

Background and Previous Council Direction

Context

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

In Calgary, industrial lands play a crucial role in supporting a prosperous economy. The industrial sector continues to be an important source of jobs and is a critical contributor to Calgary's tax base. In the city there are nearly 7,000 hectares of industrial lands which represent approximately nine per cent of the total land area.

Calgary's strategic geographic location and its multimodal logistics network of air, rail, and highway transportation distinguish The City as a well-positioned inland port. Calgary is a goods-distribution hub for markets in Western Canada, the U.S Pacific Northwest and beyond. Calgary has a large and growing labour force, offers high quality services and utilities, including transit, water and power networks, availability of vacant serviced industrial lands in multiple locations, with a range of parcel sizes and land use options, and a network of established and existing industrial businesses.

Overall industrial activity in Calgary has remained resilient through the current economic downturn. Nationally Calgary's industrial sector is poised for growth, however at the regional level Calgary is facing competition from the surrounding municipalities due their tax advantages, more cost-effective land prices, and lower development charges.

With Canada's other major industrial markets experiencing record low vacancy rates and higher rents, Calgary is in an ideal position to attract major industrial investors who are looking to take advantage of locating in the Calgary Region. Recognizing this opportunity at the national level and acknowledging the regional competition, on 2021 March 22, Council directed Administration to take clear actions to support the industrial sector by approving the Industrial Action Plan as part of the Citywide Growth Strategy: Industrial (PUD2021-0150). This work, together with the initiatives for new communities and established areas, comprises an integrated Citywide Growth Strategy, and responds to Council's direction by identifying actions and investment that enable growth in industrial areas. This work is also part of a group of interconnected planning initiatives which support the Next Generation Planning initiative which is outlined in Attachment 2.

Previous Council Direction

It is important to understand the fundamental aspects and foundation that the Citywide Growth Strategy: Industrial Action Plan Update was built on. The table below provides details on council

directions since 2017 pertaining to the Citywide Growth Strategy: Industrial Action Plan Update and related initiatives that support the industrial sector.

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
12/14/2021	EC2021-1597	Financial Task Force Implementation Update was presented to the Executive Committee .
7/20/2021	PFC2021-0936	Real Estate Working Group provided a verbal update to the Priorities and Finance Committee
7/5/2021	IGA2021-0823	Administration presented City of Calgary Corporate Approach to Property Tax Incentives Pursuant to Bill 7 .
4/27/2021	PFC2021-0237	Real Estate Working Group provided a verbal update to the Priorities and Finance Committee .
4/21/2021	BAC2021-0590	Administration reported to the Business Advisory Committee , and provided a follow up memo to respond to industrial stakeholders' concerns.
3/22/2021	PUD2021-0150	Council directed Administration to undertake the Citywide Growth Strategy: Industrial Action Plan and report back to Council through Priorities and Finance Committee no later than 2022 February.
11/2/2020	PUD2020-1106	Council directed Administration to scope and undertake a Citywide Growth Strategy: Industrial based on the recommendation of the review and update of the Municipal Development Plan and Calgary Transportation Plan .
11/5/2019	PFC2019-1062	Council directed Administration to continue to drive toward a comprehensive Citywide Growth Strategy that includes new communities, established areas and industrial areas for 2022 March.
1/15/2020	PUD2020-0020	Industry City Work Plan 2020 Year-End Report to Council .
1/15/2018	PUD2018-0021	Industry City Work Plan 2017 Year-end Report to Council .
6/14/2017	PUD2017-0425	Industry City Work Plan Update to Council .