

# Consideration of the Nose Creek Communities in an Economic Development Context (PFC2019-0146)

## Priorities and Finance Committee

2019 March 5

ISC: Unrestricted



## Nose Creek and Broader Economic Considerations - Motion Arising

### **Motion Arising from Council on 2018 July 30 on the New Community Growth Strategy (C2018-0900):**

That Council direct Administration to work with Council's representative on Calgary Economic Development (CED) to identify appropriate members of CED staff and the CED Commercial Real Estate Committee to serve as an ad hoc working group that will review the Nose Creek business case to:

1. Establish viability as contemporary mixed-use, campus-style development sites;
2. Identify opportunity to draw targeted and prospective investors according to CED's ongoing economic diversification work;
3. Evaluate ability to retain urban uses within the City's boundaries to stabilize the commercial tax base;
4. Evaluate ability to prevent neighbouring municipalities from poaching investment opportunities from Calgary; and
5. Provide sound rationale (if any exist) for removal of the growth management overlay (GMO). Report back through PFC in 2019 January.

*This work was deferred to 2019 March 5 to allow Administration to incorporate feedback from a stakeholder workshop.*





**Calgary**



## Collaborative Approach



**Calgary**



**Administration report** – process summary and responses to 5 items of the Motion Arising

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**Attachment 1** – Submission from QuadReal Property Group responding to Item 1 of the Motion Arising

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**Attachment 2** – Submission from Calgary Economic Development (CED) with information for Item 2 of the Motion Arising

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**Attachment 2** – CED summarized feedback from the ad-hoc committee for Items 3 and 4. Committee included some members of CED's Real Estate Sector Advisory Committee, BILD Calgary Region, and NAIOP



## Key Themes from Industry Engagement

Industrial sector  
benefit to economy  
& employment

Policies &  
regulations within  
current economic  
climate

Disposition of City  
owned land

Shift the story of  
Calgary to focus on  
optimism

Tax pressures on  
non-residential base

Instill investor  
confidence /  
promote economic  
growth

Innovative funding &  
financing tools

Regional  
competitiveness &  
value of Calgary's  
amenities, transit &  
talent

Opportunities in  
Northeast and North  
Central  
communities

Continue to engage  
Industry

## Continuing Work to Address Key Themes

The City and CED are undertaking a number of initiatives that address key themes shared by Industry:

### Calgary Economic Development

- Advance the Economic Strategy for Calgary - "Calgary in the New Economy"
- Maintain focus on key sectors impacting Calgary's competitiveness, including
  - Transportation and logistics
  - Agribusiness
  - Energy
  - Life sciences and health
  - Financial services
  - Creative industries
- Support companies' efforts to attract investment and work with businesses to retain, expand and grow opportunities

### City of Calgary

- Industrial Growth Strategy
- Identifying Funding and Financing Tools
- Off-site Levy Bylaw Review
- Continuous Process Improvements
- New Community Growth Strategy 2018 – Monitoring report
- New Community Growth Strategy 2020 – Next review of growth business cases



# Nose Creek Strategic Growth Considerations



## MDP/CTP Alignment

## Market Demand

## Financial Impact

A Growth Management Overlay covers the Nose Creek ASP and indicates the area does not satisfy one or more strategic growth factors, and has unresolved funding questions for required infrastructure and services.

### Next Steps for QuadReal and the Nose Creek Communities

- Administration has not changed its recommendation for removal of the Growth Management Overlay for the Nose Creek business case area
- QuadReal has indicated that work has started to update the Nose Creek business case for consideration in 2020
- Administration will stay in contact with all proponents regarding process and timelines for the New Community Growth Strategy 2020



## Administration Recommendation

Administration recommends that the Priorities and Finance Committee recommend that Council receive this report for information.

**Questions?**

**Thank you.**