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To: "[Direct to Mayor and Council - DL](#)"

["City Manager's Correspondence Group - DL"](#)

Date: 4/9/2026 2:25:12 PM

Subject: Memo - South Vancouver Industrial Area Zone Review

Attachments: Memo to Mayor & Council - South Vancouver Industrial Area Zone Review Terms of Reference.pdf

CWRP - SVIA Zone Review - RTS 16080 - Terms of Reference Appendix A.pdf

CWRP - SVIA Zone Review - RTS 16080 - Terms of Reference Appendix B.pdf

Dear Mayor and Council,

The attached memo and attachments provide Council with the terms of reference for the South Vancouver Industrial Area Zone Review, as directed by Council on November 14, 2023. It includes:

- The purpose of the terms of reference
- Scope of work for the South Vancouver Industrial Area Zone Review, including geographic scope, content scope, public stakeholder and First Nations engagement, and anticipated deliverables
- Next steps

Should you have any questions, please contact myself or Chris Robertson chris.robertson@vancouver.ca

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wx\u03b1817 _w\u03b17mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.

MEMORANDUM

April 8, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Chris Freek, Director of Civic Engagement & Communications
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Lon LaClaire, General Manager, Engineering Services
Corrie Okell, General Manager, Development, Buildings, and Licencing

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: South Vancouver Industrial Area Zone Review Terms of Reference

RTS #: 16080

Purpose

This memorandum details the Scope of Work for the South Vancouver Industrial Area Zone Review.

Policy Context

The South Vancouver Industrial Area plays a critical role in Vancouver's economic landscape, providing essential space for industries that drive local and regional growth. As the city's largest industrial area, the South Vancouver Industrial Area accommodates businesses involved in manufacturing, logistics, distribution, construction, food processing, and other core industrial activities that keep the city functioning.

Through research and engagement completed as part of the [Industrial Modernization and Intensification Framework – Updates and Policy Recommendations Report \(2023\)](#), the South Vancouver Industrial Area was identified as an area that would benefit from future planning work to increase the supply of employment space and support existing and new businesses in the area. The industrial area adjacent to the Marine Gateway SkyTrain Station was further

identified in the [Realizing the Full Potential of Exceptional Lands in Vancouver Motion \(2025\)](#). This motion directs staff to identify sites within the industrial area immediately adjacent to the Marine Gateway Skytrain Station that may be appropriate for housing development.

Infrastructure planning is an important component of supporting growth of the area. The South Vancouver Industrial Area will require transportation, sewer and drainage, and flood management infrastructure upgrades over the coming decades to service growth under a changing climate.

Scope of Work (See Appendix A for details)

Geographic Scope

The study area for the Zone Review is between Oak Street and Argyle Street (Figure 1). This covers the majority of the South Vancouver Industrial Area.



Figure 1: South Vancouver Industrial Area and South Vancouver Industrial Area Zone Review Study Area

Content Scope, Deliverables and Process

The Zone Review will deliver recommendations for zoning and policy changes to modernize the area, allowing for greater flexibility, and intensification of employment space. Engineering Services will support the zone review by providing input from both recent and ongoing infrastructure studies. See Appendix B for details.

The Zone Review will consist of four phases:

- Phase 1: South Vancouver Industrial Area Baseline Study (Q4 2025 – Q1 2026)
- Phase 2: Future Needs and Opportunities (Q1 2026 – Q2 2026)
- Phase 3: Policy Options (Q3 2026 – Q4 2026)
- Phase 4: Zone Review Recommendations for City Council (Q4 2026 – Q1 2027)
- Phase 5: Implementation and Monitoring (Q1 2027 +)

Public Interest-holder and First Nations Engagement

Staff will engage with key Interest-holders to assess long term needs and neighbourhood priorities. Key groups to engage include: existing businesses, property owners, Vancouver Port

Authority, TransLink, Metro Vancouver, BC Hydro, the Greater Vancouver Board of Trade, Canadian Pacific Railway, and the development industry.

Staff have engaged with the local Nations through a coordinated referral system to ensure early and on-going dialogue regarding the priorities and interests of the local Nations and their expressed goals in their territories, building on the directions already identified through the UNDRIP Action Plan and the Healthy Waters Plan. Engagement was initiated at time of project launch with referrals sent to xʷməθkʷəyəm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation) and səliwətał (Tsleil-Waututh Nation), inviting opportunities for discussions, questions, and feedback on the planning process. In response to City's referral, Musqueam communicated their interest to work with the City throughout the South Vancouver Industrial Area Zone Review.

Next Steps

Staff have launched the project website and concluded the first round of engagement. A report with recommended zoning and policy updates will be presented to City Council in Q1 2027. For additional information about the South Vancouver Industrial Area Zone Review, please contact me josh.white@vancouver.ca or chris.robertson@vancouver.ca, Director, Citywide and Regional Planning.

Thank you.

A handwritten signature in black ink, appearing to read 'J White', is centered on the page.

Josh White
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and Sustainability

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South Vancouver Industrial Area Zone Review

Terms of Reference

February 6, 2026

Received by Council on DATE

Contents

Council Direction3

Introduction and Purpose of the Terms of Reference3

Emerging Policy Considerations4

Rezoning During the Planning Process5

Anticipated Scope of Recommendations for City Council Consideration5

Consultancies8

Public Engagement Considerations8

Engagement with Involved First Nations8

Project Budget9

Amending the Terms of Reference9

Council Direction

On November 14, 2023, Council approved the following motion as part of the [Industrial Modernization and Intensification Framework – Updates and Policy Recommendations Report](#):

THAT Council direct staff to report back on the scope and resources needed for future planning work in the South Vancouver Industrial Area as presented in this report.

The following Terms of Reference is based on this direction. On July 23, 2025, Council approved a motion to undertake a focused review of exceptional sites within the city that possess unique industrial characteristics. The goal is to identify future land use options that preserve or enhance employment-generating capacity, while also considering opportunities to integrate housing and public amenities such as green space, childcare, community and recreation facilities, and arts and culture spaces.

The industrial area adjacent to the Marine Gateway SkyTrain Station was identified as one of the exceptional sites. As a result, the Terms of Reference will not only explore strategies for employment and industrial intensification but also assess the potential for introducing housing and public amenities for the industrial area adjacent to the Marine Gateway SkyTrain Station.

Purpose of the Terms of Reference

This document sets out the Terms of Reference (TOR) for the South Vancouver Industrial Area Zone Review. The TOR outlines the geography of the planning area, highlights some of the unique opportunities and challenges that will be considered, outlines the deliverables and project timeline, and provides some initial engagement considerations.

Location and Study Area Boundary

The South Vancouver Industrial Area, located between Angus Drive and Argyle Street and Marine Drive and the Fraser River, is an area of great importance to the Musqueam Indian Band.

Following discussions with Musqueam Indian Band, staff determined that the South Vancouver Industrial Area Zone Review will only include the industrial area from Oak Street and Argyle Street and Marine Drive and the Fraser River as shown in figure 1 below.



Figure 1 - South Vancouver Industrial Area Zone Review Project Boundaries

Emerging Policy Considerations

Emerging policy considerations for the Zone Review include:

- **INDUSTRIAL LAND USE:** Implement the industrial lands objectives in the City’s [Industrial Lands Policy](#) and [Vancouver Plan](#) by strengthening and expanding the South Vancouver Industrial Area's economic role through modernization of industrial and employment land uses.

The South Vancouver Industrial Area is the largest industrial area in the city. The area hosts a mix of city-serving industrial and employment uses that require both large and small format industrial spaces. The Industrial Modernization and Intensification Framework Report (2023) highlighted this area for intensification, enhancement, and expansion of industrial and employment space to meet increasing demand and support existing businesses in the area.

Work on modernizing industrial and employment space would also align with and be informed by broader industrial land use policies outlined in the Vancouver Plan (2022), which is aligned with Metro Vancouver’s Metro 2050: Regional Growth Strategy (2022). The Vancouver Plan highlights the need to modernize and increase flexibility of permitted uses in industrial areas and ensure no loss of industrial development capacity within the city, while recognizing that any intensification or development of industrial lands proposed within or near environmentally sensitive areas (e.g., Fraser River shoreline) supports the City’s overall coastal adaptation vision.

- **CONSIDERATION OF AFFORDABLE HOUSING ABOVE INDUSTRIAL USE:** In addition to industrial and employment intensification, the area adjacent to the Marine Gateway SkyTrain Station will be examined to consider the introduction of affordable housing and public amenity uses. The zone review will establish the exact boundary around the Marine Gateway Skytrain Station where housing and public amenity use may be considered, as well as policy recommendations given the relationship to major transit infrastructure and opportunities for integrated job space intensification.
- **INFRASTRUCTURE PLANNING:** Conduct a review of City infrastructure, including transportation, sewer and drainage assets, and services to ensure they can support anticipated growth and adapt to climate impacts. Ensure services are delivered in an equitable manner and prioritize level of service where needed. Work with third-party utility providers to ensure continuity of service.

The South Vancouver Industrial Area is located within the Fraser River floodplain which is the most exposed area of Vancouver to coastal flooding. The area is also exposed to flooding from the interaction of rainfall and high tides. Nuisance flooding on the road network occurs seasonally in the South Vancouver Industrial Area with the potential for more severe flooding. Sea level rise and other climate change factors will increase the flood hazard severity. Sewer, drainage, and flood management infrastructure are essential to

safeguarding the long-term viability of this critical industrial hub. The South Vancouver Industrial Area Zone Review aims to explore infrastructure upgrading strategies that enable growth in the city's industrial land base in its largest industrial and employment area, reduce uncertainty, and support resilience.

- RECONCILIATION, EQUITY AND ACCESS: Align with City's [United Nations Declaration on the Rights of Indigenous Peoples \(UNDRIP\) Strategy](#) to incorporate Indigenous perspectives, rights, and economic development opportunities.

The Musqueam Indian Band's ancestors have lived throughout and stewarded the Fraser River estuary for thousands of years. As part of the South Vancouver Industrial Area Zone Review, staff will work in close collaboration with the Musqueam Indian Band to ensure that all research, engagement, and recommendations reflect and respect their interests, priorities, and deep-rooted connection to the land.

The staff team has made Squamish Nation and Tsleil-Waututh Nation aware of the South Vancouver Industrial Area Zone Review through the City's Indigenous Relations Department's referral process. Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation will continue to receive project updates and staff will be available to meet and share information throughout the planning process.

Rezoning During the Planning Process

Rezoning applications that align with existing Council-approved policy - such as the [Marine Landing Policy Update](#) (2021) - may be considered concurrently with the South Vancouver Industrial Area Zone Review.

Anticipated Scope of Recommendations for City Council Consideration

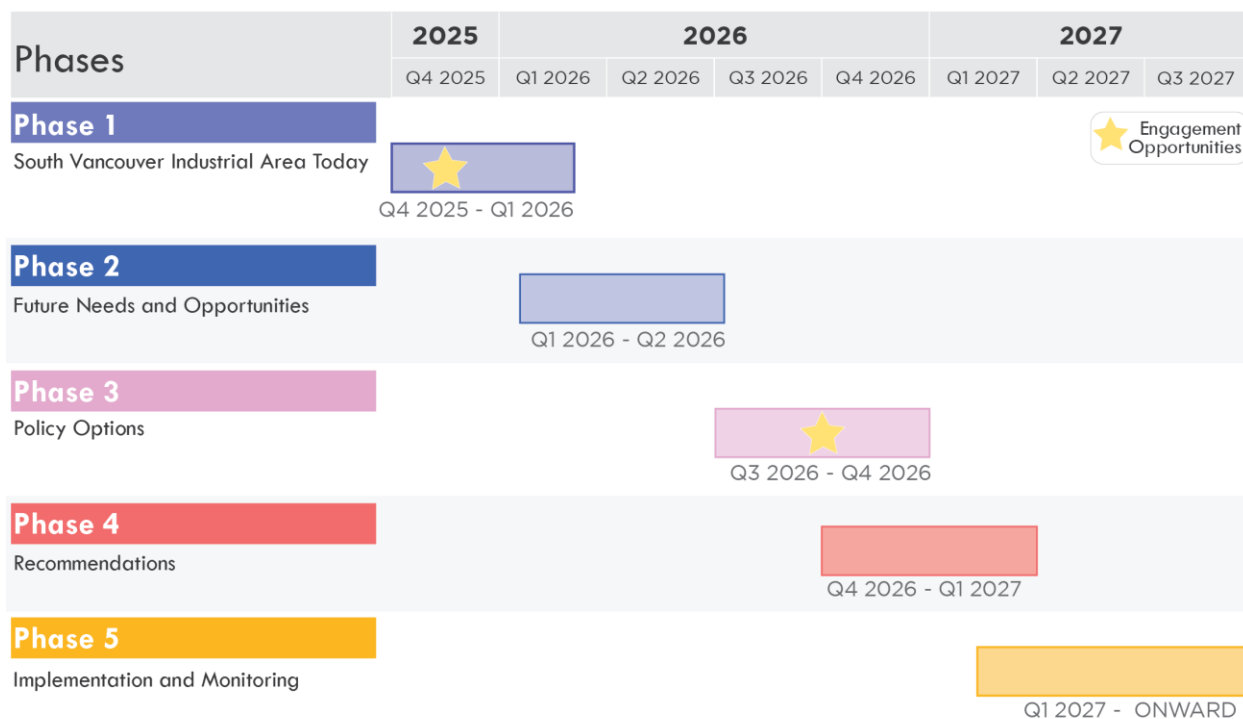
This project will result in recommended updates to the industrial land use policy in the South Vancouver Industrial Area. The updates will consider the following:

- Land use policy will be analyzed to ensure future industrial development can be maximized.
- Industrial and employment land uses will be reviewed and potentially expanded to maximize flexibility.
- Industrial areas adjacent to the Marine Gateway SkyTrain Station will be further analyzed to explore the introduction of housing and public amenity uses, in addition to industrial and employment intensification.
- Servicing for the area will be reviewed to identify future updates and/or expansions required to meet future industrial needs.
- Infrastructure planning, including specific policy requirements and design opportunities related to transportation, sewer, drainage, and flood management upgrades, will be identified and clearly communicated to reduce uncertainty.
- Environmental and climate resilience considerations will be integrated to support long-term sustainability and adaptation to climate change.

- Engagement with the Musqueam Indian Band will inform recommendations and ensure alignment with shared priorities.

Phases, Timeline and Deliverables

The zoning review will be completed over an approximately 18-month long period and will include the phases described below:



Phase	Timing	Description	Deliverables
Background Research and Previous Supporting Technical Work	Completed	<ul style="list-style-type: none"> Confirm zone review boundary Initiate project referrals to Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation Retain consultants to inform policy directions Undertake internal technical analysis 	<ul style="list-style-type: none"> South Vancouver Industrial Area Profile and Industrial Inventory Archaeological Overview Assessment 2021 Census Data Update South Vancouver Industrial Area Zone Review Terms of Reference
Phase 1: South Vancouver Industrial Area Today	Q4 2025 – Q1 2026	<ul style="list-style-type: none"> Launch first phase of public engagement Assess current infrastructure capacity, including sewer, drainage, water, and transportation infrastructure needs. 	<ul style="list-style-type: none"> Shape Your City website launch Engagement videos Report on Role of South Vancouver Industrial Area Today,

			including first phase of engagement feedback
Phase 2 - Future Needs and Opportunities	Q1 2026 – Q2 2026	<ul style="list-style-type: none"> Assess additional industrial floor space demand and opportunities to expand industrial or accessory employment uses, such as office or commercial Retain consultants to inform policy directions Assess infrastructure opportunities in response to additional industrial demand Complete a high-level internal transportation assessment for all modes 	<ul style="list-style-type: none"> Development Trends and Baseline Forecast Opportunities Analysis
Phase 3 – Policy Options	Q3 2026 - Q4 2026	<ul style="list-style-type: none"> Identify potential City-initiated zoning changes to existing district schedules Identify potential rezoning policy for Marine Gateway SkyTrain Station area Refine sewer, drainage, flood management, water, and transportation needs and opportunities Identify and evaluate infrastructure upgrade options Test potential City-initiated zoning changes and refine changes Present emerging ideas/directions to Council (memo) Present emerging ideas/directions to the public and identified external stakeholders for review and comment 	<ul style="list-style-type: none"> Economic Testing Council - Emerging Ideas/Directions Engagement Materials
Phase 4 - Recommendations	Q4 2026 – Q2 2027	<ul style="list-style-type: none"> Confirm proposed City-initiated zoning changes and rezoning policy, including planning for implementation Prepare SVIA Zone Review policy and zoning updates for Council consideration and approval Present draft by-law and policy amendments for Council consideration to implement City-initiated zoning changes 	<ul style="list-style-type: none"> South Vancouver Industrial Area Zone Review Policy and Zone Updates Report Draft By-law and Policy Amendments
Phase 5 – Implementation and Monitoring	Q1 2027 Onwards	<ul style="list-style-type: none"> Undertake all administrative changes required for implementation Monitor and identify any subsequent changes that should be undertaken 	

Consultancies

To support the South Vancouver Industrial Area Zone Review in a timely manner and to further supplement staff expertise, several consultancies will be required to lead technical analysis and provide speciality industry skills for the following work program items.

Public Engagement Considerations

The outreach and engagement process will be inclusive and involve a broad range of interested parties: local businesses, property owners, workers, transit and mobility stakeholders (including TransLink and Metro Vancouver interests), real estate development interests, Vancouver Port Authority, and other stakeholder groups.

The background phase of work involved scoping an engagement plan and communication approach. A comprehensive list of interested organizations, public agencies, firms, institutions and individuals will be kept informed and will be asked to share their perspectives at key points. Working in consultation with the Civic Engagement and Communications Department, the program will utilize a variety of media to update the public on background information and products of the study in each phase. Open houses, on-line tools, workshops, focus groups, and staff presentations at meetings of key organizations are all formats that will be considered.

Engagement with Involved First Nations

As a City of Reconciliation, a sustained relationship of mutual respect and understanding with Local First Nations is a priority. Prior to preparing this Terms of Reference, Staff engaged with the local Nations through a coordinated referral system to ensure early and on-going dialogue regarding the priorities and interests of the local Nations and their expressed goals in their territories, building on the directions already identified through the UNDRIP Action Plan. Engagement was initiated at time of project launch with referrals sent to x^wməθk^wəyəm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation) and səliłwətał (Tsleil-Waututh Nation), inviting opportunities for discussions, questions, and feedback on the planning process.

In response to City's referral, Musqueam Indian Band has communicated their interest to work with the City throughout the South Vancouver Industrial Area Zone Review. Recognizing the importance of meaningful engagement and the shared responsibility in shaping the future of the industrial area, City staff will work closely and collaboratively with Musqueam Indian Band staff to ensure that this process reflects both City and Musqueam priorities, emphasizing open communication, mutual respect, and the integration of Musqueam knowledge and perspectives into zoning updates.

Staff note that the South Vancouver Industrial Area is located near registered archaeological sites. It is important to note that the City may only be aware of sites recognized for their archaeological significance, but there may be others identified through this process.

Staff will coordinate this process with other open MST referrals for programs or projects, such as the Fraser River Flood Management Infrastructure Study led by the Engineering Services, as well as the City's United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy and Action Plan.

Project Budget

The South Vancouver Industrial Area Zone Review will make use of existing staff resources.

Staff estimate an approximate project budget of \$210,000 to cover consultant and engagement costs, which will be funded from 2025/2026 operating budgets for Planning, Urban Design, and Sustainability.

Amending the Terms of Reference

Variations to the Terms of Reference, such as extending the project timeline, adding or removing studies and analysis or identifying additional issues and priorities may occur. Council would be notified of such changes through presentations, briefings or memos as appropriate.

South Vancouver Project Overlap

In addition to the South Vancouver Industrial Area Zone Review, several City-led initiatives are currently underway within the area. The following section provides a brief overview of each project, outlining their geographic area, scope, and how they intersect with or support the objectives of the Zone Review.

Fraser River Flood Management Planning

- **City Department Lead:** Engineering Services, Sewers and Drainage Planning
- **Geographic Area:** Fraser River floodplain
- **Estimated Engagement:** This is a program of technical studies building on previous work and therefore does not include significant external engagement. Referrals to local Nations have been sent.
- **Estimated Completion Date:** The Fraser River floodplain has been subdivided into 5 reaches for the development of these technical studies. The reach 3 (Oak Street to Knight Street) study was completed first in anticipation of the South Vancouver Industrial Area work. Work is underway on other reaches.
- **Project Summary:** The Fraser River floodplain, which fully contains the South Vancouver Industrial Area, is exposed to multiple flood hazards, including coastal flooding and extreme rainfall flooding. Nuisance flooding occurs in some areas of the Fraser River floodplain, including the South Vancouver Industrial Area, seasonally due to tides, storm surge, and concurrent rainfall. This is one of few areas in Vancouver where coastal flooding already impacts areas beyond immediate shoreline beaches and parks. The recently completed technical study identified a number of flood management infrastructure concepts including different dike alignments and drainage upgrades such as installing tide gates on sewer outfalls. Work is underway to summarize the technical concepts into adaptive pathways to guide infrastructure implementation over multiple decades.
- **Relation to South Vancouver Industrial Area Zone Review:** The previously identified flood management infrastructure concepts and adaptive pathways may be refined based on the findings of the South Vancouver Industrial Area Zone Review to ensure effective integration of infrastructure and development considerations.

Coastal Flood Management Policy

- **City Department Lead:** Planning, Urban Design and Sustainability, Climate Adaptation & Equity Team
- **Geographic Area:** City-wide
- **Estimated Engagement:** n/a
- **Estimated Completion Date:** Q2 2026
- **Project Summary:** The Coastal Flood Management Policy aims to establish a comprehensive, Council-approved policy that defines the City's role and responsibilities related to coastal flood management. The City has undertaken significant work over the past decade to understand coastal flood risks and implement localized adaptation measures. This project seeks to build on that work and clarify the City's approach to coastal

flood management, including its legal responsibilities, governance structures, decision-making processes, and financial strategies. The project emphasizes a risk-based, equity-informed approach.

The project will also address the ambiguity surrounding the City's historical diking policy and will define how existing and future flood management infrastructure—such as dikes—will be maintained and governed.

Phase 1 of the project, running through April 2026, focuses on developing the policy through structured decision-making, internal collaboration, and legal and financial analysis. It will culminate in a Council report and draft policy for consideration. Phase 2, to be scoped separately, will focus on implementation.

Ultimately, the project aims to provide a clear, transparent, and equitable framework for coastal flood management in Vancouver, aligning with climate adaptation goals and Indigenous reconciliation commitments.

- **Relation to South Vancouver Industrial Area Zone Review:** The Coastal Flood Management Policy will provide a framework for future flood management across the City, including the South Vancouver Industrial Area. The South Vancouver Industrial Area Zone Review will integrate the principles and direction set out in the Coastal Flood Management Policy. This integration will ensure that future planning in the area is aligned with city-wide objectives for climate adaptation and infrastructure resilience. The policy will also help clarify how flood management infrastructure such as dikes will be maintained and governed, providing a consistent and transparent foundation for future investments and actions. It is anticipated that the Coastal Flood Management Policy will be taken to Council for consideration by end of Q2 2026.

Kent Avenue Greenway Upgrades (Phase 1 and 2)

- **City Department Lead:** Engineering Services, Transportation Division
- **Geographic Area:** Kent Avenue, from Elliott Street to Ash Street
- **Estimated Engagement:** Phase 1 (Victoria Drive to Elliot Street): June-July 2025, Phase 2 (Victoria Drive to Ash Street): TBD
- **Estimated Completion Date:** Phase 1: March-May 2026, Phase 2: TBD
- **Project Summary:** Kent Avenue serves as a key east-west connection between Vancouver and other parts of the region. Since the completion of the Canada Line in 2009—which includes a walking and cycling bridge over the Fraser River—there has been a noticeable increase in walking and cycling activity. Several sections of Kent Avenue currently have protected bike lanes, however people cycling must share the road with vehicles along the remaining sections. Cycling improvements along Kent Avenue have been identified as a Council priority and are a key part of the City's Transportation 2040 Plan. Building on this momentum, the City is now exploring upgrades to the cycling infrastructure along Kent Avenue, in two phases between Elliott Street and Ash Street.

- **Relation to South Vancouver Industrial Area Zone Review:** The Kent Avenue Greenway Upgrades are a separate infrastructure initiative and will not have a direct influence on the South Vancouver Industrial Area Zone Review. While both projects are taking place within the same general vicinity, the Kent Avenue Greenway Updates is focused on improving active transportation infrastructure and enhancing safety for people walking and cycling along Kent Avenue. Though the two initiatives are being managed independently, the Kent Avenue Greenway Upgrades will respond to the outcomes of the zoning review process.

Protecting and Supporting Cultural Food Assets and Other Forms of Intangible Cultural Heritage in Vancouver

- **City Department Lead:** Arts, Culture, and Community Services, Social Infrastructure & Food Systems Team
- **Geographic Area:** City-wide
- **Estimated Engagement:** Spring to Fall 2025
- **Estimated Completion Date:** Winter 2025/2026
- **Project Summary:** Vancouverites have expressed concern about the loss of places of intangible cultural heritage, including beloved small businesses, restaurants and other cultural food assets. The threat of loss of these spaces is particularly acute for migrant and newcomer communities, and other equity-denied groups, because of the role that small local businesses play as an economic driver and the role that food plays in connections to culture, community and identity.

Intangible cultural heritage refers to the forms of culture that are important to groups of people, and are embedded in everyday life (for example Filipino/Pilipino food culture). Cultural food assets are a significant example of intangible cultural heritage, where intangible cultural heritage can be accessed, experienced and transmitted. Cultural food assets include many small businesses such as green grocers, restaurants, food courts, and venues or services which are significant to a community or neighbourhood. These spaces look and function in unique ways within different communities and may require different approaches to protection and promotion

In response to this, City staff are exploring potential policy changes within City of Vancouver's jurisdiction for protecting and promoting cultural food assets and other forms of intangible cultural heritage. Staff are also planning to engage with Musqueam, Squamish, and Tsleil-Waututh as part of broader conversations around the City's role in supporting Indigenous food sovereignty in ways that are guided by MST's stewardship knowledge and practices.

- **Relation to South Vancouver Industrial Area Zone Review:** The South Vancouver Industrial Area is home to many food distribution and production businesses that support cultural food assets within the city. Although the work to protect and support cultural food assets will be managed independently from the South Vancouver Industrial Area Zone Review, there is recognition of the important role these businesses play in the local food system and cultural identity of Vancouver. Coordination between the two initiatives will

occur where appropriate, to ensure that industrial zoning policies continue to support the viability and sustainability of culturally significant food-related enterprises.

Fraser River Trail

- **City Department Lead:** Vancouver Park Board and Engineering Services Greenways Program
- **Geographic Area:** North Side of Fraser River
- **Estimated Engagement:** n/a
- **Estimated Completion Date:** The Fraser River Trail was approved as part of the Vancouver Greenways Plan that was approved by Council in July 1995. The 2022 Vancouver Plan builds upon this work and has identified the Fraser River Trail as a planned Major Greenway.
- **Project Summary:** The Fraser River Trail is Vancouver's only riverside greenway. The greenway follows as close to the north shore of the North Arm of the Fraser River as possible and, when completed, it will connect Pacific Spirit Regional Park to the City of Burnaby's trail system. To date, McCleery Golf Course, Fraser River Park, Shaughnessy Street Park site, Gladstone Park and Riverfront Park waterfront walkways and bikeways are all part of this greenway. Remaining sections of the riverfront trail are still under exploration as further engagement with relevant rightsholders and stakeholders is needed.

Long-standing City policies seek to improve existing access points and ultimately provide a continuous walking and cycling route near or along the waterfront to complete the Fraser River Trail. Completion of the trail is also supported by Metro Vancouver, through its "Experience the Fraser" project, which aims to connect communities, parks, natural features, historic and cultural sites and experiences along the Lower Fraser River.

- **Relation to South Vancouver Industrial Area Zone Review:** In addition to providing a continuous walking and cycling route, the Fraser River Trail may play a role in shaping future flood management infrastructure along the Fraser River which ends at Oak Street. While further engagement with rightsholders and stakeholders is needed before finalizing the Fraser River Trail's exact location, the trail could be considered with flood management planning during the South Vancouver Industrial Area Zone Review to ensure alignment between recreational infrastructure and long-term climate resilience strategies.

Vancouver Official Development Plan

- **City Department Lead:** Planning, Urban Design and Sustainability, ODP Area Planning Team
- **Geographic Area:** City-wide
- **Estimated Engagement:** Late 2025
- **Estimated Completion Date:** June 2026
- **Project Summary:** The City is currently working to turn the Vancouver Plan into the Vancouver Official Development Plan (ODP). Approved by City Council in 2022, the Vancouver Plan is a city-wide land use framework which aims to make Vancouver more livable, affordable, and sustainable. Under new provincial legislation from April 2024, Vancouver must adopt a city-wide ODP by-law by June 2026.

The Vancouver ODP will take all the content of the Vancouver Plan, adding only necessary information to satisfy provincial legislation and other required updates. The Vancouver ODP does not directly serve as a rezoning policy. It will be adopted by by-law and provide guidance for Council decisions on rezoning applications, infrastructure investments, and other development matters that must align with the ODP. The plan will apply Generalized Land Use designations to parcels, reflecting development potential that exists through Council-adopted area plans, rezoning policies, and other policies and underlying zoning entitlements.

- **Relation to South Vancouver Industrial Area Zone Review:** In addition to providing broad policy direction on industrial land use, the Vancouver Plan identifies climate protection and restored ecosystems as one of three big ideas that provide an overall context to land use in the city. This focus aligns closely with the South Vancouver Industrial Area Zone Review, particularly in the context of advancing nature-based solutions along the Fraser River and within its floodplain that restore ecological health, manage flooding, and provide other ecosystem services. The Vancouver Plan and ODP recognize the Fraser River, which borders South Vancouver, as a vital ecological attribute supporting diverse habitat and species, while also being a critical area for industrial activity. The Zone Review will align with the ODP's broader vision of integrating ecological health and climate adaptation, ensuring that development along the Fraser River foreshore incorporates measures to protect and enhance this environmentally sensitive area while supporting industrial innovation and growth.