

North 256 Street Industrial Lands Area Plan

Official Community Plan Amending Bylaw No. 8087-2026
Third Reading

Presented by:

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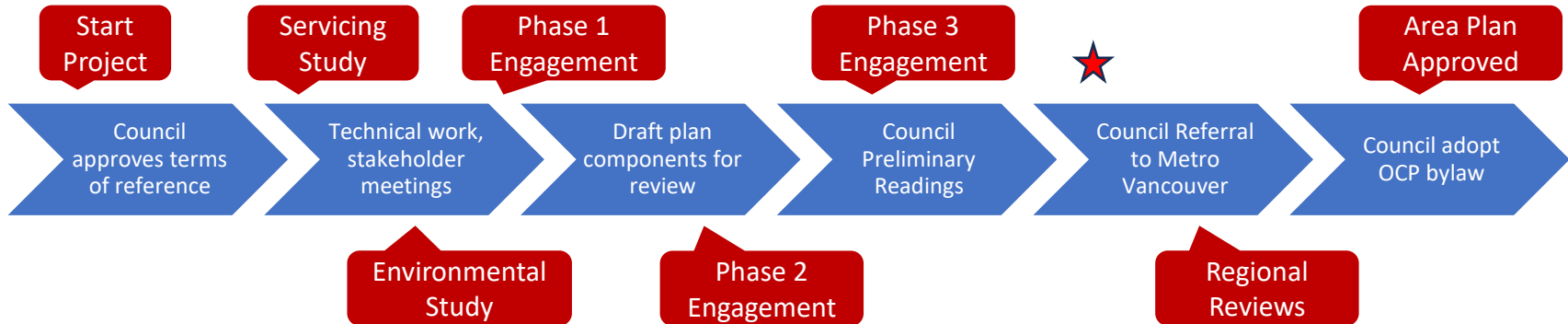
January 27, 2026



Purpose of the Area Plan

- A new area plan to facilitate a light industrial area that accommodates new business and employment growth while considering the features of the lands
- Increasing and improving the supply of industrial lands will:
 - support a prosperous local economy
 - accommodate additional employment opportunities
 - spur business investment
 - enhance the property tax base
- Providing long-term, community-wide benefits

Process / Timeline



Engagement Program

- Three phases of engagement with opportunities to participate:
 - local property owners, developers
 - external agencies, interest groups
 - business community, public
- Engagement forms: interest holder and public information meetings, online surveys, notices via City's website, newsletter, social media
- Online engagement sessions held January 14 and 15, and Public Hearing held January 20, 2026

Comments from the Public Hearing

Transportation:

- Traffic volumes, truck movements
- Intersection safety, road crossings, unconnected sidewalks
- Lack of transit service to the area
- Abernethy Way corridor extension schedule
- Transportation upgrades needed before development occurs

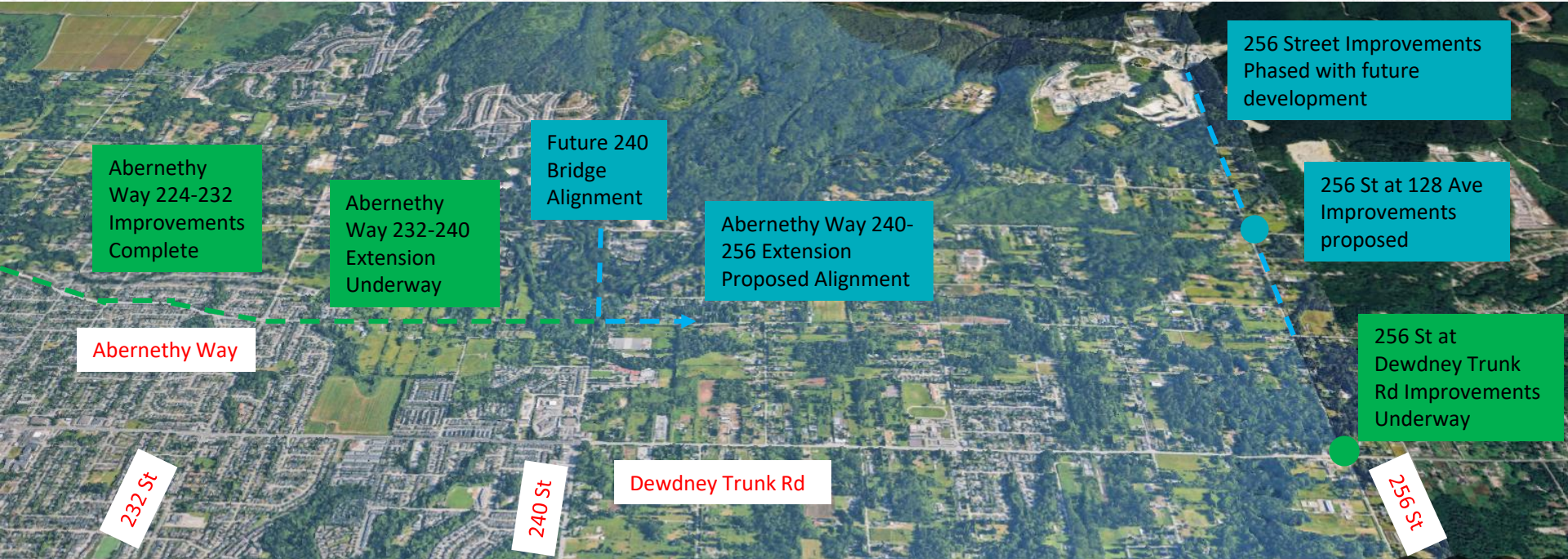
Environment:

- Inadequate environmental review and protections in place

Staff Comments

- The Area Plan is needed to create a foundation on which new development and infrastructure can be planned
- Official Community Plan establishes long-term land use policies that:
 - Promote local business and support local job growth
 - Support the goals of Economic Development Strategy
- All future development will require detailed environmental assessments on a site-by-site basis

Transportation Project Works



Abernethy Way 224-232 Improvements Complete

Abernethy Way 232-240 Extension Underway

Future 240 Bridge Alignment

Abernethy Way 240-256 Extension Proposed Alignment

256 Street Improvements Phased with future development

256 St at 128 Ave Improvements proposed

256 St at Dewdney Trunk Rd Improvements Underway

Abernethy Way

232 St

240 St

Dewdney Trunk Rd

256 St

Recommendations

THAT Council direct staff to submit a request to amend the regional land use designations and extend the Urban Containment Boundary of the Regional Growth Strategy for the North 256 Street Industrial Lands Area Plan, as shown in Attachment C to the report dated January 6, 2026, titled "North 256 Street Industrial Lands Area Plan Official Community Plan Amending Bylaw No. 8087-2026", to the Metro Vancouver Regional District Board for approval.

THAT Council direct staff to submit an updated Regional Context Statement, as included as Schedule A of Attachment G to the report dated January 6, 2026, titled "North 256 Street Industrial Lands Area Plan Official Community Plan Amending Bylaw No. 8087-2026", reflecting the proposed regional land use designations in the North 256 Street Industrial Lands Area Plan and associated edits to Chapter 6 - Employment of the Official Community Plan, to the Metro Vancouver Regional District Board for acceptance.

THAT Council direct staff to submit a request to amend the Fraser Sewerage Area to include properties eligible for sewerage services within the North 256 Industrial Lands Area Plan as shown in Attachment F to the report dated January 6, 2026, titled "North 256 Street Industrial Lands Area *Plan Official Community Plan Amending Bylaw No. 8087-2026*", to the Greater Vancouver Sewerage & Drainage District Board for approval.