



Yennadon Lands
128 Ave and 232 Street
Employment Land Use Redesignation

Land Owners Meeting

June 6, 2019





Outline

- Introductions
- Background
 - Commercial & Industrial Strategy
- Analysis and Implications
- What does Employment Mean?
 - Emerging Trends in Business Industrial Land Use
- Next steps





Introduction



Yennadon Lands Characteristics



- Located at 128th Ave & 232nd Street;
- Gross site area approx. 25.4 ha (63 ac);
- Surrounding uses: Agriculture (ALR), Estate Residential, Urban Residential;
- Most lands removed from ALR;
- Stream setbacks approx. 5 ha (11 acres), more study needed;
- Outside the UAB.



Background

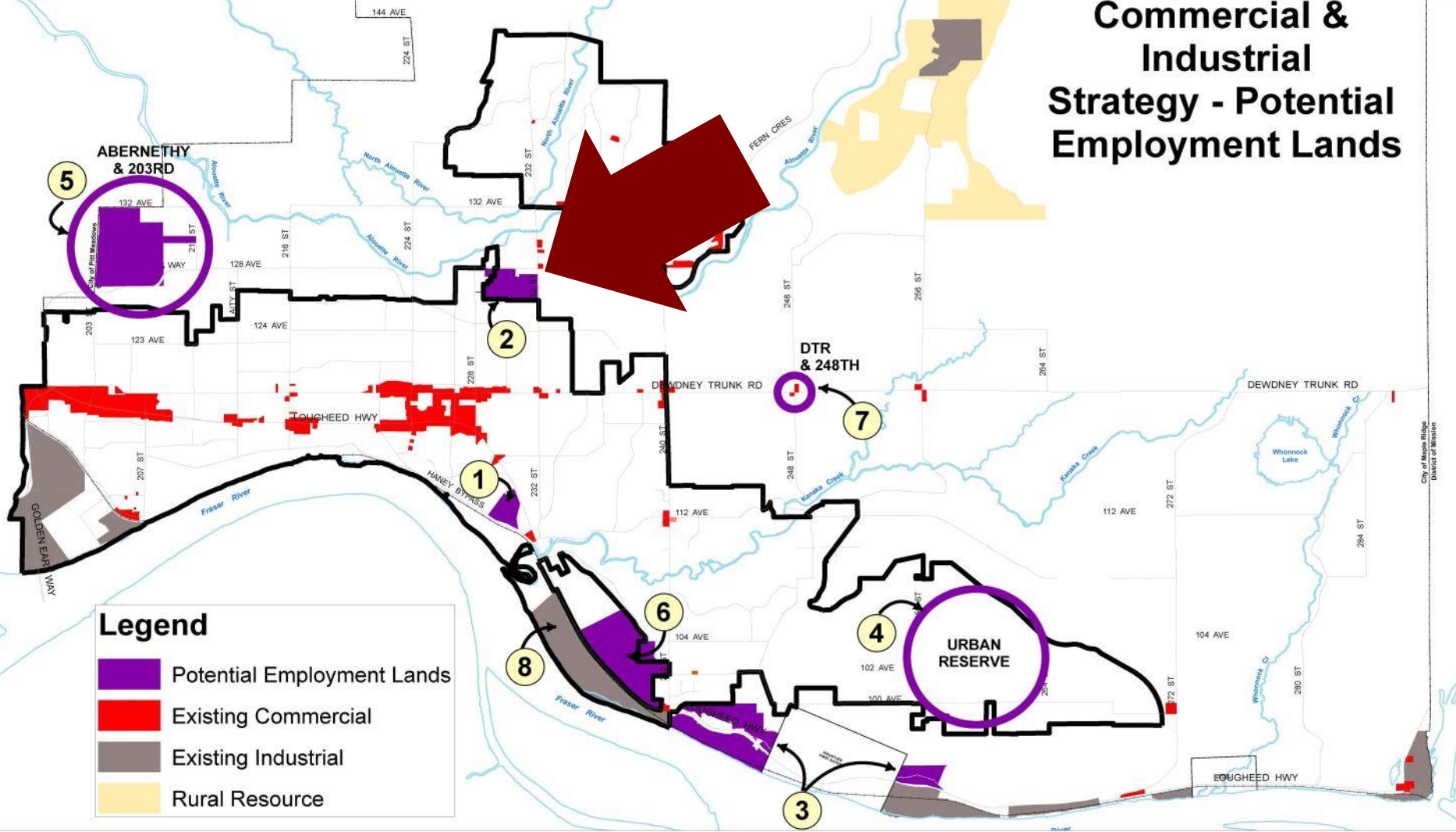


The Commercial and Industrial Strategy identified:

- A need for an additional 69-93 hectares (170-230 acres) of industrial lands by 2040.
- That the City should begin planning now so it can accommodate future demand for industrial lands.
- Strategy #4 identified the lands at 128th Ave and 232nd St as a potential location for employment activities.



Commercial & Industrial Strategy - Potential Employment Lands



Background



On May 10, 2016, directed staff to redesignate the 11 subject properties located at 128 Avenue and 232 Street to facilitate future employment opportunities:

- That staff be directed to prepare an Official Community Plan Amending Bylaw to designate the lands identified in Strategy #4: 232 Street / 128th Avenue in the Commercial & Industrial Strategy: 2012-2042 (August 2014) “Industrial” for “Mixed Employment” use, allowing for a small amount of land along the western edge of the area to be designated “Urban Residential”, to complete the 126B Avenue, 127 Place and 127th Avenue road network and provide a transition between existing residential and future employment land uses.





Analysis and Implications



Analysis and Implications



OCP Policies and Zoning Review:

- Site currently designated Agriculture.
- Policies 6-41 and 6-42 outline need to identify additional employment lands.
- Outside the Urban Area Boundary.
 - Adjacency to UAB raises possibility of adjustment.
- Zoning is currently a mix of RS-2 + RS-3 Suburban Residential



Analysis and Implications



Site analysis included:

1. Access
2. Topography
3. Watercourses
4. Tree Management
5. Stormwater Management
6. ALR Interface



Analysis and Implications



- The area is generally flat, serviced and offers good access to surrounding collectors:
 - The area is also in proximity to Abernethy Way.
- Coho Creek and its tributaries bisect the area:
 - Watercourse DP and Natural Features DP required.
- Tree Management Plan/Tree Cutting Permit required.
- Stormwater Management Plan required.
- Agricultural Impact Assessment required given adjacency to ALR.



Analysis and Implications



Compatibility of Surrounding Uses:

- Currently, there are no mixed employment activities in the surrounding area.
- Resulting interface conditions would require sensitive transitions:
 - Compatible non-residential building forms (townhouse-like);
 - Contain activities inside buildings;
 - Identify uses that do not generate noise, odour, etc.



Analysis and Implications



Implications to Redesignation:

- 20 ha (52 acres) suitable for future redevelopment.
 - Approximately 80% of the area
- Environmental factors reduce development potential.
- Further study required at time of development.
- Possible UAB adjustment given proximity of area.
- Sensitive introduction of employment uses required given adjacency to residential, rural and agricultural character.





What Does Employment Mean?



Emerging Trends



**Traditional
Business Park**

**New Retail &
Business Park**

**Innovation
Districts**





Business Parks



Golden Ears Business Park

Pitt Meadows

- Light Industrial & Office Use (i.e. manufacturing, wholesaling);
- Located adjacent to major transportation routes & Pitt Meadows Regional Airport;
- Concentrate infrastructure in one area.



Traditional Business Park

Freemont Village

Port Coquitlam

- Mix of uses located adjacent to each other;
- Retail & Service Uses;
- Light Industrial and Office Uses;
- Townhouse & Low Rise Apartment Residential.



New Retail &
Business Industrial



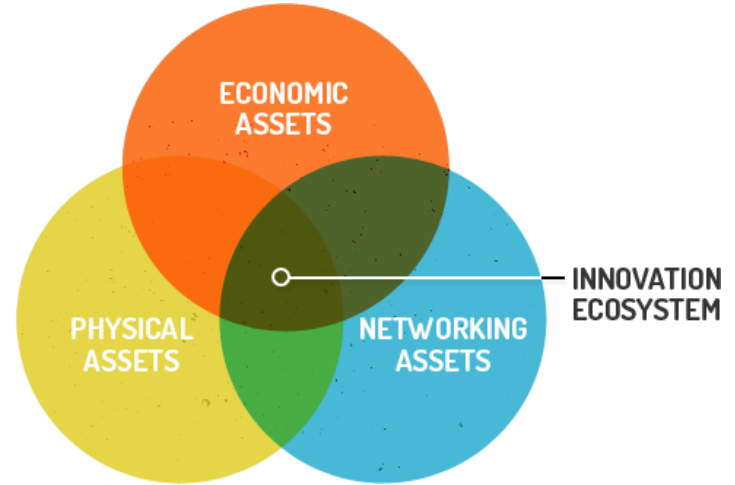
Innovation Districts



What Are Innovation Districts?



“**[Innovation] districts**, by our definition, are geographic areas where leading-edge anchor **institutions and companies** cluster and connect with start-ups, business incubators, and accelerators. They are also physically **compact, transit-accessible** and technically-wired and **offer mixed-use housing, office, and retail.**”



What Do Innovation Districts Offer?

- Help create 'complete' communities that offer diverse opportunities to live, work, play & learn;
- Provide a foundation for employment growth and collaboration;
- Vibrant public realm;
- Opportunities for more efficient land use.



Maplewood North Innovation District (MNID)

North Vancouver

- Wide range of land uses:
 - Retail & Commercial;
 - Institutional;
 - Residential;
- Pedestrian orientated;
- Green space and natural features.



Innovation
Districts

Great Northern Way Campus Trust (GNW Trust)

Vancouver

- Centre of Digital Media;
- Collaboration of Post-Secondary Institutions (BCIT, Emily Carr, UBC, SFU);
- Flexible Mixed-Use Spaces (art galleries, office space);
- Public Open Space;
- Access to alternative modes of transportation.



Innovation
Districts



Next Steps



Land Use Planning Process



- Determine if land owners support proceeding ahead with a land use planning process.
- Report back to Council seeking direction to initiate study.
- Staff and consultant support would work with land owners, the wider local community, and stakeholders.
- Together, intent would be to create a vision of what employment could mean in this area.



Land Use Planning Process



- Community consultation would include:
 - Small Group Workshops;
 - Charrette;
 - Community Open House;
 - Survey and Social Media Input.
- Staff and consultants would complete intergovernmental and First Nation discussions.



Land Use Planning Process



Thank You!



Any questions?

