

10. INDUSTRY

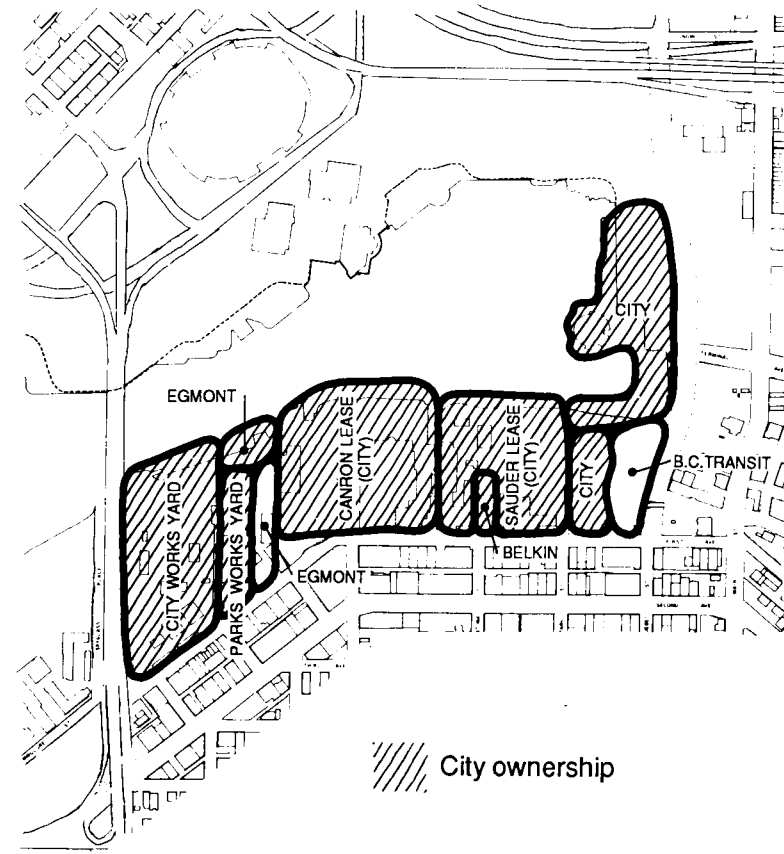
COUNCIL HAS DEFERRED DECISIONS ON THIS BROADSHEET AT THIS TIME.

ISSUES

- Industries are vacating the southeast shore of False Creek because inner-city waterfront land values make it more economic for industry to locate elsewhere.
- Technology is changing the nature of industrial jobs and reducing their number. The distinction between industry and commercial activities is blurring.
- Industry can add diversity and interest to the waterfront but it can be incompatible with residential land use.
- There are economic and transportation reasons to retain the City Works Yard at its present location.

FACTS

- 31% of city employees and 54% of Mount Pleasant employees hold industrial jobs.
- The industries along the southeast shore, excluding the City Works Yard, have a total of 465 employees with 165 living in the City and 12 living in Mount Pleasant.
- Some of the industrial land on the southeast shore is or soon will be available for alternate land uses:
 - the Sauder lease ends this year and they will seek one or more one-year extensions;
 - Canron is negotiating options to assign its lease and sell freehold properties;
 - B.C. Transit is reviewing options ranging from expansion to relocation; and
 - Johnston Terminals' site is to be developed as a Park Board work yard.



PAST POLICY

- 1972-74 - Downtown-serving industries east of Cambie within the basin; compatible with other uses.
- 1985 - Council resolution to retain industry to 2006 on the southeast shore, but to report back if circumstances change.

POLICY - PRINCIPLES

- Except for industrial uses with an absolute necessity to be in the basin, industry should not be fostered.

POLICY - SPECIFIC TARGETS

- Deferred.