

City of Maple Ridge

COUNCIL WORKSHOP AGENDA

April 16, 2019

2:30 PM or

***Immediately following the 1:30 PM Committee of the Whole Meeting
Blaney Room, 1st Floor, City Hall***

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.

REMINDERS

DATE

Public Hearing

7:00 p.m.

1. **APPROVAL OF THE AGENDA**
2. **ADOPTION OF MINUTES**
- 2.1 Minutes of the April 2, 2019 and April 9, 2019 Council Workshop Meetings
3. **PRESENTATIONS AT THE REQUEST OF COUNCIL**
4. **UNFINISHED AND NEW BUSINESS**
- 4.1 **Open Government Portal Development Tracking – Presentation**
 - Christina Crabtree, Chief Information Officer
- 4.2 **Commercial and Industrial Strategy – Employment Lands Update**

Staff report dated April 16, 2019 providing information on Commercial and Industrial Strategy – Employment Lands Update.
- 4.3 **Employment Land Use Suitability Assessment: Yennadon Lands**

Staff report dated April 16, 2019 recommending that the report titled “Employment Land Use Suitability Assessment: Yennadon Lands” be forwarded to the next Council Meeting.

5. **CORRESPONDENCE**

5.1 **Upcoming Events**

By Invitation to Mayor and Council:

Wednesday, April 17 6:00 – 8:00 pm	Cultural Roundtable Kick Off Fraser Room, Maple Ridge Public Library
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Thursday, April 18 12:00 – 2:00 pm	Youth Philanthropy (YPI) Final Presentations Garibaldi Secondary School - Theatre
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General Community Events: none

6. **BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL**

7. **MATTERS DEEMED EXPEDIENT**

8. **ADJOURNMENT**

Checked by: 

Date: Apr 11/19

2.0 Minutes

2.0

City of Maple Ridge

COUNCIL WORKSHOP MINUTES

April 2, 2019

The minutes of the meeting held on April 2, 2019 at 2:13 p.m. in Blaney Room of City Hall, 11995 Haney Place, Maple Ridge, BC for the purpose of transacting regular City business.

PRESENT	Appointed Staff
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works and Development Services
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor Duncan	T. Thompson, Chief Financial Officer
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	<i>Other Staff as Required</i>
Councillor A. Yousef	C. Carter, Director of Planning
ABSENT	F. Armstrong, Manager of Community Engagement and Relations
Councillor R. Svendsen	C. Goddard, Manager of Development and Environmental Services
	R. Stott, Environmental Planner 2, Development and Environmental Services
	V. Richmond, Manager of Parks Planning and Development

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

1. **APPROVAL OF THE AGENDA**

R/2019-175

It was moved and seconded

That the April 2, 2019 Council Workshop agenda be amended by adding the following items:

- 7.1 Erosion of Local Government Autonomy by Government of BC;
- 7.2 Tantalus Labs Opinion; and,

That the agenda be approved as amended.

CARRIED

2. *ADOPTION OF MINUTES*

2.1 Minutes of the March 19, 2019 Council Workshop Meeting

R/2019-176

It was moved and seconded

That the minutes of the March 19, 2019 Council Workshop Meeting be adopted.

CARRIED

3. *PRESENTATIONS AT THE REQUEST OF COUNCIL* – Nil

4. *UNFINISHED AND NEW BUSINESS*

4.1 2019 Community Engagement Program

- Fred Armstrong, Manager of Community Engagement & Relations

K. Swift, Acting Chief Administrative Officer, advised that communications and marketing staff have been working collaboratively to prepare a community engagement program and a strategic engagement plan for council review and feedback.

F. Armstrong, Manager of Community Engagement and Relations, introduced the staff who work collaboratively on the community engagement program, and gave a presentation that connected the program to Council's Strategic Plan. Staff answered questions from Council, and Council provided feedback on the program.

4.2 Council Engagement Program Recommendations

Staff report dated April 2, 2019 recommending that staff implement a 2019-2022 Council Engagement Program based on Attachment A of the April 2, 2019 report titled "Council Engagement Program Recommendations" and on Council's feedback on these recommendations.

R/2019-177

It was moved and seconded

That staff implement a 2019-2022 Council Engagement Program based on the recommendations outlined in Attachment A of the April 2, 2019 report titled "Council Engagement Program Recommendations", and Council's feedback on these recommendations at the April 2, 2019 Council Workshop Meeting.

CARRIED

4.3 Update on Maple Ridge Tree Protection and Management Bylaw

Staff report dated April 2, 2019 providing information on the Maple Ridge Tree Protection and Management Bylaw.

C. Carter, Director of Planning, reported that the presentation and draft bylaw presented was in response to Council's request in December for further information and amendments to the Tree Bylaw. C. Goddard, Manager of Development and Environmental Services, gave a presentation on the bylaw, including timelines, process and consultation relating to the bylaw update. Staff answered questions from Council.

Councillor Robson left the meeting at 3:11 pm and returned at 3:12 pm during the presentation.

R/2019-178

It was moved and seconded

That staff prepare a draft questionnaire for Council's review, followed by an email and mail-out survey to permit applicants;

That survey responses be provided to Council to determine whether changes to the Tree Bylaw are warranted; and,

That staff keep the costs relative to this process as low as possible.

CARRIED

Councillor K. Duncan – OPPOSED

4.4 Maple Ridge – Pitt Meadows Home Show Society Request for Additional Electrical Kiosks at the Albion Fairgrounds

Staff report dated April 2, 2019 recommending that the attachment to the April 2, 2019 Council Workshop report titled "Maple Ridge – Pitt Meadows Home Show Society Request for Additional Electrical Kiosks at the Albion Fairgrounds" be forwarded to the next Council meeting.

D. Boag, Acting General Manager of Parks, Recreation and Culture, provided background and noted the time sensitivity of the request. V. Richmond, Manager of Parks Planning and Development, gave a presentation illustrating the request. Staff answered questions from Council.

Councillor A. Yousef left the meeting at 3:51 p.m. and returned at 3:55 p.m.

R/2019-179

It was moved and seconded

That a contribution of up to \$16,000 be authorized towards the installation cost for two electrical kiosks at the Albion Fairgrounds; and

That the Financial Plan Bylaw be amended to include up to \$16,000 from Accumulated Surplus for this work.

CARRIED

5. *CORRESPONDENCE*

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*

7. *MATTERS DEEMED EXPEDIENT*

7.1 Erosion of Local Government Autonomy by Government of BC
Report by Mayor Morden dated April 2, 2019

Mayor Morden introduced the item. Council discussed the process with the Provincial Government to date, concerns relative to the decision to build another low barrier facility on Burnett Street, and the precedent that this decision sets for the City and other municipalities.

R/2019-180

It was moved and seconded

Whereas Council does not accept the unilateral decision of the Province of BC, to override provisions of the Local Government Act and Community Charter,

Therefore, be it resolved:

That the Mayor be authorized to send a request to every member municipality of UBCM and to the board of directors of UBCM, urging them to write to the Province in support of the City of Maple Ridge Council's assertion that the Honourable Minister Selina Robinson's decision undermines the intent of the Local Government Act and Community Charter, both of which have served the citizens of the Province since inception and upon which all local governments depend.

CARRIED

Councillor K. Duncan – OPPOSED

7.2 Tantalus Labs Opinion

F. Quinn, General Manager of Public Works and Development Services provided a verbal briefing. Council discussed the issue and asked questions of staff.

Councillor G. Robson left at the meeting at 4:21 p.m. and returned at 4:23 p.m.

R/2019-181

It was moved and seconded

That no further approvals be provided for the Tantalus Labs facility pending a legal opinion being received by the City on legal options with regard to existing permits and licences, and any future approvals for the facility.

CARRIED

8. *ADJOURNMENT* – 4:28 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

City of Maple Ridge

COUNCIL WORKSHOP MINUTES

April 9, 2019

The minutes of the meeting held on April 9, 2019 at 1:36 p.m. in Blaney Room of City Hall, 11995 Haney Place, Maple Ridge, BC for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

K. Swift, Acting Chief Administrative Officer
F. Quinn, General Manager Public Works & Development Services
D. Boag, Acting General Manager Parks, Recreation & Culture
L. Benson, Director of Corporate Administration
Other Staff as Required
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning
C. Goddard, Manager of Development & Environmental Services
A. Edwards, Senior Planning Technician, Development and Environmental Services
L. Zosiak, Planner 2, Community Planning
B. Elliott, Manager of Community Planning

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The meeting began with Acting Mayor J. Dueck presiding.

1. ***APPROVAL OF THE AGENDA***

R/2019-196

It was moved and seconded

That the April 9, 2019 Council Workshop Agenda be approved as circulated.

CARRIED

2. ***ADOPTION OF MINUTES – Nil***

3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil***

4. *UNFINISHED AND NEW BUSINESS*

4.1 Metro Vancouver – Katzie Pump Station Upgrades & North Langley Sewage Treatment Plant Update - Presentation

- Paul Wilting, P.Eng., Program Manager - Northwest Langley Wastewater Treatment Projects Project Delivery, Liquid Waste Services, Metro Vancouver

D. Pollock, Municipal Engineer introduced the item.

Mayor Morden entered the meeting at 1:39 p.m. and assumed role of Chair.

Paul Wilting gave a presentation covering the \$1.3 billion construction project. He noted that an open house will be held in late May or early June 2019.

4.2 Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process

Staff report dated April 9, 2019 recommending that the attached report titled “Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process” be forwarded to the next Council meeting.

L. Zosiak, Planner 2, Community Planning, gave a presentation and answered questions from Council.

R/2019-197

It was moved and seconded

That the attachment to the April 9, 2019 Council Workshop report titled "Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process" be referred back to staff and brought back to Council for further discussion and evaluation.

CARRIED

Councillor K. Duncan - OPPOSED

4.3 Updated Maple Ridge Zoning Bylaw No. 7600-2019; First Reading

Staff report dated April 9, recommending that the attached report titled “Updated Maple Ridge Zoning Bylaw No. 7600-2019; First Reading” be forwarded to the next Council meeting.

C. Goddard, Manager of Development and Environmental Services, introduced the new Zoning Bylaw and gave a presentation highlighting key elements and features of the document, and discussed the transition phase.

Councillor G. Robson left the room at 2:40 p.m. during the presentation and returned at 2:41 p.m.

Councillor A. Yousef left the room at 3:10 p.m. during Council discussion and returned at 3:12 p.m.

R/2019-198

It was moved and seconded

That the attachment to the April 9, 2019 Council Workshop report titled "Updated Maple Ridge Zoning Bylaw No. 7600-2019; First Reading" be forwarded to the next Council Meeting.

CARRIED

5. *CORRESPONDENCE*

5.1 District of Kitimat - Request for Local Governments to Support C.O.R.E.Y Motorcycle Safety

Correspondence from Mayor Phillip Germut, District of Kitimat, requesting letters of support be written to the Province to finalize and implement the Graduated Licensing Program for Motorcycles (GLP-M), including power restrictions and Mandatory Training.

Options:

- For information only (no resolution);
- That a letter of support be written to the Province.

R/2019-199

It was moved

That a letter of support be written to the Province to finalize and implement the Graduated Licensing Program for Motorcycles (GLP-M), including power restrictions and mandatory training.

DEFEATED

Mayor Morden, Councillor C. Meadus, Councillor G. Robson, Councillor R. Svendsen and Councillor A. Yousef – OPPOSED

R/2019-200

It was moved

That a letter of support be written to the District of Kitimat in support of the family and friends of Corey in their work with the Province to implement a Graduated Licensing Program for Motorcycles.

CARRIED

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*
7. *MATTERS DEEMED EXPEDIENT*
8. *ADJOURNMENT* – 3:40 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: April 16, 2019

MEETING: Workshop

SUBJECT: Commercial and Industrial Strategy – Employment Lands Update

EXECUTIVE SUMMARY:

The Commercial and Industrial Strategy (the Strategy), endorsed by Council in 2014, is a road map to help the City navigate the industrial and commercial landscape, positioning the City for future growth and prosperity. The Strategy's two key messages are to promote commercial and industrial uses through city-led initiatives, and to create more industrial land for future employment needs. Specifically, the Strategy states:

- While there is sufficient city-wide commercial land for future demand and adequate Town Centre commercial land for future office demand, there is significant existing employment land that is either under-utilized or vacant.
- There is a short-fall of land designated for industrial uses to accommodate long-term demand.
- Employment sectors such as business services, manufacturing, information and culture, tourism and educational facilities are likely to see significant growth, and are timely industries to focus business attraction and retention strategies on.
- 35% of residents are employed in Maple Ridge (Source: Statistics Canada).

The Council approved Commercial and Industrial Implementation Matrix (see Appendix A) identifies action items for four time horizons, ranging from immediate to long-term. Since 2015, in partnership with multiple city departments, much work to advance the recommendations of the Strategy has been completed; namely the re-designation of 144 ha (355 acres) of land for future employment uses, the expansion of home-based business regulations, creation of events and initiatives to animate the Town Centre, outreach with the Albion Industrial Area owners, and an amendment to the Zoning Bylaw narrowing the zones that permit auto-wrecking services to preserve land for opportunities with higher employment densities. In parallel, and as identified in Council's Strategic Plan as one of five strategic priorities, efforts to identify new employment initiatives and grow the commercial and industrial tax base are ongoing.

The purpose of this report is to provide an overview of the Commercial and Industrial Strategy, report out on the completed action items since 2015, and provide an overview of current action items underway, including new and emerging commercial and industrial opportunities.

RECOMMENDATION:

For information.

BACKGROUND:

a) Official Community Plan:

The Official Community Plan (OCP) identifies key issues for employment in Maple Ridge and addresses these issues through policies. Key issues identified in the OCP include: continuing to increase the number of local jobs through city strategies and in partnership with regional and provincial agencies; and enhancing investment and business opportunities within the community. Creating more local jobs is desirable as a way to address traffic issues, environmental impacts, quality of life, and diversification of the tax assessment and employment base. Importantly, the OCP emphasizes the development of economic strategies that fit within the community context, as well as Maple Ridge's priorities and values.

Additionally, the OCP outlines a long-term vision for identifying additional employment generating lands, ensuring the suitability of any lands contemplated for new employment opportunities. As a result, the OCP provides a set of evaluation parameters for potential lands being considered for employment, be it industry or business park. These include:

Policy 6-45 The identification of additional employment generating lands is a priority for the [City]. Maple Ridge will evaluate alternate locations for a large block or blocks of additional employment generating land to support the growth of the employment sector in the future. Location parameters for suitable industrial land may include, but is not limited to:

- a) land that is relatively flat;*
- b) land that is conducive to industrial development;*
- c) land that is contiguous to a full range of municipal services;*
- d) land that is strategically located near the Regional transportation network.*

Policy 6-46 Maple Ridge will consider industrial development within the Urban Area Boundary providing that the following compatibility criteria can be satisfied:

- a) land is contiguous to a full range of municipal services;*
- b) land is strategically located on, or near a Major Road Corridor and the transportation network can support the development;*
- c) the proposed development is compatible with surrounding development; and*
- d) the development is consistent with the Economic Development Strategy.*

b) Commercial and Industrial Strategy:

Between 2011 and 2014, the City was engaged in the development of a Commercial and Industrial Strategy. The Strategy is a road map to help the City navigate the industrial and commercial landscape, positioning the City for future growth and prosperity. The Strategy is an important component of Maple Ridge's long-term planning in the context of shifting regional economic conditions. At the time of endorsement in 2014, the Strategy's key messages were:

- Maple Ridge will require between 69-93 hectares (170-230 acres) of additional industrial lands by 2040.
- There is a significant amount of under-utilized or vacant lands designated for employment uses throughout the City.
- Maple Ridge is well positioned in the region for future employment opportunities.

- The City is doing relatively well in providing jobs for residents. The Strategy identifies that the City is second (behind Surrey) of suburban municipalities within the region, providing approximately 35% of residents with employment within the municipality (Source: Statistics Canada, 2006 Census).
- There is sufficient land area in the Town Centre for the projected future office space demands.
- Overall, the most beneficial approach to attracting and retaining businesses within the community is to focus on sectors that are likely to see significant growth and sectors that are not dependent on population growth. These could include business services, manufacturing, information and culture, tourism and new educational facilities.
- The designated commercial lands supply is sufficient to meet future demand. Retention of commercially designated lands in the Town Centre and Silver Valley are important elements of the future commercial land supply, along with the maximization of the City's existing employment lands.

The Strategy recognized the inherent challenge of identifying industrial land that is suitable (in terms of OCP direction) and viable (in terms of development) in the medium to long-term in an already competitive region. Further, the Strategy also identified that Maple Ridge currently has vacant and/or underutilized lands that may be suitable for industrial redevelopment in the short term. Various long-term directions were offered in the Strategy as ways to meet future demand, including maintaining the status quo supply. However, in the interim it was emphasized that the City should begin planning for the anticipated long-term growth now so it can best accommodate demand for industrial lands whenever it occurs.

At the October 5, 2015 Council Workshop meeting, Council endorsed the Strategy's Implementation Plan Matrix (see Appendix A). Council identified a prioritization schedule using the Strategy's recommendations organized into the four following time horizons:

- Immediate Term – 2015 and 2016
- Short Term – 2016 to 2018
- Medium Term – 2018-2028
- Long Term – beyond 2028

A key immediate term recommendation was the facilitation and creation of new industrial land in the City – along with increasing the employment density of our current employment lands – at key locations identified in the Strategy. Another key message from the Consultant was that the City should continue to identify potential lands, and this has been ongoing.

IMPLEMENTATION MATRIX UPDATE:

Over the past three years, a number of action items have been completed, while more are underway. This section summarizes completed work to date, grouping the action items in three broad themes: better utilization of existing land, Town Centre activation initiatives, and the creation of new employment land.

a) Better Utilization of Existing Employment Lands:

A number of implementation action items have been completed that relate to ensuring that existing employment lands maximize productivity. These initiatives include:

- *Employment Incentives:* Between 2015 and 2018, new construction and renovations on industrial land was eligible for incentives including development cost charge discounts, property tax exemptions, and building permit discounts. The program has supported 23 projects with \$167,893 in upfront incentives and \$131,506 in partnering agreement incentives. It is estimated that for the period between 2015 and the end of 2018, more than \$630,000 of property taxes will have been exempted for eligible projects. It is noted that exemption agreements for 2018 program applicants have yet to be completed. Council will receive a report in the fall requesting the approval of Revitalization Tax Exemptions. At that time, staff will have a clearer picture of how many projects will be activating their exemptions in 2020. It is noted that during the employment incentive program, all remaining parcels on the Kanaka Business Park were sold.
- *Albion Industrial Area Property Owner Meetings:* Following Council direction, City staff met with Albion Industrial Area property owners in 2016 to identify barriers to operational success and how these issues can be resolved. Further to that meeting, Council re-affirmed the long-term industrial use in the Albion Industrial Area.
- *Home-Based Business Updates:* Conducted in 2017 and adopted in 2018, the intent of the review was to look at ways to update, modernize, and improve regulations to better facilitate existing licensed home-based businesses and provide greater opportunity for enabling these businesses in the City, while balancing the needs of the neighbourhoods in which these businesses operate. Working with the Home-Based Business Task Force, regulations have been expanded to include more business types, larger home occupation floor space, and increased numbers of clients and visits in proportion to lot size. These changes led the City of Maple Ridge being awarded the Open for Business Award in the large community category by the BC Small Business Roundtable in 2019.
- *Auto-wrecking Zoning Amendments:* The Strategy identified the limited amount of fully serviced, development-ready industrial land as a key constraint to creating local high-value jobs. To maximize the employment density on existing industrial land and encourage uses that foster greater employment densification, the auto-wrecking use was removed from the M-2 General Industrial zone in 2018. New auto-wrecking businesses are now required to locate in the M-5 High Impact Industrial zone, to make room for industries with higher employment densities in the City's industrial business parks that are zoned M-2 General Industrial.

Additionally, Council granted third reading in 2015 to a 41 acre business park rezoning application to expand the existing Maple Meadows Business Park. This development application expired in 2018, although the property owner continues to explore development of the site.

It is also noted that on October 17, 2018, cannabis became a legal controlled substance for recreational purposes. At the February 12, 2019 Council Workshop, staff outlined how uses such as testing, processing, and packaging of cannabis related products, which do not involve the production of cannabis as a raw material, cannot be located within the Agricultural Land Reserve as stand-alone uses. As a result, interest in pursuing such uses is placing additional pressure on the City's industrial locations. These uses could be considered industrial in nature, although further analysis and bylaw amendments may be required. Staff are preparing a report on this topic in May 2019.

b) Town Centre Activation:

Several action items addressed supporting vibrancy and increasing animation in the Town Centre. To that end, the following initiatives have been undertaken:

- *Mobile Food Vendor Pilot Project:* In 2017, food trucks were set up on a weekly basis in and around Memorial Peace Park.
- *Hotel Feasibility Study:* The demand for a 90 room hotel was reaffirmed through this 2017 analysis, and shared with commercial realtors and prospective hotel companies.
- *Civic Core Events:* Events such as a Pop Up Park (2018), Ale Trail (2019), and Car Free Day (2019) serve to promote pedestrians' use of public space in the downtown as a way to create a vibrant commercial core.
- *BIA Partnerships:* A fee for service agreement was recently extended for three years with the Downtown Maple Ridge Business Improvement Association, which continues to deliver the Façade Improvement Program, providing matching grants to businesses for small exterior building improvements.
- *Support Re-Development Projects:* Two city blocks were purchased by the City and sold to Falcon Homes for a master-planned development east of 226 Street. This project is currently under construction, and includes ground floor commercial units with approximately 2,677 square metres (28,700 square feet) of commercial floor space. Another notable large-scale development due to break ground with its first of seven phases in 2019 is the re-development of the Haney Plaza on Dewdney Trunk Road between Plaza Street and 224 Street by Swiss Real. The overall proposal includes a residential component and nearly 425 square metres (3,515 square feet) of retail space and 576 square metres (6,200 square feet) of office space.
- *Create additional wireless hot spots:* Building on the wireless hot spot network technology upgrade in Memorial Peace Park, additional hot spot networks were subsequently installed at Fire Hall 1 and the Operations Centre. Future Freetown public access network locations include the Haney Transit Exchange, 224 Street west of Memorial Peace Park, and Telosky Stadium.

c) New Employment Lands:

i) Identified in the Strategy:

In response to the employment lands identified in the Strategy (see Figure 1), a number of potential employment land locations have been reviewed. A key action item that the Planning Department has been addressing through its work plan is creating new employment lands in response to the City's need for at least of 69-93 hectares (170-230 acres) of additional industrial lands by 2040. Setting aside land now in order to accommodate future employment lands is one way to support the creation of more local job opportunities for Maple Ridge residents. Recognizing the importance of local job creation, Council directed staff to investigate a number of sites identified in the Strategy to assess their suitability for future employment-generating land uses. Since 2015, many of the identified sites have been assessed, and Council has made land use decisions on other sites. Below outlines some of key progress made.

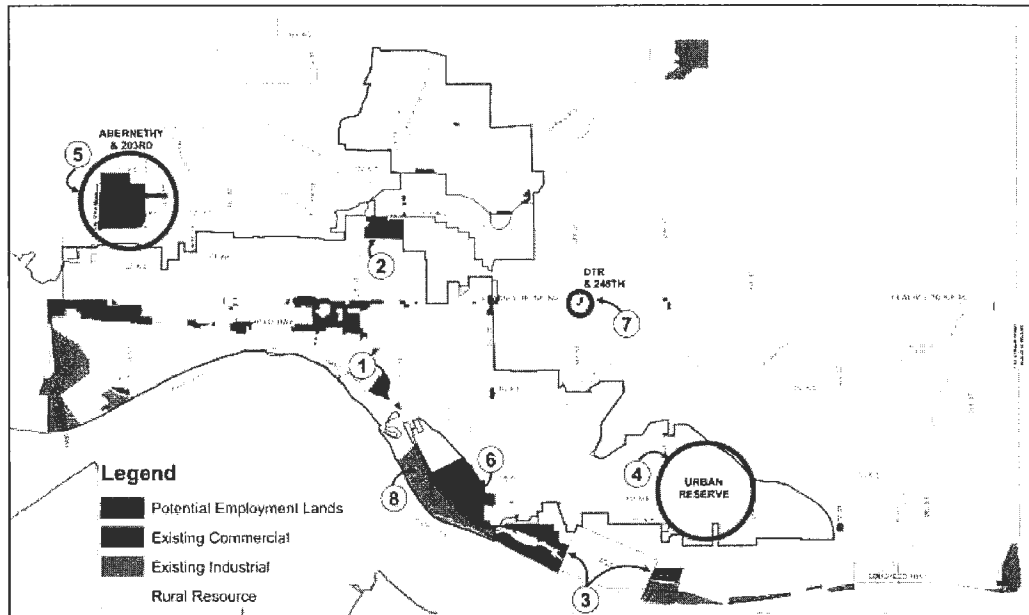


Figure 1: Potential Employment Lands Identified in the Strategy

1. Ministry of Transportation and Infrastructure “Cottonwood Lands”:
 - This site is being re-developed for 89 single family lots, 262 townhouse units, a park, and construction of a mixed-use commercial residential building consisting of about 929 square metres of retail space and a minimum of 24 rental apartment units, anticipated to be completed in 2020.
2. 128 Avenue and 232 Street:
 - In 2016, Council directed that staff initiate an OCP amendment to re-designate the block of lands at the south-west corner of 128 Avenue and 232 Street to Industrial. With the employment land re-designation processes at the 256 Street employment node and the lands east and west of the Kwantlen IR #5 now complete, this area is poised to be the next area to complete a public planning review. A concurrent staff report scheduled for the April 16, 2019 Council Workshop meeting will outline a high-level site assessment and propose an employment land re-designation process, similar to those undertaken previously, and which will include an outreach to the area’s residents and land owners.
3. Lands East and West of the Kwantlen First Nation Lands:
 - The land east and west of Kwantlen’s IR #5 were re-designated to Industrial in 2017, and in doing so expanded the historic Albion Commercial node at Lougheed Highway and 240 Street as well as the general employment character of the area, as demonstrated by the Albion Industrial Area. As a further step, work is currently underway to partner with Kwantlen First Nation on a Land Use, Investment and Attraction Initiative for land in and around IR #5 in order to create a shared and mutually beneficial employment destination.
4. Thornhill Urban Reserve:
 - Review of this area is subject to achieving population thresholds and urban area build out, which are anticipated in the long-term horizon.

5. Golden Ears Way and 203 Street (Agricultural Land Reserve):

- The Agricultural Land Commission denied the exclusion application in April 2019.

6. Albion Flats Area Planning Process:

- In 2018, Council re-affirmed a work plan to explore a land use area planning process for the Albion Flats south of Jim Robson Way. Consistent with the area planning process, staff are currently in process of developing draft land use concepts for the Flats, reflecting Council identified land use priorities that include creating more employment opportunities. The draft concept(s) will be brought forward in the spring of this year for Council review. Following that review, a public consultation process will take place. With the public input, and once Council has endorsed a land use concept for the Albion Flats, an area plan will be prepared.

7. Dewdney Trunk Road and 248 Street:

- A Village Commercial development application is approved and constructed in 2018.

8. Albion Industrial Area:

- Discussions between land owners and Economic Development and Civic Property Department have taken place, toward identifying land owner needs and interests.

ii) New Employment Lands Identified Since Strategy Endorsement:

As noted earlier, the Consultant suggested that the search for additional employment lands be an ongoing effort. Based on this, the search for potential lands has continued and additional land opportunities have been identified, as illustrated in Figure 2 below.

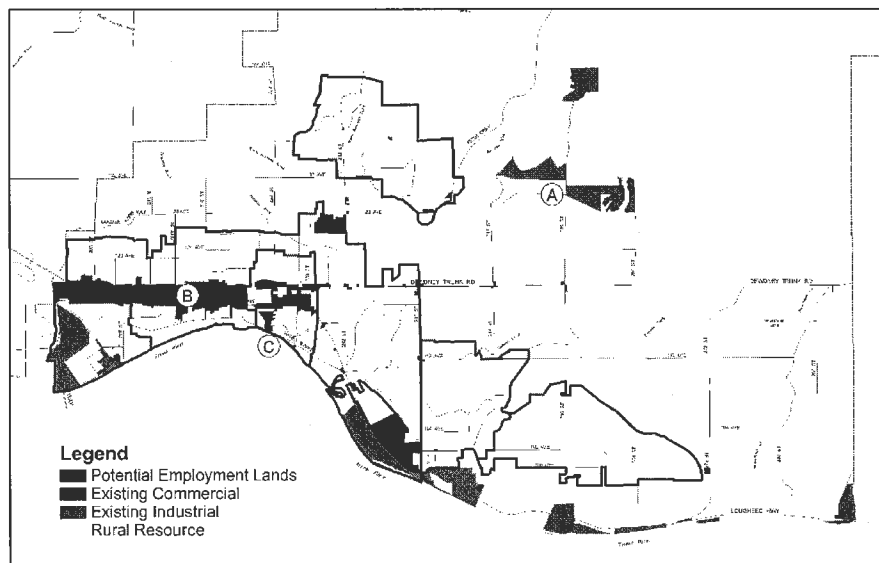


Figure 2: Employment Lands Identified Since Strategy Endorsement

A. 256 Street Lands:

- In 2016, an additional area was identified for future employment lands, at 256 Street and 128 Avenue in the vicinity of existing industrial land. Through 2017, that area was re-designated to an Industrial Reserve land use designation, securing the area for future industrial growth, once specific transportation and infrastructure milestones are achieved. It is noted that the surrounding lands designated Rural Resource align with Council's direction to secure future employment lands while also acknowledges the

presence of gravel resources and their importance to the City. Further, these lands, under the proposed Rural Resource land use designation, offer another means of expanding employment opportunities in vicinity of existing and well-utilized employment lands.

B. Loughheed Transit Corridor Study:

- In anticipation of the introduction of a B-Line rapid bus service, a public consultation process has recently been launched for the Loughheed Corridor west of the Town Centre, a key focus of which will be the City's second largest commercial land base outside of the Town Centre. This area planning process seeks to explore opportunities to better utilize existing commercially designated land to meet future commercial and employment needs along the City's new rapid transit corridor, while also aligning land use policies to support the new B-Line rapid bus. Consistent with the Strategy, the Loughheed Study will also review two key commercial zones, CS-1 Service Commercial and C-2 Community Commercial, which are prominent along the Loughheed Corridor, with the aim of exploring emerging employment opportunities.

C. Port Haney Policy Review:

- Staff have observed growing development interest in the Port Haney neighbourhood, acknowledging the broadness of the current land use policies that apply to this area. Long envisioned as a flexible, mixed-use location, staff see a timely opportunity to revisit the land use policies of Port Haney towards providing clarity on the preferred land uses that could be developed in the future. This opportunity could align well with Council's interest in maximizing commercial and employment-generating lands in the Town Centre, especially towards attracting more professional office and tech-sector opportunities. As such, staff have identified a land use planning process for the Port Haney sub-area of the Town Centre Area Plan. This planning process would further refine the existing land uses and explore the potential for investment and business opportunities for upcoming employment sectors. The future planning of this area is included in the Planning Department 2019 Business Plan, and would be the subject of a Council scoping report prior to starting any land use assessment. Further, and should Council be interested in pursuing this policy review, clarity would also be required on Council's preferred timing relative to other future employment land creation efforts, noting that the next area to be scheduled for a land use planning review are the lands located at 128 Avenue and 232 Street. In keeping with Council Policy, this policy review would commence once the Loughheed Transit Corridor Study, the North-East Albion Land Use Plan, and 128 Avenue and 232 Street work is completed.

To summarize, 144 ha (355 acres) of *Industrial* and *Industrial Reserve* land have been created since the Strategy implementation began at locations 3 and A, respectively. The identified Sites 1 and 7 employment sites are in the process of being constructed, while Site 8 has been addressed through land owner meetings. Site 5 was subject to an Agricultural Land Reserve exclusion application which was denied in April 2019, while Site 4 is acknowledged to be a long-term urban growth area for assessment at a later date. Lastly, Sites B and C have been identified since the Strategy was endorsed, and these represent additional employment opportunities within the Urban Area Boundary that are currently serviced by municipal infrastructure.

Together, all of the discussed sites focus on long-term land uses that address the Strategy's goals to support the creation of new employment opportunities and a strong local job sector; and support existing and future retail and services.

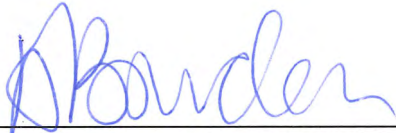
a) Interdepartmental Implications:


The implementation of the Strategy has, and continues to be, a multi-department undertaking between the Planning and Economic Development and Civic Property Departments. The Parks Recreation and Culture, and Engineering Departments have also been involved with public realm events and high-level servicing assessments. As well, the Building and Licenses & Bylaws Departments have played an important role during the home-based business review and cannabis-related discussions. All departments envision a continued collaboration working relationship in the effort to implement the Strategy.

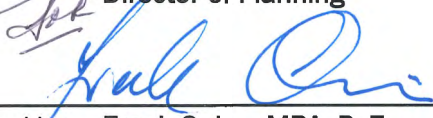
CONCLUSION:

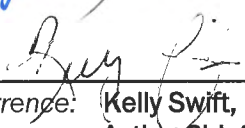
The Commercial and Industrial Strategy, endorsed by Council in 2014, is a road map to help the City navigate the industrial and commercial landscape, positioning the City for future growth and prosperity. A Council approved Commercial and Industrial Implementation Matrix (see Appendix A) identifies work plan items for four time horizons, ranging from immediate to long-term.

The purpose of this report is to provide an overview of the Commercial and Industrial Strategy, report out on the completed action items since 2015, and provide an overview of current action items underway, including new and emerging commercial and industrial opportunities.


Prepared by: **Amelia Bowden, M.Urb, MCIP, RPP**
Planner 1


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Director of Planning


Approved by: **Frank Quinn, MBA, P. Eng**
GM Public Works & Development Services


Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Commercial and Industrial Strategy Implementation Matrix

Maple Ridge Commercial and Industrial Strategy – Implementation Plan Matrix

The following Implementation Plan Matrix is derived from the Consolidated List of Recommendations included in the Commercial and Industrial Strategy. The Matrix is intended to be used as a guide for Council discussions, to help determine future projects as part of regular Business Planning activities to work toward implementing the recommendations outlined in the Strategy. Future work plan items will be subject to Council endorsement.

The Implementation Matrix is based on the time horizons directed by Council:

- Immediate Term – 2015 and 2016
- Short Term – 2016 to 2018
- Medium Term – 2018 to 2028
- Long Term – beyond 2028

There are a number of recommended actions that are considered to be ingrained in the regular responsibilities and work of various municipal departments. These items, titled 'Ongoing Work Plan Items', are included following the 'Long Term' time horizon.

Immediate Term 2015-2016

Time Horizon	Project Description	Departments Involved	Council Resolution	Anticipated Date	Status
2015	Expand the permitted uses for home-based businesses. Promote Maple Ridge as home-based business friendly, building on past success. Home Occupation Discussion Paper to be presented to Council for discussion and direction on policy and zoning bylaw direction. Amending bylaw(s) would be targeted for first reading in late 2015 or early 2016.	Planning, EDCP	"That the regulations for home occupation businesses be reviewed." (Jan. 20/14)	Fall 2015 Discussion Paper. 2016 OCP and/or Zoning Bylaw amending bylaw approval.	Completed
2015	Develop Albion Flats south of 105 th as a major employment hub. Plan in conjunction with redevelopment / intensification of Albion Industrial Park. An Area Plan options report to be prepared for discussion and direction on re-launch of area planning process.	Planning	"That the Albion Flats be reaffirmed as the priority for the preparation of an Area Plan;" (Nov. 13/12)	2019	In Progress

Time Horizon	Project Description	Departments Involved	Council Resolution	Anticipated Date	Status
2015-2016	<p>Incentivize long-term redevelopment and/or intensification of employment at Albion Industrial Park. Review costs involved in such redevelopment/intensification, including:</p> <ul style="list-style-type: none"> • Dyke system; • Contamination remediation • Overpass • Transportation <p>Plan for future industrial at Albion Flats.</p> <p>The initial meeting with the Albion Industrial Area land owners will help to define what their issues and wishes are to help with the long term viability of the area.</p>	EDCP, SCP, Planning	<p>"That staff be directed to work with land owners in the Albion Industrial Area."</p> <p>AND</p> <p>"That staff explore options which consider infrastructure, lot consolidation and mitigation of existing conditions in the Albion Industrial Area."</p> <p>(Jan. 20/14)</p>	Fall 2015 Meeting with Albion Land Owners.	Completed
2015-2016	<p>Design guidelines emphasizing street-wall retail, parking at rear and high-quality storefronts should be applied to future Village or Community commercial centres. The quality of design at the Village node in the Albion Neighbourhood serves as a guide.</p> <p>A new Village Commercial category is being created via a development application at DTR and 248th Street.</p>	Planning	<p>"That a commercial node be created at 248 Street and Dewdney Trunk Road."</p> <p>(Jan. 20/14)</p>	Application in progress for Village Commercial policies. Bylaw #7086-2014 & 7070-2014	Completed
2015-2016	Approve rezoning application for 40 acre site at 11055 Hazelwood Street.	Planning		Bylaw # 6914-2012 3 rd Reading	In Progress

Time Horizon	Project Description	Departments Involved	Council Resolution	Anticipated Date	Status
2016	Promote food carts in the Town Centre to animate Memorial Peace Park and other public spaces.	EDCP, Permits		2016 Business Planning discussions.	Completed
2016	<p>Potential Employment Lands:</p> <ul style="list-style-type: none"> Examine potential for re-designation of 50-60 acre site at 232nd Street and 128th Avenue for industrial. Consider the estimated 13 acres to the west and 7 acres to the east of Kwantlen lands for long-term industrial supply Consider 38 acre Ministry of Transportation Lands* to the west of the eastern intersection of Lougheed Highway and Haney Bypass for long-term industrial supply. <p>(*Note: The MOT lands were subject to a development application in 2014 and provided the required site analysis. It determined that the site was unsuitable for industrial uses).</p>	Planning	<p>"That staff be directed to obtain a more detailed site analysis [of each identified location] to determine feasibility as employment generating lands." (Dec. 2/13)</p> <p>OR – For this work to be completed as part of development application information.</p>	2016 Business Planning Discussions	Completed

Short Term 2016-2018

Time Horizon	Project Description	Departments Involved	Council Resolution	Anticipated Date	Status
2016	<p>Zoning Bylaw Amendments:</p> <ul style="list-style-type: none"> The CS-1 zone should be modified to permit more light industrial, self-storage and office uses. Permit greater flexibility in industrial zones to allow for restaurant and accessory uses at key locations (e.g. high profile intersections.) To better accommodate demand for office space within business park environments, it is recommended that the M-3 zoning bylaw restriction stipulating that accessory office use "not exceed 25% of the gross floor area of the principal use" to instead permit office as a "principal use." Do not permit drive-through businesses in the Town Centre. Large format retail should be removed as a permitted use in zone M-3. Consider changing the requirement for ground floor commercial along Dewdney Trunk Road east of 227th Street (as shown in Schedule G of the Zoning Bylaw) to either mandatory "ground floor active use" or optional ground floor commercial (i.e. flexible mixed-use). Active use could include office, gallery, indoor recreation, daycare, institutional space or other publicly accessible space. Removing strict commercial requirements may help to better concentrate the commercial demand in a well-defined 'core precinct.' Investigate CS-1 and C-2 zones as they pertain to desirable types of commercial development along the Lougheed Highway. 	Planning		Background research paper(s) would be required to investigate the recommendations prior to proposing Zoning Bylaw amendments.	<p>In Progress – to be an outcome of the Lougheed Transit Corridor Study.</p> <p>Some changes reflected in draft Zoning Bylaw.</p>

Time Horizon	Project Description	Departments Involved	Council Resolution	Anticipated Date	Status
2016-2018	Promote development/expansion of educational facilities including: <ul style="list-style-type: none"> • Business innovation accelerator • Working farm school • Marine technologies Centre 	EDCP, Post Secondary Task Force			Completed
2016-2017	The Town Centre Commercial zone (C-3) permits various types of office-related uses (e.g. business services, professional services, financial services), and the Town Centre Area Plan encourages office in mixed-use development within the "Central Business District." To encourage office development in mixed-use environments within the CBD, a bonus density provision should be explored whereby residential density bonuses encourage additional employment generating space.	Planning		2016-2017 Business Planning discussions. In house with consultant support	Pending
2016-2018	Examine feasibility for creating additional wireless hot spots in the Town Centre.	EDCP, IT		Business Planning discussions	Completed
2017-2018	Consider potential for a new Industrial Zone to encompass potential light-industrial uses adjacent to residential areas. This work would be combined with the consideration of a new land use designation for "General Employment" to be included on Schedule "B" of the Official Community Plan.	Planning		2017 Business Planning discussions.	In Progress, pending a suitable development application
2016-2018+	Promote hotel development in the Town Centre, with meeting facilities.	EDCP, Planning			In Progress

Time Horizon	Project Description	Departments Involved	Council Resolution	Anticipated Date	Status
2018+	<p>Encourage redevelopment of the Haney Place Mall. Such redevelopment will be a complex, multi-year undertaking involving partnership between mall owners, anchor tenants and the City. There should be exploration of appropriate incentives and assistance to encourage redevelopment.</p> <p>Redevelopment of the mall would likely allow for significantly more on-site retail space, as well as office uses and possibly residential.</p>	Planning	Haney Plan Mall Walmart location DP issued July 28, 2015.	2017 or 2018 Business Planning discussions	In Progress
2017-2018	Consider a beautification grant matching program for small projects covering such items as planters, hanging baskets, boulevard landscaping etc. available to landlords and interested tenants.	EDCP		2017 or 2018 Business Planning discussions Also included in the Medium Term Time Horizon	Completed

Medium Term 2018-2028

General Project Description	Departments Involved	Comments	Status
Monitor whether economic incentives are appropriate or require modification through periodic 'check ins' with key stakeholders (Also included in the Short Term Time Horizon)	Planning, SCP		In Progress
Use employment by sector figures prepared by GPRA for this report as a baseline against which to track future successes in employment growth.	Planning, EDCP, Admin	To follow the release of the next Federal Census information Also included in the Long Term Time Horizon	Pending
If all other options have been explored thoroughly and demand warrants additional industrial, examine potential for re-designating some of the non-developed long term residential land supply for industrial uses.	Planning		Completed
Future development at Albion Industrial area should be based on a comprehensive District-wide plan for industrial lands.	Planning		Pending
Promote consolidation of land ownership in Albion Industrial area, including District acquisition of sites that come to market.	EDCP, Planning, Clerks		Completed
Civic Precinct: <ul style="list-style-type: none"> Animate the public space around Memorial Peace Park. The District should encourage restaurant space to be developed at 224th and McIntosh Avenue, and directly across from the pagoda on the north side of Haney Place. Food carts are another good active use that could locate around the park. Encourage better pedestrian connectivity between the civic precinct and Haney Place Mall 	Planning, EDCP, Engineering Permits		Completed
Move forward with Abernethy connector extension to improve marketability of Northern industrial lands at 256 th Street.	Engineering		In Progress
Vacant Lands: <ul style="list-style-type: none"> Work with landowners of underutilized sites to either redevelop those sites or to sell lands to speed up redevelopment. Emphasize and encourage land assembly of the blocks on the east side of 226th Street for mixed-use development. 	EDCP	Development of City-owned lands in the Town Centre may help encourage development of vacant lands.	Completed

General Project Description	Departments Involved	Comments	Status
Use employment by sector figures prepared by GPRA for this report as a baseline against which to track future successes in employment growth.	Planning, EDCP, Admin	To follow the release of the Federal Census information (every 5 years) Also included in Long Term Time Horizon	Pending
Improve multi-modal connectivity between commercial developments along Dewdney Trunk Road and Lougheed Highway, and the surrounding residential areas. This could require municipal property acquisition and easements.	Engineering, Clerks, Planning		Pending
Consider a beautification grant matching program for small projects covering such items as planters, hanging baskets, boulevard landscaping etc. available to landlords and interested tenants.	EDCP	Also included in the Short Term Time Horizon	Completed
New signage/wayfinding within the Maple Meadows business park could help attract new users.	EDCP, Engineering	Pending expansion into southern portion (Bylaw # 6914-2012 @ 3 rd Reading)	In Progress

Long Term 2028+

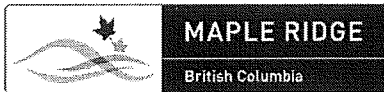
General Project Description	Departments Involved	Comments	Status
Use employment by sector figures prepared by GPRA for this report as a baseline against which to track future successes in employment growth.	Planning, EDCP, Admin	To follow the release of the Federal Census information (every 5 years) Also included in Medium Term Time Horizon	Pending
Whonnock and Ruskin should remain as-is for existing uses, with long-term potential for relocation of some uses to Albion Industrial park. Regard these areas as long-term industrial reserve.	Planning	No action required.	Pending

Ongoing Work Plan Items

Ongoing Items	Project Description	Departments Involved
	Focus on attracting businesses from sectors which either are not based on population growth, or where jobs in Maple Ridge are below regional averages. These sectors include Manufacturing, Business Services, FIRE, Education, and Tourism.	EDCP
	Continue to support new cultural events in the Town Centre	Parks & Leisure
	Encourage redevelopment of Haney Plaza to mixed residential/commercial, and work with the proponent of the mixed-use development at 224th and Dewdney (NW corner) to ensure that project moves forward as the market matures.	EDCP, Planning
	Work to attract tournaments and events to Maple Ridge	Parks & Leisure
	Retain all designated commercial space within Silver Valley.	Planning
	Promote the downtown and available land supply, both vacant and underutilized.	EDCP
	Utilize Fraser River and Albion Ferry site for tourist activities, including a tourist visitor centre	Parks and Leisure, EDCP
	Remove differentiation between neighbourhood and tourist commercial in Silver Valley.	Planning
	Continue to support Economic Development office and their work to attract entrepreneurs, businesses and employees.	EDCP, Planning, Permits
	Promote executive business centre in the Town Centre	EDCP
	Work with landowners of underutilized sites in the Town Centre and elsewhere to either redevelop those sites or to sell lands to speed up redevelopment.	EDCP
	Promote northern industrial areas (e.g. Kanaka Business Park) to companies/sectors that do not rely on quick access to major transportation networks or full servicing, but which would benefit from highland locations not at risk of flooding. Likely tenant categories will be resource industries, institutional users, small owner-operated businesses serving the local market, and data centres that require secure, remote locations.	EDCP

Ongoing Items	Project Description	Departments Involved
	<p>Development Permit Guidelines items:</p> <ul style="list-style-type: none"> • Encourage densification and 'urbanization' of retail plazas over time, as demand allows. • Mandate building to a common frontage line with some provision for variance for restaurants to allow patio seating where appropriate or desired for street animation. • Require that a minimum of 60% of first floor building façade surface area of commercial structures be covered in clear glass (excluding doorways). • Encourage new retail in West Maple Ridge to be developed close to the street, at first through pad development at key site entry/exit points and high visibility corners. 	Planning
	Pursue potential for West Coast Express station at Albion.	Engineering
	Work with merchants and land owners to improve building facades and displays.	EDCP

Time Horizon	Project Description	Departments Involved	Council Resolution	Anticipated Date	Status
2015-2016	<p>Incentivize long-term redevelopment and/or intensification of employment at Albion Industrial Park. Review costs involved in such redevelopment/intensification, including:</p> <ul style="list-style-type: none"> • Dyke system; • Contamination remediation • Overpass • Transportation <p>Plan for future industrial at Albion Flats.</p> <p>The initial meeting with the Albion Industrial Area land owners will help to define what their issues and wishes are to help with the long term viability of the area.</p>	EDCP, SCP, Planning	<p>"That staff be directed to work with land owners in the Albion Industrial Area."</p> <p>AND</p> <p>"That staff explore options which consider infrastructure, lot consolidation and mitigation of existing conditions in the Albion Industrial Area."</p> <p>(Jan. 20/14)</p>	Fall 2015 Meeting with Albion Land Owners.	Completed
2015-2016	<p>Design guidelines emphasizing street-wall retail, parking at rear and high-quality storefronts should be applied to future Village or Community commercial centres. The quality of design at the Village node in the Albion Neighbourhood serves as a guide.</p> <p>A new Village Commercial category is being created via a development application at DTR and 248th Street.</p>	Planning	<p>"That a commercial node be created at 248 Street and Dewdney Trunk Road."</p> <p>(Jan. 20/14)</p>	Application completed for Village Commercial policies. Bylaw #7086-2014 & 7070-2014	Completed
2015-2016	Approve rezoning application for 40 acre site at 11055 Hazelwood Street.	Planning		Bylaw # 6914-2012 3 rd Reading	In Progress



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Employment Land Use Suitability Assessment: Yennadon Lands

MEETING DATE: April 16, 2019
FILE NO:
MEETING: Council Workshop

EXECUTIVE SUMMARY:

The attached report is scheduled to be on the next Council Meeting agenda for discussion and consideration of the recommendation. The Council Workshop forum provides an extended opportunity for Council to seek additional information if required, prior to decision-making.

RECOMMENDATION:

That the attachment to the April 16, 2019 Council Workshop report titled "Employment Land Use Suitability Assessment: Yennadon Lands" be forwarded to the next Council Meeting.



Approved by: Corporate Officer

Attachment:

- Employment Land Use Suitability Assessment: Yennadon Lands – staff report dated April 16, 2019

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Employment Land Use Suitability Assessment: Yennadon Lands

MEETING DATE: April 16, 2019
FILE NO: 2016-195-CP
MEETING: Workshop

EXECUTIVE SUMMARY:

At the May 1, 2016 Council meeting, staff were directed to initiate a process to redesignate 13 subject properties generally located at 128th Avenue and 232nd Street (hereafter referred to as the Yennadon Lands) towards an employment land use designation. The direction was in keeping with the City's Commercial & Industrial Strategy: 2012-2042, and could facilitate the creation of a unique opportunity for a campus-style business park in the future, which may include a technology hub.

Specifically, the properties in this subject area were identified as a potential location (See Figure 1: "Site 2") for future employment uses in the Commercial & Industrial Strategy, with the Strategy recommending that planning for the additional supply of employment land should begin now in order to best satisfy future demand in an increasingly competitive region. This area could eventually serve the needs of the technology sector, light manufacturing companies, and professional offices; all of which offer a high employment density.

In order to facilitate employment uses on the Yennadon Lands an amendment to the Official Community Plan (OCP) would be required to change the land use designation from Agricultural to some form of employment designation as per Section 6 of our OCP. A possible amendment to include the area in the City's Urban Area Boundary could also be a consideration. Such an employment redesignation process would be similar to those undertaken recently in 2017, through which Council expanded the employment nodes located at 256 Street north of 128th Ave and along the Lougheed Highway east of 240th Street.

To assess the suitability of the Yennadon Lands for an employment future, a high-level site and land use analysis examined certain environmental characteristics such as known watercourses, topography, significant tree areas, and other natural features. Potential impacts identified by the assessment, should the area be redesignated, include site access and circulation by employment-generated traffic and the interface between the existing agriculture and suburban residential land uses and those potentially more intensive land uses associated with an employment future.

Noting these inherent challenges, the Commercial & Industrial Strategy noted that a mixed employment campus-style business park could be a suitable form of development, with a key focus on restricting heights while also encouraging built forms and uses that are in keeping with the surrounding residential context.

The opportunities and challenges afforded by this area would require new policy development and a planning process to undertake early and ongoing consultation with the community and stakeholders.

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;
- 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
- 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.

BACKGROUND:

In 2012 (and updated in 2014), G.P. Rollo & Associates prepared the “Commercial & Industrial Strategy: 2012-2042” (the Strategy). The Strategy evaluated the City’s current supply of industrial and commercial lands, including whether the current supply was meeting the existing needs of the City. The final component of the Strategy projected future demand for commercial and industrial lands throughout the City. Strategy #4 specifically identified the lands located at 128th Avenue and 232nd Street (the Yennadon Lands) as a potential location for employment activities (see Figure 1: “Area 2” on the following page).

On October 5, 2015, Council endorsed the Commercial and Industrial Strategy Implementation Plan Matrix. As part of the immediate term horizon (2015 to 2016), a review of potential employment land locations outlined during the preparation of the Strategy was identified.

On April 18, 2016, Council received for information an update on the status of the potential future employment sites. Through that discussion, Council requested staff report back on the suitability of the Yennadon Lands, towards outlining possible implications stemming from any future land use redesignation

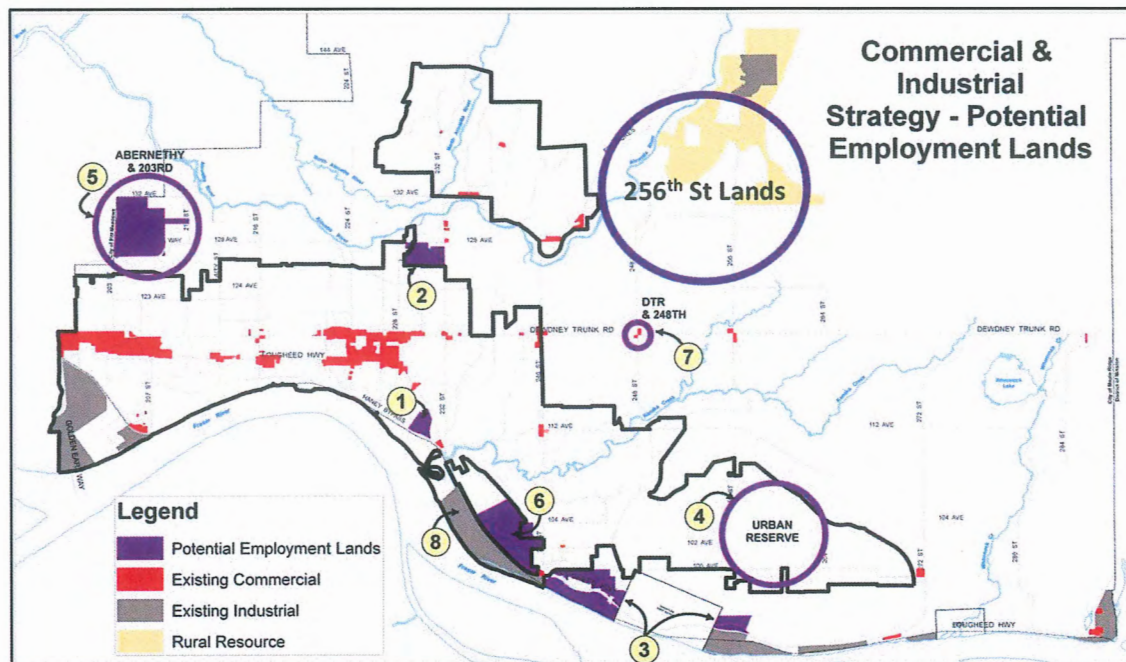


Figure 1: Potential Employment Lands

On May 10, 2016, Council in keeping with Strategy #4 of the City's Commercial & Industrial Strategy directed staff to redesignate the 11 subject properties located at 128 Avenue and 232 Street to facilitate future employment opportunities under the following motion:

That staff be directed to prepare an Official Community Plan Amending Bylaw to designate the lands identified in Strategy #4: 232 Street / 128th Avenue in the Commercial & Industrial Strategy: 2012-2042 (August 2014) "Industrial" for "Mixed Employment" use, allowing for a small amount of land along the western edge of the area to be designated "Urban Residential", to complete the 126B Avenue, 127 Place and 127th Avenue road network and provide a transition between existing residential and future employment land uses.

DISCUSSION:

This report presents the results stemming from a high-level site and land use assessment intended to investigate the suitability of the Yennadon Lands for the sensitive infill of future employment activities as per the Commercial & Industrial Strategy: 2012-2042.

a) Site Description:

The Yennadon Lands are comprised of 13 properties. They range in size from 0.5 ha (1.5 acres) to 4 ha (10 acres). The total land area is 25.4 hectares (63 acres). The subject properties are located outside of and adjacent to the City's Urban Area Boundary, but are within the Region's Urban Containment Boundary.

The existing uses on the lands range from single family use to vacant underutilized lands, according to BC Assessment data. The properties abut urban single family development on the west and south boundaries; Agricultural Land Reserve to the east and north, and suburban single family lots on the north side of 128 Avenue. A historic commercial node is located within a 200-400 m distance of the subject properties as does Yennadon Elementary School.

Currently, the subject properties are designated *Agricultural* in the OCP and are zoned RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential). All of the properties, except one property located near the northeast corner of the area, are located outside the Agricultural Land Reserve.



Figure 2: Yennadon Lands Located at 128th Avenue and 232nd Street

b) Site Assessment:

The following section outlines the current site conditions and characteristics of the 13 subject properties.

Access:

The road network fronting the subject properties are currently designated as a collector road (128 Avenue) and an arterial road (232 Street). These road designations will provide adequate access to these lands, however the roads are not constructed to the City standard and would require upgrading as a condition of any future development. The area also affords good proximity to Abernethy Way.

Unlike the recent employment lands assessment processes that involved the existing 256th Street industrial area and the industrial lands around the Lougheed and 240th Street area, there is currently a general absence of industrial related traffic in this area. This observation suggests that any employment-related redevelopment could present an increase in possible traffic impacts.

To minimise the transportation interface between the residential properties to the west and the proposed employment lands, the existing road pattern for 127 and 126 Avenues and 127 Place should be completed but not interconnect with the proposed employment land road network.

Watercourses:

Coho Creek and its tributaries bisect four subject properties underpinning the consideration of a *Conservation* land use designation. Additionally, it is estimated that approximately 5 hectares (11 acres) are impacted by streamside and enhancement protected areas. This requires riparian area setbacks which will impact the overall developable area of these properties. Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application will be required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. As part of that permitting process, it is likely that the areas to be protected would require redesignation towards a *Conservation* land use designation.

Topography, Floodplain and Natural Features:

The topography of the site is generally flat. As a result, the subject properties may be susceptible to localized flooding due to a high water table and soil composition. Specifically, in times of heavy rain events, water may not be able to infiltrate into the ground and may result in pooling of water.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application will be required for all future development and subdivision activity or building permits to ensure the preservation, protection, restoration and enhancement of the natural environment, and for development that is protected from hazardous conditions.

Significant Trees and Forested Area:

There are portions of the sites that would require clearing and tree removal. A Tree Cutting Permit will be required under the Tree Protection and Management Bylaw. Further investigation through a Tree Management Plan will be required to determine potential retention areas for significant tree clusters, especially on the periphery of the sites and around conservation boundaries. In addition, appropriate studies, mitigation, and coordination measures will be required to manage tree retention and tree removal areas on site, including tree replacement requirements. These requirements will need to be addressed by the developer as part of any future redevelopment applications.

Stormwater Management:

Future development of the Yennadon Lands would need to demonstrate compliance with the City's stormwater management requirements with respect to 3 tier on-site source controls using Provincial and Metro Vancouver design standards. The emphasis of the Three Tier approach is on management of volumes, runoff rates, and water quality improvements which need to be coordinated with geotechnical recommendations, environmentally sensitive protected areas, and tree retention areas.

Agricultural Land Reserve Interface:

Presently, any future development of the Yennadon Lands will be required to complete an Agricultural Impact Assessment noting their adjacency to the Agricultural Land Reserve. It is also raised that, through the City's Agricultural Advisory Committee, on April 9, 2019 staff presented a draft set of development permit requirements for non-ALR properties that abut the ALR. The intent of such a Development Permit would be the protection of existing ALR lands, and may present further landscaping and subdivision implications to adjacent properties when developed. Further study has been requested by Council and will be the subject of a future staff report.

c) Policy and Zoning Context:

As well as the site conditions and characteristics, consideration for development of the Yennadon Lands must also be understood within the existing policy and regulatory context.

OCP Policies:

The subject properties are located outside of, and adjacent to, the City's Urban Area Boundary. Although employment land uses are permitted outside of the Urban Area Boundary, the associated level of servicing would remain suburban rather than urban. The adjacency of the properties to the existing Urban Area Boundary lends itself to the possible expansion of the Boundary at this location. Such a step would also support the extension of *Urban Residential* along the western edge of the subject lands, as per Council's May 2016 resolution. Staff also note that the potential for an Urban Area Boundary adjustment was contemplated during the previous Regional Growth Strategy review and was therefore designated as general urban by the Region as a result (i.e. the Yennadon Lands are within the Region's Urban Containment Boundary).

The proposed land use redesignation of the Yennadon Lands to an employment future is supported through the recommendations of the Commercial Industrial Strategy and the existing industrial policies in the OCP. OCP policies 6-41 and 6-42 speak to identifying additional employment lands within the City, and sets out compatibility criteria used to determine feasibility of new employment land. Specifically, the subject properties align with the intent of the current OCP policies for inclusion as employment lands, as the lands are generally flat, have access to an arterial and collector roadways, and servicing runs adjacent to the properties.

Commercial & Industrial Strategy:

The Commercial & Industrial Strategy: 2012-2042 identified that, in an effort to foster ongoing growth amongst the City's approximately 7,700 industrial-based jobs, an additional 69-93 hectares (170-230 acres) of industrial lands by 2040 would need to be redesignated. As noted earlier, Strategy #4 identified the lands located at 128th Avenue and 232nd Street as a possible location for future employment activities, such as a light industrial/office park or campus. It was envisioned that a campus style of development was needed to blend in with the surrounding residential uses, noting that any future employment uses would be restricted to ones that can be contained within a building and would not create noise, odour, or other negative impacts.

Beyond the lands at 128th Avenue and 232nd Street, the Strategy further recommends that planning for the creation of any additional employment land should begin now in order to best satisfy future demand for such lands in an increasingly competitive region, especially given the amount of currently designated, but underutilized industrial land already in Maple Ridge.

Zoning Bylaw:

Any future employment development in this area would also be required to undergo a municipal rezoning process, at which time the applicant would need to undertake more detailed studies of the area. Such studies as identified above may include, but not be limited to, geotechnical assessments, servicing and infrastructure studies, significant tree and habitat assessments, etc.; all to ensure that any future proposed land uses do not negatively impact existing soils, groundwater, and habitats. As well, future applicants may also be required to obtain a development permit to regulate the form and character of new buildings.

The existing Industrial Development Permit Guidelines could be used to inform re-development, however, more tailored development permit guidelines could be prepared after a monitoring period.

Regional Policies:

The Regional Growth Strategy (RGS), titled “Metro Vancouver 2040: Shaping Our Future”, manages growth by establishing growth boundaries throughout the region.

The subject properties are located within the Region’s Urban Containment Boundary, but are located outside of the Region’s Fraser Sewerage Area, which delineates properties that are able to connect to the regional sanitary system. An application by the City, to the Greater Vancouver Sewerage & Drainage District Board, would be required to achieve regional approval to include the subject properties within the Fraser Sewerage Area should Council wish to facilitate more intensive employment activities.

Metro’s RGS aims to protect the region’s supply of industrial land and promote its efficient use. Given that approximately 23% (275,000) of the region’s jobs are accommodated on industrial lands. Metro has also published a Regional Industrial Lands Strategy (RILS), intended to establish a vision for the future of industrial lands across Metro Vancouver to the year 2050.

PLANNING ANALYSIS:

Based on the above high-level site and land use evaluation, it is estimated that there is approximately 20 hectares (52 acres) of net developable area outside of the streamside and enhancement protected areas, representing just over 80% of the gross site area. This developable area may be expanded based on site-specific proposals and associated technical evaluation and study. However, as mentioned above, several of the properties are impacted by watercourses and may be impacted further by the outcomes from either an Agricultural Impacts Assessment or an Agricultural Development Permit, if approved later by Council. Appropriate access management and the internal road system could further limit development, noting the need to ensure that transportation impacts upon adjacent properties are sensitively addressed.

With these insights, and as per the criteria identified in the OCP, the Yennadon Lands appear suitable for a more intensive land use than agriculture. Additionally, the policy context supports the future use of the subject properties for employment purposes based on needs identified in the Commercial and Industrial Strategy.

Further, the adjacency of the Urban Area Boundary to the subject properties provides an opportunity to extend the Boundary to include the Yennadon Land as part of any redesignation process, although it is recognised that employment land uses are supportable (at a lower levels of intensity) locally and regionally both in a suburban and rural context, as evidenced in other parts of the City.

Yet, unlike other areas of the City where similar employment land use redesignations have recently been conducted, it is noted that this area would not be an expansion of an existing employment node. Instead, the introduction of employment activities to the Yennadon Lands would represent a new land use direction. As such, the Yennadon Lands are rather unique in both the opportunities it presents, but also the challenges that will need appropriate consideration.

Specifically, and like other infill mixed-employment areas in the City, the interface conditions between the existing and any future development would necessitate a sensitive transition to the less intensive suburban and rural context.

Equally, any future redevelopment of this site would require non-residential building forms that foster compatibility with the surrounding neighbourhoods. Part of this would involve identifying an appropriate mix of employment uses that generate suitable levels of job creation while still affording an appropriate transition to the surrounding uses.

On the matter of transition, as per Council's May 2016 resolution, the western side of the Yennadon Lands are to be completed as residential, which will clarify the treatment of that edge. However, it will be necessary to determine the extent to which the Urban Residential types of development extends into rest of the Yennadon site. Such considerations are underscored in light of the community's interests in the area, as expressed in regards to previous development applications, which have favoured low-intensity activities such as live-work uses, residential forms of development, and retaining the area as natural open space.

NEXT STEPS – EMPLOYMENT LAND REDESIGNATION AND CONSULTATION PROCESS:

In light of the outcomes and questions raised through the initial assessment of the Yennadon Lands, Staff recognises the benefit of further discussion and engagement with stakeholders, the community and intergovernmental agencies towards identifying an appropriate land use concept for these Lands. To help facilitate such discussions, staff have outlined below an employment land redesignation process that mirrors those undertaken previously in 2017 for the lands located at 256 Street north of 128th Ave and along the Lougheed Highway east of 240th Street.



Figure 3: Yennadon Lands Employment Land Redesignation Process

In terms of the intergovernmental discussions, the *Local Government Act* Section 475 provides the framework to guide consultation for OCP amendments. Council must consider if consultation should be early and ongoing with one or more persons, organizations and authorities. Specifically with:

- 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 improvement district boards;
- vi. the provincial and federal governments and their agencies.

Given the identified challenges inherent to these lands, but in recognition of the employment potential in this general area, further dialogue with the land owners, the wider local community and stakeholders is warranted. For the subject lands, the following consultation and communication process is proposed:

1. Small Group Workshops – small-group discussion with the land-owners in and adjacent to the Yennadon Lands, as well as real estate and market professionals;
2. Charrette – creative design exploration of the Lands to facilitate possible land use concepts;
3. Community Open House – opportunity for City-wide residents to review and identify community interests and comments;
4. Survey and social media input – to provide online and in-person surveys along with social media opportunities will be made available to augment the input received.

In addition to the above, interdepartmental referrals will be sent to the Engineering Department for comments on traffic and servicing, Finance Department for consistency with the Five Year Financial Plan, the Parks, Recreation and Culture Department for comments related to the Parks Master Plan, and Economic Development for consistency with the Economic Development Plan.

It is anticipated that following the consultation and communication process, the feedback received will be the subject of a future report to Council.

CURRENT DEVELOPMENT APPLICATIONS:

Since Council's 2016 resolution relating to these Yennadon Lands, numerous development enquiries have been received. There is one outstanding rezoning application for portions of the Yennadon Lands. Application 2013-028-RZ for two properties (12640 228 Street and 22870 127 Place) was received March 28, 2013 and proposed rezoning to the RS-1b (One Family (Medium Density) Residential) zone to permit single family development. This application has been held in abeyance due to the Commercial Industrial Strategy and its implications for this area. In addition, a new application has recently been submitted for the property located at the corner of 128th Street and 232nd Avenue, to facilitate the rezoning of the property to a commercial use.

Through the processed employment land redesignation process, clarity on the policy future for this area will assist in setting out preferred land use directions for land owners and applicants. However, until such time and consistent with past practices of Council, it is recommended that any new applications or applications that are in-stream, but have not yet been referred to a Public Hearing, be deferred until such time as the employment land redesignation process and any potential OCP amendments are presented at Public Hearing and given third reading.

The exception to the above would be for any applications that are in keeping with the existing OCP designation and zoning, which may proceed through to completion, subject to the satisfaction of the application requirements.

ALTERNATIVE RECOMMENDATION:

Staff has prepared a high-level assessment that suggests that the Yennadon Lands are suitable in the long-term for employment activities. However, in light of the land use interfaces identified above and in the present absence of any other employment activities in this area, Staff provide for Council's consideration an alternative direction.

Specifically, staff offer as an alternative recommendation the option not to investigate further a redesignation of the Yennadon Lands for employment future.

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.

INTERDEPARTMENTAL IMPLICATIONS:

The Economic Development Department believes the Yennadon Lands can provide a unique opportunity for a campus-style business park, which may include a technology hub. It can be designed sensitively to fit in with the surrounding neighbourhood and provide complimentary services and amenities for residents as well as employees. This area can serve the needs of technology, light manufacturing companies, engineering and emerging companies which have a relatively higher proportion of employees per acre than the existing Maple Meadows business park. A mix of employment uses would not preclude the possible accommodation of recreation employment opportunities, including public and private recreation facilities.

The site offers good connectivity via Abernethy Way and the potential to extend, at a manageable cost, the City's fibre optics infrastructure for businesses that may locate here. Proximity to a diversity of housing types and surrounding recreation would also be viewed as an attractive feature for a business park and technology hub in this location.

FINANCIAL CONSIDERATIONS:

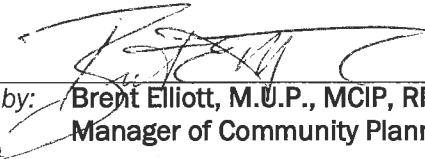
The ongoing pursuit of employment lands, and specifically at 128th Avenue and 232nd Street, is anticipated in the Planning Department 2019 Work Program. While it is expected that much of the planning work will be completed in-house, outside consultant resources will also be required to assist with the engagement efforts and the creation of the land use concepts. Such consultant work will be accommodated through existing internal budgets.

CONCLUSION:

In response to direction from Council, staff has undertaken a high-level assessment of the long-term suitability for employment generating land uses to be accommodated on the various properties, located generally at 128th Street and 232nd Avenue, referred to the Yennadon Lands in this report. The direction was provided as part of an ongoing and proactive attempt to create new employment lands within the City towards meeting anticipated future demand. From the assessment, the Yennadon lands are seen as generally suitable to employment activities, noting that about 20% of the site could be impacted by watercourses and other environmental considerations.

The report also identifies that unlike other attempts to expand existing industrial areas elsewhere in the City, the current absence of industrial activity around these Lands presents unique land use considerations should the designation be changed to accommodate future employment uses.

Acknowledging these inherent challenges, but in recognition of the possible opportunities afforded by these lands, a proposed employment land redesignation process is presented. The area provides a unique opportunity for a campus-style business park, which may serve the needs of the technology sector, light manufacturing companies, and/or engineering and emerging professional companies, which all have a relatively high proportion of employees per ha/acre. Key to this process is early and ongoing engagement to further investigate appropriate land use concepts for the Yennadon Lands. The results of the consultation process along with the results from intergovernmental and interdepartmental referrals will be presented back to Council for further direction. However, in light of land use interfaces and the present absence of other employment activities in this area, an alternative recommendation has been included in the report.


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