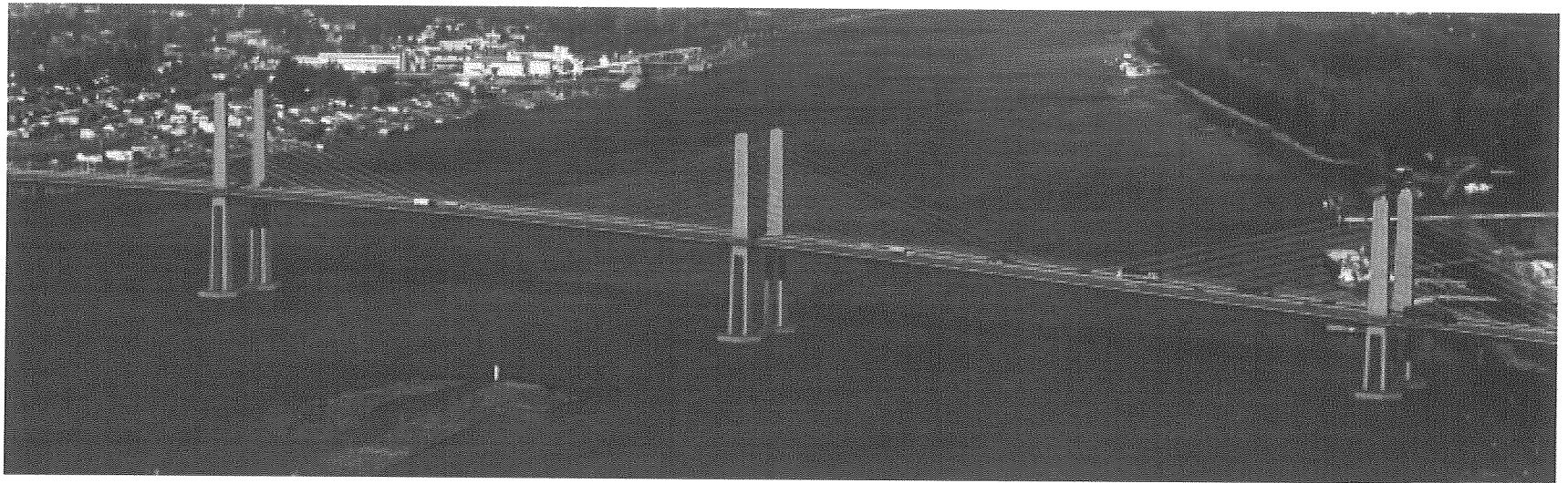


GOLDEN EARS BRIDGE

Community Impacts



Where We Are

- Eastern edge of Metro Vancouver
- Bordered by Pitt Meadows and Mission
- 25,700 hectares
- Mix of land use – emphasis on residential

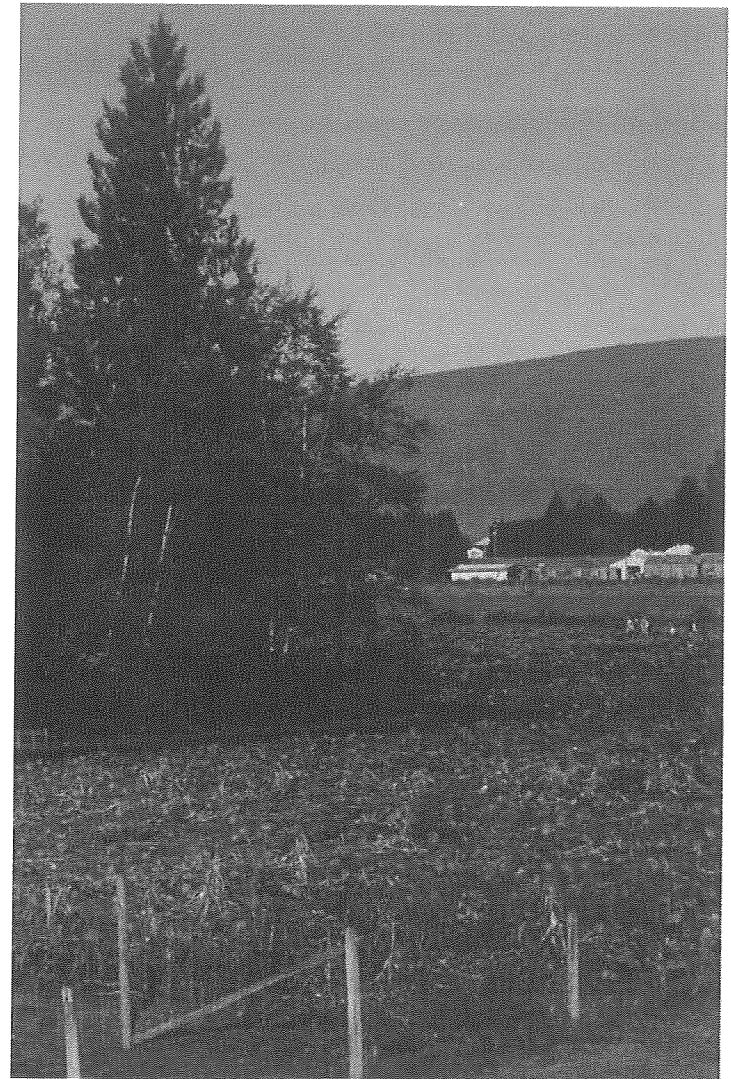


Who we Are

- 75,700 (BC Stats) – 109,000 by 2031
- Aging population – also, family oriented
- Declining household size – more housing units
- Shift in type to multi-family

Employment

- Agriculture – 1615 ha;
\$39 m in farm receipts
- Commercial – 200 ha;
44% vacant or
underutilized;
- Light industrial – 60 ha;



Employment cont'd

- Rural resource lands – 263 ha – gravel resource
- General industrial – 40 ha on 256th Street
- Need 80 – 120 ha – unidentified form



Land Use Impacts

- Agriculture – connector road split some farms - access
- Commercial – higher use of land
- Industrial – connector may provide opportunities for 256th Street
- Residential – may increase our market

Other Impacts

- Increased traffic in neighbourhoods
- Increased ability to access Langley and Surrey
- Pitt River Bridge increased west/east accessibility
- Created ability for regional use – Translink/BCIT
- Good communication – few local inquiries

THANK YOU

