



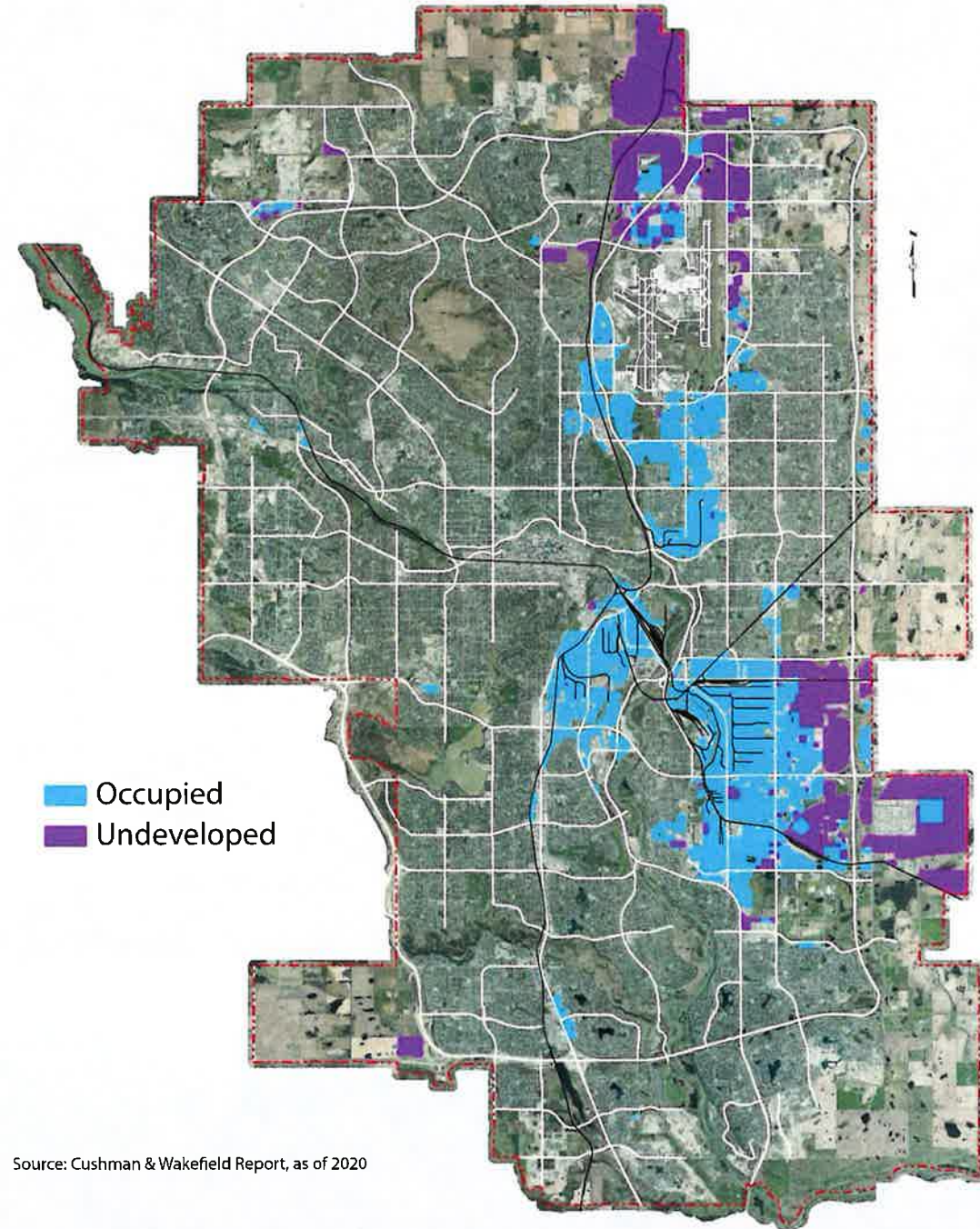
# Citywide Growth Strategy: Industrial Action Plan Update (IP2022-0080)

Infrastructure and Planning Committee

2022 February 3 | Item 7.3

ISC: Unrestricted

- To provide an update on the **2021 Industrial Action Plan**
- To propose a revised **2022 Industrial Action Plan**
- This **Action Plan** aims to increase Calgary's competitiveness and enable the growth of Calgary's industrial lands



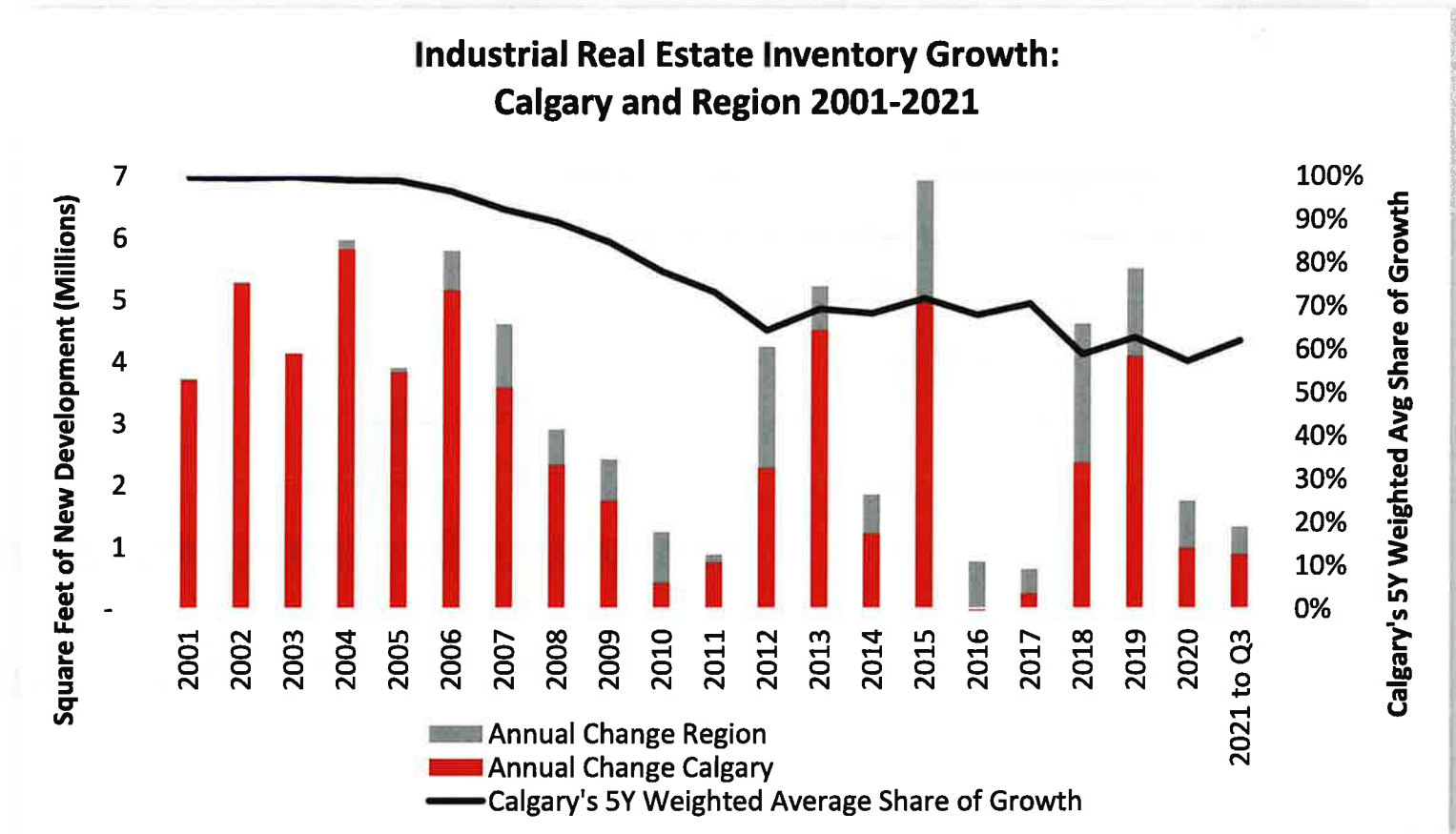
Source: Cushman & Wakefield Report, as of 2020

# Why do an Industrial Action Plan?

This is an **opportunity to support economic development**. Nationally, Calgary's industrial sector is well-positioned for growth, but regional competition is strong, and the regional growth pattern is changing rapidly.

**Industrial land accounts for:**

- **9%** of Calgary's land
- **14.6%** of total tax revenue
- **96,000+** high quality jobs

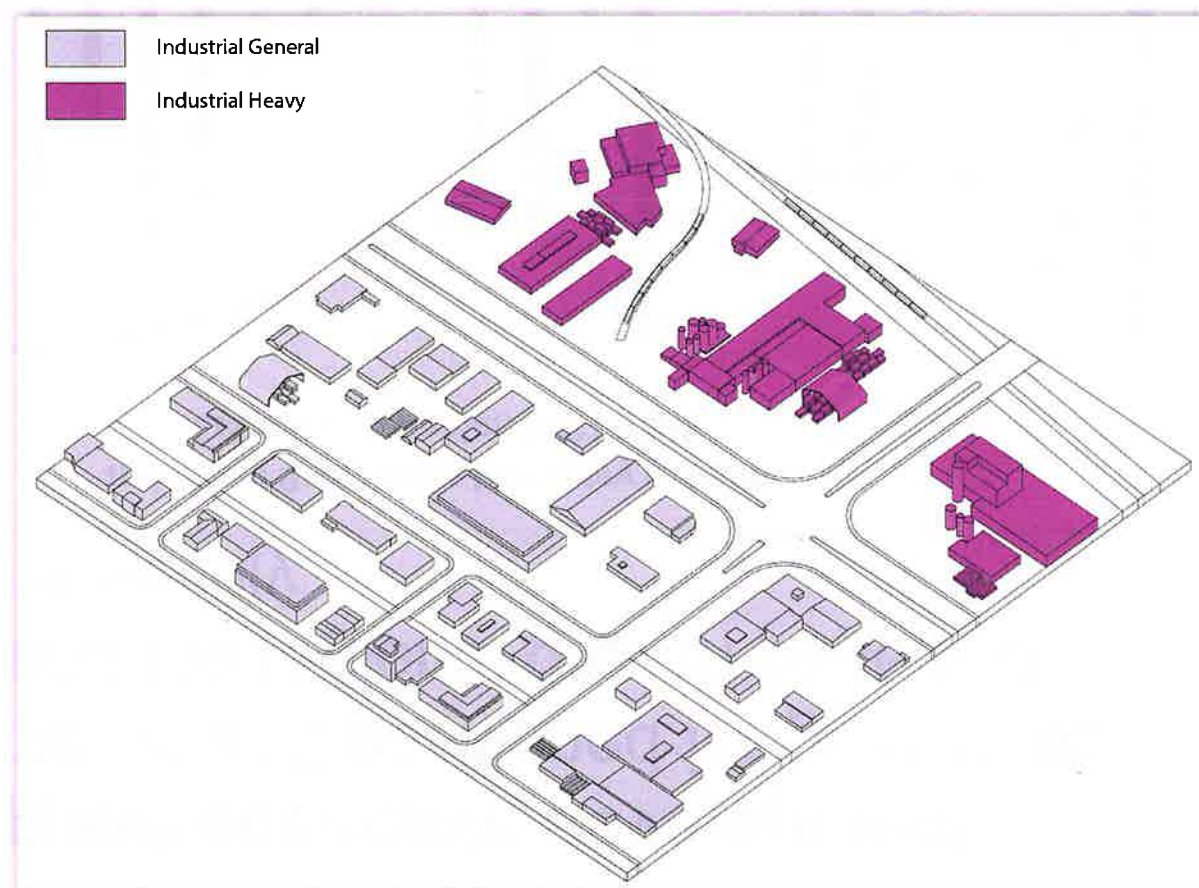


Source: Colliers International



# How can The City help enable growth?

- A. Development Enabling Regulatory Improvements
- B. Public Realm, Infrastructure and Servicing Investment
- C. Cost
- D. Public Lands
- E. Business Environment
- F. Climate\*



*\*New for 2022; the inclusion of "Climate" will identify opportunities to support industrial users' sustainability goals and The City's climate targets.*

## Actions Completed in 2021

1. **Increased flexibility** by creating an **Industrial Direct Control District**
2. **Saved application timelines** by expediting the **approval process**
3. **Lowered costs** by eliminated the **City base fee** for land use changes
4. **Responded** to stakeholder concerns through **Council's Business Advisory Committee**

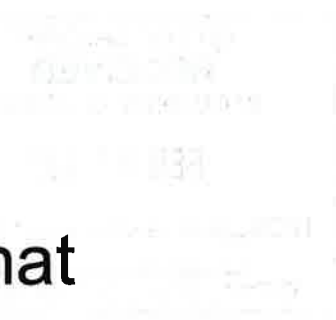




## New/Revised Actions for 2022

- Evaluate solutions to **non-residential property tax** competitiveness
- Explore changes to industrial **Off-site Levy** rates to lower cost
- Analyze utility and transportation **development standards** to match the operational needs of industrial activities
- **Investment** proposals for Council's consideration in the 2023-26 budget cycle that support and enable growth
- Evaluate opportunities that help achieve industrial firms' sustainability goals and The City's **climate targets**





That the Infrastructure and Planning Committee recommends that Council direct Administration to:

1. Undertake the revised Citywide Growth Strategy: 2022 Industrial Action Plan as identified in Attachment 4, and report back to Council through the Infrastructure and Planning Committee no later than Q2 2023; and
2. Bring back capital investment recommendations, for Council's consideration, that benefit industrial growth as part of the integrated Citywide Growth Strategy, in coordination with the 2023-2026 business plan and budget cycle.

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