

Industrial Land Workshop



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February 27, 2017

Purpose

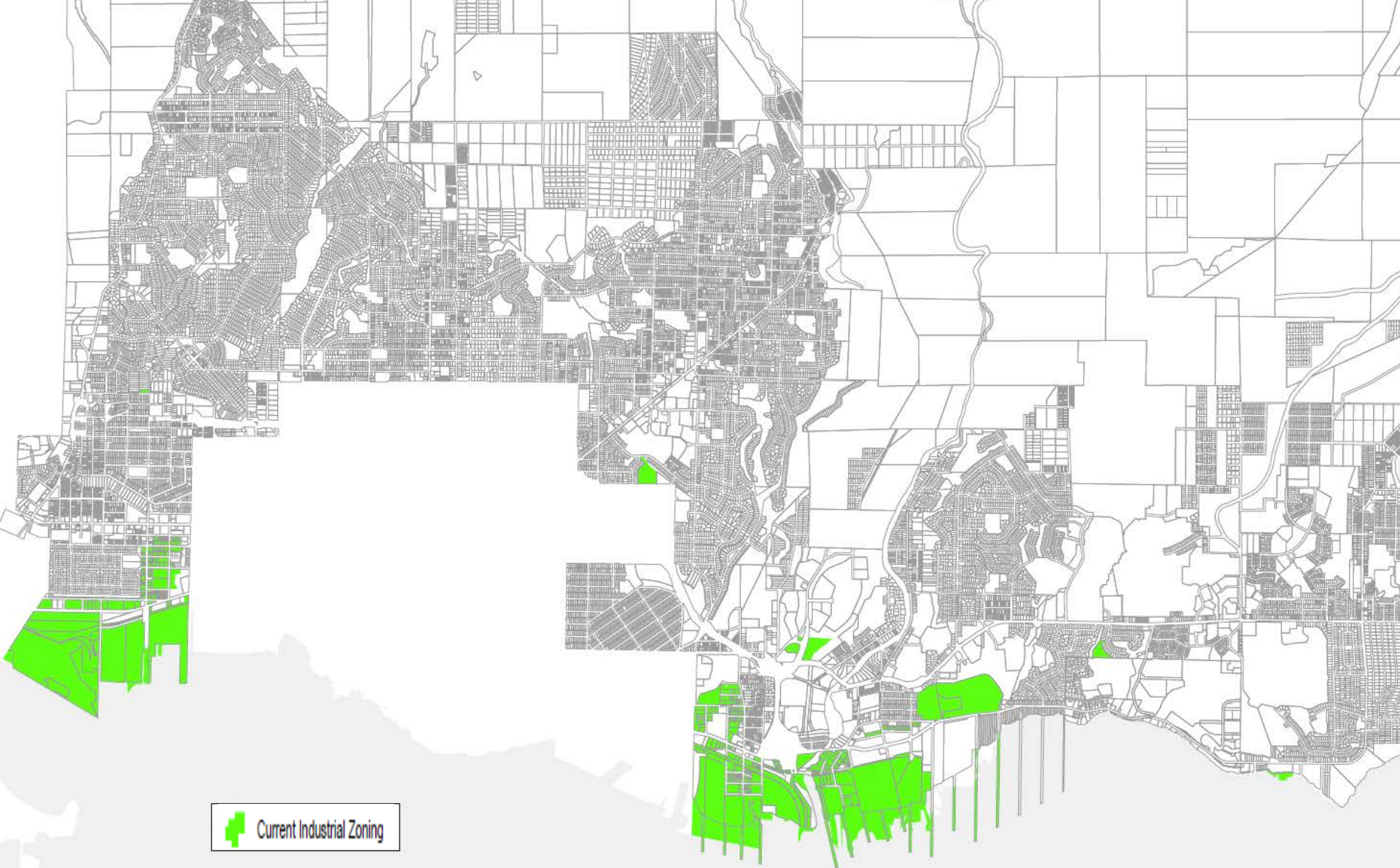
- November 14, 2016 – Industrial Land Workshop
- January 30, 2017 – Development Procedures Bylaw
Temporary Use Permit
- January 31, 2017 – Maplewood Village Centre Implementation
Plan Update
- Support the ongoing industrial lands discussion



Industrial Land Context

- Industrial lands in the region will continue to be under market pressure and are expected to be absorbed in the 2030s
- Most industrial land is already developed on the North Shore.
- 34% turn over in the business licenses issued (2011-2016)



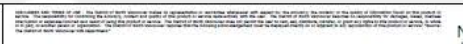


 Current Industrial Zoning



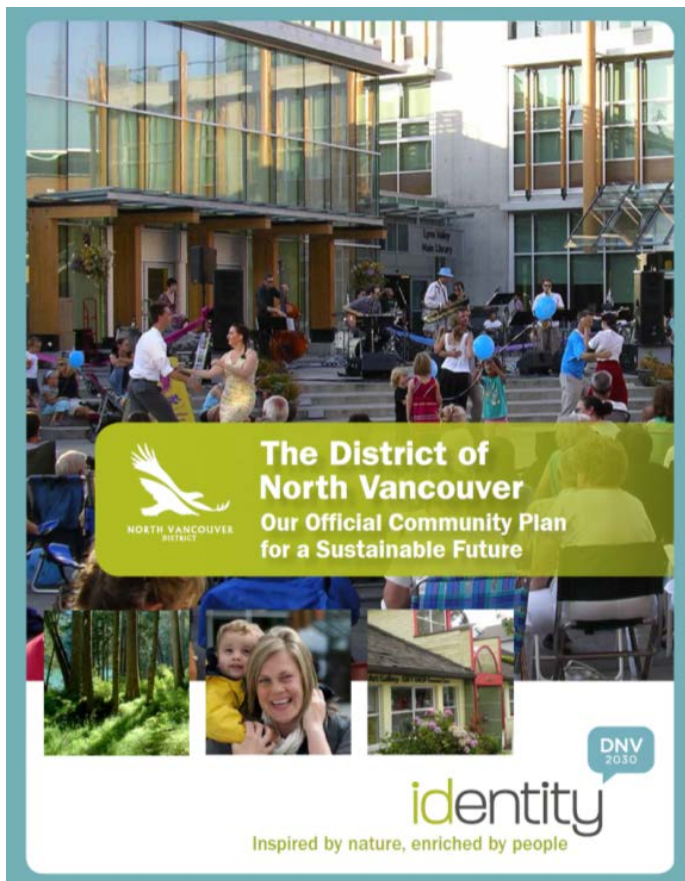
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INDUSTRIAL ZONED LAND



Published: November 4, 2016 Scale: 1:15,000

Policy Context



2030 TARGET

» 33% increase in built square feet in employment lands



Challenges & Opportunities

Challenge: Adjacency of residential uses

Opportunities:

- Light Industrial Zone Text Amendment

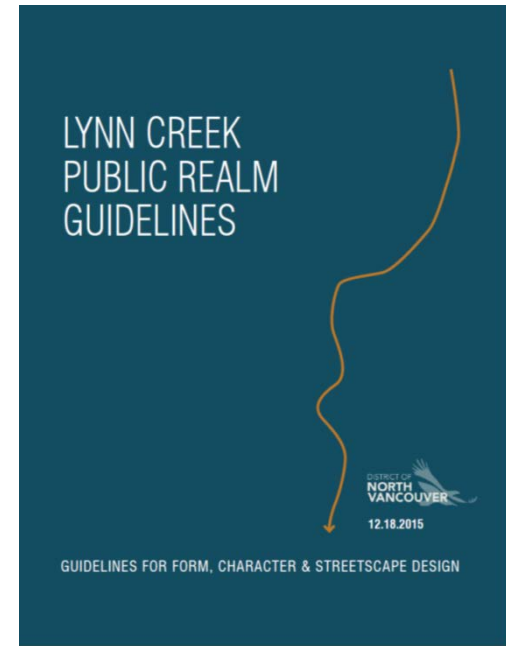
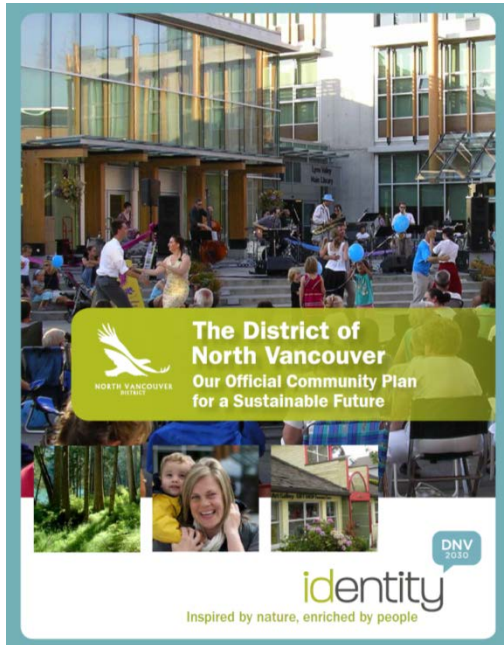
Challenge: Industrial land capacity

Opportunities:

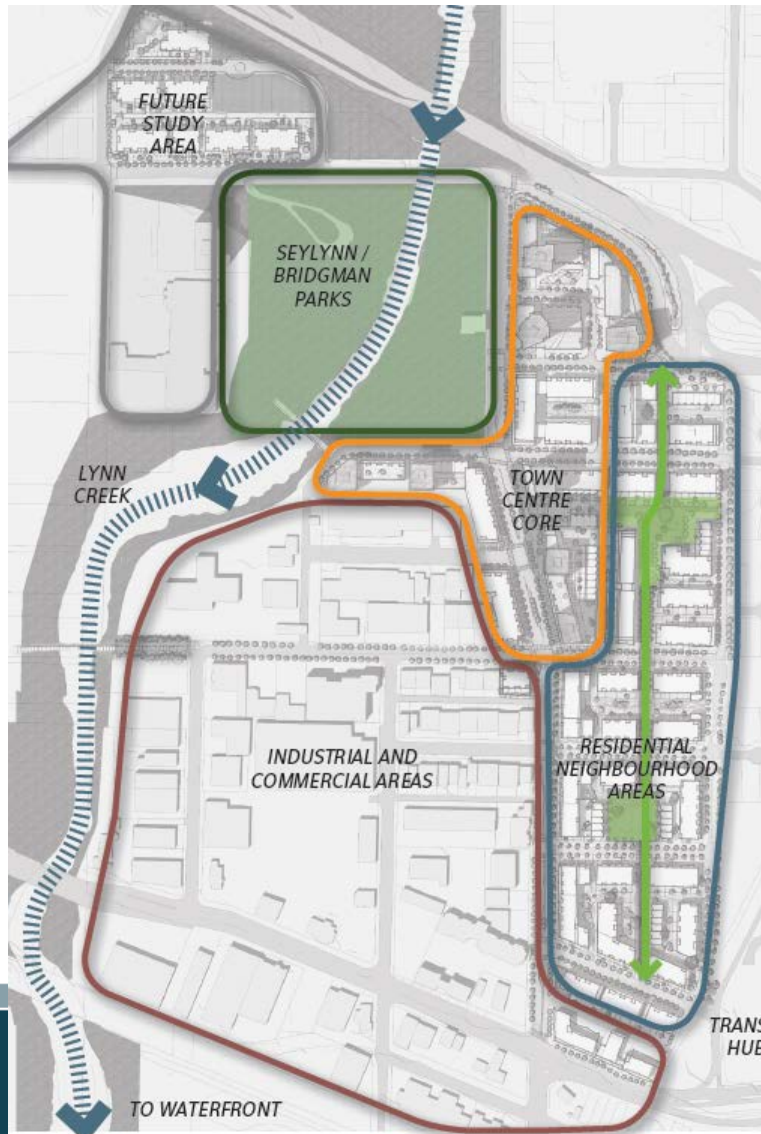
- Temporary Use Permit
- Tenant relocation assistance
- Supporting long term business development
- Industrial land growth (Maplewood)



Lynn Creek Town Centre



Lynn Creek Town 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)

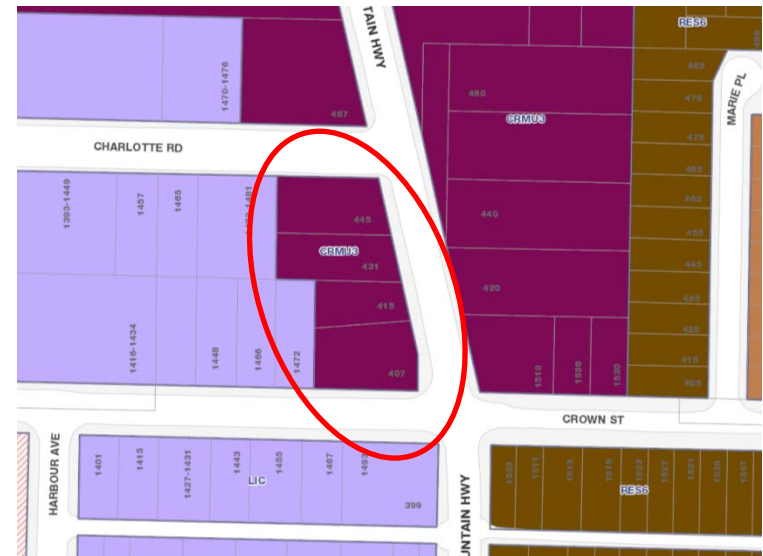
1401-1479 Hunter Street, 481-
497 Mountain Hwy
OCP: CRMU3, 3.5 FSR
(I3 and CD11 to new CD zone)
0.85 hectares (2 acres)
28 tenants, plus 2 vacant



Other Industrial Sites Designated for Change in Lynn Creek



Zoning



OCP

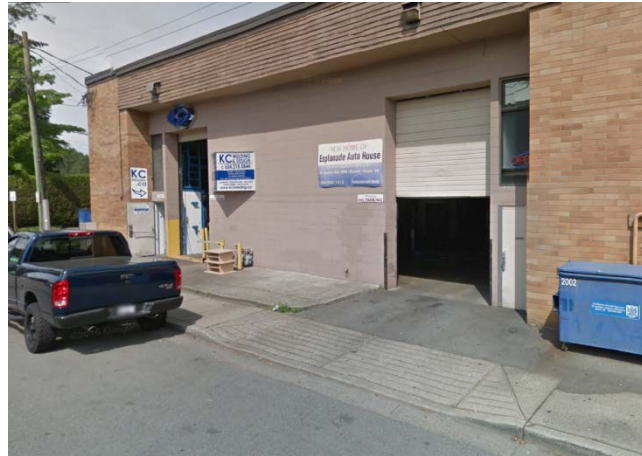
Light Industrial Zone Text Amendment

- Prescriptive > Performance Based
 - 50 m provision
 - good neighbour guidelines
 - enhance acoustic regulations



Temporary Use Permits

- March 6, 2017 – Consideration of Text Amendment to Zoning Bylaw
 - Provide options for business
 - Support businesses' transitional needs



Tenant Relocation Assistance

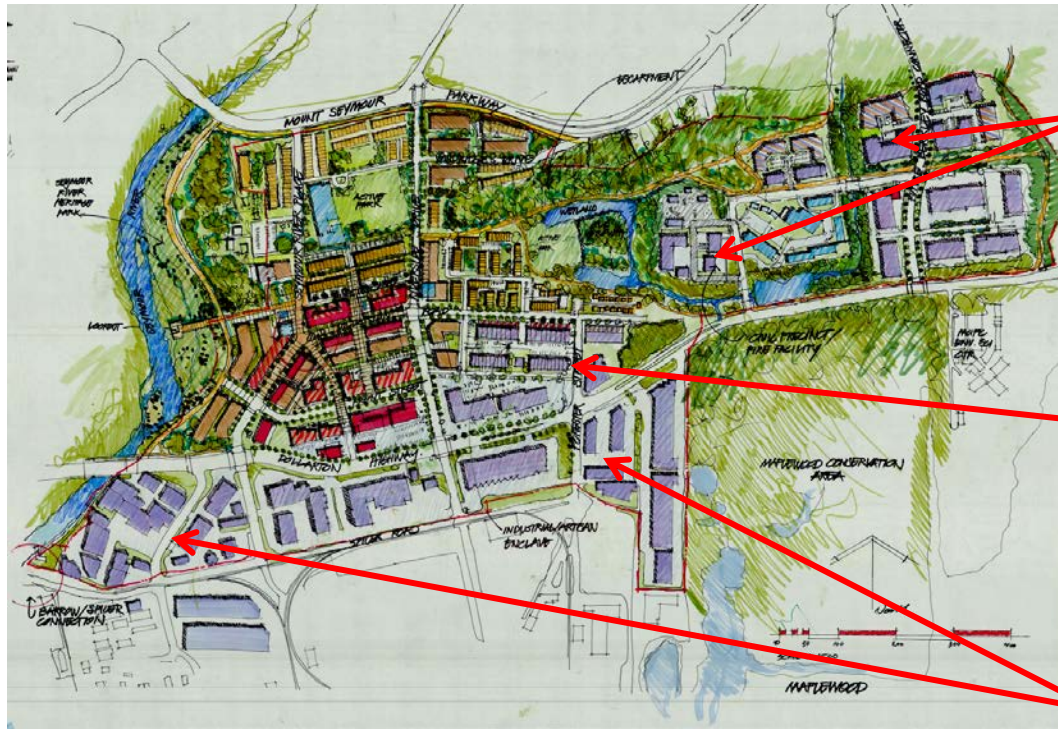
- Voluntary negotiation which can be implemented through rezoning process
- Assistance could include:
 - financial compensation,
 - assistance finding new location,
 - assistance moving,
 - extended notice, and/or
 - other support.



Support long-term business development

- Industrial uses
- Commercial uses
- Supporting complementary uses
- Customer Service

Industrial Lands Development



Maplewood
Northlands &
District-owned Lands



Live-work artisan
industrial district



Existing industrial



Summary

- Light Industrial Zone Text Amendment
- Temporary Use Permit
- Tenant relocation assistance
- Supporting long term business development
- Industrial land growth (Maplewood)
- Engage with Business community

