PORT METRO
vancouver

April 30, 2015

Mayor Brodie and Members of Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Members of Council:

AMENDED AND SUPERCEDES letter of April 29, 2015

Re: **LMLGA motion and preservation of industrial land**

I am writing in response to the series of motions and media advisories released by Richmond council regarding Port Metro Vancouver's Land Use Plan, the designation of the former "Gilmore" property in Richmond as a special study area in that plan, and the initiative to prevent Port Metro Vancouver from owning agricultural land.

With an expected one million people moving to the Lower Mainland by 2040, Port Metro Vancouver shares your concerns around growth and the pressure it puts on land.

Land use decisions of the past have created a crisis in this region that cannot be solved by simply pitting agriculture against industry. Both are important to the region. However, although agricultural land has been protected by the Agricultural Land Commission since 1973, no similar protection exists for industrial land. Beyond federal port lands, industrial land continues to be converted to other uses at an alarming rate through municipal zoning changes.

Industrial activity is a crucial part of Richmond's economy. Richmond's *Resilient Economy Strategy* identifies manufacturing, wholesale, transportation and logistics as providing 34 per cent of all jobs in the city. According to analysis completed by Site Economics Ltd. for Port Metro Vancouver, every 100 acres of industrial land results in $1.8 billion of direct and secondary economic benefits. Further, industry does not threaten farming, it enhances it. The logistics sector has a crucial role in getting farmers' goods to market. The ongoing loss of industrial land is threatening the livelihoods of tens of thousands of people who rely on the transportation and logistics sector. Without a secure industrial land base, we simply cannot compete for new investment and new jobs - jobs for us now and jobs for the next generation. Protection of industrial land must be a top priority.

CITY OF RICHMOND
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portmetrovancouver.com

Some facts to consider:

- There are approximately 28,000 acres of industrial land in Metro Vancouver.
- Less than 6,000 acres remain vacant.
- **(CORRECTION): Only about 2,500 acres of unconstrained industrial land remain available for near-term development.**
- **(CORRECTION): Of that 2,500 acres, only about 1,000 acres are suitable for the distribution and logistics industry, from a size and location perspective.**
- Port Metro Vancouver holds only about 200 acres of industrial land suitable for near-term development.

Demand for industrial land is projected to absorb between 1,500 and 3,000 acres of land within the next 5 to 10 years. This means the inventory of remaining industrial land suitable for port and related businesses will be severely diminished as soon as 2020 and potentially exhausted during the next decade.

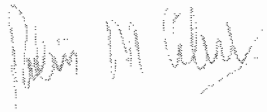
We urge you to broaden the scope of Richmond's motion to LMLGA, UBCM and FCM to focus on the broader issue of integrated land use planning and a mechanism to protect industrial land which will help relieve the ongoing pressure on agricultural land. We suggest there needs to be a process that will address the industrial land shortage through careful review and assessment of the current lands available, with the intent to secure the region's economic growth and prosperity.

It is inevitable that tension will occasionally arise between Port Metro Vancouver and our surrounding municipalities. However, there are also many opportunities for successful collaboration, such as the Habitat Enhancement Program and Local Channel Dredging Program. We believe protection of land is an important collaborative opportunity.

Both Port Metro Vancouver and the City of Richmond share the goal of a sustainable future. It is important to act now and work together, rather than point fingers and try to place blame on any one entity for a complex problem. Although I am concerned by the recent breakdown in communication, I hope we can collaborate to successfully plan for the future – for Richmond, the region and Canada as a whole.

Yours truly,

PORT METRO VANCOUVER



Robin Silvester
President and Chief Executive Officer

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cc: Craig Neeser, Chair, Port Metro Vancouver
The Honourable Norm Letnick, Minister of Agriculture
The Honourable Lisa Raitt, Minister of Transport Canada
Richard Bullock, Chair, BC Agricultural Land Commission
Mayor and Council, Village of Belcarra
Mayor and Council, City of Burnaby
Mayor and Council, City of Coquitlam
Mayor and Council, Corporation of Delta
Mayor and Council, City of Langley
Mayor and Council, Township of Langley
Mayor and Council, City of Maple Ridge
Mayor and Council, City of New Westminster
Mayor and Council, City of North Vancouver
Mayor and Council, District of North Vancouver
Mayor and Council, City of Pitt Meadows
Mayor and Council, City of Port Coquitlam
Mayor and Council, City of Port Moody
Mayor and Council, City of Surrey
Mayor and Council, City of Vancouver
Mayor and Council, City of White Rock
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Canada

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There are approximately 28,000 acres of industrial land in Metro Vancouver, of which:

- Less than 6,000 acres remain vacant.
- From a size and location perspective, only about 2,500 acres are suitable for the logistics industry.
- Port Metro Vancouver holds only about 200 acres of industrial land suitable for near-term development.

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