



**Yennadon Lands
128 Ave and 232 Street
Land Owners' Workshop Summary &
Employment Land Use Process**

Council Workshop Meeting

June 18, 2019



Background

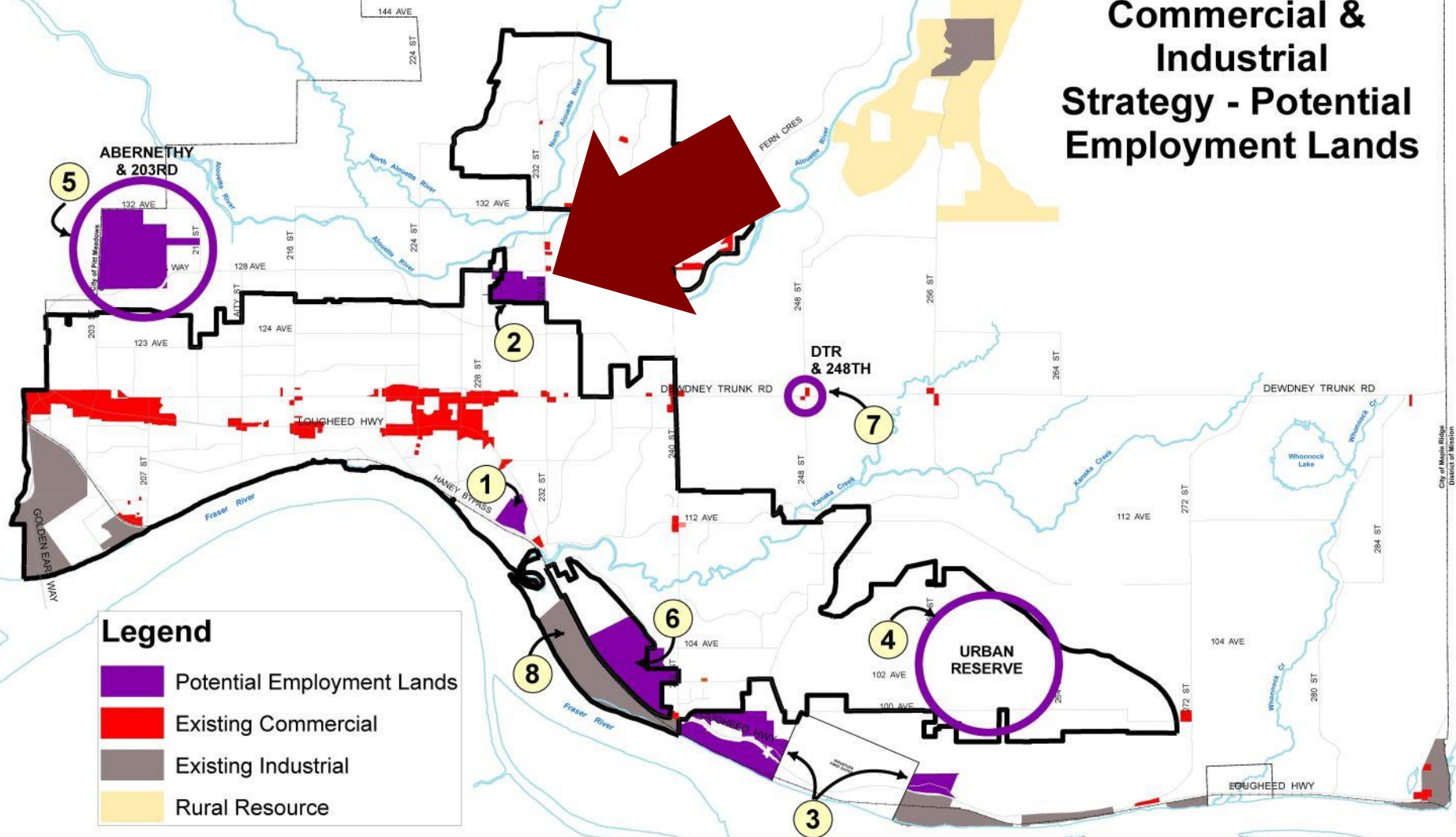


The Commercial and Industrial Strategy identified:

- 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



Legend

- Potential Employment Lands
- Existing Commercial
- Existing Industrial
- Rural Resource

Background



- 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



- On May 10, 2016, directed staff to redesignate the 11 subject properties located at 128 Avenue and 232 Street to facilitate future employment opportunities.
- On April 16, 2019 Council, after receiving a staff report, referred the Yennadon Lands back to staff for further evaluation:
 - To meet with the land owners to assess their interests for the Lands.
- On June 6, 2019 Staff met with the land owners to discuss future options for the lands at 128 Avenue and 232 Street.



What We Heard



Key Questions:

- Timing – related to the process thus far and the planning process ahead;
- Steps ahead – clarity sought on the steps in an employment land use process;
- Criteria –the basis for making future land use decisions and evaluating each property;
- Other option – comparison between employment land use process and individual OCP/Rezoning applications.



What We Heard



Strong Levels of Support:

- 11 of the 13 owners expressed interest in pursuing a planning process;
- Expressed interest in gaining clarity on their land use future;
- General support for an employment future:
 - Although some expressed interest only in the OCP amendment, not in redeveloping in their properties in the short term.
- Some interest in pursuing a shared OCP/rezoning application should the employment land use process not proceed:
 - Land owners acknowledge some challenges with proceeding independently.



Employment Land Use Process



1. To review suitable and sensitive employment land uses.
2. Discuss possible employment visions with the community.
3. Outline potential land use policy and regulatory amendments.



WE ARE
HERE

Consultation Process



- Consultation with land owners and wider local community and stakeholders is proposed:
 - Small Group Workshop;
 - Charrette or Design Workshop;
 - Community Open House;
 - Survey and social media input.
- Continue with interdepartmental discussions.
- Undertake intergovernmental and First Nation referrals.



Employment Land Use 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.



In-Stream Applications



- Staff have received past enquiries and applications for these lands.
- Looking forward, and consistent with past practices of Council;
 - Defer any new applications until any potential OCP amendments from the Yennadon Lands process are presented at Public Hearing and given third reading.
 - This would allow 2019-119-RZ for a C-2 commercial development at the corner of 128th Ave and 232nd St to proceed.



Recommendations



1. That the employment redesignation process and consultation strategy for the Yennadon Lands, as outlined in the report titled “Employment Land Use Suitability Assessment: Yennadon Lands”, dated April 16, 2019, be endorsed; and
2. That the process for in-stream rezoning applications in the Yennadon Lands, as outlined in the report titled “Employment Land Use Suitability Assessment: Yennadon Lands”, dated April 16, 2019, be endorsed; and



Recommendations



3. That, in respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that the only additional consultation to be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, is the undertaking of the consultation process as described in the report titled "Employment Land Use Suitability Assessment: Yennadon Lands", dated April 16, 2019.



Alternative Recommendations



1. That the lands identified in Strategy #4: 232 Street / 128th Avenue in the Commercial & Industrial Strategy: 2012-2042 (August 2014) not be redesignated to “Industrial” for “Mixed Employment” use.

