

Industrial Lands Workshop



Presentation Outline

1. Report purpose
2. Location of industrial lands
3. Policy context
4. Industrial land change
5. Business licenses
6. Summary

Report Purpose

Staff are responding to Councils request to review the change of industrial land in the District.

This report addresses concerns regarding:

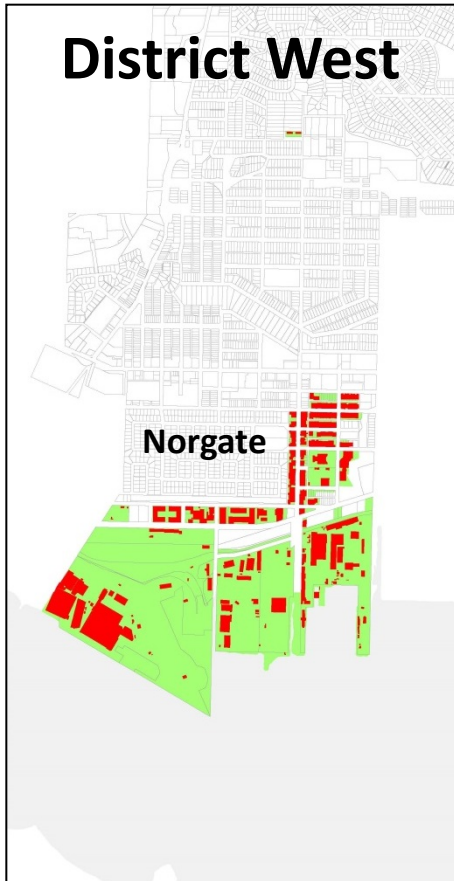
- the potential loss of industrial lands in the District,
- and the potential displacement of existing small businesses as a result of redevelopment pressures.

Staff has undertaken a comprehensive review and analysis of changes in industrial lands in the District from 2011 to 2016.

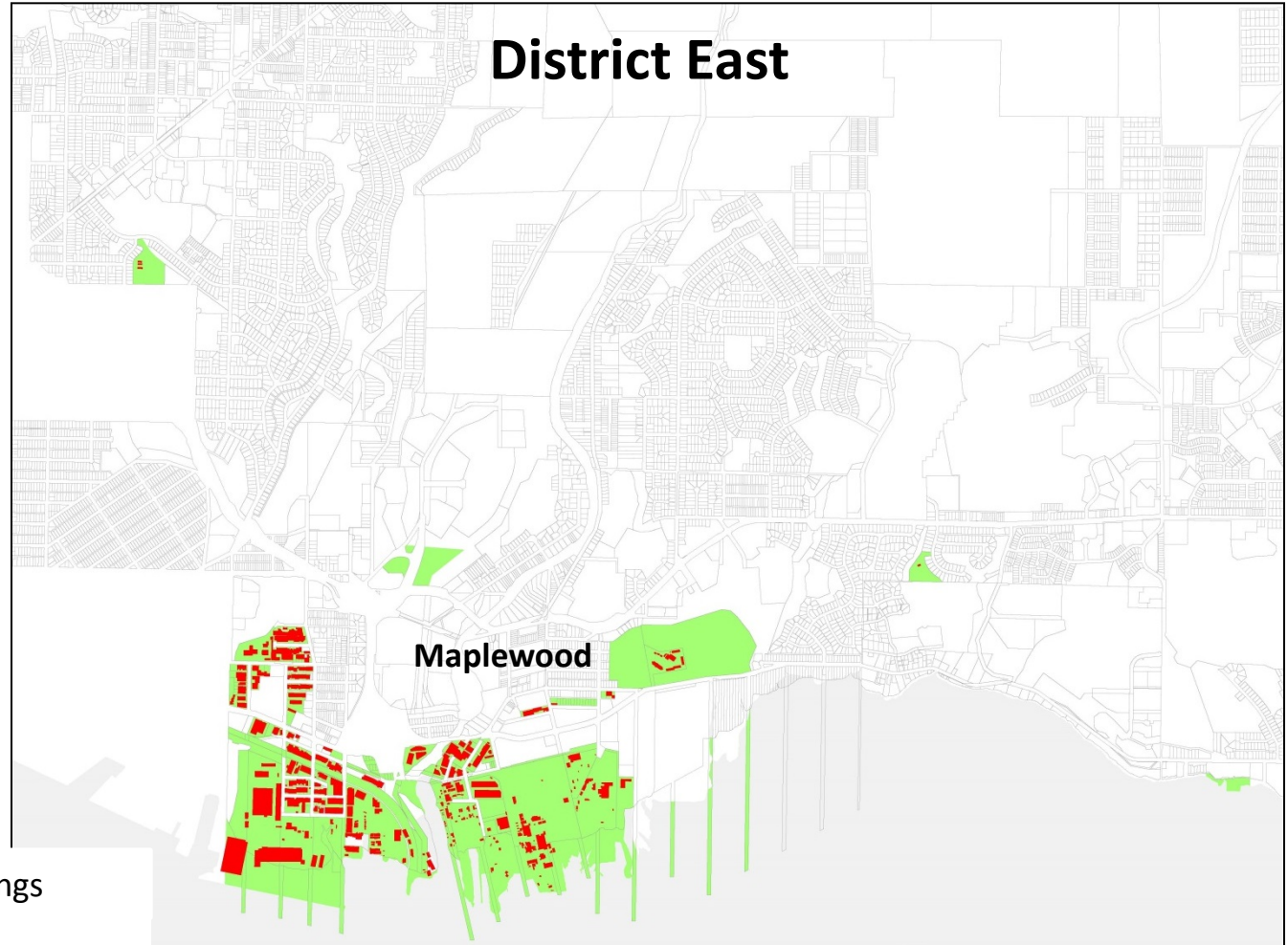




Location of Industrial Lands and Buildings (2016)

District West



District East



-  Current Industrial Buildings
-  Current Industrial Zoning

Regional Policy Context

Metro Vancouver Regional Growth Strategy



Strategy 2.1: Promote land development patterns that support a diverse regional economy and employment close to where people live.

Strategy 2.2: To protect the supply of industrial land in Metro Vancouver

Our Industrial Lands

In 2016, North Vancouver (City and District) had:

- **4,716,763 ft² of industrial floor space** (3,252 ft² is vacant, and 20,000 ft² is under construction)*
- Most expensive average asking rental price in Metro Vancouver: **\$14.41 per square foot**

In 2016 North Vancouver (City and District) had:

- **7% vacant industrial land** (compared to a total 20% of all industrial land vacant in the Vancouver region)*

In 2016, 512 Business Licenses were issued on industrially zoned lands

*Source: Metro Vancouver



District Policy Context

DNV Official Community Plan

3.1 Protecting the Employment Function of Employment Lands

3.2 Intensifying Uses on Employment Lands

3.3 Enabling a Diverse Range of Economic Uses within Employment Lands

3.4 Ensuring a High Quality Business Environment in Employment Lands



2030 TARGET

» 33% increase in built square feet in employment lands



DNV Industrial Land Change 2011 - 2016

In **2011** DNV had:

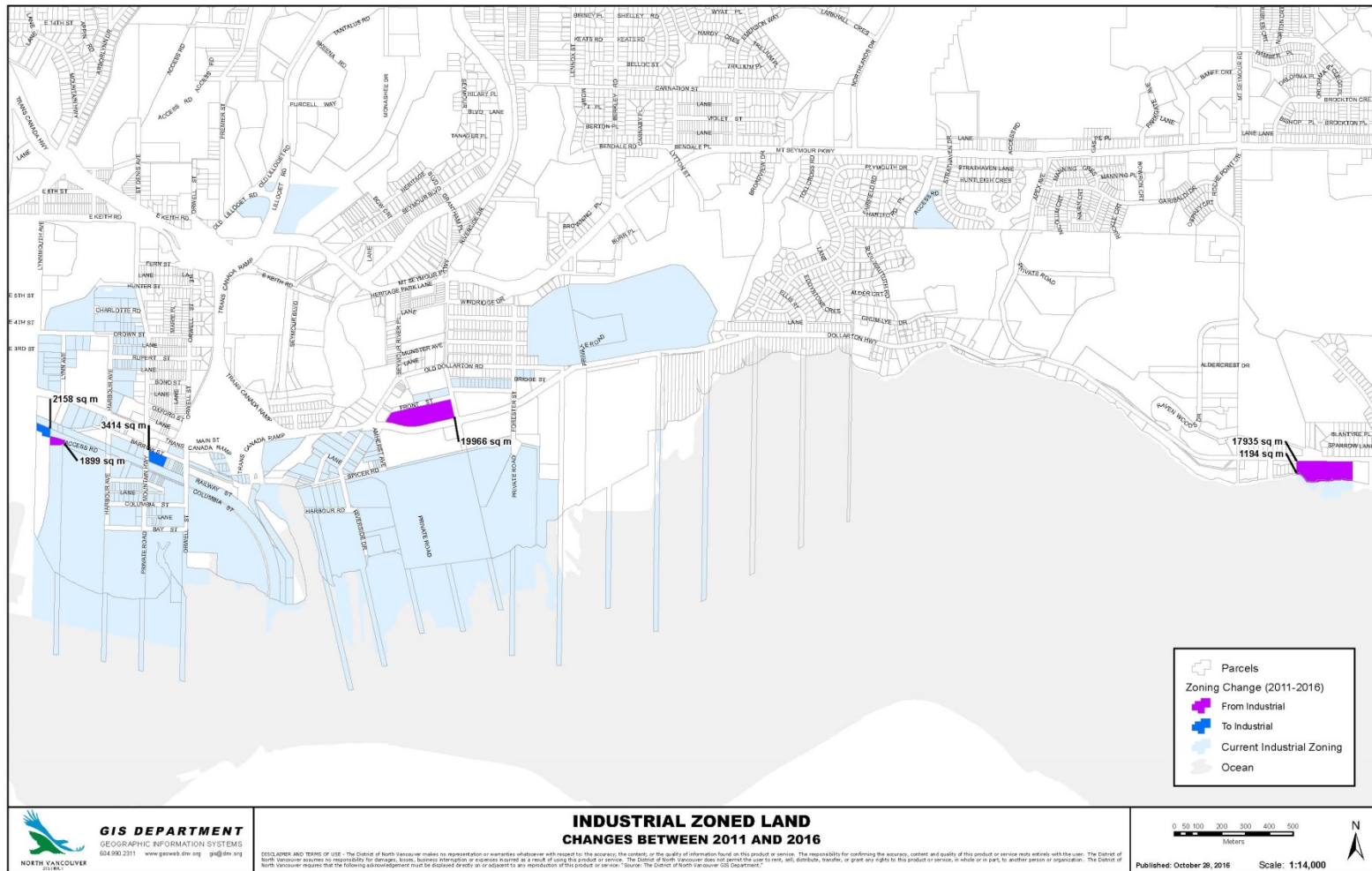
304.3 hectares (752 acres) of industrial land

In **2016** DNV has:

300.6 hectares (743 acres) of industrial land

= a net reduction of **3.7 hectares (9 acres)** or -1.2%
change in industrial land area (net loss)

Industrial Zoning Change (2011-2016)



Zoning Changes - Industrial Land Trade

Harbourview Park Parking Lot
and adjacent rail yard
(Trade: EZI and NPL)
0.2 hectares (0.5 acres)



Zoning Changes - Industrial Land Added

1515 Barrow
(CD48 to EZ-LI)
0.3 hectares (0.8 acres)
8 Tenancies (2016)



Zoning Changes - Industrial Land Removed

3919 Dollarton Hwy, Noble Cove
(I1 to CD77)
1.8 hectares (4.5 acres)
Former: 2 businesses
95 Homes



2151 Front St, 2120-2146 Dollarton Hwy,
Northwoods Village
(I2 to CD68)
2 ha (5 acres)
Former: vacant
Mixed use retail/residential



Recent Industrial Redevelopment – Lynn Term East

- 2.3 hectares (5.71 acres) parcel area
- Western Stevedoring to consolidate break bulk operations at Lynn Term East Gate
- Business relocation:
 - 8 moved to another location in the DNV,
 - 1 moved to Coquitlam,
 - 1 temporarily staying (relocate to Maplewood),
 - 4 retired, and
 - 5 are undetermined.



Industrial Changes Under Review

In **2016** DNV has:

300.6 hectares (743 acres) of industrial land

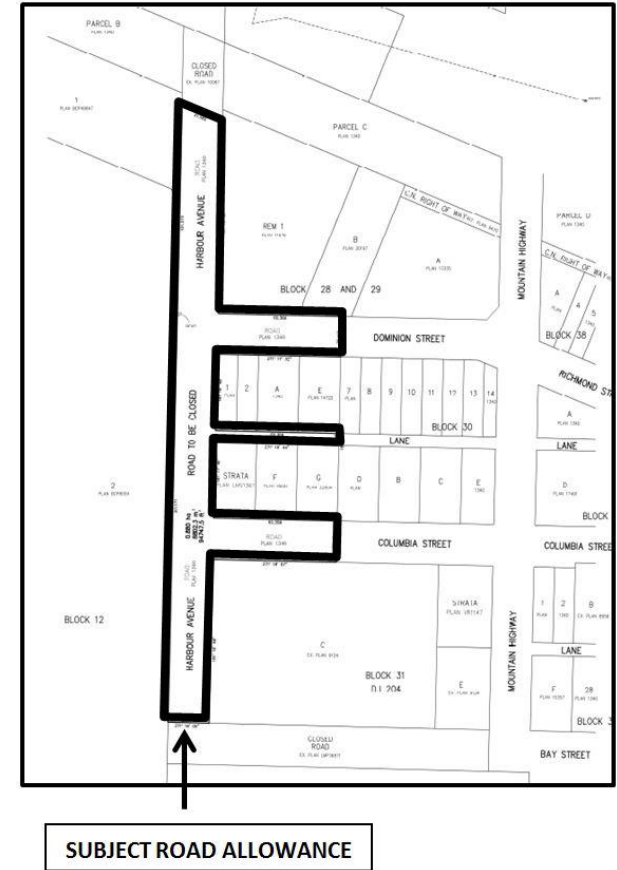
If 4 current applications are approved, the DNV would have:

300 hectares (741.5 acres) of industrial land

= a net reduction of **0.6 hectares (1.5 acres)** or - 0.5%
industrial land area

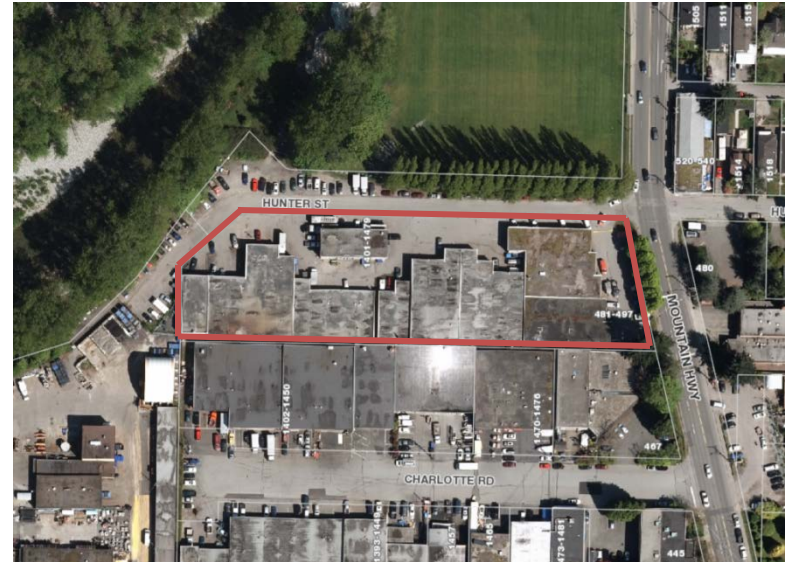
Industrial Redevelopment - Lynn Term East

- 0.9 hectares (2.2 acres) of road area to be converted to industrial use
- Western Stevedoring to consolidate break bulk operations at Lynn Term East Gate



Industrial Zoning Changes Under Review

1401-1479 Hunter Street, 481-497 Mountain Hwy
OCP: CRMU3, 3.5 FSR
(I3 and CD11 to new CD zone)
0.85 hectares (2 acres)
28 tenants, plus 2 vacant

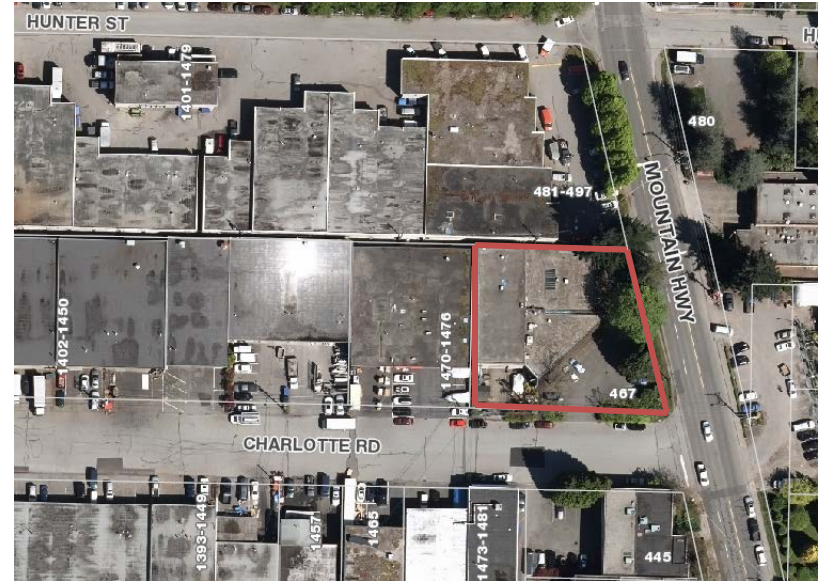


Proposal:

- 27 and 16 storey residential towers (316 units)
- 4 storey townhouse bldg. (12 units)
- 3 storey community recreation centre

Industrial Zoning Changes Under Review

467 Mountain Hwy
OCP: CRMU3, FSR 3.5
(I3 to new CD94 zone)
0.2 hectares (0.5 acres)
1 Tenant



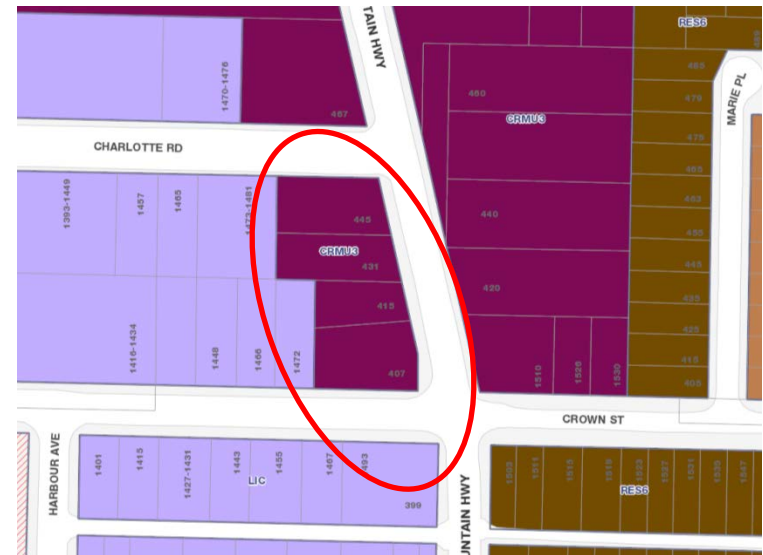
Proposal:

- 6 storey mixed-use (63 units)
- 6 commercial units (5,600 sq. ft.)

Other Industrial Sites Designated for Change in Lynn Creek

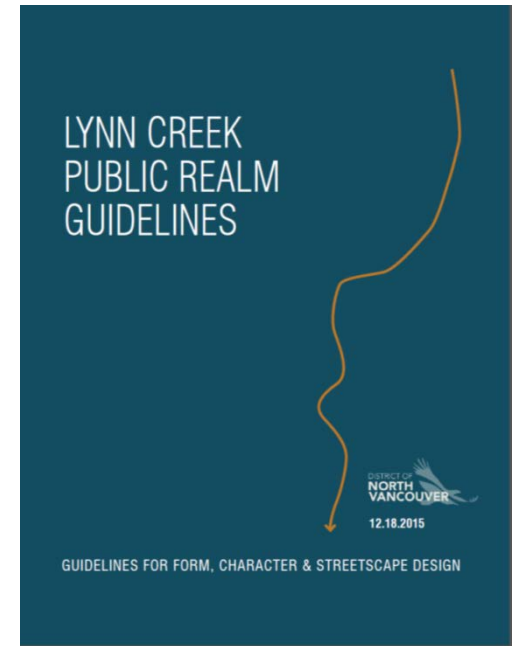
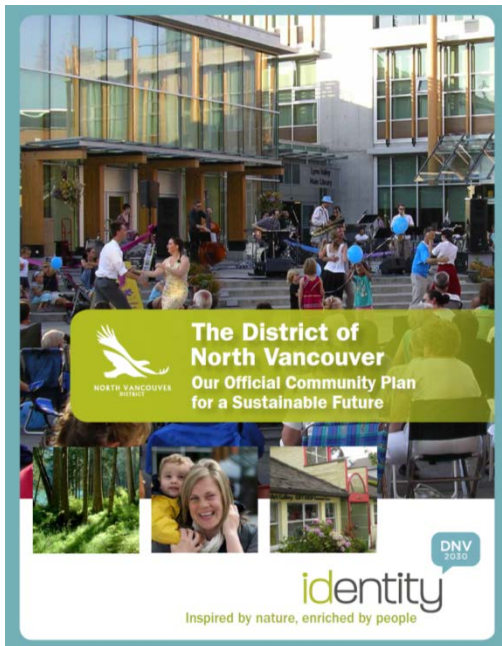


Zoning

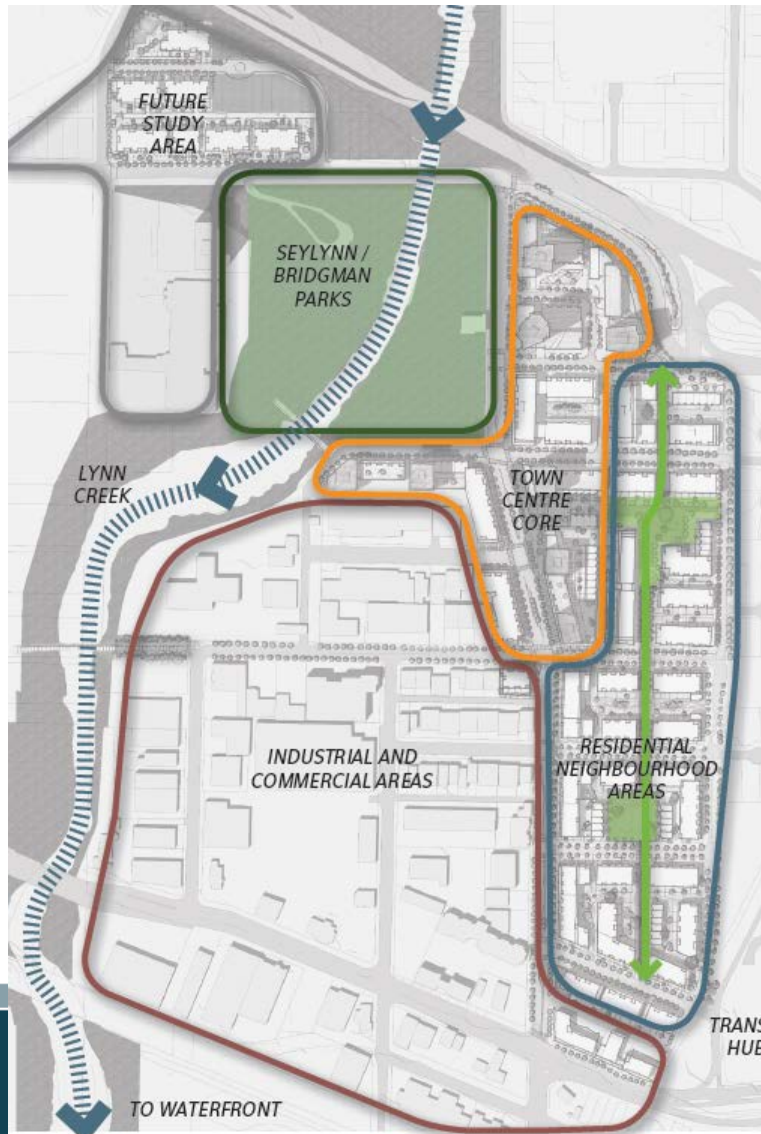


OCP

Lynn Creek Town Centre



Lynn Creek Town Centre

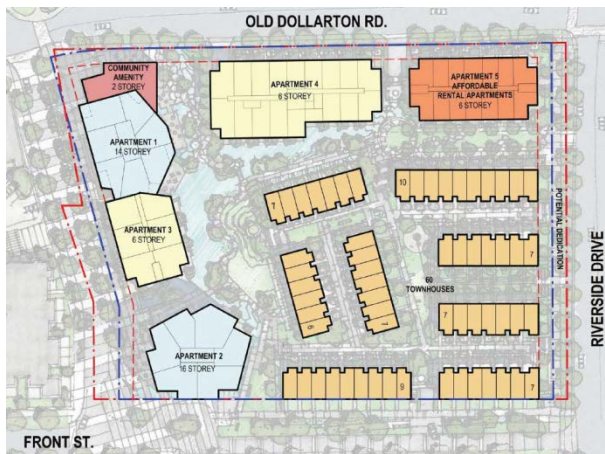


Lynn Creek Town Centre



Industrial Zoning Changes Under Review

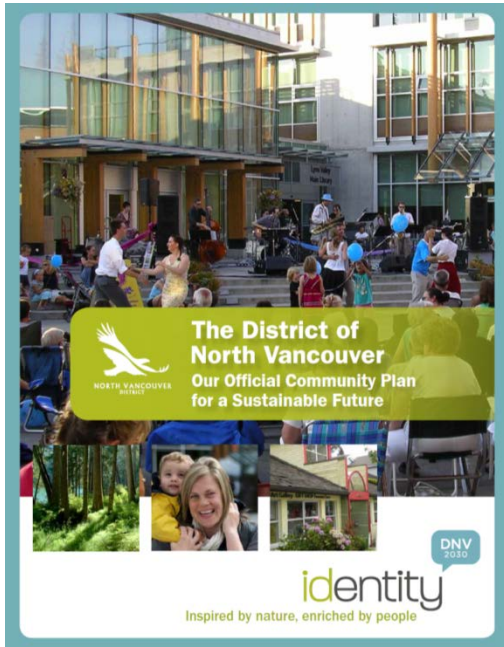
2102-2112, 2120-2128 Front St.,
229-233 Riverside Dr.
OCP: RES6 & CRMU2, 2.5 FSR
(I3 to new CD zone)
0.5 hectares (1.2 acres)
6 tenants



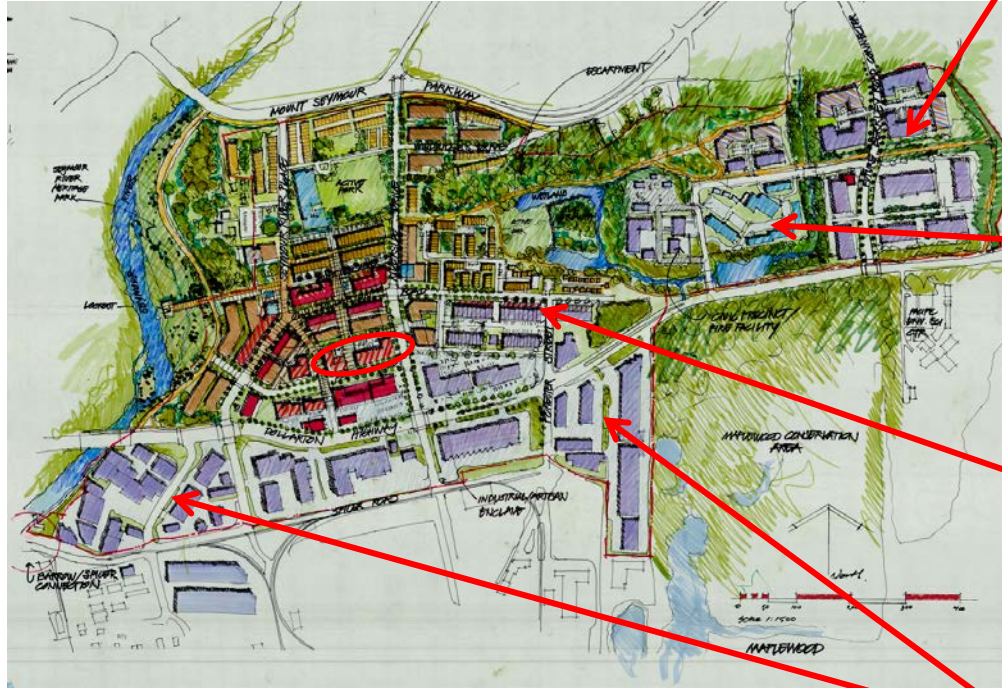
Proposal: Including the two industrial properties and Maplewood Gardens:

- Mixed Use 468,000 S.F. residential, including 58 rental units
- 3,000 S.F. retail.

Maplewood Village Centre



Maplewood Charrette Concept



- Business Campus -
Innovation District 8
ha (20 acres)

(Est.: 235 businesses)



- School Site

2.6 ha (6.5 acres)

(Est.: 76 businesses)



- Live-work

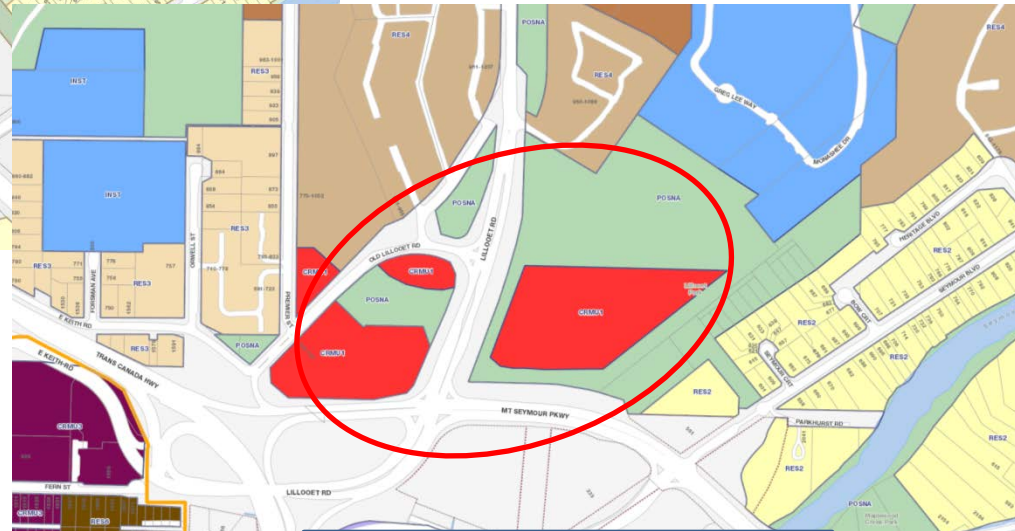
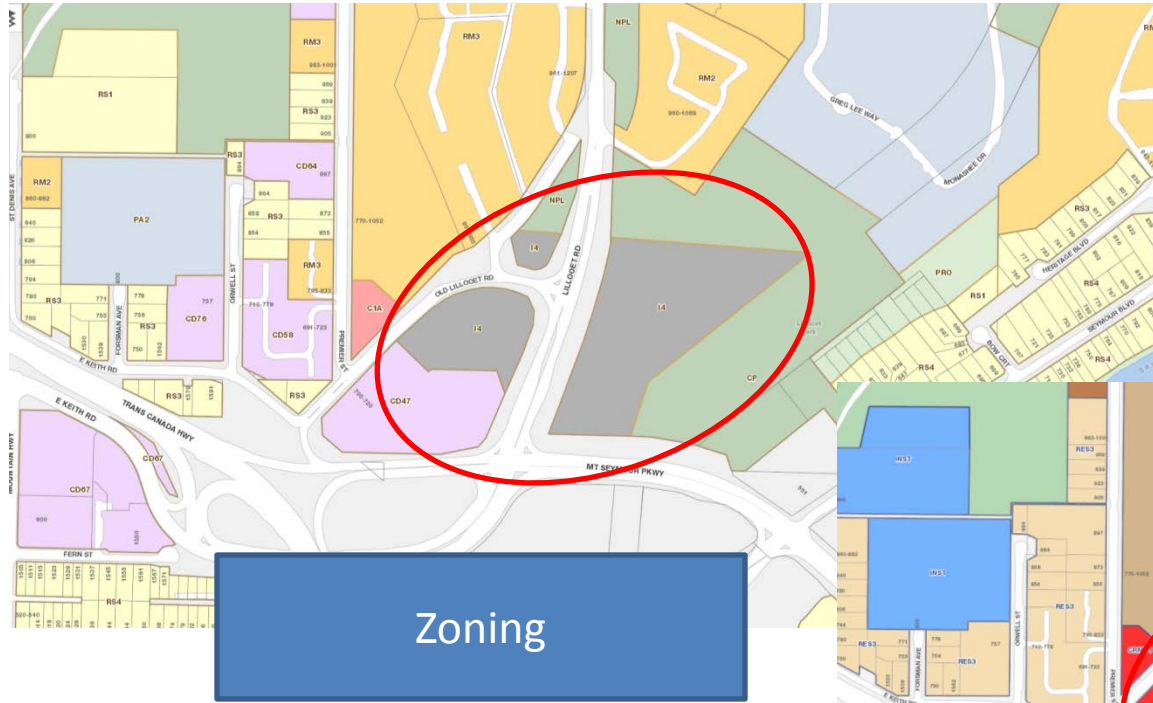
0.7 ha (1.8 acres)

(Est.: 36 businesses)



- Existing industrial

Other Industrial Sites Designated for Change – Lynnmour North



Business License Information

YEAR	ZONE	NUMBER OF BUSINESS LICENSES
2011	Industrial	507
2016	Industrial	512

Between 2011 and 2016, approximately:

- **179 new business licenses** were issued in an industrial zone
- **172 business licenses** were not renewed on these parcels
 - Of these businesses, 15 are now located in a CD zone*

*CD Zones 3, 9, 6, 40, 55, 13, 16, 5, 8, 45, 18, 19, 33 and 50

Summary of Findings

In the District there are relatively few vacant industrial parcels, and a relatively high price per square foot.

Between 2011 and 2016:

- A 3.7 hectare (-1.2%) net change in zoned industrial land area
- A very slight increase in business licenses on industrially zoned land
- 34% turn over in the business licenses issued.

Current applications under review could result in a further 0.6 hectare (1.5 acre) or - 0.5% net reduction in industrial lands and cause 35 businesses to relocate.

Other industrial zoned sites in Lynn Creek could see change.

Maplewood is key to industrial growth with potential for and estimated 350 new businesses.

Impact to Adjacent Businesses



- Sec. 722.1 of the Zoning Bylaw prohibits certain uses within 50 m of any lot in a residential zone. (e.g. automotive body shop)
- Bylaw 8142 last considered by Council on May 20, 2016, would remove this limitation and instead refer to performance based Good Neighbour Requirements similar to EZ-LI Zones.

