



Regional Industrial Lands Strategy

DRAFT STRATEGY SUMMARY AND DISCUSSION

Industrial Lands Strategy Task Force Meeting
November 21, 2019



metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Introduction

Lucy Duso, Metro Vancouver

Today's Objectives

An aerial photograph of a city, likely Vancouver, showing a dense urban core with many high-rise buildings. The city is situated along a large body of water, with a harbor area visible. In the background, there are mountains and a bridge. The image is used as a background for the presentation slide.

- Provide a brief summary of the draft *Regional Industrial Lands Strategy*
- Summarize the 4 'Big Moves' and 10 priority actions
- Check in on the recommendations and priority actions
- Discuss how each organization expects to engage with the strategy
- Discuss next steps – 3rd round of engagement

Draft Strategy Overview

Russell Mathew, Hemson Consulting

Draft Regional Industrial Lands Strategy

Vision: Ensure sufficient industrial lands to meet the needs of a growing and evolving regional economy to the year 2050

The Main Challenges

Through canvassing industrial stakeholders and users around the region, the four main challenges facing Metro Vancouver's industrial lands are:

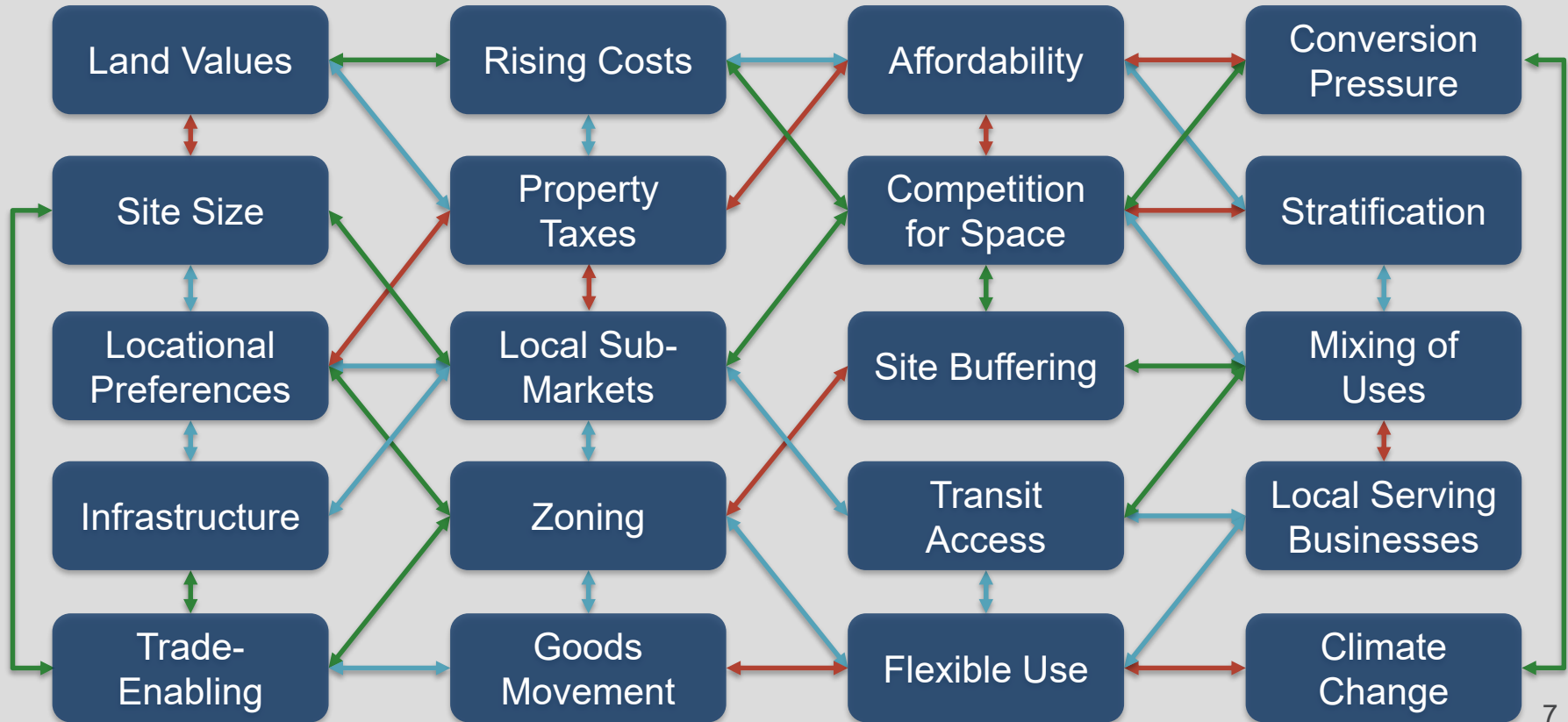
**Constrained Land
Supply**

**Pressures on
Industrial Lands**

**Site and Adjacency
Issues**

**Complex Jurisdictional
Environment**

Interlinked Issues within Challenges





Key Findings:

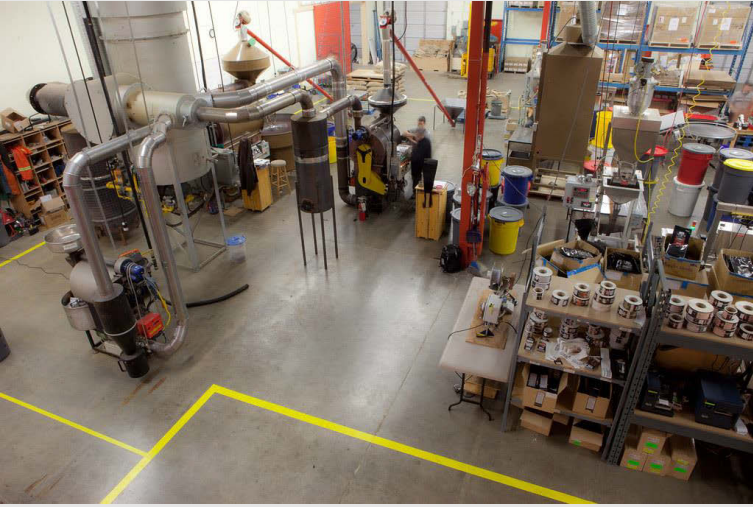
1. Play a **critical role** in supporting local, regional and national economies
2. Home to **broad spectrum** of employment activities
3. Have **specific spatial and infrastructure needs** that must be planned and protected for



Key Findings: (continued)

4. Most users rely on dependable access to **goods movement network and transit**
5. Benefit from mix of **complimentary uses**, struggle with **non-industrial encroachment**
6. Market and use **varies across the region**





Key Findings: (continued)

7. Multiple ways to **make more efficient use of limited supply**, depending on location, market conditions, and policy
8. Innovation and changing nature of work requires careful **balance between protection and flexibility**
9. Diverse characteristics of industrial sub-markets **require context-sensitive implementation** of policies



Recommendation Development Process



Strategy Recommendations

35 recommendations, organized in four 'big moves':

- 1. Protect Remaining Industrial Lands**
- 2. Intensify and Optimize Industrial Lands**
- 3. Bring the Existing Supply to Market & Address Site Issues**
- 4. Ensure a Coordinated Approach**

Protect Remaining Industrial Lands



Recommendations 1 - 7

- Conduct a Regional Land Use Assessment
- Strengthen Regional Policy
- Zoning Consistency for Industrial Lands
- Recognize Trade-Enabling Lands

Intensify and Optimize Industrial Lands

Recommendations 8 - 13

- Encourage Intensification in Appropriate Locations
- Provide Greater Clarity on Agri-Industrial Uses in the ALR
- Ensure Consideration of Industrial Lands in a Regional Flood Management Strategy
- Review the Impact of Tax Assessment on Existing Industrial Uses



Bring the Existing Supply to Market & Address Site Issues



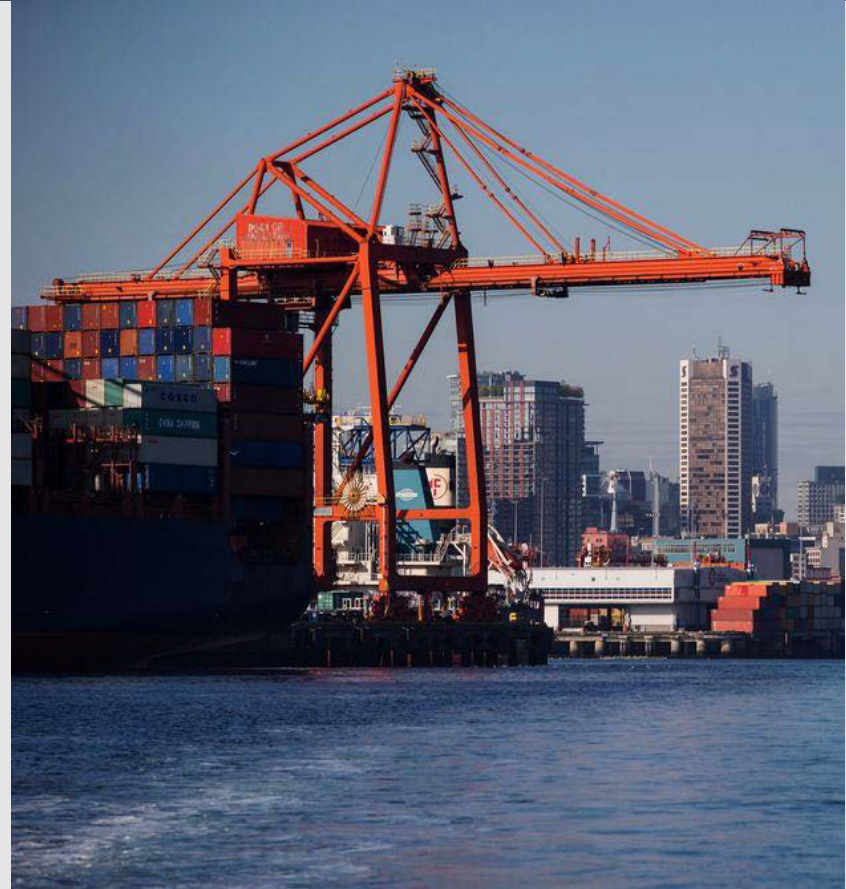
Recommendations 14 - 25

- Manage Land use Conflicts through Buffering Policies
- Develop Local Bring-To-Market Strategies
- Ensure Transportation Connectivity between Industrial Areas

Ensure a Coordinated Approach

Recommendations 26 - 35

- Improve Data Standards and Sharing
- Encourage Growth and Investment through Regional Economic Coordination
- Coordinate with Neighbouring Regions



Priority Actions for Implementation

Adam Mattinson, Hemson Consulting

Priority Actions

- Short-list of 10 actions intended to reflect the immediacy of pressures facing the & stakeholder feedback
- Successful integration will require collaboration between Metro Vancouver & partner organizations
- Lead roles for actions reflect organization mandates

Protect Remaining Industrial Lands

Implementation Priority	Recommendation	Lead Role
1. Strive for zoning consistency for industrial land by developing a consistent definition of industrial and guidelines for permitted uses.	3	Metro Vancouver and municipalities
2. Strengthen regional policy in the Regional Growth Strategy by increasing the minor amendment voting threshold for Industrial and other requirements.	2	Metro Vancouver
3. Recognize and protect trade-enabling lands in strategic locations through specific land use designations and increased direction for permitted uses.	4 5 6	Province of BC, Metro Vancouver, Municipalities

Intensify and Optimize Industrial Lands

Implementation Priority	Recommendation	Lead Role
4. Conduct a Regional Land Assessment	1	Metro Vancouver
5. Encourage intensification of industrial uses in appropriate locations by removing unnecessary restrictions on increased development heights and densities and explore opportunities to incentivize such developments, as informed by regional guidelines.	8	Municipalities

Bring the Existing Supply to Market & Address Site Issues

Implementation Priority	Recommendation	Lead Role
6. Develop 'bring-to-market' strategies for remaining areas of vacant land to proactively identify and address issues preventing sites from being developed.	17 32	Municipalities Metro Vancouver
7. Coordinate strategies encouraging local economic growth, local business expansion, and attraction of investment across Metro Vancouver.	30 31	Metro Vancouver and municipalities
8. Ensure transportation connectivity among the region's industrial areas by working together to proactively designate, manage and coordinate investment related to the region's goods movement network.	18 19 20 22	TransLink Port of Vancouver

Ensure a Coordinated Approach

Implementation Priority	Recommendation	Lead Role
9. Establish a broader framework for economic and land use planning collaboration between Metro Vancouver, neighbouring regions, and port facilities to support industrial land protection.	33	Province of BC
	34	Metro Vancouver, FVRD
	35	Federal Government, Port of Vancouver
10. Conduct a regional employment survey bi-annually to provide a better method of tracking changes in employment growth, land use, and built space over time.	28	Metro Vancouver

Discussion

Lucy Duso, Metro Vancouver

Draft Strategy Discussion

Based on your reading of the draft Strategy:

1. Are the **recommendations** sufficient and appropriate?
(wording, targeted organizations, are we missing any)
2. Do the **priority actions** align with your expectations?
(are these what you would put first, are they the right package)
3. How will your organization **engage with the Strategy**?
(endorse, endorse relevant actions, receive)

Next Steps



Next Steps

- Circulate draft RILS for review
- Stakeholder Workshop #3 – December 10, 2019
- SME Panel, Gateway Council, Urban Freight Council, NAIOP etc.
- Final Regional Industrial Lands Strategy – targeted Q1 2020

An aerial photograph of Vancouver, British Columbia, showing the city skyline, the harbor, and the surrounding mountains. The city is densely packed with buildings, and the harbor is filled with ships and boats. The mountains in the background are covered in snow and partially obscured by clouds.

Thank You



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