

Regional Industrial Lands Inventory Update



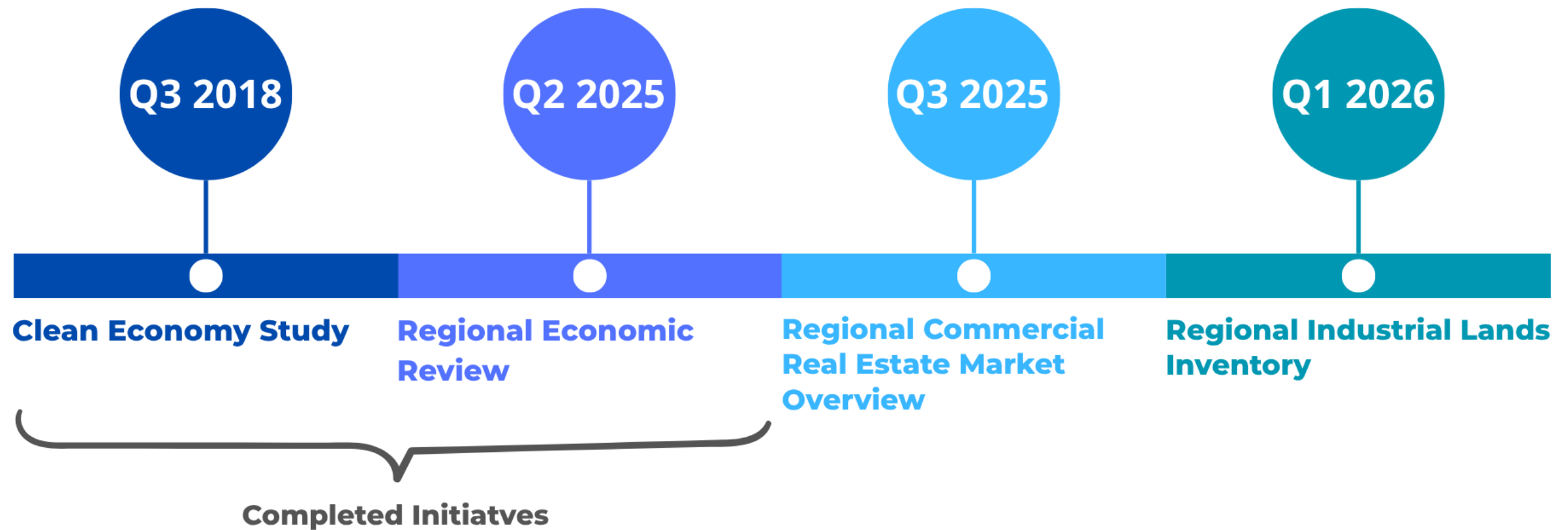
**Strategic Planning &
Initiatives Department**

July 10, 2025



STRATEGIC PLANNING ECONOMIC INITIATIVES

Estimated Completion Dates



OUTLINE

- 1. Why an Inventory Matters**
- 2. Building on Existing Work**
- 3. Our Approach**
- 4. Mapping Industrial Lands**
- 5. Current Progress & Next Steps**

WHY IS INDUSTRIAL LAND IMPORTANT?

Industrial lands are essential to the FVRD's economy

- » Supports key sectors: Construction, manufacturing, transportation and warehousing.
- » Foundation of local employment and GDP.
- » In Metro Vancouver:
 - › Only 4% of land base.
 - › Supports 22% of jobs, 30% of GDP, and \$8 billion in tax revenue.

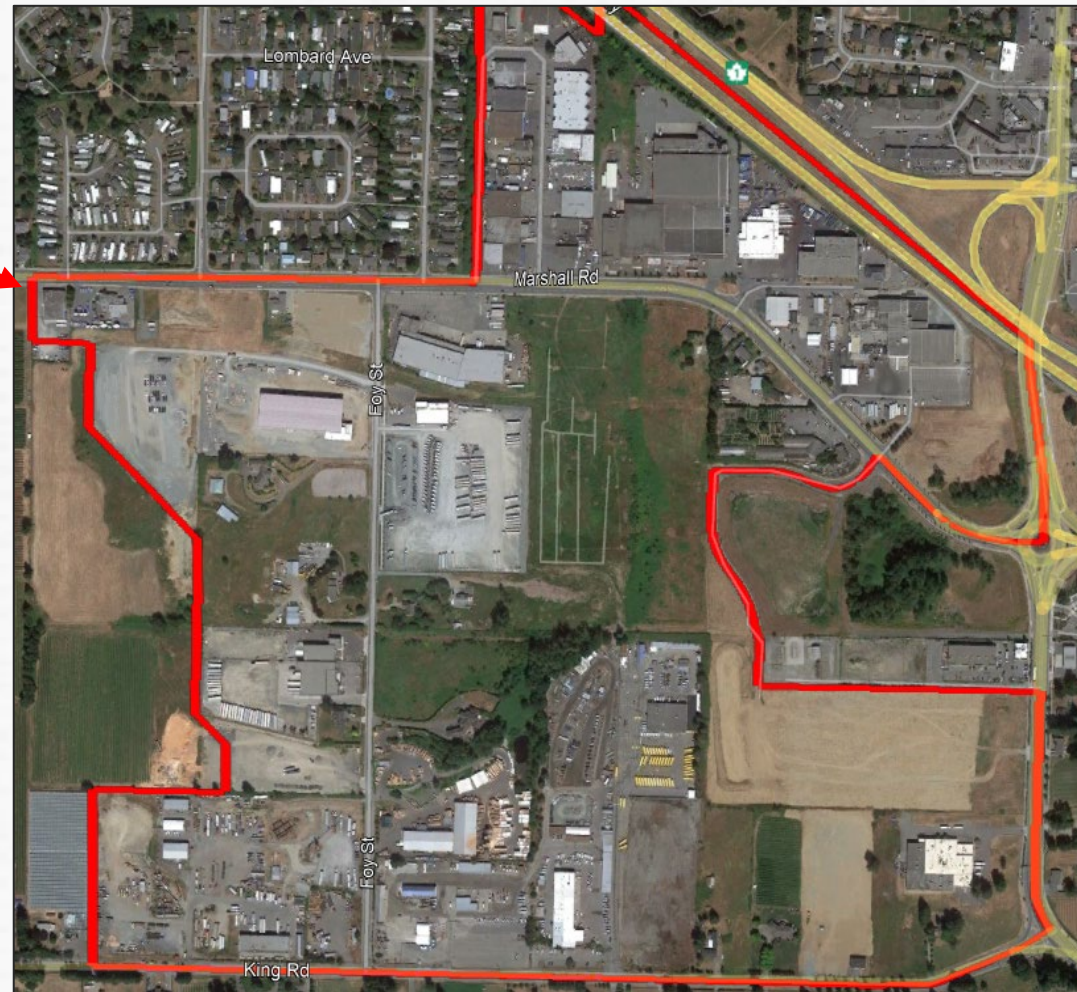


CLEARBROOK INDUSTRIAL AREA ABBOTSFORD

2017

2023

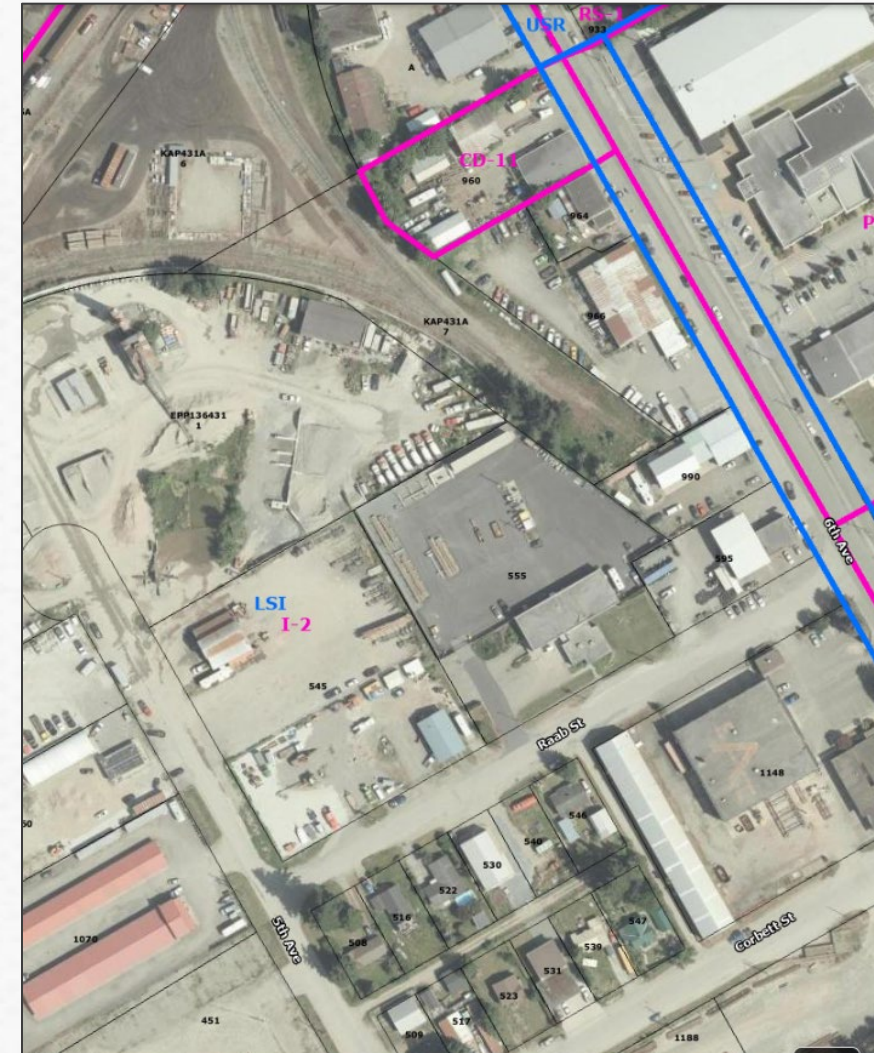
Industrial OCP
Designated
Area



Source: Google Earth

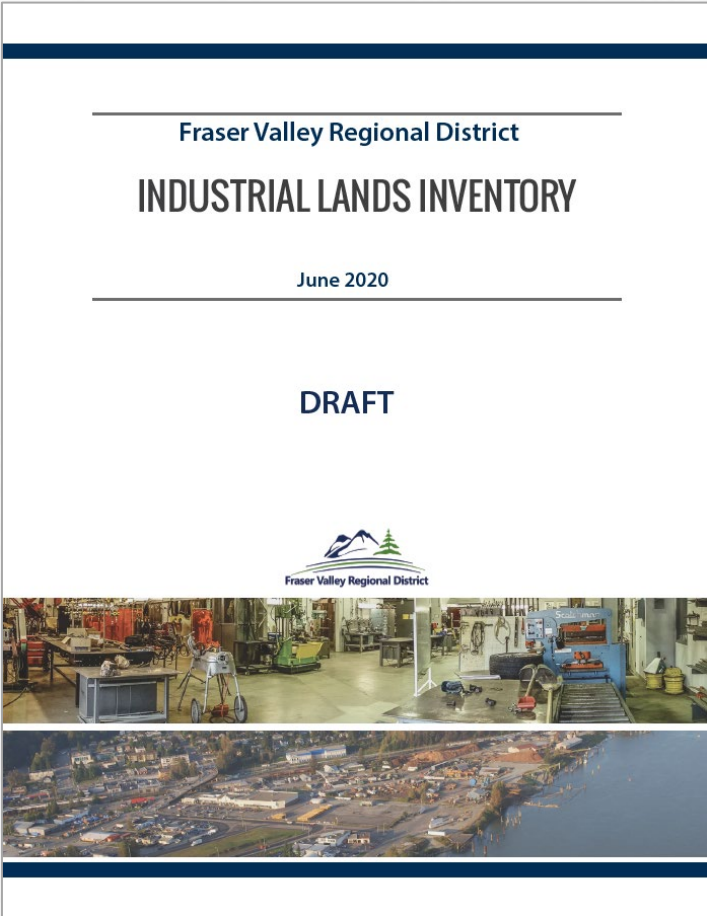
WHY AN INVENTORY MATTERS

- » **Identifies:** Location, supply, and current uses, including non-industrial activities.
- » **Monitors:** Change over time with repeatable methodology.
- » **Supports:** Policy evaluation, land-use planning.
- » **Strengthens:** Advocacy and decision-making with evidence-based data.

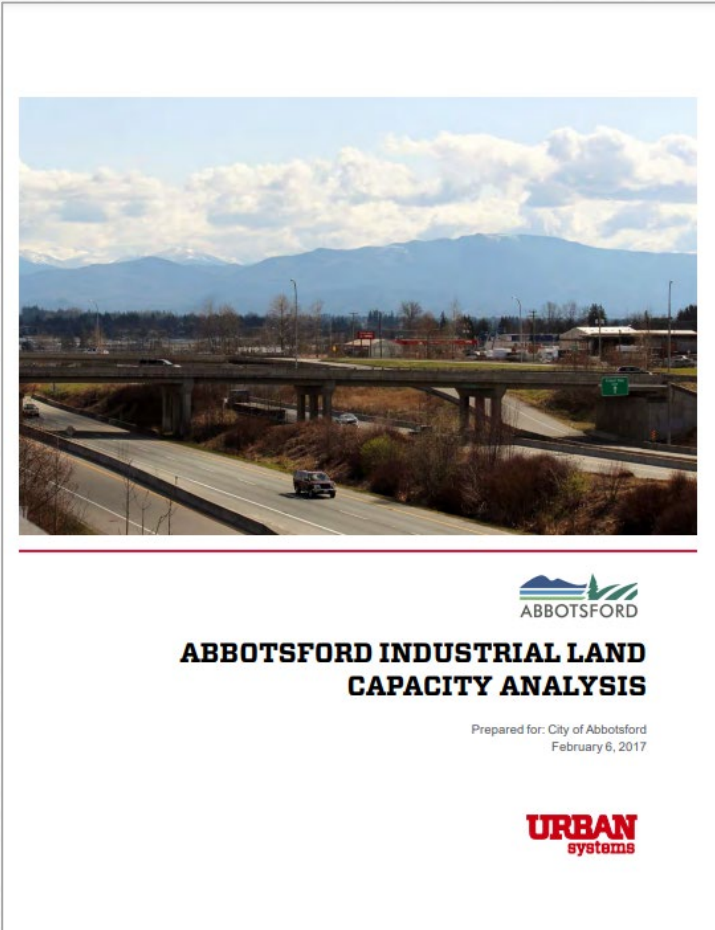


Source: FVRD Webmap

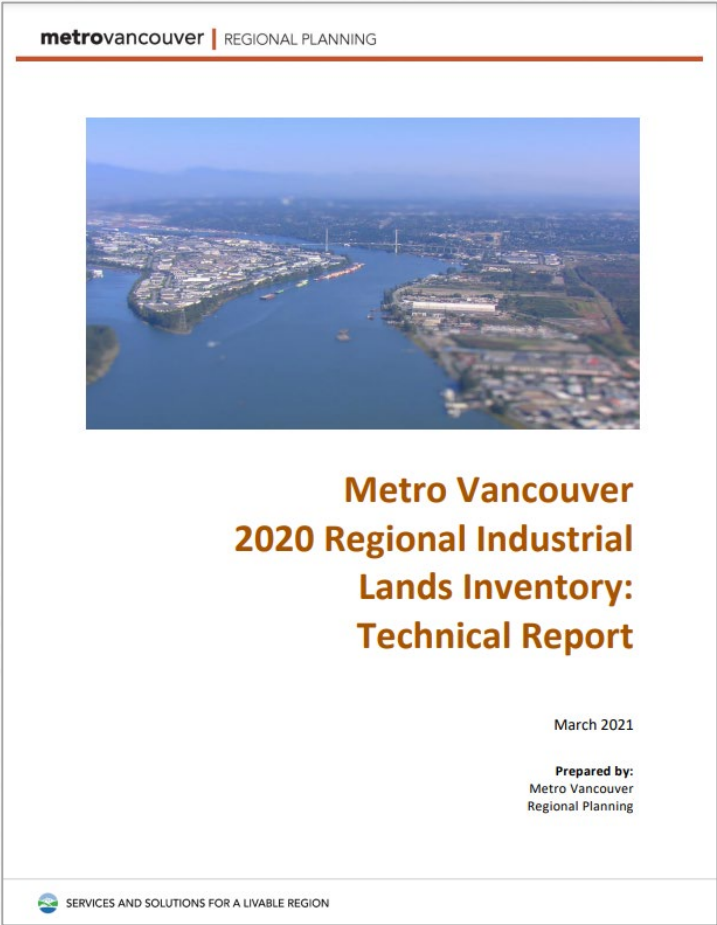
RELATED INVENTORIES



Early FVRD
Inventory Work



2017 Abbotsford Industrial
Land Capacity Analysis

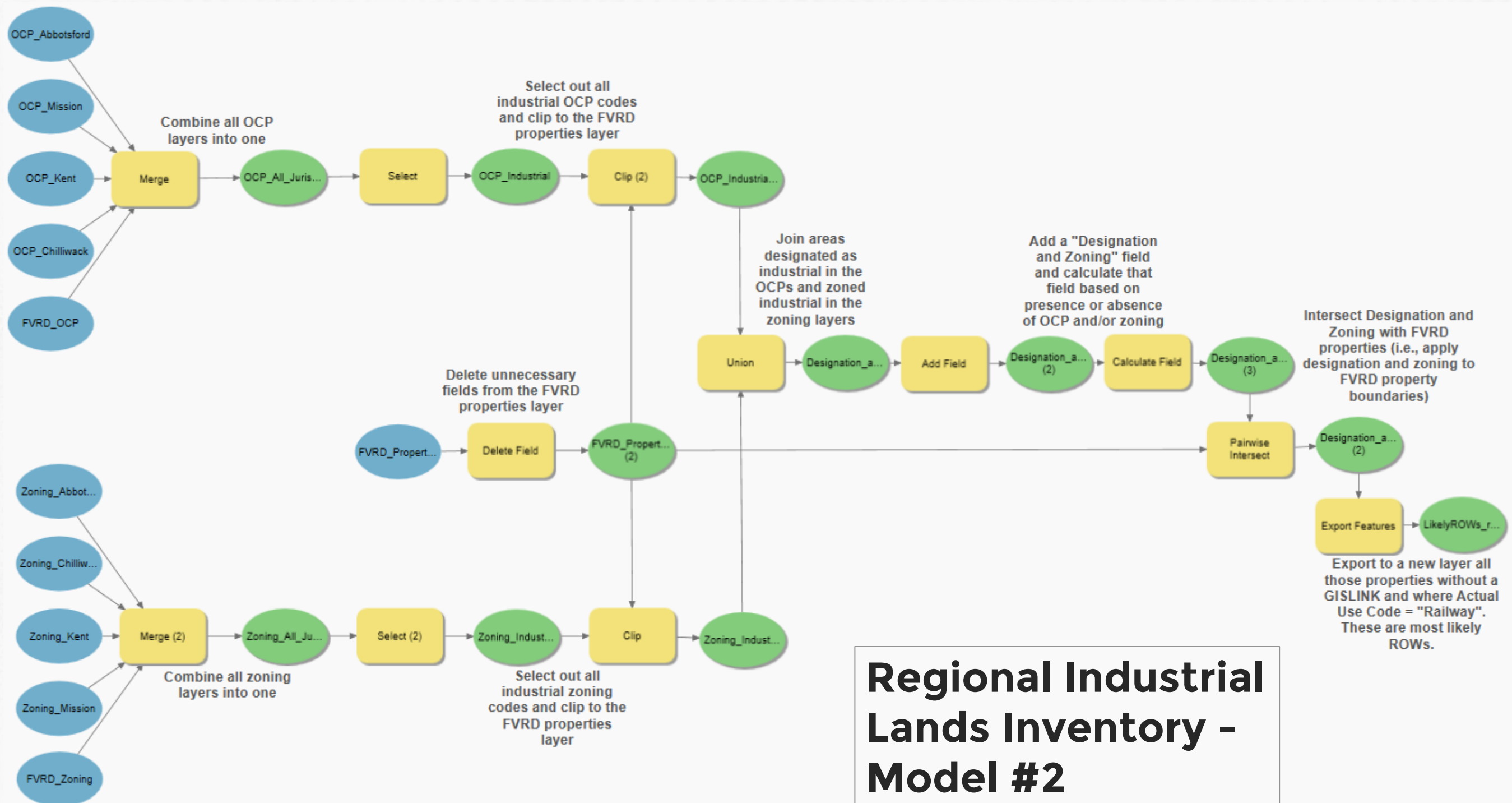


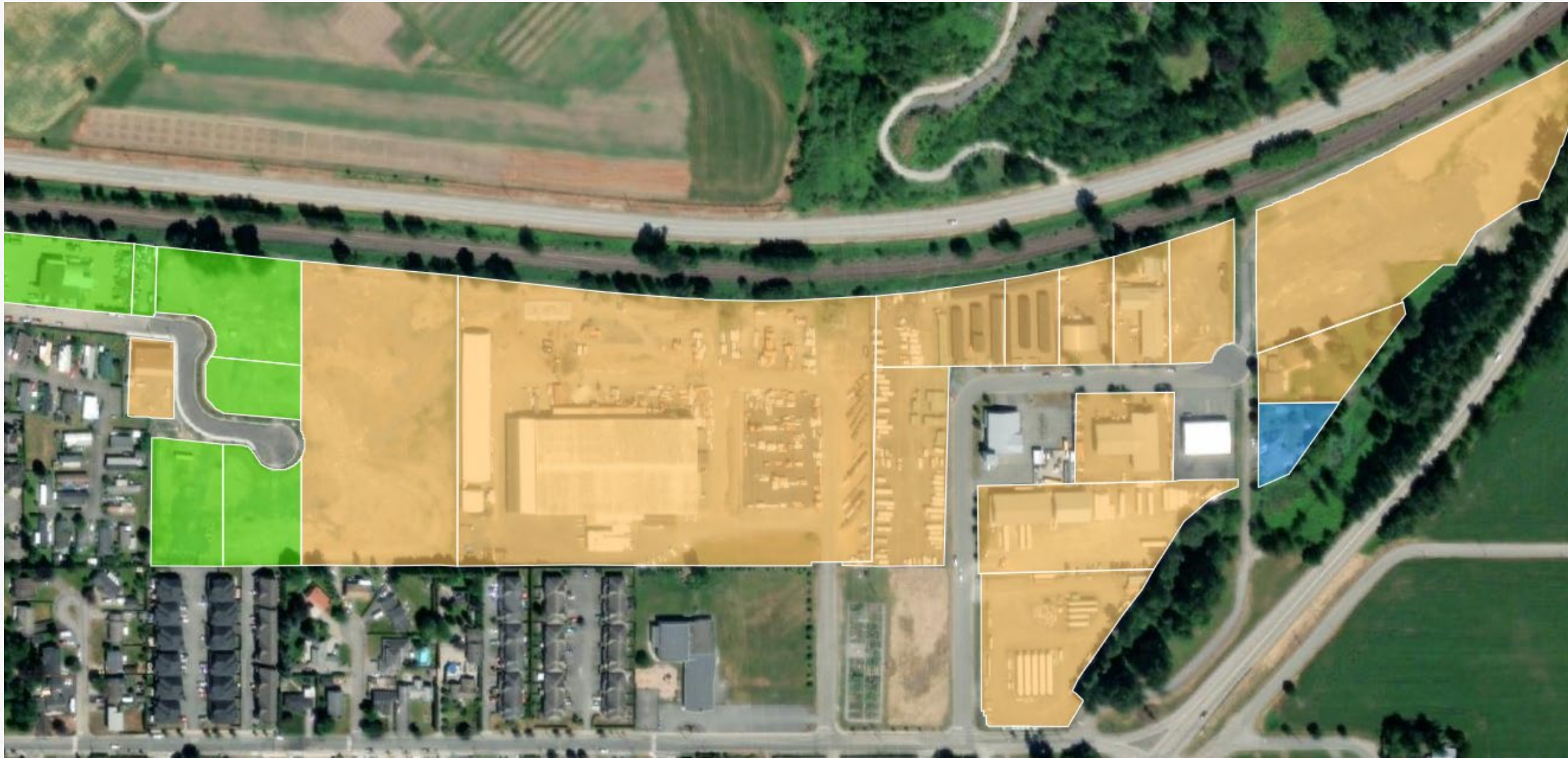
2020 Metro Vancouver
Regional Industrial Lands
Inventory

CONDUCTING AN INVENTORY

- » Industrial land is defined as areas that are either **designated in the local OCP** as industrial, **zoned in the local bylaw** or **both**.










Preliminary Results

Designation and Zoning

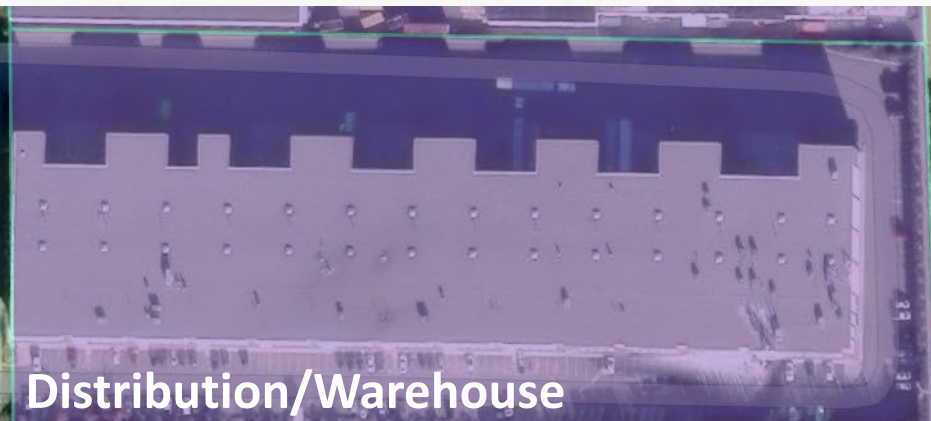
-  YesOCPYesZoning
-  NoOCPYesZoning
-  YesOCPNoZoning

ACTUAL USE CLASSIFICATIONS

Land-Intensive Industrial



Building-Intensive Industrial



Agriculture



Residential



Large-Scale Infrastructure and Transportation



Commercial



Vacant





Preliminary Results

Actual Land Use Class

-  Building-Intensive Industrial
-  Land-Intensive Industrial
-  Large-Scale Infrastructure/Transportation
-  Commercial
-  Agriculture
-  Residential
-  Vacant

REPORT CONTENTS OVERVIEW



High-level snapshot of industrial lands from a regional perspective



Methodology overview



Municipal-level breakdowns



Key findings and detailed maps



Categorization of lands by:

- Developed vs. vacant
- OCP designation and zoning
- Actual land use classification
- Average site size

PROJECT STATUS

Progress

- » GIS work is largely complete.
- » Initial results currently under review.
- » Development of a draft methodology, map outputs and detailed procedural document.

Municipal Engagement

- » Discuss objectives, methodology and initial findings with each municipality.
- » Identify any local nuances in land use and policy.
- » Understand how ongoing OCP updates may inform the inventory.

MOVING FORWARD

What This Inventory Is

- » A high-level, region-wide snapshot of industrial lands.
- » Identified using existing OCP designations and zoning bylaws.
- » Built on a repeatable GIS-based methodology.
- » Establishes a baseline for future analysis, planning and policy, supporting collaboration with provincial agencies.

Where It Can Potentially Lead

- » A broader employment lands inventory.
- » Regional land supply and demand forecasting.
- » Identifying potential expansion opportunities, including brownfield sites.
- » Economic impact analysis.
- » Monitoring land use change over time.

THANK YOU

Questions?
