



Industrial Lands Intensification Initiative

No.: INFO-55

Date: 2022-12-01

Purpose

This bulletin summarizes the changes to land use policy and regulations resulting from the Industrial Lands Intensification Initiative (ILII). The objectives of the ILII and accompanying amendments to the City's Official Community Plan (OCP) and Zoning Bylaw 8500 are to further protect and encourage intensification of industrial lands throughout Richmond.

Richmond City Council adopted these changes to the OCP and Zoning Bylaw 8500 on February 16, 2021.

Background

There are several City and regional policies that support the intensification of industrial lands, which include:

- The City of Richmond Official Community Plan (Bylaw 9000)
- The City of Richmond's Employment Lands Strategy
- The City of Richmond's Resilient Economy Strategy
- Regional policy and strategy:
 - Metro Vancouver's 2040 Regional Growth Strategy
 - Metro Vancouver's Regional Industrial Lands Strategy

The ILII, which supports and advances many of the initiatives identified in the above policies and strategies, identifies how City land use regulations can support the protection and intensification of industrial lands in the City in a manner that aligns with industry's needs and City objectives.

Key Findings of the ILII

- In Richmond, industrial land accounts for a significant proportion of employment (37%; 44,000 people), which is key to maintaining a diversified and resilient economy and supports demand from a wide range of industrial uses, including warehousing, logistics, e-commerce, manufacturing/fabrication, food production and mixed use commercial and office.
- The City's (and region's) limited industrial land supply is under significant pressure for conversion to other non-industrial uses (i.e., commercial). Conversely, analysis of existing industrial development in Richmond has demonstrated that the amount of built development (density) is well below the maximum permitted density.
- Industry is taking action to respond to sector demands and maximize use of industrial lands which include the application of technology/automation, implementation of advanced racking/storage systems and use of more employee shifts.
- The introduction of non-industrial land use activities in industrial areas (i.e., office and commercial) tend to drive up land prices which could potentially drive out existing industrial activities.
- Some forms of industrial intensification (i.e., multi-level warehouses) are only viable when achievable rents are commensurate with land and construction values. Rent and land values have been steadily increasing in Richmond and across the region resulting in increased interest to develop multi-level warehouses.

See over →

Summary of OCP and Zoning Bylaw 8500 Changes in Support of the ILII

Amendments to the Richmond Official Community Plan

The following is a summary of the OCP policy amendments adopted by Council in support of the ILII:

- Inclusion of land use criteria to consider increasing density on industrial land to support multi-storey industrial buildings. Increasing density, above what is permitted in zoning for industrial development, will require a rezoning application. Rezoning information is provided later in this bulletin.
- Protect industrial land with policies that:
 - Do not support retail sales in certain industrial zones (Industrial (I) and Light Industrial (IL)).
 - Allow limited retail sales in other mixed-employment and business park zones (Industrial Business Park (IB) and Industrial Retail (IR)), provided any retail is ancillary to manufacturing uses only.
- Add new Development Permit guidelines and require approval of a Development Permit for multi-storey industrial buildings with external access to address the visual, scale and massing issues arising from these larger developments.

Amendments to the Richmond Zoning Bylaw 8500

The following is a summary of the Zoning Bylaw 8500 amendments, for existing and new uses, adopted by Council in support of the ILII:

- For the Industrial (I) and Light Industrial (IL) zones:
 - Clarification of land use regulations that would allow ancillary office space (that support industrial activities).
- For the Industrial Business Park (IB) and Industrial Retail (IR) zones:
 - Introduce limited retail activity as an accessory use and in support of manufacturing businesses only.
 - Add microbrewery, winery and distillery as a permitted use.
- For the Industrial (I), Light Industrial (IL), Industrial Business Park (IB) and Industrial Retail (IR) zones:
 - Create two new use definitions of “industrial, manufacturing” and “industrial, warehousing” to recognize emerging industrial uses and activities occurring in these zones.
- For the Industrial Retail (IR) zone:
 - Create a new use definition of “retail, showroom” to recognize the unique need of certain industrial activities where space is needed to display certain products for sale in the operations of the business.

The following is a summary of other Zoning Bylaw amendments adopted by Council in support of the ILII to respond to industrial land use trends and remove barriers to facilitate more intensive forms of industrial development:

- Implement new, reduced parking requirements for select industrial uses (refer to Table 1).

Table 1

Use	All Areas Outside of the City Centre Area Plan	City Centre Area Plan
Industrial, general	0.75 spaces per 100 m ² of gross leasable floor area	Parking reduction of 15% applied from minimum parking requirements
Industrial, manufacturing	0.75 spaces per 100 m ² of gross leasable floor area	
Industrial, warehouse	0.56 spaces per 100 m ² of gross leasable floor area	
Retail, showroom	2 spaces per 100 m ² of gross leasable floor area	

See attached →

- Increase building site coverage to 75% for sites zoned Industrial (I), Light Industrial (IL), Industrial Business Park (IB) and Industrial Retail (IR) located outside of the City Centre Area Plan.
- Increase building height to 16 m for sites zoned Industrial (I), Light Industrial (IL), Industrial Business Park (IB) and Industrial Retail (IR) located outside of the City Centre Area Plan (note: a 12 m building height maximum would apply to sites within 50 m of a residentially zoned lot).

Rezoning to Support Intensification of Industrial Land

To support intensive industrial development, amendments to the OCP have been approved to consider increased density to facilitate multi-storey industrial building development. Increased density would be considered through a rezoning application that would be subject to Council approval through the normal process. The OCP policy to consider increased density on industrial land provides specific criteria that would apply to rezoning proposals and are summarized as follows:

- A maximum density of 1.5 Floor Area Ratio.
- A minimum site area of 2.5 ha (6.2 acres) to allow efficient truck access and vehicle ramping (the minimum site area may be reduced if demonstrated that a smaller site area is feasible).
- Locational criteria:
 - Site should be located within 1 km access point to a major road network or Provincial highway.
 - Site should not be located within 100 m (328 ft.) of a residentially zoned lot.
 - Corner lots are discouraged as any visible exterior ramping for trucks and vehicles should be from the interior side yard or rear yard.
- Addressing any transportation and servicing issues through the rezoning application process.

Submission and approval of a Development Permit application is also required for multi-storey industrial buildings with external access to address the visual, scale and massing issues arising from these larger developments.

Additional Information/Resources

ILII amendments to the Section 6 (Resilient Economy) and Section 14 (Development Permit Guidelines) of the OCP can be accessed at www.richmond.ca/cityhall/bylaws/ocp/sched1.htm.

Zoning Bylaw 8500 can be accessed at www.richmond.ca/cityhall/bylaws/zoningbylaw8500.htm.

For further information or clarification, please contact Kevin Eng (Policy Planning Department) at 604-247-4626 or keng@richmond.ca.