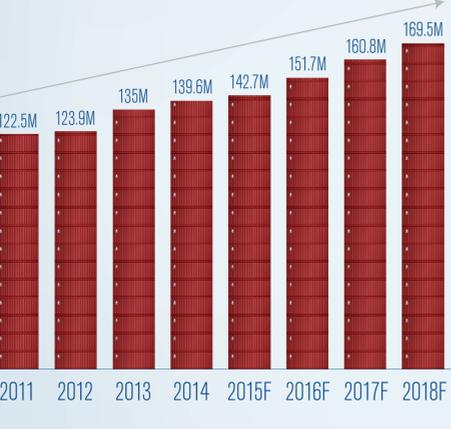


# THE IMPORTANCE OF TRADE-ENABLING

# INDUSTRIAL LAND



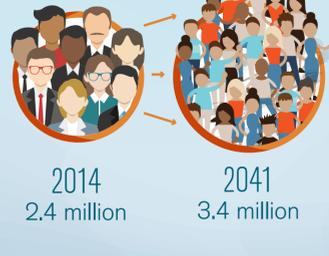
Over the past four years, trade traffic through Port Metro Vancouver has increased steadily. By 2018, the forecasted growth is 38%.



China is Canada's second-largest trading partner, and most of these goods move through Vancouver.



At the same time, the population of Greater Vancouver is forecasted to grow by one million residents by 2041.



Growth in both trade and population increases the demand for goods...

To meet this increased demand, the region requires additional trade-enabling industrial land to receive, process, store, and ship goods to their final destinations.



However, the Lower Mainland region is constricted by the ocean, mountains, and an international border.

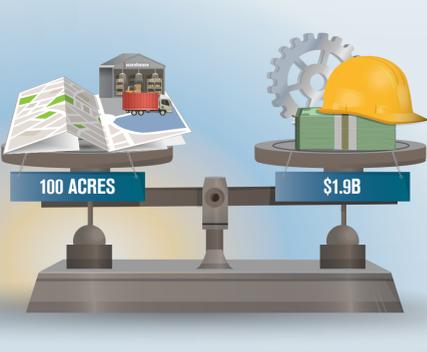


## What is trade-enabling industrial land?

Trade-enabling industrial land supports container storage, freight forwarding, warehouses, and distribution centres that keep Canada connected to the global supply chain.



Port-related activities generate **100,000** supply chain jobs nationwide... **...57,000** of which are based in the Lower Mainland alone.



Every 100 acres of trade-enabling industrial land results in \$1.9B of direct and secondary economic benefits.

When business is forced to locate outside the Lower Mainland or the province, that economic benefit is lost.

## Other impacts of scarce trade-enabling industrial land:

If industry is unable to find suitable locations close to the port and existing truck and rail routes, it may relocate to other regions and...



...force goods movement outside the city, increasing truck traffic, congestion, and pollution

...put pressure on agricultural land to convert to industrial, meaning less local food and farming

...take well-paying jobs outside the region or province

...deprive local governments of millions in tax revenue from trades movement lands



## Supply and Demand

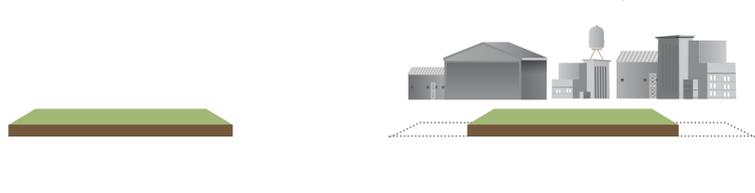
Over the past 30 years, municipalities in the region have rezoned more than 7,400 acres of trade-enabling industrial land for other uses.



Today, the available supply of trade-enabling industrial land is dwindling.

Throughout the region, only 1,000 acres of land suitable for medium-term goods movement development remain.

However, estimates show that between 1,500 and 3,000 acres will be needed to meet trade demands for the next 5 to 10 years.



This means that the amount of vacant land suitable for goods movement will be exhausted roughly within the next 10 years.

Port Metro Vancouver is calling for the protection of trade-enabling industrial land through:



A regional and collaborative approach to identifying strategic trade-enabling industrial lands.

Efficient use of trade-enabling industrial lands for goods movement activities.

A stop to rezoning of trade-enabling industrial land for residential and non-industrial use.