

# Frequently Asked Questions

Yennadon Lands Open House

Wednesday, October 7 2020

6:30 – 8:00pm

## **What and where are the Yennadon Lands?**

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).

## **Why are we doing this?**

A Commercial & Industrial Strategy was completed in 2012, which projects future demand for commercial and industrial lands within the City of Maple Ridge. The Commercial & Industrial Strategy was endorsed by Council in 2014.

One of the short term outcomes of the Commercial & Industrial Strategy is that the City will need upwards of 69-93 hectares (170 – 230 acres) of additional employment lands by 2040. The redesignation of the Yennadon Lands could facilitate the creation of a unique opportunity where the 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.

Council is interested in exploring a potential employment use for the Yennadon Lands, in recognition of the need for creating local employment, supporting local business and diversifying the tax base.

## **What is the Official Community Plan (OCP)?**

The OCP outlines the long term vision for growth and development in Maple Ridge. Land use designations characterize the future land uses that the City would like to see over the next twenty years or more to achieve planned growth and development in the community.

## **Work to-date**

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, and a Landowners Workshop was held at Yennadon Elementary on June 6, 2019 from 6 – 8pm.

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. At that meeting, Council directed staff to undertake an employment land use redesignation process and consultation strategy for the Yennadon Lands.

Under direction from Public Health Officials, City staff were unable to begin the public process that was being planned for Spring of 2020. In March 2020, Council directed staff to bring forward preliminary concepts for Council consideration prior to proceeding with the public consultation process.

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On July 14, 2020, staff in collaboration with a consultant presented three preliminary land use concepts for Council to review at the regularly scheduled Council Workshop meeting.

Links to staff reports and video recordings are available online: <https://mapleridge.ca/2424/Yennadon-Lands>

## **How has the environment been considered in the development of the concept plans?**

The existing network of environmental features have been embraced as part of the concept and form the backbone of the sketches. The concepts protect watercourses, important forested areas and maintain connections for wildlife movement through this neighbourhood.

## **Will this process rezone the properties?**

No. Land use plans identify uses, densities and high-level services to provide guidance for future development. Should a property owner wish to redevelop, a formal rezoning application will need to be submitted to the City that matches the high-level land uses identified within the plan.

## **How to provide your comments**

### Attend the Open House!

Following a presentation by the consultant, there will be opportunities to ask questions and share your thoughts verbally as well as through chat.

### Fill out the Community Survey

A community survey will be available on October 8, 2020 on the Yennadon Lands website as well as sent via email to the Open House participants. The survey will be open until October 29, 2020.

### Email the City

Please send any comments to [employmentlands@mapleridge.ca](mailto:employmentlands@mapleridge.ca)

The outcomes of the public consultation process are expected to be before Council in early 2021.

If you have any questions about the Yennadon Lands Redesignation Process, please contact the City of Maple Ridge Planning Department at [employmentlands@mapleridge.ca](mailto:employmentlands@mapleridge.ca) or by phone at 604-463-5221.

