

TO: His Worship Mayor Michael Morden **MEETING DATE:** March 31, 2020
and Members of Council **FILE NO:** 2016-195-CP

FROM: Chief Administrative Officer **MEETING:** Workshop

SUBJECT: Employment Lands: Update on Yennadon Lands process

EXECUTIVE SUMMARY:

On June 18, 2019, staff provided a verbal update to Council on the outcomes of the June 6, 2019 Workshop with Yennadon Landowners, namely that there were strong levels of support for an employment future – although some expressed interest only in the OCP amendment and not in redeveloping their properties in the short term.

At the June 18, 2019 Council meeting, Council directed staff to undertake an employment land use redesignation process and consultation strategy for the Yennadon Lands. As of the June 18, 2019 Council meeting, Council directed that any new applications, or those already in-stream that have not reached third reading, be deferred until any potential OCP amendments are presented at Public Hearing and given third reading, with the exception of applications that propose future employment land uses.

This report provides an update on the Yennadon Lands Redesignation process including the proposed community engagement process and next steps.

RECOMMENDATION:

For information only.

1.0 CONTEXT:

1.1 Background

At the May 10, 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 – See area map in Appendix A) towards an employment land use designation. The direction was in keeping with the City's Commercial & Industrial Strategy: 2012-2042, which could facilitate the creation of a unique opportunity for a campus-style business park in the future.

On April 16, 2019 staff provided Council with a general update on an Employment Lands Process underway in the City of Maple Ridge, which included a focus on the suitability of the Yennadon Lands for future employment purposes. At that meeting, the Yennadon Lands were referred back to staff to meet with the landowners to assess their interest for the lands.

A Landowners Workshop was held at Yennadon Elementary on June 6, 2019 from 6 – 8pm. Twelve letters were sent out to the landowners, representing all 13 properties, inviting them to attend. At the Workshop, 18 people attended representing 11 of the properties.

On June 18, 2019, staff provided a verbal update to Council on the outcomes of the June 6, 2019 Workshop with Yennadon Landowners, namely that there were strong levels of support for an

employment future – although some expressed interest only in the OCP amendment and not in redeveloping their properties in the short term.

Key questions from the property owners were related to:

- The timing of the redesignation process going forward;
- Clarity on the steps in an employment land use redesignation process;
- The criteria which will be used as the basis for making future land use decisions and evaluating each property; and
- Information on the difference between an employment land use process and individual OCP / Rezoning applications, as some interest was expressed in pursuing a shared OCP/Rezoning application should the employment land use process not proceed.

At the June 18, 2019 Council meeting, Council directed staff to undertake an employment land use redesignation process and consultation strategy for the Yennadon Lands (See Appendix B for a copy of Council Workshop Resolution). As of the June 18, 2019 Council meeting, Council directed that any new applications, or those already in-stream that have not reached third reading, be deferred until any potential OCP amendments are presented at Public Hearing and given third reading, with the exception of applications that propose future employment land uses.

1.2 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 largely within the Region’s Urban Containment Boundary (see Section 5.1 for additional details).

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 as well as Yennadon Elementary School are located within 200-400 m of the subject properties.

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 (see Section 5.2 for additional details).

2.0 DISCUSSION

2.1 Proposed Employment Land Redesignation Process

As discussed on June 18, 2019 the general steps of the Yennadon Lands Redesignation process would be to:

1. Review suitable and sensitive employment land uses.
2. Discuss possible employment visions with the community.
3. Outline potential land use policy and regulatory amendments



2.2 Work-to-Date

With increasing interest in the Yennadon Lands Redesignation process, staff have been fielding questions from interested community members, relevant professionals and landowners since fall 2019. An e-mail distribution list is established for interested community members to register, who will receive regular updates throughout the process.

It should be noted that Council Policy 6.30, which outlines the decision-making framework for undertaking an area planning process, sets a limit of only undertaking one area planning process at a time. However, in 2019 the Planning Department was able to accommodate two area planning processes concurrently by using consulting firms. The North East Albion Area Planning process and the Lougheed Transit Corridor Study. Work on both of these area planning processes continued into the late fall of 2019. While the North East Albion Concept Plan was endorsed by Council on October 1, 2019, the Lougheed Transit Corridor Concept Plan is still in draft form with an update to Council scheduled for May 12, 2020. With much of the work being completed on the North East Albion and Lougheed Corridor concept plans, Planning staff turned their attention to the Yennadon Lands process in early 2020.

Throughout early 2020, staff have been reviewing background information relevant to the Yennadon Lands Redesignation process. MVH Urban Planning & Design Inc. has been engaged to assist with the community engagement process, which will consist of two workshops, a charette, and a public open house with complementary community questionnaire. Staff have set up an Interdepartmental Working Group to inform this planning process and to assist the consultant with the community engagement activities.

As of the completion date for this report, a workshop for the Interdepartmental Working Group, scheduled for March 25th, was intended to proceed with social distancing measures put into place for the consultant and staff. The intent of this workshop is to discuss an initial site assessment and construct a framework that will form the preliminary concepts and background material for the proposed community engagement events. The outcomes of the Interdepartmental Working Group will be reported to Council at the March 31, 2020 Council Workshop.

2.3 Proposed Community Engagement Process

Following the Interdepartmental Working Group's meeting with the consultant, the following community engagement activities are anticipated to take place over an approximate two to three month period:

- Workshop with Landowners
 - Will further determine support for the employment lands redesignation process as well as examine ideas, opportunities and challenges associated with the Yennadon Lands.
 - Landowners will be invited by email and/or through the post.
- Workshop with Community Members
 - Will discuss possible concerns, ideas and buffer considerations for the Yennadon Lands. Key participants will include the members from the development and real estate industries, local business community, adjacent landowners, as well as local area residents and community members at large.
 - Participants will be invited via regular City of Maple Ridge communication channels, including posting material in the local newspaper, providing social media and online announcements, as well as sending invites to Stakeholder groups, including those on the e-mail distribution list.

- Open House to review Concepts
 - Following the two workshops, the consultant team will develop concept drawings and supporting information necessary for a Public Open House. The intent of the Open House will be to ensure a broad outreach and feedback loop from the various stakeholders from their review of the Concepts.
 - Community invitation will involve regular City of Maple Ridge communication channels, including posting material in the local newspaper, providing social media and online announcements, as well as sending invites and updates to those on the e-mail distribution list.

Results of the Open House will be folded into a Summary Report and presented to Council.

2.4 Next Steps

Next steps in the proposed engagement process will be to announce the two Workshop Dates and open the registration process. Public notification will involve regular City of Maple Ridge communication channels, including posting material in the local newspaper, providing social media and online announcements, as well as sending invites and updates to those on the e-mail distribution list. The City's Employment-related webpages will also be kept up-to-date to keep the community informed of the process.

This public process will commence once public gatherings are permitted. In the interim, background work is being done to advance a plan for this area.

3.0 STRATEGIC ALIGNMENT

Implementing strategic plans related to local infrastructure and the economy, including the City's commercial and industrial land base, is a Council priority as established under its Growth pillar of the 2019-2022 City of Maple Ridge Strategic Plan.

4.0 POLICY IMPLICATIONS

The Yennadon Lands are located outside of, and adjacent to, the City's Urban Area Boundary (UAB). The adjacency of the properties to the existing UAB lends itself to the possible expansion of the Boundary at this location.

The proposed OCP 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.

While new applications are deferred pending the area planning process, applications proposing employment uses will be brought to Council for consideration. Application 2019-119-RZ (12791 232 Street) received first reading on July 9, 2019 for the development of a two storey commercial building at the corner of 128th / 232nd Street. This application will be able to come before Council for consideration of second reading, irrespective of the timeline for Yennadon Lands public consultation process.

Application 2019-119-RZ, as well as any future employment development applications in this area, are required to undergo a municipal rezoning process, at which time the applicant would need to undertake more detailed studies of the area. Such studies may include, but not be limited to,

geotechnical assessments, servicing and infrastructure studies, agricultural impact assessments, 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.

5.0 INTERGOVERNMENTAL IMPLICATIONS

5.1 Metro Vancouver

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

The Yennadon Lands are largely 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 (see Appendix C for the Region’s Urban Containment Boundary). An application by the City, to the Greater Vancouver Sewerage & Drainage District Board, is required to achieve regional approval to include the Yennadon Lands within the Fraser Sewerage Area for more intensive employment activities to take place at this site. This would occur as part of the bylaw amendment process following the community consultation process.

Two properties in the northeast corner of the Yennadon Lands are currently outside of the Region’s Urban Containment Boundary. These properties will require a land use designation change at the Metro Vancouver level as well as an adjustment to the Urban Containment Boundary to permit employment uses.

In the fall of 2019, the City submitted formal requests to Metro Vancouver for permission for both properties to connect to the sanitary sewer system. One is in the preliminary stage of a rezoning application and the other is an active farm wishing to connect to the existing sewer fronting their property on 128 Ave due to the age and condition of their 50 year old onsite septic system

5.2 Agricultural Land Commission

In 2004, the Agricultural Land Commission permitted 12 of the 13 Yennadon Land properties to be removed from the Agriculture Land Reserve. This was a voluntary process, so only those property owners that chose to participate went through the exclusion process. As such, one property in the northeast corner of the Yennadon Lands will need to go through the ALC exclusion process to permit employment uses on that site.

6.0 INTERDEPARTMENTAL IMPLICATIONS

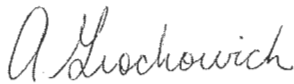
Community Planning staff have been working collaboratively with our Development & Environment colleagues as well as with Engineering, Parks, Recreation & Culture, Building and Economic Development staff, on the pursuit of employment opportunities at the Yennadon Lands. It is anticipated that these departments will continue to be involved throughout the Yennadon Lands Redesignation process. Additionally, staff from the Communications Department will continue to provide support with community outreach and communication initiatives.

7.0 FINANCIAL IMPLICATIONS

The ongoing pursuit of employment lands, specifically with the Yennadon Lands, is included in the Planning Department 2020 Work Program. While it is expected that much of the planning work will be completed in-house, outside consultant resources will 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:

On June 18, 2019, staff provided a verbal update to Council on the outcomes of the June 6, 2019 Workshop with Yennadon Landowners. Council then directed staff to undertake an employment land use redesignation process and consultation strategy for the Yennadon Lands. This report provides an update on the Yennadon Lands Redesignation process, including the community engagement activities anticipated to take place over an approximate two to three month period (i.e. Workshop with Landowners; Workshop with Community Members; and Open House to review Concepts).



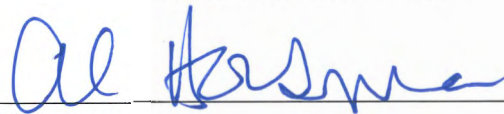
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Director of Planning



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GM, Planning & Development Services



Concurrence: **Al Horsman**
Chief Administrative Officer

Appendix A: Map: Yennadon Lands
Appendix B: Council Workshop Resolution: June 18, 2019 (Item 4.1)
Appendix C: Map: Regional Urban Containment Boundary for Yennadon Lands



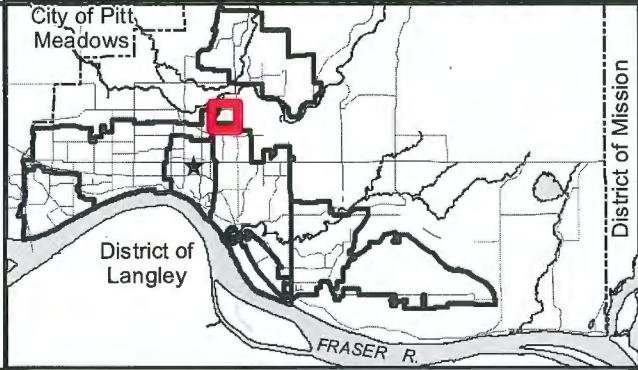
Legend

- Agricultural Designation OCP
- ALR

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



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Land Use



FILE: YennadonLands.mxd
DATE: Mar 19, 2020

BY: DT

Appendix B

City of Maple Ridge

Council Workshop Resolution – Item 4.1 – June 18, 2019

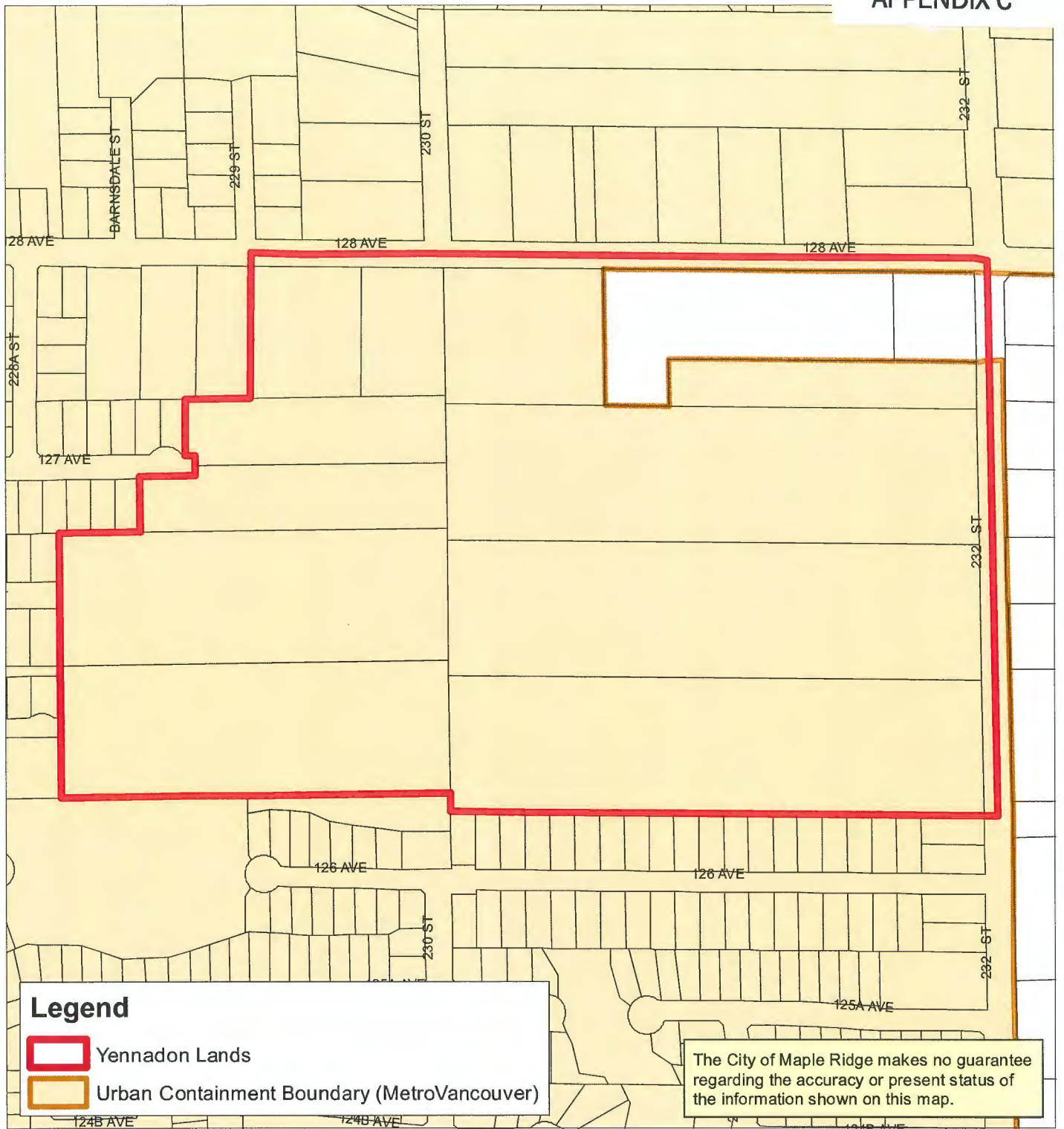
That staff be directed to undertake an employment land use redesignation process and consultation strategy for the Yennadon Lands, located generally at 128th Avenue and 232nd Street;

That new applications, or those already in-stream (unless reached third reading), be deferred until any potential OCP amendments are presented at Public Hearing and given third reading, with the exception of applications that propose future employment land uses; and

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 a public consultation process in support of an "Employment Land Use Redesignation Process: Yennadon Lands".



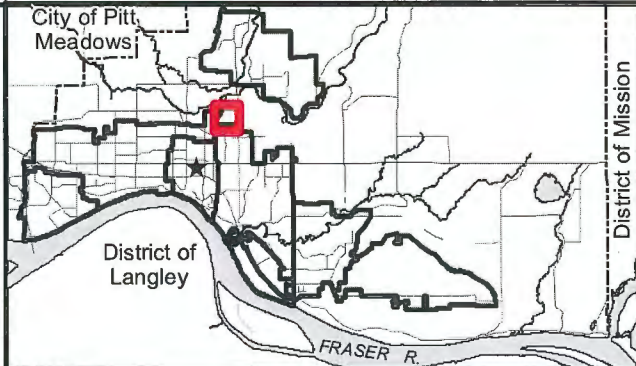
Legend

- Yennadon Lands
- Urban Containment Boundary (MetroVancouver)

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Scale: 1:4,000



Urban Containment Boundary (Metro Van)

PLANNING DEPARTMENT



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