

Attachment 4 - Regional Industrial Lands Strategy – 10 Priority Actions for Implementation

1. Define trade-oriented lands (2020) – large sites associated with the transportation of goods to and through the region, such as by rail and the port, which serve a national function and are crucial to the economy, warranting additional attention and possible protection for these strategic lands.
2. Undertake a regional land use assessment (2021) – proactively, in collaboration with member jurisdictions, identify the 'best' locations for different types of land uses based on a set of criteria.
3. Strengthen regional policy (2022) – explore implementation changes, such as higher voting thresholds to amend regional Industrial land use designations, as part of the update of the regional growth strategy.
4. Seek greater consistency in local government zoning definitions and permitted uses (2022) – stricter definition consistency of permitted industrial uses on industrial lands through municipal plans and bylaws, supported by guidelines and best practices.
5. Facilitate the intensification / densification of industrial forms where possible (2020) – multi level industrial buildings or other development forms, with either providing incentives or removing regulatory barriers like zoning height and density limits to encourage a more efficient use of the limited land supply.
6. Prepare bring-to-market strategies for vacant or under-developed industrial lands (2022) – proactively address issues preventing the development of vacant or under-utilized industrial lands, which may have unique site challenges, such as servicing limitations, soil qualities, and ownership assembly.
7. Ensure transportation connectivity (ongoing) – that serves industrial areas for both the movement of goods and workers, through coordinated investment in the transportation network, implementation of the regional goods movement strategy, enhanced regional truck route network, efficient container drayage, and transit for industrial workers.
8. Coordinate strategies for economic growth and investment (2022) – profile the importance of industrial lands for the economy, and link with municipal economic development objectives and the Metro Vancouver Regional Economic Prosperity Service, to attract investment to the region.
9. Improve data and monitoring (2020 + 2021) – update the Metro Vancouver Regional Industrial Lands Inventory to have a better understanding of the current land uses and supply, and conduct a survey of industrial businesses to better understand their employment needs.
10. Develop a framework for coordination (2021) – for cross-boundary economic and land use planning matters, work with the neighbouring regional district of Fraser Valley and Squamish-

Lillooet as well as the Province, to advance further linkages through coordinated infrastructure investments, land use planning, and economic development initiatives.