

Policy

Industrial Lands Policy

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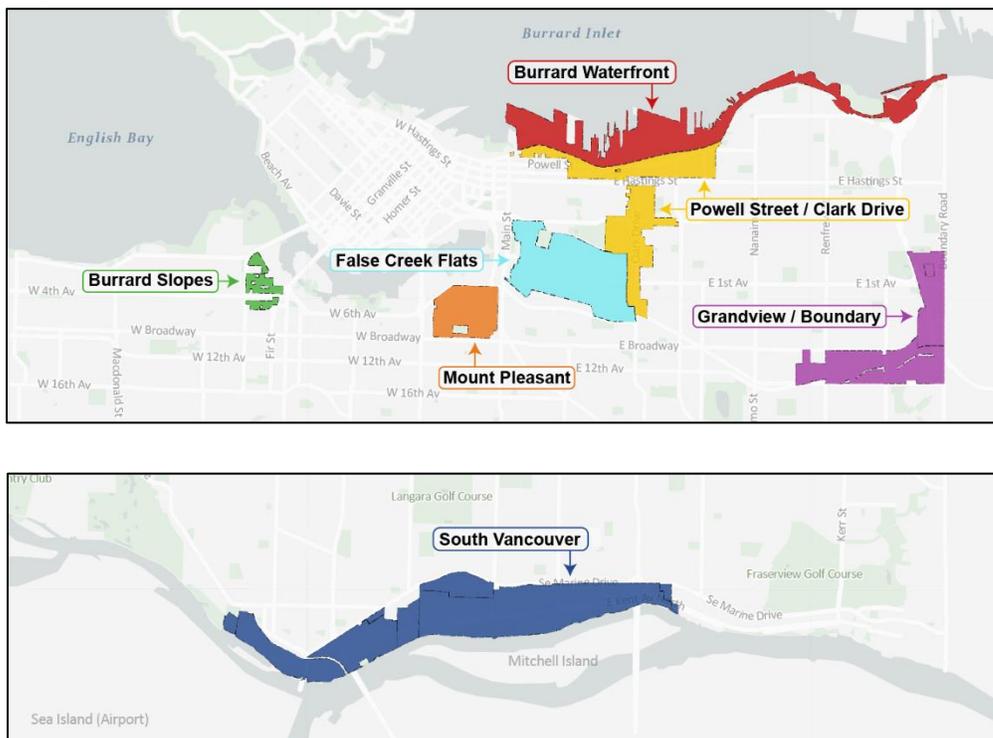
1 BACKGROUND AND CONTEXT

The protection and intensification of industrial land is critically important to the city’s economic health and resilience. Industrial lands provide space for diverse employment opportunities and key city-serving commercial activities that support other businesses, workers and residents. Vancouver’s industrial lands are in short supply and under pressure from incompatible uses encroaching upon or adjacent to them that reduce the operational viability of industrial activities, particularly production, distribution and repair.

1.1 Industrial Areas in Vancouver

There are 7 industrial areas in Vancouver. Lands located within these areas are considered to be industrial lands for the purposes of this policy (Map A).

Map A: Vancouver’s Industrial Areas



2 INTENT

This policy provides a framework to guide future decisions on the use of industrial land. The policy is intended to ensure spaces for physical production, distribution and repair activities within the city, while also allowing for compatible commercial activities on the City’s industrial lands. This document is divided into three sections: overall objectives; area-specific policies; and policies concerning the rezoning of industrial land.

3 OVERALL OBJECTIVES

3.1 Protect industrial lands

3.1.1 Lands designated as industrial will be protected for employment use.

3.2 Enable intensification

3.2.1 Enable a balanced approach to intensification, providing space for a diversity of users.

- (a) Support multi-storey industrial buildings to meet long term demand.
- (b) Ensure that any intensification or development of industrial lands proposed within or near environmentally sensitive areas responds appropriately to support the City's overall ecological vision.

3.3 Prioritize production, distribution and repair activities

3.3.1 Prioritize higher-impact uses that require access to loading at grade for production, distribution and repair activities.

3.3.2 Permit lighter-impact, hybrid industrial uses on upper-level industrial floors.

3.3.3 Provide clearly-defined, limited spaces in upper levels to allow for technology based businesses to locate in industrial areas.

3.4 Monitor and amend to maintain diversity

3.4.1 Monitor activities and conditions in industrial areas and amend regulations where needed to ensure space for a diverse workforce.

4 AREA-SPECIFIC POLICIES

4.1 Ensure alignment with area specific policies and plans

4.1.1 The City recognizes that there are a range of activities that are appropriate in industrial areas. In order to ensure space for a wide range of economic activities across the city, area specific plans and policies have been developed to reflect the unique nature of specific areas. The table below identifies the Council approved plans and policies that apply to each of Vancouver’s industrial areas.

Areas	Council Approved Policy / Plan
Burrard Waterfront	<ul style="list-style-type: none"> • East Vancouver Port Lands Area Plan (2007) • Grandview Woodland Community Plan (2016)
False Creek Flats	<ul style="list-style-type: none"> • False Creek Flats Plan (2017) • Broadway Plan (2022)
Powell Street / Clark Drive	<ul style="list-style-type: none"> • Downtown Eastside Community Plan (2014) • Grandview Woodland Community Plan (2016) • False Creek Flats Plan (2017)
Mount Pleasant	<ul style="list-style-type: none"> • Broadway Plan (2022) • Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C) (2021)
Burrard Slopes	<ul style="list-style-type: none"> • Broadway Plan (2022)
Grandview / Boundary	<ul style="list-style-type: none"> • Grandview Boundary Mixed Employment Area Plan (2002) • Grandview Boundary Mixed Employment Area Rezoning and Development Policies and Guidelines (2002) • Rupert and Renfrew Interim Rezoning Policy (2022)
South Vancouver	<ul style="list-style-type: none"> • South Vancouver Industrial Area Issues and Directions (2009) • Cambie Corridor Plan (2018) • Marine Landing Policy Updates (2021)

4.1.2 Any industrial lands that are not covered by the Council approved area plans would be subject to section 5 of this policy.

5 REZONING POLICIES

5.1 Rezoning of industrial land

5.1.1 Rezoning of industrial land should only be considered if it is enabled by a Council approved area plan or policy as identified in section 4 of this policy.

5.2 Minor amendments

5.2.1 Despite section 5.1.1, rezoning applications may be considered for minor amendments to the non-residential uses permitted in existing zoning by-laws, provided that:

- (a) the amendments do not relate to height or density increases
- (b) the amendments are supported by a Council approved recommendation in advance of the initiation of the rezoning application process
- (c) the amendments adhere to Overall Objectives in Section 3 of this policy

5.3 Affordable rental housing in close proximity to rapid transit

The Metro Vancouver Regional Growth Strategy, Metro 2050, contains policy provisions that allow municipalities to consider limited residential uses of affordable and rental housing on employment lands within 200 metres of rapid transit stations on upper floors of mid- to high-rise buildings with commercial and light industrial uses on the ground or lower floors. The inclusion of housing on employment lands requires careful consideration of both site specific conditions, adjacencies and fit within the wider area.

5.3.1 Despite section 5.1.1, the City of Vancouver will only consider the inclusion of housing on employment lands on sites that have been previously identified as a potential site for the inclusion of affordable rental housing as part of a Council approved area plan as noted in section 4 of this policy.