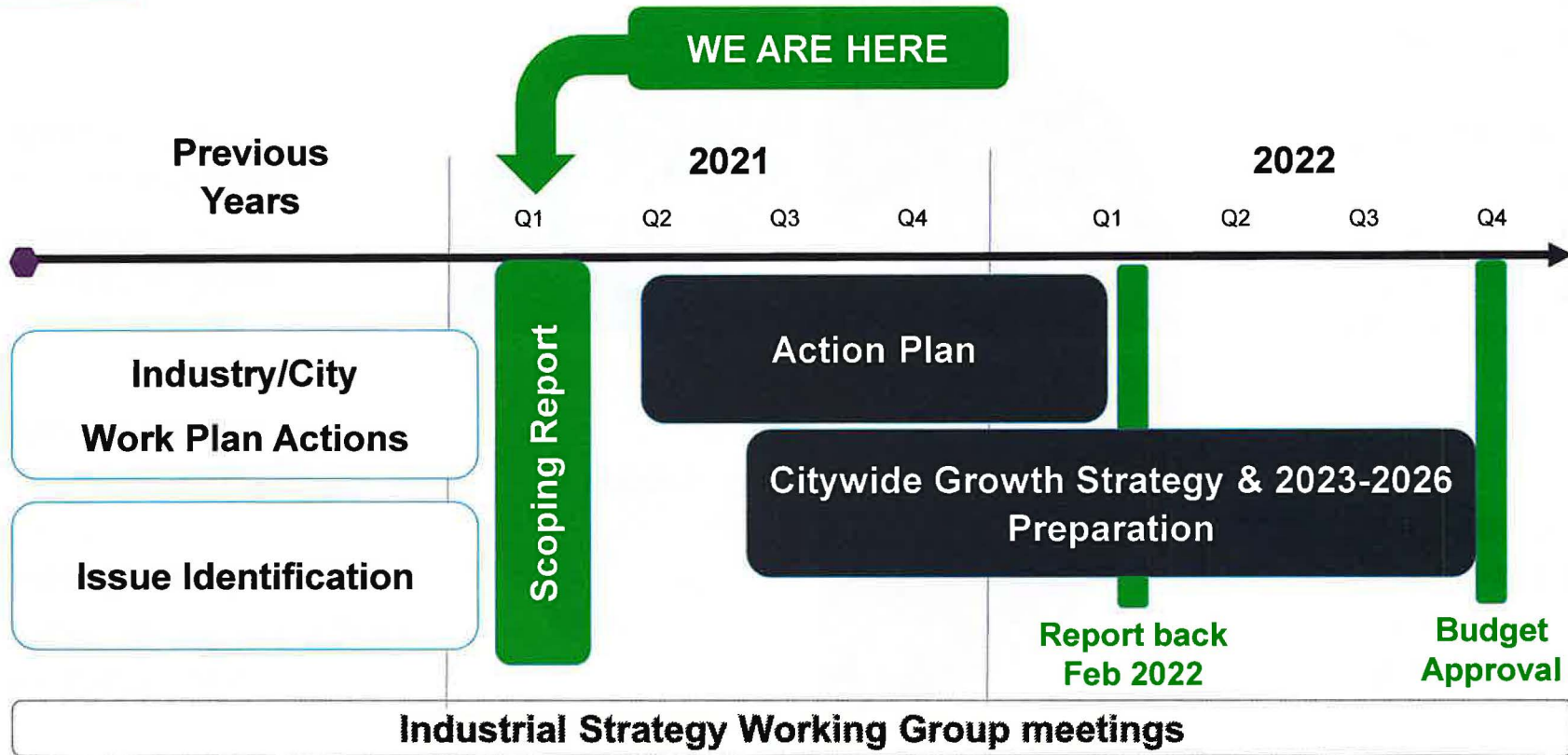


- Financial Task Force Implementation Program
- Real Estate Working Group
- Industrial Strategy Working Group
- Land Use Bylaw Priorities 2021
- Industrial Strategy Working Group



- Industrial Strategy Working Group
 - Off-site Levy Bylaw Review
- Business Advisory Committee (BAC)
- Goods Movement Strategy
- Calgary Economic Development (CED)
- Industrial Strategy Working Group

A Timeline for Action

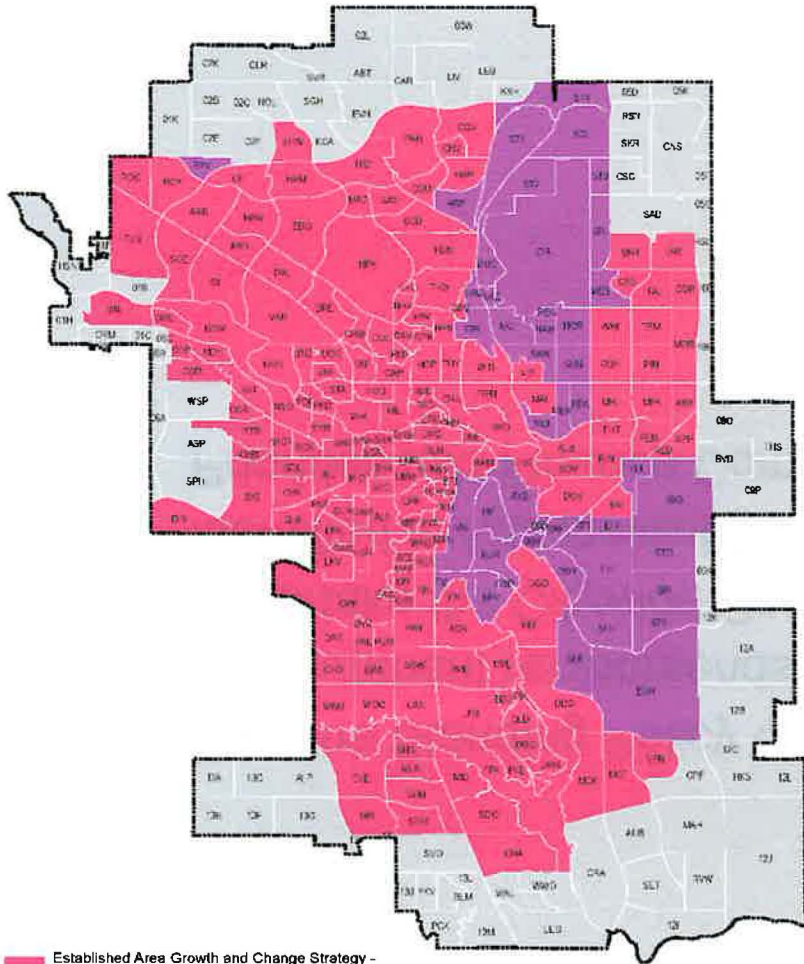


Upcoming Council touchpoints on industrial matters

- **2020 April 20** Real Estate Working Group at PFC
- **2020 Q2** Financial Task Force Implementation Update
- **2020 Q3/Q4** Decisions on use of Bill 7



Towards an Integrated Citywide Growth Strategy



- Established Area Growth and Change Strategy - Working Study Area
- New Community Growth Strategy
- City-wide Growth Strategy: Industrial



Enabling growth through strategic investment and focused attention



Administration Recommendation

That the Standing Policy Committee on Planning and Urban Development recommends that Council direct Administration to undertake the Citywide Growth Strategy: Industrial Action Plan as identified in Attachment 3, and report back to Council through the Priorities and Finance Committee no later than 2022 February.

