



## 2.3 INDUSTRY

*The City of Richmond is committed to the principle of creating a diverse and sustainable economic base.*

*In 1996, office based businesses comprised 36 % of the total number of businesses in all Industrial zones and accounted for about 29 % of all industrial jobs. Similarly, in keeping with national and provincial trends, the number of home based businesses have likely increased in Richmond, although no data is yet available on their number.*

### **ISSUE:**

Since the 1960s, Richmond has been very successful in attracting industry. Richmond will continue to be attractive for industry because of its skilled labour force; good amenities; and close proximity to Vancouver, U.B.C., the U.S. border, and the airport.

### **Definition of Industry**

In the 1990s, there is increased competition for industry from other communities in the Lower Mainland, and internationally. Increased land prices, combined with the fact that more workers have taken up residence in communities to the east, has resulted in some industry (i.e., traditional manufacturing and distribution) either by-passing Richmond or relocating to these other communities.

As well, the nature of industry in Richmond has changed. Advanced technology and other office-based businesses now form a significant proportion of the industrial employment base. However, traditional manufacturing, distribution, and water-oriented industrial activities still comprise, and will continue to comprise, a very significant part of the local economy.

The City's industrial land use policies and zoning regulations must adapt to fully reflect the emergence and needs of the advanced technology and office-based businesses. In order that Richmond can continue to attract and retain these types of businesses, changes to industrial land use policies and regulations should be investigated and considered.

### **OBJECTIVE 1:**

**Continue to reinforce Richmond as one of the major industrial employment centres in the Lower Mainland and a predominant location for airport-serving business.**

### **POLICIES:**

#### **Land Supply**

- a) Protect and augment the supply of industrial land by ensuring that there is an adequate amount of zoned and serviced sites to meet present and future needs;



This may be achieved by:

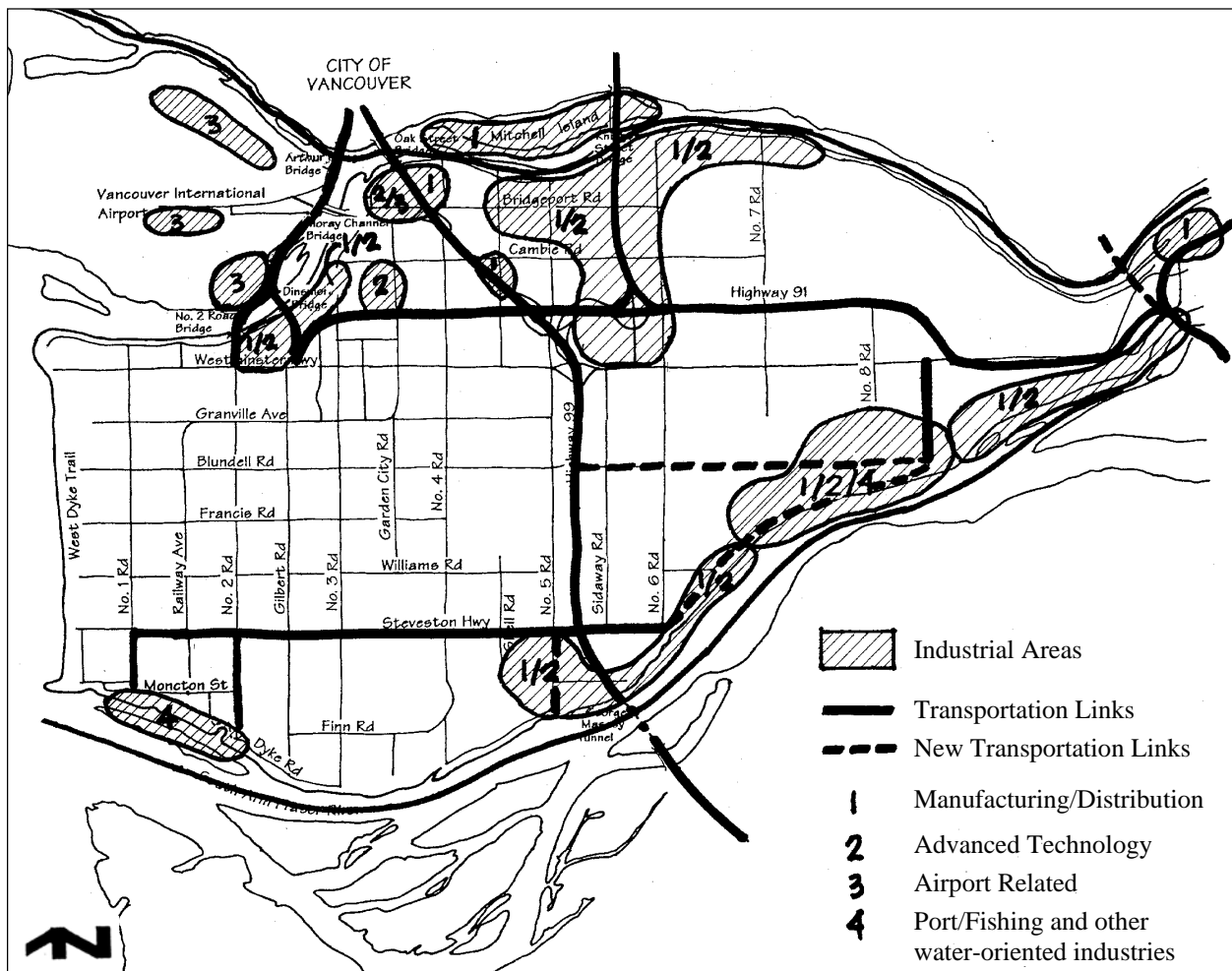
- Retaining for industry land which is presently zoned and designated for such use with the implicit agreement of Council;
- Retaining appropriate waterfront sites for fishing, log storage and processing, and port activities;
- Reserving other areas which are appropriate for future industrial activity, either by designating them for industry in the OCP or by zoning them for such use;

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- b) Permit Temporary Industrial Use Permits in those areas designated as “Business and Industry”, “Limited Mixed Use”, “Mixed Use” and “Airport” where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area;

### Major Industrial Areas and Transportation Links





## Utilities and Transportation

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- c) In partnership with other public sector agencies and the private sector, provide and/or enhance services (e.g., utilities and transportation) to zoned and designated industrial lands in a timely manner and in accordance with the City's budgetary capability.

This may be achieved by:

- Identifying and managing present and future utility servicing needs e.g. roads, water, storm and sanitary sewers and costs, consistent with the City's Capital Plan;
- Ensuring that both City and regional transportation planning for roads and transit supports the City's industrial land strategy, and facilitates and encourages the use of transit to key employment areas;
- Ensuring that both the City and regional transportation planning for roads, rail, and water facilitates the efficient movement of goods for industrial purposes;
- Protecting, enhancing, and facilitating major transportation corridors serving industrial areas e.g. highways, roads, rail, watercourses.

## OBJECTIVE 2:

**Reinforce Richmond as a preeminent location for advanced-technology or knowledge-based businesses.**

## POLICIES:

### Independent Offices

- a) Expand the number of industrial sites in which independent offices are permitted, in order to accommodate office-based businesses e.g. software development, research, brokers, contractors. This may be achieved by rezoning strategically located industrial sites;

### Innovation

- b) Seek, and implement where appropriate and feasible, innovative ways of developing/ redeveloping industrial land, in order to facilitate such features as mixed uses, higher building densities, amenities, etc. This may be achieved by undertaking a study focused on examining the factors needed to attract, develop, and regulate advanced-technology businesses for the next generation of industrial land development.



### **OBJECTIVE 3:**

**Balance industrial development with environmental protection.**

### **POLICIES:**

- a) Ensure that industrial land uses will preserve and enhance air, water, and soil quality, and the natural environment for fish and wildlife by continuing to:
  - Support the efforts of the federal and provincial environmental agencies to improve the water quality of the Fraser River;
  - Support the Fraser River Estuary Management Program in their efforts to preserve the marsh areas, and fish and wildlife habitats along the Fraser River;
  - Monitor the discharge of effluent into inland watercourses, e.g. sloughs.