



**City of Maple Ridge**  
**Community Development & Enterprise Services Committee**  
**MEETING AGENDA**  
Monday, January 25, 2021 from 11:00 am – 12:30 pm  
Held virtually including the Blaney Room

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Due to COVID-19 the meeting will be held via Zoom teleconference.  
Participants are asked to join the meeting using the following access information:  
<https://mapleridge-ca.zoom.us/j/97713504020?pwd=dkE3U2JOTkJMY0J2REZ3MTIjSHZDZz09>  
Dial: 778-907-2071 Meeting ID: 977 1350 4020 Passcode: 880063

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1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES**
  - Community Development & Enterprise Services Committee Meeting of January 11, 2021
4. **DELEGATIONS**
  - 4.1. **Conwest Group – Hammond Mill Site**
    - Joe Carreira, Conwest Group

Representatives from Conwest are invited to introduce Conwest and share high level ideas for the Hammond Mill Site.
5. **NEW AND UNFINISHED BUSINESS**
  - 5.1. **Site Selector Tool**
    - Wendy Dupley, Director of Economic Development and Tourism; Karen Stewart, Chief Information Officer; Ron Bertasi, GIS WebTech

Demonstration of the new Site Selector Tool.
  - 5.2. **Gravel Strategy Backgrounder**
    - David Pollock, General Manager Engineering Services

Verbal overview of the 256 Street gravel resources, ownerships, and existing Gravel Strategy.
  - 5.3. **2021 Committee Meeting Schedule**

Consideration of the proposed 2021 Committee meeting schedule.
  - 5.4. **Information Items (Discussion Optional)**
    - 5.4.1 – 2020 Citizens Survey: Importance and Satisfaction of Service Areas Map
    - 5.4.2 – Cushman and Wakefield Q4 2020 Industrial Statistics

6. **QUESTION PERIOD**

7. **NOTICE OF CLOSED MEETING**

The meeting will be closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter* as the subject matter being considered relates to the following:

Section 90(1)(j) Information that is prohibited or information that if it were presented in a document would be prohibited from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act.

Any other matter that may be brought before the Committee of Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

8. **ADJOURNMENT**

**QUESTION PERIOD**

Question Period provides the public with the opportunity to ask questions or make comments on items in the agenda. Each person will be given 2 minutes to speak. Up to ten minutes in total is allotted for Question Period.

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City of Maple Ridge  
Community Development & Enterprise Services Committee  
MEETING MINUTES

The Minutes of the Regular Meeting of the Community Development & Enterprise Services Committee held virtually and in the Blaney Room, City Hall on January 11, 2021 at 9:02 am.

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**COMMITTEE MEMBERS PRESENT**

Councillor Yousef\*  
Councillor Dueck  
Councillor Svendsen

**STAFF MEMBERS PRESENT**

Al Horsman	Chief Administrative Officer
Christine Carter*	General Manager Planning and Development Services
Laura Benson	Senior Policy and Sustainability Analyst
Wendy Dupley*	Director, Economic Development and Tourism
Charles Goddard	Director of Planning
Lisa Zosiak*	Manager of Community Planning
Amanda Grochowich*	Planner 2
Erin Mark	Clerk 3

\*Participated remotely due to the COVID-19 pandemic.

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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2021-001

It was moved and seconded

**That the agenda for the January 11, 2021 Community Development & Enterprise Services Committee meeting be approved as circulated.**

CARRIED

**3. ADOPTION OF MINUTES**

R/2021-002

It was moved and seconded

**That the minutes from the November 30, 2020 Community Development & Enterprise Services Committee meeting be adopted as circulated.**

CARRIED

**4. DELEGATIONS – Nil**

## **5. NEW AND UNFINISHED BUSINESS**

### **5.1. Yennadon Lands Concept Plan**

The General Manager Planning and Development Services introduced the item and A. Grochowich, Planner, provided a summary presentation of the Yennadon Lands Concept Plan. The Director of Planning requested comments from the Committee regarding their vision for the types of uses and businesses they felt would be most suitable for the study area.

The Committee provided comments on the plan and types of uses that are economic drivers for the community, provide commercial/industrial spaces that are in demand while protecting environmental sensitive areas and being mindful of increased traffic in the area. The Director of Planning received these comments and stated they would be considered during the development of the policies associated with the Yennadon Lands Concept Plan.

### **5.2. Economic Development Strategy – Terms of Reference**

The Chief Administrative Officer provided a brief background on the item and the Director of Economic Development and Tourism delivered an overview of the proposed Terms of Reference that will guide the development of an official community economic development strategy and requested Committee member feedback.

Committee members provided their comments on the Terms of Reference including land availability, local industry growth and projections of labour shortages and unemployment levels. Members requested additional information on the Community Site Selector Profile, which staff advised will be provided at an upcoming Committee meeting. The Committee requested that retail be included in the sector gap analysis.

The Director of Economic Development and Tourism received the comments and stated they will be considered before the Economic Development Strategy is issued for tender.

### **5.3. Community Development & Enterprise Services Committee Terms of Reference**

The Chief Administrative Officer and Senior Policy and Sustainability Analyst introduced proposed amendments to the Committee's mandate that were made based on the discussion during the November 30, 2020 Committee meeting. Staff requested feedback from the Committee on the proposed amendments to the Committee's Terms of Reference mandate.

All Committee members supported the changes to the Terms of Reference mandate. Staff will provide the revised Terms of Reference to Council for approval.

**5.4. Information Items (Discussion Optional)**

**5.4.1 Backgrounder: 2014-2018 Employment Lands Investment Incentive Program (ELIIP)**

The Senior Policy and Sustainability Analyst and Chief Administrative Officer spoke about the report that was included as background information only and clarified that staff are not suggesting an incentive program be offered at this time.

Staff responded to questions from the Committee regarding the Incentive Program and the various factors that attract businesses to communities.

**6. QUESTION PERIOD – Nil**

**7. ADJOURNMENT at 10:20 a.m.**

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Councillor Judy Dueck, Chair

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City of Maple Ridge  
Community Development & Enterprise Services Committee  
2021 Meeting Schedule

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Meetings are scheduled from 10:30 am – 12:00 pm and will be held virtually including the Blaney Room until further notice.

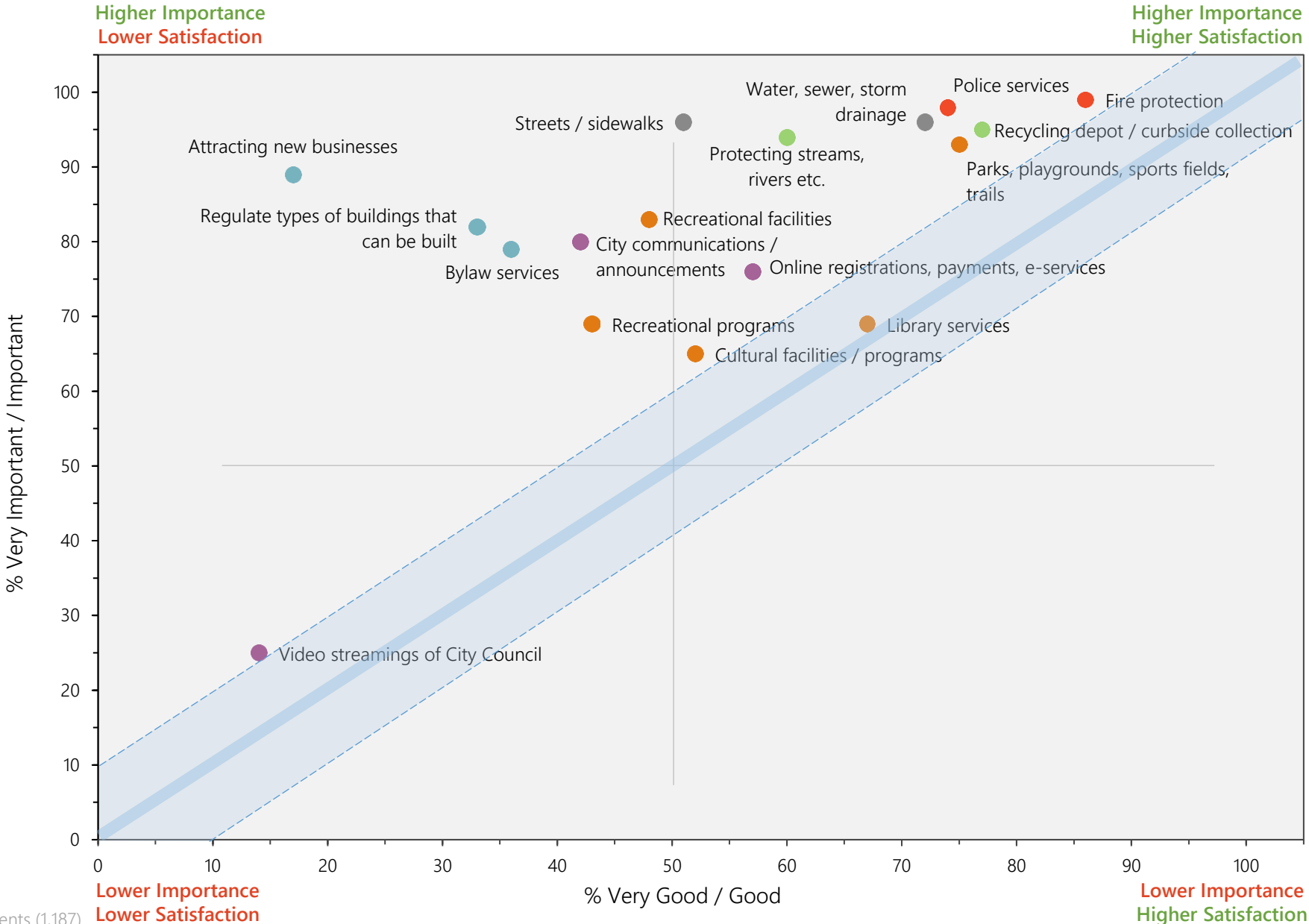
- Monday March 8
- Monday April 12
- Monday May 3
- Monday June 7
- Monday July 5
- Monday September 13
- Monday October 4
- Monday November 1
- Monday December 6

**Notes:**

- Meeting dates, times and locations are subject to change and additional meetings may be added as required
- The proceedings of the Committee are to be conducted in public, unless the subject matter being considered falls within an applicable subsection of Section 90 of the Community Charter.

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# IMPORTANCE & SATISFACTION OF SERVICE AREAS: MAP



## 5.4.1

2020 Base: Total residents (1,187)  
 Q3. The following is a list of services that the City currently provides. First, please rate how important each service is to you. / Q4. Next, how satisfied are you with each of these services?

# CUSHMAN AND WAKEFIELD INDUSTRIAL STATISTICS Q4 2020



Municipality	Building Inventory (sf)	Vacant Space for Sale	% Vacant for Sale of total Vacant	Vacant Space for Lease	% Vacant for Lease of total Vacant	Total Vacant Space (sf)	% Vacant TOTAL	Available Space	% Available TOTAL	Absorption	Under Construction (sf)
Abbotsford	8,140,690	12,188	8.66%	128,540	91.34%	140,728	1.73%	128,540	1.58%	-52,071	799,952
Delta	26,306,723	9,067	7.46%	112,543	92.54%	121,610	0.46%	306,507	1.17%	371,105	255,224
Langley	17,425,947	0	0.00%	353,162	100.00%	353,162	2.03%	530,521	3.04%	40,145	215,647
Surrey	38,832,734	90,218	28.48%	226,561	71.52%	316,779	0.82%	371,111	0.96%	235,083	1,041,426
TFN	453,620	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0
Burnaby	31,228,525	16,127	2.82%	556,521	97.18%	572,648	1.83%	766,419	2.45%	72,051	92,863
Coquitlam	7,824,367	0	0.00%	31,679	100.00%	31,679	0.40%	161,954	2.07%	46,383	0
Maple Ridge	4,328,912	2,430	2.47%	95,970	97.53%	98,400	2.27%	129,658	3.00%	-5,781	0
New Westminster	5,226,161	0	0.00%	2,563	100.00%	2,563	N/A	5,763	0.11%	-2,563	0
North Shore	5,806,205	0	0.00%	44,420	100.00%	44,420	0.77%	62,768	1.08%	-16,026	0
Port Coquitlam	7,355,473	46,830	28.10%	119,828	71.90%	166,658	2.27%	171,053	2.33%	245,849	735,093
Port Moody	1,016,860	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0
Richmond	39,388,897	12,609	2.23%	552,650	97.77%	565,259	1.44%	681,411	1.73%	71,301	632,713
Vancouver	24,574,899	58,891	8.19%	660,026	91.81%	718,917	2.93%	981,053	3.99%	43,668	312,501
<b>TOTAL:</b>	<b>217,910,013</b>	<b>248,360</b>	<b>7.93%</b>	<b>2,884,463</b>	<b>92.07%</b>	<b>3,132,823</b>	<b>1.44%</b>	<b>4,296,758</b>	<b>1.97%</b>	<b>1,049,144</b>	<b>4,085,419</b>
<b>Fraser Valley</b>	91,159,714	111,473	11.96%	820,806	88.04%	932,279	1.02%	1,336,679	1.47%	594,262	2,312,249
<b>Lower Mainland</b>	126,750,299	136,887	6.22%	2,063,657	93.78%	2,200,544	1.74%	2,960,079	2.34%	454,882	1,773,170
<b>Total</b>	<b>217,910,013</b>	<b>248,360</b>	<b>7.93%</b>	<b>2,884,463</b>	<b>92.07%</b>	<b>3,132,823</b>	<b>1.44%</b>	<b>4,296,758</b>	<b>1.97%</b>	<b>1,049,144</b>	<b>4,085,419</b>

**Please Note:**

Cushman & Wakefield Ltd. industrial survey inventory (Includes government owned and occupied or government leased space)  
 Stats are calculated based on physically vacant space including For Sale, For Sale/Lease, For Lease and For Sublease categories  
 Incomplete Industrial Projects do not qualify as vacant space in the vacancy rate calculation  
 Absorption is the measure of the net change in occupied space over the last quarter  
 Available Space is calculated using existing inventory