



CITY OF KAMLOOPS

ANALYSIS OF VACANT INDUSTRIAL LAND

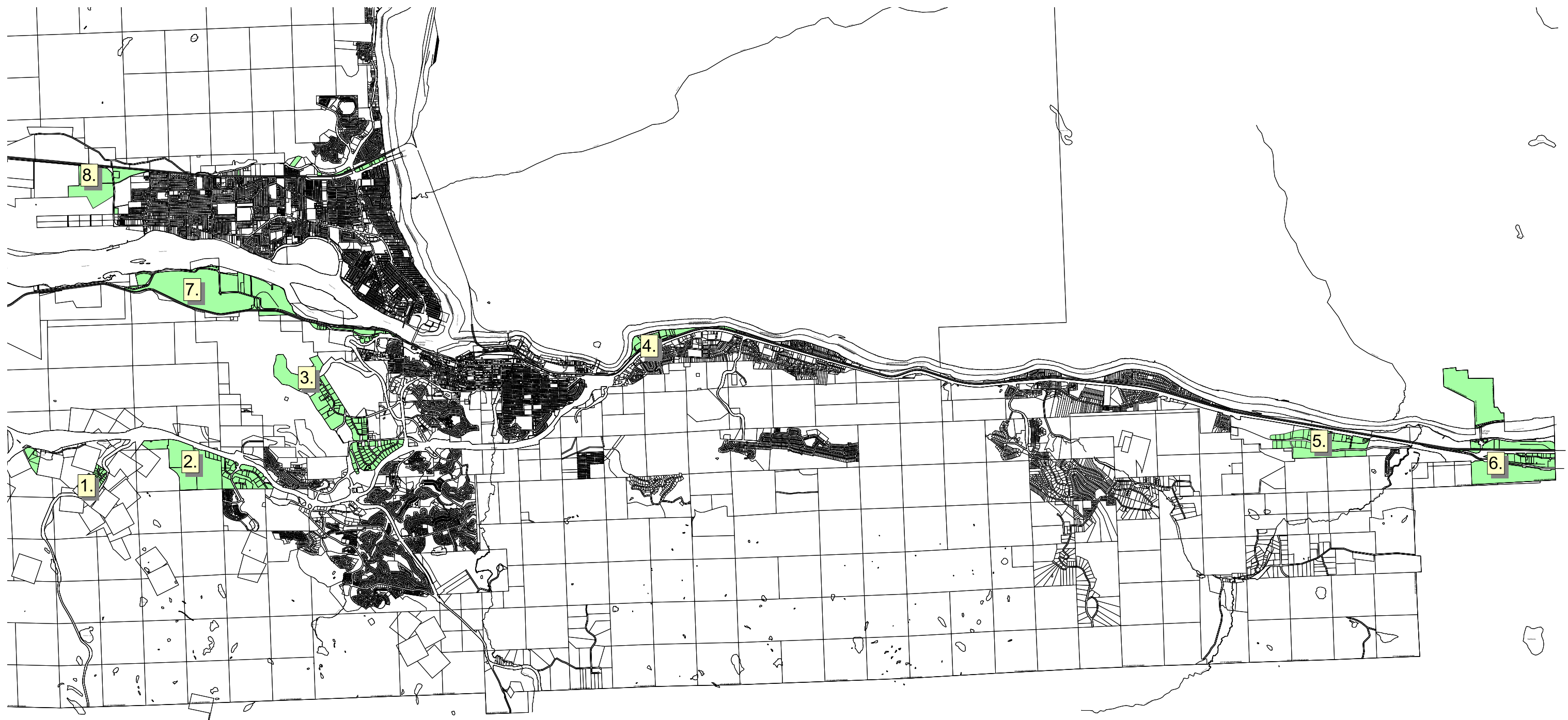
SUMMARY



SUMMARY

The City has approximately 809 ha of land zoned for industrial use. Of this total, about 104 ha is vacant, amounting to a 13% vacancy rate. However, of the 104 ha of vacant industrial land, only 78.4 ha (76% of vacant industrial land) would be considered developable, due to slope, accessibility, and servicing constraints. Figure 1 shows where industrial land is located in the City.

The largest vacant developable parcel is approximately 26 ha, located at the Airport. It is important to note that this parcel of land is subject to a leasing arrangement which presents challenges to marketing and development of this property. Thus, a more realistic figure for vacant developable land is a total of 52 ha, with the largest parcel being 9 ha (located across Tranquille Road from the Airport), and the largest contiguous parcel being 14 ha (located at Campbell Creek West/Gateway). Most of the vacant land is within the Industrial Park and the Light Industrial zoning designations.



1. Bowers Industrial Land
2. Versatile Industrial Land
3. Southgate Industrial Land
4. Valleyview Industrial land
5. Campbell Creek West/Gateway Industrial Land
6. Campbell Creek East/Lafarge Industrial Land
7. Mission Flats Industrial Land
8. Airport Industrial Land

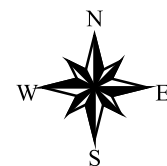


Figure 1

Kamloops Industrial Lands

1 0 1 Kilometers

Date: September 2002

Prepared by:
URBAN SYSTEMS.

Area	Total Area (ha)	Vacant Area (ha)	% Vacant	Total # of Parcels	# Vacant Parcels	Constraints to Development of Vacant Properties			¹ Largest Vacant Parcel	² Net Developable Area	³ Largest Parcel of Developable Land (ha)	⁴ Largest Contiguous Developable Site (ha)	Zoning
						Slope (>25%)	Servicing	Accessibility					
Bowers	10.6	6.3	59%	31	15	Yes	No	No	1.7	4.0	0.5	0.7	I-2
Versatile	119.1	6.0	5%	43	3	Yes	No	Yes	4.3	0.9	0.6	0.6	I-1
Southgate	116.3	9.5	8%	106	7	Yes	Yes	No	7.2	8.3	6.1	7.6	I-1S
Valleyview	19.5	2.4	12%	16	1	No	No	Yes	2.4	0.0	0.0	0.0	I-1
Campbell Creek West/Gateway	71.8	22.9	32%	32	16	No	No	No	4.3	22.9	4.3	14.0	I-2, I-1S
Campbell Creek East/ Lafarge	165.4	2.9	2%	35	4	Yes	No	No	1.3	2.9	1.3	1.3	I-2
Mission Flats	185.3	13.7	7%	37	18	Yes	Yes	Yes	5.1	0.0	0.0	0.0	I-1, I-3
Airport*	57.7	36.2	63%	5	3	No	No	No	26.5	36.2	26.5	26.5	I-1, I-1S, I-3
Other	63.0	3.6	6%	33	5	No	No	No	1.6	3.2	1.6	3.2	
Total	808.7	103.5	13%	338	72					78.4 ha			

1. Largest Vacant Parcel: is the largest vacant parcel of land without considering any of the potential constraints such slope, accessibility, and serviceability.
2. Net Developable Area: is the total area that can be developed and takes into account slope, servicing and accessibility.
3. Largest Parcel of Developable Land: is the largest area of land that can be developed (slope < 25%) and is within one parcel.
4. Largest Contiguous Developable Site: is the largest contiguous area of land that can be developed (slope < 25%) irrespective of parcel lines.

* While there is a large amount of vacant industrial land available at the Airport, it is important to note that the largest parcel (approximately 26 ha) is subject to a leasing arrangement which presents challenges to the marketing and development of this property