

## **COUNCIL MEMBERS' MOTION**

*For consideration at the Standing Committee meeting of City Council on July 23, 2025*

### **8. Realizing the Full Potential of Exceptional Lands in Vancouver**

Submitted by: Mayor Sim

#### **WHEREAS**

1. On February 1, 2023, Vancouver City Council unanimously adopted the motion entitled *"Industrial Modernization and Intensification Framework Development Process Update"*, directing staff to report back with strategies to advance the modernization, intensification, and protection of Vancouver's industrial and employment lands;
2. The February 2023 motion called for staff to address a number of issues, including opportunities to accelerate the Intensification Framework's development, policy mechanisms to limit speculation, and regulatory tools to preserve and enhance the city's limited industrial land base;
3. On November 14, 2023, Council received a report titled *"Industrial Modernization and Intensification Framework – Updates and Policy Recommendations"* (RTS 15772), which provided policy updates, a review of market conditions, and recommended planning work for specific industrial areas, including Railtown and South Vancouver;
4. City staff have received an increasing number of non-compliant rezoning applications and inquiries seeking to include housing (often high-density residential) on industrial and employment lands in addition to, and while preserving, the ongoing industrial uses, prompting the need for a framework to evaluate such proposals;
5. The Province of British Columbia's Transit-Oriented Areas (TOA) legislation requires local governments to increase housing density around SkyTrain and major transit corridors, increasing the necessity for a policy review of industrial lands near rapid transit;
6. Council has repeatedly reaffirmed the importance of industrial and employment lands to Vancouver's long-term economic resilience, affordability, and job diversity, especially lands that are strategically located near rapid transit and within urban centres;
7. Staff have been received inquires or applications on several exceptional sites with unique industrial characteristics, and this presents an important opportunity to request site-specific analysis on strategically situated properties of citywide interest. These sites include:
  - The former Molson site, a large, underutilized property with significant redevelopment potential;

- The former industrial sites near Main Street and Terminal Avenue in close proximity to the new St. Paul's Hospital and other emerging mixed-use and transit-oriented areas;
  - Railtown, a unique industrial and creative district requiring tailored policy guidance to support job space retention and cultural economy integration;
  - Marine Gateway, a rapid transit-served, mixed-use area with employment potential requiring clear direction on the future of adjacent industrial-designated sites;
  - The Mount Pleasant industrial area, a centrally located employment district with sites within the provincially-mandated TOAs, where modernized policy guidance is needed to support innovative tech clusters, light industry, and creative economy uses while carefully considering residential uses.
8. The City of Vancouver has established ambitious housing goals in the *Vancouver Plan*, the *Housing Vancouver Strategy*, and in response to new provincial legislation, which collectively aim to accelerate the delivery of diverse, affordable, and transit-oriented housing options. Achieving these goals necessitates thoughtful integration of housing objectives with industrial and employment land protection policies.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to provide site-specific information regarding the future role, planning considerations, and policy implications for the following exceptional sites and report back on or before October 31, 2025:
- i. The former Molson site;
  - ii. The former industrial sites near Main Street and Terminal Avenue;
  - iii. The Railtown industrial district;
  - iv. The Marine Gateway area; and
  - v. The Mount Pleasant industrial area.

FURTHER THAT staff continue to process without delay existing and new applications for the exceptional sites outlined above;

AND FURTHER THAT, following the analysis of site-specific information regarding the future role, planning considerations, and policy implications of the exceptional sites listed above, staff prepare concurrent submissions to Metro Vancouver to remove any recommended sites from the Industrial Land Reserve in the fall.

- B. THAT staff be requested to provide:
- Analysis of how each site supports the goals of the *Industrial Modernization and Intensification Framework*, the *Vancouver Plan*, the *Housing Vancouver Strategy*, and the *Metro Vancouver Regional Industrial Lands Strategy*;

- Options for future land use directions that maintain or intensify employment-generating capacity while appropriately accommodating the potential for housing and public amenities such as green space, childcare, community and recreation facilities, and arts and culture spaces;
- Assessment of the sites' relationship to major transit infrastructure and opportunities for integrated job space intensification; and
- Any preliminary recommendations for area-specific planning, policy amendments, or further study;

FURTHER THAT staff include this expanded analysis within the broader context of their reporting on citywide industrial land supply, pressures on industrial and employment lands, and protection strategies, and continue to prioritize the advancement of a modernized, transit-oriented employment lands policy framework that supports a diverse and sustainable economy.

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