

Assembly Requirements of Industry

This section presents both general and specific results from analysis.

Industry Requirements

For the type of new industrial business park development which would best accommodate high technology and other desired light industrial activities, the ideal site size ranges from **45 to 60 acres** (Interview with staff of CB Richard Ellis, June 1999). For an individual building the accepted site size would be about 2.5 acres (Coriolis and Hutton). These lands must be serviced and easily accessible by highway, as well as centrally located.

While it is possible for development to occur on an individual site, the business park format is becoming increasingly popular with high technology users –particularly those whose expansion is aided by American investors. Also, given servicing costs, the larger business park format tends to be more cost-effective and efficient for developers. Finally, as Richmond's regional competitors for new high technology firms (e.g.: Burnaby) can offer many business park opportunities, it is important that the City seek to match these. As a result, this analysis will focus on ownership and assembly patterns as they relate to business park development.

A typical business park is 45 - 60 acres large

The greater the concentration of ownership within an industrial area, the easier, less costly, and more convenient it will be to enable business park development.

While ideally as much of the land as possible should be contiguous, it is still helpful if a single owner has a large amount of land, even if it is somewhat scattered throughout an area. This is because exchanges and other negotiated arrangements involving a smaller number of owners are more efficient. While some owners have holdings across multiple areas, the average land values can vary considerably across different areas (thus complicating potential land exchanges) ; consequently, we have only examined concentrations within each of the specific areas, as opposed to concentrations across several areas.

Consolidated holdings are needed for business park development

Ownership Concentrations: Areas with Redevelopment Potential

Staff examined seven existing industrial areas in North Richmond with redevelopment potential to determine the extent of ownership concentrations (Please see Figure 1 in Description of Selected Areas). In addition to these seven areas, the Vancouver International Airport Authority owns 104 acres suitable for business park development; however, this land is not included in the analysis.

Across all seven areas, about 360 acres of land are held by owners with holdings of 10 acres or more (not necessarily contiguous) within an individual area. (Ten acres was determined a cut off point for determining a major owner.)

This represents just under one-third of land in the seven areas. More information on distribution is described in the Description of Selected Areas.