



Employment Lands & Economy Review

External Advisory Group Meeting #1

January 24, 2019

Employment Lands and Economy Review

Purpose

- A land use policy plan to ensure an appropriate supply of land to support the future growth of our economy

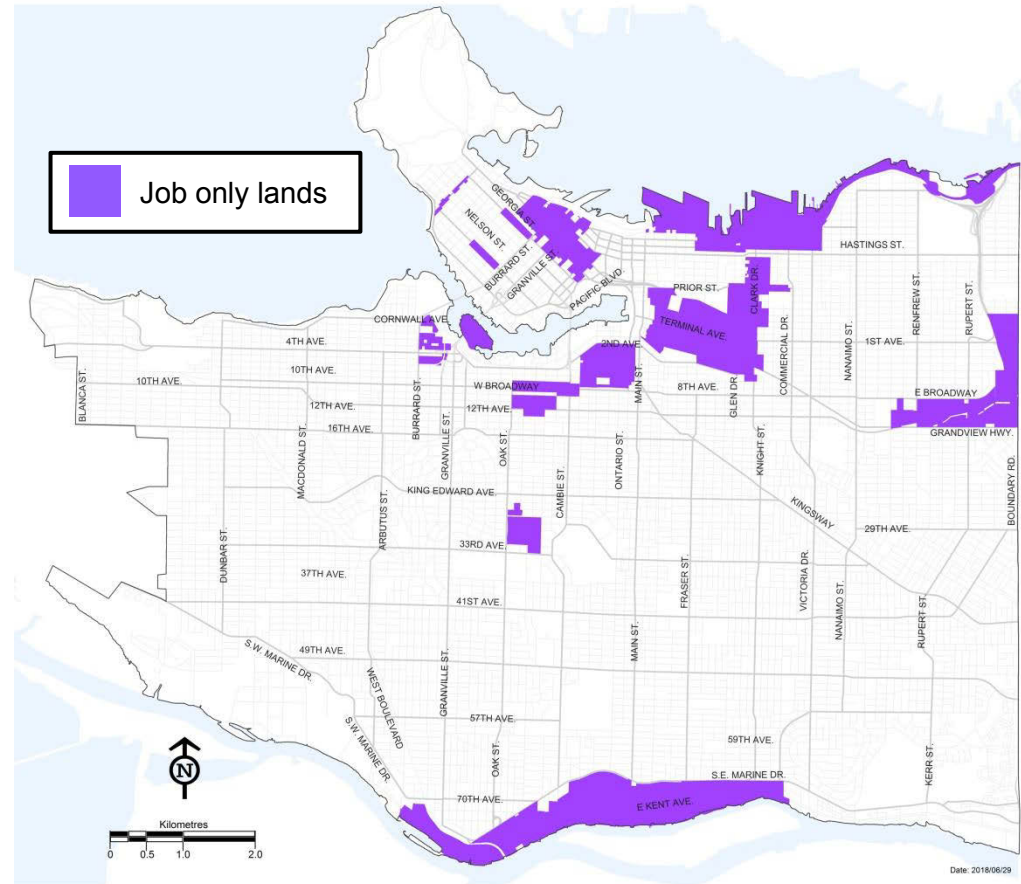
Involves

- Providing a city-wide overview ‘snapshot’ of Vancouver’s economy and employment lands
- Reviewing existing policies, plans and initiatives – looking at capacity, forecasts and fit
- Establishing policy directions and actions for the future consistent with City goals



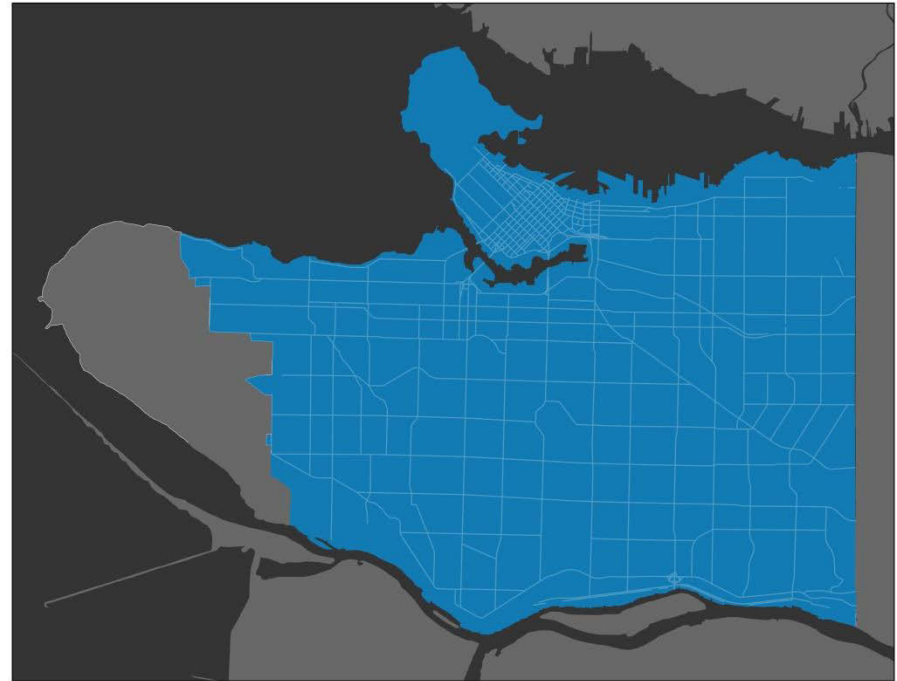
Why Now?

- As the population grows, the economy needs to keep pace
- Limited supply of employment lands (10% land base preserved for jobs only – 50% jobs)
- Pressure to consider higher intensity uses on “job only” lands near rapid transit
- Speculation, rising land costs, changing nature of work
- Basic building block of a City Wide Plan



How the Employment Lands and Economy Review Relates to the Citywide Plan

- Council Motion November 2018 directing staff to report back on:
 - *The scoping of an expedited work plan and timeline to co-develop with Vancouver residents and stakeholders a city-wide plan that includes... growing local jobs in a sustainable economy*
- Report back in Spring 2019
- Feedback on broader economic development issues identified through the Employment Lands & Economy Review will be documented and incorporated into the City-wide plan process

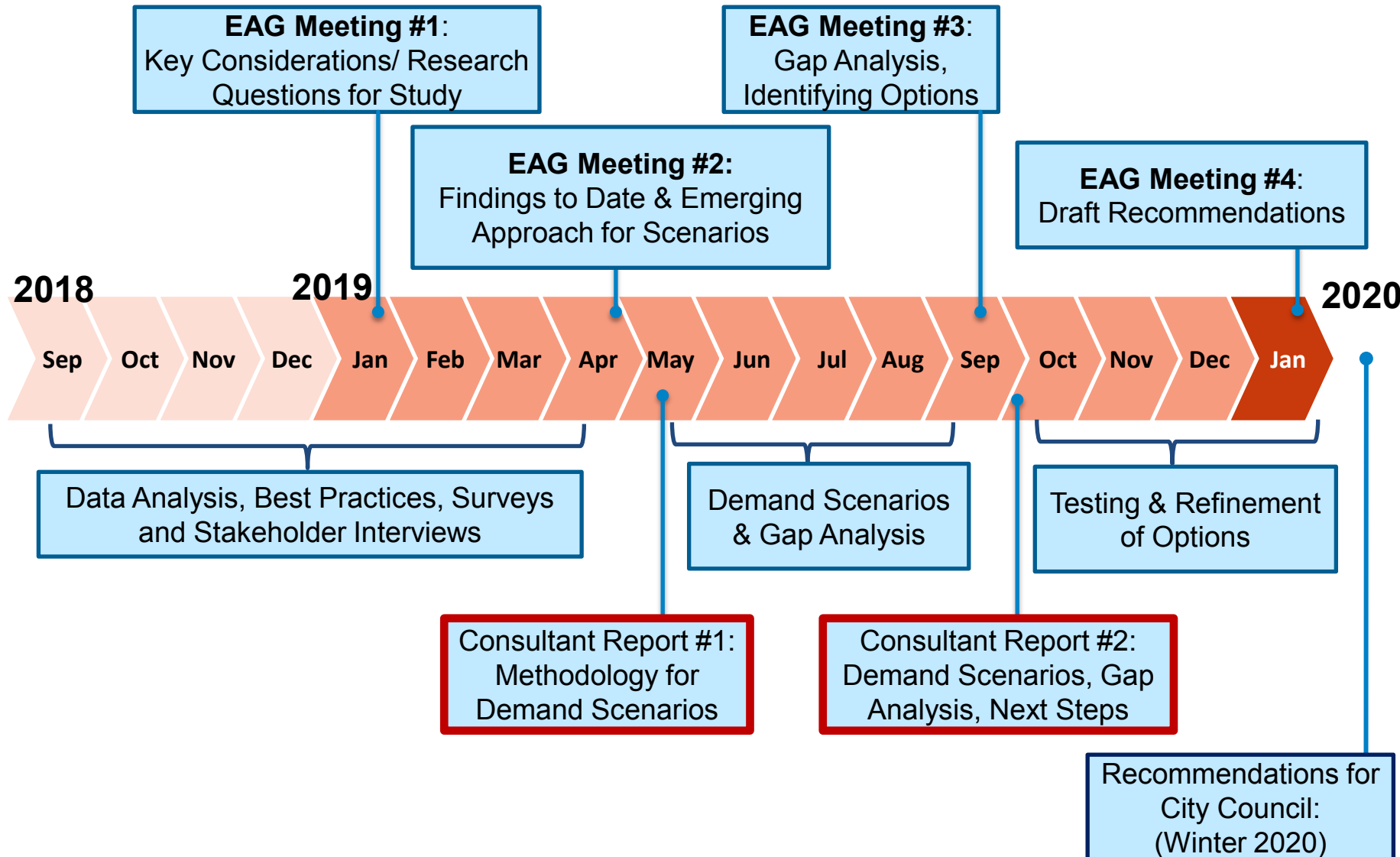


Project Phasing



	Focus
Phase I “Understanding Yesterday and Today” Summer 2018 – Winter 2019	<ul style="list-style-type: none">▪ Jobs, economy and space in Vancouver: history, current state, emerging trends▪ Census and market data analysis▪ Development capacity analysis
Phase II “Projecting Tomorrow” Winter 2019 – Spring 2019	<ul style="list-style-type: none">▪ Development of demand scenarios - drivers and disrupters for change (Hemson)▪ Trends for the future, where do we want to go?
Phase III “Policies and Actions for the Future” Summer 2019 – Winter 2020	<ul style="list-style-type: none">▪ What are the Gaps (Supply vs. Demand 2050) – How will our policies serve us in the future?▪ Where do we want to go - what changes are required?▪ Emerging policy directions, quick start actions, job area roles, City Plan

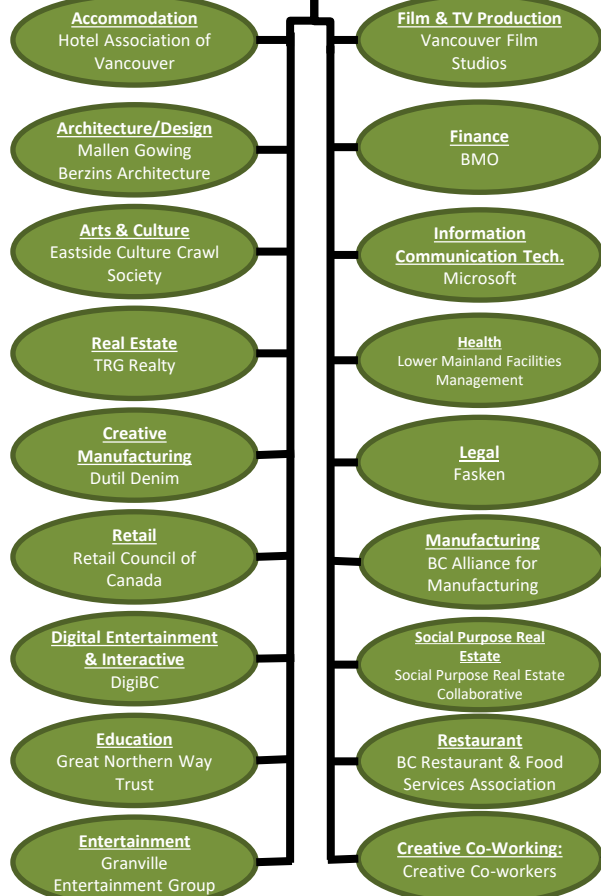
How will this Group be Involved?



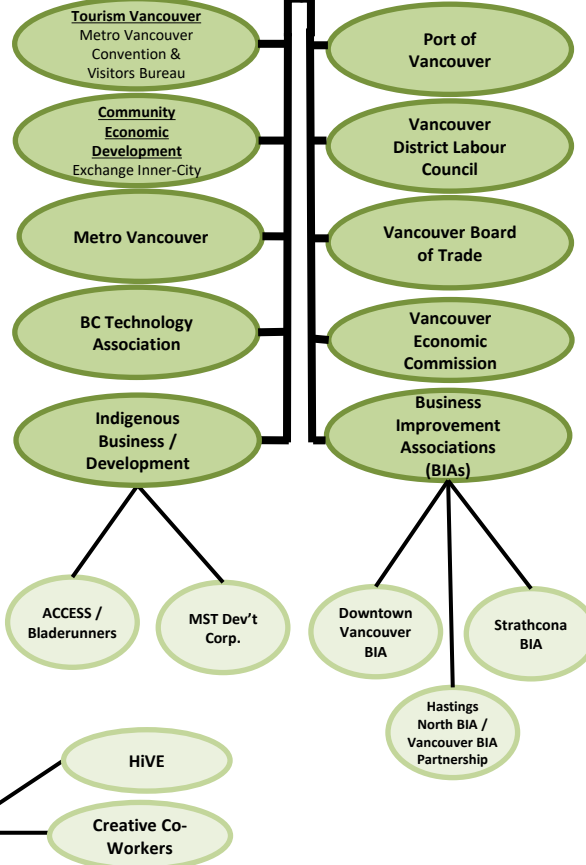
Employment Lands & Economy Review: External Advisory Group

Economy & Business

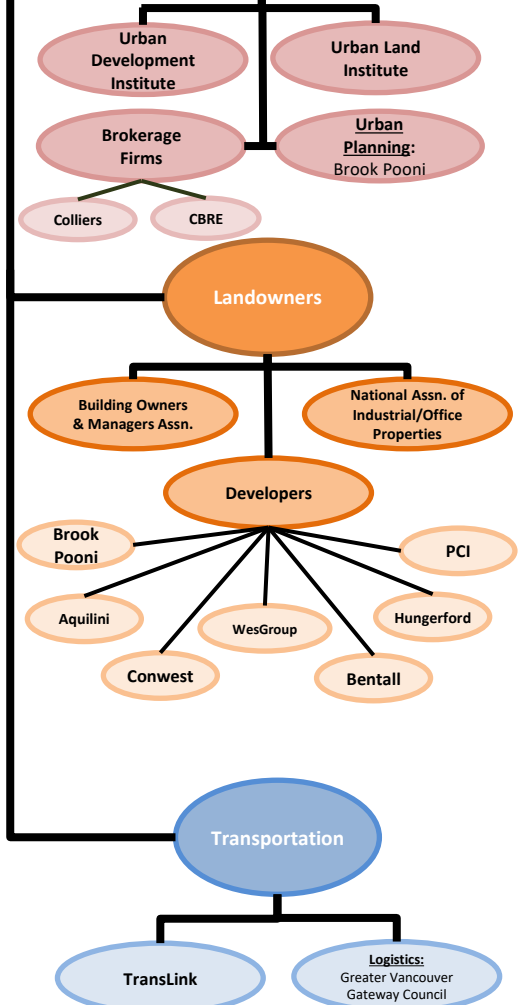
Economic Sectors



Groups, Associations & Government



Real Estate Development, Leasing & Planning



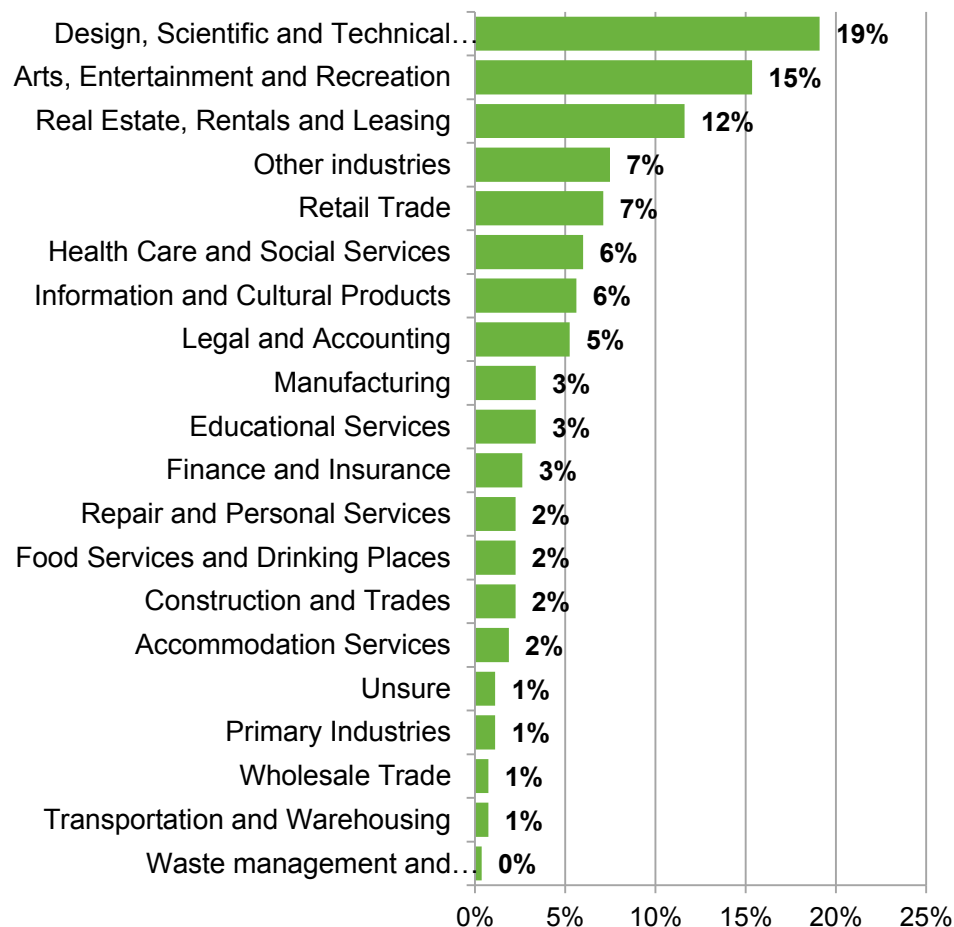
We're Asking About:

- Space Needs
- Plans for the Future
- Key Challenges
- Change Over Time

Cross Tabulations By:

- Economic Sector
- Business Size
- Location

Initial Survey Responses by Sector



ECONOMY

Given the scope and purpose of the study, what are some of the key considerations that need to be incorporated into the analysis? For example:

- What industries are growing/ declining in Vancouver?
- What are the issues affecting the nature of work in Vancouver (e.g. affordability, transportation/ access, automation)?
- How is the role of Vancouver in the region changing?

SPACE NEEDS

How are business space needs changing? For example:

- Working at home?
- Co-working?
- Decreasing floor space per worker?

How does this vary by:

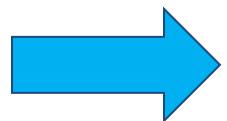
- Industry/ sector?
- Type of space (e.g. retail, industrial, commercial, office)?
- Location in city/ region?

INSTRUCTIONS:

- 5 mins silent reflection to prepare notes in response
- 45 mins facilitated discussion
- 20 mins report out

On-Going Opportunities for Input:

- Follow-Up Email(s) with Summary and Feedback Questionnaire
- Business Survey
- Roadshow Presentations to Key Groups



Next EAG Meeting: April 9th 2019