

# Vacant Lands & Servicing Status

## How Much Industrial Land Is There?

*It is estimated that there are 593 ha (1,466 ac.) of vacant zoned industrial land, including 42 ha (104 ac.) on Sea Island that could be developed for future industrial use. This represents 37% of the total inventory of industrially zoned lands. Most of the vacant sites (88 %) are in the I1 and I2 zones.*

In addition to the vacant lands identified above, there usually are a number of developed properties which are either available for sale or lease at any given time.

**Figure 2 Vacant Industrial Land Zones**

Zone	Amount Zoned	Amount Vacant	% of Total Vacant
I1	606 ha (1,496 ac.)	402 ha (994 ac.)	68%
I2	429 ha (1,059 ac.)	118 ha (291 ac.)	20%
I3	317 ha (784 ac.)	23 ha (58 ac.)	4%
I4	98 ha (242 ac.)	2 ha (5 ac.)	less than 1%
I5	13 ha (32 ac.)	6 ha (16 ac.)	1%
<b>Others (CD, LUC, AIR)</b>	143 ha (354 ac.)	42 ha (104 ac.)	6%
<b>All Zones</b>	1,606 ha (3,967 ac.)	593 ha (1,466 ac.)	100%

## Where are the Vacant Lands Located?

The location of the major vacant sites are shown on attached Map 2.

Vacant industrial sites occur in all four industrial areas (e.g. North, East, South Richmond and Steveston). However, most of the vacant parcels are found in North and East Richmond. In *North*, the most significant vacant parcels are on Mitchell/Twigg Islands and the properties east of No. 6 Road, along River Road. In *East*, the largest vacant parcels are the Fraser River Port Authority and Ecowaste sites between No. 6 and Nelson Roads.

## What is the Servicing Status of the Vacant Lands?

*Only 21% of the inventory of vacant zoned industrial properties are serviced; 26% are partially serviced; and 53% are unserviced.*

Virtually all of the unserviced vacant lands are in East Richmond (Fraser River Port Authority and Ecowaste sites).