

Commercial Development



Riley Park/South Cambie **RPSC**

Commercial Zoning

Riley Park / South Cambie has 45 acres of land where the zoning permits commercial uses. This is approximately 3% of the total land area.

Most commercial areas in RPSC are zoned C-2, which permits a wide variety of retail, office, and service uses. These areas are mainly located along Main Street, along Cambie Street and on the west side of Fraser Street. A few areas are zoned C-1 for small-scale, convenience commercial uses, such as the west side of Cambie Street between 39th and 41st Avenues.

Commercial zones also permit residential uses. However, to protect commercial viability, these are generally not permitted on street frontages at ground level.

Capacity in Commercial Areas

In 2001, RPSC commercially zoned areas contained just over 1.2 million square feet (sq. ft.) of retail and office floor space. Much of this space is located at street level, where visibility is the greatest. An additional 340,000 sq. ft. of commercial space are located on properties that are zoned for comprehensive developments (CD-1).

Theoretically, over 3.5 million sq. ft. could be added if every existing C-1 and C-2 zoned site in RPSC was fully redeveloped and all new buildings were entirely commercial. However, recent developments in commercial areas have generally provided commercial space at street level and apartments on upper floors.

If the trend of mixed commercial/residential buildings continues, over 270,000 sq. ft. of commercial space

could be added at ground level. This increase could happen slowly over time as existing commercial sites are redeveloped. However, the timing for development will depend on market conditions and local demand for services.

Industrial Zoning

Presently, no land in RPSC is zoned for industrial uses.

Can Current Zoning Accommodate Anticipated Job Growth?

The City of Vancouver has prepared estimates to show how regional projections of job growth might be distributed in the city. In RPSC, these estimates suggest there could be an increase of nearly 1,900 jobs in the area by 2021. This is an increase of around 17% of the existing 11,000 jobs.

The commercial/industrial floor space necessary to accommodate 1,900 more jobs is approximately 570,000 sq. ft. Of these new jobs, about 680 jobs would locate in commercial areas, requiring just over 200,000 sq. ft., or 74% of existing capacity at the ground level of mixed-use developments.

From the above discussion, RPSC should have enough capacity to accommodate expected job growth.

Sources:

City of Vancouver - Analysis of BC Assessment Authority Data

City of Vancouver - Analysis of GVRD Regional Growth Data.