

Industrial Strategy - Implementation Report

Staff Recommendation

That Council:

1. Endorse the Strategic Actions and Implementation detail as described in the Richmond Industrial Strategy (Attachment 3 to the September 27, 1999 report from the Manager, Land Use);
2. Direct staff to bring forward related Bylaws as required for strategy implementation; and
3. Direct staff to report back on those items still lacking implementation detail.

Origin

On February 22, 1999 City Council directed staff to prepare an Industrial Strategy for Richmond.

At their July 26, 1999 meeting, Council endorsed a set of general directions which form the basis of the City's Industrial Strategy. A copy of the Council resolution from that meeting is provided.

The purpose of this report is to:

- Report back with more detail on the implementation of recommendations adopted by Council; and
- To identify remaining works to be undertaken.

Findings of Fact

Work completed for the July 1999 report included:

- Extensive research into the needs of Richmond's industrial businesses using various techniques such as: an industrial business survey; input from the Richmond Industrial Task Force; studies of Richmond's industrial land supply and ownership patterns; and input from City staff; and
- Creation of six strategic objectives and a preliminary list of strategic actions for achieving those objectives.

Since July 1999 additional implementation detail has been finalized on several key areas. These are discussed in more detail in the List of Outstanding Tasks. Selected examples include:

- Identification of **specific** industrial and residential lands with potential for rezoning to higher uses;
- General principles for a **high technology zoning** strategy;
- In-depth report on issues associated with **development cost charges** (DCC's) and specific recommendations for Bylaw and procedural changes;
- Analysis of general status of **utility services** in areas proposed for rezoning;
- Work program for improving efficiencies in **business licence** issuing;
- Implementation of efficiencies in processing **building permit and development applications**;
- Analysis of the need for **development permits** in I3 zoned areas;
- Proposal for streamlining industrial zoning regulations; and
- Proposals for crime prevention measures to address business needs

Analysis

Considerable work has been undertaken to flesh out implementation items since July, 1999 work which will go a long way in

improving conditions for existing and future Richmond industry. The most immediate items to be implemented are summarized for Council's convenience in the List of Outstanding Tasks.

Some items remain outstanding and staff intend to address these in due course.

Financial Impact

For most initiatives proposed - none. For major capital projects (e.g.: utilities and transportation improvements), staff will report back to Council as this information becomes available.

Conclusion

Staff have completed an Industrial Strategy for the City of Richmond, and have already made progress in its implementation. Staff recommend that Council endorse this strategy and bring forward required Bylaws and any items that remain outstanding.

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Planner 1

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Planner 2

List of Outstanding Tasks with Known Time Frames, in Chronological Order

Expected Time Frame	Objective/Action Group	Task
Remainder of 1999	5.3	Eliminate the need for time-consuming development and development variance permits in I3 zones through zoning by-law amendments
	5.4	Complete business plan for partnership program to deter thefts in Knight St. Bridge area
	5.6	Continue the implementation of cycling network to improve alternative transportation to industrial areas.
1st Quarter of 2000	1.1	Begin public consultation for owners of industrial land with higher industrial use potential
	1.6	Bring forward revisions to DCC Bylaw and accompanying procedural changes
	2.2	Provide comments on North Fraser Port Authority and Fraser River Port Authority draft land use plans
	4.1	Implement planned road improvements for Mitchell Road between Knight St, and No. 5 Road.
	5.1	Review business license form: explore parallel license processing with: Vancouver-Richmond Health Board and set performance measures for each stage of business license review process.
	5.2	Implement improvements to engineering servicing co-ordination with building permit processing.

2nd Quarter of 2000	1.1	Bring forward draft zoning by-law amendments for selected industrial areas.
	1.3	Conduct appropriate consultation with owners of non-industrial lands with potential for industrial rezoning.
	2.3	Create draft zone for water-dependent and port industry uses (e.g. port infrastructure) submit to both Port authorities for review and comment.
	5.1	Develop and distribute a welcome package for all new Richmond businesses applying for licenses.
	5.2	Implement educational initiatives to improve the experience for building permit applicants.
3rd Quarter of 2000	4.2	Begin providing Rapid Bus service
	4.2	Begin implementation of new Richmond Local Transit Plan.
2001	4.1	Complete construction of Sea Island Connector project.

REGULAR COUNCIL MEETING

MONDAY, JULY 26TH, 1999

<u>RES. NO.</u>	<u>ITEM</u>	4.
	8. <u>BRITANNIA HERITAGE SHIPYARD – BUSINESS/MANAGEMENT PLAN PROCESS</u> (Report: June 29/99; File No.: 0340-20-CSERI) (PC Docs No. 91096)	
R99/14-7	It was MOVED and SECONDED <i>That the hiring of a consultant to work with a committee of stakeholders to complete a business/management plan for the Britannia Heritage Shipyard Park, be approved.</i>	CARRIED
	<u>PLANNING COMMITTEE –</u> Councillor Corisande Percival-Smith, Chair	
R99/14-8	9. It was MOVED and SECONDED <i>That the minutes of the Planning Committee meeting held on Tuesday, July 20th, 1999, be received for information.</i>	CARRIED
	10. <u>APPLICATION FOR REZONING – MICHAEL KO AND CAROL SOON</u> (RZ 99-164446 - Report: June 17/99: File No.: B/L 7031) (PC Docs No. 95064, 95195, 95396)	
R99/14-9	It was MOVED and SECONDED <i>That Bylaw No. 7031, for the rezoning of 9571 No. 3 Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.</i>	CARRIED
	11. <u>INDUSTRIAL STRATEGY (INTERIM REPORT)</u> (Report: July 5 th , 1999, File No: 4425-04) (PC Docs No. 92365)	
R99/14-10	It was MOVED and SECONDED <i>That:</i> (1) <i>the six strategic objectives (described in the report dated July 5, 1999, from the Manager – Land Use), be endorsed as the basis for the following actions to implement the Industrial Strategy;</i>	

REGULAR COUNCIL MEETING

MONDAY, JULY 26TH, 1999

RES. NO. ITEM

5.

- (2) *the areas generally outlined on Map 1 (in the report dated July 5, 1999, from the Manager – Land Use), be endorsed as areas for the types of industrial expansion shown, and that staff bring forward appropriate Plan and Zoning Bylaw amendments;*
- (3) *Land Use staff bring forward a rezoning strategy and program, along with related servicing and transportation strategies for the proposed industrial expansion areas outlined on Map 1;*
- (4) *Land Use staff work with the Fraser River Port Authority and the North Fraser Port Authority to:*
- *Complete their plans for the south and north arms of the Fraser River;*
 - *Identify areas and clearly defined uses for water dependent industry; and*
 - *Bring forward a zoning mechanism to protect these identified areas for water dependent industrial use.*
- (5) *The appropriate City staff bring forward:*
- *Measures for crime prevention in the industrial areas;*
 - *Procedures to improve efficiencies in permits and business licence processing;*
 - *Revisions to the Development Cost Charge Bylaw for industrial renovations and minor additions;*
 - *Appropriate amendments to the industrial zone regulations in Zoning and Development Bylaw No. 5300 to achieve efficiencies;*
 - *Proposals for strategic land acquisitions to assist in servicing of future industrial areas.*
 - *Other initiatives as required.*

CARRIED