

BEVAN INDUSTRIAL LANDS

Village of Cumberland

Conceptual Planning Workshop Brief



DATE: Tuesday, October 22nd, 2019
TIME: 10:00 - 2:00pm
LOCATION: Council Chambers, Village of Cumberland, 2673 Dunsmuir Avenue
250-336-2291



Agenda

- 10:00 am** *Welcome & Introductions*
- 10:15 am** *Presentation: Overview of Bevan Lands*
- 10:30 am** *Table Discussion: Opportunities & Constraints*
- 11:00 am** *Presentation: Market Analysis & Industrial Development Examples*
- 11:30 am** *Table Discussion: Ideas and Interests for Bevan Lands*
- 12:00 pm** *Lunch (included)*
- 12:30 pm** *Table Discussion: Site Concept Planning & Principles (or Key Features) for Development*
- 1:30 pm** *Presentation: Review and Next Steps*
- 2:00 pm** *Workshop ends*

— *A summary of the workshop proceedings will be provided to the participants within a few weeks after the workshop.* —

Welcome!

This workshop brief provides you with a summary of the background information we currently have for the Bevan Lands Industrial site. As you read through, make notes on missing information, key interest areas for your organization, and ideas and questions you have about the lands. In this way, we hope to get a full picture of the Bevan Lands and combine our knowledge and ideas in creating a plan for the area at the workshop.

PURPOSE OF THE WORKSHOP

To work with stakeholders in developing the framework and conceptual schematic plan for Bevan Industrial Lands (see map 1).

INTRODUCTION

Cumberland's Bevan Industrial Lands (the "Bevan Lands") contain approximately 500 hectares (1,235 acres) of land zoned for industrial use and represent approximately 84% of the remaining industrial lands within the entire Comox Valley.

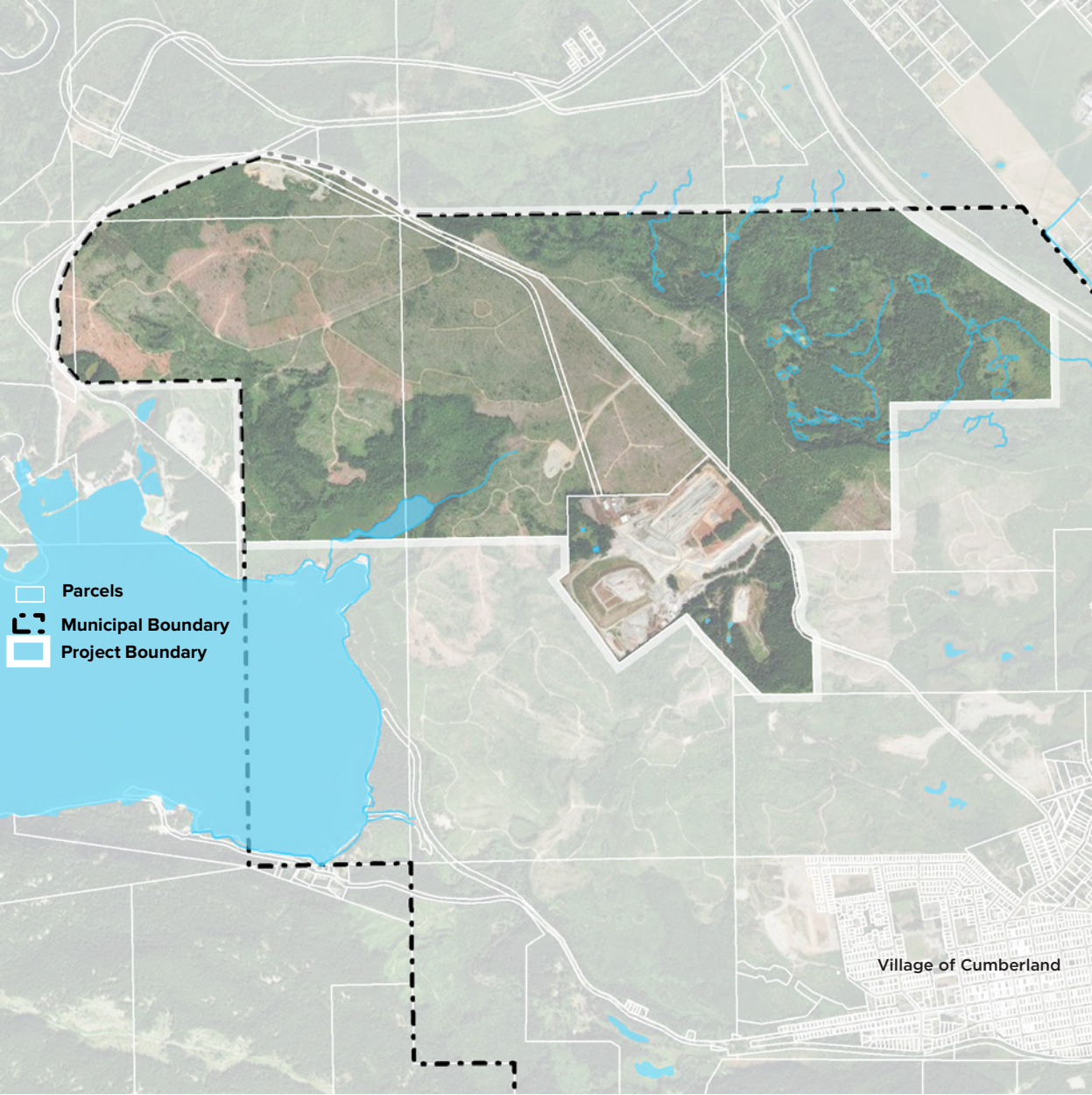
MAPS

The following section includes a number of maps that outline key physical and policy related attributes of the Bevan lands.



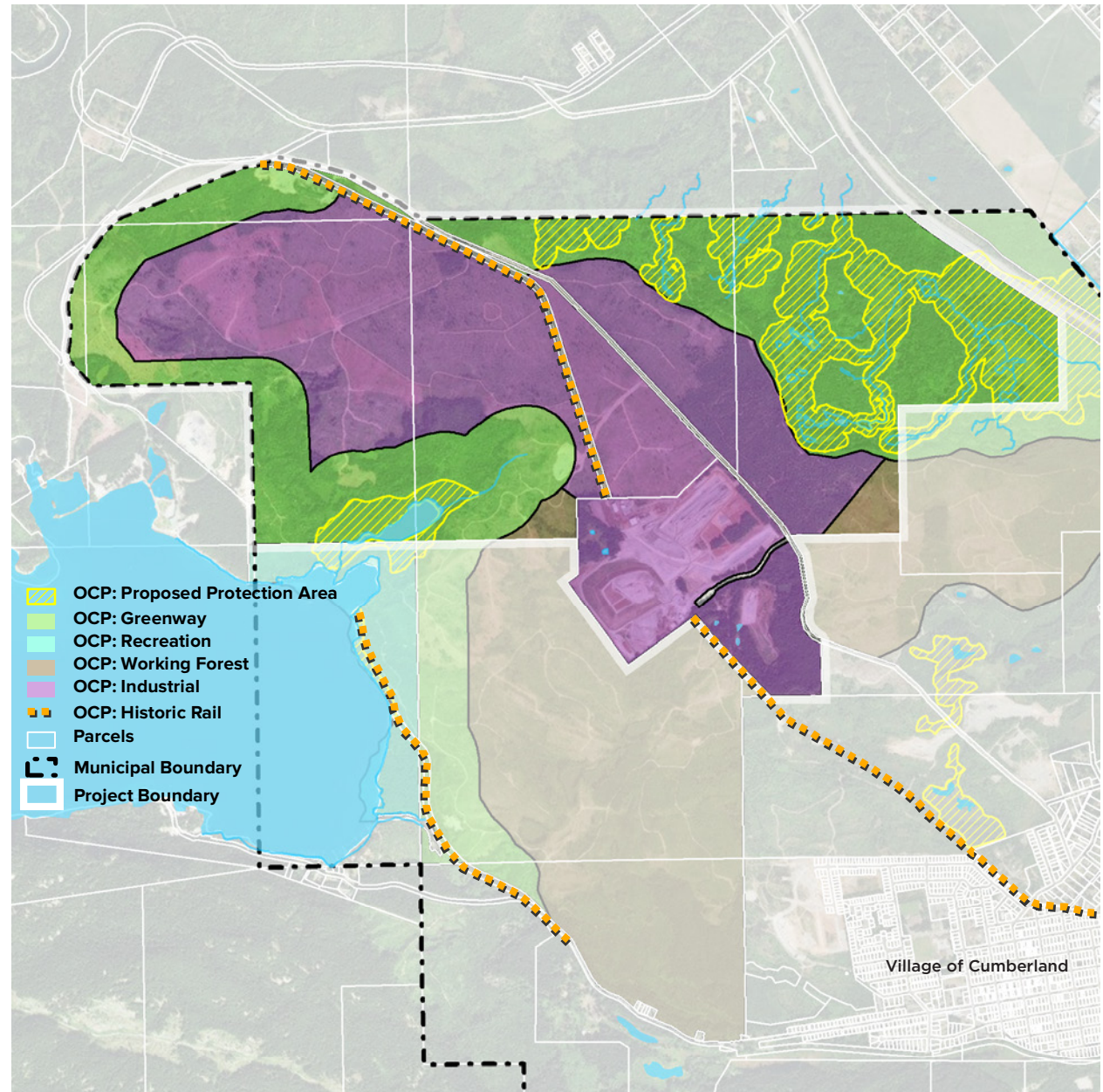
Map 1. Bevan Industrial Lands - Context and Subject Area

The Bevan lands are located along Bevan Road situated approximately 2.5 kilometers north of the Village core.



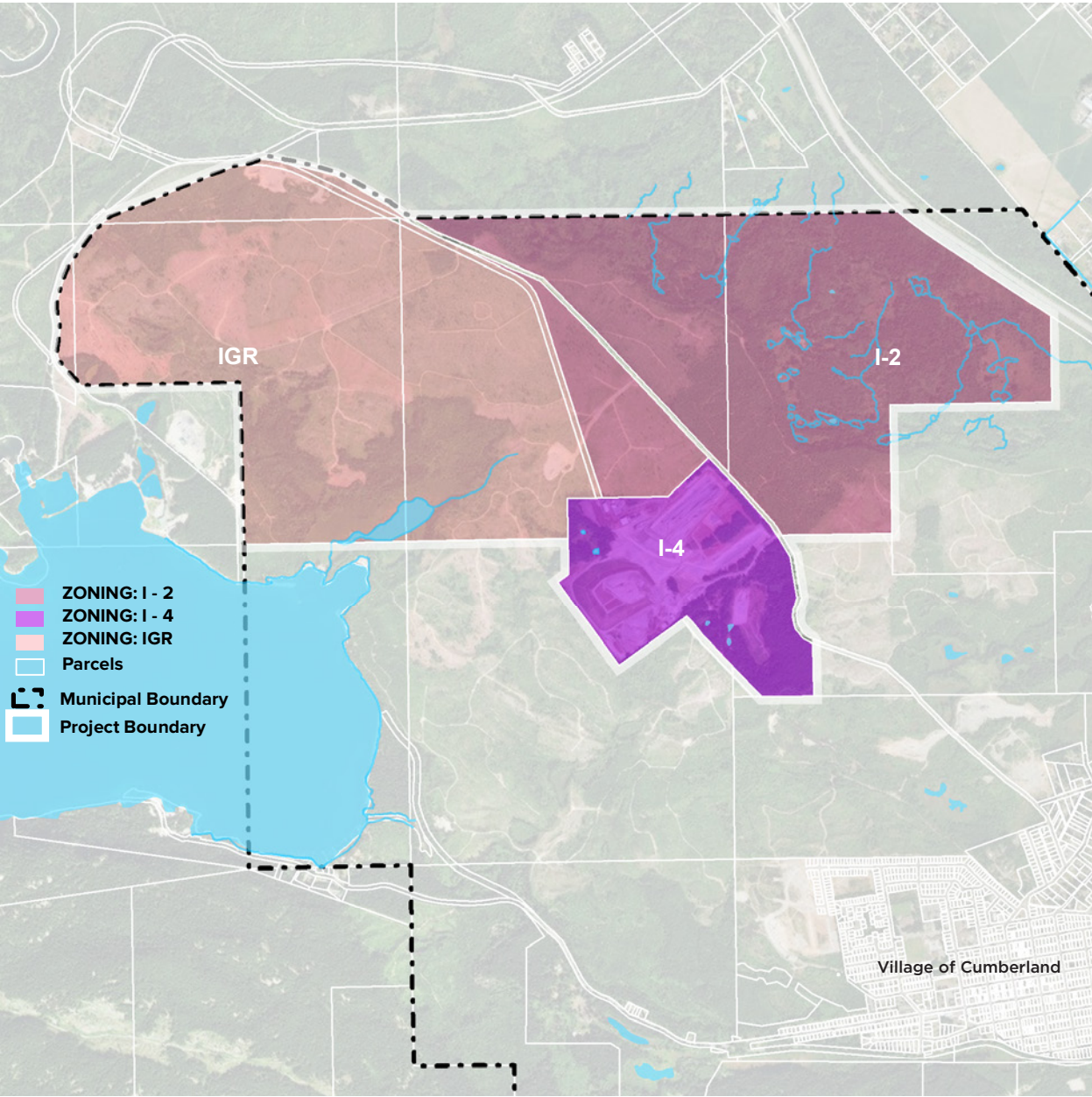
Map 2. Official Community Plan - Future Land Use

- This area is largely designated 'Industrial' with 'Greenway', 'Recreation', and 'Working Forest' along the perimeter of the site.
- There is a "Historic Railway" bisecting the site.
- The Area designated as "Industrial" is also Development Permit Area (DPA) for Industrial.
- The Official Community Plan (OCP) designates several environmental protection areas on the subject lands, including 'Wetlands' and Watercourses' and 'Connectivity'.
- Development Permit Areas - DPA (not shown on the map, but available online in the Official Community Plan):
 - Industrial DPA
 - Groundwater Protection DPA
 - Parcel Requiring Farmland Protection DPA
 - Wildlife Urban Interface Lands and Working Forest DPA



Map 3. Zoning – Schedule A with Bevan Lands Outlined

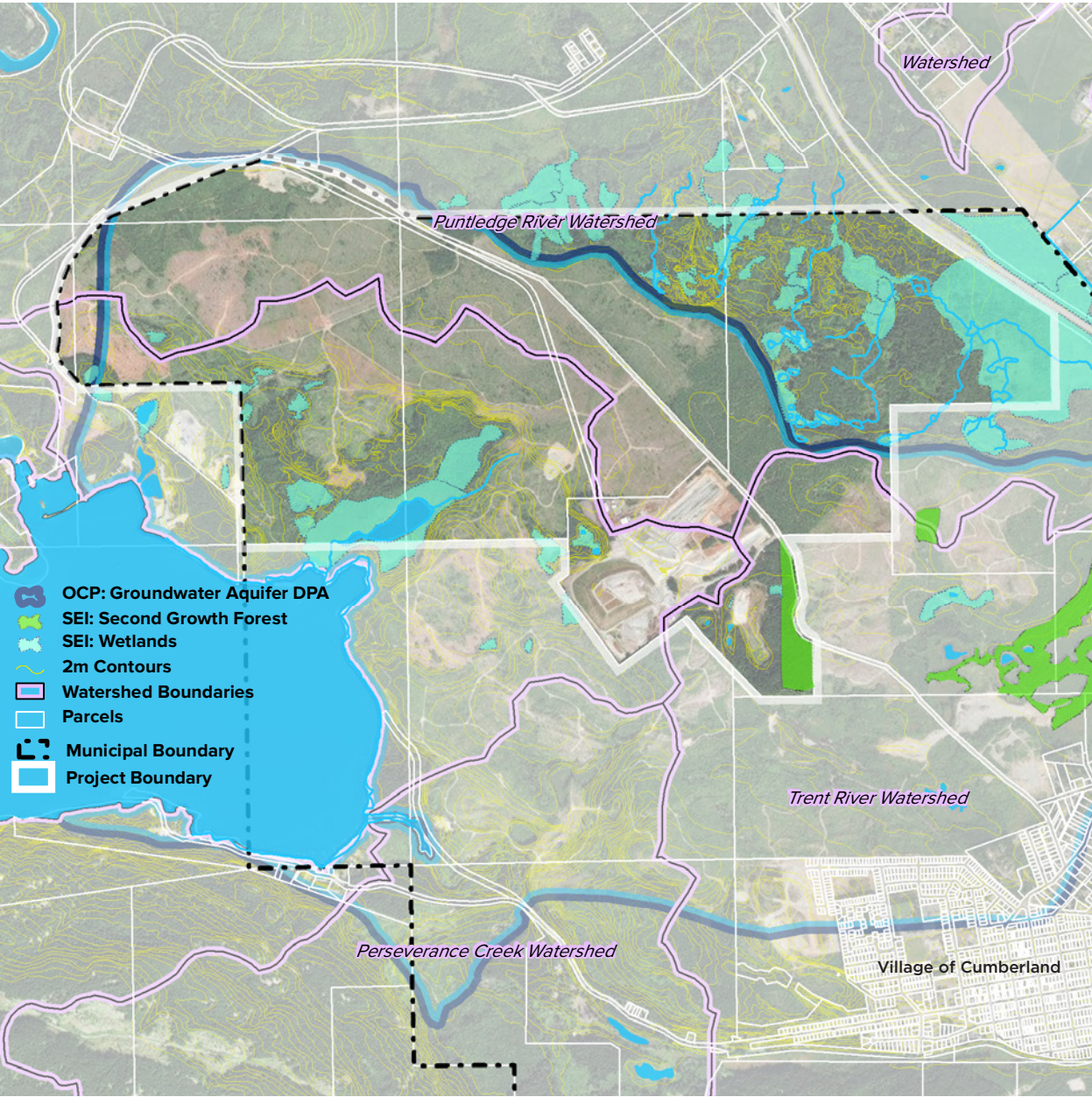
This area is primarily Private Managed Forest Land and accounts for approximately 300 hectares of land specifically zoned for heavy industrial use (I-2), as well as a further 300 hectares (approximate) zoned as Industrial Greenways Reserve Zone (IGR) which allows for a variety of uses, including such industries as tree and shrub nurseries, cannabis manufacturing and forest management (i.e. silviculture). It also includes Refuse Industrial zone (I-4), with principal uses as compost facility, recycling facility, and refuse disposal site.



Map 4. Environment Attributes

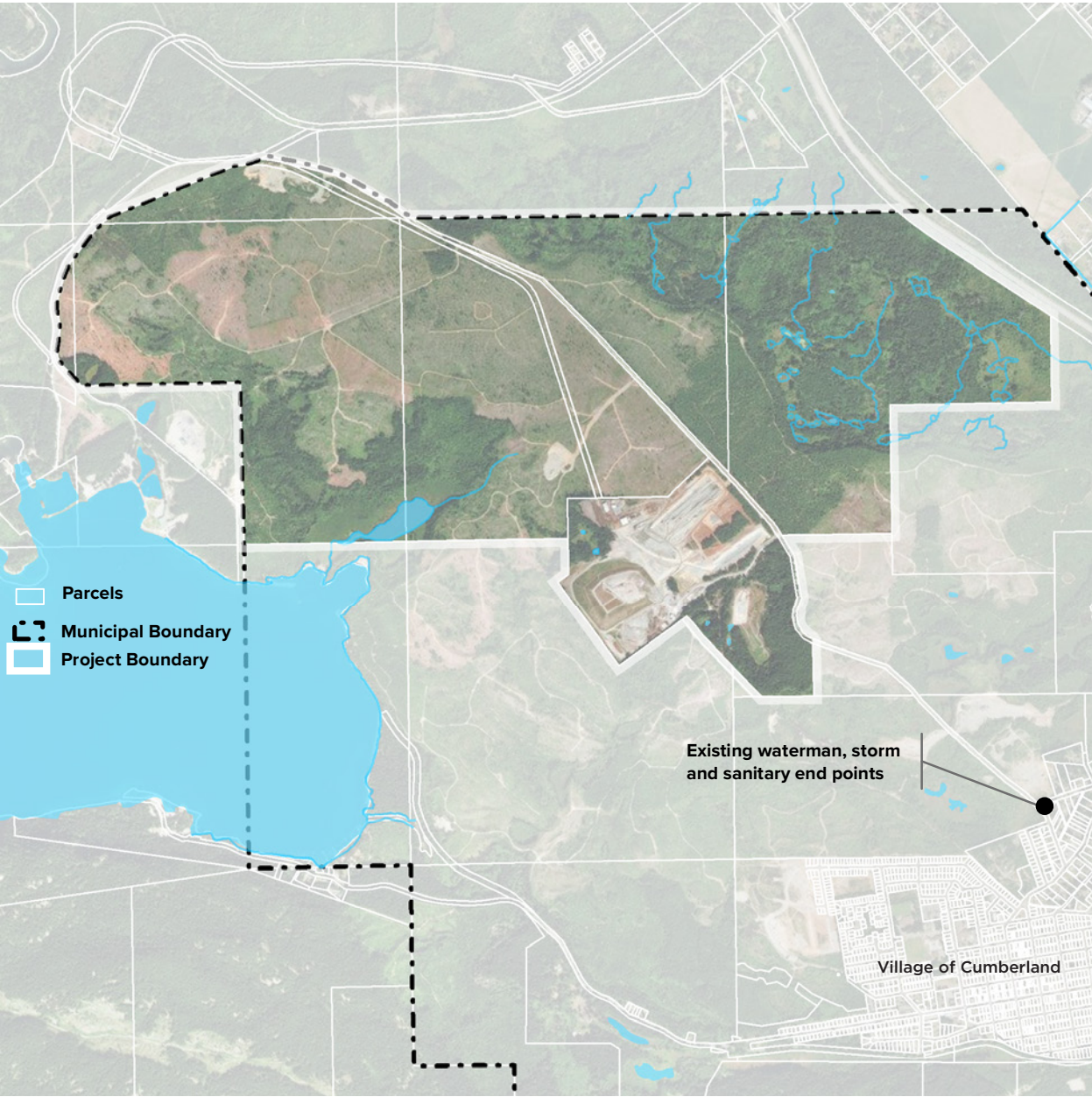
The Bevan lands occupy an area with important physical and environmental attributes to be considered in the planning of the site:

- Sensitive Environmental Inventory areas
 - Second growth forest
 - Wetlands, lakes, streams (including fish bearing waters)
 - Groundwater aquifer and sensitive springs
 - Parks, Community Forest
 - OCP Proposed protection area
- Trails – proposed and existing
- Land topography and slopes, including a significant escarpment
- The Village supports the protection and enhancements of these environmental assets within the Official Community Plan, and Economic Development Strategy.



Map 5. Infrastructure & Servicing

- The Bevans Lands are currently not serviced with major infrastructure. However if serviced, this would add significant value/attraction to the interest in, and development of these lands.
- Currently, newly proposed developments must incorporate/ utilize onsite services (i.e. wells, septic).
- The Village recognizes that expansion of on-site servicing as part of ongoing development has the potential to adversely effect environmentally sensitive areas (e.g. groundwater, wetlands, streams, etc).
- Based on current interest/ demand, the Village is exploring options to service the Bevan Lands as it would:
 - *Protect sensitive environmental assets such as groundwater, wetlands, streams, etc.*
 - *Add value to investment/ development opportunities within these industrial lands.*



Policy Review

The following are some of the key policy considerations for the Bevan Lands.

- The Regional District plans reference the need to protect industrial lands from conversion to commercial uses.
- The Cumberland economic development strategy and engagement reference a range of diverse options and issues, such as: challenges for businesses to expand, desire to diversify tax base, prioritizing quality of life and ecological protection, desire for sustainable forms of business.
- To proactively enable industrial intensification/densification, refinements to the zoning bylaw and more assertive municipal policies would need to be explored.
- Although a wide range of industrial uses should be permitted, accessory or other uses should be limited to a scale that is supportive of industrial activities, unless there is conscious intent to introduce commercial and/or residential uses to the area.
- Knowledge-based and tech sectors with many employees in office space are generally more appropriately located in urban centres and close to downtown amenities.
- The OCP outlines support for development which “includes industries that are aimed at mainstreaming environmental, climate, and social considerations into the operations of enterprises.”
- Previous plans for the Bevan Lands suggest interest in having a focused theme (for example, forestry / wood products in early 2000) or, more recently, an openness to discussion of mixed use, commercial, residential on the Bevan lands. Should this be an idea to explore, impacts to business and housing throughout the Village should be considered.

Market Assessment

The following is a summary of key findings of a preliminary market assessment done for the Bevan lands.

REGIONAL CONTEXT

- The Comox Valley region has a strong demand and under-supply of industrial lands. It is likely the development of the Bevan lands would serve the entire region, not just the Village of Cumberland.
- The Comox Valley's net vacant industrial land supply was estimated at 1,135 acres; 956 acres in the Village of Cumberland (2016). The projected regional demand for employment land is in the range of 300 to 430 acres between 2011 and 2045. That equals 3.9 acres per year of industrial land under status quo forecast, or up to 7.2 acres per year under the high growth scenario.
- It is important to understand that in a market that has an under-supply of lands, absorption rates are not an accurate reflection of demand. Instead if more land were to become available (such as the Bevan lands coming to market), the demand could be significantly higher. Also that demand can be cyclical and linked to wider economic conditions or specific major initiatives.

NOTABLE INDUSTRIAL TRENDS

- There is trend, internationally and North America, towards industrial intensification / densification, that can take different forms, ranging from higher ceilings with racking in distribution centres, more shift workers or investments in automation equipment, and multi-level buildings in inner-city locations. However, this trend is focused in high cost locations, and likely limited in Cumberland.
- The types and definitions of industrial activities are evolving and becoming more diverse, with different types of increasingly lighter and less impactful industrial, some with a higher proportion of accessory uses, requiring new and different types of spaces.
- Industrial areas can contain a certain amount of accessory and commercial activities that are related or supportive to the primary industrial use, and may also provide local-employee serving amenities. However, substantial commercial development in an industrial district can destabilize or displace industrial uses by increasing values and by introducing land use conflicts.
- Stratification or condominium tenure of industrial buildings, with units individually owned rather than leased, is not a new concept, but has increased over the past few years.

Industrial Development Examples



FUNCTION JUNCTION WHISTLER

Inclusive industrial and supporting industrial services, including retail

- Function Junction is located 10mins south of Whistler Village. Properties are zoned industrial and include light industrial uses, commercial services and certain office uses supporting industrial uses. This includes small cafes, workshop spaces, warehouses, breweries and retail shops, described in a local website as “an eclectic smorgasbord of culture...” (Whistler Insider). The area is popular for businesses, in that, rents are considerably lower in the area. In addition, as the name ‘Function’ states, the area historically was seen as a place for locals to meet daily needs, less touristic than the village site.



INNOVISTA ECO-INDUSTRIAL PARK, HINTON AB

- Innovista is an eco-industrial park located on Highway 16 near Hinton Alberta. The industrial park includes 108 acres of greenfield development site, with 32 acres of parks and ecological reserves. Lot sizes vary (phase 1 included 2 - 7 acres lots) and it is zoned M-E1 Eco-Industrial District. Key features include its own eco-industrial zone (land use bylaw in Alberta), provisions for district energy, green roofs, and reduced development set-backs. The site layout includes easements to allow for transfer of resources between facilities, infrastructure that allows for biological pre-treatment at each site to reduce the amount of wastewater sent to a central WWTP, onsite energy from renewable resources, building orientation to maximize passive heating and cooling, etc. within design guidelines to implement green building strategies, attractive recreational connections, continuity of landscape features, shared facilities, and reduced roadway widths.

Industrial Development Examples



PEMBERTON

Industrial zone that allows residential units with business, live-work and cultural amenities.

- The Pemberton Industrial Park is located 7mins east of downtown Pemberton. The area is fully serviced and offers flexible zoning that allows for up to 4 accessory residential units allowed per lot (800 sqft. each) in conjunction with a business. The area has been an opportunity for new businesses to establish themselves fairly close to the town centre in an area that provides low cost properties and rents. The area is growing in popularity and new developments (Ts'zil Learning Centre and Downtown Enhancement project) scheduled for start-up nearby.



TIN TOWN, COURTENAY

Light industrial zone district that has become a small community

- Tin Town is an eclectic cluster of services with 30 tin clad mixed use residential commercial buildings. This area has grown into a small but unique community/district. Zoned I-2 and MU-4, the area offers a combination of live-work, commercial and light industrial. There are cafes, autobody shops, studio spaces, a school, etc.

— *The information presented in this brief will be discussed in more detail at the workshop. Thank you for attending.* —