

# Yennadon Lands

Preliminary Analysis and Design Concepts

Maple Ridge, BC

October 7, 2020



Site Analysis

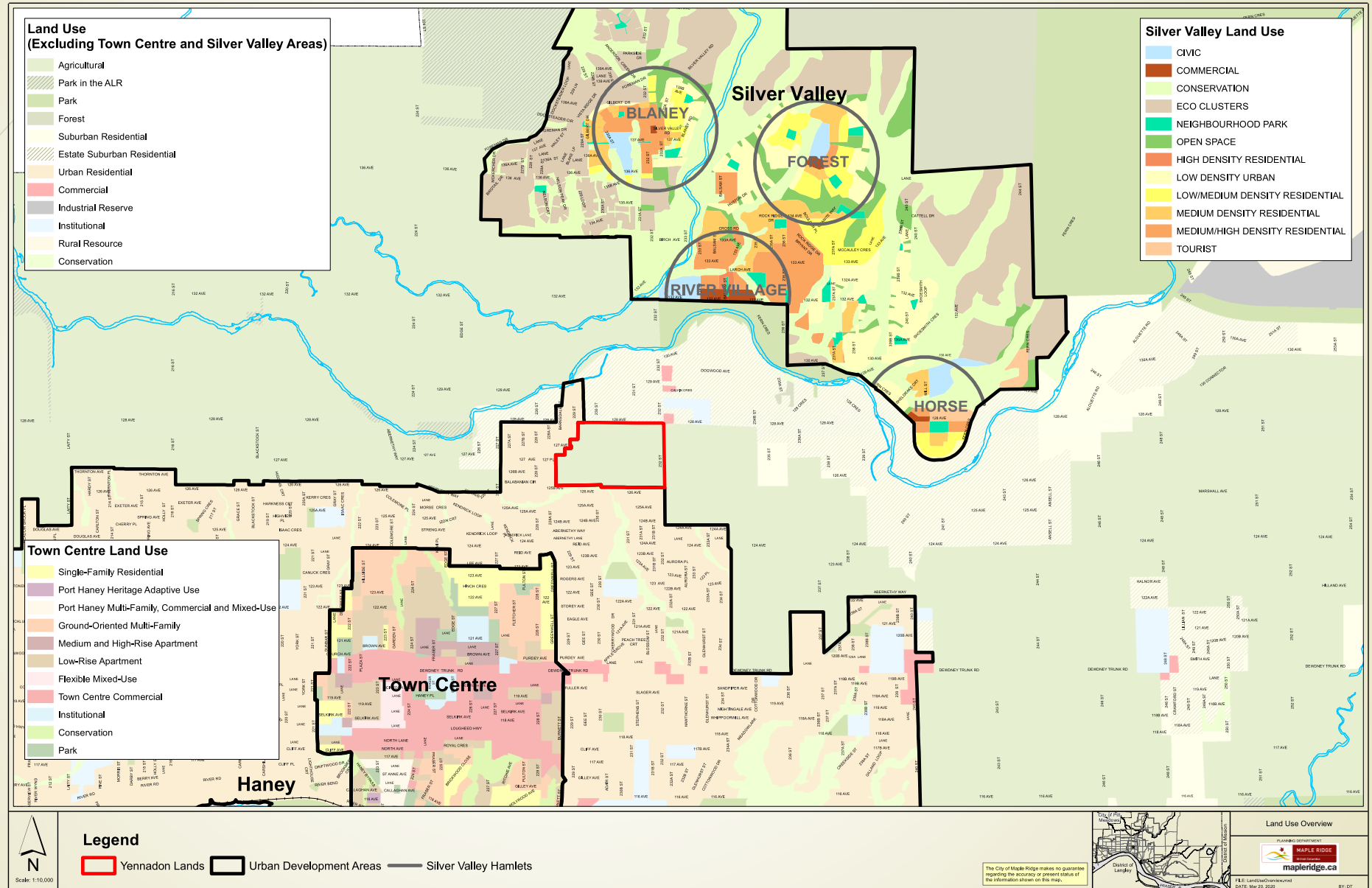
Review 3  
Concepts

Feedback  
on  
Concepts

Next Steps

Purpose

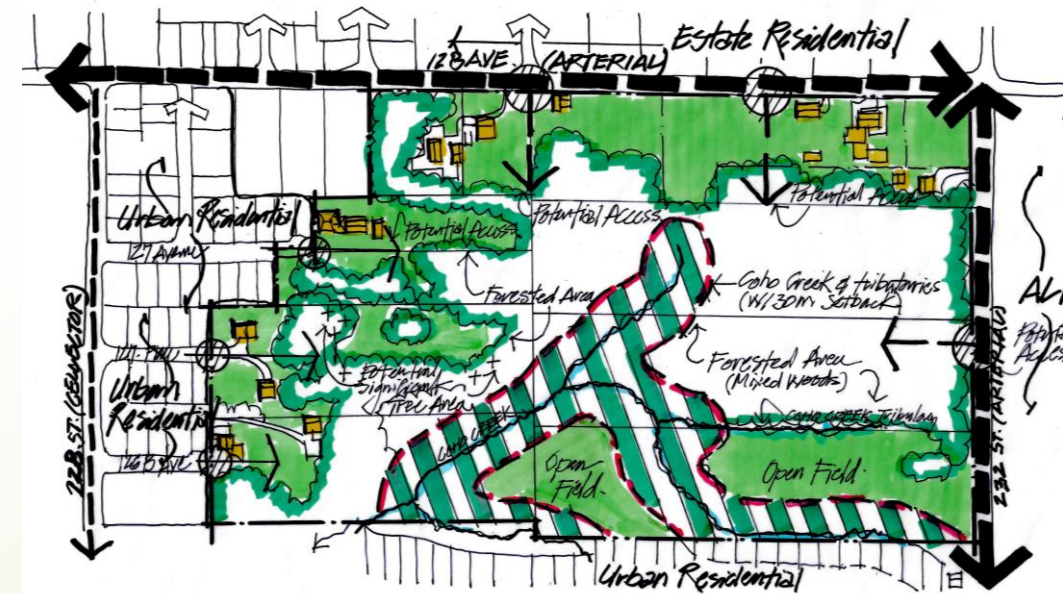
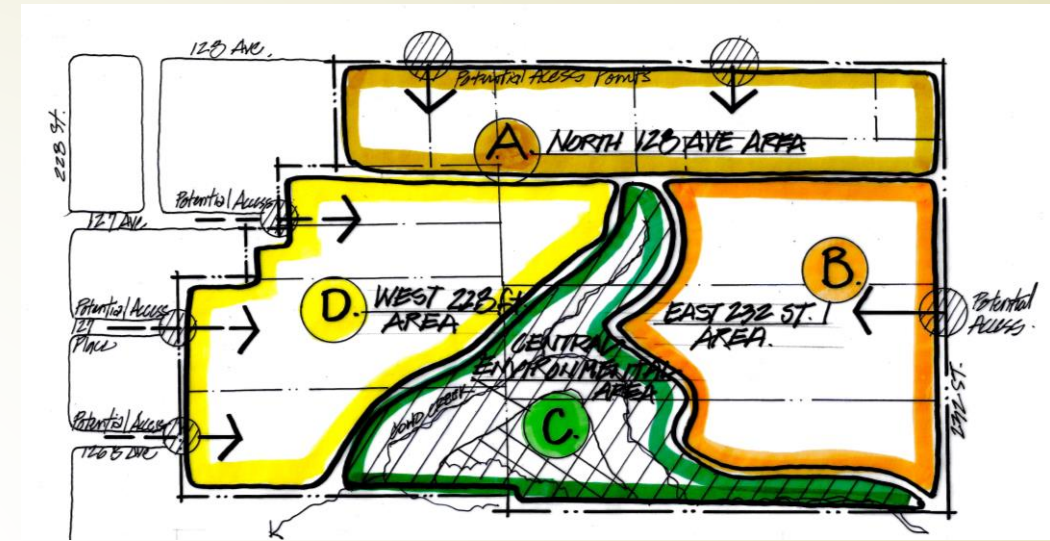
# Location and Land Use Context





# Summary Site Analysis

- 25.4 hectares (63 acres)
- Adjacent to Maple Ridge Urban Area Boundary and within Metro Urban Containment Boundary
- Relatively flat, good major access, and servicing adjacent to property
- 13 properties: residential west and north with one farm property northeast
- Established residential areas adjoining west and south of property
- Coho Creek and associated wetlands create environmental sensitivities central and south area of site
- Potential access points from 232 Street and 128 Avenue



SITE ANALYSIS





VISION

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LIVE, WORK  
AND PLAY=

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YENNADON



GUIDING  
Neighbourhood  
Employment  
PRINCIPLES



**Mix of Employment Uses**



**Neighbourhood Business Scale and Character**



**Innovative Incubator Businesses**



**Compact Residential Cluster Form**



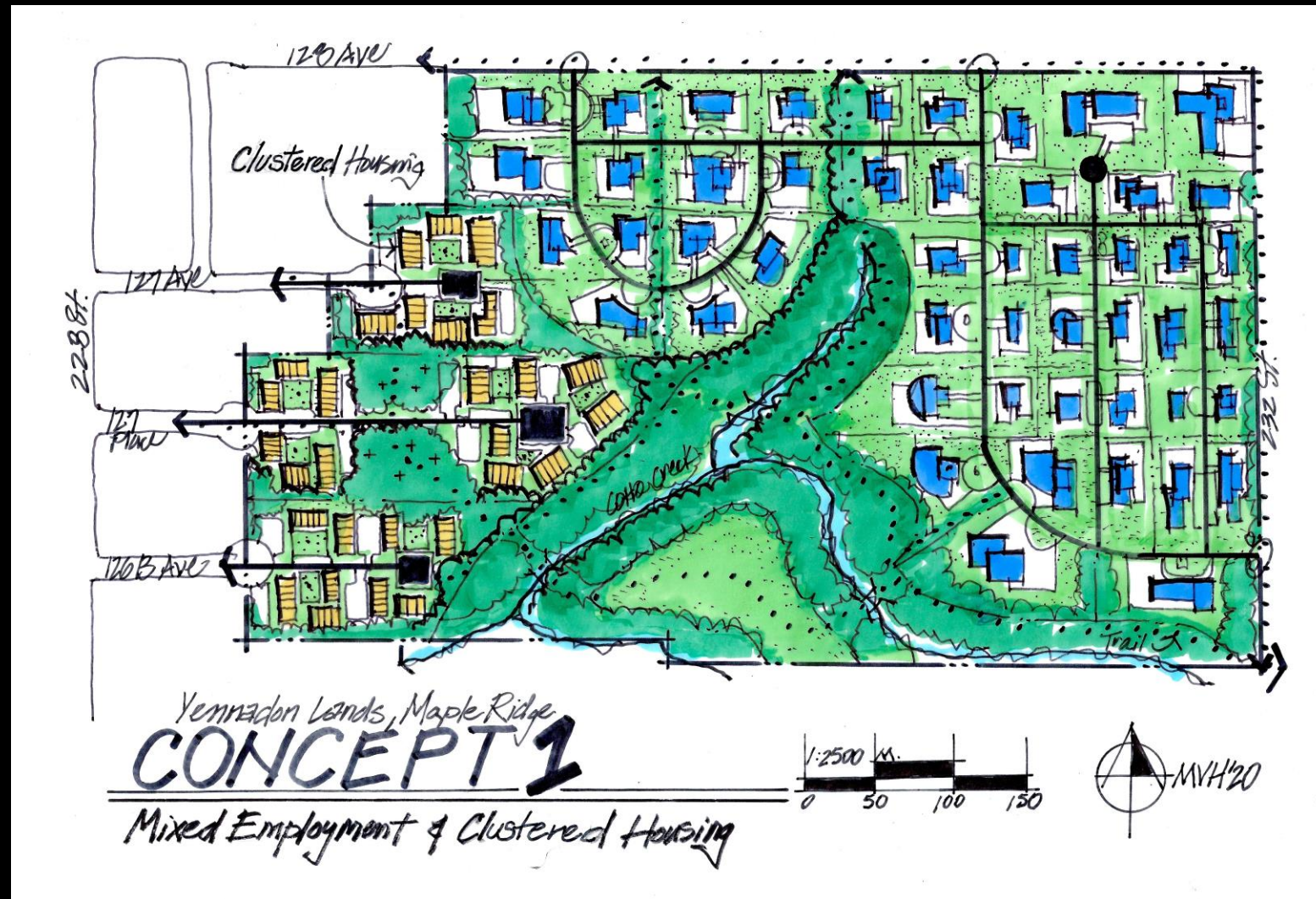
**Environmental Sensitivity and Trail Network**



# CONCEPT 1

## Balanced Mix

- ▶ Develops clustered housing on the west edge of the site with the balance being business uses
- ▶ Creates a housing transition to the existing housing on the western edge
- ▶ Provides diversity and choice of housing in clusters with a comprehensive trail network
- ▶ Integrates property lines with subdivision of properties and creates incentive of higher density to subdivide
- ▶ Develops a distinct mixed and scaled development to fit into the neighbourhood with environmental integrity





# Diversity of Housing: Courtyard Cluster and Mixed Cluster





# Local Business Park Building Form and Character

west side more residential scale, smaller lots and uses





# Business Park Building Form and Character

east side concept more conventional larger businesses

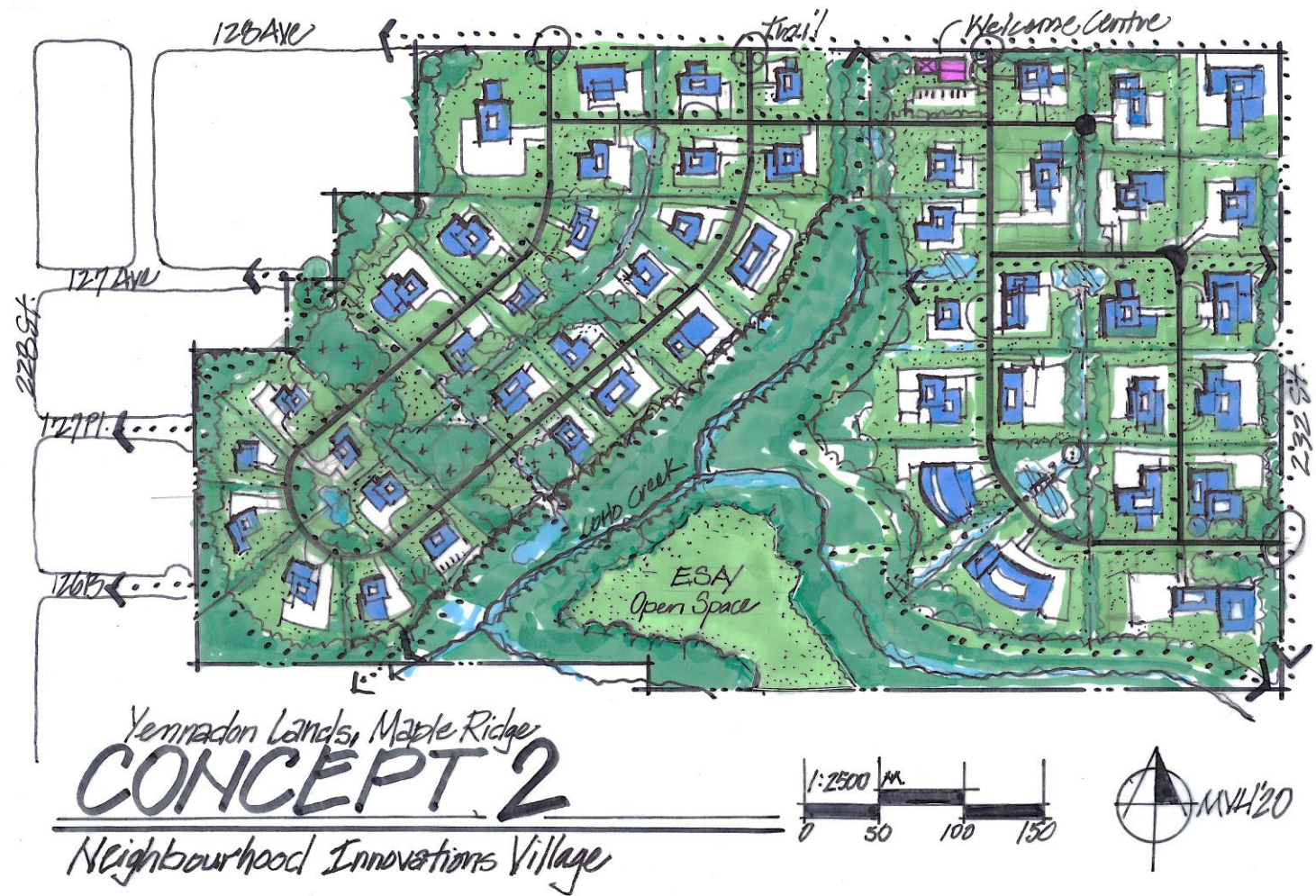




# CONCEPT 2

## Business Park

- Excludes residential uses
- Creates a more conventional business park with buffers on west and south edges
- Offers a potential eco-Industrial business concept (enviro-friendly)
- Provides flex lots from 0.1 - 0.4 ha (.25 to 1.0 ac) but flex up to 1.6 ha (4ac)
- Responsive to market
- Presents larger lots on east side with 232 Street access
- Creates "Welcome Centre" for visitors on north edge as trailhead and local economic development showcase

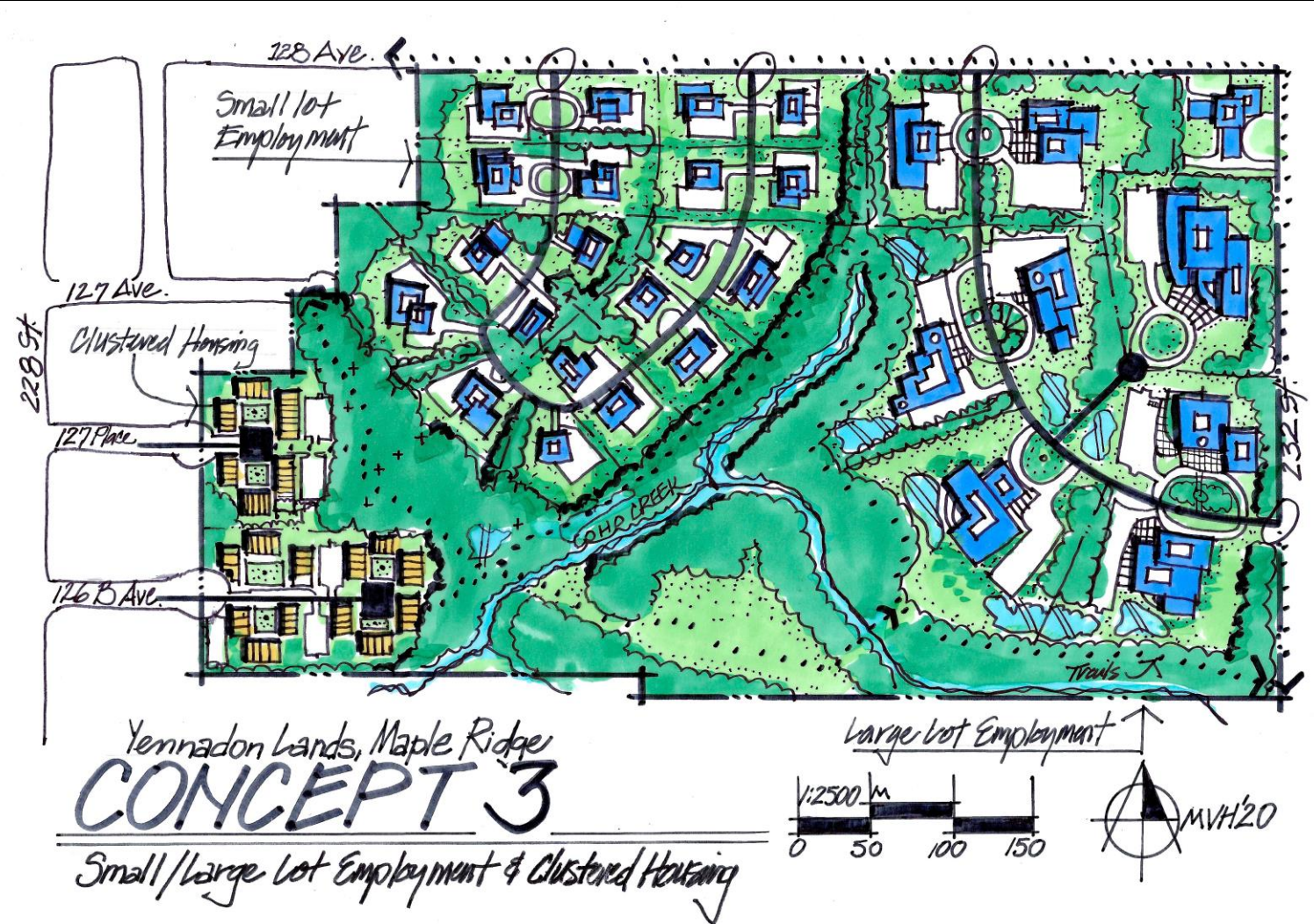




# CONCEPT 3

## Business Park w/Res

- Reduces the residential cluster uses on west side
- Provides additional green buffer to business uses
- Creates smaller lot west side business cluster
- Provides larger lot eastside business park
- Maintains central environmental area and trail connectivity between neighbours and through site







# PROCESS + NEXT STEPS



CONCEPT  
REVIEW



PREFERRED  
CONCEPT



NEXT STEPS



## Questions

1. Which concept do you like and why?

2. How could we improve the concept or concepts?

3. Other comments?