



Employment Lands Redesignation

Consultation Outcomes and Next Step Options

May 2, 2017



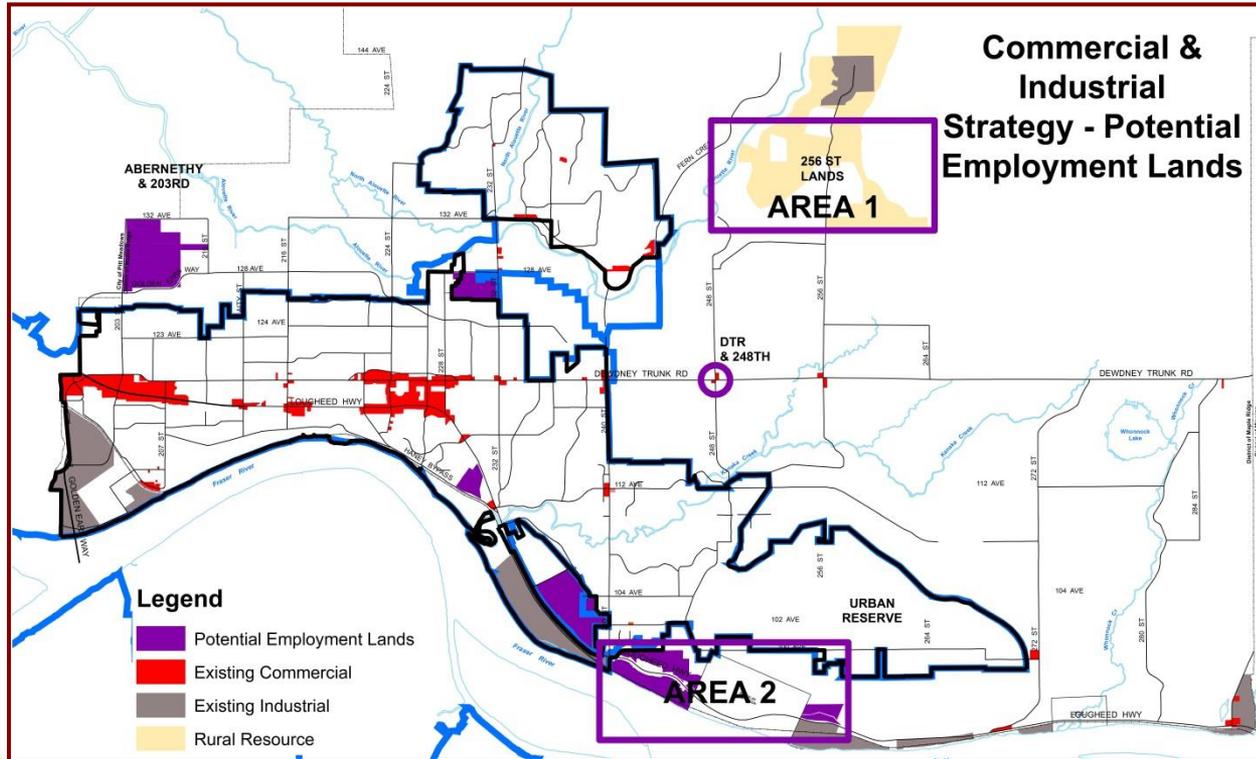
Background



- The 2012-2014 Commercial and Industrial Strategy estimated that the City will require an additional 80 hectares (200 acres) of industrial lands by 2040.
- The Strategy emphasized that the City should begin planning now for this anticipated long-term demand for industrial lands.
- The proposed land use redesignation will increase opportunities for local job growth and help meet the long term demand for more employment lands.
- Staff explored the possible change in land use designation for a number of properties around existing employment areas.



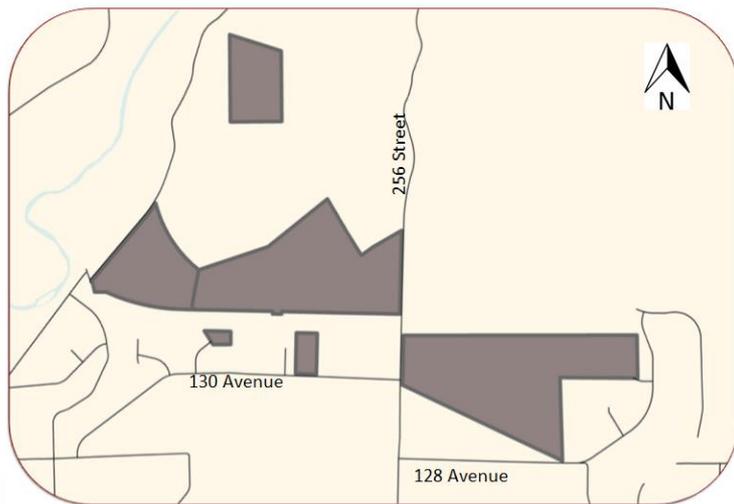
Possible Employment Lands



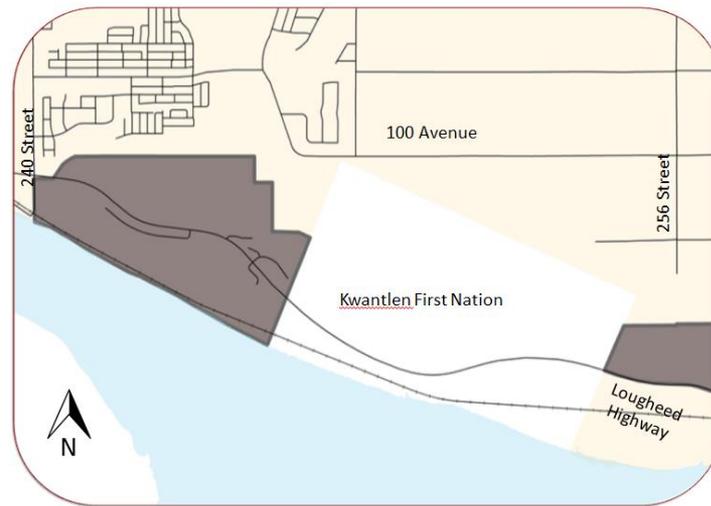
Proposed Employment Areas



- Two areas have been identified and pursued as potential future employment sites: Area 1: 256th Street Lands and Area 2: Lougheed Lands.



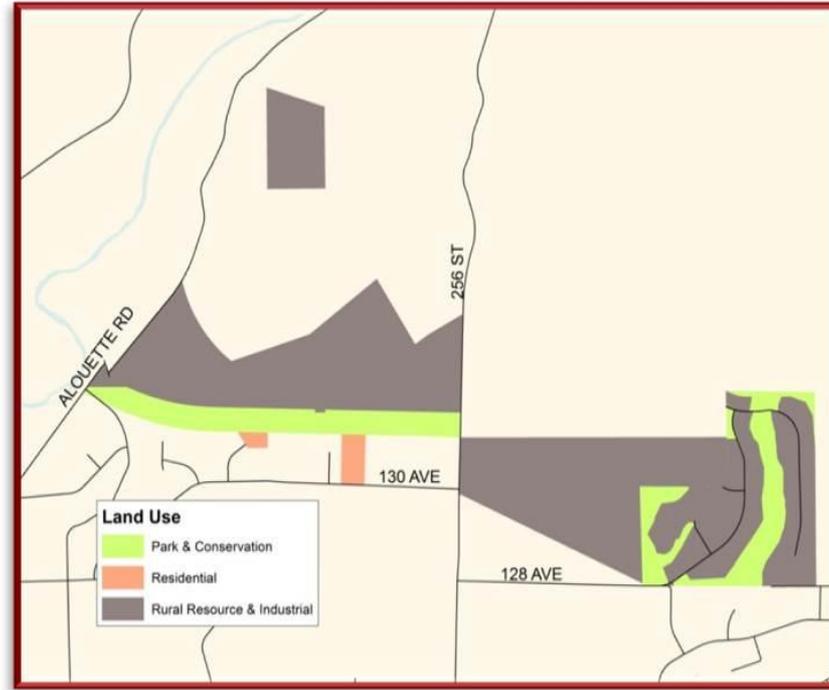
Area 1: 256th Street Lands



Area 2: Lougheed Lands



Area 1: 256th Street Lands



Area 1: 256th Street Lands



LAND AREA:	378 acres of gross land
SERVICING:	City water; combination of sanitary sewer and septic
TOPOGRAPHY:	Properties are relatively level, with steep slopes adjacent to identified watercourses.
ACCESS:	Primary vehicle access is currently from 256 th St.
EXISTING LAND USES:	Vacant, Residential, Institutional
PROPOSED LAND USES:	Rural Resource. This means that all gravel deposits must be removed prior to any other future industrial uses occurring.



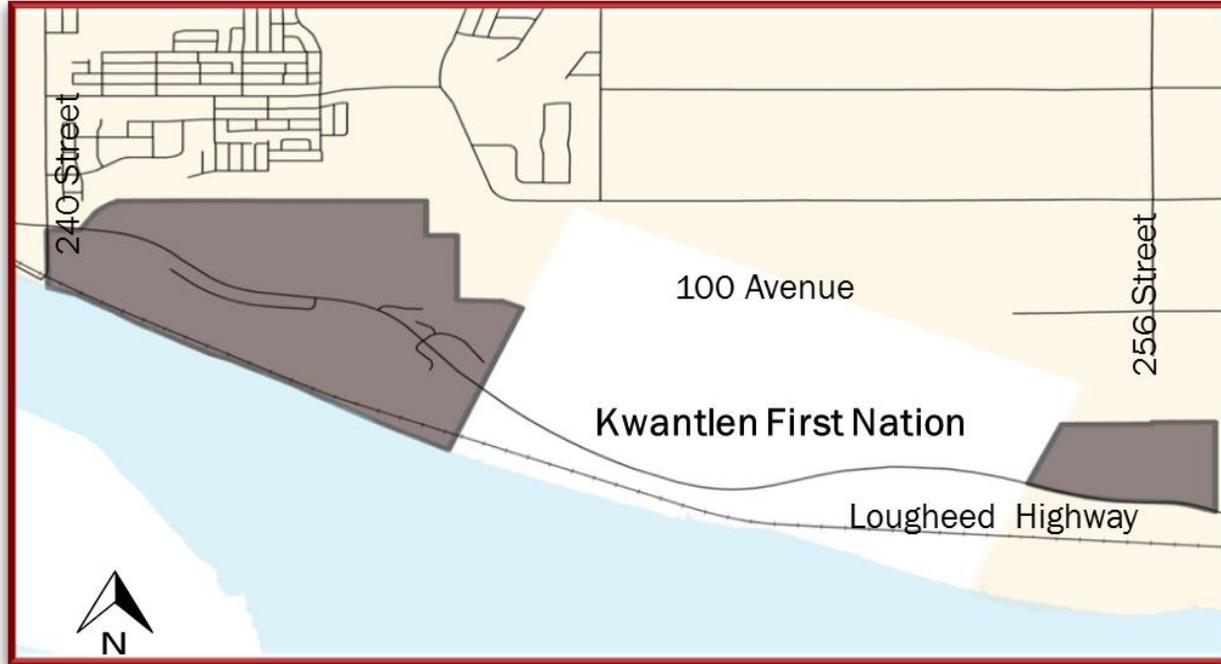
Area 1: 256th Street Lands



- After environmental factors, 115 ha (284 acres) or 75% of the area remain with development potential.
- Convenient vehicle access may slow redevelopment.
- Further study required at time of development, including ongoing monitoring of gravel deposits.
- Surrounding Industrial and Resource uses present synergetic employment opportunities.



Area 2: Lougheed Lands



Area 2: Lougheed Lands



LAND AREA:	180 acres of gross land
SERVICING:	City water and septic system
TOPOGRAPHY:	Significant slopes impact the amount of developable land.
EXISTING LAND USES:	Vacant, Residential
SURROUNDING USES:	Kwantlen First Nation lands, Albion neighbourhood, Albion Industrial Business Park and Albion Flats study area.
ACCESS:	Accessible by major transportation corridor
PROPOSED LAND USE:	Industrial



Area 2: Lougheed Lands



- 19 ha (46 acres) of net land available for future redevelopment.
- Resolution of environmental factors key to development potential.
- Future residential currently limited to Suburban Residential.
- Opportunities to take advantage of nearby established commercial, industrial and recreational areas.



Engagement Process



- 4 focus groups with land owners and stakeholders
- 1 public open house
- 1 community questionnaire
- Interdepartmental and Intergovernmental referrals

What was heard:



Key Messages: General Comments

- Support in principle for the creation of employment lands.
- Recognized benefit of having more local jobs within the community and how additional employment lands can address that need.
- Support for local initiatives that would encourage ongoing job creation in the City, such as: infrastructure and capital project investment and higher utilization of existing employment lands.



What was heard: Area 1



Key Messages: Community Issues

- Existing industrial access to/from 256th Street.
- Unease with current impression of traffic and road safety.
- Negative noise impacts from existing truck traffic and gravel extraction.
- Proximity of residential developments and fear of possible negative impacts.
- Concerns about environmental contamination and drainage.
- More intensive utilization of employment lands could exacerbate already present issues.

What was heard: Area 1



Key Messages: Community Interests

- Improved intersection design at 256th & Dewdney Trunk Road.
- Direct industrial access through the city.
- Upgrade and improve streets to protect non-vehicular users.
- Investigate and improve water and sanitary servicing capacity.
- Continue to protect community and environmental health.



What was heard: Area 2



Key Messages: Community Issues

- Road and access design, given future implementation of MoTI improvements along Lougheed Hwy.
- Current limit of municipal servicing.
- Presence of watercourses and slope suitability.
- The interface between the future employment lands and existing residential properties along River Road.



What was heard: Area 2



Key Messages: Community Interests

- Locate future employment lands along a major transportation corridor.
- Capitalize on the existing employment node already in the vicinity.
- Explore the inclusion of waterfront community amenity within the area.
- Retain the rural lifestyle currently enjoyed in the area along River Road.
- Enable employment land development that protects and limits negative impacts to local watercourses, soils and wildlife.



Interdepartmental Referrals



- **Engineering:**
Sanitary sensitivity analysis required for Area 1.
- **Economic Development:**
Area 1 more suitable and desirable for employment lands;

Area 2 is favourably located but will face topographic challenges.



Intergovernmental Referrals



- **Metro Vancouver:**

Interest in redesignating both areas as Industrial within the *Metro 2040* Regional Growth Strategy.

- **Kwantlen First Nation:**

For Area 1, with the proposed gravel extraction, there is interest in furthering environmental protection and remediation opportunities;

For Area 2, there is recognition of the potential synergies in the development of IR #5 and the proposed redesignation as well as appreciation for the proximity of road and rail transportation.



Considerations: Area 1



- Community dialogue raised some concerns that would benefit from further assessment before possible industrial redevelopment occurs.
 - Noted issues stem largely from existing industrial operations.
 - Recognize that the 2017 Business Plan identifies an assessment of the Strategic Transportation Plan for later this year.
 - Implications from assessment of sanitary system.



Considerations: Area 1



- Community raised option for an Industrial Reserve designation to:
 - Enable the opportunity to identify land for a long term industrial future;
 - Develop policy direction and criteria that would inform the timeline for the release of the lands for development uptake;
 - Address many of the identified community concerns; and
 - Provide a level of certainty of the conditions where development would occur.



Considerations: Area 2



- Community expressed interest in a full mix of employment uses.
 - Recognize that employment lands would be compatible with surrounding uses.
- Redesignating residential properties could face challenges:
 - Environmental considerations;
 - High existing property value considerations.
- Potential for conflicts between remaining residential and industrial use.



Next Steps: Area 1



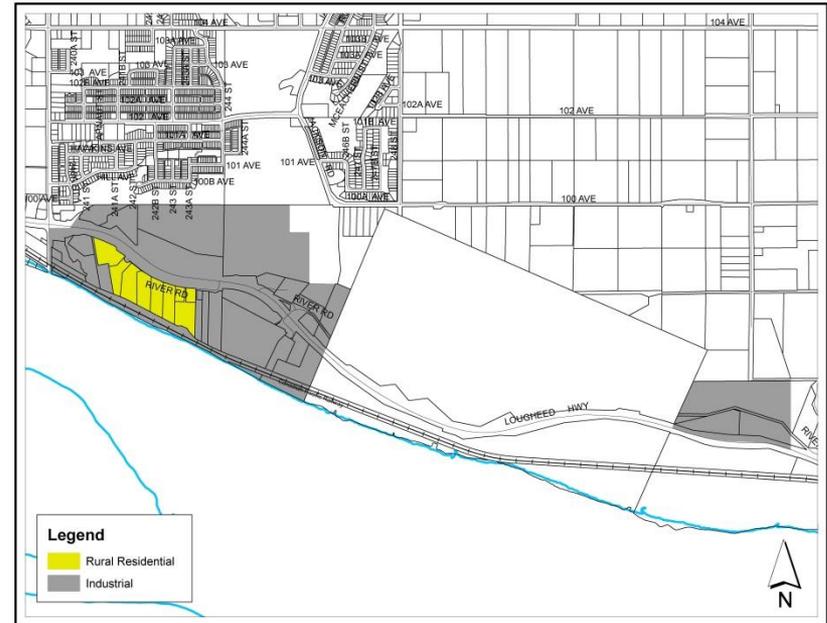
- Revise and proceed with OCP Amending Bylaw No. 7299-2016 to designate Area 1: 256th Street Lands as **Industrial Reserve** and include criteria on servicing, buffering and noise attenuation, transportation and access, gravel reserves and environmental protection.



Next Step: Area 2



- Proceed with preparation of OCP amending bylaw for Area 2: Lougheed Lands, incorporating the **Industrial** and **Rural Residential** designation.



Recommendation



- 1. That staff be directed to amend the OCP Bylaw No. 7299-2016 to designate lands in Area 1: 256th Street Lands as outlined in the report “Employment Lands Consultation Outcomes and Next Step Options” dated May 2, 2017 as Industrial Reserve and that the policies include criteria to establish requirements for future development.**
- 2. That Staff be directed to prepare an OCP Amending Bylaw to designate as Industrial and Rural Residential those lands in Area 2: Lougheed Lands, as outlined in the report “Employment Lands Consultation Outcomes and Next Step Options” dated May 2, 2017.**

