

Background and Previous Council Direction

Background

Although The City has been working on initiatives and actions to enable growth in industrial areas since the initiation of the 2016 Industry/City Work Plan, until now industrial areas have not been the subject of a scoping exercise in the same way as the other two components of the Citywide Growth Strategy. The Citywide Growth Strategy: Industrial (the “Strategy”) is the third of three components that, together with New Community Growth Strategy and Established Area Growth and Change Strategy, aim to build an integrated Citywide Growth Strategy. This scoping project was also identified in the Next20 review of the Municipal Development Plan (MDP)/Calgary Transportation Plan (CTP) as a critical follow-up action.

As a land developer in the industrial sector, The City of Calgary’s Real Estate & Development Services has a strategy (LAS2013-06) for City-owned industrial lands, however a comprehensive strategy does not yet exist that advocates for growth and reduction of obstacles, regardless of ownership. This Strategy is meant to help enable growth on all industrial lands in Calgary regardless of ownership.

Municipalities across North America have adopted an Industrial Strategy or Employment Lands Strategy to manage the long-term growth of their industrial lands and guide their land use planning decisions.

This Strategy responds to Council’s direction by identifying actions and investment that enables growth in industrial areas. A comprehensive action plan will support the longer-term growth of existing and future industrial lands by improve Calgary’s competitiveness and advancing goals of the MDP. The Strategy also prioritizes the availability of lands for industrial purposes, and protect existing industrial areas from undue encroachment of non-industrial uses that may threaten future viability of industrial areas.

The direction to explore a scoping report for the Strategy was first provided in 2016. Since then, work plan updates have been regularly provided to Council outlining progress on actions within the Industry/City Work Plan in support of the industrial sector. A summary of these progress reports and the timelines is on the next page.

Previous Council Direction

Industry/City Work Plan:

The Citywide Growth Strategy: Industrial (The Strategy) was initially contemplated as part of the Industry/City Work Plan in 2016 January (PUD 2016-0406, Attachment 1). Initiative #6 of the Industry/City Work Plan recommended the scoping work for The Strategy and identified the following actions:

- Monitor the impacts of the off-site levy rates on industrial development;
- Identify strategies for continued support of industrial development;
- Continue analysis of industrial land supply; and
- Review potential policy impact.

Citywide Growth Strategy:

Council provided clarity on the process for The Strategy through the 2019 Growth Monitoring Report, PFC2019-1062, Item 7.12, Recommendation 8(d), in 2019 November:

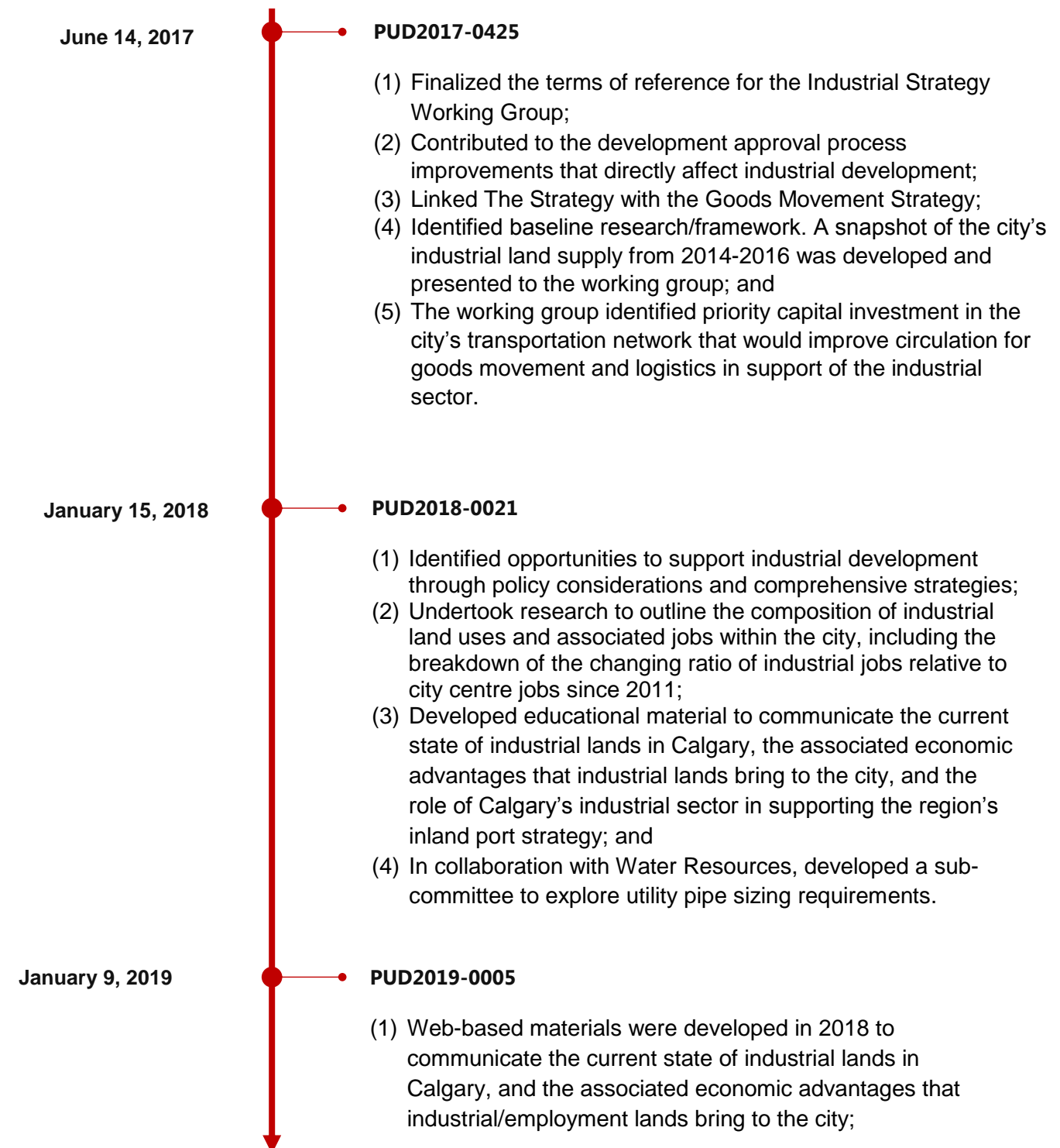
8. Remain committed to the following 4 guiding principles outlined in Attachment 3 through this modified process for business cases for growth:


d. Continue to drive toward a Comprehensive Citywide Growth Strategy that includes new communities, established areas and industrial areas for 2022 March.

Next20 Review of the Municipal Development Plan and Calgary Transportation Plan:

More recently, the 2020 Review and Update of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) (PUD2020-1106, Attachment 4) identified the need for an industrial strategy to further implement the MDP and CTP. Recommended Action #7 in Attachment 4 indicated to “scope and undertake a CityWide Growth Strategy: Industrial and based on the recommendations of this work, make necessary amendments to the respective policies in the Industrial Typology sections of the MDP”.

Summary of Industry/City Work Plan updates provided to Council in support of the industrial sector.



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- (2) Conducted additional research around the cost/value proposition for industrial development in Calgary relative to some regional municipalities;
 - (3) Explored issues/opportunities for mutual access for industrial sites;
 - (4) Provided input to prioritize infrastructure investment for 2019-2022 budget cycle and beyond to further support industrial development. These priorities were shared with Transportation to help inform their project budget planning work;
 - (5) Provided input on policies, and local area planning updates, that impacted the industrial sector;
 - (6) Continued to build partnerships and to provide input in support of industrial development; and
 - (7) Continued to provide input on relevant continuous process improvements work.

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- (1) Work completed in 2019 continued to advance small-scale improvements to current development planning processes;
- (2) Advanced mutual access discussions and provided updated information on options under current legislation;
- (3) Market updates and discussion were presented through regular working group meetings;
- (4) The working group members were regularly informed on the progress of the Goods Movement Strategy, and the Guidebook for Great Communities; and
- (5) Maintained alignment with work related to funding and financing, and began the development of a scoping report.