

Strategic Actions Not Currently Resourced in Citywide Growth Strategy: Industrial Action Plan

This attachment outlines strategic actions that would support the industrial sector; however, they are either sequential to work currently outlined in the Action Plan (Attachment 3), or cannot yet be resourced by Administration in order to be done along the timelines of Action Plan. The actions will be considered for work in future phases of the Citywide Growth Strategy.

Theme	Focus Area	Actions
Industrial Trends, Site Selection, Industrial Cluster	• Facilitate expected increasing demand for warehousing and logistics • Facilitate large industrial buildings and parcels • Facilitate opportunities for growth of key industry clusters and incubation of new clusters	1. Identify and action strategies to encourage larger industrial-designated parcels to maintain industrial land uses – particularly those that offer superior access to arterial roads and highways.
Monitoring	Ongoing monitoring of “last mile” facilities	2. In recognition of their importance to the function of industrial areas, The City should monitor supply and demand for “last mile” facilities, and adapt land use policies as needed to address this market segment.
Industrial Cluster	Respond to the shortage of Heavy Industrial (I-H) designated lands	3. Identify additional parcels to accommodate the future operational need of heavy industrial uses, such as basic chemical manufacturing, and develop policy for their protection for this future purpose.
Policy and Regulation	Encourage intensification of the existing industrial parcels	4. Identify potential incentives for landowners in the existing industrial areas to unlock the redevelopment/intensification potential of their properties