



City of Richmond

Report to Committee

To: Planning Committee
From: Terry Crowe
Manager, Policy Planning
Date: April 7, 2004
File: 4045-20-04-TR
Re: **DRAFT LIGHT INDUSTRIAL MANAGEMENT POLICY
FOR THE LONDON-PRINCESS AREA AND TRITES AREA**

Staff Recommendation

That, as per the Manager, Policy Planning report dated April 7, 2004, the proposed draft Light Industrial Management Options For The London-Princess Area and Trites Area be circulated to affected property owners and developers for comments.

Terry Crowe
Manager, Policy Planning

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CONCURRENCE OF GENERAL MANAGER

Staff Report

Purpose

This purpose of this report is to propose policy options to retain a specified amount of light industrial land in the Steveston Area for the long term.

Origin

On October 21, 2003, Planning Committee considered a report entitled “Trites Area Land Use Planning Principles and Policies”. Planning Committee made a referral that staff:

- explore the industrial/residential mix in the area; and
- provide information as to where any future displaced light industrial uses could be relocated within Steveston, should industrial uses be phased out.

Findings Of Fact

The London-Princess Area (west of Princess Street) and Trites Area in Steveston are older industrial areas that are currently in transition.

Both areas are designated for “Mixed Use” (industrial, commercial and residential) in the City’s Official Community Plan (OCP). The Steveston Area Plan has the following more detailed land use designations for the areas:

- London-Princess Area (west of Princess Street) – designated as “Mixed Use (Commercial/Industrial with Residential & Office above)”.
- Trites Area – “Industrial” with some recently-rezoned properties designated as “Single-Family” and “Multiple-Family”

A number of recent development applications have been approved or are underway in both of these areas.

In Steveston, light industrial uses can only be accommodated in the Trites and London-Princess areas, and possibly on Steveston Harbour Authority lands. It is noted that the Steveston Harbour Authority lands may accommodate marine light industrial, but this has not been explored at this time.

Industrial Floorspace Inventory

The London-Princess and Trites Areas have significant amounts of industrial land with redevelopment potential.

The total existing zoned and built industrial land area and floorspace is shown in Table 1:

Table 1: Industrial Land and Floorspace Inventory in London-Princess and Trites

Area	Land Area	Industrial Floorspace
	- Existing zoned I2, and - With industrial uses and buildings	
London-Princess	18,570 m ² - (199,892 ft ²)	10,650 m ² - (114,640 ft ²)
Trites	46,600 m ² - (501,615 ft ²)	13,300 m ² - (143,165 ft ²)

The above industrial building figures are comprised of lands:

- that are currently zoned I2 (Light Industrial District), and
- have built and occupied industrial uses that may be redeveloped.

The figures exclude lands which are:

- vacant,
- occupied by new uses,
- used for other purposes (e.g. residential, recreational, etc.)
- subject to development applications (see Table 2 below), and
- industrial lands east of Princess Street because they are designated for “Residential” use in the OCP.

The properties included in the inventory are shown in **Attachment 1**. It is anticipated that these properties may be the subject of any future light industrial management policy.

Active Development Applications

Within the London-Princess and Trites Areas, there are several development applications currently in progress that will displace some of the above existing light industrial uses, land and floorspace. The locations of the applications and the amount of floorspace that would be displaced are outlined in Table 2 and shown in **Attachment 2**:

Table 2: Active Development Applications in London-Princess and Trites

Address	Site Area	Industrial Floorspace to be Displaced
London-Princess		
6111, 6225 and 6233 London Road	6,422 m ² - (69,128 ft ²)	938 m ² - (10,097 ft ²)
Trites		
12340 Trites Road	4043 m ² - (43,520 ft ²)	539 m ² - (5,800 ft ²)
12360 Trites Road	4043 m ² - (43,520 ft ²)	381 m ² - (4,100 ft ²)
12251 No. 2 Road	8088 m ² - (87,061 ft ²)	1,207 m ² - (13,000 ft ²)

As development applications have already been received for these sites, they are excluded from any future light industrial management policy for the London-Princess and Trites areas.

Analysis

In the fall of 2003, Planning Committee indicated that preserving land for light industrial use in the Steveston Area is important.

The London-Princess Area

The Mixed Use designation of the London-Princess Area is intended to accommodate both light industrial and commercial uses. The vision is to provide area residents with service commercial and small-scale, light industries. If and when, light industrial uses, land and floorspace are displaced on a future development site, it is possible to keep the space through the redevelopment of the same site, or on other sites in the area.

There is approximately 18,570 m² (199,892 ft²) of existing industrial land zoned I2 in London-Princess occupied with approximately 10,650 m² (114,640 ft²) of light industrial floorspace. These figures.

The Trites Area

The Trites Area is designated in the Steveston Area Plan as "Industrial Use". The Trites Area has been regarded in the past as being an area of transition from industrial to residential use.

An earlier 2002 survey of industrial floorspace in the Trites Area indicated that there was adequate vacant floorspace within other industrial buildings in the Trites Area and within other older industrial areas of the City (such as Bridgeport). It was envisioned that light industrial businesses displaced as a result of new residential re-development could be accommodated within the Trites Area and other areas of the City that offered comparable lease rates.

As it was recognized that the Trites Area was not going to convert to residential use all at once, the incremental nature of the transition would enable the market to absorb businesses over time.

There is approximately 46,600 m² (501,615 ft²) of existing industrial land zoned I2 in the Trites Area occupied with approximately 13,300 m² (143,165 ft²) of light industrial floorspace.

The above figures, which do not include sites currently under development application, vacant sites, or non-industrial properties, shall be used for the long term calculation.

The Challenge

If there is no policy in place, the existing light industrial floorspace in the Steveston area is likely to be eliminated through market forces.

Options

Option 1: Light Industrial Management Option

This option establishes an amount of light industrial floorspace in the London-Princess and Trites Areas at this time and ensures that this amount of floorspace is not lost over time.

The option is based on the concept of “no net loss”.

Developers would be responsible for ensuring that any displaced light industrial floorspace is replaced in a satisfactory manner (e.g., equal floorspace replacement, site size and adequate access, servicing, parking, buffers), prior to the approval of their development.

Industrial floorspace on lands being redeveloped in the London-Princess or Trites Areas would have to be relocated either on:

- the lands as part of new development, or
- on other sites, within the respective Areas.

Staff would:

- monitor the proposed changes in land use, and
- need to be satisfied that this policy was being met, prior to recommending approval of development proposals.

The following policy is proposed for consideration:

Policy

To ensure that Steveston has light industrial land for the future, the following “no net loss” policy applies:

1. As of April 8, 2004, the following existing zoned and built light industrial floorspace amounts are recognized for retention:
 - (1) in the London – Princess Area: 10,650 m² (114,640 ft²)
 - (2) in the Trites Road area: 13,300 m² (143,165 ft²)
2. Over time, the above amounts of light industrial floorspace are to remain available, in each respective Area.
3. Over time, the identified light industrial floorspace amounts are to be retained, either:
 - (1) by keeping them on the sites on which they are located, or
 - (2) during any redevelopment, either by:
 - (a) accommodating them on the same sites, or
 - (b) relocating them to other sites within the respective Area.
4. Developers whose proposals jeopardize the above identified light industrial floorspace amounts will be required, prior to the approval of their development, to indicate to Council’s satisfaction, how the affected light industrial lands will be legally retained (e.g., on site; on other lands purchased and dedicated to light industrial use; equal floorspace replacement; adequate site size, access, servicing, parking, buffers), within the Area.

5. This policy does not apply to the following sites as development applications have already been received for these sites:
 - (1) 6111, 6225 and 6233 London Road
 - (2) 12340 Trites Road
 - (3) 12360 Trites Road
 - (4) 12251 No. 2 Road
6. Map
The map shown in **Attachment 1** would form part of this policy.
7. This policy may be revised by Council from time to time (e.g, based on more detailed information.

Option 2: A Market Driven Approach

Another option is to let the market decide on the most appropriate form of development. The Trites and London-Princess Areas would likely transition to either mixed use or residential use as market conditions dictate.

This option could result in the continued loss of light industrial lands in these neighbourhoods. The rationale for selecting this option would be that there are adequate industrial lands in other parts of Richmond to provide space for the light industries that are displaced from these areas.

Next Steps

As there are various interests affected by this issue, Staff recommend that the two options be forwarded to affected property owners and developers for comment.


Financial Impact

None.

Conclusion

The London-Princess and Trites Areas provide affordable light industrial space for a variety of small and mid-sized businesses. As the two areas continue to redevelop and evolve, new development jeopardizes the existing light industrial floorspace.

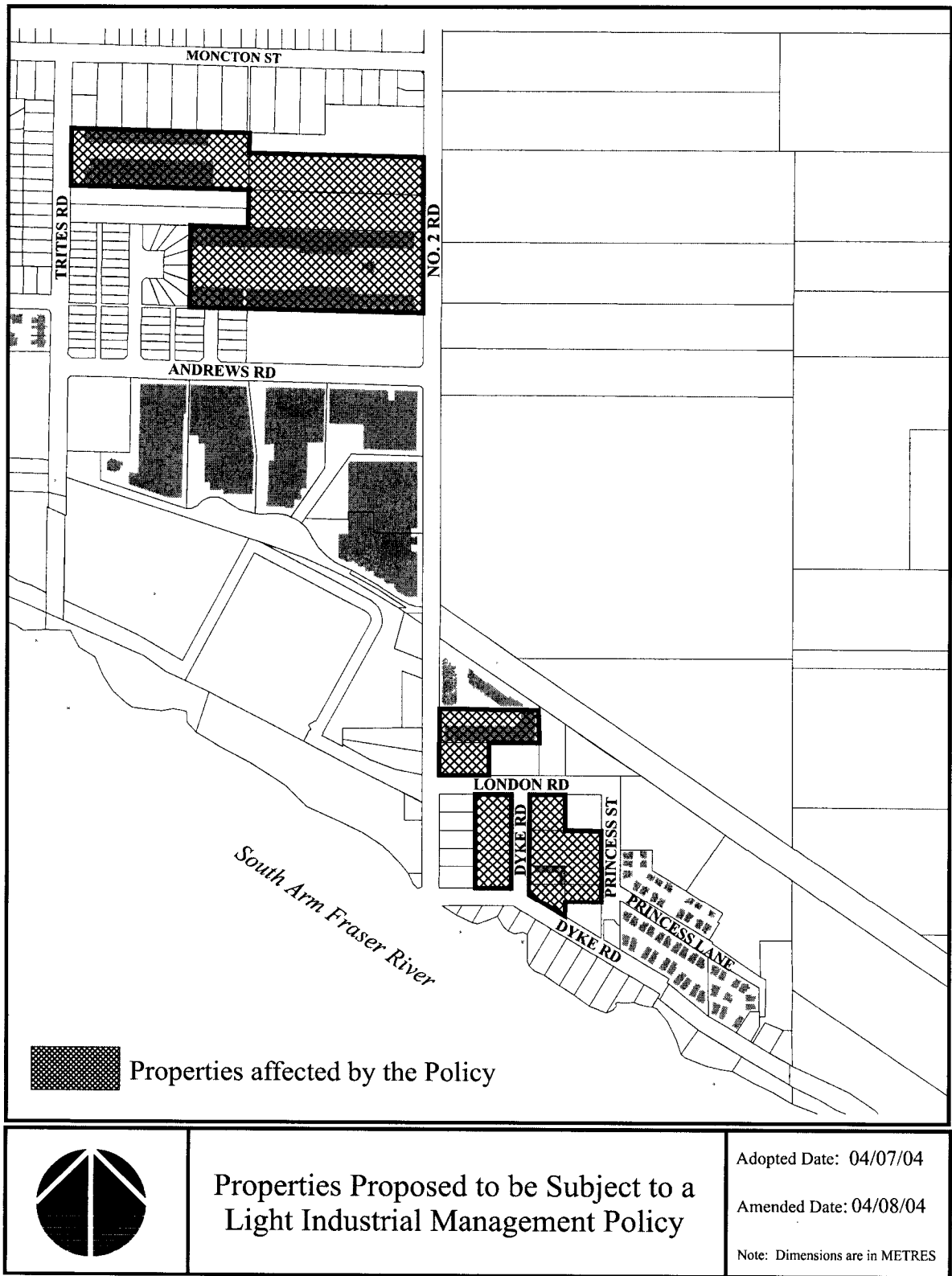
Staff recommend that additional consultation is necessary prior to formulating a policy for Council's consideration, to manage future development of the London-Princess and Trites Areas.



Janet Lee
Planner 2
(4108)

JL:jl

ATTACHMENT 1



ATTACHMENT 2

