

**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 1:02 p.m. on Thursday, May 10, 2018 in the 28th Floor Committee Room, 4730 Kingsway, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Mayor Richard Stewart, Coquitlam
Mayor Malcolm Brodie, Richmond
Councillor Tom Gill, Surrey
Councillor Darrell Penner, Port Coquitlam
Chief Bryce Williams, Tsawwassen First Nation

MEMBERS ABSENT:

Councillor Sav Dhaliwal, Burnaby
Councillor Raymond Louie, Vancouver

NON-VOTING MEMBERS PRESENT:

Kevin Desmond, TransLink
Anne McMullin, Urban Development Institute
Arnold Silber, Value Property Group (arrived at 1:04 p.m.)
Robin Silvester, Port of Vancouver

NON-VOTING MEMBERS ABSENT:

Val Litwin, BC Chamber of Commerce

STAFF PRESENT:

Heather McNell, Regional Planning and Electoral Area Services Director, Parks, Planning and Environment
Carol Mason, Chief Administrative Officer
Genevieve Lanz, Legislative Services Coordinator, Board and Information Services

1. ADOPTION OF THE AGENDA

1.1 May 10, 2018 Regular Meeting Agenda

It was MOVED and SECONDED

That the Industrial Lands Task Force:

- a) amend the agenda for its regular meeting scheduled for May 10, 2018 by varying the order of the agenda to consider Item 5.1 prior to Item 4.1; and
- b) adopt the agenda as amended.

CARRIED

2. ADOPTION OF THE MINUTES

No items presented.

3. DELEGATIONS

No items presented.

Agenda Order Varied

Pursuant to Section 1 Adoption of the Agenda, the order of the agenda was varied to consider Item 5.1 at this point.

5.1 Metro Vancouver 2015 Industrial Lands Inventory

Heather McNell, Director, Regional Planning and Electoral Area Services, Parks, Planning and Environment, provided members with a presentation on the 2015 regional industrial lands inventory, highlighting industrial land conversion, industrial land used for non-industrial activities, and consolidated land use classifications.

Presentation material titled “Metro Vancouver Industrial Lands Inventory” is retained with the May 10, 2018 Industrial Lands Strategy Task Force agenda.

Agenda Order Resumed

The order of the agenda resumed with Item 4.1 being before the Committee.

4. INVITED PRESENTATIONS

4.1 Chris MacAulay, Vice President, Advisory & Transaction Services, CBRE

Chris MacAulay, Vice President, Advisory & Transaction Services, CBRE, provided members with a presentation on the regional industrial land supply, highlighting 2017 year-end key performance indicators, vacant land absorption, and historical and current vacancy rates within Metro Vancouver.

Presentation material titled “Metro Vancouver Industrial Market Overview” is retained with the May 10, 2018 Industrial Lands Strategy Task Force agenda.

4.2 Geoffrey Charters, Associate, Industrial Sales and Leasing, Colliers International

Geoffrey Charters, Associate, Industrial Sales and Leasing, and Pat Phillips, Vice President, Personal Real Estate Corporation, Colliers International, provided members with a presentation on a comparison between Calgary and Vancouver, highlighting industrial land vacancy, labour availability, and distribution ability.

In response to questions, members were informed of the impact of e-commerce on industrial jobs and land needs.

Presentation material titled “Metro Vancouver Regional Supply and Demand Gap” is retained with the May 10, 2018 Industrial Lands Strategy Task Force agenda.

4.3 Peter Hall, Professor, Simon Fraser University

Peter Hall, Professor, Simon Fraser University, provided members with a presentation on regional land use, highlighting the over-investment in housing development, technological advances, and challenges associated with social inequalities.

Presentation material titled “Putting Industrial Land Use in Context” is retained with the May 10, 2018 Industrial Lands Strategy Task Force agenda.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Metro Vancouver 2015 Industrial Lands Inventory

This item was previously considered.

5.2 Industrial Lands Task Force - Terms of Reference

Report dated April 20, 2018 from Gord Tycho, Senior Regional Planner, Parks, Planning and Environment, providing the Industrial Lands Strategy Task Force with the Task Force’s Terms of Reference.

Members discussed the importance of preserving both agricultural and industrial land supply.

It was MOVED and SECONDED

That the Industrial Lands Strategy Task Force:

- a) receive for information the report titled “Industrial Lands Task Force Terms of Reference” dated April 20, 2018; and
- b) request that the Board Chair consider amending the Terms of Reference to add the phrase “Reinforcing need for maximizing industrial land without encroaching on agricultural lands” to the scope.

CARRIED

Chief Williams absent at the vote.

Members commented on the need for representation from the Agricultural Land Commission as a non-voting member of the Industrial Lands Strategy Task Force.

It was MOVED and SECONDED

That the Industrial Lands Strategy Task Force request the Board Chair consider adding a representative from the Agricultural Land Commission as a non-voting member.

CARRIED

Chief Williams absent at the vote.

Members were informed of an administrative error in the Terms of Reference.

Request of Staff

Staff was requested to correct the name of the task force in the Terms of Reference to “Industrial Lands Strategy Task Force”.

5.3 Regional Industrial Lands Strategy Scope of Work

Report dated April 24, 2018 from Gord Tycho, Senior Regional Planner, Parks, Planning and Environment, seeking the Industrial Lands Strategy Task Force’s endorsement of the scope of work for the development of the Regional Industrial Lands Strategy.

Members were provided with a presentation on the development of the regional industrial lands strategy scope of work, highlighting the project phases which includes identifying regional industrial land inventory, trends and demands, strategy development and project timeline.

Presentation material titled “Regional Industrial Lands Strategy (RILS) Scope of Work” is retained with the May 10, 2018 Industrial Lands Strategy Task Force agenda.

It was MOVED and SECONDED

That the Industrial Lands Task Force endorse the scope of work set out in the report titled “Regional Industrial Lands Strategy Scope of Work”, dated April 24, 2018.

CARRIED

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 Task Force conclude its regular meeting of May 10, 2018.

CARRIED

(Time: 3:05 p.m.)

Genevieve Lanz,
Legislative Services Coordinator

Richard Stewart, Chair