

West Industrial Local Area Plan Overview

The West Industrial Local Area Plan (LAP) was adopted by City Council on July 19, 2004 and included 52 recommendations related to addressing land use incompatibility, surface deficiencies, site servicing, transportation concerns and economic development opportunities. To date, 37 of the 52 (71%) LAP recommendations have been completed.

Area Vision

At the beginning of the LAP process, residents and stakeholders in the study area work together to create a vision statement that represents local values and long-term objectives. This visioning exercise assists Administration in understanding community priorities and goals, which then lead to the development of LAP recommendations that address issues and guide the neighbourhood/area into the future. The West Industrial LAP included the following vision statement:

“Capitalizing on an affordable, historically central location with efficient transportation access and a skilled labour pool, the West Industrial Area attracts a diverse range of businesses and employment opportunities. Through responsible management of property, environmental stewardship, cooperative mixed land use relationships and the provision of complementary services, the West Industrial Area is a safe, vibrant, aesthetically pleasing, international business centre, which exemplifies a sustainable live/work community, in harmony with surrounding areas.”

Land Use Transition

The LAP noted “it was important to the planning committee that Light Industrial land use be adapted overtime without restricting current property owners or business operators.” The area is intended to remain as an industrial area, but transition to less intensive industrial uses over time as property uses or ownership changes permit. The LAP did not recommend these areas transition to residential uses as remediation costs could be prohibitive for this type of transition. However, the LAP recommended the sites zoned as Heavy Industrial be transitioned to a Light Industrial Zoning District. As noted in Recommendation 4.2(b), the purpose of this transition was to reduce impacts on neighbouring residential areas without impeding the operations of the existing industrial businesses in the area.

“4.2(b) LAND USE REVIEW: That the Community Services Department, City Planning Branch and Development Services Branch undertake periodic reviews of properties designated Transitional Land Use in the West Industrial Area to determine if a Light Industrial land use and zoning designation can be accommodated.”

In 2008, following approval of the West Industrial Concept Plan, the City initiated zoning and land use changes for privately-owned properties in the West Industrial area. These changes were in accordance with the approved land use policies outlined in the West Industrial LAP.

Several historic heavy industrial land uses still exist in the area along the railway, as property owners and business operators had no immediate plans to redevelop their sites and expressed concerns with the proposed zoning changes in 2008 as it could impede their future operations. These IH – Heavy Industrial District zoned sites in the West Industrial area were designated as Transitional ([see OCP Land Use Policy Map](#)) to ensure the area transitions, over time, from historic heavy industrial uses to a land use pattern more compatible with the surrounding area.

Nuisance Conditions/Performance Standards

During the LAP process, residents from neighbourhoods near the West Industrial area, including Riversdale, King George and Pleasant Hill identified nuisance conditions related to existing heavy industrial land uses. These include:

- noise (truck traffic, backup beepers, tailgate slamming, fans/dust collectors and industrial machinery);
- air quality (dust and odour);
- vibration (truck traffic, loading/unloading, rail activity), and
- light (direction, intensity).

As a means to address these concerns, the LAP recommended that industry-related nuisance and noxious conditions be reviewed and determine whether applying new performance standards to existing heavy industrial land uses would improve the land use conflict situation. The LAP defines performance standards as “land use and zoning controls that regulate the effects or impacts of a proposed development or activity on the community (page 127, 4.5).”