

Summary of Social, Environmental and Economic Implications

This attachment outlines the summary of social, environment and economic benefits associated with the Citywide Growth Strategy: Industrial report.

Social

The Strategy supports Council's Social Wellbeing Policy by promoting equitable and inclusive growth through identifying potential City investments in industrial areas, and by supporting the development and intensification of non-residential properties for the general benefit of employment opportunities in the city. Supporting industrial areas in different quadrants of the City will provide a diversity of employment opportunities to nearby residential areas.

Environmental

The Citywide Growth Strategy: Industrial advocates for the intensification of industrial properties in built up areas of the city that are at least 2 hectares in size and are below average for site coverage. This could bring development to the market and reduce the need for greenfield industrial lands in the future. Utilizing well planned, well connected and centrally located industrial areas helps mitigate greenhouse gas emissions by supporting the efficient movement of goods and allowing employees access to sustainable transportation modes. This Strategy is fully aligned with the vision for industrial lands in the Municipal Development Plan, where it says in Part 3.7, "Industrial areas contribute to a strong and prosperous economy for Calgary, and should be maintained as a major economic driver for the city."

Economic

Industrial areas contribute a significant portion of the city's property tax revenue, and supply a substantial portion of the city's jobs. It is expected that warehousing and storage, general freight trucking, food merchant wholesalers, metal manufacturing, glass product manufacturing, aerospace product and parts manufacturing, food manufacturing, basic chemical manufacturing and industrial machinery manufacturing sectors will grow. These sectors are anticipated to account for the largest gains in employment over the next 25 years, and therefore can continue to play a critical role in Calgary's economic diversity and resilience. As the economy of Calgary, and the Calgary Region, seeks greater diversification, the industrial sector is uniquely positioned to support this.