

# The need for Additional Industrial Lands (by industry sectors)

In 1997, staff invited a group of industrial development experts to provide advice on industrial land policies for the Official Community Plan update. The panel commented that the demand for industrial land in Richmond is being hampered by lack of affordable sites; limited supply of affordable housing; high development costs; and competition from other municipalities. The demand for waterfront and airport related industrial sites will increase in the long term.

The demand for manufacturing and distribution sites will stabilise

Based on the research for Working Paper # 1 (Outlook for Industry), it is concluded that:

- a. The demand for manufacturing and distribution sites will stabilise as a result of:
  - Traditional (heavy) manufacturing and land extensive distribution activities relocating from or by-passing Richmond, which will tend to off-set the,
  - Growth of distribution activities requiring airport access, although their space requirements will be reduced due to “just-in-time” inventory control, and the
  - Growth of specialised activities such as speciality food processing, garment manufacturing, value added wood products and light manufacturing aimed at the local market.

The amount of land needed for water dependent industrial activity is difficult to predict and typically occurs over a long time period. However, given the relatively small amount of suitable waterfront industrial sites, it is considered that strategic sites should be protected for this activity.

The demand for high technology industrial sites will increase

Manufacturing and distribution uses are permitted in the “Industrial District (I1)” and “Light Industrial District (I2)” zones.

- b. The demand for high technology industrial sites will increase, due to:
  - The anticipated general growth of the high technology sector in B.C., and
  - The attractiveness of Richmond for high technology industries.

High technology uses are permitted in the “Business Park Industrial Park District (I3)” zone.

The demand for industrial services sites will increase

- c. The demand for sites for business services (e.g. marketing, accounting, etc.) will increase in proportion to the increased demand for airport dependent distribution, specialised manufacturing and high technology sites.

Business Service uses are permitted in the “Business Park Industrial District (I3)” zone.

- d. The demand for industrial service sites will decline or stabilise. This industrial sector will experience some shrinkage, but will continue to play a role in the industrial base. (e.g. Auto and equipment repair, truck transportation)

Industrial service uses are permitted in the I1, I2, I3 and I4 zones.