



City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** May 2, 2017  
**FILE NO:** 2016-448-CP  
**ATTN:** Council - Workshop  
**SUBJECT:** Employment Lands Consultation Outcomes and Next Step Options

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**EXECUTIVE SUMMARY:**

In October and December 2016, two high-level land use assessments were presented to Council intended to investigate the suitability of the lands located generally to the east and west of 256 Street and north of 128 Avenue (Area 1: 256<sup>th</sup> Street Lands); and along Lougheed Highway east of 240 Street to the east and west of the Kwantlen First Nation land (Area 2: Lougheed Lands) for an employment designation.

The outcome of those reports indicated that there was a combined net estimate of 134 ha (330 ac) of potential industrial land available for redesignation, subject to additional professional studies. First reading was granted to OCP Amending Bylaw No. 7299-2016 on December 6, 2016 to redesignate land in Area 1 as a first step in the process. Council directed staff to prepare an OCP Amending Bylaw to redesignate land in Area 2: Lougheed Lands on October 25, 2016.

For both areas, Council sought early engagement with the community and other agencies. This report summarizes the outcomes of the public consultation process, as well as the interdepartmental and intergovernmental referral comments and seeks direction relating to the next steps in the Employment Lands redesignation process.

**RECOMMENDATIONS:**

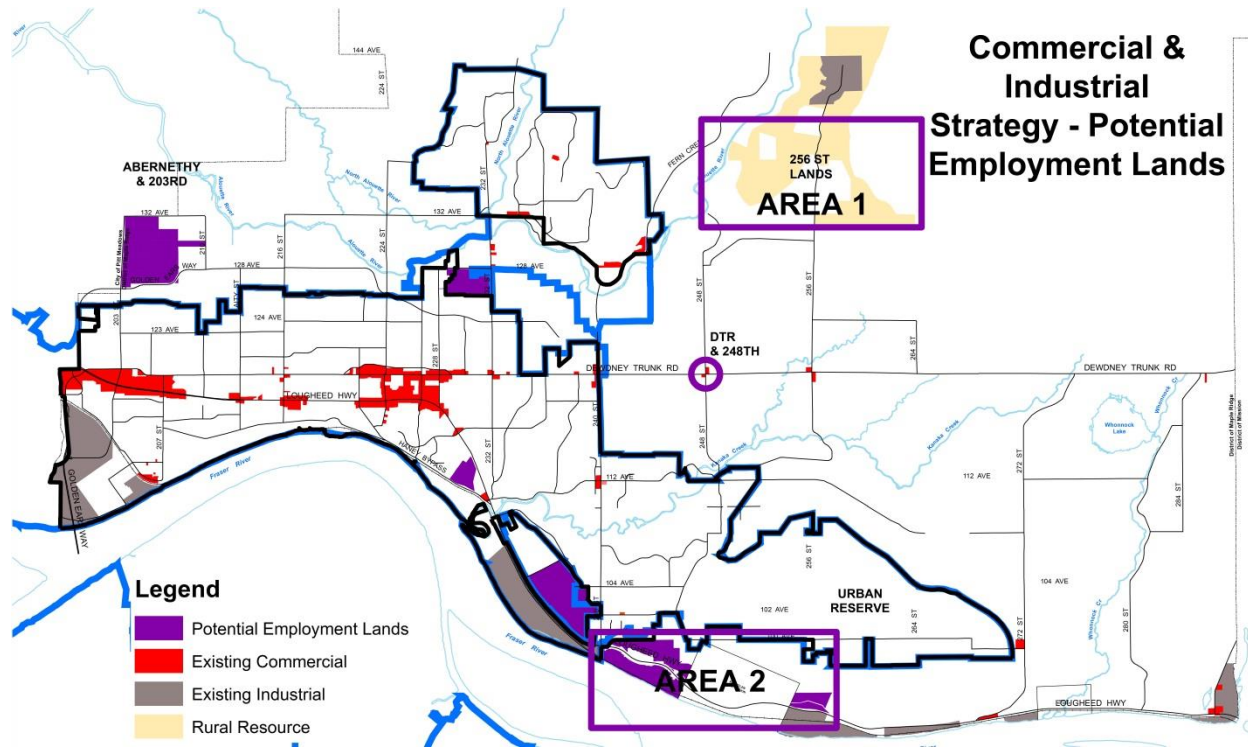
1. That staff be directed to amend the OCP Bylaw No. 7299-2016 to designate lands in Area 1: 256<sup>th</sup> Street Lands as outlined in the report “Employment Lands Consultation Outcomes and Next Step Options” dated May 2, 2017 as Industrial Reserve and that the policies include criteria to establish requirements for future development.
2. That Staff be directed to prepare an OCP Amending Bylaw to designate as Industrial and Rural Residential those lands in Area 2: Lougheed Lands, as outlined in the report “Employment Lands Consultation Outcomes and Next Step Options” dated May 2, 2017.

**BACKGROUND:**

The 2012-2014 Commercial and Industrial Strategy (G.P. Rollo and Associates) presented an industrial land demand forecast based on employment growth, which indicates that Maple Ridge will require additional industrial lands by 2040. The Strategy identified that, in an effort to foster ongoing growth amongst the City’s approximately 7,700 industrial-based jobs, there will be demand for approximately 80 ha (200 ac) of industrial land in Maple Ridge before 2041. The Strategy

emphasized that the City should, in the interim, begin planning for this anticipated long-term growth by finding additional industrial lands for when the demand for industrial land arrives, noting that there is time to properly plan.

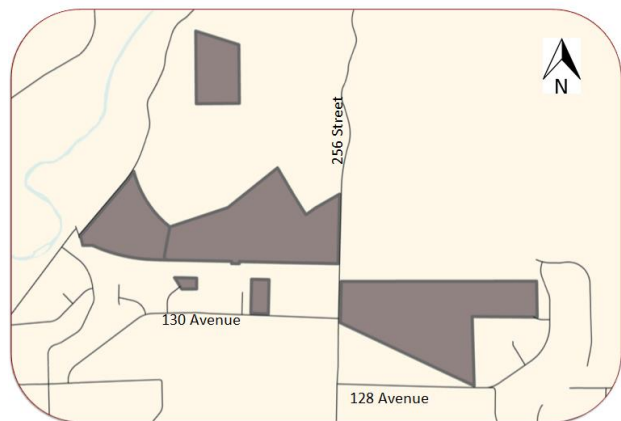
In pursuit of this direction, Council instructed staff to investigate a number of sites to assess their suitability as employment-generating land uses. Specific options were identified for further assessment as future industrial land supply.



On April 18, 2016, Council received an update on the status of these potential future employment sites (see Inset map). Through an iterative and analytical process, including on-going dialogue and conversations with Council, two areas were identified and pursued as potential future employment sites. These sites are now called Area 1: 256<sup>th</sup> Street Lands and Area 2: Loughed Lands.

**Area 1: 256<sup>th</sup> Street Lands**

The Commercial and Industrial Strategy (endorsed August 15, 2014) analyzed lands in the 256<sup>th</sup> Street area. At the time the Strategy was developed it was thought that the distance to major arterials from 256<sup>th</sup> Street was a hindrance, and the area was viewed as being a long term employment location (e.g. to be developed once other areas were at capacity). However, market conditions appear to have changed, as both Business Parks in the vicinity of these lands are now sold out.



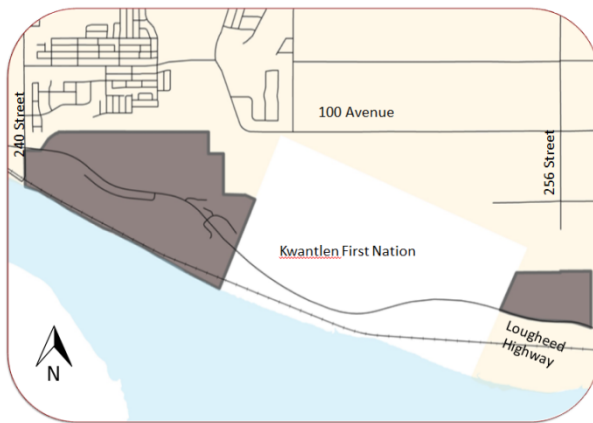
**AREA 1: 256 Street North of 128 Avenue**

Based on the previously reported high level analysis and given the improved interest in this area, a redesignation could increase employment potential in the community by adding an additional 153 ha (378 ac) of currently designated Suburban Residential and Institutional lands. Of which, after accounting for topography and known watercourses, approximately 75% appear to be viable for development, regardless of designation.

In September 2016, Council authorized staff to begin preparing an amending bylaw to redesignate the 256<sup>th</sup> Street Lands to Industrial from Suburban Residential and Institutional in the Official Community Plan. First reading was granted to OCP Amending Bylaw No. 7299-2016 on December 6, 2016 to redesignate land in Area 1: 256<sup>th</sup> Street Lands as a first step in the process.

## Area 2: Lougheed Lands

At the April 2016 workshop, Council requested that staff prepare a report on the suitability of the lands west and east of the Kwantlen First Nation, towards outlining possible implications stemming from any future land use redesignation.



### AREA 2: Lougheed Highway East of 240 Street

requirements regardless of designation. Specifically, a number of known environmental and site considerations were identified that could limit the resulting redevelopment areas (for both the west and east lands) to approximately 21% to 27% of their current gross land area.

Acknowledging these issues, the resulting 19 ha (46 ac) of developable land identified through the analysis highlights an opportunity to achieve, in part, the City's identified need for approximately 80 ha (200 ac) of employment-generating lands. Specifically, the potential for synergies with surrounding commercial and industrial land uses along with the proximity of the lands to road and rail transportation and the Fraser River, suggest that the sites in question are suitable for employment-generating land use activities. As a result, Council directed staff to prepare an OCP Amending Bylaw to redesignate land in Area 2: Lougheed Lands on October 25, 2016.

In light of both the challenges and the employment potential within the Area 1: 256<sup>th</sup> Street Lands and Area 2: Lougheed Lands, Council also sought timely engagement and dialogue with the land owners and local community. This consultation took place in early 2017 and is detailed further in the following sections of this report.

## **CONSULTATION SUMMARY:**

Public outreach activities undertaken in January and February 2017 included a series of focus group meetings that targeted land owners as well as a public open house for Maple Ridge residents at large. A questionnaire was also developed and made available in person at the outreach events and online. Interdepartmental and intergovernmental referrals also took place.

### **i) Focus Groups:**

A total of four focus groups were held over January and February 2017, two for each area under consideration.

- The focus groups for the Area 1: 256<sup>th</sup> Street Lands were held at Webster's Corner Elementary on January 23, 2017 and January 26, 2017 for a two hour period (5:00 pm – 7:00 pm and 6:00 pm – 8:00 pm, respectively). Invitations to participate were mailed to approximately 33 land owners, and a total of 17 participants attended over the two focus group sessions.
- The focus groups for the Area 2: Lougheed Lands were held at Samuel Robertson Technical School on January 31, 2017 and February 2, 2017 for a two hour period (5:00 pm – 7:00 pm and 6:00 pm – 8:00 pm, respectively). Invitations to participate were mailed to approximately 43 land owners, and a total of 27 participants attended over the two focus group sessions.

Copies of the focus group presentations were posted on the City's website and are available in Appendix A.

### **ii) Public Open House:**

A public open house was hosted at City Hall on February 6, 2017 from 4:00 pm to 8:00 pm. The meeting was well attended, with a total of 85 people opting to sign in and a visual estimate that approximately 100 residents attended. Notification and advertising for the event was conducted through the use of approximately 374 mailed letters, three newspaper advertisements, as well as a listing on the City's website and social media outlets. Following the event, the open house presentation boards were made available on the City's website and are available in Appendix B.

As this event was held on an evening during a winter weather event, staff posted an invitation on the City's website to contact staff to make other arrangements for those unable to attend the open house. A few phone calls were received by interested residents looking for information.

### **iii) Community Questionnaire:**

The Community Questionnaire was developed as a tool to determine the level of community support for the lands under consideration for Industrial redesignation. The questionnaire also sought to capture the community benefits and challenges inherent to creating new employment lands as perceived by impacted land owners and Maple Ridge residents.

Paper copies were provided to participants at all of the focus group events and at the public open house. The questionnaire was also available on the City's website and promoted via social media. Responses were received until February 20, 2017. In total, 100 questionnaires were received. A detailed summary of the questionnaire responses is provided in Appendix C.

The questionnaire consisted of 19 questions, primarily in multiple choice format with two opportunities for open ended written comments. There were five sections to the questionnaire: *Getting to Know You* (4 questions), *Supporting Jobs Close to Home* (6 questions), *Level of Support* (3 questions), *Advantages and Disadvantages* (4 questions) and *Other Initiatives* (2 questions).

**iv) Interdepartmental Referrals:**

The interdepartmental referrals process involved several City departments to assess the potential impacts of guiding documents including the Five Year Financial Plan, the Parks Master Plan, and the Economic Development Plan.

**v) Intergovernmental Referrals:**

Intergovernmental referrals were sent to Metro Vancouver and the Greater Vancouver Sewerage & Drainage District for comment on the consistency with the Regional Growth Strategy. The Katzie and Kwantlen First Nations as well as the Ministry of Transportation and Infrastructure, Justice Institute of B.C., and the Canadian Pacific Railway also received formal referrals.

**COMMUNITY CONSULTATION OUTCOMES:**

The following consultation outcomes incorporate discussion, dialogue and feedback received through the focus groups, Open House, Community Questionnaire and Interdepartmental & Intergovernmental referrals.

**i) General Feedback**

In general, from the various in-person conversations held at the many focus group sessions and at the public open house, and from the completed questionnaires submitted, there appears to be a strong level of agreement with the intents and objectives of the current employment lands redesignation process. More specifically, the focus group participants recognized the benefits of having more local jobs within the community and how additional employment lands can address that need. As well, there was recognition that low impact light industrial uses (over heavy industrial uses) in the proposed redesignation areas might better suit the close proximity of such areas to existing residential neighbourhoods.

At the Open House, the public indicated support for local initiatives that could support ongoing job creation in the City, in particular for those efforts that would allow people to live and work within the community. Other general comments raised included interest in industries that could support a fair quality of life for employees and that would provide as many jobs as possible, given the land area under consideration. The public also indicated support for the creation of future employment lands where they can be easily accessed from major transportation routes.

While more discussion about each designation area is provided below, the submitted responses from the questionnaire revealed support for the principle of creating new employment lands. As evidence, the questionnaire results show that the statements below rated highly amongst participants:

- *Maple Ridge should proactively create new employment lands to foster local job opportunities;*
- *Growth in employment generating lands should keep pace with regional demand;*

- *Creating local jobs contribute to a healthier community;*
- *The ability for residents to live and work in their community is desirable; and*
- *Employment generating lands help diversify the tax base.*

To get a feel for what the City could do to further help support the creation of job creation opportunities, either as part of the current redesignation process or through future efforts, the three most commonly indicated initiatives drawn from the questionnaire were:

- *Invest in capital projects that improve infrastructure;*
- *Work with existing industrial land owners to better utilize current employment lands; and*
- *Re-zone land to be construction ready for industrial purposes.*

While general support for the employment lands redesignation process were revealed through the community conversations and written and online submissions, the degree to which such sentiments translate into support for the individually proposed areas varied considerably. As a result, staff have broken down the feedback received for each area to better describe the community's perspectives and interests.

**ii) Area 1: 256<sup>th</sup> Street Lands**

**a) Focus Group Feedback**

In terms of the Area 1 lands, a range of possible challenges and constraints about their proposed redesignation were discussed. The issues most commonly cited were related to traffic safety and noise. Other concerns included perceived impacts on nearby residential land values and property taxes as well as a desire to maintain the rural character of the area. It was observed that such concerns stem from the industrial operations presently active in the area, and while not specific to the introduction of new employment opportunities, it was felt that such existing conditions would be exacerbated by the expansion of industrial activities. Noting that, focus group participants proposed that the redesignation process include triggers to clarify the anticipated timeline for redevelopment and outline any appropriate conditions under which future employment land development may take place in the 256<sup>th</sup> Street area.

**b) Open House Feedback**

Through a series of opportunities to provide written comments and in conversations with attending staff, participants at the open house identified a range of possible challenges and constraints about the proposed redesignation of employment lands in Area 1, which included:

- Negative noise impacts from excessive truck traffic and gravel extraction on the existing residential neighbourhoods, including Whispering Falls;
- The amount of truck traffic on local roads at the current level of industrial development;
- With additional industrial development, the possible exacerbation of the negative impacts of truck traffic on the local roads and neighbourhoods;

- Upgrading street infrastructure to effectively protect non-vehicular users from road safety issues including poor visibility and excessive speeds;
- Being able to safely share the road between pedestrians, equestrians, regular vehicles and truck traffic;
- Improved intersection design at the intersection of 256<sup>th</sup> Street and Dewdney Trunk Road for those wishing to safely access Webster's Corner Elementary;
- The proximity of residential development and any potential negative impacts on future property values that the proposed employment lands may have;
- Improved servicing connectivity; and
- Negative environmental impacts, including contamination and drainage concerns.

### c) Questionnaire

For Area 1, 40% of respondents support or strongly support the proposed land use changes for the area. A similar number, 43%, do not support or strongly do not support the proposed land use changes. The remaining 17% indicated neutrality about the proposed changes for the 256<sup>th</sup> Street Lands.

Through the questionnaire, respondents took the opportunity to articulate their comments or concerns for Area 1: 256<sup>th</sup> Street Lands. Key messages included:

- Concern with existing traffic issues (e.g. excess speeds, truck traffic, safe streets);
- Frustration with the existing infrastructure deficits (e.g. sidewalks, road design, servicing constraints);
- Concern over the proposed expansion of gravel extraction activities, given existing neighbourhood concerns;
- That identified issues will increase with further industrial land designation;
- Concern with protecting the environment given the potential impacts future development may have on local watercourses and wildlife;
- Environmental protection;
- Proposed employment land designation may alter the rural lifestyle currently enjoyed and sought after in the area; and
- Desire to understand how the Abernethy Connector may impact truck traffic in the Area 1: 256<sup>th</sup> Street Lands.

Of a range of possible advantages and disadvantages related to the proposed employment lands redesignation, the most commonly identified advantages for the Area 1: 256<sup>th</sup> Street Lands were:

- Planning ahead provides time to invest in future infrastructure improvements;
- Provides the opportunity for existing businesses to expand in the same area; and

- Large parcels address regional shortage of large-scale industrial opportunities.

A number of respondents (25) did indicate that they did not see any advantages to the proposed changes in land use designation for Area 1: 256<sup>th</sup> Street Lands. While others (16) provided qualified responses citing their overall support or concerns.

The most commonly identified disadvantages for the Area 1: 256<sup>th</sup> Street Lands were:

- Increases in traffic; and
- Impacts to environmentally sensitive areas.

A small number (7) of respondents did not see any disadvantage to the proposed change in land use designation for Area 1; however, nearly two dozen additional comments were provided with this question. The comments are available in Appendix C.

#### **d) Additional Written Feedback**

Three additional letters and one email have been received by Staff regarding the proposed redesignation of Area 1: 256<sup>th</sup> Street Lands. Two letters received from resident land owners have articulated their reservations and concerns for the redesignation of Area 1: 256<sup>th</sup> Street Lands citing access, servicing and infrastructure deficiencies; one resident wrote that the proposed Industrial redesignation is a downgrade from the current land use designation. One letter and one email received from resident land owners support the redesignation of the Area 1: 256<sup>th</sup> Street Lands and call for action by the City. Copies of these letters are available in Appendix D.

### **iii) Area 2: Lougheed Lands**

#### **a) Focus Group Feedback**

Focus Group participants explored the suitability of Area 2: Lougheed Lands for employment purposes by discussing the interface of industrial and residential development as the groups were interested in exploring a full range of possible employment uses for the area. Options discussed included commercial uses, educational facilities and institutional operations. Concerns over the impact of the steep slopes and the necessary servicing standards for industrial development were also covered.

Focus Group participants also discussed how the proposed employment land redesignation would impact the existing residential properties located along the Fraser River on River Road, south of the Lougheed Highway - including changes in land values and property taxes. As well, insights were offered by the owners of these residential properties about the soil conditions and especially the slopes in the area, suggesting on-site soil stability be further assessed. It was also noted that the residential lands south of Lougheed Highway have relatively high property values compared to the rest of Area 2, raising questions about whether future industrial development of these residential properties would be financially feasible now or in the future.



## **b) Open House Feedback:**

As noted for Area 1, the public expressed a similar overall level of support for Area 2 as it was viewed as a local initiative that could lead to local investment, job creation, and less commuting time. Building from that perspective, a range of possible challenges and constraints about the proposed redesignation of Area 2 were also identified by the attendees, which included:

- Improved road design related to access challenges should future MoTI infrastructure improvements be implemented;
- The proximity of residential development and any potential negative impacts on future property values that the proposed employment lands may have;
- Improved servicing connectivity; and
- Negative environmental impacts, including contamination and drainage concerns.

## **c) Questionnaire Feedback**

The questionnaire solicited feedback specific to the proposed employment land redesignation of Area 2: Lougheed Lands. For Area 2, 61% of respondents support or strongly support the proposed land uses changes for the area. A smaller number, 27%, either do not support or strongly do not support the proposed land use changes. The remaining 11% indicated neutrality about the proposed changes for the Lougheed Lands.

Participants were also offered the opportunity to provide additional comments about Area 2: Lougheed Lands, with most responses to this question outlining participant visions or concerns for Area 2. Again, a detailed summary of the responses is provided in Appendix C; however common themes include the following:

- Area 2: Lougheed Lands was often noted as being on a major transportation corridor and more ideally suited when compared to Area 1: 256th Street Lands;
- The area where the land meets the Fraser River, especially at the foot of 240<sup>th</sup> Street, was noted as being a good location for an additional waterfront/park community amenity and/or community beautification efforts;
- The perceived loss of the rural lifestyle currently enjoyed in this area; and
- There was broad concern about environmental protection and the development impact on watercourses and wildlife in each area.

The most commonly identified potential advantages for the redesignation of the Area 2: Lougheed Lands were:

- Takes of advantage of proximity to already established employment lands;
- Preserves land for future employment investment;
- Provides the opportunity for existing businesses to expand in the same area; and
- Planning ahead provides time to invest in future infrastructure improvements.

A number of respondents (11) did not see any advantages to the proposed employment land redesignation of Area 2: Lougheed Lands.

The most commonly identified disadvantages for the Area 2: Lougheed Lands reflected some of the comments heard from the Focus Groups and at the Open House, including:

- Impacts to environmentally sensitive areas; and
- Existing infrastructure needs improvement.

A larger number (15) of respondents did not see any disadvantage to the proposed change in land use designation for Area 2.

**e) Additional Written Feedback**

One email was received by Staff regarding the proposed redesignation of Area 2: Lougheed Lands. The letter articulated similar reservations to those mentioned above, identifying concerns and overall lack of support for the redesignation of Area 2: Lougheed Lands. The letter is available in Appendix D.

**INTERDEPARTMENTAL AND INTERGOVERNMENTAL OUTCOMES:**

**i) Engineering Department:**

The Engineering Department reviewed the servicing requirements for both areas. As Area 1: 256th Street Lands is partially in the Fraser Sewerage Area, a sanitary sensitivity analysis is required to determine the capacity limit for industrial development. A sanitary sewer sensitivity analysis to assess system capacity would be reserved as a future work item for either the Engineering Department or a qualified consultant. An assessment of the Strategy Transportation Plan and the possible access routes for Area 1 are anticipated as part of the 2017 Business Plan.

For Area 2: Lougheed Lands, with the water distribution system boundary currently at 240th Street, expansion of the water system to service any future land uses located on the westerly-oriented lands may be accomplished through new development, at a cost to the developer. Extending water services to the east of the Kwantlen First Nation lands is attainable, providing the extension occurs in a logical and phased manner. Provision of sanitary services to Area 2 is not possible without amendments by Metro Vancouver and the Greater Vancouver Sewerage and Drainage District to the Regional Containment Boundary and Fraser Sewerage Area boundary respectively.

**ii) Finance Department:**

The Finance Department reviewed the proposed land use changes for both areas in terms of impact on the Financial Plan. The outcome of that review is that there is likely no impact on the Financial Plan's five year budget as a result of the land use changes. In the long term, there is potential for a favorable impact as a result of more intensive development and property tax revenues. Impacts to the Financial Plan would be triggered by necessary capital servicing and infrastructure requirement, which have not been identified at this time.

**iii) Parks, Recreation and Culture:**

The Parks, Recreation and Culture Department evaluated the proposed redesignation of both areas to determine potential impacts on the Parks Master Plan. The Parks Master Plan identifies desired trail networks in these areas, and the development of these routes would be required regardless of the land use designation.

**iv) Economic Development Department:**

The Economic Development Department has reviewed the proposed re-designation of both areas and has noted that land in the Area 1: 256<sup>th</sup> Street Lands is likely more suitable and desirable for industrial development; however, this is anticipated to be in the long term and lower job density industries such as warehousing and storage will likely seek out this location. Industrial development in this area will be closely tied to improvements in the transportation network and sanitary sewer availability.

The Economic Development Department noted that the industrial land development potential in Area 2: Lougheed Lands will be challenged by higher development costs due to the significant topographic challenges. The possible integration of some highway commercial uses may be more favourable for Area 2 given the location along the Lougheed Highway.

**v) Ministry of Transportation and Infrastructure:**

Lougheed Highway east of 240<sup>th</sup> Street falls under the jurisdiction of the Ministry of Transportation and Infrastructure; therefore, comments from the Ministry were requested in regards to Area 2 only. The Ministry has indicated that a concrete barrier will divide Lougheed Highway east of 240<sup>th</sup> Street in the future, which will restrict the traffic movements on both sides of the highway to right-in and right-out movements.

**vi) Metro Vancouver:**

The Growth Management Division of Regional Planning at Metro Vancouver has reviewed the proposed amendments and is in support of the proposed redesignation given the identified pressure for industrial land conversion. Following a meeting with Staff in early March, Metro Vancouver has expressed an interest in supporting Maple Ridge's long term vision for both areas.

For Area 1: 256<sup>th</sup> Street Lands, Metro Vancouver has noted that while small-scale industrial land uses are aligned with the current regional designations of Industrial and Rural land uses, there is interest to see more of the area redesignated entirely as Industrial under *Metro 2040*. Metro Vancouver also appreciates that future study may be required to determine what, if any, upgrades to the sewage collection system would be required to accommodate new industrial development.

Similarly, for Area 2: Lougheed Lands, Metro Vancouver has expressed an interest in redesignating the lands from Rural to Industrial and amending the *Metro 2040* Regional Growth Strategy.

In both instances, any such amendments to the Regional Growth Strategy would require an amendment to the Region's Urban Containment Boundary in addition to the land use designation amendment.

**vii) First Nations:**

Representatives from the Kwantlen and Katzie First Nation have been contacted to provide comments on the proposed redesignation. Staff met with representatives of the Kwantlen First Nation in mid-April to discuss the proposed redesignation of Area 1: 256<sup>th</sup> Street Lands and Area 2: Lougheed Lands.

Regarding Area 1: 256<sup>th</sup> Street Lands, Kwantlen First Nation representatives expressed concern over the health impacts to the watershed given the proposed redesignation and potential development opportunities. Given the proposed gravel extraction, representatives would be interested in furthering environmental protection and remediation opportunities.

For Area 2: Lougheed Lands, Kwantlen First Nation representatives appreciate the potential synergies between the Kwantlen First Nation interests' in the development of IR #5 and the City's proposed redesignation. Representatives are interested in being kept apprised of the City's initiatives within both areas.

While comments were sought from the Katzie First Nation, no formal comments have been received at this time.

**viii) Justice Institute of BC:**

The Justice Institute of BC currently operates a campus in Area 1: 256<sup>th</sup> Street Lands. An invitation to participate in the consultation process was provided to this stakeholder by way of a mailed letter and follow up phone call. While comments were sought from the Justice Institute, no formal comments have been received to date.

**ix) Canadian Pacific Railway:**

The Canadian Pacific Railway has commented that industrial land uses are more appropriate and desirable than residential uses in Area 2: Lougheed Lands given the proximity of the train tracks; therefore there is support from Canadian Pacific Railway for the proposed land use redesignation.

## **DISCUSSION**

Community outreach initiatives have clearly revealed the importance of designating future employment lands and the desire to explore a full range of possible employment uses. Community members and stakeholders recognize the benefits of supporting local job growth within the City. Interest in developing employment generating lands was also demonstrated to be strong.

The level of support received specifically for Areas 1 and 2 is less clear. For ease, the following discussion has been structured by area under consideration.

**i) Area 1: 256<sup>th</sup> Street Lands**

Area 1: 256<sup>th</sup> Street Lands offers potential for future employment uses and job creation within the City, augmenting an existing employment node. However, initial dialogue and outreach has highlighted many public concerns about the existing industrial context and raises more questions that require further analysis.

Specifically, community outreach with residents, land owners and stakeholders captured a recognition of the need for employment generating land within the City and highlighted the community's interest in future opportunities for local job creation. Area 1: 256<sup>th</sup> Street Lands could represent approximately 115 ha (284 ac) and could contribute to building and supporting the identified future industrial land base requirements, as noted in the Commercial and Industrial Strategy.

At the same time, community dialogue raised some concerns that would benefit from further assessment before possible industrial redevelopment occurs within the Area 1: 256<sup>th</sup> Street Lands. Notable amongst the issues raised by the public is the matter of access, with many of the identified issues related to traffic, noise and road design stemming from the overarching concern. Staff acknowledges that as part of the 2017 Business Plan that an assessment of the Strategic Transportation Plan and the possible access routes for Area 1 are anticipated this year. It is also recognized that additional studies, such as those related to potential servicing requirements and implications related to any possible adjustment to the Fraser Sewerage Boundary, could further inform the future needs of Area 1.

Acknowledging that such further assessments have been identified, and picking up on comments stemming from the focus groups related to Area 1, staff believe there is merit in still pursuing a redesignation of these lands, but one towards an *Industrial Reserve* designation for Area 1. Such a designation could identify the lands for a long-range industrial future in the OCP while also providing policy directions and possibly identify thresholds to determine the timeline for release of such lands for development uptake. In doing so, this approach could address many of the raised community concerns and provide a greater level of certainty regarding the conditions under which redevelopment might occur. As well, the introduction of an Industrial Reserve designation could slow or prevent the expansion of Suburban-Residential interests in this existing employment node. Staff notes that the creation of an Industrial Reserve designation could be similar in nature to the already established Urban Reserve for the Thornhill area.

Staff therefore recommends amending the OCP Bylaw No. 7299-2016 to redesignate Area 1: 256<sup>th</sup> Street Lands as Industrial Reserve for future employment use at this time. Staff will develop the policy base and criteria that would inform the possible triggers for a new Industrial Reserve designation. Criteria could include necessary servicing studies, buffering and noise attenuation, transportation and access assessments, gravel reserve review on the subject lands and the identification of environmentally sensitive areas. Such further assessments and policy development work would be reported back to Council as a separate report with the amending bylaw.

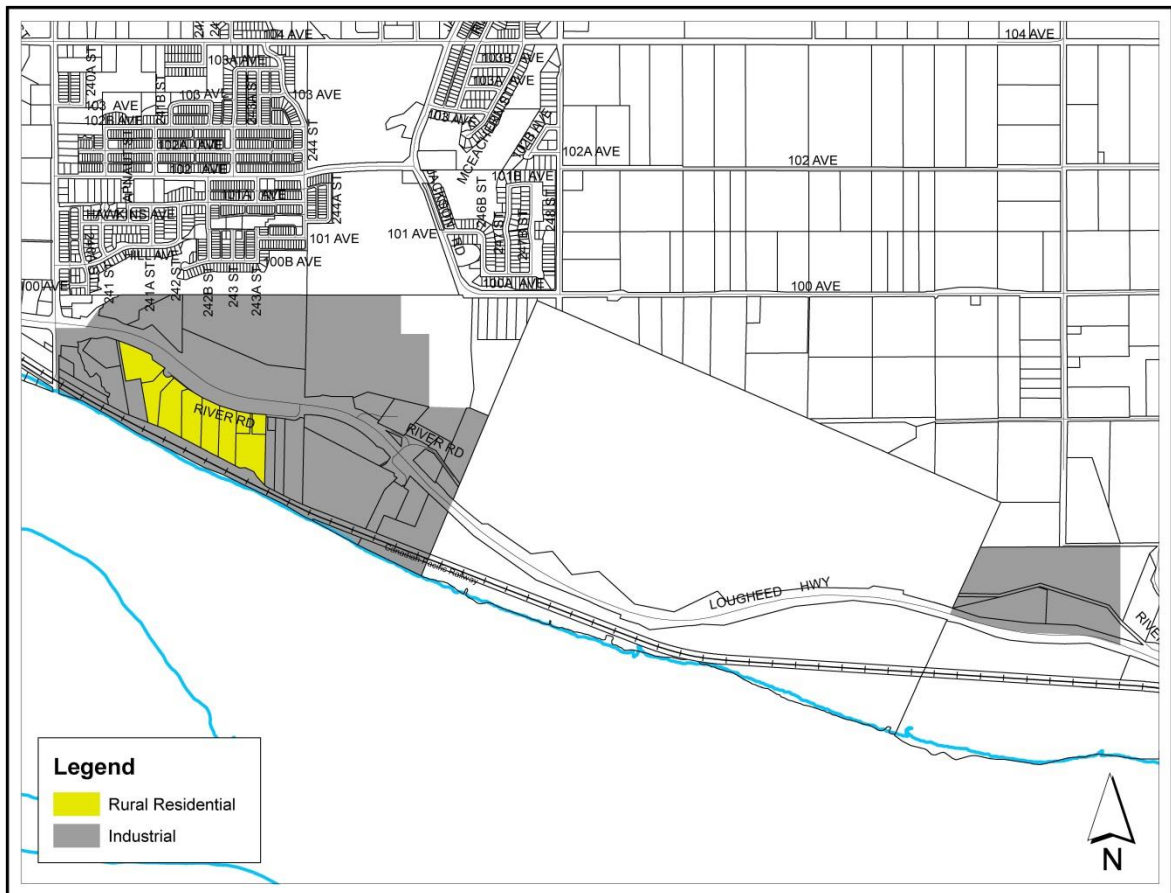
With an Industrial Reserve, an OCP Amendment, including a Public Hearing, would be required in the future to move land within the Industrial Reserve to an Industrial designation for employment purposes. In addition to providing opportunity for public comment, future employment uses will only be considered once all the identified policy triggers have been met.

## ii) **Area 2: Lougheed Lands**

The Area 2: Lougheed Lands, if redesignated, do present the potential for future job creation in an already established employment area. Based on the feedback from the community, land owners, and stakeholders, there appears to be clearer support for the redesignation of Area 2 for employment lands. A key area of uncertainty raised by the public however, related to whether the

residential properties present along River Road, south of the Lougheed Highway, warrant inclusion within any redesignation Bylaw going forward.

Staff see the benefit that these residential properties present to an employment future, namely, their proximity to the Fraser River and Lougheed Highway. However, based on the community feedback received, greater issues related to the environmental condition of these sites were revealed. Noting this area, in general, is already impacted considerably by environmental conditions, such new insights related to the existing site conditions of the residential properties would likely further reduce the overall potential of 19 ha (46 ac) that could be created across the entire Area 2. Staff also acknowledge the existing level of property improvement inherent to these properties as identified by BC Assessment, as a further challenge to their redevelopment towards an employment future.



Based on the feedback received, both in terms of the support for Area 2: Lougheed Lands and the further questions raised, Staff therefore recommend that an OCP amending bylaw be prepared for the lands located to the west and east of the Kwantlen First Nation, but that the 7.7 ha (19 ac) of residential property located along River Road be redesignated as Rural Residential. This approach would provide all current land owners with certainty regarding their properties; namely that the established residential properties would remain residential and rural in nature, while the remaining majority of Area 2 would be redesignated towards achieving a long term future employment node in the City. Staff will prepare and bring forward an OCP amending bylaw for Area 2 for Council consideration at an upcoming Council meeting.

## **SUMMARY OF NEXT STEPS:**

Given the feedback from the outreach activities covered in this report, the recommended next steps have been broken down by area, and include.

### **i) Area 1: 256th Street Lands Next Steps**

1. Revise and proceed with OCP Amending Bylaw No. 7299-2016 to designate Area 1: 256<sup>th</sup> Street Lands as Industrial Reserve and include criteria on servicing, buffering and noise attenuation, transportation and access, gravel reserves and environmental protection.

### **ii) Area 2: Lougheed Lands Next Steps**

1. Proceed with preparation of OCP amending bylaw for Area 2: Lougheed Lands, incorporating the Industrial and Rural Residential designation.

## **ALTERNATIVES:**

Should Council wish to proceed in a different manner than the next steps outlined above, alternative recommendations have been identified:

### **Area 1: 256<sup>th</sup> Street Lands**

1. That OCP Amending Bylaw No. 7299-2016 be deferred for Area 1: 256<sup>th</sup> Street Lands, pending further assessment of capacity and transportation access or adjustments; or
2. That staff not pursue the redesignation of the Area 1: 256<sup>th</sup> Street Lands towards an employment future.

### **Area 2: Lougheed Lands**

1. That staff be directed to prepare an OCP Amending Bylaw for Area 2: Lougheed Lands, encompassing all of the lands located to the west and east of the Kwantlen First Nation towards an Industrial designation; or
2. That staff not pursue the redesignation of Area 2: the Lougheed Lands towards an employment future.

## **CONCLUSION:**

The purpose of this report was to summarize the outcomes of the outreach processes, the interdepartmental and intergovernmental referral comments and recommend Council direction on the redesignation of possible employment lands within the City. The redesignation of Area 1: 256<sup>th</sup> Street Lands and Area 2: Lougheed Lands would help contribute up to 126 ha (311 ac) of net land area for future employment uses and would be a significant step towards meeting the industrial land requirement identified in the Commercial and Industrial Strategy.

Through consultation with residents and land owners at four focus groups and one public open house, there appears to be a high level of general agreement amongst residents that setting aside land now to accommodate local jobs in the future is important to create a vibrant and sustainable

community. However, support for the two specific areas proposed for future employment lands is less clear.

For Area 1: 256<sup>th</sup> Street Lands, there was limited levels of support for redesignation, based largely upon existing community concerns related to ongoing industrial activities. For Area 2: Loughheed Lands the support was stronger, yet equally questions were raised around the acknowledged environmental and site limiting conditions. The Staff recommendations before Council would permit the overall employment potential of these two areas to be achieved in part while also preserving further capacity for future use, subject to certain conditions. Such recommendations would also address some of the residential issues raised through the Employment Lands consultation process.

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Chief Administrative Officer

- Appendix A – Focus Group Presentation
- Appendix B – Open House Boards
- Appendix C – Questionnaire Comments
- Appendix D – Additional Letters and Emails