Industrial Lands Workshop

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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
Norgate

District East
Maplewood

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
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)
Zoning Changes - Industrial Land Trade

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

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ZONE</th>
<th>NUMBER OF BUSINESS LICENSES</th>
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<tbody>
<tr>
<td>2011</td>
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<td>507</td>
</tr>
<tr>
<td>2016</td>
<td>Industrial</td>
<td>512</td>
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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.