

# Amount and Location

## How Much Industrial Land Is There?

There are 1,609 ha (3,975 ac.) of zoned industrial land in Richmond. This includes 125 ha (309 ac.) on Sea Island zoned “Airport District (AIR)”, which are either used for or being set aside for airport industrial purposes (e.g., air cargo, aircraft maintenance and flight kitchens).

**Figure 1 Inventory of Industrial Land by Zones**

Zone	Amount	% of Total
<b>Industrial (I1)</b>	606 ha (1,496 ac.)	38%
<b>Light Industrial (I2)</b>	429 ha (1,059 ac.)	27%
<b>Business Park (I3)</b>	321 ha (792 ac.)	20%
<b>Limited Industrial Retail (I4)</b>	98 ha (242 ac.)	6%
<b>Industrial Storage (I5)</b>	13 ha (32 ac.)	less than 1%
<b>Others (CD, LUC, AIR)</b>	143 ha (354 ac.)	9%
<b>Total Zoned</b>	<b>1,609 ha (3,975 ac.)</b>	<b>100%</b>

In addition to the zoned sites, there are 108 ha (266 ac.) designated for industrial use in the Official Community Plan, but not yet zoned. This is comprised of 108 ha (266 ac.) presently zoned as “Agricultural District (AG1)” and 8 ha (20 ac.) zoned as “Recreational Vehicle Park (RVP)”.

Most of the zoned land (85%) is either “Industrial District (I1)”, “Light Industrial District (I2)” or “Business Park Industrial District (I3)”.

In total, the industrially zoned and designated lands comprise nearly 12% of the City’s land area.

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## Where are the Industrial Lands Located?

The location of the major industrial areas are shown on attached Map 1.

Richmond has approximately 4 distinct industrial areas. They are:

1. *North Richmond*, between Westminster Highway, No. 2 Road, No. 6 Road, and the north arm of the Fraser River (including Mitchell/Twigg Islands and the airport). The Crestwood Industrial Park is located here.
2. *East Richmond*, between Westminster Highway, Highway 99, Boundary Road and the south arm of the Fraser River. The Fraser Port lands are located here.
3. *South Richmond*, between Steveston Highway, Shell Road, Highway 99, and the south arm of the Fraser River. The Riverside Industrial Park is located here.
4. The *Steveston* area.

*North Richmond* contains the most diverse mix of industries. Most of the older traditional manufacturing and distribution firms are located in this area, along with most of the new, high technology firms and airport industrial uses. In addition, all the retail uses permitted in the “Limited Industrial Retail District (I4)” zone, such as building material and household furnishing outlets, are found here. *East Richmond* contains the Tree Island Steel plant and several new, smaller industries on Graybar Road. The Fraserwood Corporate Centre is a new business park presently under development. The Fraser River Port Authority and Ecowaste sites between No. 6 Road and Nelson Road account for most of the vacant land in the area. *South Richmond* is dominated by the Riverside Industrial Park, which is home to a large

There is an estimated 593 ha (1,466 ac.) of vacant zoned land, including 42 ha (104 ac.) on Sea Island that could

number of new manufacturing, distribution and high-technology firms. *Steveston* has a mix of older industrial uses, but is primarily devoted to fishing and businesses servicing the fishing industry. Also, there are a number of commercial service businesses which serve the local population.

be developed for future industrial use.