

# Issues, Opportunities, and Possible Responses

Issue/Opportunity	Possible Responses
<b>1. Meeting Needs of Individual Industrial Sectors:</b>	
a. Traditional Manufacturing	<ul style="list-style-type: none"> <li>● Make special efforts to address needs of food processing, value-added wood products, and garment manufacturing</li> <li>● Improve transit service to garment industry (most likely to use transit) by determining where these employees live.</li> <li>● Work with Kwantlen College to promote fashion design training programs</li> </ul>
b. Wholesale & Distribution	<ul style="list-style-type: none"> <li>● Conduct further study on types of facilities needed by newer forms of distribution centre.</li> </ul>
c. High Technology	<ul style="list-style-type: none"> <li>● Ensure adequate facilities and complementary services / amenities.</li> <li>● Explore partnerships between City and local / regional post-secondary institutions with programs in this sector, as a means of ensuring adequate, skilled supplies of labour.</li> </ul>
d. Film Industry	<ul style="list-style-type: none"> <li>● Assist studios in finding quiet industrial space at short term leases.</li> <li>● Considering providing dedicated staff positions to promote and facilitate local filming opportunities.</li> <li>● Explore partnerships with local post-secondary institutions in developing and promoting film-related educational opportunities.</li> </ul>
e. Industrial Service (auto repair, welding, etc.)	<ul style="list-style-type: none"> <li>● Further examination of the amount and type of industrial service required to meet local Richmond needs (versus those of broader region).</li> </ul>
f. Business Service Firms	<ul style="list-style-type: none"> <li>● Work with other levels of government to deliver programs and services assisting with technology upgrading and help keep these firms competitive on a regional / global basis.</li> </ul>
g. Water-Dependent Industry	<ul style="list-style-type: none"> <li>● Recognize value in strategic preservation of some waterfront land for future use.</li> <li>● Conduct further investigation into amount required and type of uses best suited for Richmond's waterfront, as local port authorities firm up their business plans.</li> </ul>
<b>2. Meeting Needs for Appropriate Facilities and Nearby Amenities:</b>	
a. Facilities	<ul style="list-style-type: none"> <li>● Consider capping Development Cost Charges for industrial renovations, to help encourage appropriate retrofitting of older buildings.</li> <li>● Consider partnerships to provide business incubator space.</li> <li>● Work with realtors to identify opportunities for small businesses in existing buildings, and to encourage more flexibility in leasing.</li> </ul>
b. Nearby Amenities	<ul style="list-style-type: none"> <li>● Adjust zoning to further increase banks, convenience stores, etc. within and close to industrial areas.</li> <li>● Amend land use designations to promote service commercial nodes nearby.</li> <li>● Assess potential for further acquisitions and / or partnerships to enhance availability of open space and recreational amenities to</li> </ul>

light industry employees.

- Continue City efforts to help increase the supply of reasonably-priced housing stock for new / young households.

### 3. Meeting other City Service Needs:

#### a. Transportation

- Continue with efforts already underway to improve highway and transit access to industrial areas.
- Add new initiatives, as appropriate, to address specific concerns raised by business survey respondents.

#### b. Crime Prevention

- Work with industrial businesses and the RCMP to enhance security in business parks.

#### c. Taxes and Fees

- Consider capping DCCs (as noted above under 2), and continue to assess appropriateness of other fees and charges.

#### d. Other Services

- Investigate need for ditch in-fill in industrial areas and, if appropriate, add to Capital Works Program.
- Continue implementing customer service initiatives now underway.
- Consider developing new customer service programs that focus on staff delivering services to industrial clients