

Industrial Land Strategy

Date:	March 30, 2022
Department, GM:	Community Development, Kate Zanon
Project Manager:	Joji Kumagai
Staff Lead:	Joji Kumagai
Project Origin:	<input checked="" type="checkbox"/> Council Motion #CW21/114 <input type="checkbox"/> Staff Initiated <input type="checkbox"/> Other: [Other]
Priority Area:	<input type="checkbox"/> Exceptional Service <input type="checkbox"/> Environmental Leadership <input type="checkbox"/> Healthy City <input checked="" type="checkbox"/> Economic Prosperity <input type="checkbox"/> Community Evolution
Strategic Alignment	Objective & Action 4.2 – Attract good paying jobs and new businesses in key sectors
Proposed Priority	<input type="checkbox"/> Priority Level 1 <input checked="" type="checkbox"/> Priority Level 2 <input type="checkbox"/> Priority Level 3

Project Description

The Industrial Land Strategy is intended to develop a future vision and implementation plan with landowners to evolve industrial land uses. It will build on the Metro Vancouver Regional Industrial Lands Strategy, which was approved by the Metro Vancouver Board in 2020, to provide a Port Moody context. Regardless of form, the City is seeking to understand the preservation of industrial in some capacity and the role of industrial in achieving job creation and economic development goals.

Relevant Background

Port Moody's location and proximity to the water historically gave rise to job opportunities in heavy and light industrial sectors including timber operations, marine shipping services, oil refining, manufacturing, repair, machinery, and other similar uses. While some of these uses remain, there has been a steady erosion of industrial activity over recent decades as businesses and markets change and adapt and as urbanization of suburban communities continues to progress.

The Metro Vancouver industrial market has seen vacancy rates at record lows over the past few years and market rents and sales prices continue to climb to historic highs. While annual square feet of construction has risen compared to pre-2018 levels, and supply has increased, demand continues to absorb much of the new space.

In Port Moody, there has been no recent new industrial construction. Much of the existing light industrial stock is older with many buildings built in the 1970s and 80s with a typical leasable area ranging around 4,000 to 8,000 SF. Light industrial zones are concentrated on Spring Street and Murray Street with smaller amounts on Clarke Street and Moray Street. Except for Clarke Street, these areas are expected to transition over time to mixed-use developments per OCP policies.

Some of the heavy industrial sites have also experienced recent change. The Mill and Timber site ceased operations in fall 2020 and received an OCP amendment for a mixed-use community, the Reichhold Chemical plant is in an indefinite shutdown with only essential services being maintained by minimal staff, a mixed-use development is planned for the Westport site, and the Burrard Thermal Plant was decommissioned in 2016.

In terms of the City's light industrial lands policy framework, an OCP review is in progress and an economic development master plan is expected to be completed in spring 2022. The City's economic development committee conducted a survey in 2021 of businesses in light industrial lands.

Project Objectives

- To understand and plan for current and future light industrial uses, demand and feasibility
- To assess potential future heavy industrial uses
- To provide a Port Moody context in relation to the Metro Vancouver Industrial Lands Strategy

Scope

In Scope	<ul style="list-style-type: none"> - Conduct inventory of light industrial lands including current use, level of utilization, building age, ownership, current number of jobs - Assess the opportunities and challenges of light industrial lands including current demand, market readiness for emerging trends and future uses, and future industrial land needs in Port Moody - Indicate whether properties available to lease versus strata properties attract different industries - Determine whether the City should preserve existing light industrial spaces versus pursuing mixed-use developments with urban light industrial, recommend how to integrate urban light industrial in new, mixed-use developments to meet current and future light industrial needs, and how these land use policies would impact the ability to attract new enterprises in emerging industries - Develop recommendations for mixed employment zone policies - Analyze the role of industrial lands in achieving job growth targets
Out of Scope	<ul style="list-style-type: none"> - Implementation of the strategy

Work Plan Overview	
Project start date: May 2, 2022	Project end date: September 9, 2022
<i>Deliverable/Milestone:</i>	<i>Date:</i>
Contract initiation	May 2022
Draft report	August 2022
Final report	September 2022
Meeting with Economic Development Committee	September or October 2022
Report to Council	October 2022

Budget	
Budget Source: Capital CD22005	
Industrial Lands Strategy	\$20,000
<input type="checkbox"/> Request Referral to Finance Committee	\$(Total Cost)

Decision Notes (Corporate Planning Advisor use only)		
Date	Meeting	Decision