

### **Attachment 3 - Implementation of the Regional Industrial Lands Strategy**

Considering the “four big moves” in the RILS, the MVRD will seek the City’s (and other member jurisdictions) collaboration and participation through the following actions:

#### **1. Protect Remaining Industrial Lands:**

- Work with member jurisdictions to establish a definition for trade-oriented lands;
- Conduct a targeted or region-wide assessment of land use to proactively identify the ‘best’ locations for different land uses based on a collaboratively developed set of criteria;
- Strengthen regional policy to confirm a consistent definition for Industrial, higher voting thresholds to amend the regional Industrial land use designation, and exploration of ‘no net loss’ as part of the amendment criteria;
- Develop a consistent definition of ‘industrial’ and guidelines for permitted uses. Member jurisdictions, through regional context statement updates, will review and update their zoning bylaws using the established guidelines to seek greater consistency in Local Government Zoning definitions and Permitted Uses.

#### **2. Intensify and Optimize Industrial Lands:**

- Municipalities will review and remove unnecessary restrictions to density or height limits where appropriate; plan space to accommodate new, smaller industrial uses when older, centrally located industrial areas densify; allow mixing of industrial with other employment uses so long as the industrial component is secured as a condition of redevelopment; and explore opportunities to encourage intensification / densification in target areas. Metro Vancouver will explore allowing mixed use with residential on Mixed Employment lands immediately proximate to Rail Rapid Transit Stations (distance to be determined, but suggest 200 metres) as long as existing industrial space is maintained or expanded and other Metro 2040 objectives are met (e.g. affordable, rental housing).

#### **3. Bring the Existing Land Supply to Market & Address Site Issues:**

- Municipalities with vacant or under-developed industrial lands will prepare a bring-to-market strategy for their industrial land that addresses strengths, weaknesses, opportunities and challenges, to encourage reinvestment and more intensive use, considers municipal assembly and consolidation of fragmented parcels;
- TransLink, Metro Vancouver, the Port, the Airport and municipalities will continue to work together to coordinate investments in the transportation network, implement the Regional Goods Movement Strategy, enhance the regional truck route network, support efficient container drayage and provide transit for industrial workers.

#### 4. Ensure a Coordinated Approach

- Coordinate strategies for economic growth and investment to retain and support the expansion of local businesses;
- Support information sharing for Metro Vancouver to update the Industrial Lands Inventory;
- Develop a framework for coordinating economic and land use planning between neighbouring regions in the broader southwestern BC.