



June 10, 2024

Delivered by Email

The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Attention: Members of Infrastructure and Planning Committee

Dear Committee Members:

**Subject: Citywide Growth Strategy: Targeted Amendments to Existing Industrial Area Structure Plans,
IP2024-0587**

On behalf of Building Industry and Land Development Calgary Region (BILD CR), we wanted to extend our sincere appreciation for the proposed amendments made to the Revised Stoney Industrial, Northeast Industrial, Saddle Ridge, Southeast 68 Street Industrial, Southeast Industrial, and Shepard Industrial Area Structure Plans (ASPs). We recognize and commend the diligent efforts of the City staff involved in these amendments.

BILD understands that these proposed amendments primarily entail administrative adjustments to improve the economic competitiveness of development and construction of industrial properties. While these changes are indeed welcome and demonstrate a positive step forward, it's crucial to acknowledge that they are unlikely to have a significant enough impact on the competitiveness of Calgary's industrial sector.

The industrial sector needs to play a vital role in our city's economic landscape, and we share a collective interest in ensuring its growth and vitality. However, it's evident that addressing broader challenges in a substantial way, such as offsite levies and tax burdens, is essential to achieving competitiveness and fostering sustained industrial development in Calgary.

We emphasize that until these fundamental issues are addressed, the impact of administrative changes alone will be limited. It's crucial to align policy amendments with the overarching goals outlined in the Municipal Development Plan (MDP) and to prioritize measures that meaningfully enhance competitiveness.

We appreciate the opportunity to provide input and understand the importance of maintaining a balanced approach that considers both immediate administrative needs and long-term competitiveness. Our aim is to work collaboratively to ensure that Calgary remains a competitive hub for industrial activities while addressing the broader challenges that affect our industry's growth.

Thank you for considering our perspectives and for your dedication to advancing the interests of Calgarians by reasonably lowering barriers to economic growth. We are hopeful that these amendments mark the beginning

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of impactful changes to improve the competitiveness and attractiveness for industrial property development and ownership. We look forward to continued dialogue and collaboration on these important matters.

Respectfully,
BILD Calgary Region

Brian R. Hahn,
Chief Executive Officer

cc. Wonjun Cho, Planner 1, Growth Strategy
Leslie Kalmakoff, A/Manager, Growth and Change Strategy
Matthew Sheldrake, A/Director, City & Regional Planning