

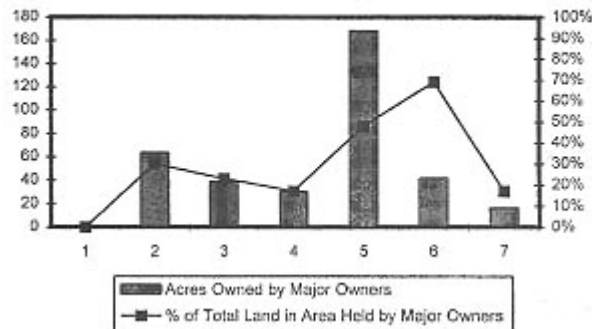
List and Description of Selected Areas

Figure 1 Map of Selected Industrial Areas



Figure 2

Major Owners (10+ Acres in Area)



Source: BC Assessment Authority data, obtained June 1999

Area #1 – Portion of West Cambie, Residential Area

As this area is currently a residential area, it has the lowest concentration of large holdings, both in terms of total acres and proportions. There are **no land owners with holdings of 10 acres or more** – the largest holding is only 9.1 acres. The top five owners in this area are:

- City of Richmond (9.1 acres, including road rights-of-way, about 4% of total land)
- Rec Holdings Co Ltd (6.3 acres, or 3% of total land)
- Richmond School District (5.5 acres school/park site, or just under 3% of land)
- Private Individual (4.7 acres, or just over 2% of total land), and
- Second Private Individual (4 acres, or just under 2% of the total).

West Cambie has the most fragmented ownership patterns

Area #2: Southeast of Mitchell Island

This area has the second largest concentration of large holdings (in terms of total acres); yet less than one-third of this land (31%) is held by owners with 10 acres or more in the area, accounting for about **64 acres**. The top five land owners in the area are:

- EOC Holdings (21.7 acres, or about 10% of total land in the area)
- Ball Packaging (11.4 acres, or about 6% of total land)
- H. Brum Enterprises (10.6 acres, or about 5% of total land)
- North Arm Industries (10.2 acres, or about 5% of total land), and
- City of Richmond (9.5 acres, including park /trail and road rights-of-way, just under 5% of total land).

Area #2 has the second most concentrated holding patterns

Area #3: Directly South of the eastern portion of Mitchell Island

In this area, **39 acres** of land are held by owners with 10 acres or more, constituting 23% of the area total. Only the two largest owners have holdings of 10 acres or larger. The top five owners in this area are:

- Richmond Plywood (25 acres, or 14 % of total land in the area)
- Sun Life Trust (14.2 acres, or 8% of total land)
- Cana Holdings (9.2 acres, or 5% of total land)
- Eagle Ridge (7.1 acres, or 4% of total land), and
- Cub Holdings (6.7 acres, or just under 4% of total land).

Despite only medium levels of concentration, this area has other assets that boost its development potential. (e.g. servicing & proximity to other light industry)

Area #4: Between Shell and Jacombs Road

In this area, **30 acres** of land are held by owners with 10 acres or more, constituting 17% of the area total. Only the two largest owners have holdings 10 acres or larger, but each of these owners' holdings is contiguous. The top five owners in this area are:

- Doman Holdings (16.2 acres or 9% of total land in this area)
- Coast Terminals Ltd (14.5 acres or 8% of total land)
- Private Individual (9.5 acre single site or just under 6% of total land)
- Broadway Properties Ltd (6.2 acres or just under 4% of total land), and
- SWBC Properties Ltd (6 acres or just under 4% of total land).

Areas 3 & 4 have only somewhat concentrated ownership; but they have other advantages such as servicing and proximity to other light industry

Despite only medium levels of concentration, this area has other assets that boost its redevelopment potential.

Area # 5: Mitchell Island

This area has the single largest concentration of land holdings (in terms of total acres) yet, because of its current heavy industry character, may be less desirable for immediate redevelopment to lighter industry. About **168.7** acres of land or 47% of the total is held by owners with 10 acres or more. The top five owners in this area are:

- Western Steel Ltd (103.5 acres or 29% of total land in this area)
- Sawarne Lumber (20 acres or about 6% of total land)
- Lotte and Jon Hecht Memorial Foundation (17 acres or just under 5% of total land)
- Terminal Forest Products (12.8 acres or just under 4% of total land), and
- Arrow Transport Systems (11.2 acres or 3% of total land).

Mitchell Island has the most concentrated ownership patterns of the seven areas

Area #6: Dinsmore Bridge Area

This area is small but heavily concentrated. It includes 42 acres held by owners of 10 acres or more, constituting 69% of total land in the area. In fact, the single largest land owner here holds nearly half of the land. The top four owners in this area are:

- City of Richmond (29.8 acres, including open space and road rights-of-way, representing 49% of total land in the area)
- EBCO (5 acres, or 8% of total land)
- 547549 BC Ltd. (4 acres or just under 7% of total land), and
- Private Individual (4 acres or just under 7% of total land).

Area #7: Bridgeport area, near Oak Street Bridge

This area is among the more fragmented in terms of ownership. There are **16.7** acres of land held by one owner, constituting 17% of total land in the area. The remaining owners hold less than 10 acres. The top five owners in this area are:

- BC Hydro & Power Authority (16.7 acres of addressed parcels, representing 17% of total land)
- Van Rogers & Waters Ltd (9 acres, or about 9% of total land)
- Private Individual (7.2 acres, or just over 7% of total land)
- Fraser River Terminal Inc. (6.4 acres of addressed parcels, representing over 6% of total land), and
- Sea Gull Leasing Ltd (4.2 acres or just over 4% of total land).

Issues and Opportunities Arising From Findings

Strictly in terms of land assemblies, four areas appear to have redevelopment potential in the nearer term. However, not all these areas possess sufficient services for redevelopment, and some such as Mitchell Island, are still being used for heavy industry (which lowers the appeal for many business park users).

Consequently, only areas 3 and 4 would seem to be appropriate at this point in time. Unfortunately these areas do not have the highest ownership concentrations.

An opportunity exists for the City to play a small role in complementing development industry efforts to assemble viable development parcels for business park development, particularly in the two areas mentioned above. City acquisitions, such as roads and open space, could help ensure sufficient availability of land for services required through redevelopment.

Given ownership patterns and other constraints, areas 3 & 4 have the strongest redevelopment potential on the near term