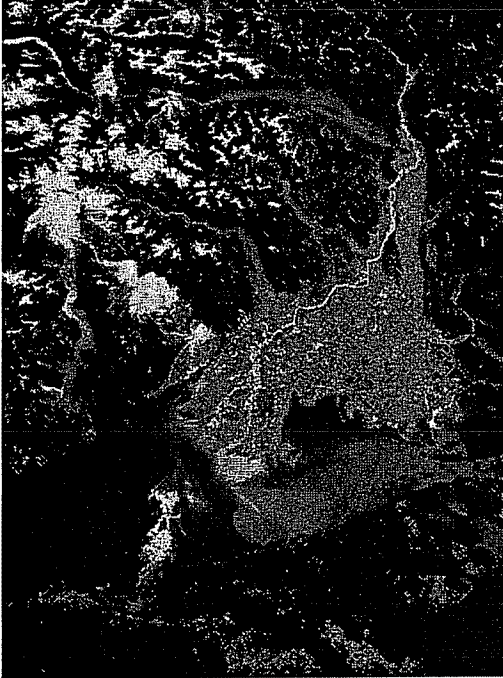




**Metro Vancouver  
2040: Regional  
Growth Strategy**

**Does Industrial Land  
Need to be Protected?**

Christina DeMarco  
Metro Vancouver

BC Expropriation  
Association  
October 24, 2009

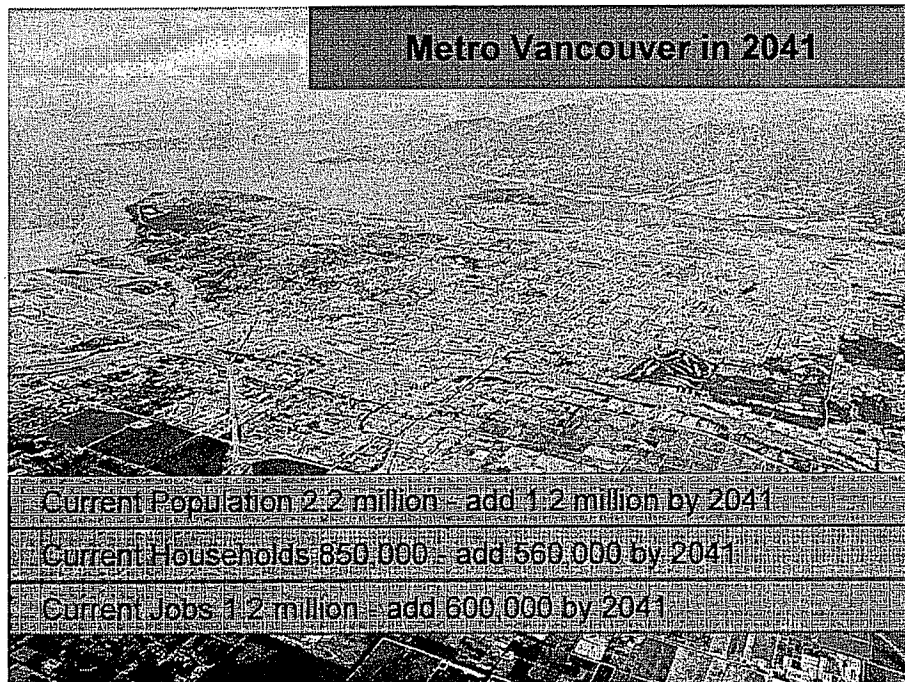
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## Presentation Outline

1. Looking out to 2040: Region-wide Challenges
2. Regional Growth Strategy Elements
3. Why Protect Industrial Land Supply?
4. Proposed Industrial Land Protection Policies
5. Long Term Benefits: Robust and Resilient Economy



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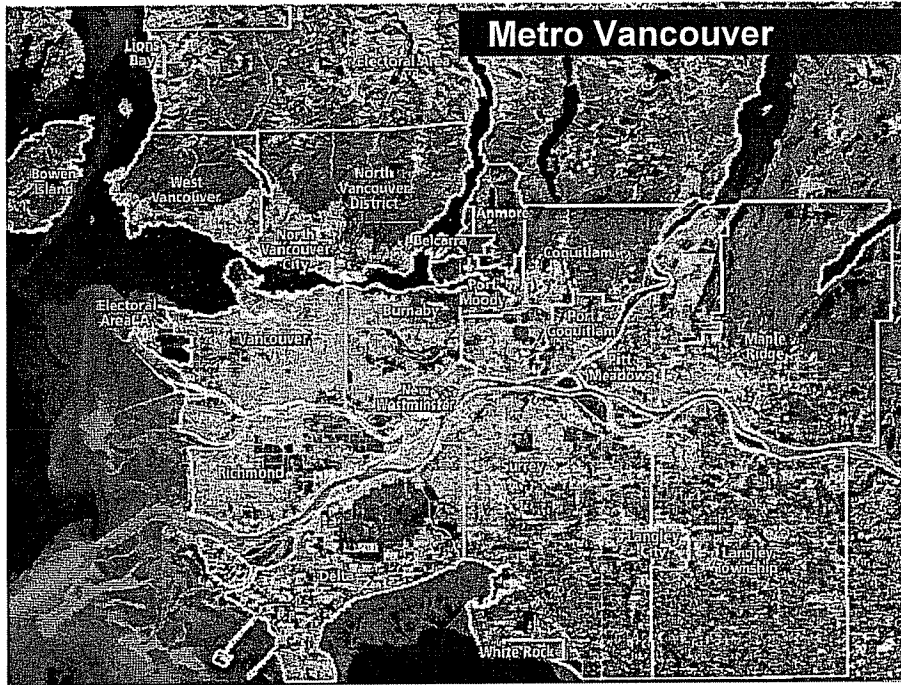
### Region-wide Challenges

- Managing Growth and Ensuring Adequate Capacity
- Building Complete Communities
- Supporting a Strong and Competitive Economy
- Improving Housing Diversity and Affordability
- Protecting Natural Assets
- Optimizing the Use of Infrastructure
- Coordinating Efficient Land Use and Transportation
- Reducing Energy Use and GHG Production



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The slide features a dark gray header with the title 'Region-wide Challenges'. Below the header is a list of seven bullet points. At the bottom left is the Metro Vancouver logo, which consists of a circular emblem with a stylized mountain and water. To the right of the logo, the words 'metro' and 'vancouver' are stacked vertically.



## RGS Relationship to Local Planning



Key legal mechanism in the *Local Government Act* is the Regional Context Statement: provides the policy link between a municipal Official Community Plan and the Regional Growth Strategy



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## 2. Regional Growth Strategy Elements



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## Draft New Regional Growth Strategy Goals



**GOAL 1**

Create a Compact Urban Area



**GOAL 2**

Support a Sustainable Economy



**GOAL 3**

Protect the Region's Natural Environment  
& Respond to Climate Change



**GOAL 4**

Develop Complete Communities



**GOAL 5**

Support Sustainable Transportation Choices



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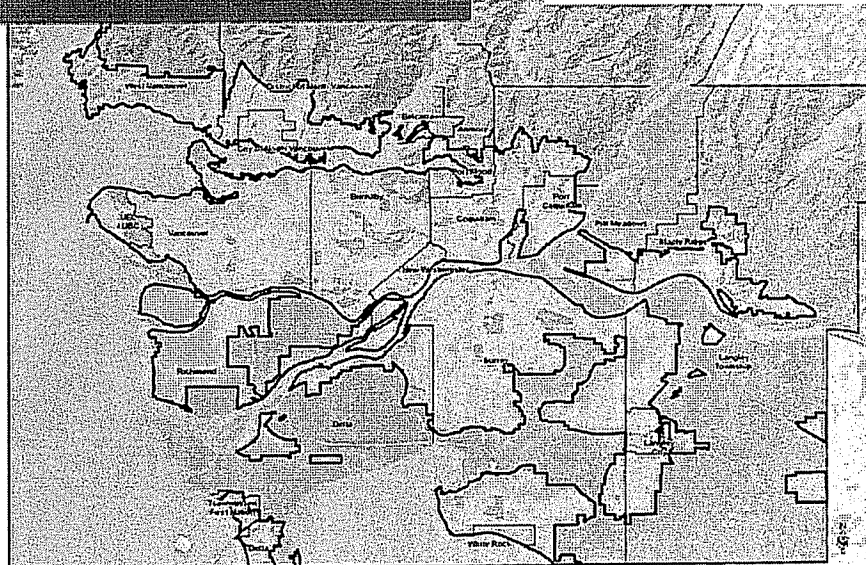


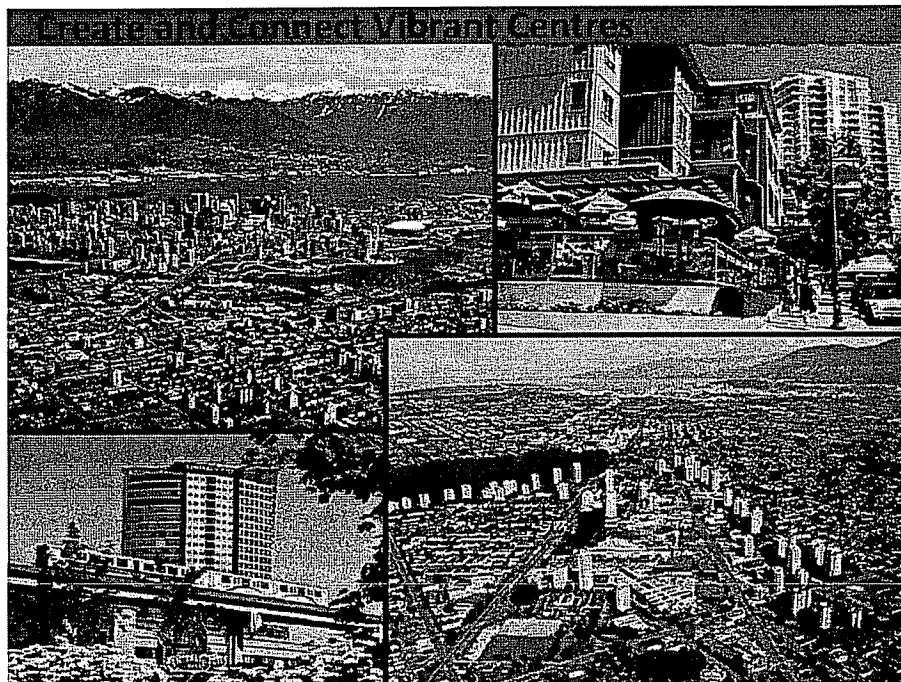
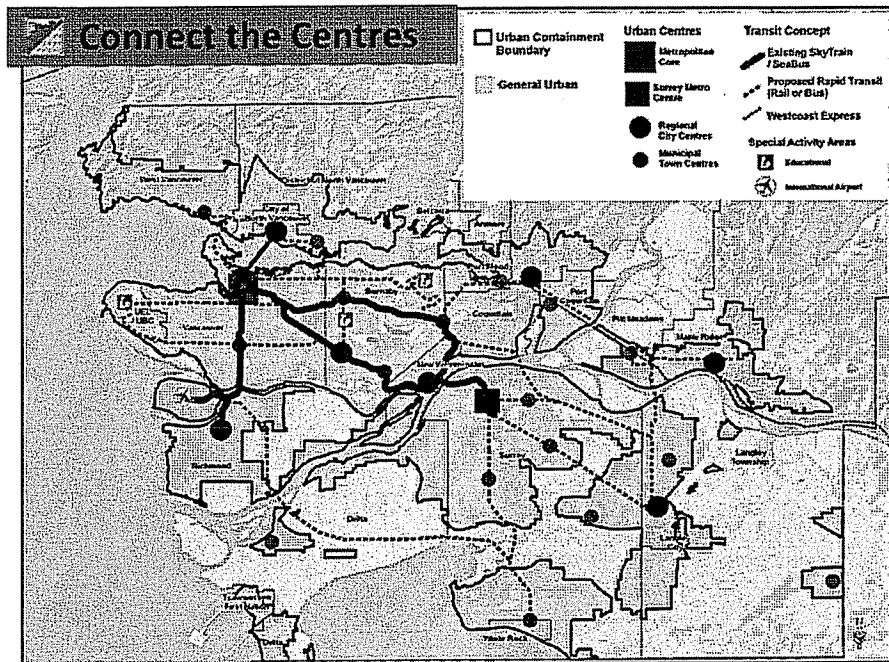
**Urban  
Containment  
Boundary**

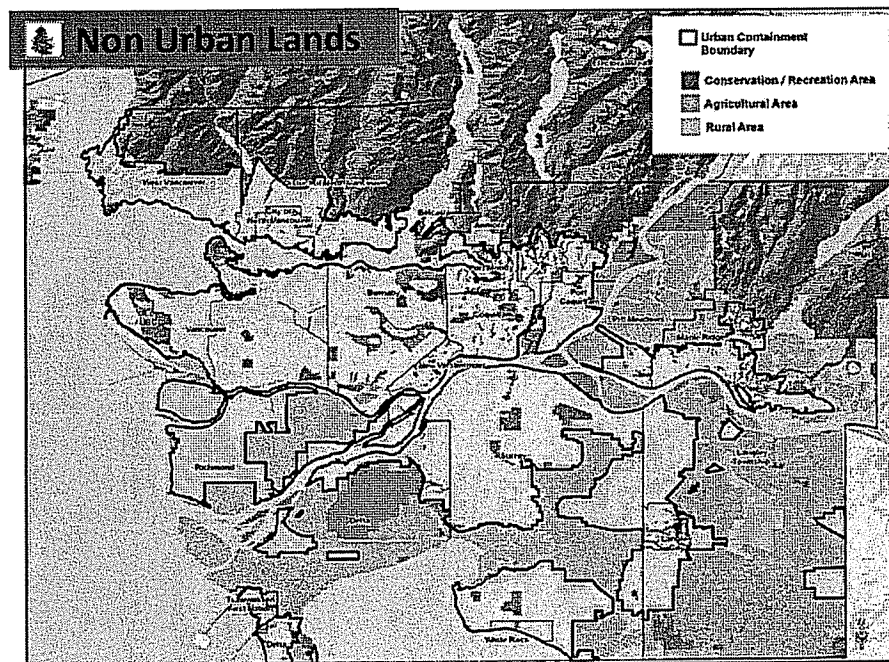
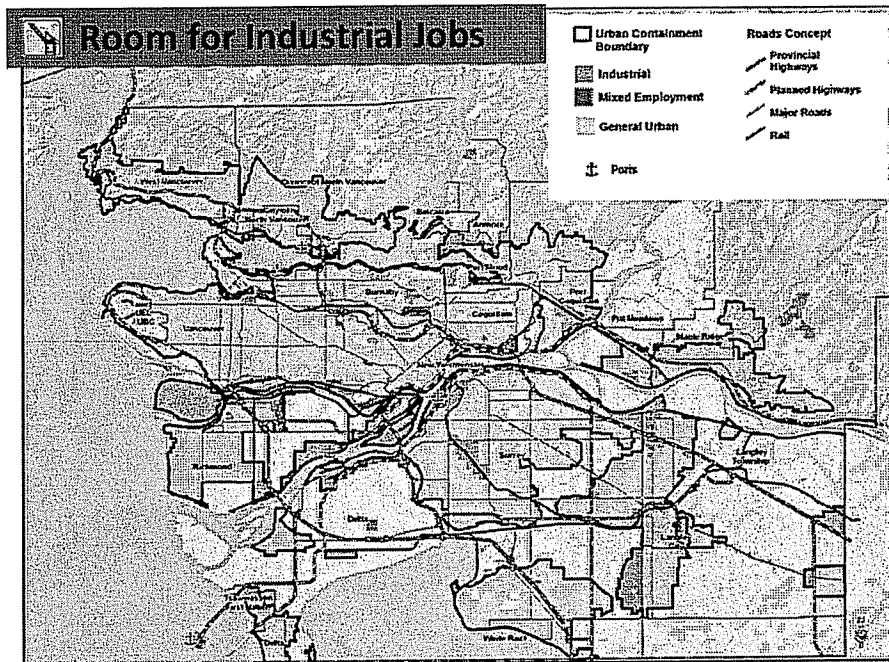
Urban Containment  
Boundary

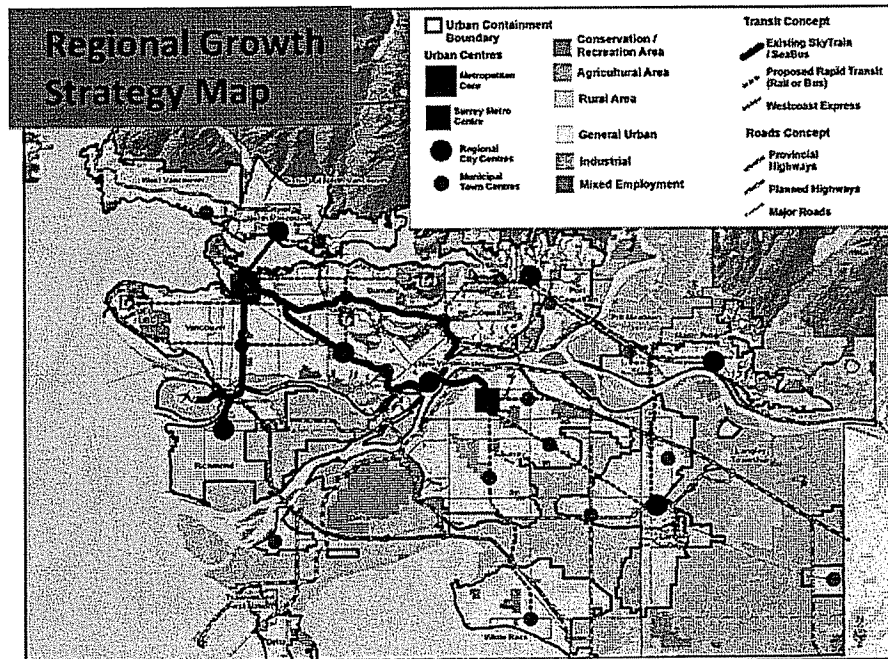
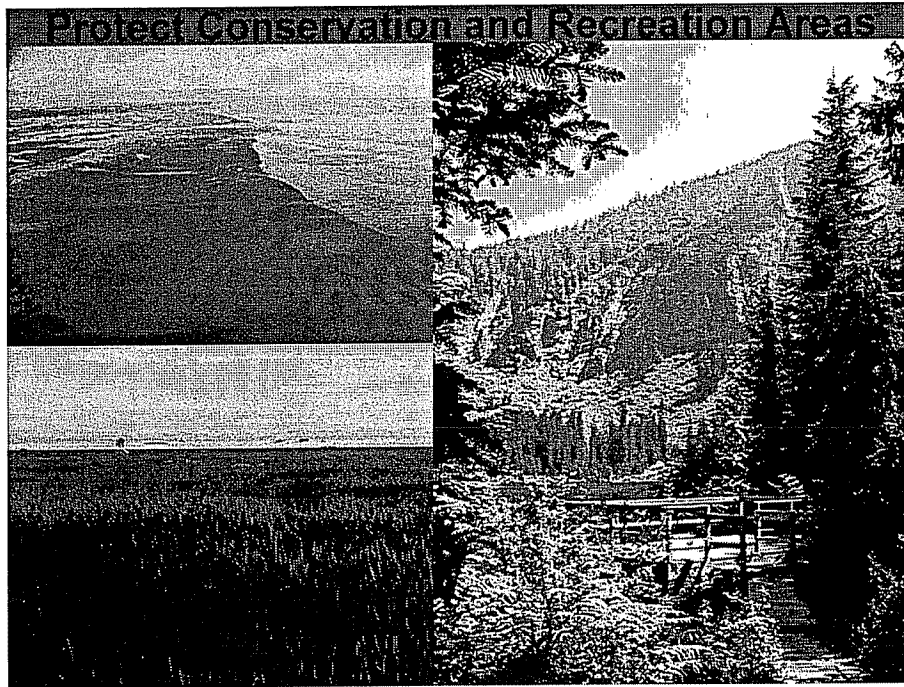
General Urban

Non Urban Area











### **3. Why Protect Industrial Land Supply ?**



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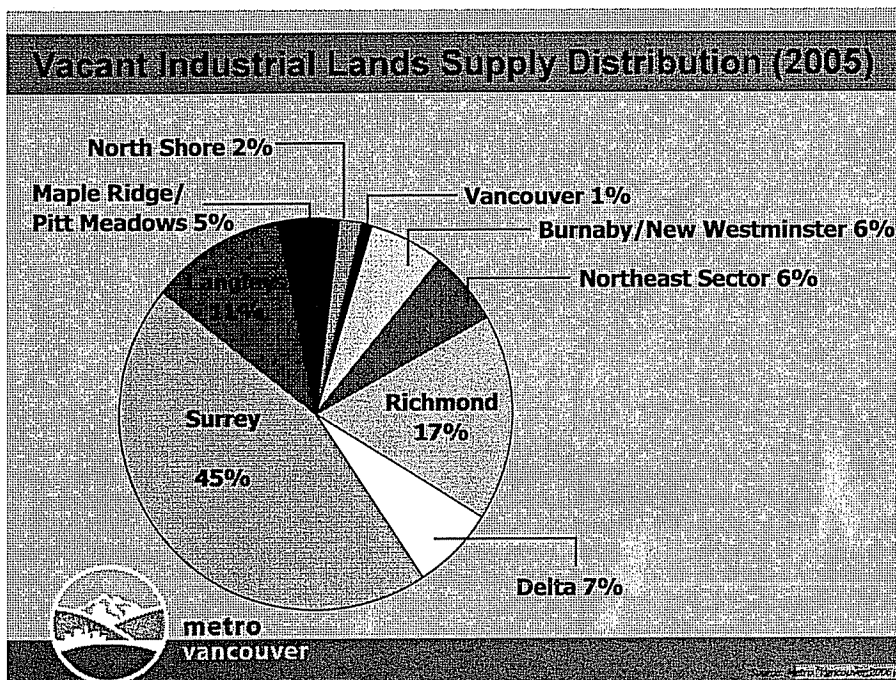
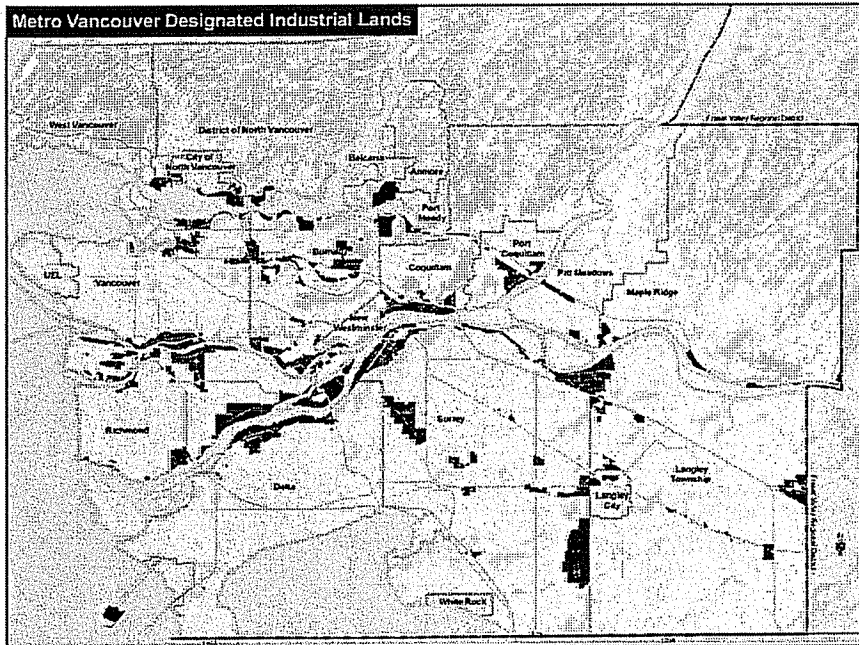
#### **Why Protect Industrial Land Supply?**

##### **1. Limited Remaining industrial land supply**

- Future shortage expected by 2020-2025
- Need to preserve lands for efficient and appropriate uses and support general economy
- Prevent irreversible conversion to other uses

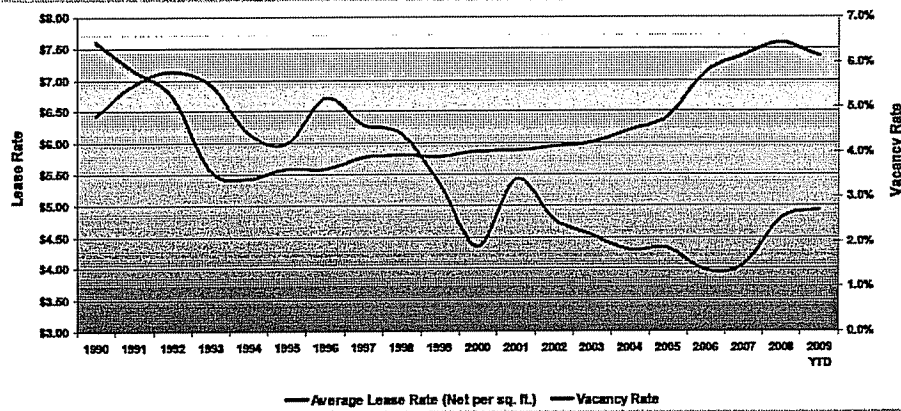


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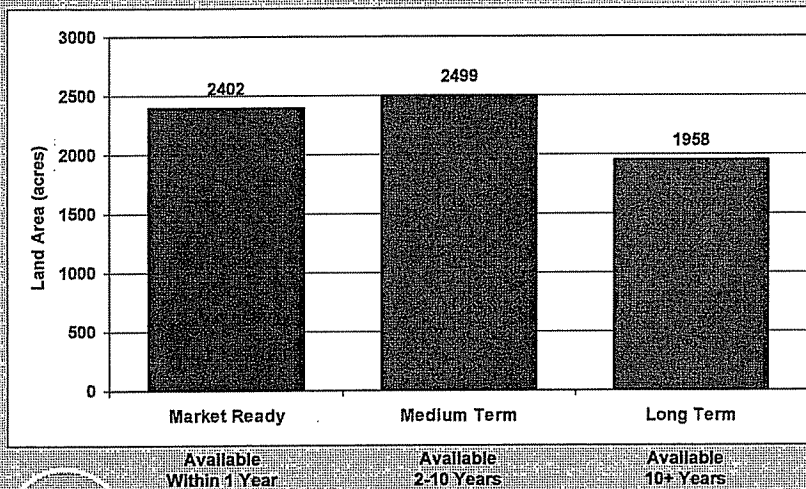


## Historical Industrial Market Conditions

### Lower Mainland Vacancy and Lease Rates

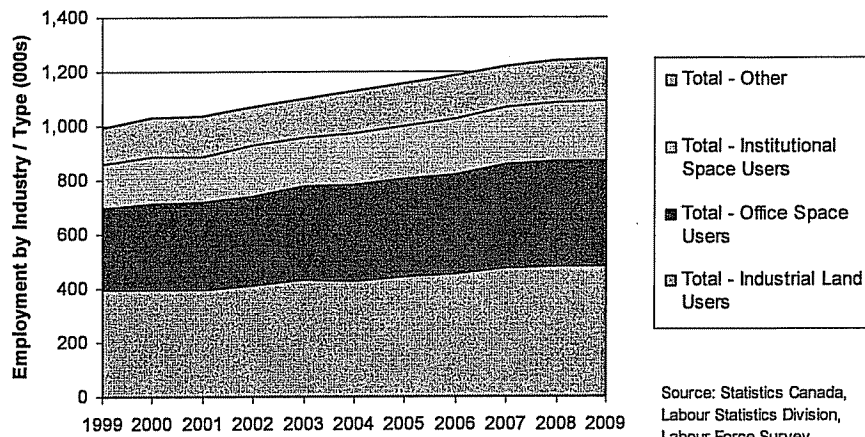


## Industrial Land Supply (2005) – Market Readiness



## Employment Industry Trends

**Vancouver CMA Employment by Industry**  
(Grouped by Industry Type Relating to Land / Space Needs)



## Why Protect Industrial Land?

### 2. Use of Industrial land for other purposes creates regional (and) local problems

- Increases traffic congestion / time / cost and reduces operating / transportation efficiencies
- Reduces transit options for employees
- Weakens urban centres by depriving them of appropriate office and retail users and vitality
- Does not contribute to compact region

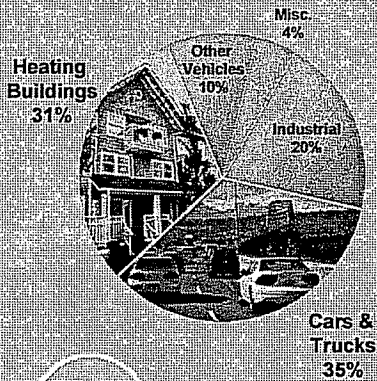


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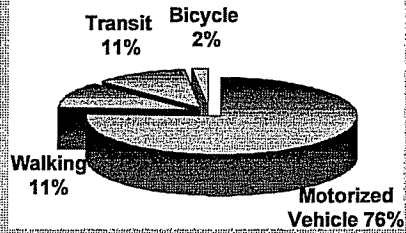
## Achieving Greenhouse Gas Reduction Targets

### Metro Vancouver GHG Emission Sources

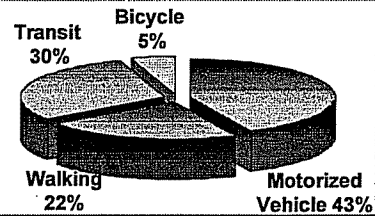


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### How we got around in 2006

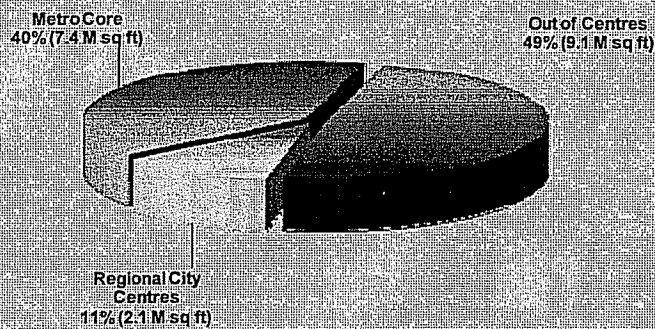


### How we'll get around in 2040

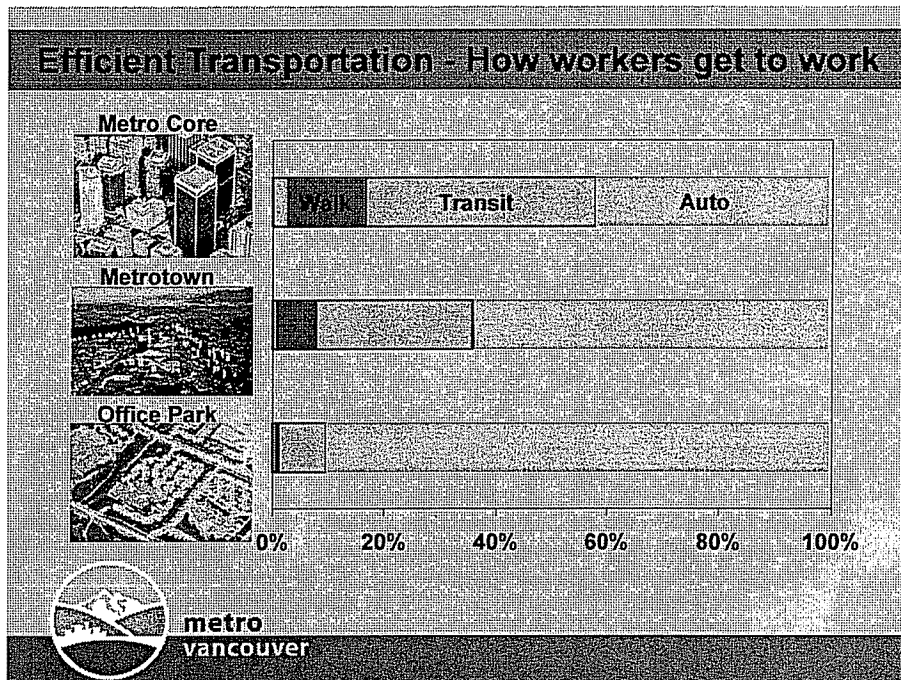
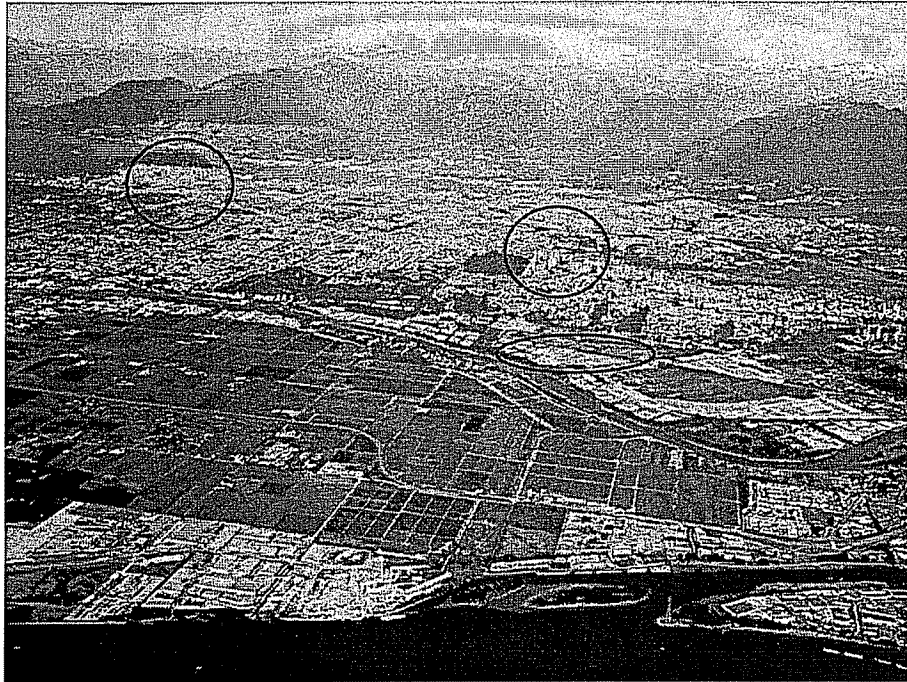


## Land Use & Transportation Office Trends

### Distribution of Office Floorspace Growth in Metro Vancouver (1990-2006)



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## Greenhouse Gas Emissions from travel to work

Metro Core



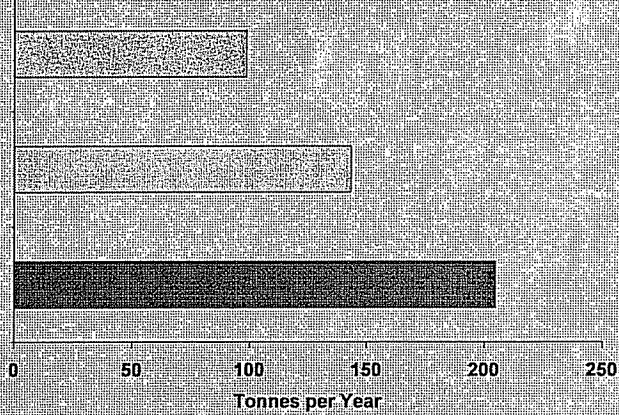
Metrotown



Office Park



Commuter GHG Emissions from 200 employees  
working in a 50,000 ft<sup>2</sup> office building



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## Place-making: Office Park vs Centre Development



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Building Size -  
100,000 sq. ft.  
(0.3 fsr)

7.65 acres

Building Size -  
100,000 sq. ft.  
(3.0 fsr)

0.765 acres

## 4. Proposed Industrial Land Protection Policies



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### Challenge – Development / Employment Dispersal

Most of the employment dispersal has been the result of industrial lands being developed for non-industrial uses due to:

- cheaper land, cheaper development costs (tilt up construction, surface parking, flexibility) attracts developers
- higher tax revenue, off site amenity improvements, more attractive form of development, higher employment attracts municipalities



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## Regional Role

**Absence of a regional policy framework in meant municipalities knew if they turned down such conversions, developers would simply move to the next municipality**



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## RGS Approach - Proposed Industrial Land Policies

- Region-wide approach to balance regional interests with desire for local autonomy
- RGS addresses challenges by providing a policy framework:
  - Protects industrial lands
  - Encourages greater utilization of industrial lands
  - Direct office development / employment to appropriate transit oriented urban centres and corridors
  - Provides a limited 'mixed employment' designation
  - Align market signals to reach regional objectives
  - Possible tools: appropriate zoning, density bonusing, variable DCC rates, lower parking standards, reduce costs in centres, etc

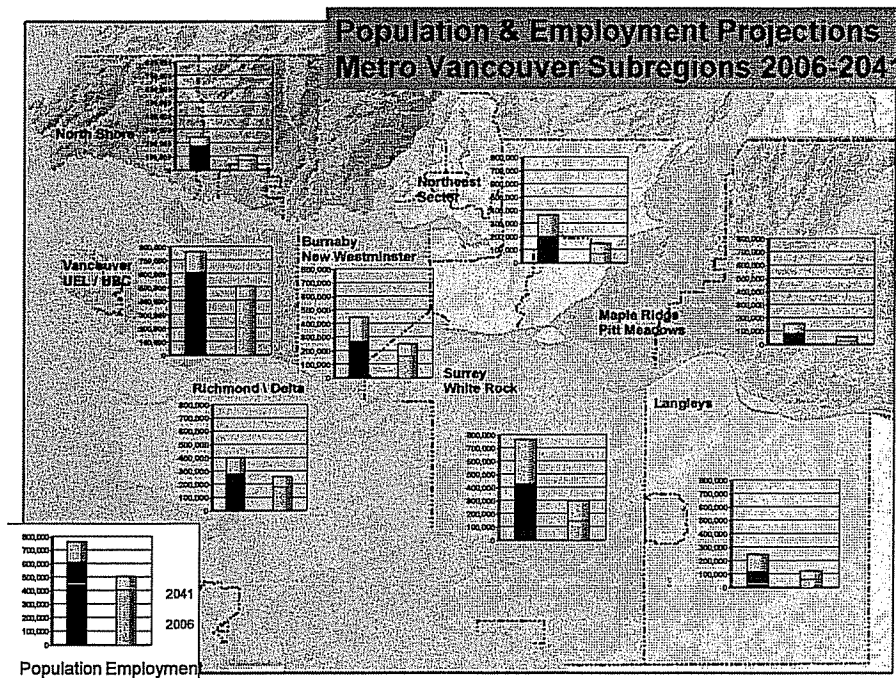


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## 5. Long Term Benefits



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## Benefits of Successful Regional Industrial Policies

1. Adequate long term supply of industrial lands
2. Secure industrial lands near transportation infrastructure (highways, ports, airports, rail)
3. Attract and maintain investment and jobs
4. Efficient transportation system for goods and people
5. As many jobs as possible accessible by transit (ghg benefit)
6. Building Vibrant Communities that work



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## Next Steps for the Regional Growth Strategy

- Address outstanding specific issues with municipalities and other stakeholders
- Bring revised Regional Growth Strategy to Metro Vancouver Board – late 2009/early 2010
- Further public / stakeholder comment opportunity
- Adoption by Board – initial readings early 2010 / ratification by mid 2010



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