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Industrial/Institutional Use

Introduction

Industrial Use

For almost a century East Fraserlands has served as a site for river-based industrial activity. New heavy industries would not be compatible with the surrounding neighbourhoods and city-wide planning policies do not call for retention of East Fraserlands for industry. Light industry could nonetheless find a place as part of the redevelopment, as either a temporary use on future housing sites or as a long-term use integrated with residential and commercial uses.

Institutional Use

There may be opportunities for certain institutional land uses to locate in East Fraserlands, provided that they can fit in with the other uses proposed. Institutional uses, such as a seniors' extended care facility, may be beneficial for East Fraserlands. On the other hand, institutions which attract large amounts of auto traffic may not be suitable for the new community.

Comments from the 2003 Open Houses

Industrial use

Although most people were supportive of a residential future for the East Fraserlands some were concerned about the loss of employment opportunities and industrial land in the city of Vancouver.

To address economic sustainability some residents support having both residential and industrial uses for the site.

Conversion of former industrial (brownfield) land into a compact urban neighbourhood that strives to balance density with achieving an attractive and highly desirable living environment was generally supported by residents.

Institutional Use


Some residents would like to ensure that institutional uses such as a private school and community churches are permitted in the new development.

Draft Policy Highlights

Industrial Land Use (section 2.1)

Heavy industrial uses that are incompatible with adjacent housing should not re-establish on this site.

Light industrial activities should be considered as temporary uses on parts of the site which will not be developed for housing until the late phases of the project.

 Some light industrial activities that provide local jobs and are compatible with housing may be considered as permanent uses. For example, small-scale, artisan/light industrial activities may be permitted.

Institutional Land Use (section 2.6)


Consider institutional land uses that may be suitable for East Fraserlands such as:

- a) churches,
- b) private elementary and secondary schools,
- c) social and sports clubs,
- d) care residences and other health care facilities.

Institutional uses should be appropriately located within the site to minimize impacts on housing and other uses.



 A symbol of the earth marks policies that promote sustainability.

 The red star marks policies that will be further informed by studies during the next phase - The Official Development Plan - please refer to Board 2 for more information or ask City Staff.

City of Vancouver

