

Background and Previous Council Direction

Background

Citywide Growth Strategy: Industrial Action Plan

Many municipalities across North America have adopted industrial strategies or employment lands strategies to manage the long-term growth of industrial lands and guide land use planning decisions.

In Calgary, the Industrial Strategy forms part of an integrated Citywide Growth Strategy, with the other two components being for new communities and established areas. On 2021 March 22, Council directed Administration to take clear actions to enable the sustainable development of industrial lands by initiating the Industrial Action Plan (PUD2021-0150). The proposed 2023 Industrial Action Plan builds on Council's ongoing effort to support the industrial sector by identifying priority actions and investments that enables industrial growth.

Administration has been working with internal and external partners through the Industrial Strategy Working Group. This is a diverse group, comprised of members from land development associations (BILD Calgary Region and NAIOP), industrial landowners and developers, Calgary Economic Development, professional consultants, industrial brokers, and the Calgary Airport Authority. This group supports the ongoing work of the Industrial Action Plan and continued prioritization of impactful actions.

Why support the industrial sector?

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.

Calgary's strategic 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 and 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.

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. Analysts place Calgary among the best industrial performers across 12 major Canadian markets (source: [REMI Network](#)).

Previous Council Direction

It is important to understand the foundation of the Industrial Action Plan. The table below provides details on Council directions since 2017 pertaining to the Industrial Action Plan and related initiatives that support Calgary’s industrial sector.

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
7/26/2022	EC2022-0649 EC2022-0780 EC2022-1100	Multiple Financial Task Force reports, recommendations and actions including Property Tax Policy Framework, Assessment Smoothing, and Non-Residential Assessment subclasses.
7/26/2022	C2022-0896	Council approved amendments to Municipal Development Plan (MDP) and Land Use Bylaw (LUB) to strengthen Calgary’s Industrial Sector.
2/15/2022	IP2022-0080	Council directed Administration to undertake the Citywide Growth Strategy: 2022 Industrial Action Plan and report back to Council through Infrastructure and Planning Committee no later than Q2 2023, and 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.

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
12/14/2021	EC2021-1597	Financial Task Force Implementation Update (EC2021-1597) was presented to the Executive Committee.
7/20/2021	PFC2021-0936	Real Estate Working Group provided a verbal update (PFC2021-0936) 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 (IGA2021-0823).
4/27/2021	PFC2021-0237	Real Estate Working Group provided a verbal (PFC2021-0237) update to the Priorities and Finance Committee.
4/21/2021	BAC2021-0590	Administration reported on Industrial Stakeholder What We Heard Report Update (Verbal) (BAC2021-0590) to the Business Advisory Committee, and the subsequent 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 (PUD2021-0150) and report back to Council through Priorities and Finance Committee no later than 2022 February.
2/8/2021	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 (PUD2020-1106).
11/5/2019	PFC2019-1062	Council directed Administration 2019 Growth Strategy Monitoring Report (PFC2019-1062) 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 (PUD2020-0020).
1/15/2018	PUD2018-0021	Industry City Work Plan 2017 Year-end Report to Council (PUD2018-0021).
6/14/2017	PUD2017-0425	Industry City Work Plan Update to Council (PUD2017-0425).