

2023 Industrial Action Plan

This attachment outlines the 2023 Industrial Action Plan, which was approved by Council in June 2023 ([IP2023-0346](#)). This report delivers on Action A.2.

To increase Calgary's economic and business competitiveness and enable the development of Calgary's industrial lands.

Actions	Anticipated End Date
A. Development Enabling Regulatory Improvements	
1. Review the Nose Creek Area Structure Plan to explore a mix of uses without compromising its industrial importance	Q4 2024
2. Modernize, update and remove potential development restrictive policies by undertaking City-initiated surgical text and map amendments to the six industrial Area Structure Plans. These amendments will be very specific and limited. This is not intended to be a full overhaul: <ul style="list-style-type: none"> a. Revised Stoney Industrial Area Structure Plan (2005) b. Northeast Industrial Area Structure Plan (2007) c. Saddle Ridge Area Structure Plan (1984) d. Southeast Industrial Area Structure Plan (1996) e. Southeast 68 Street Industrial Area Structure Plan (2010) f. Sheppard Industrial Area Structure Plan (2009) 	Q3 2024
B. Public Realm, Infrastructure and Servicing Investments	
3. Explore and evaluate alternative funding and financing tools for key unfunded transportation upgrades in strategic industrial areas.	Q3 2024
C. Cost	
4. Evaluate potential incentive opportunities to support the industrial sector including incentive for existing and new construction.	Q4 2024
D. Business Environment	
5. Collaborate with Rocky View County on a joint economic development framework for an industrial growth corridor along Calgary's southeast boundary.	Q4 2024
E. Climate	
6. Develop and refine climate-lens tools for supporting industrial applications (e.g., green buildings).	Q4 2024

Subsequent to the 2023 June direction of this 2023 Industrial Action Plan, the Industrial Strategy Working Group members continue to collaborate on these actions to reduce challenges to industrial growth. New ideas for actions are identified that can support a healthy industrial market in Calgary. A new action was agreed to in 2024 Q1 to provide a more accurate and nuanced summary of industrial land supply. This action is in progress.

F. Land Supply Update	
7. Update the June 2023 Industrial Area Growth Strategy Consulting Report on the current market conditions of serviced lands for industrial development in Calgary.	Q3 2024

There is further discussion around the impact that the 2021 changes to the Airport Vicinity Protection Area Regulation is having on Calgary's industrial land supply, including the interest from landowners to convert industrial land to residential. Discussions are also ramping up on the opportunity for a greater amount of commercial uses to integrate into industrial areas. These discussions may result in further actions being defined. A comprehensive update on the progress of the 2023 Industrial Action Plan is expected by 2025 Q2. Actions that can be implemented by Administration are being done so as soon as they are ready, those requiring Council decision are brought forward in separate reports. Therefore the timing of this comprehensive update report is not slowing the progress that can be made.