

**METRO VANCOUVER REGIONAL DISTRICT  
INDUSTRIAL LANDS STRATEGY TASK FORCE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Industrial Lands Strategy Task Force held at 9:04 a.m. on Thursday, November 21, 2019 in the 28<sup>th</sup> Floor Committee Room, 4730 Kingsway, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Chair, Mayor George Harvie, Delta  
Councillor Jordan Back, North Vancouver District  
Chief Ken Baird, Tsawwassen  
Mayor Malcolm Brodie, Richmond  
Mayor Linda Buchanan, North Vancouver City  
Councillor Sarah Kirby-Yung, Vancouver (arrived at 9:21 a.m.)  
Councillor Brenda Locke, Surrey  
Councillor Teri Towner, Coquitlam

**MEMBERS ABSENT:**

Vice Chair, Mayor Brad West, Port Coquitlam

**NON-VOTING MEMBERS PRESENT:**

Lindsay Colin, Port of Vancouver (alternate)  
Sarah Ross, TransLink (alternate)  
Todd Yuen, Beedie Group

**NON-VOTING MEMBERS ABSENT:**

Ron Bronstein, Ministry of Jobs, Trade and Technology  
Kim Grout, Agricultural Land Commission  
Val Litwin, BC Chamber of Commerce  
Anne McMullin, Urban Development Institute  
Arnold Silber, Value Property Group

**STAFF PRESENT:**

Heather McNell, Director, Regional Planning and Electoral Area Services, Planning and Environment  
Jerry Dobrovolny, Chief Administrative Officer  
Janis Knaupp, Legislative Services Coordinator, Board and Information Services

**1. ADOPTION OF THE AGENDA**

**1.1 November 21, 2019 Regular Meeting Agenda**

**It was MOVED and SECONDED**

That the Industrial Lands Strategy Task Force adopt the agenda for its regular meeting scheduled for November 21, 2019 as circulated.

**CARRIED**

**2. ADOPTION OF THE MINUTES**

**2.1 September 12, 2019 Regular Meeting Minutes**

**It was MOVED and SECONDED**

That the Industrial Lands Strategy Task Force adopt the minutes of its regular meeting held September 12, 2019 as circulated.

**CARRIED**

**3. DELEGATIONS**

No items presented.

**4. INVITED PRESENTATIONS**

No items presented.

**5. REPORTS FROM COMMITTEE OR STAFF**

**5.1 Regional Industrial Lands Strategy – Draft**

Report dated November 15, 2019 from Heather McNell, Director of Regional Planning and Electoral Area Services, Planning and Environment, providing the Industrial Lands Strategy Task Force the draft *Regional Industrial Lands Strategy* (the draft Strategy) for comment, and seeking MVRD Board direction for a final round of stakeholder engagement.

Lucy Duco, Policy Coordinator, Corporate Communications, External Relations, introduced the purpose of the meeting to present the draft Strategy and to seek feedback from members related to draft recommendations and priority actions.

Russel Mathew and Adam Mattinson, Hemson Consulting Ltd., updated members on the draft Strategy highlighting vision, main challenges, key findings, recommendation development process, recommendations related to protecting remaining industrial land, intensifying and optimizing industrial lands, bringing the existing supply to market and addressing site issues, coordinated approach, and priority actions for implementing strategy recommendations.

Members were requested to consider whether proposed recommendations are sufficient and appropriate, and if priority actions align with expectations.

9:21 a.m. Director Kirby-Yung arrived at the meeting.

Members commented that the Strategy is easy to read and visually-appealing, and suggested that as part of further consultation efforts consideration be given to:

- incorporating a statement that agricultural lands not be used to solve the industrial land supply challenge
- assessing all land uses for all lands in the region, how they impact each other, objectives for land protection, and opportunities for land use enhancement
- defining trade-enabling uses and clarifying what is meant by the protection of trade-enabling lands
- regarding the protection of industrial lands, clarifying what is considered acceptable mixed use, and identifying how to account for rapid transit stations when looking at trade-enabling lands
- exploring potential impacts to land values and business affordability as a result of intensification and the removal of height restrictions
- supporting a higher voting threshold for any conversion of industrial land as part of the regional growth strategy

Members were informed about staff plans in 2020 to conduct a regional land use assessment acknowledging the MVRD Board's position on the protection of agricultural land.

Members further suggested consideration be given to:

- potential approval delays and lack of understanding of individual municipal needs with any provincial regulations of trade-enabling lands
- potential tax burden impacts with efforts to intensify and optimize lands
- when managing land use conflicts, examining residential and other land uses and how they are designed versus focusing on buffering on the industrial land base
- reviewing the Strategy on an annual basis to ensure tools are creating opportunities for industrial land and efforts are coordinated
- local transportation and goods movement issues such as truck parking on agricultural land
- engaging municipal councils to convey the importance of the Strategy; potentially through an upcoming Council of Councils Committee meeting
- regarding site and adjacency issues, reflecting why some industrial locations are inherently challenging to serve with transit, and targeting these areas for uses that have lower trip generation

In response to questions about transportation connectivity between industrial areas, members were informed that recommendations 18 through 22 reaffirm efforts by Metro Vancouver and TransLink to integrate findings of the *Regional Goods Movement Strategy (RGMS)* and *Regional Transportation Strategy*, and that language can be added to the Strategy to reinforce this context.

Members suggested that consideration also be given to:

- as part of strengthening regional policy, better defining the collaborative partnership with the Province on trade-enabling lands to ensure informed land use decisions
- provincial and federal government representation in the Strategy
- further discussing the proposed increase in voting threshold, in the regional growth strategy, for any conversion of industrial land
- not examining tax rates given increasing local government costs and unequal distribution of tax revenue among local, provincial and federal governments

Members resumed discussion about potential use of agricultural land by industrial to address the industrial land supply constraint. Members commented on the need to examine all land uses as part of an overall land use assessment.

**It was MOVED and SECONDED**

That the MVRD Board:

- a) receive for information the report dated November 15, 2019, titled “Regional Industrial Lands Strategy – Draft”,
- b) direct staff to conduct a final round of consultation and report back with a finalized Regional Industrial Lands Strategy for endorsement; and
- c) direct staff to include in the draft *Regional Industrial Lands Strategy* a statement to the effect that solutions to the shortage of industrial lands in the region do not include the possibility of encroachment onto agricultural lands.

**CARRIED**

Members were requested to consider how their organization will engage with the Strategy and if they will endorse specific actions to help shape a recommendation to the Board.

Members commented on the need:

- for Metro Vancouver staff to present the draft Strategy to local government councils to gain support for and understanding of the Strategy
- to understand ramifications of the recommendation just passed by the Task Force in terms of seeking approval for infrastructure on non-ALR land and potential impacts moving industrial land forward
- to conduct an in-depth review of the draft Strategy prior to endorsing

In response to questions, members were informed that the draft Strategy has been considered by the Regional Planning Advisory Committee regularly, and presented to the Regional Administrative Advisory Committee for information.

Members were informed about further consultation efforts planned should the Board support the recommendation to refer the Strategy as presented in the report.

Members commented about some local government studies underway examining employment lands as part of update to Official Community Plans, and how the draft Strategy will tie into these processes.

Members were updated on next steps related to consultation including stakeholder engagement and presentations to external agencies, with the final Strategy being presented to the Task Force and Board in the first quarter of 2020.

In response to questions regarding timing, members were informed that the final Strategy will inform the to update to *Metro 2040*.

Presentation material titled “Regional Industrial Lands Strategy Draft Strategy Summary and Discussion” is retained with the November 21, 2019 agenda.

**6. INFORMATION ITEMS**

No items presented.

**7. OTHER BUSINESS**

No items presented.

**8. BUSINESS ARISING FROM DELEGATIONS**

No items presented.

**9. RESOLUTION TO CLOSE MEETING**

No items presented.

**10. ADJOURNMENT/CONCLUSION**

**It was MOVED and SECONDED**

That the Industrial Lands Strategy Task Force Committee conclude its regular meeting of November 21, 2019.

**CARRIED**

(Time: 10:06 a.m.)

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Janis Knaupp,  
Legislative Services Coordinator

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George Harvie, Chair