



June 8, 2022

Members of **Infrastructure & Planning Committee (IPC)** And All Members of **Calgary City Council**

The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Members of IPC and All Members of Council:

Re: Enabling Business in Calgary's Industrial Sector, IPC2022-0503

On behalf of Building Industry and Land Development Calgary Region (BILD), we would like to express our support and appreciation for the excellent work done by Administration, in collaboration with the Industrial Strategy Working Group and the Industrial Strategy Technical Advisory Committee (BILD and our members are active participants on both). Particularly, we would like to recognize the efforts of John Manieri, Stephen Pearce and our industrial lead, Abdul Jaffari.

Through the land use bylaw amendments before you today, and the previous creation of a direct control land use district (in pilot phase), Administration and external/industry stakeholders are advancing improvements in the policy environment impacting Industrial Development in Calgary with the intent of making Calgary a more attractive industrial market in the Region. These changes will also result in a streamlining of portions of the development processes affecting industrial planning applications – providing both benefit to industry and a measure of relief for our City's planning resources. This policy work aligns with recommendations in the recent Cushman Wakefield Report.

We note and support the MDP amendment with respect to 'protecting large industrial parcels', recognizing that special consideration may be warranted in the case of lands impacted by the recent AVPA (Airport Vicinity Protection Act) changes and understand such consideration will be given on the merits of individual applications.

Again, we would like to thank Administration, and our BILD Volunteers, for their dedication and diligent work. We look forward to continuing our participation in the ongoing good work of the Industrial Strategy Working Group and the Technical Advisory Committee.

Respectfully,

BILD CALGARY REGION

Beverly Jarvis
Director of Policy, Projects & Government Relations

c.c. Stuart Dagleish, General Manager, Planning & Development, City of Calgary
Messrs. Matthew Sheldrake, John Manieri, Stephen Pearce, Abdul Jaffari – City of Calgary

We encourage you to visit bildcr.com for industry updates

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Date: 7-June-2022

To: Stuart Dalglish, GM Planning and Development

Re: Enabling Business in Calgary's Industrial Sector, IP2022-0503

On behalf of the Board of Directors of NAIOP Calgary we provide this letter of support for the proposed changes to the MDP (Municipal Development Plan) and LUB (Land Use Bylaw) to help enable Industrial developers to conduct business in Calgary's Industrial Sector.

NAIOP Calgary has been involved with the work surrounding the Industrial Growth Strategy from the beginning. This work has proceeded in a very productive fashion thanks to many industry volunteers, a key report from Cushman Wakefield that was commissioned by the City to provide a detailed picture of the current state of the industrial sector, both in Calgary and the Region and a highly engaged Administration that is looking for solutions.

To date there have been a number of important milestones that have been achieved, including the creation of a DC (direct control district) which is currently being piloted.

Based on industry input at our working groups it was agreed that short term changes to the MDP and LUB were necessary to continue to improve the flexibility for Industrial applications (Increase industrial growth).

All stakeholders understand that there are more amendments that are needed and will be incorporated into the upcoming Calgary Plan. Administration's proposed amendments are being brought forward now as they felt they could be expedited and make a difference in the short term.

These changes provide:

- Encourage the retention of large industrial parcels
- Update regulations to allow for more land uses in industrial districts (streamline development processes)
- Encourage the development of more complete industrial areas

- Improve transparency / clarity for industrial developers and the public.
Incorporate City and Provincial requirements in the Bylaw.

NAIOP Calgary has canvassed several of our membership and discussed the recommended MDP and LUB changes and have universally been met with a positive response.

We encourage IPC to endorse Administration recommendations.

Sincerely, on behalf of, NAIOP Calgary

A handwritten signature in black ink, appearing to read "Guy Huntingford". The signature is fluid and cursive, written in a professional style.

Guy Huntingford
Director Strategic Initiatives
NAIOP Calgary

Cc: Lesley Kalmakoff , Growth and Strategic Services
Abdul Jaffari, Growth and Strategic Services
Ryan Sirski, President NAIOP Calgary
Chris Ollenberger, Chair NAIOP Calgary Government Affairs Committee