

Background and Previous Council Direction

This attachment summarizes the history of the Industrial Action Plan within the Citywide Growth Strategy, as well as previous Council direction related to industrial growth.

Background

Citywide Growth Strategy: Industrial Action Plan

The Citywide Growth Strategy is The City's effort to enable market supported, fiscally prudent growth that achieves city building goals. The Industrial component, together with the New Communities and Established Areas components, form the comprehensive strategy.

The City's efforts as it pertains to industrial development have been articulated through a series of Action Plans which have identified priority actions and investments to enable industrial growth. The first Action Plan was approved in 2021, followed by updates in 2022 and 2023.

Administration has been working with internal and external partners through the Industrial Strategy Working Group. This is a diverse group comprising members from land development associations, Building Industry and Land Development Association – Calgary Region (BILDRCR) and Commercial Real Estate Development Association (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 progress on actions.

Sustaining a healthy industrial sector in Calgary is important to the city's fiscal future. In 2021, Calgary's industrial sector supported over 53,500 jobs, accounting for 10 per cent of jobs in the city. Over the last ten years, industrial development has grown from representing 21 to 34 per cent of the non-residential property assessment value through a combination of growth and a shift in the taxation structure of The City. The total industrial assessment base is valued at approximately \$21.5 billion in 2025.

Previous Council Direction

The table below summarizes details of Council's directions since 2018 pertaining to the Industrial Action Plan and related initiatives that support Calgary's industrial sector.

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 July 16	IP2024-0587	Council approved revisions to six existing industrial Area Structure Plans to help modernize the policies so they are in alignment with current industrial development trends.

2023 June 6	IP2023-0346	Council directed Administration to undertake the Citywide Growth Strategy: 2023 Industrial Action Plan
2022 July 26	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.
2022 July 26	C2022-0896	Council approved amendments to Municipal Development Plan (MDP) and Land Use Bylaw (LUB) to strengthen Calgary's Industrial Sector.
2022 February 15	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.
2021 December 14	EC2021-1597	Financial Task Force Implementation Update (EC2021-1597) was presented to the Executive Committee.
2021 July 20	PFC2021-0936	Real Estate Working Group provided a verbal update (PFC2021-0936) to the Priorities and Finance Committee.
2021 July 5	IGA2021-0823	Administration presented City of Calgary Corporate Approach to Property Tax Incentives Pursuant to Bill 7 (IGA2021-0823).
2021 April 27	PFC2021-0237	Real Estate Working Group provided a verbal (PFC2021-0237) update to the Priorities and Finance Committee.
2021 April 21	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.
2021 March 22	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.
2021 February 8	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).