



City of Maple Ridge
Community Development & Enterprise Services Committee
MEETING AGENDA
Monday, January 11, 2021 at 9:00 am
Held virtually including the Blaney Room

Meeting Access Information

To practice social distancing during the COVID-19 pandemic we will be holding the Community Development & Enterprise Services Committee meeting via Zoom teleconference. Participants are asked to join the meeting using the following access information:

Join the meeting from your computer, tablet or smartphone

<https://mapleridge-ca.zoom.us/j/95809454343?pwd=NFpTMG5Ja1NOY1oxZVhhYkFlc3lZZz09>

Or join the meeting using your phone

Dial: +17789072071 Meeting ID: **958 0945 4343** Passcode: **691897**

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES**
 - 3.1. **November 30, 2020**
4. **DELEGATIONS – N/A**
5. **NEW AND UNFINISHED BUSINESS**
 - 5.1. **Yennadon Lands Concept Plan**
 - Charles Goddard, Director of Planning; Lisa Zosiak, Manager of Community Planning; Amanda Grochowich, Planner 2

Council has referred the Yennadon Lands Concept Plan to the Committee for discussion on the vision for the types of uses and businesses in the study area.
 - 5.2. **Economic Development Strategy Terms of Reference**
 - Wendy Dupley, Director of Economic Development and Tourism

Committee review of the Draft Economic Development Strategy Terms of Reference.
 - 5.3. **Community Development & Enterprise Services Committee Terms of Reference**
 - Laura Benson, Senior Policy and Sustainability Analyst

Committee review of proposed amendments to the Community Development & Enterprise Services Committee Terms of Reference.
 - 5.4. **Information Items (Discussion Optional)**
 - 5.4.1 - Backgrounder: 2014-2018 Employment Lands Investment Incentive Program (ELIIP)

6. **QUESTION PERIOD**

7. **ADJOURNMENT**

QUESTION PERIOD

Question Period provides the public with the opportunity to ask questions or make comments on subjects that are of concern to them. Each person will be given 2 minutes to speak.

Up to ten minutes in total is allotted for Question Period.

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The Minutes of the Regular Meeting of the Community Development & Enterprise Services Committee held virtually and in the Blaney Room, City Hall on November 30, 2020 at 10:30 am.

COMMITTEE MEMBERS PRESENT

Councillor Yousef*
Councillor Dueck
Councillor Svendsen

STAFF MEMBERS PRESENT

Al Horsman	Chief Administrative Officer
Christine Carter*	General Manager Planning and Development Services
Laura Benson	Senior Policy and Sustainability Analyst
Wendy Dupley*	Director, Economic Development and Tourism
Erin Mark	Clerk 3

*Participated remotely due to the COVID-19 pandemic.

Note: Councillor Dueck chaired the meeting until the selection of a Committee Chair (Item 5.1).
Wendy Dupley joined the meeting at 11:11 am.

1. CALL TO ORDER – Inaugural Meeting

2. APPROVAL OF THE AGENDA

R/2020-001

It was moved and seconded

That the agenda for the November 30, 2020 Community Development & Enterprise Services Committee meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES – N/A

4. DELEGATIONS – N/A

5. NEW AND UNFINISHED BUSINESS

5.1. Committee Chair Selection

Members discussed the Council Procedure Bylaw's requirement that the Chair be physically present, and that online attendance due to the ongoing COVID-19 pandemic would not meet this requirement. Councillor Dueck was nominated as Committee Chair from among those members physically present.

R/2020-002

It was moved and seconded

That Councillor Dueck be elected as the Chair of the Community Development & Enterprise Services Committee.

CARRIED

5.2. Approach for Committee Strategy Development

The Chief Administrative Officer and Senior Policy and Sustainability Analyst welcomed the members to the inaugural meeting of the Committee and requested feedback on the proposed approach for strategy development. Committee members provided their comments and questions on the proposal which includes guiding principles, potential performance measures, and information requirements for the Committee.

5.3. Defining the Committee Vision, Goals and Performance Measurements

The Senior Policy and Sustainability Analyst provided an overview of the Committee's Terms of Reference. Committee members provided comments regarding the vision of the Committee, timeline of the work, identification of short-term, mid-term and long-term goals, and noted that the Committee is advisory in nature and Committee recommendations will be forwarded to Council for consideration. Staff will present proposed revisions to the Terms of Reference at a future Committee meeting.

5.4. Identification of Information Requirements

An overview of the documents provided to the Committee was provided by the Senior Policy and Sustainability Analyst which included the Community Policy Framework, Industrial Lands Overview and Commercial Lands Overview. The Committee discussed the timeline for strategies, plans and policies that are currently under development or review. Committee members made requests for additional information and delegations.

5.5. Case Study Review

The Senior Policy and Sustainability Analyst clarified that the Case Studies provided in the agenda package were for information purposes only.

6. QUESTION PERIOD – Nil

7. NOTICE OF CLOSED MEETING

R/2020-003

It was moved and seconded

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

Section 90(1)(e)	The disposition of land, if the Committee of Council considers that disclosure might reasonably be expected to harm the interests of the municipality.
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Any other matter that may be brought before the Committee of Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

8. ADJOURNMENT at 12:04 p.m.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Employment Lands: Consultation Outcomes and Possible Next Steps for the Yennadon Lands

MEETING DATE: December 08, 2020
FILE NO: 2016-195-CP
MEETING: Workshop

EXECUTIVE SUMMARY:

At the July 14, 2020 Council Workshop meeting, three preliminary land use concepts were presented to Council for comment and input (Appendix A). The three preliminary concepts were informed by the outcomes of the site analysis, along with Council's vision for the Yennadon Lands. The "big idea" established early on as a framework for the preliminary Concepts is to create a complete neighbourhood, where residents and future business owners can live, work and play within a five to ten minute walk or bicycle ride of their residence. In the presentation to Council, staff noted that these are preliminary, high level concepts that will likely evolve as more detailed assessments are conducted. At that meeting, Council recommended that Concept #2 – Neighbourhood Innovations Village, illustrated in the Yennadon Land Preliminary Concepts presentation, be referred to the public for comment.

Through October 2020, staff in collaboration with the consultant, conducted a consultation process that consisted of a Landowners Workshop, a Virtual Public Open House, and a Community Survey. A copy of the engagement materials and the verbatim responses are available in Appendix B. Through the consultation process, a number of key messages have come through regarding future re-designation of the Yennadon Lands. These are discussed in detail within this report but highlights include:

- Many comments question the suitability of the proposed employment land use at this location.
- Many comments in support of employment opportunities at this location.
- Many comments sharing the types of jobs, employment opportunities and community services that participants wished to see on the Yennadon Lands.
- Several responses expressed concern regarding the development impacts on the environment, aquatic and riparian health, as well as wildlife.
- Concerns were also expressed regarding infrastructure impacts and how levels of service will be managed.

It is important to acknowledge that many of the issues identified during the public consultation process may only be, or be best, addressed through the future development application process. The re-designation process, in which Area Plan policies and Development Permit Area Guidelines would be prepared, provides the time and opportunity to determine the most appropriate approach to address these issues in order to support an employment future in this area.

In the pursuit of additional employment land opportunities in Maple Ridge, the Yennadon Lands are identified as a feasible location. The re-designation of the Yennadon Lands to an employment future is anticipated to garner significant community comment. This report goes through what was heard from the various consultation activities and outlines possible next steps for Council to consider.

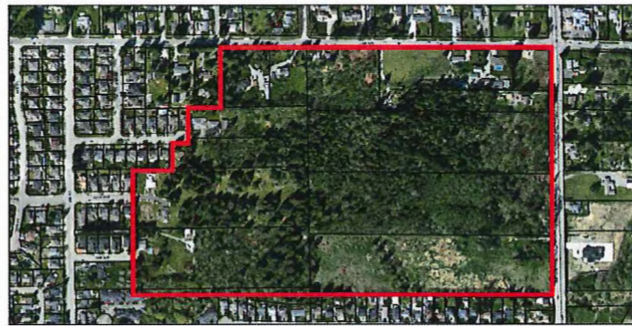
RECOMMENDATIONS:

1. That the Yennadon Lands Concept #2 – Neighbourhood Innovations Village be endorsed; and
2. That staff be directed to prepare an Official Community Plan Amending Bylaw to designate the Yennadon Lands for “Employment” and to create accompanying policies and design guidelines.

1.0 CONTEXT:

1.1 The Yennadon Lands (128th Avenue and 232nd Street)

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 and Appendix B for a map of the area).



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 128th 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. The majority of these properties are designated General Urban in the Regional Growth Strategy.

1.2 Suitability of the Yennadon Lands for an Employment Future

The Yennadon Lands were identified as a potential location for future employment uses in the City's 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 aligns with the intent of the current Official Community Plan policies for inclusion as employment lands, as the lands are generally flat, have access to an arterial and collector roadway, and servicing runs adjacent to the properties.

It is noted in the Commercial & Industrial Strategy that a mixed employment campus-style business park could be a suitable form of development in this area. The Strategy recommends development with a key focus on restricting heights, while also encouraging building forms and uses that are in keeping with the surrounding residential context. It was originally noted that the Yennadon Lands could eventually serve the needs of the technology sector, light manufacturing companies, and professional offices, all of which offer a high employment density.

1.3 Work To Date

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 future interest in the lands.

A Landowners Workshop was held at Yennadon Elementary School 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.

At the June 18, 2019 Council Workshop meeting, Council directed: 1) staff to undertake an employment land use re-designation process and consultation strategy for the Yennadon Lands; and 2) 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.

At the March 31, 2020 Council Workshop meeting, staff provided an update on the Yennadon Lands Re-designation process, including the proposed community engagement process that was postponed due to the pandemic. At that meeting, Council directed that the previously endorsed Yennadon Lands process be revised and that staff work with the consultant to prepare some preliminary land use concepts for Council to review prior to proceeding with public consultation.

At the July 14, 2020 Council Workshop meeting, staff in collaboration with a consultant, presented three preliminary land use concepts for Council to review. The three preliminary Concepts were informed by the outcomes of the site analysis, on transportation/access, site servicing, environmental features, stormwater management, and parks/trails/recreation requirements for future development within the area.

Being mindful of Council's vision for the Yennadon Lands, the “big idea” that was established early on as a framework for the preliminary Concepts, is to create a complete neighbourhood where residents and future business owners can live, work and play within a five to ten minute walk or bicycle ride of their residence. The employment area should be uniquely smaller scale to fit with the surrounding neighbourhood, offering a variety of smaller lots. Staff noted that these are preliminary, high level concepts that will likely evolve as more detailed assessments are conducted. The development application process will further refine the land use boundaries.

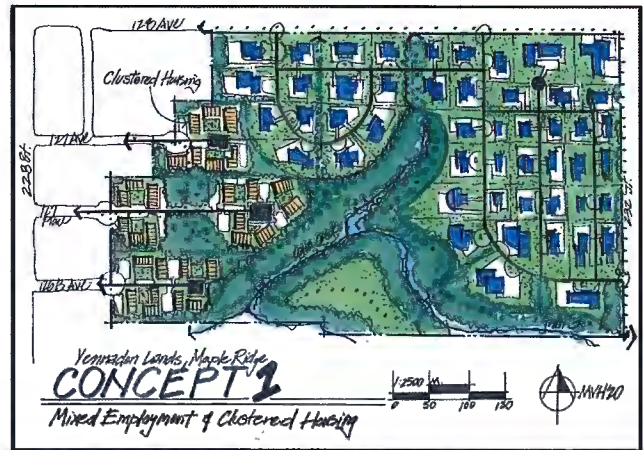
The three concepts are summarized on the following pages. Full-sized map concepts are found in Appendix A.

Concept #1 – Mixed Employment and Clustered Housing

Concept #1 follows Council direction from 2016 that completes the residential development on the west edge of the Yennadon Lands. This design integrates the existing property line patterns and logical subdivision pattern of properties.

This Concept illustrates clustered residential development on the majority of the three western properties with a few employment lots on the northern most parcel extension (on to 127th Avenue). These clustered residential developments could take a form that integrates a central common area as well as peripheral outdoor parking. These units would cater to a more mature adult or single / young family market, as there are large gaps for these users in the housing market. The clustered nature of the housing would also allow for the conservation of open space as well as tree strands resulting in a central nature conservation park feel.

For Concept #1, approximately 20% of the land use is residential and 80% employment, other than the conservation areas.



Concept #2 – Neighbourhood Innovations Village

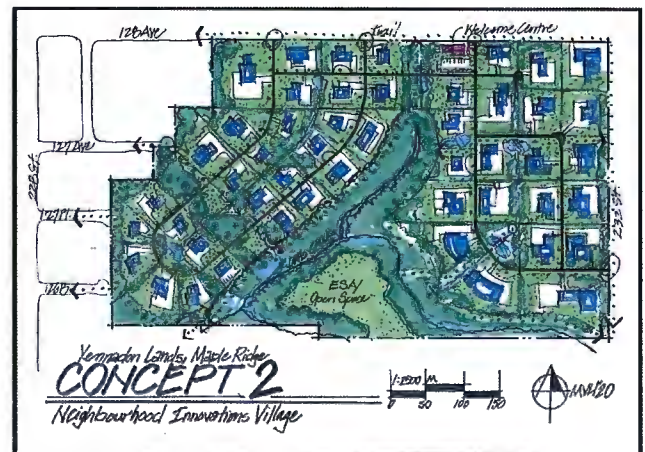
Concept #2 illustrates an exclusive employment development concept with an eco-business emphasis that conserves green space and trees, reflective of the identified protected resources. With this concept, there is an attempt to align the new properties with existing property subdivisions where possible.

This concept illustrates a green buffer from the existing residential homes on the west edge and shows a looped street with smaller business lots and a nature park that connects to the adjoining west community.

The smaller flex-lot configuration (with lots ranging in size from 0.1 to 0.4 ha (.25 – 1.0 ac)) extends through the development and similar to Concept 1, provides an appropriate scale and size of building that matches the residential scale of the surrounding neighbourhoods.

The interconnected trail network (common to all concepts) is punctuated by a welcome/interpretative centre along the south side of 128th Avenue, which can highlight the “green” eco-business practices that develop here and steward the area’s natural assets.

For Concept #2, approximately 100% of the land is employment, other than the Welcome Centre.



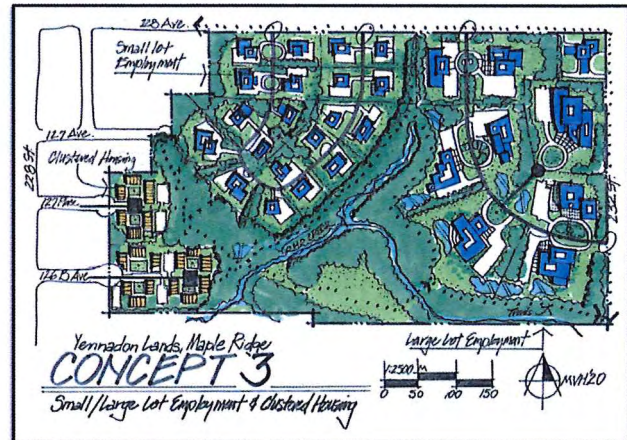
Concept #3 – Small / Large Lot Employment and Clustered Housing

Concept #3 is the hybrid concept, since it provides some clustered housing on the west edge, creates small lot employment use in the west sector, and includes more conventional large lot employment in the east area (less sensitive to traffic and circulation). The concept development does not follow the existing lot pattern and would probably need to be assembled by one or more developers.

The employment lot sizes vary from 0.2 – 1.6 ha (0.5 – 4.0 ac) with the larger employment parcels in the east sector.

The larger employment parcels provide an option for more extensive building footprints and greater concentration of uses on the Yennadon lands. The extensive building areas would normally require larger parking areas that could accommodate daily parking needs, as well as loading for tandem truck traffic that, in this case, has a separate street network with access from only 232nd Street and 128th Avenue.

For Concept #3, approximately 12% of the land use is residential with 32% 'small lot' employment and 56% 'large lot' employment, again, with significant environmental preservation.



At the July 14, 2020 Council Workshop meeting, Council expressed interest in Concept #2 – Neighbourhood Innovations Village and directed staff to bring that concept to the public as part of the public consultation process. Public consultation was undertaken through early Fall 2020 and outcomes are discussed in Section 2.1 below.

1.4 Yennadon Lands Process in 2020

With increasing interest in the Yennadon Lands Re-designation process, staff have been fielding questions from interested community members, relevant professionals and landowners since the end of 2019. An e-mail distribution list has been established for interested community members to register, who will receive regular updates throughout the process. Additionally, regular updates are provided on the project website.

1.4.1 Background Review & Site Analysis

Throughout early 2020, staff reviewed background information relevant to the Yennadon Lands Re-designation process. MVH Urban Planning & Design Inc. has been contracted to assist with the community engagement process. Staff have set up an Interdepartmental Working Group (IWG) to inform this planning process and to assist the consultant with the community engagement activities.

The IWG and consultant team met to review the initial site assessment and to construct the framework that will form the preliminary concepts. Following further work by the land use consultant, the IWG have reviewed and provided feedback on the preliminary concepts. To assist with the development of these concepts, the City has engaged Rollo & Associates to conduct a high-level feasibility study of the preliminary concepts, as well as ENKON Environmental to assist with some environmental reconnaissance work of the Yennadon Lands.

1.4.2 Initial Environmental Assessment

Environmental staff initiated conversations with staff from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development regarding the applicability of the *Water Sustainability Act* on the Yennadon Lands. Following a joint site visit on September 29, 2020, the Ministry has indicated that much of the Yennadon Lands will require regulation under the *Water Sustainability Act* with strong collaboration with the City of Maple Ridge.

Following the site visit, comments were provided by the Ministry that set out guidance and suggested conditions to ensure future development applications are in compliance with the *Water Sustainability Act*. The Ministry recommends the City prepare a comprehensive Environmental Protection Plan and Integrated Stormwater Management Plan for the Yennadon Lands. The recommendation also states that future development applications include a detailed assessment of headwater areas, micro wetlands, and other surrounding water features so future development can mitigate and avoid impacts to streams, ponds, wetlands, and surrounding riparian habitat that directly contribute to the health and connectivity of these ecosystems. These are standard City processes with OCP assessment work.

The Ministry does note that there is the potential for flexibility by the Province to work with the City and landowners to responsibly manage, integrate and implement best practices around some of the existing outlying wetland areas that have been historically disturbed. These details would be worked out, through future development applications, as they would be required to undergo the municipal rezoning process, at which time an applicant would need to undertake more detailed studies of the area. Environmental impacts to the site will be assessed on the backs of applications.

1.4.3 Initial Financial Feasibility Analysis

Rollo & Associates were retained by the City to prepare a Financial Feasibility Analysis of concepts for the Yennadon Lands. Specifically, Rollo & Associates asked to assist staff in understanding the market realities surrounding the future development of the Yennadon Lands, including the relative economic performance of four different industrial and residential land use options (three prepared by MVH Urban Planning & Design Inc. and one proposed by the City, namely a six storey office / light industrial development). GPRA has also had discussions with local industry experts, including realtors, developers, and other industry professionals familiar with the Yennadon Lands and Maple Ridge to inform the analysis.

Based on the financial feasibility and discussions with developers, Rollo concluded that there was likely demand for all the uses that were requested to be modelled apart from the six storey office/light industrial development. Feedback received suggested that the market had yet to emerge for six storey form in Maple Ridge or Pitt Meadows, but certainly could in the next decade as availability of industrial lands grows increasingly scarce.

Therefore, each of the Concepts demonstrates the capacity to support a land value in excess of what would be construed to be fair market value for the Yennadon Lands, thus they are all economically feasible.

1.4.4 Public Consultation Process

Taking place through early Fall 2020 and the current COVID-19 pandemic, the Yennadon Lands Public Consultation process consisted of a Landowners Workshop, a Public Open House, and a community survey.

a) Landowners Workshop

On Wednesday, September 30, 2020, staff held a virtual Yennadon Lands Landowner Workshop from 6:30 – 8:30pm online via Zoom. The landowners were invited to the Workshop through a mailed invitation sent to the addresses registered on title. Eleven landowners registered for the event and eight were able to attend the event. The consultant, Michael Von Hausen, presented the three preliminary land use concepts to the participants of the Landowners Workshop. Staff, including the

Acting Manager of Infrastructure and Development and Project Planner, were available following the presentation to answer the questions the participants had.

b) Virtual Public Open House

On Wednesday, October 7, 2020, the City hosted a virtual Yennadon Lands Public Open House from 6:30 – 8:30pm online via Zoom. Promotion of the Open House took place through regular City channels, including through the local newspaper, the City's website, and the Yennadon lands e-mail distribution list, as well as a mail-out to all residents within 100m of the Yennadon Lands. Ninety-seven people registered for the Open House and 89 attended.

The consultant, Michael Von Hausen, presented the three preliminary land use concepts to the participants of the Landowners Workshop. Staff, including the Manager of Community Planning, Acting Manager of Infrastructure and Development, Environmental Planner, and Project Planner, were available to respond during the extensive Question & Answer period.

c) Community Survey

Supporting the community outreach initiatives was an online community survey. The survey was used to assess the comfort level with the proposed preliminary concepts. The Yennadon Lands Open House Survey was available online from October 8th until October 29th. The survey was promoted through regular City channels including social media, with posts on October 19 and October 28, the project website, and reminders through the e-mail distribution list. Of the 160 submitted surveys, 157 were completed in full.

A copy of the engagement materials and the verbatim responses are available in Appendix B.

2.0 DISCUSSION:

2.1 Public Consultation Outcomes – What was Heard

2.1.1 Landowner Workshop

Through this Landowner Workshop, staff heard continued support for an employment future for the Yennadon Lands. While all concepts received acknowledgement and levels of support, Concept #1 and #2 were more often cited. It was also raised that these concepts were developed pre-covid and may need to be adjusted to reflect the changing nature of the market.

Questions were raised regarding the capacity of the existing Yennadon Elementary School and the potential impacts that may be experienced should the residential portion be constructed. On a similar note, interest in including a wider range of housing types, such as forms amenable to seniors or new home buyers was expressed. There were also many questions regarding how the re-designation process may unfold as well as process timelines.

It is important to note that some landowners expressed an interest in hearing what the community wished to see at this location. Many of the landowners registered for the Open House in addition to the Landowners Workshop. As Zoom includes a chat feature, a copy of the questions and comments submitted through the chat are also included in Appendix B.

2.1.2 Open House Feedback

Key messages heard during the Open House event, through the verbal questions and Zoom chat feature, include several concerns, questions, and other comments. Each type of comment is summarized on the following page.

Concerns regarding:

- Environmental impacts from any form of development on the Yennadon Lands. Many indicated a preference for the area to remain as-is or conserved as green space.
- Groundwater and how it can be handled effectively.
- Existing wildlife corridors and a belief that any development will impact these and the animals that use them.
- Existing levels of infrastructure servicing and traffic patterns.
- Existing traffic flow issues with the location of the Yennadon Elementary School and school capacity.

Questions about:

- What is meant by 'employment' and why the City is interested in locating this use on the Yennadon Lands.
- What type of businesses may locate here in the future.
- The changing nature of the workforce and market given the COVID-19 pandemic and if the proposed concepts are sufficiently reflective of these needs.
- How the future users and/or residents of the area will be able to move about given the current capacity challenges on both 128th Avenue and 232nd Street.
- The possible timelines, for both the process as well as until construction may take place.

Other comments included:

- Queries about the public notification process for the Open House as well as the re-designation process at large.
- Interest in the ability to incorporate green or sustainable building designs into the future developments (i.e. sustainable water management techniques, solar panels, etc.).
- The level of environmental and wildlife impact with the integrated trail network proposed in all three concepts.
- The need for another school in the area to serve the Yennadon and Silver Valley areas.
- Acknowledgement and understanding of the importance of diversifying the tax base and increasing job opportunities in the City.

As Zoom includes a chat feature, a copy of the questions and comments submitted through the chat are also included in Appendix B.

2.1.3 Community Survey

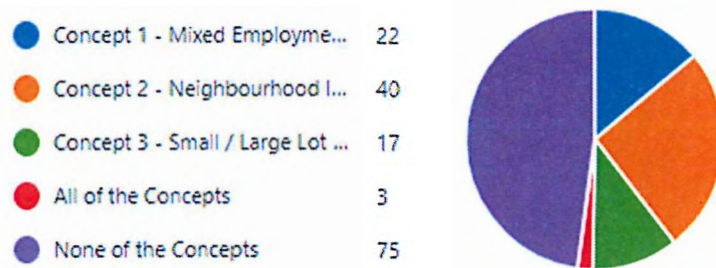
The Yennadon Lands Open House Survey was available online for a period of three weeks. During that time, 160 participants viewed the survey with 157 completing it in full. Copies of the Information Boards presented at the Yennadon Lands Virtual Open House on October 7, 2020 were available online, and some were imbedded within the survey as this information formed the basis for many survey questions. Participants were asked to familiarize themselves with the concepts before beginning the survey.

a) Question 1 & 2– Which concept do you like? And why?

The first question asked participants directly which Yennadon Lands Concepts they preferred. Participants could choose any of the three Concepts, All of the Concepts or None of the Concepts. The option with the highest number of responses (75 individual responses or 48%) indicated 'None of the Concepts'. The option with the next highest number of responses was Concept 2 – Neighbourhood Innovations District (40 individual responses or 25%), followed by Concept 1 – Mixed Employment and Clustered Housing (22 individual responses or 14%) and then Concept 3 – Small / Large Lot

Employment and Clustered Housing (17 individual responses or 11%). Only three (2%) survey respondents indicated that they liked all of the concepts. Figure 1 illustrates the results graphically.

Figure 1 – Breakdown of Question 1 of the Yennadon Lands Open House Survey



The second survey question asked participants to expand on why they chose the option that they did. Of the 157 survey respondents to Question 1, 146 participants responded to Question 2. An expanded summary of the comments, including the full verbatim comments, are available in Appendix B. Key messages identified through this question include:

- Identified a need for additional employment opportunities in Maple Ridge.
- Indicated interest in having access to additional community services in the Yennadon Lands area, such as additional child care spaces, walkable coffee shops and small grocery stores, as well as general shops.
- Some respondents articulated the merit of incorporating some residential development along the western side of the Yennadon Lands to soften the buffer between the existing residential use and potentially expand the type of housing already available in the area today.
- Interest was also expressed in further exploring the possibility of integrating a live / work component within the Concepts to further address requests for residential, but also boutique and resident-focused services.
- Concern stated that the existing Yennadon Elementary School is at capacity and as such there are related traffic implications.
- Many expressed that an employment future was not considered suitable for this location, citing the existing residential neighbourhood, Yennadon Elementary School as well as Maple Ridge Park along 232nd Street just north of the site as a rationale.
- Concern for the environment, specifically including the protection and enhancement of existing wildlife corridors, throughout the area. Stories of experiencing wildlife in the area, were shared, as well as impacts from storm events, particularly during wetter months.

b) Question 3 – How could the concept or concepts be improved?

The third survey question asked participants on how the concept or concepts could be improved. Of the 157 survey respondents to Question 1, 122 participants responded to Question 3. An expanded summary of the comments, including the full verbatim comments, are available in Appendix B. Key messages identified through this question include:

- Suggest finding other suitable places for employment opportunities in Maple Ridge outside of the Yennadon Lands. A few noted that the concept principles were supportable, but the general location was not.
- Plan for a more residential future in this location and incorporate apartment uses, including rental units, and housing forms with smaller footprints, to incorporate more affordable housing options than those currently found in the Silver Valley Area.

- Acceptance that residential development can be increased elsewhere within the City, while employment development is restricted to areas that are flat. However, it was acknowledged that it is important to encourage and regulate an aesthetically pleasing development that inspires people to visit, but that does not feel industrial.
- A desire that the area 'have some soul' by utilizing thoughtful site and building design, including human-centered building heights and designs, pedestrian-walkways, the preservation of green space, and an appropriate mix of services and uses. Interest was also expressed in green building and/or sustainable building techniques, including rainwater harvesting that would be integrated into design elements of the site plan.
- A desire that future development in this area reduce or mitigate the potential impacts on the existing neighbourhood, while also bringing a range of services that would benefit current residents.
- Suggestion to increase the level of environmental preservation and protection above and beyond what is illustrated in the three concept plans.
- Calls for ensuring appropriate and progressive drainage techniques are implemented, citing familiarity with existing conditions in and around the Yennadon Lands, as well as with concerns of a changing climate and potential increased impacts on these lands.
- Desire to see increasing general infrastructure services in the area, particularly on transportation and access challenges, as existing service levels would not be able to incorporate future planned uses.
- Calls for exploring alternative access options, in the hopes of reducing traffic impacts on 128th Avenue and 232nd Street, and increasing the level of cycling infrastructure to include separated and segregated lanes on both sides of these two roads.

c) Question 4 – Any other comments to share?

The last question regarding the Yennadon Lands Concepts asked survey respondents for any other comments that they wished to share. Of the 157 survey respondents to Question 1, 95 participants responded to Question 4. An expanded summary of the comments, including the full verbatim comments, are available in Appendix B. Key messages identified through this question include:

- Suggestions on how to expand the public notification process for this area, as well as expressing interest for further consultation on the proposed development of the Yennadon Lands.
- Articulated the importance of meeting the needs of current residents before further development takes place, specific reference was made to community amenities as well as infrastructure issues.
- Reaffirmed the importance in seeing road improvements around the area., given the traffic / parking concerns throughout the area and how it is already compounded by the local elementary school and that it could be made worse should the Yennadon Lands develop.
- Articulated the importance of locating more employment-generating opportunities within Maple Ridge, but not necessarily on the Yennadon Lands.
- Reaffirmed the importance of developing in balance with nature and the environment.
- Expressed interest in having the area designated as a park.
- Reaffirmed importance in incorporating other community amenities into the area, including parks, schools and other recreational facilities.
- Expressed a desire in having the proposed trails accessible for all ages as well as for cyclists.
- A desire to see local businesses encouraged to locate into the area.
- Recognized the possible tax implications of broadening the non-residential tax base in Maple Ridge, but also questioning how proposed development may impact the assessment value of the existing residential neighbourhoods.

The survey also provided the opportunity for respondents to indicate if they wished to be included on the Yennadon Lands Re-designation Email list. Over 100 of the survey respondents indicated that they wished to be kept informed. As such, their emails were included on the distribution list and a notification was sent to those on list that this topic is on the December 8, 2020 Council Workshop agenda.

d) Letters to the City

In addition to the comments received through the community survey, emails were received through the employmentlands@mapleridge.ca mailbox regarding the Yennadon Lands. Copies of some of these letters are included in Appendix B.

2.2 Integrating an Yennadon Lands Concept Plan into the Official Community Plan

2.2.1 Addressing Key Messages

Through the public consultation process, a number of key, consistent messages were heard from the community. Often contradictory, the comments highlight the range of opinions and perspectives on the future of the Yennadon Lands.

It is important to acknowledge that many of the issues identified through the public consultation process may only be, or be best, addressed through the development application process. Through these initiatives, the City has tools available to work on these challenges, including servicing and infrastructure capacities. The re-designation process and the development application process provides the time and opportunity to work through the identified impacts through the development and eventual implementation of design guidelines and site planning principles.

In the pursuit of additional employment land opportunities in Maple Ridge, the Yennadon Lands are identified as a likely and feasible opportunity. The re-designation of the Yennadon Lands to an employment future will garner opposition and community comment. Through the re-designation process, there will be opportunity to recognize and speak to the importance of the issues identified and held by some residents.

2.2.2 Yennadon Lands Area Plan Content

At the July 14 Council Workshop Meeting, staff were tasked with bringing forward an Official Community Plan Amending Bylaw for Council consideration following the close of the public consultation process. Noting the feedback and comments received through the public consultation process, a framework of the material intended to form the Official Community Plan Amending Bylaw is outlined below:

Intent

- Recognize the intent to create a complete neighbourhood where Maple Ridge residents can live, work, and play in and around the Yennadon Lands, as well as the overall importance of encouraging job-intensive employment opportunities in Maple Ridge.
- Recognize the changing nature of the employment market to incorporate a range of job-generating activities, but also encourage human-scale development and green building trends, where appropriate and financially feasible. This may include the development of a flexible employment zone that will be able to reflect market needs and regulate the intensity and density of future employment uses.

Land Use

- Develop a new land use designation for an employment future specific to the Yennadon Lands area. It is anticipated that this designation will be bolstered with specific Yennadon Lands Development Permit Guidelines. The intent of the new land use designation is to be a flexible

designation, open to employment generating uses that can be supported with the sensitive integration of other community amenities, including local services such as café's and child care services.

- Prepare the Yennadon Lands for an employment future by undertaking the required land use amendments as well as beginning the necessary processes with other government agencies, including:
 - Re-designating the Yennadon Lands in the City's Official Community Plan;
 - Adjusting the City's Urban Area Boundary to include the Yennadon Lands;
 - Excluding the remaining property from the Agricultural Land Reserve;
 - Adjusting the regional Urban Containment Boundary to include the Yennadon Lands; and
 - Expanding the Fraser Sewerage Area to include the Yennadon Lands.

These processes will include preparing a bylaw amendment to the Maple Ridge Official Community Plan (discussed in more detail below), an exclusion application to the Agricultural Land Commission, and an application to Metro Vancouver and the Greater Vancouver Drainage & Sewerage District Board to adjust their respective boundaries.

Environment & Green Space

- Identify the legislated environmentally protected sensitive areas, such as streams, wetlands, and riparian habitat through existing legislation, bylaws, and/or policies.
- Encourage the retention and integration of significant green spaces, such as wildlife hubs and corridors, healthy mature tree stands, or unique natural features that are not already protected through thoughtful site design, mitigation, and integrated strategies.
- Confirm the intent of the City to work with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to develop a comprehensive Environmental Protection Plan and Integrated Stormwater Management Plan for the Yennadon Lands. This work would consider the enhancement, restoration and compensation for the Yennadon Lands at large, and undertake further ground-truthing investigation, on a site-by-site basis, as development applications come forward. The primary intent of an Environmental Protection Plan and Stormwater Management Plan is to jointly maintain the ecological function and natural functions of the area while effectively dealing with water management issues associated with development of this area. Upfront work in this area should help expedite development applications through the Official Community Plan and re-zoning process.

Local Community Services

- Support the inclusion of some community level services, including the provision of childcare spaces and general services (i.e. coffee shops, cafes and/or small eating establishments), as well as recreational opportunities, where appropriate.
- Incorporate an interconnected pathway and trail system to connect with the surrounding neighbourhoods. Pedestrian, cycling and equestrian service needs will be considered through this process, recognizing that existing levels of service standards associated with these forms of mobility, during re-development, will be upheld. Existing levels of services will be upheld or improved where possible.

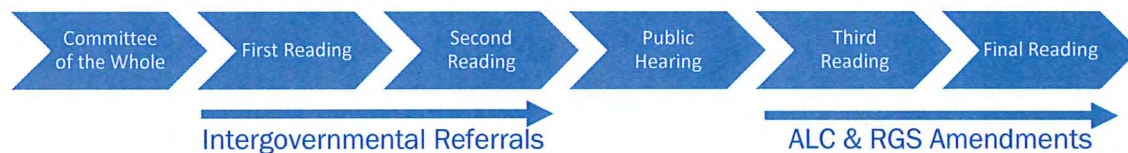
Infrastructure & Servicing

- Ensure that infrastructure upgrades will take place in accordance with the development application process.

2.2.3 Official Community Plan Bylaw Amending Process

Following Council comment on the outcomes of the public consultation process and Council direction, the draft Official Community Plan Amending Bylaw will be prepared reflecting Council's comments and brought forward to an upcoming Committee of the Whole Council Meeting. The Official Community Plan Amending Bylaw would then proceed through the regular re-designation process, outlined in Figure 2.

Figure 2 - Regular OCP Amending Bylaw Process



At this time, development applications that propose employment land uses are able to come before Council. Should Council endorse a Concept Plan for the Yennadon Lands Area, development applications would be able to continue to proceed through the development application process that align with an endorsed concept. When that occurs, through these site-specific development applications, additional studies typically found through the municipal rezoning process may take place. Such studies may include geotechnical assessments, ground-water impact assessments, servicing and infrastructure studies, agricultural impact assessments, environmental impact assessments, where development may encroach into some Environmentally Sensitive Areas as well as significant tree and habitat balance assessments.

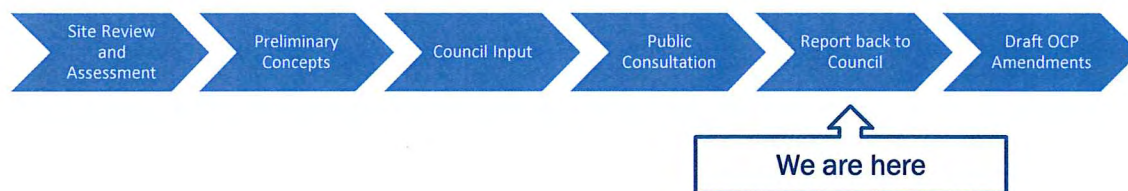
As well, future development applicants will likely be required to obtain a development permit to regulate the form and character of new buildings, as it is anticipated that Development Permit Area Guidelines specific to the Yennadon Lands will be developed in conjunction with the Yennadon Lands re-designation process. The intent of these guidelines would be to shape the form of development to reflect Council and community comments while remaining flexible and open to a range of uses. If directed, both the land use re-designation and Development Permit Area Guidelines would be brought before Council as one package in order to expedite the review process and ensure development applications move expeditiously through the municipal approval processes. In the meantime, the existing form and character guidelines would be applied for industrial or commercial development applications.

2.2.4 Next Steps

As discussed in earlier reports, the general steps of the Yennadon Lands Re-designation process would be to review suitable and sensitive employment land uses, discuss possible employment visions with the community, and outline the potential land use policy and regulatory amendments necessary to implement the Yennadon Lands concept.

At the July 14 Council Workshop Meeting, staff were tasked with bringing forward an Official Community Plan Amending Bylaw for Council consideration, following the close of the public consultation process. Noting the feedback and comments received through the public consultation process, a framework of the material intended to form the Official Community Plan Amending Bylaw is outlined in Section 2.2. above and continue to follow the re-designation planning process outlined in Figure 3 on the following page. The draft Official Community Plan Amending Bylaw will be prepared reflecting Council's comments and brought forward to an upcoming Committee of the Whole Council Meeting.

Figure 3 – Revised Yennadon Lands Employment Re-designation Process



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 proposed land use re-designation 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 set 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 development servicing is located adjacent to the properties.

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, and are largely located outside of the Region's Fraser Sewerage Area, which delineates properties that are able to connect to the regional sanitary system (see Appendix D 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. The intent is to support urban level of servicing and an application to the Board will be considered through this process.

Staff note that the potential for an adjustment to the City's Urban Area Boundary was contemplated during the previous Regional Growth Strategy review in 2006 and the lands were therefore, designated as General Urban by the Region (i.e. the majority of the Yennadon Lands are within the Region's Urban Containment Boundary). However, two properties in the northeast corner of the Yennadon Lands are 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.

As Metro Vancouver is undertaking a review of the Regional Growth Strategy, Metro Vancouver staff have requested that minor amendments to the Regional Plan be held until the regional planning process has been complete. As such, the current development application at 12791 232nd Street (at first reading) is not encouraged to proceed with a minor amendment to the Regional Plan in advance of the Yennadon Lands Re-designation Process.

Council-endorsement of a Yennadon Lands Concept Plan will be used as the spring-board for these future conversations, as Metro Vancouver has indicated support for the City's intent to provide additional employment lands in the region.

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 (23154 128 Avenue) of the Yennadon Lands area will need to go through the ALC exclusion process to permit employment uses on that site. In accordance with the latest provincial changes in Bill 15, the current owner will have to request the City to make this exclusion application on their behalf.

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 on the Yennadan Lands. It is anticipated that these departments will continue to be involved throughout the Yennadon Lands Re-designation 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 2021 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 creation of the land use concepts, including Development Permit Guidelines. Such consultant work will be accommodated through budgets approved through the 2021 Business Planning process.

8.0 ALTERNATIVE RECOMMENDATION

Should Council not wish to move forward with the proposed recommendations, the following alternative recommendation has been identified for Council consideration:

1. That further work, as directed, take place on the development of a Concept Plan for the Yennadon Lands.

CONCLUSION:

The Yennadon Lands were identified as a potential location for future employment uses in the City's Commercial & Industrial Strategy. This area aligns with the intent of the current Official Community Plan policies for inclusion as employment lands, as the lands are generally flat, have access to an arterial and collector roadway, and servicing runs adjacent to the properties. As such, staff initiated a public consultation process to explore community comment on three preliminary land use concepts.

Through October 2020, staff in collaboration with the consultant, conducted a consultation process that consisted of a Landowners Workshop, a Virtual Public Open House, and a Community Survey. The re-designation of the Yennadon Lands to an employment future will garner opposition and community comment. This report goes through what was heard from the various consultation activities and outlines possible next steps for Council to consider in the pursuit of additional employment land opportunities for Maple Ridge.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP**
Planner 2

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM, Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

Appendix A: Yennadon Lands Preliminary Concepts

Appendix B: Yennadon Lands Engagement Materials

Promotion

Landowner Workshop Materials and Comments (September 30, 2020)

Open House Materials and Comments (October 7, 2020)

Survey Results (October 2020)

Appendix C: Copies of Letters submitted to the City re: Yennadon Lands

Appendix D: Urban Area Boundary and Urban Containment Boundary Map

Kernodon Lands, Maple Ridge
CONCEPT 2
 Neighbourhood Innovations Village





Yennadon Lands Engagement Promotion

Newspaper Ad

Yennadon Lands Virtual Public Open House



Yennadon Lands
Virtual Public Open House

WE WANT TO HEAR FROM YOU!
Please join us at a Virtual Open House event to learn more about the Yennadon Lands Area Planning process and preliminary land use concepts.

Wednesday, October 7, 2020
6:00 – 8:30pm

Please RSVP by Tuesday September 29, 2020 to employmentlands@mapleridge.ca
Link will be provided via RSVP

To learn more, and stay updated on this project, please visit:
www.mapleridge.ca/2424

If you have any questions regarding the Yennadon Lands Area Planning process, please e-mail employmentlands@mapleridge.ca or call 604-463-5221 ext 5566.



Social Media Posts

City of Maple Ridge
Published by Hootsuite 171 · October 14 ·

The City of Maple Ridge recently held a virtual open house on October 7th, 2020 to discuss future land use on the Yennadon Lands. Now, we want to hear from you. We have launched an online survey where you can let us know what you think about the proposed land use concepts in that area. You can access the survey here:
<https://forms.office.com/Pages/ResponsePage.aspx...>
The survey is open until October 29 and you can find relevant background information at <https://www.mapleridge.ca/2424/Yennadon-Lands>
Thank you for participating and for your feedback.



Yennadon Lands Online Survey

LET US KNOW WHAT YOU THINK, PARTICIPATE IN OUR YENNADON LANDS ONLINE SURVEY

✓ **Get More Likes, Comments and Shares**
When you boost this post, you'll show it to more people.

3,834
People Reached

745
Engagements

Boost Post

Wendy Dupley

1 Comment 6 Shares

Like Comment Share

City of Maple Ridge
Published by Hootsuite 171 · 1d ·

Reminder: Survey ends tomorrow!
The City of Maple Ridge held a virtual open house on October 7th, 2020 to discuss future land use on the Yennadon Lands. We have launched an online survey where you can let us know what you think about the proposed land use concepts in that area. You can access the survey here:
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The survey is open until tomorrow (October 29) and you can find relevant background information at
<https://www.mapleridge.ca/2424/Yennadon-Lands>
Thank you for participating and for your feedback.



Yennadon Lands Online Survey

LET US KNOW WHAT YOU THINK, PARTICIPATE IN OUR YENNADON LANDS ONLINE SURVEY

✓ **Get More Likes, Comments and Shares**
When you boost this post, you'll show it to more people.

983
People Reached

44
Engagements

Boost Post

Carol Ringrose, Wendy Dupley and Ahmed A. Yousef

1 Share

Like Comment Share

September 18, 2020

Recipient Name
Address
Maple Ridge, BC
postal code

Re: City of Maple Ridge Yennadon Lands Public Consultation Process

Dear Property Owner,

The Yennadon Lands Area Planning process, endorsed by City Council in 2019, is currently underway with the intent of exploring future employment opportunities for the 63 acres bounded approximately by 128th and 232nd (see attached map).

At the July 14, 2020 Council Meeting, Council received three preliminary land use concepts. At that meeting, Council expressed interest in Concept #2 of the Staff Report and directed staff to bring that concept to the public as part of the public consultation process, which will be taking place at the end of September. Noting that these events have been designed with safety in mind and may be re-organized or re-scheduled, subject to any changes made by the Public Health Officer to help mitigate the spread of COVID-19.

As a property owner within this area, the City is inviting you to the following two events:

What: Yennadon Lands Landowners Workshop

When: Wednesday, September 30th, 2020

6:30 – 8:00 pm

Where: Online (Link provided with RSVP)

RSVP: By Tuesday, September 29th, 2020

employmentlands@mapleridge.ca

Yennadon Lands Public Open House

Wednesday, October 7th, 2020

6:30 – 8:00pm

Online (Link provided with RSVP)

By Tuesday, October 6th, 2020

employmentlands@mapleridge.ca

To learn more, and stay updated on this project, please visit: www.mapleridge.ca/2424

If you have any questions regarding the Yennadon Lands Area Planning process, please e-mail employmentlands@mapleridge.ca or call 604-463-5221.

Sincerely,

Amanda Grochowich
Community Planner

September 21, 2020

To Whom It May Concern,

Re: City of Maple Ridge Yennadon Lands Public Consultation Process

The Yennadon Lands Area Planning process, endorsed by City Council in 2019, is currently underway with the intent of exploring future employment opportunities for the 63 acres bounded approximately by 128th Avenue and 232nd Street (see attached map).

At the July 14, 2020 Council Meeting, Council received three preliminary land use concepts. At that meeting, Council expressed interest in Concept #2 of the Staff Report and directed staff to bring that concept to the public as part of the public consultation process, which will be taking place at the end of September. Noting that this process has been designed with safety in mind and may be re-organized or re-scheduled, subject to any changes made by the Public Health Officer to help mitigate the spread of COVID-19.

As a resident or property owner within this area, the City is inviting you to the following event:

What: Yennadon Lands Public Open House
When: Wednesday, October 7th, 2020
6:30 – 8:00 pm
Where: Online (Link provided with RSVP)
RSVP: By Tuesday, October 6th, 2020
employmentlands@mapleridge.ca

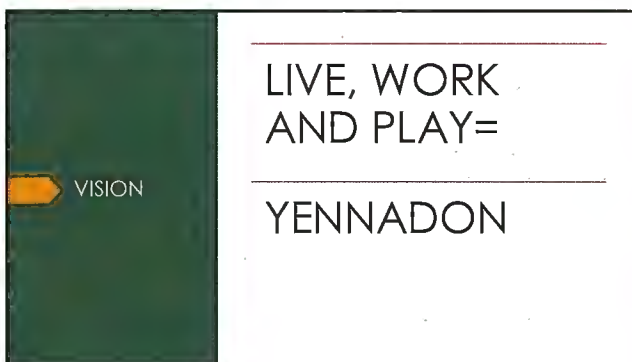
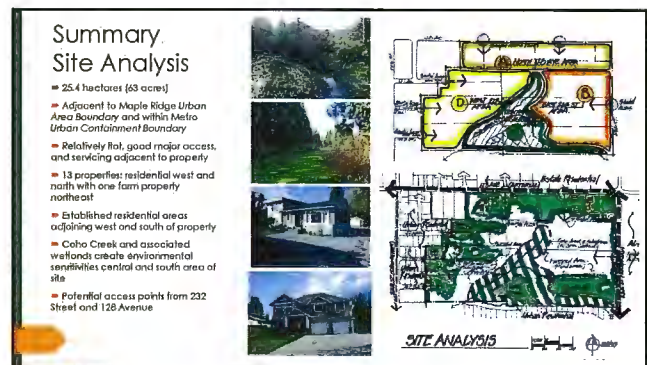
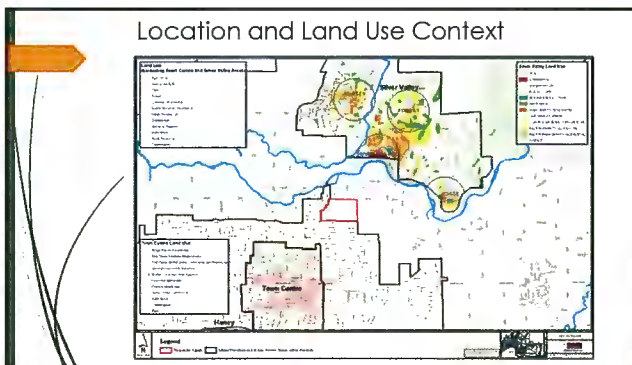
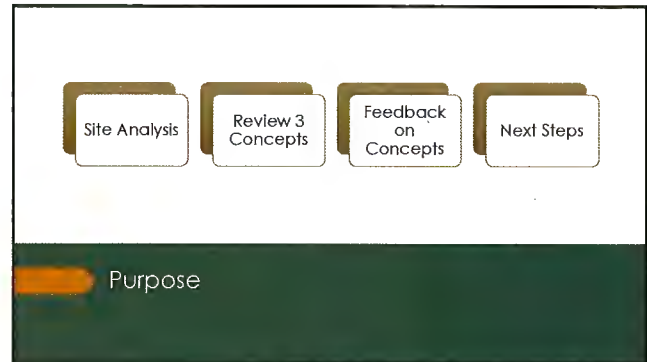
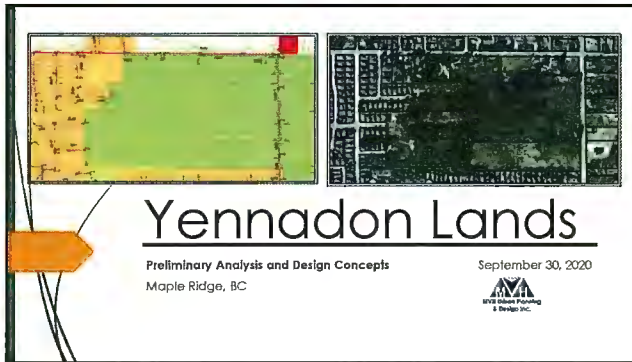
To learn more, and stay updated on this project, please visit: www.mapleridge.ca/2424

If you have any questions regarding the Yennadon Lands Area Planning process, please e-mail employmentlands@mapleridge.ca or call 604-463-5221.

Sincerely,

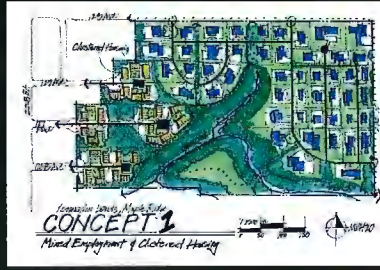


Amanda Grochowich
Community Planner



CONCEPT 1 Balanced Mix

- Develops clustered housing on the west edge of the site with the balance being business uses
- Creates a housing transition to the existing housing on the western edge
- Provides diversity and choice of housing in clusters with a comprehensive trail network
- Integrates property lines with subdivision of properties and creates incentive of higher density to subdivide
- Develops a distinct mixed and scaled development to fit into the neighbourhood with environmental integrity



Diversity of Housing: Courtyard Cluster and Mixed Cluster



Local Business Park Building Form and Character

west side more residential scale, smaller lots and uses



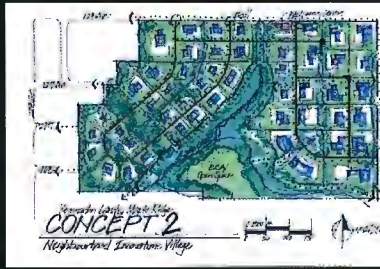
Business Park Building Form and Character

east side concept more conventional larger businesses



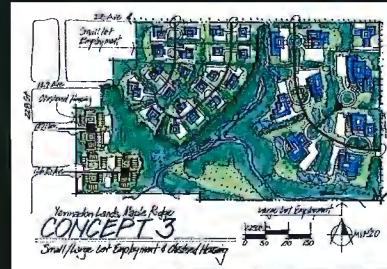
CONCEPT 2 Business Park

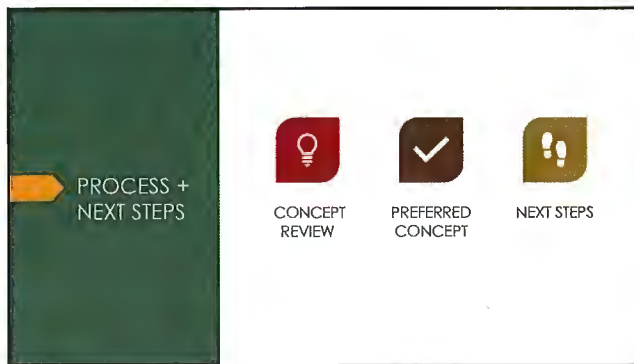
- Excludes residential uses
- Creates a more conventional business park with buffers on west and south edges
- Offers a potential eco-industrial business concept (enviro-friendly)
- Provides flex lots from 0.1-0.4 ha (0.25 to 1.0 ac) but flex up to 1.6 ha (4ac)
- Responsive to market
- Presents larger lots on east side with 232 Street access
- Creates 'Welcome Center' for visitors on north edge at trailhead and local economic development showcase



CONCEPT 3 Business Park w/Res

- Reduces the residential cluster uses on west side
- Provides additional green buffer to business uses
- Creates smaller lot west side business cluster
- Provides larger lot eastside business park
- Maintains central environmental area and trail connectivity between neighbours and through site





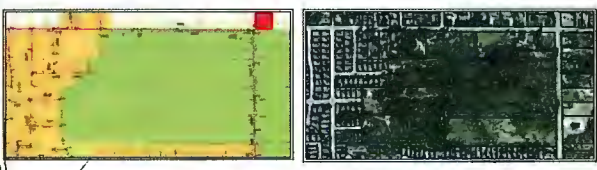
A form titled "Questions" with an orange arrow pointing right. It contains three questions in a list:

1. Which concept do you like?
2. How could we improve it?
3. Other comments?

Yennadon Lands Landowner Workshop

Zoom Chat Comments


We [Property Owners] like Concept 1 or 2.
I'm here for [Property Owner]. He prefers Concept 1
I prefer concept number one.
The mandate is to get more business classified lands but the trend is to be able to live close. 200 employment doesn't allow for people to live close.
Does the council envision something like garrison properties in Chilliwack?
With the pandemic businesses are shutting down. Would there still be a need for the larger business area concept in 2 vs the larger cluster homes in concept 1.
Amanda you mentioned bylaw changes? What would those be?
Adhering to the existing property lines I think is good.
With the cluster housing, would our existing area schools handle the additional students. What is the time line for deciding which concept they choose and amending the zoning?
I [Property Owner] like the layout of the park and creek setbacks. Covid has make park and outdoor space very important.
Conversations have always used the description as lower, medium or high density. What is this.
I [Property Owner] have read the report and I think the report is very thorough. Most of my questions / issues are addressed in the report.
I'm going to leave the meeting now. Thank you for hosting this session.



Yennadon Lands

Preliminary Analysis and Design Concepts
Maple Ridge, BC

October 7, 2020



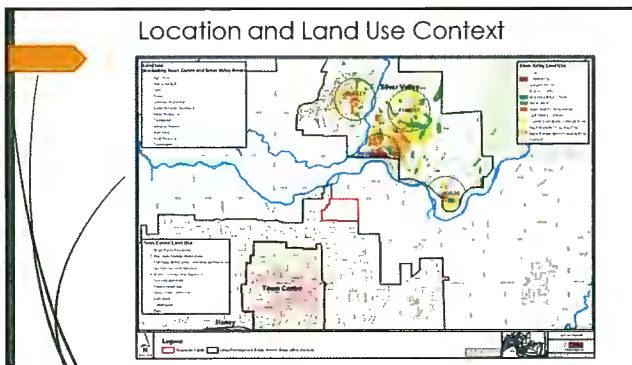
Site Analysis

Review 3 Concepts

Feedback on Concepts

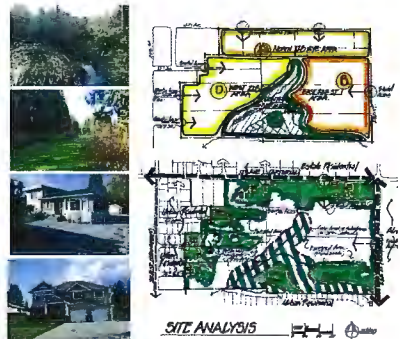
Next Steps

Purpose



Summary Site Analysis

- 25.4 hectares (63 acres)
- Adjacent to Maple Ridge Urban Area boundary and within Metro Urban Containment Boundary
- Relatively flat, good major access, and servicing adjacent to property
- 13 properties: residential west and north with one farm property northeast
- Established residential areas adjoining west and south of property
- Coho Creek and associated wetlands create environmental sensitivities central and south area of site
- Potential access points from 232 Street and 128 Avenue



The site analysis includes several diagrams: a site plan showing property boundaries and access points, a landscape photograph of Coho Creek, and a street-level view of the site's surroundings. A legend identifies key features like the site boundary, access points, and environmental sensitivities.

LIVE, WORK AND PLAY=

YENNADON

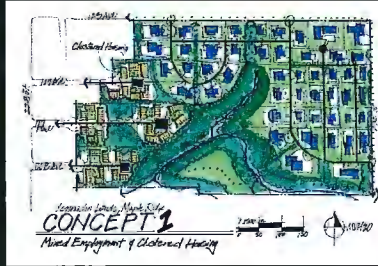
VISION

GUIDING Neighbourhood Employment PRINCIPLES

- Mix of Employment Uses
- Neighbourhood Business Scale and Character
- Innovative Incubator Businesses
- Compact Residential Cluster Form
- Environmental Sensitivity and Trail Network

CONCEPT 1 Balanced Mix

- Develops clustered housing on the west edge of the site with the balance being business uses
- Creates a housing transition to the existing housing on the western edge
- Provides diversity and choice of housing in clusters with a comprehensive trail network
- Integrates property lines with subdivision of properties and creates incentive of higher density to subdivide
- Develops a distinct mixed and scaled development to fit into the neighbourhood with environmental integrity



Diversity of Housing: Courtyard Cluster and Mixed Cluster



Local Business Park Building Form and Character west side more residential scale, smaller lots and uses

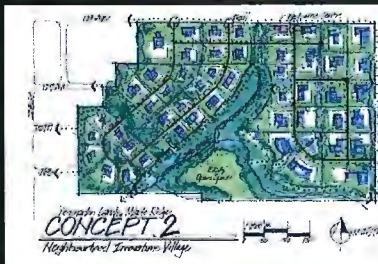


Business Park Building Form and Character east side concept more conventional larger businesses



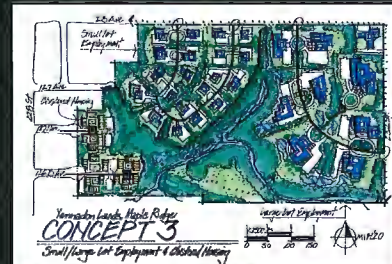
CONCEPT 2 Business Park

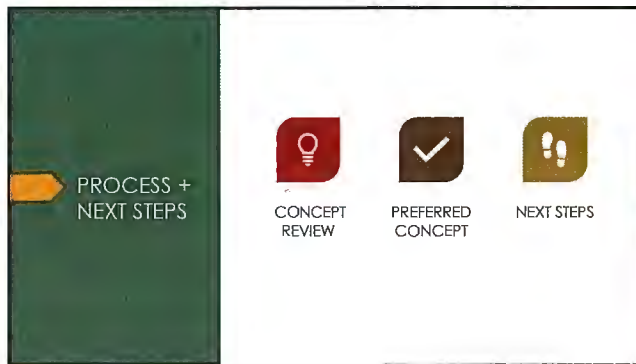
- Excludes residential uses
- Creates a more conventional business park with buffers on west and south edges
- Offers a potential eco-industrial business concept (enviro-friendly)
- Provides flex lots from 0.1 - 0.4 ha (25 to 1.0 ac) but flex up to 1.6 ha (4ac)
- Responsive to market
- Presents larger lots on east side with 132' street access
- Creates 'Welcome Centre' for visitors on north edge as trailhead and local economic development showcase



CONCEPT 3 Business Park w/Res

- Reduces the residential cluster uses on west side
- Provides additional green buffer to business uses
- Creates smaller lot west side business cluster
- Provides larger lot eastside business park
- Maintains central environmental area and trail connectivity between neighbours and through site





Questions

1. Which concept do you like and why?
2. How could we improve the concept or concepts?
3. Other comments?

The form is titled 'Questions' and is located on the right side of the slide. It features a dark green vertical bar on the left with an orange arrow pointing right. To the right of the bar, there are three stacked, rounded rectangular boxes. The first box is red and contains the text '1. Which concept do you like and why?'. The second box is dark brown and contains the text '2. How could we improve the concept or concepts?'. The third box is gold and contains the text '3. Other comments?'.

Yennadon Lands Open House

Zoom Chat Comments

some of the Yennadon lands accessible off of 228 appear to have houses on them. Are those leaseholds?
I'm very impressed with the consideration of perimeter residents. Well done. I like concept 3 for use balance and interface with existing area. All having the common centre open area around creek is very important
As a local resident can you please speak about how the traffic generated by this change in land use will be accommodate, in particular along 128 ave.
We were told on Sept 21 letter to area neighbors council wanted to go ahead with Concept #2 Yet in the presentation you said that concept #2 had "Very Preliminary concept" How is it that we are to give feedback on no information I live directly on 128th 1 Acre 230/128th and you want an Artirial route?!?!
How will the surrounding areas be supported to address the new proposed development? Schools, childcare, traffic flows, sidewalks, parks, community centre amenities, etc.
I live abutting the proposal for 20 plus years and haven't seen horses here for years and have seen salmon in my backyard a few years ago
I agree 100 % with everything she said!!
I also feel informed and know this isn't going up tomorrow, so this is sufficient notice in my opinion.
Oh lisa there is a incredible amount of concern. you say that you are "early in the process" yet the letter says council wants to go ahead with #2 as of July
Would you kindly respond to the Miss who is speaking that everyone has a mailbox and pick up their mail daily. She is speaking about reaching people through the same channels that have not worked.
what changes will be for home prices in the future?
Just a comment about the process of city staff/council advising about the project. I live on Barnsdale Street and I never received any notification of this project and this project would directly affect us! I also follow the City of Maple Ridge on Facebook and never saw anything about this.
I live on 126 for 23 years and not opposed to this proposal.
I am a sitting director on the Down Town Maple Ridge Business development center and the first I heard of this was the letter I received dated Sept 21. The letter says Council expressed interest in Concept #2 and directed Staff to bring that concept to the public. ... You think people speed down 232 try 128th and they do it to get off 232
The one problem I see with any of the concepts offered is that no mention has been given to the vast amount of this area that is basically a flood plain. With a 30 meter set back, there must be an additional area to conceive the idea of some type of filtration system so the flooding does not impact any of the properties that are already aligning with the creek.
Hello. Not sure if you are able to answer these questions, but 1. Is there a developer that owns the majority of the 13 lots and is it that developer that is driving this development? 2. How do the other owners within the 13 lots feel about this development?
In order for everyone to be notified I would like to suggest a Mailout take place for the postal code area.

Hi. This site that is very close to a school, and large park, and is on a salmon creek, and is in the centre of a residential area seems like a particularly poor choice for an industrial development. Why here and not another site?
What considerations have been made for wildlife corridors? To allow current wildlife to keep using this land for travel, feeding and to have consistent hubs and corridors that are not fragmented - beyond the stream setbacks?
Is there a time frame for the completion of this project if passed by council?
Has the school district be contacted regarding this project and where children will go when/if residential gets put in.
Great Job Michael. Have to sign off for dinner. (Please relay)
can you point to some local examples that are similar to what the concepts embody. rob mentioned newport but I'm not seeing that is what these concepts would build out like. along those lines, is their council appetite for tower condos like
Are there any existing neighborhoods that are similar to what is being proposed in concept 1 or 2? i.e are you able to give us real examples of what the lands could look like?
Sadly, most of the native trees were harvested decades ago. Most of the forest is new growth.
What has/will be done about the underground water that is here on 128th. when my neighbor built his house it changed the flow from north est to north west and my driveway has sank in some spots. I have a LOT of drainage concerns of chewing up 60+ acres of wet land
I like the idea of concept 1 with the live work facilities. This concept works well in the UK and allows smaller business to start up and be a real part of the community. I like the incubator idea to allow for smaller business to grow but shouldn't be able to grow to large as I would not want large trucks etc. coming to the area especially with the school and young children in the area.
Is there a time frame for the completion of this project if passed by council? Can someone tell me what happened to the area around Jim Robison Way and the Albion flats as far as commercial/ Industrial plans?
Regarding the questions. Which concept do I like - None. Why? I believe the environment deserves a lot more than 20% of the 63 acres. Not a lot of consideration has gone towards a self-sustaining eco-system such as this. Question 2; You could improve by reducing the impact of any development by reducing the amount of infrastructure that you have planned. More green, more 'already standing' trees rather than replanting. I could go on forever. Question 3; Has any consideration been given to the dozens of various properties throughout Maple Ridge that I've seen, that are flat, barren, close to proper vehicle roadways, cheaper access to water, sewer, parking and other businesses. There is no need to trample a pristine area that supports not only life of mammals and feathered creatures but serves a serenity to surrounding residents. The last thing we need to see from our back porch is more buildings, cement, pavement, traffic, etc.
how much thought is going into the traffic around this i live 4 houses past yennedon elementary and every week day from 230-300 we essentially lose access to our home from the school traffic alone. why hasn't any consideration to school development in this area, with the growth of residential in this area the schools are being over crowded the majority of owners in the area are trades workers who can not work solely in maple ridge and have to travel to many other areas these
Why do we need trails? Those will add negative interactions with wildlife (in which ultimately the wildlife lose) Can we not leave the space for the animals without having to push ourselves on them?
Sadly most of the native trees were harvested decades ago. Most of the forest is new growth.
Saying 50% is just that it does not mean anyone is looking at 50%

How old do you have to be to NOT be New growth?
I agree with you Jodie, the trails are not a good idea
Has anyone considered that if everything goes according to what we all want with regards to 'the plan', that you will see massive amounts of heavy equipment, trucks, semi's, traffic in general when construction starts and will continue for months, maybe even years? This is not to mention the noise, people, dust and chaos that surrounds any construction Who is going to monitor any 'trails'?? Who will stop the fence jumpers, or littering or interference with the nature we are trying to preserve?
Has anyone considered townhouses or single family homes with lots of green space? In the new world people are working from home. What happens if we go through with this and people don't open new business and office/industrial space sits empty. Already offices in downtown Vancouver are down sizing and businesses closing.
I think two of the plans have housing components - likely a good compromise. those homes would be buffeted by the green space?
Do we want an empty business park that is ripe for a new tent city?
You talk about "Not using "industry" use "Employment"... Not "Impact" use "Enhance" ... You talk about "Scale" to reduce larger traffic, larger trucks, Contained or buffered noise and then in the presentation you talked about businesses being able to purchase the property beside to expand? I have no issue with real mixed concept, small commercial and Residential mix I live on 128th. as a side note I had 3 bears in the yard yesterday Momma and 2 cubs. So what happens to our acreage properties across the street? I really don't want "industrial" on route to one of the largest Parks in the province Golden ears That surely wont spotlight Maple Ridge in a positive light. Keep industry where it fits Not smack in the middle of a established residential area across from 2 schools
how about adding the schools that are needed for the local residents and move the industrial area to the albion land
Nature deserves more than 60% minimum.
I don't think extra housing is what we need. If we, the people, want to live sustainably, we have to keep the population at a peak level that does not interfere with the natural world. There is already so much new housing coming up. The world can't handle extra regular housing. I am not in support of disturbing the forest in the residence, though if you are going to. Make it sustainable businesses. Also think, this is a small part of Maple Ridge, how much money making potential will it really generate? Not much. Stop trying to make money out of everything.
This is an "open" invitation for the neighbourhood to hear and to speak to this development. Why do I get the distinct impression that the City reps are paying us lip service ONLY? Hearing the questions, but not LISTENING. Responding with a scripted response. I am not thinking this is a true forum to actually hear what people think. I believe this is going to go ahead no matter what we say. And what I say is that it should NOT GO AHEAD.
I live on 126 and use 232 egress every day.
IS this a done deal?
I want to encourage everyone in the community to stay engaged on this issue. This is the BEGINNING of the consultation period. You can still call/email/mail the individuals involved at the City. Speak up if this is important to you. The City won't hear us if we don't speak up as a group.
I would not like 126 Ave blocked off I use it daily
these parents park directly on the road of 128th
i have had abounded cars on the road of 128 in front of my house
great point about the afterschool care bus (among other great points obv)
We have also been told there will be a Tim Hortons going on 232 and 128 in that empty lot.

Does Maple Ridge have a protection of trees bylaw? I know it's not relevant but I'm just curious.
what is the projected time line on this proposal to start, 5-10 years .?
What about better cycling infrastructure for all ages and abilities so kids can bike to school?
If not a block off, then perhaps a speed bump or two on 126 &/or 230 so to discourage the short-cutters then?
There is a lot of speeding on 126, which is alarming considering the lack of walking/cycling infrastructure on the street
Everyone parks in my driveway.
We live near the corner of 126th and 230th, many of the cars that speed past; don't live on the street, but we see them turning left at the corner of 232nd. Assuming going up to Silver Valley, or to the pub. The amount of trailers, trucks with boats and campers using this street in the summer is crazy. Keeping in mind, with no sidewalks, its an accident just waiting to happen.
still zoned OCP, so long process to re-zone before anything can go in. This is part of the consultation and I think staff are doing a great job listening. Thank you.
I need to put up a gate
Thank you to all City staff for attending. Where is city council?
Just a side note, I did let the Principal and Vice Principal of Yennadon Elementary know of this meeting. I did get a response back that they had no idea about it.
Gary, what's OCP?
Old comma proper
Official Community Plan. it's in the library.
OCP = Official Community Plan
Buddy is literally just trying to make money. Do you know by making more and more infrastructure, you are part if the problem of the deforestation of the rainforest, polluting the air, and the extinction of the animals
Do you guys want to go to the sheep?
128 Ave. between 232nd and 227 St. is also part of the 2050 Regional Greenway, which supposedly has mostly separated pathways for walking and cycling. There is only a horse trail on the south side. 2050 Regional Greenway is Metro Vancouver. The route was suggested by Maple Ridge.
Good point Jackie
The route is apparently "operational" (according to Maple Ridge)
This people want to line they're pockets with all the money of us poor citizens
agree with Donna; not opposed to the development as proposed, just concerned about traffic management. imposing Traffic Impact Fees on the development should fund mitigation plans of surrounding infrastructure.
128 Ave. is also part of the bicycle network.
suggestion to council.....mailing a letter to all homes surrounding the development area would be helpful.
Tell me about it
they did mail residents
I have one in front of me
i did not recieve any mail about this.... i live 4 houses from yennedon
I didn't get one
Joke
i found out from a silver valley facebook group
probably adjoining properties

as is 232nd Street. Both should have separated and segregated infra ON BOTH SIDES of the road. Bi-directional infrastructure puts cyclists in a place where drivers don't expect them.
I saw it om the Silvervalley facebook page
In the spring run off - water from Coho Creek overflows its banks behind my property and encroaches my house and floods my basement. If you divert the water new 232 & 128 into the waterway, it will be devastating to us.. You'll need to factor that into your plans or we will sue the city the next time our basement floods.
oh yes...that is right but I thought it was bcc I registered to be informed. Did you? Maybe that is why some got it and not all..
I did receive a letter dated Sept 21 2020 I posted it on Silver valley facebook site to get more people to see it I live on 128 th
I don't have a face books
what about the idea of having installing a living roof on the buildings
The best route to gain the right proportions on this whole idea is to take the development elsewhere.
What is the Albion Flats?
I didn't get an invite either
The flats in albeean
would any sustainable energy be used for example solar panels on roofs?
How do we become ALC interveners?
It better. Fossil fuels are a big no go
To reiterate - we are firmly against any development on the Yennadon lands.
Not all of us
The comments in the survey are super important! Please fill them out!!
well done staff, thank you.
Strongly against development
will there be a schedule posted regarding future meetings?
Thank you council.
Thank you and good night
so people know you can save the chat with the 3 dots on the left of chat
Amanda Grochowich, Planner, agrochowich@mapleridge.ca
Krista Gowan, Community Planning, kgowan@mapleridge.ca
Lisa Zosiak, Manager of Community Planning, lzosiak@mapleridge.ca
Rachel Ollenberger, Manager of Infrastructure Development, rollenberger@mapleridge.ca
Rod Stott, Environmental Planner, rstott@mapleridge.ca

Yennadon Lands Open House Survey Results

Question 1 – Which concept do you like?



Question 2 – Please tell us why?

The second survey question asked participants to expand on why they chose the option that they did. Of the 157 survey respondents to Question 1, 146 participants responded to Question 2.

Summary Comments:

a) Need for Additional Employment Opportunities & Interest in Community Services

Many survey respondents clearly indicated that they felt Maple Ridge was in need of more employment opportunities, including quality business parks and employment lands, as it was felt that there is currently significant amounts of land intended for residential development. For many, it was felt that the smaller and flexible employment lot size could be supportable as the village commercial / cottage industry style development could be facilitated under that form.

General acknowledgement that providing employment opportunities that could get people out of their cars and not commute on a daily basis in Maple Ridge, as well as the Yennadon Area, would be ideal. Furthermore, there was a strong message that there is a dearth of services in the Yennadon and Silver Valley areas – calls for community services, in addition to or incorporated with the overall development intent of the Yennadon Lands, included requests for additional child care spaces, walkable coffee shops and small grocery stores, as well as general shops.

Some respondents did articulate the merit of possibly incorporating some residential development along the western side of the Yennadon Lands to soften the buffer between the existing residential use and potentially expand the type of housing available in the area. Interest was also expressed in further exploring the possibility of integrating a live / work component within the Concepts to further address requests for residential, but also boutique and resident-focused services.

Comments received also indicated a strong acknowledgement that the existing Yennadon Elementary School is at capacity and as such there are related traffic implications. Many called for another elementary school to be incorporated into the Yennadon Lands Plan (and/or within the Silver Valley Area) in order to address existing concerns regarding traffic and capacity. In addition, there were some requests for increased programmed recreational opportunities for the area, outside of the trail network included in the Plan.

At the same time, there was a strong message from the survey respondents that an employment future was not considered suitable for this location. Many cited the existing residential neighbourhood,

Yennadon Elementary School as well as Maple Ridge Park along 232nd Street just north of the site as reasons why an employment future was not a good fit at this location. Many extended that line of thought and called for a solely residential future for the area.

In addition to the key messages and themes above, there was an underlying thread regarding current and anticipated development trends and population density of the City. This was often in general, but also specific to the level of service and capacity of transportation corridors and services.

b) Environmental Protection and Preservation

Another very strong message reflected the community's concern for the environment, including the protection and enhancement of existing wildlife corridors, throughout the area. Many long-term residents share their stories of experiencing wildlife in the area, as well as impacts from storm events, particularly during wetter months. Given these experiences, many called for stronger environmental protections and efforts, than those identified in the Concept Plan, to conserve green space.

c) Other Questions & Comments

In addition to the key messages and themes above, survey respondents identified many ongoing questions that will be explored through the Yennadon Lands Re-designation Process, as well as through the future development application rezoning process. These questions ranged in scope and spectrum, and included:

- What type of businesses would locate there?
- What sort of buildings would be constructed for both employment and potential residential uses?
- What road access and traffic mitigation efforts would be included?
- What other forms of environmental preservation and protection could be included? and
- What the market could look-like in a post-COVID world?

Verbatim Comments:

Please tell us why?:
Maple Ridge needs more quality business parks
Employment lands is the key MR has plenty of Residential
I don't think the area is suitable to industrial/light commercial zoning as it's within a heavily populated residential area with schools and one of the busiest Parks in the whole province. Not once did we hear that 128th Ave is going to be upgraded to accommodate the heavy truck traffic this will bring to the area .
Feels that it complies with the Employment Land Strategy and provides for a variety of lot sizes
I like the idea of Concept 2, however, there are too many unanswered questions including what "industrial" buildings and activities will be allowed. The sketches are a little too vague to make a decision at this point.
The site is surrounded by residential neighborhoods, the only true major road access is 232nd. Anything larger and more industrialized would overwhelm the adjacent roads. It maintains a good amount of green space and access
interferes with the wild life
I like light industry and it is needed. I like 20% residential because housing is still needed and lots of places have mixed use. I also like concept 2 but not concept 3 because concept 3 has the big lots and I don't think the big buildings should be there.

Your Concept #2 Neighbourhood Innovations village is an INCREDIBLY misleading way for saying industrial park with No residential consideration
Mixed employment and residential with a Fort Langley type vibe would keep our neighborhood as it should be. Provides employment and business opportunities, encourages visitors/tourism.
I feel that the concepts are not truly reflecting the work and planning that needs to go into this development. I would like to see a large percentage of the trees and nature preserved. More than 20% as previously stated. I am concerned for all the different species of animals, reptiles, critters, creatures, birds that live back there. I just don't feel confident in any of the concepts proposed last night. I do not see the need for "light" industrial in the part of our town. Like it was mentioned over and over again at the public consultation, the traffic is horrendous and this will further add to the problem.
I am not in favour of a business park within our residential area.
None of the concepts have enough land set aside to protect existing habitats. 20% is insufficient. 50% should be the goal. And setbacks/wooded borders between existing residential properties and the development lands should be wider.
The concepts are vague in pertinent information regarding the number of Industrial buildings on-site, square footage, number of stories, no identification of Industrial usage. No identification of housing clusters, be it Townhomes and or Condominiums. Detailed further information is necessary for citizens who will be directly impacted by these plans. The city has a responsibility to do due diligence in providing awareness of this project to the citizens who will be affected by this project. To date, past communication efforts have failed. I strongly urge the committee to briefly outline this proposal and submit it to every mailbox in the surrounding area. Currently, the community voice is silent.
My first choice would be to preserve the land as is. My concerns about so much development in the lowermainland, range from an increasing of the heat-island effect, drastically changing hydrology (and its effect on forest health & streams), paving (impermeable surfaces) & storm water runoff and the detrimental effects of big rain events and the negative effects on our creeks, to the cutting down of trees - and the massive loss of biomass, carbon storage and ecosystem services that cannot be replaced quickly enough by replanting. Once lost, forever lost. Once paved and developed the landscape will forever be changed and we'll never get these things back. Intact biodiversity, wildlife connectivity as well as preservation and integrity of the riparian area is first choice. Has covid not imparted the importance of nature and intact outdoor spaces? In these times the importance of preserving and putting a check on development should be very closely considered.
1) 128 Ave will not support heavy vehicles. I frequently walk on the pathway that was put in years ago. The city never maintains that pathway and its over grown in some areas causing people to walk on 128 Ave which isn't very wide. 2) 128 Ave and 232 Street is almost impossible to navigate around the two schools getting out around 2:30 and then at 4 pm it's another nightmare. 3) There's an overwhelming amount of wildlife that lives in that area. 4) Being a firefighter that lives in the area I know that industrial doesn't always bring in the best clientele
THIS IS AN ENTIRELY INAPPROPRIATE LOCATION FOR INDUSTRIAL ZONING
The location is great for employment: close to the Town Centre and residential areas, and close to Silver Valley. Also great for regional access via Abernathy. This location will enable more people to use active transportation to go to work. We really need to get people out of their cars if we don't want to be able to manage all the traffic that's generated by ever more homes.
Moved to area for sole reason of being away from city centre and businesses. Greenbelt/nature is very important for residents in area.
There should be a larger wildlife corridor available next to the creek (Minimum of 60 m) and the conservation area increased to include more of the the trees to the north and west of the wetlands.

My take on clustered housing is that it would include a community (possibly gated) with smaller one level homes for the 55 plus group which is growing rapidly. This is why I have chosen #1 over #2. Don't want industrial or large lot employment unless it is a small grocery outlet serving Silver Valley like the one on 240th and Dewdney.
Allowing only 20% for a self-sustaining eco-system, is not enough. You cannot 'section' off treed areas only around the waterways and yet cut them off from other sections - nature does not 'read' signs.
I understand and support the need for economic development in Maple Ridge, but I am concerned that this land is not the best location for these types of developments, especially the businesses. This is a residential area on all but one side/232 St, and a development of this size would significantly increase traffic on the smaller neighbourhood roads like 228 St. and 128 Ave, rather than encourage traffic to use Abernathy. In addition, the land in question is itself a sensitive waterway and helps feed a salmon-bearing stream, Coho Creek, that feeds into the S. Alouette River. One small branch of this creek begins on this patch of land. Coho salmon can be found in Coho Creek east of 228 St. leading into these lands, in addition to an assortment of wildlife like brown bear, deer, heron, wood ducks, coyote, frogs, and numerous larger, older native conifers. Because of its location, much of the area is poorly-drained, with a solid sub-clay layer that means there is extensive standing water through much of the year. Take a walk through the property in March and see how moist much of the centre of this proposed area is. With extensive industrial development of this property, not only in the added buildings, but additional paved area, the water that can now sit in pools on the forest floor and slowly feed into the creek all year will be pouring off of pavement and roofs and into a sensitive streamway in the winter, which will then have less to feed it in the summer. Not only would there be flood control challenges for the tenants, as well as existing neighbouring properties having to manage outflow, but the flow into this salmon-bearing stream would be significantly altered. I believe there are numerous other areas within Maple Ridge that can be suitable to more industrial development of this kind. However, if development is done here, it will be important to ensure that not only are the two waterways within this area of land preserved, but that the development around them is done in a way that takes into account the unique features of this piece of land, season water flows, and how to best filter the surface waters from these developments before they reach the waterways. Not only after development, but during.
I feel it's what the community needs
This is a neighbourhood and it would be more ideal to model after something like Osprey Village or Fort Langley. Many of us agree that we need and want commercial, but the word "industrial" even light industrial is a slippery slope. A small warehouse style commercial space where a local artisan creates their goods, sure, but a mechanic would need to be situated away from some of the neighbourhood elements.
Far too populated stop building
the city desperately needs more light industrial and this is perfect area for it
I don't feel it is the right area for industrial use.
We have enough homes, I need somewhere to shop and go to for a local coffee shop
I like to promote small business in village settings
We need more commercial space for Silver Valley
This creates an employment centre embedded within the City that reduces the need for people to commute. This is how job creation lands should be done rather than acres of industrial miles from homes.
Just another full on traditional business park does not seem like the right choice. Are all the other ones in Maple Ridge utilized fully? (No) Mixed work/live buildings would be great like in Fort Langley's river side development. With retail we could take advantage of traffic to Golden Ears and

Silver Valley etc. Diversify shopping. Include some little cafes and services like Pitt Meadows little village near the water. Be innovative and think smaller scale. Support cottage industries.
We have enough residential housing going into the area. We need to have more commercial/industrial options
I like the idea of the larger buffer area between the residential and business areas.
The tranquility of the land behind our home will be lost. This is too much development for such a small area, which is right in the middle of a residential neighbourhood.
It would be great as a parent to have a new neighbourhood to explore with trails and small shops. Bringing in more local businesses and employment.
Need more businesses and amenities less dense housing
Adds housing and room for shops and restaurants something like new port village Port Moody
Provides business and employment opportunities while preserving neighbourhood character and green space.
It would be nice to have an area of mom and pop shops. There is no room for more residential unless more schools and parks were added. I don't like the larger stores as it would increase truck traffic and more parking areas which is an eye sore.
I live on 235 Street and 128 Avenue. In order for me to get groceries, grab an ice cream, meet a friend for coffee, go to a bakery I need to get in my car. I want to live in an area with the opportunity to not drive, to socialize and run errands and have my teenagers have a safe environment to do the same.
Yennadon is a family/nature/quiet area as we all know it, more housing and family than employment in this area
It would allow for a Balance if daytime and nighttime traffic
I like the idea of supporting smaller mom and pop shops
1. Maple Ridge has already overdeveloped in terms of residential buildings. We do not have the road infrastructure to accommodate even higher density, especially in this area. 2. Your plan for businesses are not ones that the residents of this area have been asking for. They want closer amenities, such as grocery shopping, not an industrial park weirdly shoehorned into a residential area.
The road infrastructure does not support any industrial business. There are other locations in Maple Ridge for Industrial Buildings, along River Road, 256th Street to name some of them.
We need some businesses in the area, to help lower local taxes, keep income in the area, reduce commute to other communities
This area has a high density of traffic due to Golden Ears access and is elementary school adjacent. Additional land use that increases traffic congestion without complimentary diversion or access elsewhere is short sighted.
We DO not need more houses!! The "employment" would not benefit all those who live near, only a small population of people who work in industrial style places. Would be so ugly. No more houses, Build more schools!
There's too much residential density already in the area. Maple Ridge is full of people that commute elsewhere to work, we have done a terrible job of inviting (and providing incentives for) businesses to set up in our city and create jobs here. Other cities have embraced the 21st century, partnering to bring in the necessary communications and technology infrastructure to attract business.
Having no planned commercial spaces in the area, this concept would integrate commercial buildings more organically than a more traditional business park
Build a soccer, baseball or tennis arena.
This is a residential area with pretty high traffic already, we don't need additional business traffic
I think it should have a new restaurant like Earls or something and another gym.

We need jobs and shopping
To busy already don't need more chaos.
We need more employment opportunities and commercial in Maple Ridge. Too many housing projects with little done to improve traffic flow
Best suited for an area that is residential The area is not the right place for Lite industrial or clustered housin
If I am correct in thinking, it will create a little hamlet of business and housing, keeping traffic at a minimum going to downtown
We need to stop building houses, townhouses and condos otherwise we will end sup like Langley with so much traffic
We do not need more residential housing. We need commercial/industrial buildings that will help lower property taxes
Enough housing & local traffic already
As much as more housing is appreciated, there are not enough schools with capacity to support more students. Having an innovations village will provide jobs to local residents, as well as much needed businesses.
I like the idea of bringing employment opportunities into the area
The green belt is a nice feature and it's the best of both worlds offsetting employment and housing
I believe that this development plan should also be done in conjunction with a traffic improvement plan, currently there are schools zones that are ignored by many drivers and bumper to bumper traffic during the morning and afternoons with school, and in the summer with all of the vehicles going to golden ears or people tubing the river.
Not proper infrastructure in place. Too close to the school
I do not like this area for commercial or industrial period
More amenities for that area should decrease traffic congestion if the right businesses are brought in.
Not the right area for light Industrial and cluster homes have parking issues
Leave the Neighbourhood 1+ acre parcels!
No industrial, no residential, commercial that responds to the growing needs of silver valley
You have not addressed the increase in commercial truck traffic in the residential area. From these proposals it would be a scar in the neighbourhood . Why hasn't the City opened up the old prison lands to development that could handle this type of commercial development.
Our schools are full we have no room for families moving into the area. 232nd is already a parking lot at school drop of and pick up times and in the summer traffic is terrible on that stretch. We also need local jobs and services closer to home to reduce overall traffic concerns
We need less BC boxes, Silver Valley is already a residential subdivision. More commercial is desperately needed
This is an ecological corridor with many sensitive habitat areas. It's great that waterways and fish will be protected, but the habitat of other wildlife (deer, bears, bobcats, pollinators, multitudes of bird life) also needs to be protected. The concepts need to do much, much more to conserve healthy tree clusters, wetlands, and meadows.
This is an ecological corridor with many sensitive habitat areas. It's great that waterways and fish will be protected, but the habitat of other wildlife (deer, bears, bobcats, pollinators, multitudes of bird life) also needs to be protected. The concepts need to do much, much more to conserve healthy tree clusters, wetlands, and meadows.
More green buffer space and higher density housing. Other concepts are overweight in a category.
We need more commercial /industry (jobs)
try to keep the greenspace/waterways included and trees

A mixed use neighbourhood would bring more resident-centric businesses (coffee shops, gyms, restaurants, etc) to the area and promote people walking around out of their cars. A business only area would probably not be very vibrant and would die down after business hours. Not a great community space which is desperately needed in Yennadon.
I like adding housing and small commercial. Commercial would serve the many people living in Silver Valley. This is NOT the place for an industrial park.
Concept -1 provides opportunity to have residential home lots for more owners and thus there is no complaints that certain owners got disadvantaged by the assignment of their lands to a lesser valued industrial class. The lot on 12639 232 St (the one on south-east corner of the Yennadon lands) has its west side 2.5 acres not designated at all or appears to be green space while there is enough green space provided everywhere already! This lot should not be penalized while this 2.5 acre on the west side can be easily be classed as residential subdivision of 10 or more lots by providing access from south side subdivision or by building a bridge over the creek, which appears to be narrow and shallow, from east side to west side of the lot.
None of the concepts go with the neighbourhood. A retail mall would be more supported. Your proposal is basically putting an industrial park in the middle of the city.
We need commercial development in area: there's too much housing, need stores, there's no infrastructure based on ratio
Finish proper secondary road access in/out of Rockridge area that we have been waiting for 20 years.
There is a very sensitive creek system in this area and if house is worked safely with this in mind then adding some forms of business could work providing something closer to the housing presenting less traffic up into town and employment for locals
If Council is truly wanting employment lands then keep it 100% employment lands. This also has the lowest impact on existing neighborhoods.
Of course I would be happier if the land stayed as is. But to be fair, if I had to pick a concept it would be the 2nd one.
I don't think there should be walking paths would be a disruption to the wildlife and would not be a supervised area. who would be responsible for the upkeep?
I think that this area should be designated residential housing except for the area on 232nd from 128th south to Abernethy. 232nd St should also be increased to 4 lanes from 128th up to Dewdney Trunk Rd. We need more housing in this area as it is a great area for families. We need to protect our creeks and wildlife and not introduce industrial into this area.
Greatest density of employment to residential while preserving the residential look and feel.
This is a QUIET residential area with so much wildlife (Bears, Bobcat, Owls, Hawks, Deer, Blue heron). This is going to rip the neighborhood into a noisy, busy and CONFUSED area. I do not see a proper densification that fits the real feel of this area. Obviously there is more of a financial tax push to over-use this site instead of a clear vision for a healthy community
perfect opportunity to build a sustainable neighbourhood with trails/parks, light commercial (ie: Dr. offices, grocery, daycares) and alternative transportation lanes. An industrial park proposal at the north end of a large residential area is not ideal for traffic flow and volumes. Plenty of areas to expand or redevelop/rezone in Haney, and to the west where major arteries can provide better transportation needs.
There is too much development in Maple Ridge
Seems to be the most friendly to the environment
North east areas of Maple Ridge lack business opportunity and stores
NO to Supportive Recovery Housing.
Yennadon Lands development is reduced to ONLY 50 acres. Coho Creek and Tributaries conservation area is 13 acres that reduces the gross development to ONLY 50 acres

industrial land is in short supply. with four more years of NDP the removal of land from ALR is highly unlikely.
destruction of nature and wildlife habitat
will destroy a beautiful environment
WE DO NOT WANT THIS HABITAT WHICH IS HOME TO MANY ANIMALS TO BE DESTROYED
We need more local jobs
None of the concepts provide any benefit to the current residents. We do not need a trail to an industrial park, housing, or a business park. There are many business parks in Pitt Meadows/Maple Ridge that have vacancies, and housing nearby. There is no way to ensure that any of the businesses that may setup in this "park" will hire employees from the area, and if they are an existing business moving, their employees already likely live elsewhere. There are many reasons why people live where they do: schools, split/blended families, lifestyle and amenities, affordability, and work location for one or two income providers. This idea of living next to work is a nice sentiment, but it is too simplistic and the employees and owners aren't going to end up living a 5 minute walk away. A couple of small retail shops on 232st could be beneficial to the neighborhood
With an ELEMENTARY SCHOOL right across the street on 232 and 128 traffic is busy enough right now. Bringing in more trucks is a terrible idea and takes away from the community feel. An industrial park does not belong in this spot!
While harder to attract initial occupants, the nature of the commitment should provide more long term stability and sustainability for the area. It also provides an opportunity for an anchor employer that can save the greater East Maple Ridge area. A sort of flagship employer further enables services associated with handling the needs of those in clustered housing or employed in the area (restaurants, personal services, shops etc).
In the presented concepts, there was not enough percentage of the development allocated for green/environmental space. I would expect to see at least 40% of the land protected, given the amount of wildlife that lives in the area. I also am overwhelmingly against any 'light industry' or 'large commercial' development for this area. With the proximity to the elementary school, and the Alouette River, as well as being at the footsteps of Golden Ears, any 'industry' type development would be completely misaligned with the neighborhood.
We need a new school
Mixed housing and employment would fit more with a neighbourhood feel, and at least based on the drawing seems to preserve more of the big tree stands. One of my biggest concerns is increased traffic to an already congested and largely residential area, particularly with an elementary school so close. Also I am concerned about noise and the type of industry that would be going through, and having mixed use would hopefully keep noise and truck traffic to the least possible. I don't think large lot employment as in concept 3 fits the neighbourhood well at all. It's too residential and close to a school.
We have way too much housing in the area, and an overloaded elementary, no high school, not enough access, almost 0 amenities, we need businesses not houses
Concept 2 with large concrete traditional business park buildings is not a reflection of existing surrounding neighbourhoods
This is a residential neighborhood and should stay that way
None of these plans speak to the future of electric vehicles
As mentioned on the City of Maple Ridge website, the heritage of Yennadon is a major recreation centre with one of the largest parks in the province of British Columbia being the Golden Ears Provincial Park. The area of Yennadon must remain true to its roots, as a recreational area not to be ruined by industrial business parks with loading bays and trucks blocking traffic making deliveries and loading products.

This is a general family based neighbourhood. Adding businesses that support the neighborhood ideal works better than the introduction of any industry style of business.
None of the concepts, since the (170 - 230 acres) of additional employment lands by 2040 (one of the short term outcomes of the Commercial & Industrial Strategy) should be obtained instead from areas with good transportation access like closer to the Golden Ears Bridge and Lougheed Hwy.
Seems to make the most sense
Allows employed personnel and owners of business, a convenience to look after the business and also minimum travel. Now, the trend is to not to go shopping and not to go to the office personally but work or order from home, so less and less need/demand for office space and commercial space. The demand for residence is always there as there is influx of people into BC as BC seem to have good weather and good economy.
Not enough consideration for the environmental impact to the wetlands and creek areas and lack of a serious plan to mitigate flooding. More land needs to be conserved to deal with both of these issues.
This land should be used for strictly housing.
Employment lands better tax base
Should be solely residential.
There are no visual concepts and imagine what it might look like.
Creates some housing opportunities between residential and business and keeps neighbourhood connectivity and access for existing residents to new businesses. Creates service and shop amenities within reach for Silver Valley residents. One of the buildings should be a new school and built to west coast standards aka covered outdoor areas for dry rain play whoever approved the plans for Yennadon Elementary must be from California, where it never rains as it is the worst architect design for a BC school ever and is newer, with no covered court yards, bike racks not covered, classroom doors not sheltered. Yet school policy is always outside no matter the weather. Normal rules for BC, but the other schools are sheltered and have covered courtyards with 4 square and hop scotch we lack any covered areas for rain protection and shade on hot days. Most schools have the class doors inset and sheltered as well to line up in a dry spot for entry. This is Extremely Poor planning that this school was built like this in a Maple Ridge rainforest in BC.
The area is beside existing residential areas.
Provides a nice buffer between current houses and light industrial.
This is a major habitat for many species of animals...bear, deer, coho, coyotes, raccoons etc. We are surrounded by residential homes...this is not an area for a business park.
Concept 2 due to the fact I think it has the most flexibility for commercial building and sizes
We need some businesses near Silver Valley as we don't have a lot however, the area shouldn't be turned into a busy commercial area
This concept of having employment space below residential areas works well in other areas in the world. If you go to visit someone who lives there you may be more likely to go into one of the shops etc. If you have small local businesses occupying the space this is more likely to employ local people as who wants to travel from out of the area for a min wage job. Having larger industry in the area will bring people from further away and add to the already congested roads. During school hrs (7am to 5pm) no one drives at 30.
Wrong area for clustered housing and mixed employment. Adequate access for the increase in traffic coming in and out of the area will never be fully accomplished.
Two reasons. One, what's my place going to be worth when there's an Industrial Park across the street? I was planning to spend some real money on my place, now what's the point? Two, The animals have an Arterial route of their own. I have enjoyed them passing through for most of my

<p>life, as I grew up on Barnsdale Street. Moved away for only a few years but came back to live in the house my uncle built on 128th Avenue in 1990. Bear, Deer, Racoon, Bob Cat, Birds of every description, very sensitive fish habitat in the creeks, the list goes on and on. It is a Wetland. The public probably shouldn't even be in there jogging or what ever. Animals know nothing of collector roads or arterial roads, this is their home. They have their own arterial route that comes up from the South Alouette River, down Barnsdale st. often coming through our yard and crossing 128th Avenue going toward the area in question. Once there they know they are safe from the speeding traffic on 128th Avenue. I have no idea why you want to do this right there. It's a wetland, and as my family have built in the area I know this in itself will likely cause many problems. Don't forget this is a horse town, with many horses on the roads, the increased speeding traffic is going to be a worse killer than it already is. We have been complaining about the close calls to people (and there's been worse to animals), from careless speeding traffic for many years. This goes back decades, and this proposal is not going to make it any better. We've been begging for our city to make the traffic slow down on 128th.</p>
<p>Traffic concerns are major on 128 Avenue: already bumper to bumper during rush hour and before/after school. High tech office space is falling into obsolescence in favour of remote work at home. In a post-covid society, high tech companies have been downsizing office space, not expanding. Nature habitat destruction.</p>
<p>None of the concepts mention, discuss or provide in detail the exterior lighting for the businesses. Neighbouring homes and families will be affected by the bright illumination of an employment business park.</p>
<p>I very much appreciate the effort that has gone into incorporating the natural environment and its ecological features into these concepts with the riparian buffers, but I believe more can and should be done. As a resident of 126 Avenue, I've borne witness for over 20 years to the incredible wildlife that use this natural area as passage and refuge. Black Bears, Black-tailed Deer, Elk, and Bobcats just to name a few, not to mention countless species of birds (many of which brought me great joy to practice identifying during this time of self isolation). I understand the desire to increase business potential in Maple Ridge, but I believe the natural ecosystem present in these properties deserves more consideration and conservation than brought forth in these concepts. The forests, meadows, and wetlands are also essential components of this functioning ecosystem relied upon by countless birds, mammals, amphibians, and pollinators, and will need more protection.</p>
<p>Terrible location to build</p>
<p>I feel it would result in least incremental traffic in the area</p>
<p>None of the plans recognize that the creek and forested areas go far enough to protect the green space - especially along the SW edge. That space is an important habitat corridor that is critically important to fish (salmon), frogs, birds (such as owls) and a wide range of wildlife. That area is not suitable for housing and needs to be protected.</p>
<p>You need to come up with a better infrastructure before any development is considered. This is a residential area and none of your concepts is suitable. You have far too big footprints in mind for this area. Please keep industrial or heavy commercial areas on the outskirts of town.</p>
<p>Safety for our neighbourhoods. The (3) concepts would increase both cars and trucks to a residential area that has two elementary schools within walking distance and would bring an increase of traffic detouring through local residential neighbourhoods, some that do not have sidewalks.</p>
<p>No "Supportive Recovery Housing". No addiction housing/centers. No housing for individuals in substance use recovery programs for alcohol or drug use.</p>
<p>We like the green space provided.</p>
<p>These concepts don't seem to match the description of The 3 concepts on the 'open house' page</p>
<p>if I have to pick concept 3 I want it left a green space.</p>

Question 3 – How could the concept or concepts be improved

The third survey question asked participants on how the concept or concepts could be improved. Of the 157 survey respondents to Question 1, 122 participants responded to Question 3

Summary Comments:

a) Location

One prominent suggestion was to find other suitable places for employment opportunities in Maple Ridge outside of the Yennadon Lands. A few noted that the concept principles were palatable, but the general location was not.

b) Suitability of Future Development

A common suggestion was for the Yennadon Lands to be planned for a more residential future. Building on that theme were a number of subtleties, including the incorporation of apartment housing forms, including rental units, and exploring residential uses with smaller footprints, as possible means to incorporate more affordable housing options than those currently found in the Silver Valley Area. At the same time, there was a call for more single-family homes in order to reflect the existing residential neighbourhood.

Similarly, a key theme spoke to the acceptance that residential development can be increased elsewhere within the City, while employment development is restricted to areas that are flat. However, it was acknowledged, at the same time, the importance of encouraging and regulating an aesthetically pleasing development that inspires people to visit, but that does not feel industrial. Some positive examples that were cited included Osprey Village in Pitt Meadows, Fort Langley, Fremont Village in Port Coquitlam, and Newport Village in Port Moody, as well as the intent of the hamlets established in the Silver Valley Area Plan. Under this theme, survey responses spoke to the need of establishing areas that 'have some soul' and a desire to see this incorporated through thoughtful site and building design, including but not limited to human-centered building heights and designs, pedestrian-walkways, the preservation of green space, and an appropriate mix of services and uses. Interest was also expressed in green building and/or sustainable building techniques, including rainwater harvesting that would be integrated into design elements of the site plan.

c) Provision of Employment Uses and Community Services

A third prominent message spoke to the type of future uses that could locate in the Yennadon Lands under an employment future. A key theme under this thread spoke to the ability of future development to reduce or mitigate their potential impacts on the existing neighbourhood, but also as a call to bring in a range of services that would benefit current residents. Under this thread, a number of requests came through including:

- A neighbourhood-level commercial development, similar to the existing one at 240th and Dewdney Trunk Road, to provide the community with certain services, including a grocery store, coffee shop and other opportunities for small and local businesses.
- That these future services could serve a larger service area than simply Yennadon and Silver Valley residents, such as the residents generally located north of Abernethy, east of 224th, west of Fern Crescent, topped by Silver Valley.
- A preference for encouraging, and prioritizing where possible, small businesses owned and operated by local Maple Ridge residents.

- The desire to see more child care spaces in the area, in addition to more playground and park spaces, another school, more nature trails, and the opportunity for recreational buildings (including a pool and/or fitness centre).
- Interest in exploring a mid-rise office building form as well as a built form that could facilitate the establishment of the education sector (i.e. certification-based and trade accreditation programs) to meet the needs of the Maple Ridge community at large.

d) Environment Protection & Preservation

Another very prominent suggestion was a call to increase the level of environmental preservation and protection above and beyond what is illustrated in the three concept plans. Occasionally in conjunction with reducing proposed development density levels, the theme circled around the acknowledgement of the community and ecosystem benefits provided by the Yennadon Lands in their existing state and the importance of preserving and protecting these environmental services for the Maple Ridge community at large. Linked to this suggestion were concerns and calls for ensuring appropriate and progressive drainage techniques are implemented, citing familiarity with existing conditions in and around the Yennadon Lands, as well as with concerns of a changing climate and potential increased impacts on these lands.

e) Infrastructure Servicing

In addition to calls for appropriate environmental and stormwater management techniques were calls for increasing general infrastructure services in the area. In particular, this focused on transportation and access challenges, citing existing service levels would not be able to incorporate future planned uses. There were also calls to explore alternative access options, in the hopes of reducing traffic impacts on 128th Avenue and 232nd Street, as well as increasing the level of cycling infrastructure to include separated and segregated lanes on both sides of these two roads.

Verbatim Comments:

How could the concept or concepts be improved?
The proposed densities are too high for the area. Reduce the scope and increase natural land preservation.
Maybe better access via 232nd if possible
Some thought should be given to how an land assembly could be accommodated or made easier, given the amount of environmentally sensitive areas
I like the idea of Concept 2, however, there are too many unanswered questions including what "industrial" buildings and activities will be allowed. The sketches are a little too vague to make a decision at this point.
Do not consider 128th on the north of the site as an arterial route. The road is mainly residential, has a sharpe 90degree bend at 228th and cannot be widened. The only true arterial access is 232nd
by finding another place to build
The concepts need to flush out the type of industry and/or employment that each is contemplated. People don't want big loud industries and trucks.
People REALLY need to be informed in real layman's terms of what Concept #1,2,& 3 are Enough of the "Scarce details" crap You are asking people to do a survey. you are misleading the questions, and you are giving ZERO DETAILS on the concept the council says the city should move ahead with!!!!!!!!!!

As mentioned above, more than 20% of the forest and nature need to be preserved, the traffic flow and infrastructure needs to be addressed. As well as drainage issues for the creek and surrounding properties.
See above
By providing detailed information. Break-down and build in phases as currently other industrial sites with many building are sitting empty, As are retail spaces in our own Maple Ridge town.
Turn more or all of the lot into protected parkland. The current community and the generations to come will thank-you. If I had to choose one of the options provided, I would rather see something that fosters and adds to the sense of community. Therefore, I am not keen on a business park, tech sector or industrial use. A rec centre or small locally owned businesses, restaurants or local breweries, and/or residential would be preferred. If that is not possible than I would choose whatever plan preserves the most green space.
The industrial component needs to be somewhere else. It doesn't belong in a predominately residential neighbourhood.
RESIDENTIAL ZONING
I think part of the plan should be to provide separated and segregated cycling infrastructure, on both sides of 232nd St and 128th Ave, rather than a bi-directional path on one side of the road, which seems to be the plan at the moment. A bi-directional path is going to put cyclists in dangerous situations when riding in the direction opposite to car traffic, as drivers won't be looking out for them. It's all the more important because we'll see increasing numbers of faster moving e-bikes and -scooters. The general public is unaware of the dangers of these types of facilities. Please, no more bi-directional paths on busy roads with lots of turning movements!
Do not build!
First - These concepts are not acceptable. Second - More conservation area needs to be considered for any concept to meet the current neighbourhood dynamic. The number of species which use this area is quite large and includes water fowl (Heron, Ducks etc.) linked to the wet lands and the large land based animals (Deer, bear etc.) that feed and live in these areas. Once the trees and wetlands are gone, so goes the wildlife habitat. Third - Any concept that does not consider the potential for flooding in the area due to development is also not acceptable. The wetlands are extensive in this area and along with the trees provide a significant flood plain for the control of water through the Coho Creek corridor. I have lived on 126th Avenue since January 1999. The area under consideration has served the current residents well in that it has acted as a major catchment on at least 2 occasions where it has prevented flooding onto the properties to the South. In both cases when the banks of Coho Creek were breached the water proceeded to the north into the wetland area. Fourth - An extensive environmental and hydrology survey needs to be conducted for any alternative concept to be considered. The economic balance between concept and the environment needs to be considered and 20% conservation is not a balance.
Keep it green (open spaces). Don't want a concrete jungle in such a pristine, beautiful area that is Silver Valley.
With half the world under water and the other half on fire, I think we need to remember the diversity this area has and continues to give to surrounding neighbours; beauty, serenity, visiting nature, oxygen, and a view without cement, pavement, people and destruction.
If the development does go forward, I hope that legitimate measures are taken to not only protect the existing waterways, but ensure that stormflow from the developed areas is managed and filtered in a way that ensures the waterways are not overwhelmed in the winter and left dry in the summer.
Only allow small local businesses like coffee shops etc owned by local people
A drawing is somewhat hard to go on, but I just feel that massive attention to aesthetics is needed here to ensure that whatever it ends up as, doesn't feel industrial... like at all.
Stop building

Outer ring of businesses be small shops/commerical then inside industrial. NO DENTIST, MONEY MART, INSURANCE, DOCTORS OFFICES
The village should be safe for residents. NO social housing !!! Seniors residence would be appreciated
This looks great
Stop trying to shoehorn traditional industrial into residential areas.
My only concern is whether there is enough parking
Use less than half of the land currently being considered. Use the land closest to the major road of 232 Street. Close the entrance to 126 Avenue at 232 Street
Ensure small local businesses are given priority over large chain business. Ensure housing is affordable and includes rental properties.
Everyday businesses not major factories. Coffee shops, grocery, hair, etc.
Add play grounds for kids and have at least 2 new day cares.
Incorporate plans for businesses that would serve the neighbourhood itself.
A park would be nice.
I would like to see a character, destination type village. A quaint little place that doesn't feel commercial or strip mall type place. Something like Osprey Village, or Fort Langley. Something that people WANT to go to with some soul. There are thousands of residents nearby with very little choices that are walkable. I would strongly contest any type of large warehouse or typical tacky strip mall design. In fact I would probably sell my house and move if that did happen.
Less employment and more nature, park and residential, or add. A small village of stores like 240th kanaka .
Reduced density. The residential component should be more respectful of the existing residential pattern and density
Provide decently sized green space (i.e. parks with playground equipment for kids). Build a new leisure centre swimming pools ,with gym etc.
Change the proposed businesses to goods & services that the existing residents could actually use, or don't develop! We don't have to pave over every greenspace in Maple Ridge.
Zone it for 4 Storey Apartment Buildings with the ground Floor Commercial use
Additional infrastructure
Next time you hold a meeting, know who would be a potential employer.
Target a percentage of the business park to high tech and green tech companies.
Traffic on 232nd and 128th is already a nightmare due to school drop off and pick up. The safety of pedestrians on this corner needs to be a priority if development goes through
when there is so many homes you need better infrastructure. How about a soccer or baseball arena, like the one in Albion.
Really liked the hamlets design in Silver Valley OCP, and the mixed residential plan reflects similar characteristics
Don't know at this point. Maybe stop building houses on top of each other and defiantly not the right area for a fish plant or any other industrial buildings
More focus on commercial than residential
Larger lots and more green space, NO Industrial
Keep lots of green and trees, we still have a lot if wildlife
Having commercial buildings to bring in jobs would be nice
Need commercial businesses closer to residents
Need playing fields for kids and family, not small spaces, a bigger area!

I do not support additional housing development without an additional elementary school first being built for Silver Valley students
I'm worried about the amount of traffic brought to the neighborhood. It is already congested during peak times because of the silver valley housing
A traffic plan would need to be implemented as well as improvements to the school zones to make them more visible, ie signs that flash the drivers speed, a pedestrian controlled walk signal at 129 avenue that to allow parents and children to cross safely.
Mix of small village type business would be nice like a coffee shop (not big chain) and some housing for over 55 that are ranchers or ranchers with basements. We don't need industrial here
Single family homes
As long as it includes a grocery store, mid-rd office buildings so that people who live in the area can walk for groceries, walk to work.
Mixed use commercial/residential instead of light industrial
By leaving our neighborhood the way it is.
Address the lack of services from a community that spans from the end of Fern Crescent to 224th, north of Abernathy
Having some small commercial with rental suites above along 232/128 . Leave area mostly residential.
More commercial. The infrastructure, specifically 128 ave and 232 needs to be improved BEFORE ramming this development in this area. We already have congestion issues here because of lack of foresight in building out residential far away from the only school in the area.
It's great that the concepts seek to protect some environmentally sensitive areas, but keeping only 20% of this land for conservation is unconscionable. The wildlife there needs much larger hubs, with continuous and connected spaces, not fragmented ones. We have a very valuable ecological area here, and it would be a great benefit for 75-80% of to be legally protected with Conservation status.
A much larger percentage of this land should be conserved. The wildlife there needs much larger hubs, with continuous and connected spaces, not fragmented ones. We have a very valuable ecological area here, and it would be a great benefit for 75-80% to be legally protected.
This puts too much traffic on 128 and 232, while having a choked northern wildlife corridor. I would suggest widening the streets while proving multiple wildlife overpasses.
Some space for commercial at corner of 128 & 232nd. I live in silver valley we have zero commercial
some clustered housing and village type businesses with lots of trees/green space - nothing higher than 3 floors
Underground parking and pedestrian only walkways between the businesses with green space and seating.
I believe the creek locations and the green space or setbacks at the creeks are not drawn to scale and misrepresents the actual conditions at the site. especially for the lot on 12639 232 St., Request that a more accurate plan be drawn with some contours including contours at the creek, top of the bank for the creeks etc. that will provide an opportunity to look at the lands with accurate information and may be classed more appropriately.
Retail with coffee shops, grocery, etc similar to 240th street
Finish proper secondary road access in/out of Rockridge area that we have been waiting for 20 years.
As above
Only develop the lands with access to 232nd Street.
The more green space, the better.

cut down less of the forest(trees) to protect the wildlife that use this green space and the spawning creek that runs through the property
You need to have a concept 4 option that includes residential only and some commercial on 232nd.
Decrease the requirement for eco-business.
There needs to be a more thorough discussion with the residents of the area to really see what is needed, no one wants a business park in a semi-rural wildlife filled neighborhood. A few useful shops in a less dense setting would be more appropriate- to allow residents to shop in the neighbourhood and stay out of our cars. We do not need a welcome center, this is not needed and is going in the wrong direction.
With the growth of Maple Ridge in the last decade, the OCP doesn't seem to match today's needs for transportation, road infrastructure, alternative transportation lanes or green spaces. Take an opportunity to look at what the future requires for MR and the environment. Reducing vehicle volumes through neighbourhoods, traffic calming, alternative routes and rapid transit is the better option. Providing green spaces for communities to use and come together (Lafarge Lake and Blakeburn Lagoon are great examples).
Leave the land as it is.
outdoor ice skating trails - winter and dance pavilion summer.
Eco conscious designs with neighbourhood feel - Bonson landing in Pitt is exemplary
more industrial use should be creating, housing can be created through increasing density of existing lands. industrial uses require flat land and have no opportunity to increase density vertically.
by not destroying so much of the land
do not develop
More commercial/industrial and less housing
The portion of land reserved for environmental is too small in all three designs, and should be reserved for the wildlife only. These properties provide food and shelter to many bears, coyotes, bobcats, raccoons, deer, hawks, great blue herons, eagles, owls, fish, frogs, etc. Drastically reducing their habitat AND forcing them to share the small remaining space with humans is unfair to them, and will end up with them dead. I am also concerned about litter that people will bring in, as well as security at night when the businesses are closed..
Make it mixed use housing explore other options for industrial that do not surround an elementary school that is already packed with students and chaotic enough at drop off and pickup. Let alone speeding drivers on the road not paying attention to the minimally advised signage informing drivers of the school.
Certain types of employers can be incentivized in the plan in order to guide the sort of growth needed for that specific area, be it retail, technology, trades. It would also be helpful to specifically target employers in the education sector, such as certification-based and trade accreditation to serve the extensive trades-based population of Maple Ridge.
Keep the overall foot print and building size small. Develop a walkable village that provides everyday amenities and services such as a small grocery store, cafes, dentist, dance studio, daycare etc. (NO Tim Hortons or dollar stores. We have too many of them as is!) A development like Newport Village in the Yennadon Lands would create more jobs, allow for a live/work area, and would provide much needed services for the Yennadon/Silver Valley Communities. I feel this style of development could enhance the community, while causing less of an environmental impact.
Add a school
More green space. I am very worried about the impact on development on Coho Creek, and flood risk, and impact on wildlife. Less density or bigger park space would help.

By not existing
Vague question
We have to take care of the species that have lived there forever. Animals and people cannot coexist - look at the number of bears killed when they interact with humans
Provide access from residential subdivision on south and/or west side. Allow building of bridges on small creeks for access with minimal restrictions. Example: 12639 232 St property at South east location can access the westerly 30 percent of the lands by crossing a small creek that is small in width and may require one 6 ft diameter culvert with some concrete abutments.
Other than the considerations in 2 above and those raised in my previous submission, the only improvements to any future concept would be to limit development to a strip of land next to 128th Avenue and 232nd Street. The remainder is left as conservation lands.
Use for housing only.
All the area in question or none
See above
We moved to the neighborhood because it's quite and we have a beautiful view of the wild animals and peace and quite away from the city. Its difficult to find something like this its a rare opportunity. I would not be happy with the noise of cars and industrial buildings. I also would not like to see 55+ residential buildings. The traffic and lighting would need to be addressed at 128th and 126th. Both streets are very dark.
Add or change to townhomes or back to back townhomes increasing residential density a bit and creating more affordable housing options than already exist in Silver Valley for families.
Better traffic calming along 128 Avenue
More housing I still think the if maple ridge needs more single family detached houses. Covid has created a need for home offices and space for families to work and play from home.
Maintain the green space. We also have 3 elementary schools nearby...Yennadon, Yennadon Annex and Harry Hooe...we don't need more traffic on the roads.
I like Concept 2, 2-3 story structures with residential suites on top I think would give the area more flexibility and fulfill the Work, Live, Play concept.
Lots of nature trail
Build more houses and not so many town houses or condos to reduce the amount of people in the area and keep with the design of silver valley
sustainable energy with solar panels on all buildings, perhaps having living walls/roofs which to help with replacing or adding new habitats, collection of rain water to use to water plants etc. in dryer months. At no point was this addressed at the meeting!
Build roads first. Think ahead for the future when planning access to the area. Roads are not even up to date for the amount of people in this area now. History shows it won't be done if this project goes ahead.
The area should be kept as a wetland, as a sanctuary for those animals that would have their home destroyed.
Leave alone or continued residential development. Industrial development would be a disaster here in a post-covid society.
A higher percentage of green space conserved to protect the environmental features present in these properties.
Build it someone else or do something about traffic
I'm happy with concept
Given the diversity and maturity of the trees, the wildlife, and the propensity for the waterways to overflow their banks regularly, a min set back of at least 200 feet from the stream(s) to the north should be enforced. At least 40% of the greenspace overall should not be disturbed and the undisturbed area should be granted legal (preservation) status.

There is nothing wrong with any of the concepts per se, it is just not the right neighborhood where you are planning to develop it.
None
Would prefer more housing clusters less business related
More green space

Question 4 – Are there any other comments you would like to share?

The last question regarding the Yennadon Lands Concepts asked survey respondents for any other comments that they wished to share. Of the 157 survey respondents to Question 1, 95 participants responded to Question 4.

Summary Comments:

a) Public Process and Community Need

- A desire for, and offered suggestions on how to, expand the public notification process for this area, as well as articulating interest for further consultation on the proposed development of the Yennadon Lands.
- Articulated the importance of meeting the needs of current residents before further development takes place, specific reference was made to community amenities as well as infrastructure issues.
- Articulated the importance of locating more employment-generating opportunities within Maple Ridge, but not necessarily on the Yennadon Lands.
- Similarly, expressed interest in a stronger argument for why employment lands are important, particularly for the Yennadon Lands.
- Raised the competing challenges of 'NIMBY' vs 'Build Build Build' mentalities with a request for a long-term vision to prevail – particularly for a development with character.

b) Environmental Protection & Preservation

- Expressed interest in having the area designated as a park.
- Reaffirmed the importance of developing in balance with nature and the environment.
- Raised the question of the cost-benefit analysis of the lost eco-system services relative to development.

c) Infrastructure Servicing & Safety

- Reaffirmed interest and importance in seeing road improvements around the area.
- Reaffirmed the traffic / parking concerns throughout the area and how it is already compounded by the local elementary school and that it could be made worse should the Yennadon Lands develop.
- Raised additional safety concerns of an employment-oriented development locating near residential neighbourhoods.
- Cited the potential impacts that more residential development would have on the local neighbourhood.

d) Community Services and Amenities

- Reaffirmed importance and interest in incorporating other community amenities into the area, including parks, schools and other recreational facilities.
- Expressed interest in having the proposed trails accessible for all ages as well as for cyclists.

- Expressed interest in encouraging local businesses into the area and often offered suggestions as to what types of uses they wished to see and those that should not locate in a future employment development on the Yennadon Lands.
- Recognized the possible tax implications of broadening the non-residential tax base in Maple Ridge, but also offering the question as to what impacts the proposed development may have on the assessments of the existing residential neighbourhoods.

Verbatim Comments:

Are there any other comments you would like to share?
It feels like no thought has gone into the required road improvements required to facilitate this kind of development.
I wonder home owners who purchase Property along 126ave Could collectively purchase land on southern border to retain there view ?(I didn't think so)
A better case should have been made by the consultants regarding the need for employment lands
There needs to be resolution to the parking and traffic issues for Yennadon school before creating more issues in the area, or, maybe the Yennadon Lands can be the solution by providing appropriate parking for the school.
Freemont village in Poco is a good comparison and I think that type of village would be good there. Small business 1500-2000sq ft is a good size. Not loud business, but quiet. That size in demand and I am a business and know this. It has some resident. If concept 3 includes quiet industry, and not big trucks and industrial I would support it too.
If the city doesnt start to bring real details to the table before continuing with moving forward it is fraudulent. There is no consideration to the ground water other then we will deal with it, no details on trafic other then we will get used to it. There is no consideration for the "nature" of this area. There is ZERO reassurance that Industrial isnt going to be a huge manufacturing plant. There is only sugestions of Concept #2 and you provide misleading information and outright lies on what Concept #2 involves
NO industrial or large chain businesses.
I have been a resident of this neighborhood (east 126th Ave) for 20 years. Have raised two children in this house, the beauty of Yennadon lands is one not to be taken for granted. The wildlife in this parcel of land need humans to advocate for them. This world is more than progress and money, we need to be in balance with nature. Maple Ridge council needs to really take the wildlife and what the majority of folks in this neighborhood hope and wish for.
This information should be distributed widely to the residnets who live in the area. I spoke with some of my neighbours and none of them had even heard of the proposal before. I have forwarded the email to the people who live on 128th crescent (my neighbourhood).
Across the street are two Kindergarten classes, less than a block is an elementary school. Parents are unaware of this proposal. Less than a block away is the busiest park in Maple Ridge. Every year over one million visitors travel on 232 to Fern Cresent to Golden Ears Park. 232nd a designated arterially route, yet cars are permitted to park in the right-hand lane. The development rate in our community has occurred without a sense of responsibility to the citizens who live here. I have listened for years of infrastructure plans; the problem; it doesn't get done. Until the infrastructure is in place throughout our community, Council best serves the residents by putting them first and halting further developments. I would suggest Council members get into their cars and drive to Coquitlam, turn around and come to work at City Hall; now, you have some idea of what the people of Maple Ridge go through every day. Is traffic an issue of this development, yes it

is in the loudest terms. This proposal is not a good location for these concepts; it is not suitable for the people who live and navigate 232nd every day, not when there is the land beyond the 240th.
Have you done a cost-benefit analysis in i-tree of the lost eco-system services from developing the land?
I understand there needs to be commercial/ industrial growth to allow residents to work and shop in the same area they live but unfortunately I don't believe this is the solution.
PLEASE DO NOT LET YOUR HUNGER FOR TAX DOLLARS BLIND YOU TO REASON
I like the planned trails. Please make them accessible for all ages all abilities cycling.
Strongly disagree with the development of site; if there is no choice but to build, then would prefer residential housing and small businesses that residents could support (ex. shops, cafes, etc). Large warehouses and business parks are not desired for area.
Safety of the residence of Maple Ridge should also be a primary consideration for any development in the area. Unsafe traffic, both vehicular and transient (more people walking through the area), will increase. Unsafe wildlife corridors will increase the contact between the human and animal residents in the area or at the very least in neighbouring areas. Pollution and its affect on the area should also be another priority for the city of Maple Ridge. Water pollution, land pollution, light pollution, etc. will increase due to any development that does not consider larger conservation areas then those proposed.
What is wrong with commercial/industrial use on the large, vacant land on Dewdney north, between 234th & 236th? Please don't destroy the beauty of Silver Valley..
I cannot speak for everyone but most of my neighbours that back onto Coho Creek, purchased and moved here because of the greenery, animals and fresh air and most were well over a decade ago. We have concerns about the meadow being a flood plain because our yards already take on extra water during rainy seasons. To backfill or to try and improve or change the water flow system in this area will only cause problems for the surrounding residents. So many of us do not understand why there has to be any development in this area when Maple Ridge is littered with flat, barren or unoccupied lands that could serve as 'employment lands'. Yes, these 'other' lands are smaller but have very little, if anything, to contribute to the wellbeing of people or nature. They are prime for commercial industry and have no eco-system to protect. These various properties are more in the 'hub' of businesses that already exist and therefore should be cheaper to develop for sewer, water, electricity, etc. and a lot less fight from surrounding residents. Why not start there and leave a good 80% of the Yennadon Lands to Nature and her wonderous way of survival? We are not the only ones that need those trees and meadow. and a 30 meter buffer just around the waterways, is NOT enough. I understand that in open areas, it would add up to 60 meters plus the waterway itself but for the residents that lay along Coho Creek, we do not have that additional buffer zone. I could probably write a small novel about the activities that is provided from the Yennadon Lands. We have a specially concerned species of bird; The Blue Heron that is a daily traveller and hunter in this area. Seen with a mate most Springs and therefore is probably nesting nearby. We also have Bobcats and Bears with their kids, Deer with their kids, Raccoons, Wood Ducks, Owls, Hawks and dozens of other feathered friends and that is just mentioning the larger species that inhabit this area. A snip-it from the WWF - "Speaking live at the Sept. 28 Leader's Pledge, the Prime Minister joined more than 70 world leaders in committing to "reverse nature loss by 2030." . . . Let maple Ridge be a part of this action and leave Yennadon Lands alone.
I think more housing around there would cause mayhem as we don't have enough roads out from silver valley
I think that some Yennadon residents are being labeled as NIMBY's and those on Facebook maybe aren't getting their point across politely as they could or giving off a feeling of "let's work together". I get that Maple Ridge needs a higher tax base, but recognize that some of your most expensive homes are up in Silver Valley and if each of those homes value is diminished even slightly, that it a hit for your tax base also.

Build a park. Give kids a place to go. Maple has too many damn people and nothing to do
I understand that this development will go through whether or not you have the support of the community but more thought/research needs to be into the road infrastructure, the wildlife and school
Please bring in useful companies that we can enjoy
You will need to fight the NIMBY folks who don't own the land but think it should be left as trees and open space and the Development community that wants the quick buck of more residential development. This could be a jewel of job creation close to homes. Don't give into the short term perspectives - this is a long term great move for the community. We need jobs and places for modern businesses to set-up shop.
Include some retail space ie: coffee shops/cafe and recreational facilities for all ages. Space allotted for developer to give back to the community.
This Piece of natural land with trees, stream, and all the animals that live there, should not be considered for development. It is imperative to leave these areas as is for the land to provide the ongoing sustenance that it does. Everything works together on that land, and if you remove portions of it, it will no longer survive in the way it is meant to.
No more cluster housing. Too much -no amenities to support those houses. Very congested area with Yennadon drop off and pick up.
No
Concept 1 is second most desirable with Concept 3 not desirable at all.
Please make something of character and vision. Not more typical maple ridge cookie cutter houses or townhouses. And whatever you do.. NO Warehouses!!!
Why bring industrial into such a nice quiet family area
Do not build any more homes without providing schools and parks, its getting ridiculous. Take a look at some of your neighbouring city's like Coquitlam. There are lots of parks, schools and other facilities for families like leisure centers (pools). Also the roads in the surrounding areas would need to be larger to accommodate the residents of near area and customers from outside this area visiting the new commercial space. Streets that need to be updated 232nd, 128th, 228th and 132nd all the way to 128th (Abernathy).
Put proper Infrastructure in place prior to allowing such a large scale project into the neighborhood. Traffic is already backed up because of the Elementary School, Rock Ridge and the GE Park
Go back to the drawing board. If you can't answer yes to the question "will this benefit every person in maple ridge?", then the answer is no.
We need a much better diversification of the tax base in Maple Ridge. Building more houses is pointless when our roads are crowded and our schools are full. It's time we stepped up to attract businesses.
Silver Valley is beautiful. Any future commercial development needs to compliment the natural beauty not only for residents to enjoy, but also to attract the thousands of tourists that pass by every summer
Build playgrounds for kids or for seniors to walk. This place is getting too congested to live. Cars and trucks speeding by.
Nope very angry what the city is trying to sneak into the area. Look at Pitt meadows it looks awful with all the industrial buildings. Maybe put them out towards Albion flats better option away from kids and less congestion.
Less houses, more commercial, traffic is getting worse every year because of the current growth in the city being focused on residential only
Think wisely before building
Please no more homes
Access in/out is already awful from this area

If more houses are built, then more schools (elementary and high school) are urgently needed. I live in Rock Ridge and we have many townhouses being built, but no more schools. The traffic jam for Yennadon is unbelievable. On Fern Crescent, it can reach the Eagles Hall in the morning.
I don't think that this is an appropriate place to put a commercial complex, however, I also believe that we have had too much development in Silver Valley and there needs to be a hard look at where all of the children are going to go to school.
You don't have enough schooling in the area and traffic is already an issue especially with one way in and out of the Rockridge area.
Yennadon school will be overflowing if more families move in so the advocacy to add another school or expand Yennadon needs to happen now.
Leave the Neighbourhood alone!
Any development should also include Abernathy Way being widened to four lanes to accommodate the increase in traffic
Traffic concerns would need to be addressed for access to the site so the area does not become more congested.
Buildings should be designed to accommodate dance studios, gyms. Buildings with high ceilings and lots of parking, because you must drive everywhere in this town. It is not pedestrian or cyclist friendly.
During the Oct. 7 Open House, Michael Von Hausen repeatedly acknowledged the value of wildlife areas that should not be disturbed, or should be enhanced. It was also acknowledged that the city does not fully know all the wildlife that is there. Please have further public consultation, specifically on the environmental sensitivity of this land, before making any further decisions. Residents in the area can tell you of wildlife (e.g. generations of deer) they have seen over the years, and can provide some documentation.
To improve transportation in this neighbourhood, ban parking along 232nd Street, at least during rush hour. Also, DO NOT widen Abernethy Way but keep as is, because it is very popular with cyclists and pedestrians. 124th Avenue east of 232nd Street is frequently used by families with small children learning to ride bikes. Its current status as a quiet street should be preserved. Perhaps consider a walking/cycling path (by-way) connecting 124th Ave east of 232nd Street with 240th BUT NOT a road for vehicles.
Housing density should be targeted towards downtown and stop the sprawl into Silver Valley.
make sure the schools and roads can handle the development before the building begins... too much traffic on the roads now.
If lands are not assigned with any designation, residential or industrial, such as the one on the west side 2.5 acres of lot on 12639 232 st, or you assign it as an ESA (Environmentally sensitive area)land, is the City buying that land for parkland purposes? If so, how will it be appraised for its value? If not buying, is the owner going to have that land as not useful? This will penalize the owner of this particular lot unnecessarily.
The parking and traffic are concerns. With having the 2 schools in the area it could cause safety issues for all the children .There could be potential for homeless people to occupy the area
We NEED another access road out of Rock Ridge (Balsam/Fern) ... a bridge/overpass to 240th. Proper bike/walk path on 132nd (it's dangerous right now!)
With only one way in and out of Fern crescent to all housing there, when the big storm happened in November 2005 which Fern Crescent was blocked by downed trees and power lines cutting off access for 8 hours, we were promised a secondary access road then. We here we are 20 years later and still nothing but thousands of more houses. The summer months this season because grid lock!!! a Disaster waiting to happen if ever an emergency for firetrucks or ambulance.
Most concerned with the creek setback and providing a safe stable environment for the existing wildlife ..I understand that growth is inevitable as long as wildlife is considered and accounted for

.. I've lived in this exact area for 44yrs and am very well aware of an entire ecosystem within this area
Stop trying to increase the population/housing in Maple Ridge. We do not have the services to support the people we have now.
I just feel some hesitation given what is happening in the world right now. Are people able to start businesses? Or grown existing ones. If these are minimum jobs that will be in the Commercial buildings; is this even helping out Maple Ridge's employment options?
I realize that this is progress I just think there are more suitable areas in the community. Without proper road upgrades this area will become even more congested than it already is around 232/126 and Yennadon school and people trying to get to Silver Valley
We live in a beautiful area that should be enjoyed by nature and families. There are many other areas in this community that are less desirable for that use that could be used for light industrial. The wildlife and environment should be protected.
I feel these 3 plans are going to ruin the area and fill it full of problems such as higher traffic congestion, noise pollution and scare off the wildlife. Trails in an designated environmental area are only good for the people, not the animals who live in this area. It would be great to see a more holistic plan that understands the animals need their own wild space.
Downtown MR has so much more immediate opportunities to increase employment, business ownership and low to high density home rentals and ownership. Putting a business park in the north of the city amongst homes, schools and trails doesn't create a "work, play, live" atmosphere it creates, traffic, noise, and pollution. Large delivery trucks and semi trailers rumbling through residential areas is the opposite of what you are trying to portray. The commercial park in the Hammond/Port Hammond area is a perfect example of residential disruption. Large semi-trailers, dump trucks and delivery trucks bypass arteries such as 203rd (the most direct road to the commercial area and bridge) for 207th and ultimately side streets such as Lorne Avenue to avoid traffic delays. Putting a commercial business park in this area, this far off of major arteries will have large vehicles disrupting quiet neighbourhoods.
We don't have to occupy every square inch of undeveloped land.
we are already encroaching on animal habitat so cars and large roadways should be kept to a minimum and access tunnels around roads for animals as well
I am very concerned about the management of the ground water. We live on Balabanian Creek, and when it rains hard, the water already spills over its banks. With the proposed properties being part of a flood plain that we know becomes saturated with water , I am concerned that by paving large areas, the water levels in Coho and Balabanian Creek will increase, and negatively impact the properties that they flow through. Also, traffic. It is bad enough out here already. We moved here specifically for the tranquility and nature and adding more vehicles, especially commercial, is going to further frustrate the locals. This is the wrong location for this project, but I also don't see any need for it in Maple Ridge at all.
Please also consider the river that is right there. The water doesn't need to be contaminated as it's a main salmon run.
The area development needs to begin with infrastructure. Connecting traffic and expanding roadways not just in that specific area, but around it, specifically the Dewdney and 232nd street corridors, as well as the connections to Silver Ridge, and significant safety considerations for the Maple Ridge Park area must be in place before success of the redevelopment can be found.
As someone who lives in the area, please take into consideration the amount of wildlife that lives in the area. The people who love here choose to because of the nature and wildlife. The thought of large scale industrial buildings, and the extra volume of semi trucks, traffic etc will ruin the unique feel of this area.
Add a school and park

I want there to be ongoing environmental responsibility of the developers, at the meeting 5 years was mentioned, but I would like to see this extended. Also, truck traffic should not be directed down 128 Ave or 227 or 228. These are highly residential streets, with houses on the road and kids walking on the sidewalk. Don't ruin the neighbourhood.
Residential developments only
This survey is very very weak. It's purpose seems mainly to serve the notion of 'community involvement'. Four questions? That cannot be the requirement of community involvement.
Why can't the area be residential?
Do not assign any additional Environmentally not developable lands as there is already enough set backs for creek, such as , the small width creek of 6 ft seem to eat up 50 ft width of lands on each side of the creek for some lots while, the other lots have no creek and enjoy full use.
See above and my previous submission.
Provide a reasonable solution for the traffic which is already heavy along 128th Ave and 232nd street because of the developments in the Silver Valley/ Rock Ridge areas. Any future developments should consider infrastructure first.
A concern is traffic along 128th ave. Why is there not a left turn lane on Abernathy going north??
We bought our home only because there were no neighbours in the back.
It would be nice if you could speed up this process as munipale elections are just around the corner and this council has been excellent to deal with in this Project.
We live in a residential neighborhood...not a business park. Abernathy is already over crowded at peak rush hour times and is backed up past 224th in the evenings. We do not have the infrastructure in place to support a business park.
This is a terrible area already for traffic congestion morning and afternoon with the school, gas station and maple ridge park nearby. So what ever is done to this area please consider the traffic problem. It is important to consider the size of this area and the fact that it is vital to the local wildlife. Retaining some green space is really important.
None
This really needs to be made more public. Just looking at the board near the land doesn't give much information. For someone new to the area and to Canada its extremely difficult trying to find anything out on the website!
See number 2
This is a bad site for the current set of proposals. Unsolvble traffic issues, office downsizing in post-covid society, habitat and nature route destruction.
The natural environments and wildlife present in our City are part of what make me very proud to live in Maple Ridge. After seeing the video created to promote tourism in the City (https://www.youtube.com/watch?v=FwbseYFUnis&ab_channel=yourmapleridge), it's clear to see that our green spaces are also a large part of what many of our citizens take pride in and are what we want to showcase to the world. This is a chance for us as a City to lead as an example of environmental stewardship for Metro Vancouver and beyond, and I believe the 20-30% of green space conserved in these concepts doesn't quite cut it.
Stop building start fixing what you have already
I feel good thought has been put into the concept. Consideration needs to be given to traffic impact and action taken to improve infrastructure prior to or at least concurrent with this development.
We moved here 20 years ago - mainly due to the tranquility and balance with nature that the land to the north of the stream provided. To this day, we enjoy the owls, deer, salmon and other wildlife that call the areas along the banks of the stream home or safe passage. To the greatest extent possible, this should be preserved. We are not in favor of any development off 228th that

encroaches the SW areas of the lands - that is the some of the most ecologically sensitive parts. Keep the development to the NE corner of the parcel.

Please reconsider the neighborhood and the people that live in the area. Make sure that the proper infrastructure is in place before you attempt the development. 128 th Ave was partially closed off for traffic this past week and it had tremendous impact on 232 and Abernathy during commuter times. Why do you not rather think of adding a strip mall with shops that is beneficial to the neighborhood- a grocery store, a deli, a pharmacy, a post office, a nice coffee shop, a daycare, another school- something that we really need and not something that only generates better taxes fir the City. Ask the people what their needs are.Thanks for trying to bring improvements, but do not involve peaceful residential areas.

No

the animals and forest are helping keep maple ridge healthy.

From:
To: [Employment Lands](#)
Cc: [Maple Ridge News](#)
Subject: Yennadon Lands Redesignation Process
Date: October 29, 2020 9:32:47 AM

EXTERNAL EMAIL: Don't click on links or open attachments you don't trust.

COURRIEL EXTERNE: Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

My name is Corey Schmidt and I would like to be included on the email updates for Yennadon Lands. I live at [REDACTED] 128 and am very interested in the development. I also was part of the Zoom meeting set up for locals. I do want to know why it is that council is pushing concept #2 in all the meetings and public presentations? The city is talking about "Light Industry" and "commercial / residential mix" yet option #2 offers up to 4 acres as a "unit" for "industrial expansion" It is also the only concept with zero residential and it is being pushed as a "multi use" proposal. In the survey the definition given to concept #2 said "Neighborhood innovations village" This "sounds like a nice option Why no details and such a misleading name for Concept #2??? Why not call it INDUSTRIAL like the city obviously wants it to be? Why in the zoom meeting was Concept #2 described as (and I quote) "there are very few details at this time" ?!?! So, no details given to the people that live in direct proximity of the project and will be after completion. All the details have been given to the land owners in a closed meeting where you (as the city) claim "support and agreement" with the landowners. No where in the lower mainland would someone drop a industrial "park" in the middle of a established residential neighborhood, Especially across the street from 2 schools and on route to one of the largest provincial parks in the province. If the city wants the public to know why hide the real details? Why hide behind a misleading name in a survey supposed to be used to get consensus? If the city has nothing to hide be open. Maple Ridge is Huge there are already established industrial areas and there are lots of places to build more. The middle of a residential neighborhood is NOT the right place for industrial, period.

Thanks

Corey Schmidt
[REDACTED]

Sent from [Mail](#) for Windows 10

From: [Zuzana Vasko](#)
To: [Mayor Council and CAO](#); [Employment Lands](#); [Rodney Stott](#)
Subject: Re: Yennadon Lands: Ecological considerations
Date: November 3, 2020 3:37:11 PM

EXTERNAL EMAIL: Don't click on links or open attachments you don't trust.

COURRIEL EXTERNE: Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

Dear Mayor Mike Morden, Councillors Kiersten Duncan, Gordy Robson, Chelsa Meadus, Judy Dueck, Ryan Svendsen and Ahmed Yousef, and Planners Amanda Grochowich and Rodney Stott,

I live on 126th Ave, bordering the 'Yennadon Lands' where the city is considering an 'Employment Lands' development.

As was acknowledged repeatedly at the October 7 Open House, this is a very environmentally sensitive area. In the last few days alone, I have seen eagles perched in the healthy cluster of high cottonwoods and also circling the land; I have watched a heron gliding above the length of the creek and over the wetlands, and a hawk soaring across the treed areas. A young bear made his way toward the open land, twice in one afternoon. While recently visiting a neighbor whose property backs onto the land a few weeks ago, we met with a deer, well-known to one neighbor for his lop-sided antlers, and to another for being of the third generation of deer they've seen cross the meadow year after year.

Owls have come out at nightfall. Neighbours commonly report bobcat sightings. In the spring, the call of frogs at night is astounding and magical. As is the rich chorus of birds in the early morning and at dusk. And in the summer, the occasional howl of coyotes in the night is beautifully haunting.

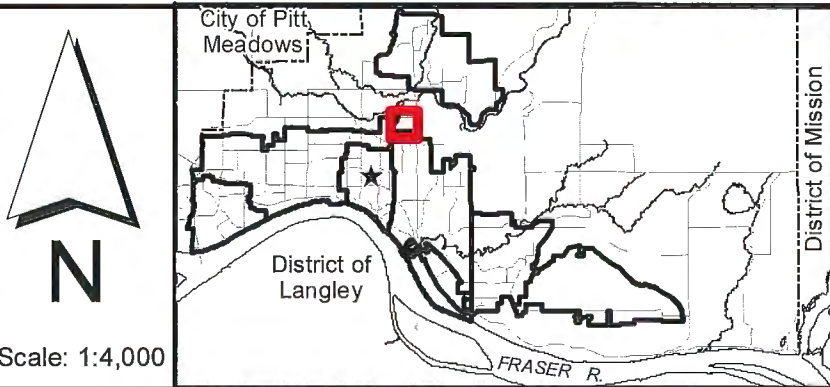
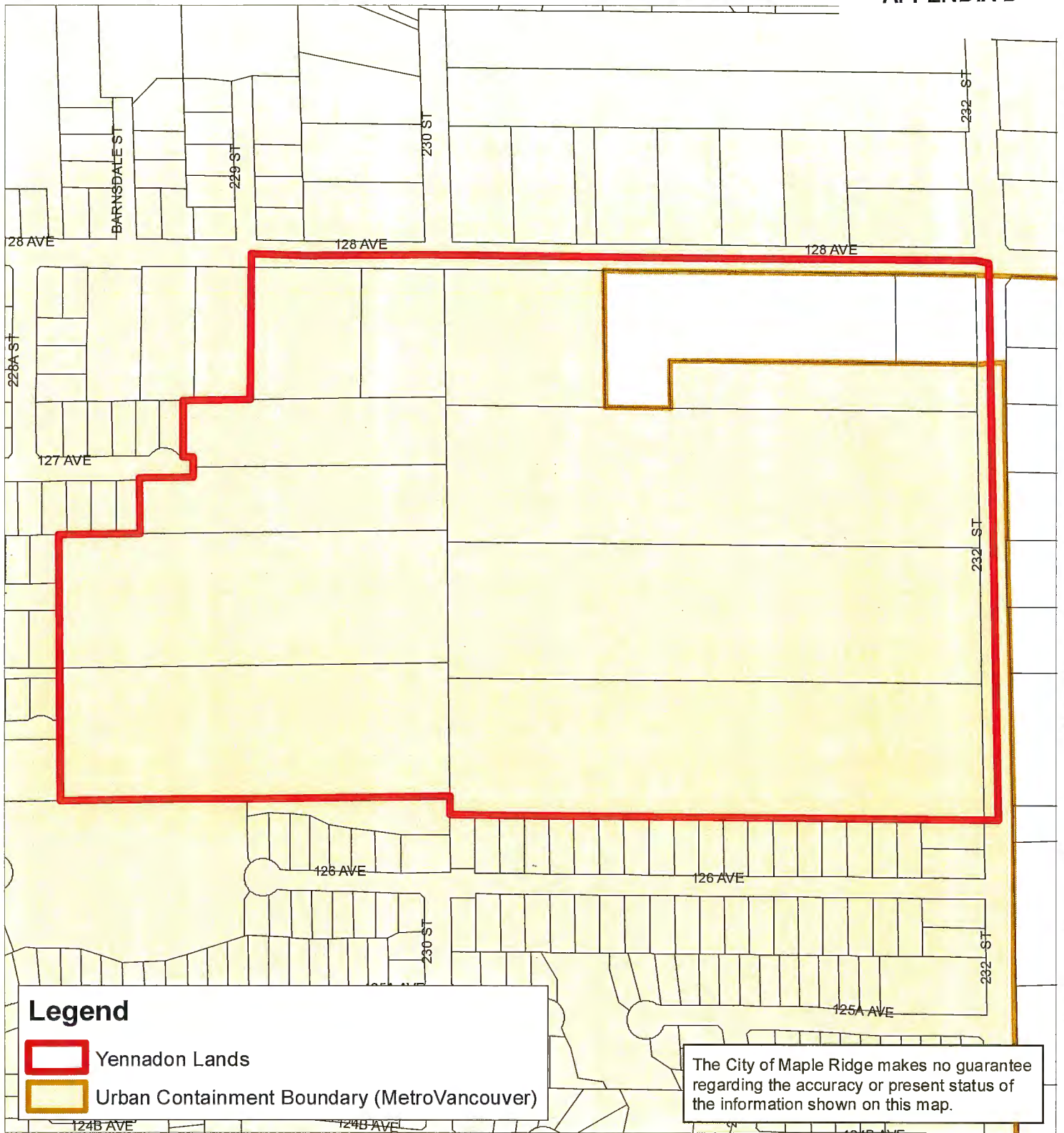
The presence of this green space – the healthy, established forests, the creek and wetland, and the open meadow – is so valuable here, a life-giving treasure to residents both human and non-human.

I feel very proud to be part of a community that has protected its waterways and creeks with some of the most rigorous regulations in the province. It is equally valuable that we now have a tree bylaw that seeks to protect healthy established tree growth and mature trees that bring so much to our community in terms of beauty, quality of life and fresh air, not to mention the integrity of ecosystems that help mitigate climate change. It is because Maple Ridge has put these regulations in place that salmon are thriving here compared to other areas, and that many residents can live in communities that offer healthy ecosystems, beauty and life quality.

It would be excellent if Maple Ridge could be an example to other communities and take this further – to have equally rigorous protection of life and ecological systems beyond just waterways, and to protect areas that are home to raptors and other birds, to much-needed pollinators, to communities of deer, bears and a host of other mammals. Intact ecosystems are much of what makes Maple Ridge unique and special. In the Yennadon area specifically, consistent and continuous hubs where wildlife can maintain their well-used corridors – far, far beyond the mere 20-30 percent on the proposed 3 Concepts – deserve to be granted Conservation status. It would also be excellent to enhance and repair land that has been damaged or neglected.

I understand there is a need for development that offers jobs to local residents (I'm curious if being local to Maple Ridge would be a condition of employment there, or would this just bring more traffic?) and diversifies the tax base. My strong feeling is that much more mixed-use development needs to be integrated into already urbanized areas so that it doesn't damage ecologically valuable ones.

Thank you kindly for your consideration.



Urban Containment Boundary (Metro Van)

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: YennadonLands.mxd

DATE: Mar 19, 2020

BY: DT

TERMS OF REFERENCE

ECONOMIC DEVELOPMENT STRATEGY

Objective:

The following Terms of Reference has been produced to guide the creation of a Request For Proposal (RFP) for the purpose of hiring a team of consultants to develop an official community economic development strategy for City of Maple Ridge.

Overview

The five-year economic development strategy is intended to serve as a unifying and guiding strategy, spurring action to support a sustainable and growing economy. The strategy should clearly identify roles and opportunities for the City, its local government departments, key stakeholders (business, industry, academic institutions and elected officials) and community groups.

The strategy should include and expand on the linkages between Economic Development and Planning as well as other departments of local government. The study should also analyze key growth sectors in the context of the impact on industrial, commercial, retail and office space, and the implications for local land use policies, planning, zoning and servicing. As well, the strategy should consider factors and scenarios relating to economic growth that may require a different, proactive local government approach to regulation, planning and policies.

A critical component of the economic development planning process is to ensure alignment with local and regional growth strategies, official community plans, regional level economic development strategies and where appropriate, local area plans, the tourism strategy, sector specific plans and policies including social and environmental. At the same time, the work completed must meet accepted industry and professional standards in the economic development field, be academically and intellectually credible, and suitable for implementation within a local context. The project results should connect with Provincial and Federal ministry and agency economic development planning where applicable, and build upon efforts by senior governments to apply innovation and technology solutions to local development challenges and opportunities.

Understanding the local impacts of current and future macroeconomic trends represents a key element of any proposed approach. Trends of concern include emerging technologies (such as automation, digitization, artificial intelligence, the Internet of things, etc.), environmental challenges and constraints (including climate change, potential de-carbonization, and the UN's Sustainable Development Goals), and the changing trade environment (including CPTPP, CETA, and the USMCA). Of particular concern is understanding how these issues impact, shape and affect local development opportunities.

Scope of Work

Project Description:

A key focus of the Economic Development Strategy will be consideration of key community assets and economic generators in major sectors, a review of community support services and opportunities for advancing the long-term viability of the community. Engagement with local First Nations to explore, consult and build strategies for collaborative economic development growth of the City will also be required.

The plan will be based on a data-driven model that includes an extensive statistical analysis of the regional economy, local and regional development trends, population and demographic data. It will also provide an update to community economic profile(s), real estate databases, investment data, and industry targeting requirements.

Building on this evidence-based foundation, the plan will identify creative, actionable and impactful approaches to developing the economy of the City of Maple Ridge.

Given the current pace and scope of economic change, it is expected that this strategy will be very different from traditional economic development plans, and will employ innovative approaches and ideas to ground the community's activities in emerging realities of a post-pandemic environment related to trade, investment, entrepreneurship, the environment, and workforce development.

Project Deliverables:

Tools and measurable outcomes for the City of Maple Ridge Economic Development Strategy include:

1. Situational Analysis

The Situational Analysis should include strengths, opportunities and challenges based on the economic environment that currently exists within the City of Maple Ridge.

This is expected to include discussions with Senior Management, the Economic Development Advisory Committee, the Community Development and Enterprise Services Committee, Planning and Development Services Departments and the staff of the Economic Development Department. Community key stakeholder engagement which may include focus groups and/or electronic surveys will also take place.

This analysis should identify the region's assets and competitive advantages, with proposed activities and programs to incorporate these into the overall Economic Development Strategy. This task should include a SWOT or SOAR-style analysis of the City and its positioning within the Metro Vancouver and Fraser Valley regions.

2. Community Site Selection Profile, Research and Trend Analysis

This includes review and analysis of existing demographic and socio-economic data, labour force characteristics and other key economic data utilized in community site selection profiles, and completion of a data driven profile for internal decision making and external communication.

3. *Review and Analysis of Local Bylaws, Policies, Processes and Regulations Relating to Economic Growth*

Review the existing policy and regulatory environment, and provide recommendations on making adjustments, where necessary and appropriate, to inform/enhance policy that may maximize economic growth, sustainable economic growth and diversification within the downtown core, rural expansion areas, the City's Official Community Plan and subsequent area plans and strategies. This section will include engagement with the municipality's relevant departments and the regional district partners to identify, and understand how regional partners can continue to grow their collaborative work to support a growing economic base. Ideas emerging from this analysis should be incorporated into the recommendations of the overall strategy.

4. *Sector Specific Gap Analysis and Needs Assessment **Including Retail?***

An assessment to identify and refine prime areas of market opportunity for the City of Maple Ridge, utilizing any previous sector research and currently available information sources. This would include a comparison of current employment and business growth trends to potential areas of employment and business growth that will assist in identifying emerging target sectors that will drive growth. Particular attention should be paid to new or emerging areas of the economy.

5. *Business Retention and Expansion (BRE)*

For many communities, the majority of employment and income growth is driven by existing local businesses and organizations as they pursue new market opportunities, develop new product lines, or leverage new technologies. Across Canada, this averages 75% of all economic growth. As a result, the community's economic development strategy should include a component specifically focused on business retention and expansion (BRE) initiatives. This will include review of current small business support services and recommendations regarding future activities and tools for business development, including the potential for a new corporate call program that can include both in person and digital tracking software components.

The BRE plan will include a review of the City's website, the information contained in Economic Development's segments and other local websites from the perspective of a best practices approach to provided clear, informative and concise information required to support growth of local small business expansions, relocations, developments etc. as well as provide recommendations that include options for new tools, information and services to support small business growth.

6. *Workforce Development and Labour force*

Current labour shortages in Canada continue to challenge economic growth and productivity levels at the national, provincial and local level. Recent work by Business Development Bank of Canada (BDC) suggests that close to 40% of Canadian small and medium sized businesses continue to have difficulty hiring new employees and that the situation is getting worse. The study notes that labour shortages are most serious in British Columbia with retail, hospitality, trades and manufacturing sectors facing the strongest challenges. Projected labour force growth rates to 2030 are expected to remain below 0.2% according data from statistics Canada. The labour pool continues to shrink due to a greater number of Canadians retiring and leaving the workforce than those who are joining

it, effecting the ratio of retirees to younger workers, which was once one to two, and is now one to one, according to the chief economist at BDC.

Locally and elsewhere, this ongoing trend limits growth and the attraction of new investment. In the local context, skilled trades, a section of the workforce that is continually brought up in discussions on labour shortages, may enter a critical shortage over the next decade as the workforce continues to age. Estimates at the Federal level suggest that over 250,000 construction workers will retire, which is more than double the projected number of new entrants.

Gaining understanding of the current post-pandemic labour force picture and any longer term changes will be vital. The proponents will provide a review and forecast of labour force trends to 2030 and make recommendations on actions, tactics and strategies that the City of Maple Ridge can pursue to support employment productivity growth.

7. Business Development & Investment Case Scenarios

Previous sector research, strategic and regional planning has indicated a number of potential target sectors/areas for business development or investment attraction, including opportunities for both public and private investment. This component of the project work will include the creation of a 3-5 page high-level business case analysis report to profile select investment-ready business development opportunities for use in investment attraction and lead generation. Key components for structuring these scenarios may include:

- Executive summary
- Project description / background (i.e. challenge / opportunity)
- Situational analysis
- Strategic considerations and rationale
- Options
- Recommendations
- Risk assessment
- Financial and cost benefit analysis

8. Broad Business, Industry and Stakeholder Engagement

The Economic Development Strategy is intended to include a broad range of engagement including public open houses, surveys, online and traditional media outreach, workshops, focus groups, press releases, engagement with First Nations communities, as well presentations to Council, business and industry associations, and community groups.

The consultant will provide a recommendation on a stakeholder engagement strategy, which would be based on the following suggested themes:

- a) Mayor and Council and Advisory Committee Roundtables
Organization of a series of roundtable focus groups to identify economic priorities for the City in the short and longer term.

b) Stakeholder Interviews

In order to reach the broader business community, the consultant team will provide opportunities for stakeholder interviews of local business leaders with a focus on identifying priorities for businesses and the community, and to provide their vision for the future economic growth of the region and the actions required to achieve that future.

c) Sector Based Focus Group Discussions

The strategic planning process will focus on economic development broadly, but will give particular consideration to key sectors of the local economy. While distinct processes will targeting the technology, start-up and innovation space, focus group discussions in sectors such as manufacturing, development, tourism, film, arts and culture, post-secondary education, and small business are also desirable.

d) A Focus on Youth Engagement and Education

The long-term success of the City's Economic Development Strategy will require that particular attention be paid to youth, education and employment in the future. Specific stakeholder outreach to SD42, local post-secondary institutions, private training institutions, workforce development organizations is desirable.

Timelines:

Request for proposals will be posted by mid-January; the aim is to have a contract in place by the end of February. The estimated timeframe for the initiative to be completed would be six month.

**City of Maple Ridge
Community Development & Enterprise Services Committee
Terms of Reference**

Mandate

The Community Development & Enterprise Services Committee was established to develop strategies to diversify the City's revenue sources through:

- Attracting investment in non-residential property tax classes;
- Generating non-property-tax revenues;
- Creating the conditions necessary to attract high-value local jobs.

Composition

- The Committee will be comprised of three members of Council.
- Quorum for the Committee will be two members.
- Committee members will be appointed annually by the Mayor.
- The Committee Chair will be elected by the Committee Members.
- Staff assistance will be provided to the Committee as required by the Chief Administrative Officer, or designate, the General Manager of Planning and Development Services, as well as the Senior Policy and Sustainability Analyst.

Meetings

- The Committee will meet at minimum on a quarterly basis. Additional meetings may be held as deemed necessary by the Chair or as requested by the Chief Administrative Officer or General Manager, Corporate Services.
- The Committee Chair will be included in the agenda setting process.
- Minutes of the meetings will be recorded by the Legal & Legislative Services department and provided to Council for information.
- The Committee will follow the current Council Procedures Bylaw.

Authority

- The Community Development & Enterprise Services Committee is a standing committee appointed by the Mayor.
- The proceedings of the Committee are to be conducted in public, unless the subject matter being considered falls within an applicable subsection of Section 90 of the Community Charter.



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
And Members of Council

MEETING DATE: October 14, 2014

FROM: Chief Administrative Office

MEETING: Council

SUBJECT: Employment Land Investment Incentive Program and TCIIIP2014 Extension

EXECUTIVE SUMMARY:

A priority focus of Council has been to improve the ratio of jobs to housing. In addition to retaining and supporting existing businesses, the key to meeting this objective is to attract new commercial, industrial and institutional businesses to locate here.

Council began work on a Commercial and Industrial Strategy in early 2012. In May 2013, Council directed that staff begin to work on an incentive program to help bring high value jobs to Maple Ridge. In November 2013, Council received a presentation and provided feedback around options for an incentive program. In early September 2014 Council further discussed incentive options. The Economic Advisory Commission was engaged to provide input on incentive options on September 18, 2014. The Commercial and Industrial Strategy was endorsed by Council in August 2014 and provides the necessary foundation upon which an incentive program can be based.

Throughout these discussions, there were some generally accepted principles that have been incorporated into the proposed incentive programs:

- Bricks and mortar (property value) contributes to the City's revenue stream
- Industrial land should be retained for industrial uses
- Focus on attracting high value jobs and high job densities
- Focus on businesses not driven by population growth - "retail follows rooftops"
- Time limited programs provide momentum
- Incentives shouldn't draw businesses away from the Town Centre
- The Town Centre commercial sector needs continued support
- A multi-pronged approach is needed; incentives alone are not the answer

No one-size-fits-all incentive program will serve all areas and business types. An incentive program has been in place in the Town Centre since 2010, bringing residential density, new commercial space and businesses, in addition to supporting the revitalization of existing properties. The next phase of incentives focuses on employment lands identified in the Commercial and Industrial Strategy. Directing financial incentives at those businesses that most strongly align with Council's objectives will strike a balance between economic development goals and financial constraints.

On October 6, 2014, Council was provided with a report and presentation that outlined a proposed Employment Land Investment Incentive Program (ELIIP) and recommended an extension to the Town Centre Investment Incentive Program (TCIIIP2014). As a result, Council directed staff to bring forward enabling bylaws and regulations to initiate both of these programs. This report fulfills that direction.

It is also acknowledged that this incentive program is just one of a number of actions that may be taken to position the City for future growth and prosperity.

RECOMMENDATIONS:

- 1) That the fee reductions and partnering incentives for the Employment Land Investment Incentive Program as set out in the October 14, 2014, report, "Employment Land Investment Incentive Program and TCIP2014 Extension" be implemented;**
- 2) That the fee reductions and partnering incentives for the Town Centre Investment Incentive Program as set out in the October 14, 2014, report, "Employment Land Investment Incentive Program and TCIP2014 Extension" be implemented;**
- 3) That Maple Ridge Revitalization Tax Exemption Employment Land Investment Incentive Program Bylaw No. 7112-2014 be given first, second and third readings;**
- 4) That Maple Ridge Revitalization Tax Exemption Amending Bylaw No. 7109-2014 be given first, second and third readings;**
- 5) That Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7110-2014 be given first, second and third readings.**
- 6) That \$650,000 be set aside in a reserve account to fund incentives;**
- 7) That \$50,000 be set aside for a Town Centre improvement program over 2015-2016 in partnership with, and with matching funds from, the Downtown Maple Ridge Business Improvement Association; and further,**
- 8) That additional lands that meet the Employment Land Investment Incentive Program's reasons, objectives and principles, described in Part 5 of Revitalization Tax Exemption Bylaw No. 7112-2014 may be added to the program at Council's option in future.**

DISCUSSION:

The City of Maple Ridge was engaged in the development of a Commercial and Industrial Strategy from Spring 2012 until it was adopted by Council in August 2014. The purpose of the strategy is to provide a framework to assist the City of Maple Ridge in navigating towards a prosperous future, with vibrant and diverse economic activity, and with quality employment close to home. There are many indications that the City is well positioned for future growth, and the strategy includes a number of recommendations to further strengthen this position. These recommendations include offering incentives to attract development and encourage revitalization.

A priority focus of Council has been to improve the ratio of jobs to housing. In addition to retaining and supporting existing businesses, the key to meeting this objective is to attract new commercial, industrial and institutional businesses to locate here.

Industrial/Light Industrial/Employment Development

The Strategy indicates that the existing industrial land base should be protected from non-industrial uses, and there is a long term need to identify more employment generating lands within the District. This report proposes a comprehensive incentive program to encourage new development on these lands. In addition, as new lands are identified and property owners seek Council approval for industrial and light industrial uses, Council would have the opportunity to extend the incentive program to these lands.

Commercial Development

Commercial land is also an economic driver within the community, although generally associated with retail and other population serving industries. The City should be guarded in offering incentives for this category of business. A fundamental principle of the City's incentive program approach is to apply it to development that wouldn't happen otherwise. This is essential in targeting financial resources effectively while not placing the burden too heavily on the remainder of the tax base. The funding for incentives comes from General Revenue, and while job attraction is a Council priority, it must be balanced off against Council's other priorities, including affordable property taxes.

Having said this, the strategy indicates that the Town Centre must remain a priority, and must be supported to strengthen its role as the primary destination for retail, service and leisure in the coming years. This report proposes a two-year extension to the existing Town Centre Investment Incentive Program, which offers incentives for commercial development and renovations. It is also suggested that the City extend funding to the Downtown Maple Ridge Business Improvement Association. In past years, funding has gone toward providing matching grants to businesses wanting to update façades. Other options could include downtown branding elements relating to storefront design, such as signage. It is suggested the City's Strategic Economic Initiatives Department work with the Downtown Maple Ridge Business Improvement Association (BIA) to determine the best use of the funds.

Council has raised the issue of the west end of Maple Ridge and the need to support this area in some capacity. At the same time, drawing businesses away from the Town Centre is not something to be encouraged through financial incentives. One option is to provide financial support for façade improvements, similar to what has been done for the Town Centre. It should be noted that the Town Centre program is a matching grant, where the City matches the BIA contributions, and then this matches the business improvements to a maximum cap. This leverages City funds by a minimum factor of four, and in fact the Town Centre leveraged the City's \$75,000 to \$1.2 million in improvements. The west end businesses owners may wish to establish a business improvement association for a similar program.

PROPOSED PROGRAM CRITERIA:

This section recommends criteria for the Employment Land Investment Incentive Program.

Locations

Maps are attached to this report indicating the proposed areas for incentive eligibility. They encompass all designated industrial lands, and the Kanaka Business Park, zoned industrial:

- Schedule A – 256 Street
- Schedule B – Albion Industrial Area
- Schedule C – Kanaka Business Park
- Schedule D – Lougheed East
- Schedule E – Maple Meadows

Linking the incentive program to zoning would have been more straightforward, however there are some small parcels with historical zoning that Council may not wish to incent for industrial use.

It is recognized that Council is considering future employment lands that are currently not designated for industrial use. For future housekeeping, the regulations will be structured such that as Council is considering OCP and zoning amendments, consideration for expanding the incentive program to apply to those properties can occur alongside this process.

Ineligible Uses

In keeping with the Commercial and Industrial Strategy's discussion and recommendations, it is proposed that the incentives apply to all industrial uses defined in the Zoning Bylaw except the following list of uses currently permitted under the bylaw. These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
- Operations relating to medical marihuana

For a list of all eligible principal uses in the zoning bylaw for industrial zones, see Schedule F.

For buildings that may provide space for a variety of tenants and/or uses, it may not be possible for eligibility to be established by end-use at the early stages of the development process. However, the tax exemptions will be structured such that they will be cancelled for ineligible uses, and a claw-back provision will allow the City to recoup tax revenue if necessary. This would apply to the portion of the building with the ineligible use, for the period of time the ineligible use began. The exemption will not be re-established if a subsequent use occurs. This is intended to provide financial relief during an initial period of vacancy until such time that the space can be occupied with an eligible use.

Project Eligibility and Valuation

In previous Council discussions relating to this incentive program, the difficulties relating to measuring jobs has been discussed. In addition, jobs don't provide any direct financial return to the City. On the other hand, "bricks and mortar" adds value to the tax roll. BC Assessment's valuation of non-market change provides an excellent third-party assessment of value, and it is the driver of property tax revenue. Therefore, it provides a solid basis for tax exemptions. Because valuation is done during and after construction though, it can't be used to determine eligibility for the earlier incentives, and therefore, building permit construction value will be used as the initial eligibility criteria. It is recommended that all new construction and renovations over \$250,000 be eligible.

Time Period

It is proposed the incentive program have a four year time window to allow the investment community the necessary time to fully explore project decisions, and complete the development process. An open program, with no expiry date, is not recommended. The objective is to see development occur in the short to medium term, in advance of when it might otherwise occur, whereas the longer term provides less certainty both around development and the City's financial situation. During the four year time period, staff will evaluate outcomes on an ongoing basis, to

determine whether any adjustments to the program need to be recommended to Council, and will report out midway through the time period.

Incentives

The current Town Centre Investment Incentive Program has been a success in terms of its comprehensive nature, clarity and ease of use. In addition, creative use of legislation has provided the City with some unique opportunities in terms of upfront incentives. It is recommended the new program incorporate those same tools:

- Building permit fees discounted 50%;
- Application fees rebated 50% at building permit issuance (flat rate \$6,000 for new buildings; \$1,200 for renovations), and only at the time building permit fees and DCCs are paid;
- Development Cost Charge 50% rebate (from General Revenue), to a maximum rebate of \$50,000 and a cap on the fund of \$500,000;
- Property Tax Exemptions over 5 years (reduced by 20% per year);
- Green building/green energy premium (10 years tax exemption, reduced by 10% per year, plus DCC cap of \$75,000);
- Brownfield and energy conservation programs and potential grants and rebates.

As far as investors are concerned, time is money. They found priority processing a particularly attractive component of previous programs. Council raised questions around prolonging priority processing. The apprehension is due to the fact that in the absence of additional staff resources, non-qualifying developments have to wait. It is anticipated that the activity coming through this program, combined with eligible commercial projects in the Town Centre, will be much lower than the activity experienced during the first three years of the Town Centre program when residential development was eligible. As the program unfolds, priority processing may be considered at Council's option.

It is recommended the Town Centre Investment Incentives Program remain as currently structured, with the exception of priority processing for the time being, and the program's deadline extended to the end of 2016, at which time Council may wish to revisit the financial commitment and the program outcomes.

EXAMPLES OF POTENTIALLY QUALIFYING DEVELOPMENT:

For the purpose of providing clarity around the types of development that would be covered under the two incentives programs, a few examples are provided below. While not an all-inclusive list, it describes generally some of the types of developments that would be eligible for consideration:

- 1) Construction or major renovation of a building for office use related to construction, industrial, high technology and utility companies and government – permitted in the M-3 zone and would be covered by the Employment Land Investment Incentive Program. The Town Centre Investment Incentive Program would cover all office uses in the Town Centre.
- 2) Construction or major renovation of an existing building for light industrial use (i.e. uses such as food assembly, and clothing and electronics manufacturing) – Employment Land Investment Incentive Program would apply in Industrial Zones, and the Town Centre Investment Incentive Program would apply to properties zoned CS-1 Service Commercial in the Town Centre.

- 3) Construction or major renovation of a building for post-secondary use in the Town Centre – covered by the Town Centre Investment Incentive Program (the C-3 Zone “Civic” use includes public colleges and universities).
- 4) Construction or major renovation of a building for post-secondary use outside of the Town Centre, on land that may or may not require OCP amendment and/or rezoning – covered by the Council resolution in this report to consider applications for inclusion in the Employment Land Investment Incentive Program, where they meet the intent of the program. Employment Land Investment Incentive Program would apply to Industrial Trade Schools in the M-2 and M-3 Zones.

NEXT STEPS:

Public notice will be provided in accordance with the Community Charter, before the items come back to Council. Should Council approve these incentive programs, the remainder of 2014 will include activities around developing a marketing program, making programming changes to our IT systems, and working with staff to implement the program.

a) Desired Outcome:

While the ultimate goals are to maintain and improve the jobs-to-housing ratio, diversifying the tax base and improving the business-to-residential tax base ratio, the City must balance off the desire to offer incentives against the short-term financial cost this places on the remaining tax base. The incentive program must target those business categories that bring high-value jobs, that are not population-driven, and on development that would be unlikely to occur otherwise at this time.

b) Strategic Alignment:

The proposed incentive program aligns with the Commercial and Industrial Strategy, which drew upon the Economic Development Strategy, the Official Community Plan, the Regional Growth Strategy and the Regional Context Statement. Each of these items underwent comprehensive processes including public consultation. The incentive program also addresses a long-standing goal to diversify the tax base and improving the business-to-residential property tax ratio.

c) Citizen/Customer Implications:

The intended customers of this incentive program are potential investors who need further enticement to develop, expand or renovate on the City's industrial designated lands, and property owners who need that extra push to develop or revitalize in the Town Centre. There are implications to taxpayers in the short term, with up-front incentives drawing on General Revenue. This is expected to be recovered as tax exemptions expire, expanding and diversifying the tax base.

d) External Feedback:

At the September 18, 2014 meeting of the Economic Advisory Commission, staff gave a presentation on the Commercial and Industrial Strategy, and then presented options around an incentive program. The feedback was primarily themed around the marketing side, with some valuable suggestions offered in terms of home based business, and relating to bundling the City's incentives alongside senior government programs as a complete package. The importance of supporting those employers who evolve from home to office was emphasized. The importance of targeting incentives on developments with higher densities was also shared. A comment was made that Maple Ridge needs to be known for being business friendly, and the responsibility for creating this perception falls not just to the City, but to all of the business groups and Council.

e) Interdepartmental Implications:

Staff in the development services area will play a key role in educating developers and determining eligibility. Information Technology staff will be required to alter our systems to apply the incentives to qualifying permits. Sustainability and Corporate Planning, in cooperation with Finance, will administer the incentive program, meeting legislative requirements for: developing agreements with property owners; giving public notice; and working with BC Assessment on establishing market change and applying exemptions accordingly. Strategic Economic Initiatives will be required to work with the Downtown Maple Ridge Business Improvement District to determine whether to extend the façade program or to apply the funding to another use.

f) Business Plan/Financial Implications:

Council previously set aside a sum of money to fund the Town Centre Investment Incentive Program. After covering off future tax exemptions for the remaining years of the existing program, there is \$350,000 remaining. On top of that, it is recommended that this amount be topped up with an additional \$650,000 to cover the upfront incentives that offset Development Cost Charges.

Increased building permit fees generated as a result of the incentive program deliver extra revenue, helping to offset the discounts offered, for those projects which would not have occurred otherwise. There are costs associated with delivering the services, which may not be fully covered off with the incentive discounts, potentially resulting in a budget shortfall.

A direct financial contribution to the Downtown Maple Ridge Business Improvement Association is proposed of \$25,000 for each of 2015 and 2016, making this six consecutive years of funding.

The five-year financial plan includes revenue projections resulting from growth in the tax base in the form of property tax revenue. If a project occurs that makes up a portion of this anticipated growth but results in a reduced amount of revenue due to this program, the result may be a budget shortfall. The underlying premise of the incentive program is the City will forgo revenue for a period of time, with the intent that future revenues as a result of stimulated growth and density will provide a net financial benefit.

g) Policy Implications:

There are no direct policy implications, other than the enabling regulations that will be coming forward to enable the program. A change in practice will be required, such that when an application is made for development that meets the intent of this incentive program, but on lands not currently identified on the maps attached to this report, that consideration for inclusion in the incentive program will occur at the same time as the Official Community Plan amendment and/or rezoning. It would be the intent that, since the amendments would result in the land being similar in eligibility as those lands currently identified in the attached maps, that Council would extend the incentive program to these lands as well.

h) Alternatives:

We know that residential growth will come, so attracting industrial and commercial growth and high-value local jobs alongside this growth, and potentially improving the tax base ratio, has been a long-standing goal. The City is not compelled to offer incentives to encourage development of its employment lands. One alternative is to sit back and wait. Other alternatives exist among the details of the proposed incentive program; Council may wish to discuss the merits of adjusting the limits or the timelines or the funding levels.

CONCLUSIONS:

A multi-pronged approach will be necessary to create the environment necessary to attract more high-value jobs to Maple Ridge, and to position the City for growth and prosperity. Likewise, no one-size-fits-all incentive program will serve all areas and business types. An incentive program has been in place in the Town Centre since 2010, bringing residential density and new businesses, and supporting the revitalization of existing properties. This report puts forward enabling regulations and bylaws to extend incentives for commercial development and renovations in the Town Center for an additional two years, and for the next phase of incentives, focusing on the employment lands identified in the Commercial and Industrial Strategy.

“Original signed by Laura Benson”

Prepared by: Laura Benson, CPA, CMA
Manager of Sustainability and Corporate Planning

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBC, P. Eng
General Manager: Public Works and Development Services

“Original signed by Paul Gill”

Approved by: Paul Gill, BBA, CGA
General Manager: Corporate and Financial Services

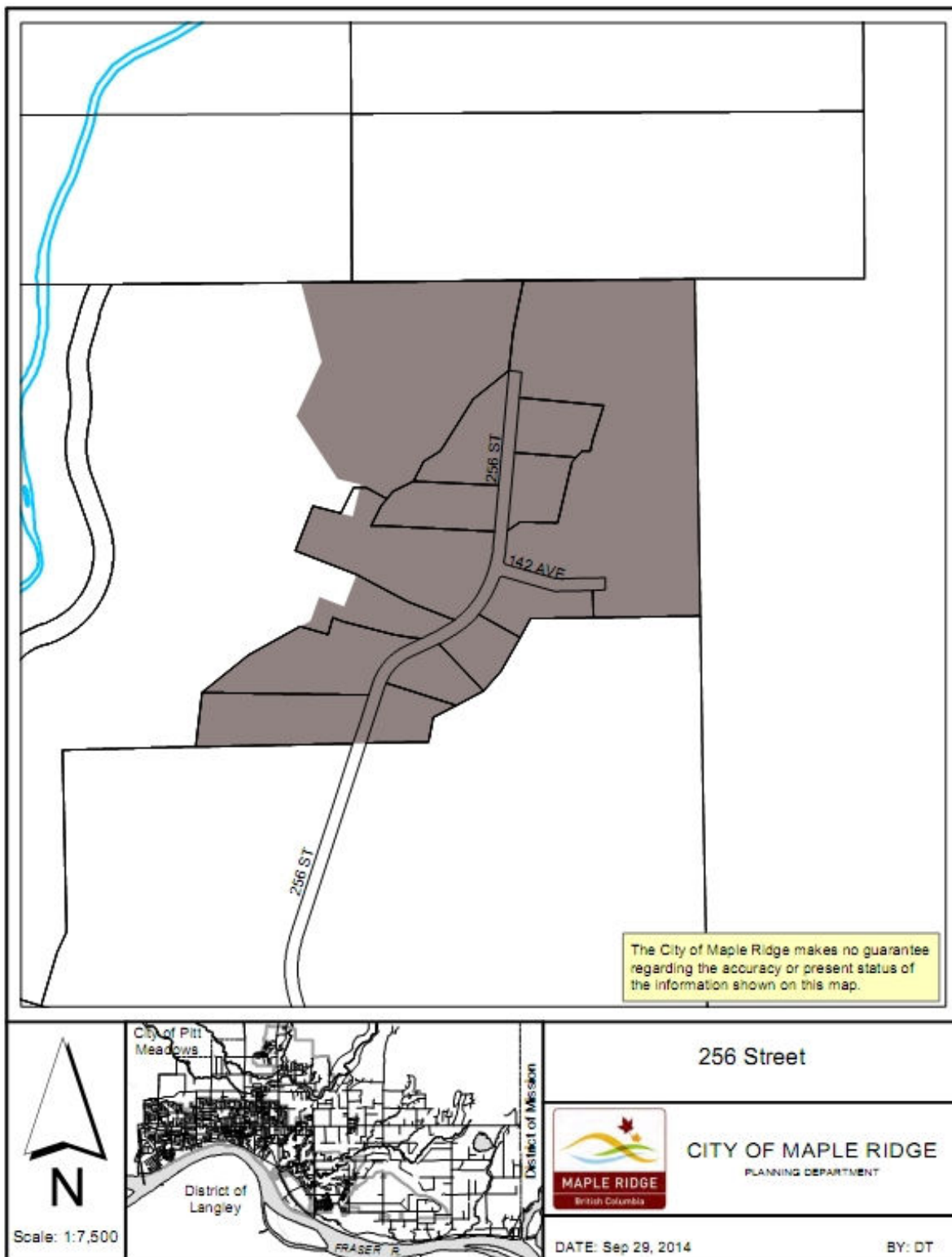
“Original signed by Jim Rule”

Concurrence: **J.L. (Jim) Rule**
Chief Administrative Officer

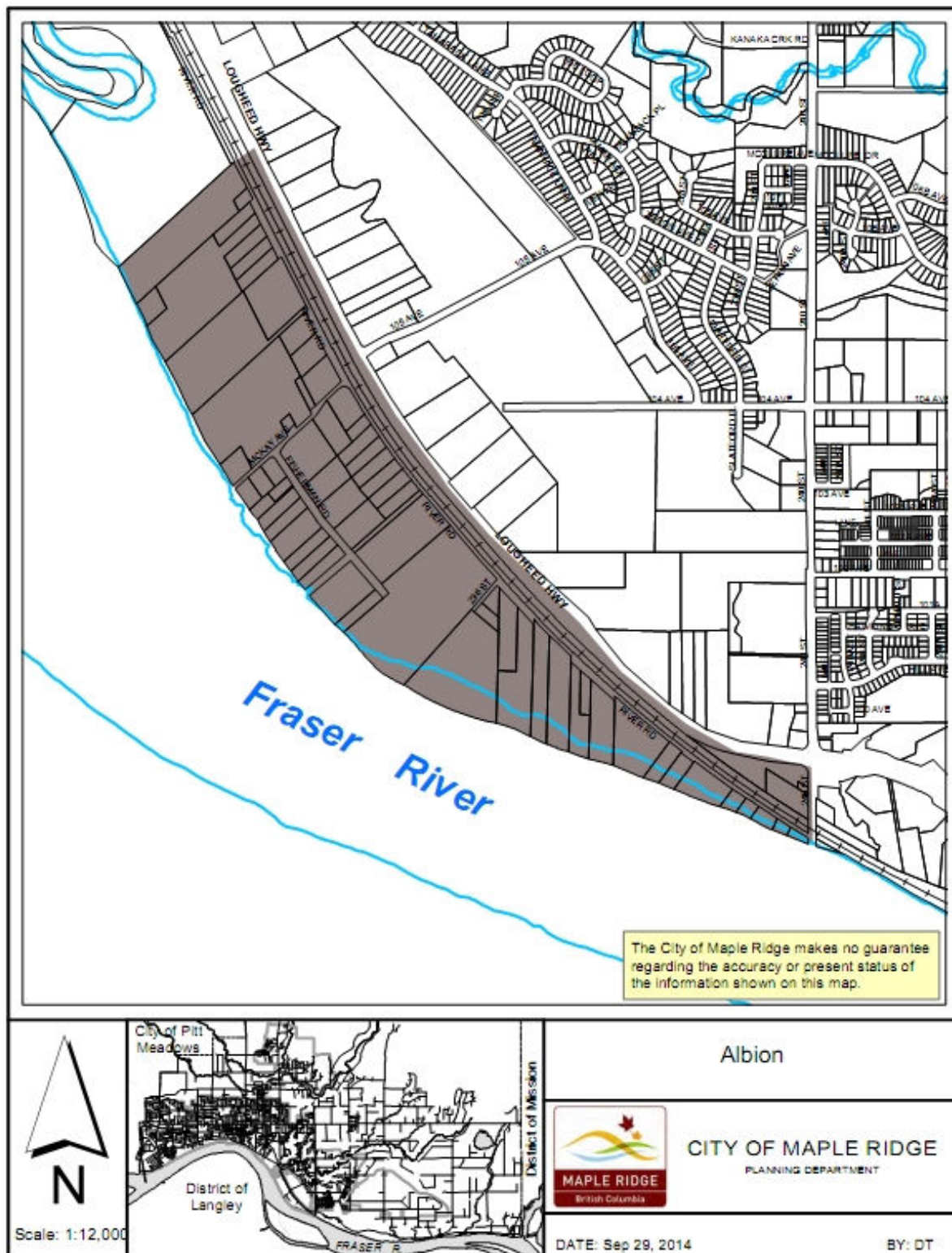
Attachments:

- Schedule A - Employment Land Investment Incentive Area - 256 Street
- Schedule B - Employment Land Investment Incentive Area - Albion Industrial Area
- Schedule C - Employment Land Investment Incentive Area - Kanaka Business Park
- Schedule D - Employment Land Investment Incentive Area - Loughheed East
- Schedule E - Employment Land Investment Incentive Area - Maple Meadows
- Schedule F - Permitted principal uses in the Zoning Bylaw for Industrial Zones
- Schedule G - Employment Land Investment Incentive Program-at-a-Glance
- Schedule H - Town Centre Investment Incentive (TCIIP2014) Program-at-a-Glance
- Schedule I - Maple Ridge Revitalization Tax Exemption Employment Lands Investment Incentive Program Bylaw 7112-2014
- Schedule J - Maple Ridge Revitalization Tax Exemption Program Amending Bylaw 7109-2014
- Schedule K - Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7110-2014

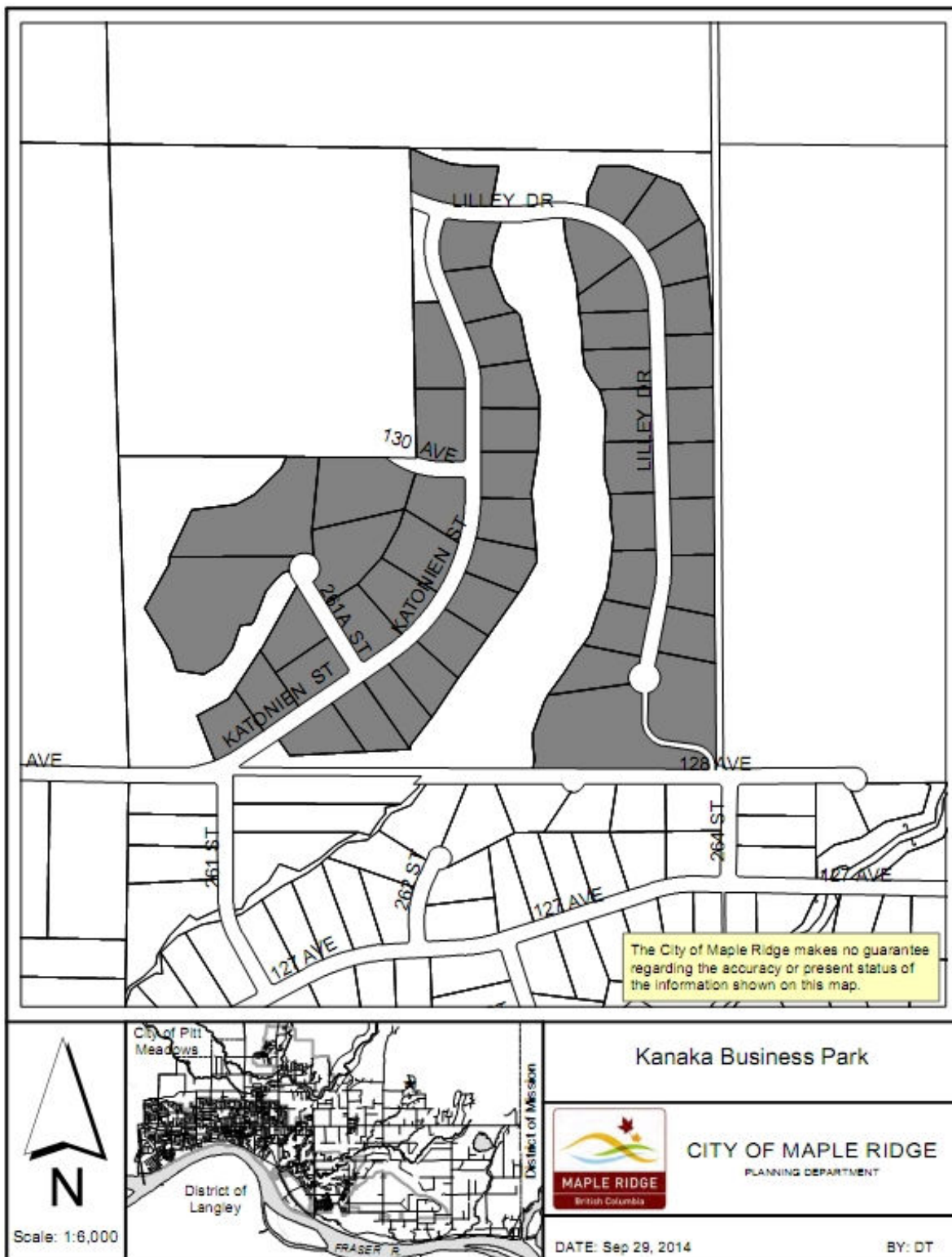
Schedule A: Employment Land Investment Incentive Area – 256 St

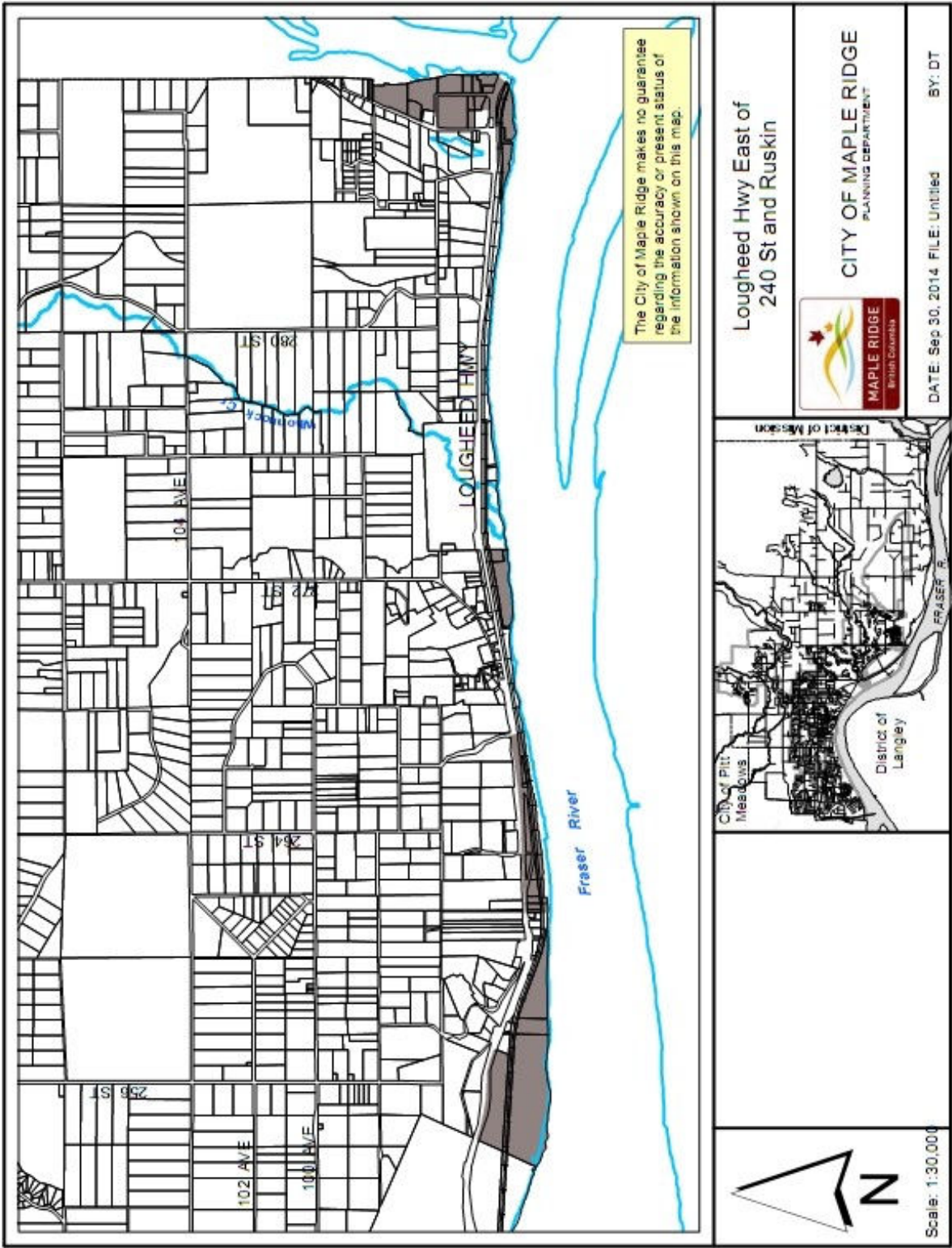


Schedule B: Employment Land Investment Incentive Area – Albion Industrial Area

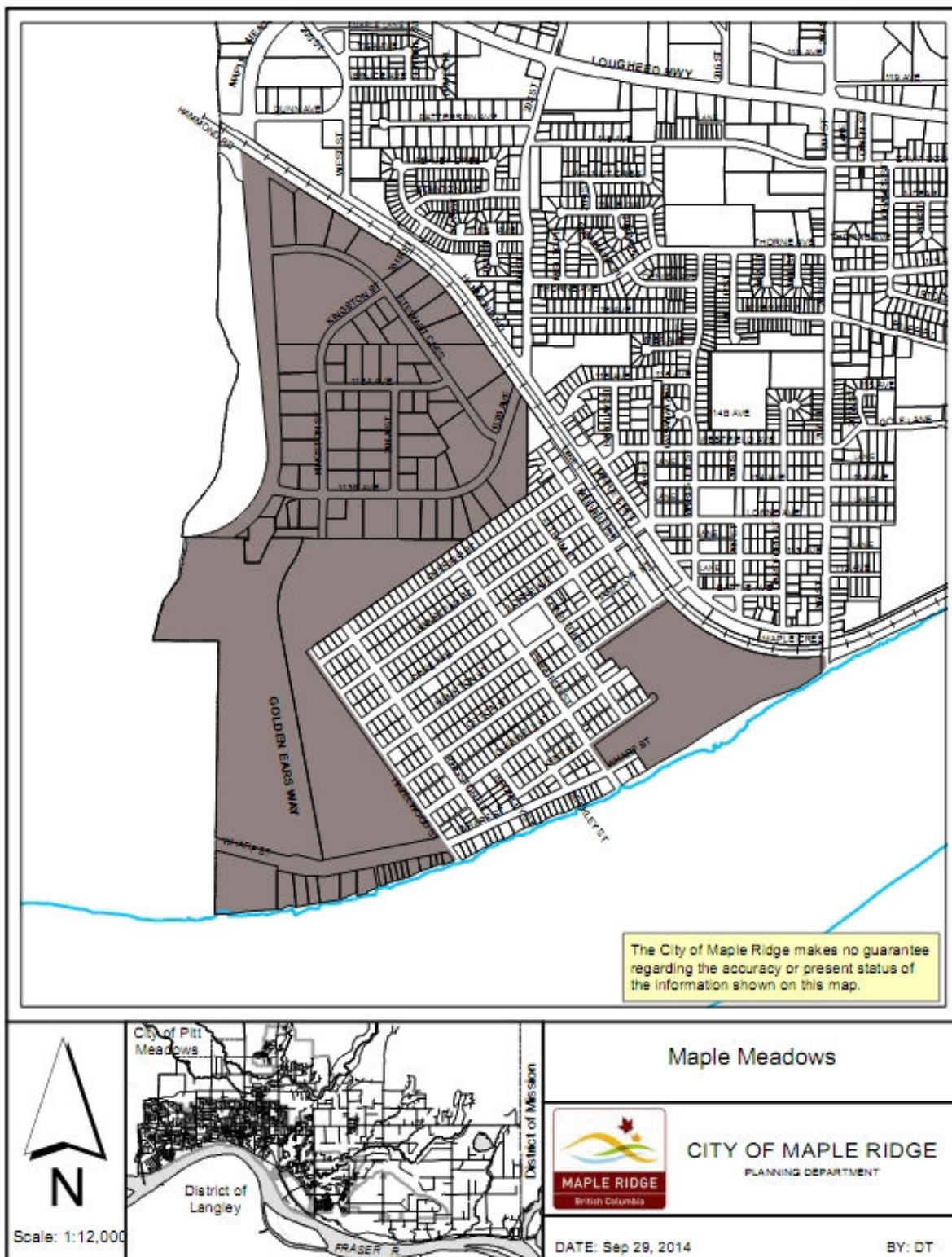


Schedule C: Employment Land Investment Incentive Area – Kanaka Business Park





Schedule E: Employment Land Investment Incentive Area – Maple Meadows



Schedule F: Permitted Principal Uses in the Zoning Bylaw for Industrial Zones
(see report for list of uses *ineligible* for the incentive program)

M-1 Service Industrial

- Light Industrial use not including industrial repair services and vehicle and equipment repair services
- Industrial Trade Schools
- Non-medical testing laboratories
- Mini-warehouse use

M-2 General Industrial

- Industrial use not including:
 - i) asphalt, rubber and tar production and products manufacturing;
 - ii) hydrocarbon refining and bulk storage;
 - iii) chemical plants;
 - iv) stockyards and abattoirs;
 - v) septic tank services;
 - vi) waste reduction plants; and
 - vii) extraction industrial use.
- Waste transfer stations
- Industrial repair services
- Industrial trade schools
- Retail sale and rental of industrial vehicles, trailers, and heavy equipment
- One restaurant per lot limited to 200m² gross floor area

M-3 Business Park Zone

- Industrial use not including:
 - i) wrecking, salvaging and storing of wrecked or salvaged goods, materials or things;
 - ii) concrete and cement plants and product manufacturing;
 - iii) asphalt, rubber and tar production and products manufacturing;
 - iv) sawmills, shakemills and pulp mills;
 - v) hydrocarbon refining and bulk storage;
 - vi) chemical plants;
 - vii) stockyards and abattoirs;
 - viii) septic tank services;
 - ix) waste reduction and transfer plants; and
 - x) unenclosed storage.
- Non-medical testing laboratories
- Recreational or instructional facilities limited to industrial trade schools, dance schools, fitness centres and gymnastic schools

...M-3 continued

- Vehicle and equipment repair services and industrial repair services
- Auction marts
- Sale or rental of industrial vehicles, heavy equipment, and trailers
- Warehouses and Mini-warehouse use
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreation uses
- Restaurants excluding drive-through uses
- Child care centre
- Light industrial use including the wholesale and retail sales of products manufactured or assembled on the lot or as part of the wholesale or retail warehouse operations
- Office use related to construction, industrial, high technology and utility companies and government
- Liquor primary use, specific to the following site:
 - Lot 4, DL 405, Group 1, NWD, Plan 7324, 23840 River Road"

M-4 Extraction Industrial

- Extraction industrial

M-5 High Impact Industrial

- Extraction industrial
- Industrial use limited to:
 - i) concrete and cement plants and product manufacturing;
 - ii) asphalt, rubber and tar production and products manufacturing;
 - iii) wrecking and salvaging of goods, materials or things;
 - iv) sawmills, shakemills and pulp mills;
 - v) hydrocarbon refining and storage;
 - vi) chemical plants;
 - vii) stockyards and abattoirs;
 - viii) septic tank services;
 - ix) waste reduction plants;
 - x) waste transfer site; and
 - xi) unenclosed storage.

Schedule G: Employment Land Investment Incentive Program-at-a-Glance

Criteria: ¹	Eligible Project		Green Project ⁴	
Building permit must be issued by Friday, December 28, 2018	New Construction or Renovation ≥ \$250,000		New Construction or Renovation ≥ \$250,000	
See Map	Employment Lands		Employment Lands	
Incentive Package ¹				
Partnering Incentive ²	50% of DCCs to a max. of \$50,000		50% of DCCs to a max. of \$75,000	
Property Tax Exemptions ³	Year 1	100%	Year 1	100%
	Year 2	80%	Year 2	90%
	Year 3	60%	Year 3	80%
	Year 4	40%	Year 4	70%
	Year 5	20%	Year 5	60%
	Year 6	0%	Year 6	50%
			Year 7	40%
			Year 8	30%
			Year 9	20%
			Year 10	10%
			Year 11	0%
Building Permit Fee Discount ⁵	Renovations: 50% plus additional \$1,200 New building: 50% plus additional \$6,000		Renovations: 50% plus additional \$1,200 New building: 50% plus additional \$6,000	
Brownfield Support - potential grants	Yes		Yes	

1. Must also comply with all land use regulations; may require development variance applications; if a conflict exists between existing bylaws/regulations and this Program, the former will prevail.

2. Fulfilment of agreed-upon Town Centre goals and objectives, to be negotiated on a project-by-project basis.

3. Property tax exemption from general municipal tax portion, on non-market change in assessed value.

4. Enhanced level of incentives available for projects achieving LEED-Silver or better certification, or for those choosing energy that does not consume non-renewable resources, and is not provided by BC Hydro, including solar, wind, water, geothermal, and biomass.

5. Building permit discount not to exceed total building permit fee.

Schedule H - Town Centre Investment Incentive (TCIIP2014) Program-at-a-Glance

Criteria: ¹	Mixed-Use Buildings ²	Commercial		Site Prep	Façade Improvements
Building permit must be issued by Friday, December 30, 2016	New Construction: (min. value of commercial portion \$1M)	New Construction: ≥\$1,000,000	Renovation: ≥\$20,000	On Council approval	Renovation to commercial façade ≥\$10,000
Incentive Package ¹					
Partnering Incentive ³	25% of DCCs to a max. of \$25,000 (or \$37,500 ⁵)	25% of DCCs to a max. of \$25,000 (or \$37,500 ⁵)	n/a	n/a	n/a
Property Tax Exemption ⁴	3 years	3 years	3 years (on renovation portion) ² Min. \$100,000	3 years	3 years (on renovation portion) ² Min. \$100,000
Additional Property Tax Exemption (“Green” Requirement) ⁵	Additional 3 years	Additional 3 years	Additional 3 years	n/a	n/a
Building Permit Fee Discount ⁶	50% plus additional \$6,000	50% plus additional \$6,000	50% plus additional \$1,200	50%	50%
Reduced Parking Standards	Sub Area 1 only	Sub Area 1 only	n/a	n/a	n/a
Brownfield Support - potential grants	Yes	Yes	n/a	Yes	n/a
Building Height Flexibility	Yes	Yes	Yes	n/a	n/a
Comprehensive Development Permit Guidelines	Yes	Yes	Yes	n/a	Yes ⁷
Façade Improvement Program	n/a	n/a	n/a	n/a	\$25,000 + DMRBIA contribution

1. Must also comply with all land use regulations; may require development variance applications; if a conflict exists between existing bylaws/regulations and this Program, the former will prevail.

2. Incentives will be calculated on commercial floor space area only.

3. Fulfilment of agreed-upon Town Centre goals and objectives, to be negotiated on a project-by-project basis.

4. Property tax exemption from general municipal tax portion, on non-market change in assessed value.

5. Enhanced level of incentives available for projects achieving LEED-Silver or better certification, or for those choosing energy that does not consume non-renewable resources, and is not provided by BC Hydro, including solar, wind, water, geothermal, and biomass.

6. Building permit discount not to exceed total building permit fee.

7. Development permit required for alterations ≥\$25,000 if not consistent with DP guidelines

CITY OF MAPLE RIDGE

BYLAW NO. 7112 - 2014

A Bylaw to Establish a Revitalization Tax Exemption Program

WHEREAS Council may, by bylaw, establish a revitalization tax exemption program to encourage various types of revitalization to achieve a range of economic, social and environmental objectives, pursuant to the *Community Charter*;

AND WHEREAS Council has given notice of the proposed Bylaw in accordance with the *Community Charter*;

NOW THEREFORE, the Council of the City of Maple Ridge enacts as follows:

PART 1 CITATION

- 1.1 This Bylaw may be cited as "Maple Ridge Revitalization Tax Exemption Employment Land Investment Incentive Program Bylaw No. 7112 - 2014".

PART 2 SEVERABILITY

- 2.1 If any part, section, subsection, clause, or sub clause of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity or the remaining portions of this Bylaw.

PART 3 DEFINITIONS

- 3.1 In this Bylaw:

“**Building Permit**” means a City of Maple Ridge Building Permit;

“**Building Permit Value**” means the construction value as stated on a printed Building Permit;

“**Council**” means the municipal Council of the City of Maple Ridge;

“**ELIIP**” means Employment Land Investment Incentive Program pursuant to this Bylaw;

“**Green Project**” means a project achieving LEED® Silver, Gold or Platinum certification, or a project that uses energy from renewable resources for 51% or more of its total energy consumption for the ongoing operation of the building, and is not provided by BC Hydro. The intent is to support the use of alternative, renewable energy sources. Examples include solar, wind, water, geothermal, and biomass. Other certification programs in building performance achievement may also be considered eligible provided that the program(s) receive prior approval through a Revitalization Tax Exemption agreement;

“**Lot**” means a parcel of land registered in the Land Registry Office;

“Municipal Property Tax” means the property taxes Council has imposed pursuant to Schedule A of the Maple Ridge Tax Rates Bylaw, and does not include any other property taxes;

“Non-Market Change” means the change as determined by BC Assessment under the Assessment Act, to a lot’s assessed value as a result of the Project;

“Owner” means a person registered in the Land Title and Survey Authority’s records as owner of land or of a charge on land, whether entitled to it in the person's own right or in a representative capacity or otherwise, and includes a registered owner;

“Program” means the program established by Maple Ridge Revitalization Tax Exemption Employment Land Investment Incentive Program Bylaw No.7112 - 2014;

“Project” means a project as outlined in Part 6 of this Bylaw, and does not include any construction that is outside the scope of this Bylaw;

“Tax Exemption” means a Revitalization Tax Exemption pursuant to this Bylaw.

PART 4 ESTABLISHMENT OF EMPLOYMENT LAND INVESTMENT INCENTIVE PROGRAM AREAS, AND A REVITALIZATION TAX EXEMPTION PROGRAM

4.1 Pursuant to the *Community Charter*, there is hereby established the Employment Land Investment Incentive Program (**ELIIP**) Areas, as outlined on Appendices “B” through “F”, which are attached to and form part of this Bylaw. The Appendices, listed below, are representative of the Employment Land Investment Incentive Program Areas; if there is any discrepancy, the official version shall prevail.

- i. Appendix B: 256 Street
- ii. Appendix C: Albion Industrial Area
- iii. Appendix D: Kanaka Business Park
- iv. Appendix E: Lougheed East
- v. Appendix F: Maple Meadows

4.2 Pursuant to the *Community Charter*, there is hereby established a Revitalization Tax Exemption Program for the **ELIIP** Areas, providing a Revitalization Tax Exemption for **Lots** with **Projects** meeting **Program** requirements.

PART 5 PROGRAM REASONS, OBJECTIVES AND PRINCIPLES

5.1 The Employment Land Investment Incentive Program has been established to encourage accelerated private sector investment on employment lands to help implement the Commercial & Industrial Strategy updated August 2014, prepared for the City of Maple Ridge by: G.P. Rollo & Associates. Revitalization Tax Exemptions are one element of that program.

- 5.2 A Revitalization Tax Exemption is established under this Bylaw to:
- a. Improve the ratio of jobs to housing;
 - b. Expand employment opportunities for citizens;
 - c. Attract investment to create a strong local economy;
 - d. Diversify the tax base;
 - e. Improve the industrial to residential property tax ratio;
 - f. Encourage the use of environmentally sustainable building construction methods and materials; and,
 - g. Encourage energy efficiency and alternative technologies.
- 5.3 When considering applications for inclusion under this program, the following principles will be considered;
- i. Bricks and mortar (property value) contributes to the City's revenue stream;
 - ii. Industrial land should be retained for industrial uses;
 - iii. Focus on attracting high value jobs and high job densities;
 - iv. Focus on businesses not driven by population growth - "retail follows rooftops";
 - v. Time limited programs provide momentum;
 - vi. Incentives shouldn't draw businesses away from the Town Centre;
 - vii. The Town Centre commercial sector needs continued support; and,
 - viii. A multi-pronged approach is needed; incentives alone are not the answer.

PART 6 ELIGIBLE PROJECTS

- 6.1 The **Project** must be situated on a **Lot** identified as an Employment Land Investment Incentive Program Area, outlined on Appendices B, C, D, E, and F, which are attached to and form part of this Bylaw.
- 6.2 The **Project** must be of an industrial use as defined in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Appendix A, which is attached to and forms part of this Bylaw.
- 6.3 A **Building Permit** must have an issue date of not before Friday, January 2, 2015, and not after Friday, December 28, 2018, to qualify.
- 6.4 The **Project** must meet all **Program** criteria and comply with all applicable land use and other City of Maple Ridge regulations.
- 6.5 The **Project** must have a **Building Permit Value** greater than or equal to \$250,000.

PART 7 TAX EXEMPTION

- 7.1 The terms and conditions upon which a Revitalization Tax Exemption Certificate may be issued are as set out in this Bylaw, the Revitalization Tax Exemption Agreement and the Revitalization Tax Exemption Certificate.
- 7.2 A Revitalization Tax Exemption Certificate shall apply to a **Lot** after the following conditions are met:
- a. The **Owner** of the **Lot** has met all applicable provisions of this Bylaw;
 - b. The **Owner** of the **Lot** has entered into a Revitalization Tax Exemption Agreement with the City of Maple Ridge;
 - c. The **Owner** of the **Lot** has met all terms and conditions as set out in the Revitalization Tax Exemption Agreement; and,
 - d. The **Owner** has applied for a Revitalization Tax Exemption Certificate and a Revitalization Tax Exemption Certificate has been issued for the **Lot**.
- 7.3 For **Projects** not meeting the definition of a **Green Project**, a **Tax Exemption** from **Municipal Property Tax** will be granted on the amount of **Non-Market Change** where all the conditions as stated in Part 7 of this Bylaw have been met. The **Tax Exemption** will apply for the duration and portions, as follows:
- i. Year 1: 100%;
 - ii. Year 2: 80%;
 - iii. Year 3: 60%;
 - iv. Year 4: 40%;
 - v. Year 5: 20%;
 - vi. Year 6 and subsequent years: 0%.
- 7.4 For **Green Projects**, a **Tax Exemption** from **Municipal Property Tax** will be granted on the amount of **Non-Market Change** where all the conditions as stated in Part 7 of this Bylaw have been met. The **Tax Exemption** will apply for the duration and portions, as follows:
- i. Year 1: 100%;
 - ii. Year 2: 90%;
 - iii. Year 3: 80%;
 - iv. Year 4: 70%;
 - v. Year 5: 60%;
 - vi. Year 6: 50%;
 - vii. Year 7: 40%;
 - viii. Year 8: 30%;

- ix. Year 9: 20%;
- x. Year 10: 10%;
- xi. Year 11 and subsequent years: 0%.

- 7.5 For a **Tax Exemption** to commence in a given year, an **Owner** must submit an Application for a Revitalization Tax Exemption Certificate to the City of Maple Ridge by the last business day in September of the preceding year.
- 7.6 A Revitalization Tax Exemption Program Certificate may be revoked by **Council** by means of any of the following infractions:
- a. The **Owner** breaches any covenant, condition or obligation as set out in the Revitalization Tax Exemption Agreement;
 - b. The **Lot** is put to any use that is not permitted or fails to meet any of the **Project** eligibility requirements as outlined in Part 6 of this Bylaw;
 - c. The **Lot** is put to use as one of the ineligible uses outlined on Appendix A, which is attached to and forms part of this Bylaw;
 - d. The **Owner** breaches:
 - i. Any enactments, laws, statutes, regulations and orders by any authority having jurisdiction, including bylaws of the City of Maple Ridge;
 - ii. Any federal, provincial, municipal, and environmental licences, permits and approvals.
- 7.7 For a Revitalization Tax Exemption Program Certificate that is revoked due to the infractions noted in Part 7, Section 7.6 of this Bylaw, the City of Maple Ridge may recapture the value of the **Tax Exemption** provided on the **Lot**, for the current and any previous taxation years to which the Revitalization Tax Exemption Program Certificate applies, back to the date when the infraction first occurred. Failure on the part of the **Owner** to remit the recaptured amount within thirty (30) days will result in the amount being placed on the general property tax bill for the **Lot**.
- 7.8 In cases where a building is comprised of strata **Lot** units, a **Tax Exemption** will be apportioned proportionate to the assessed value for each unit as determined by BC Assessment.

READ a first time this day of , 2014.

READ a second time this day of , 2014.

READ a third time this day of , 2014.

ADOPTED this day of , 2014.

PRESIDING MEMBER

CORPORATE OFFICER

Attachments:

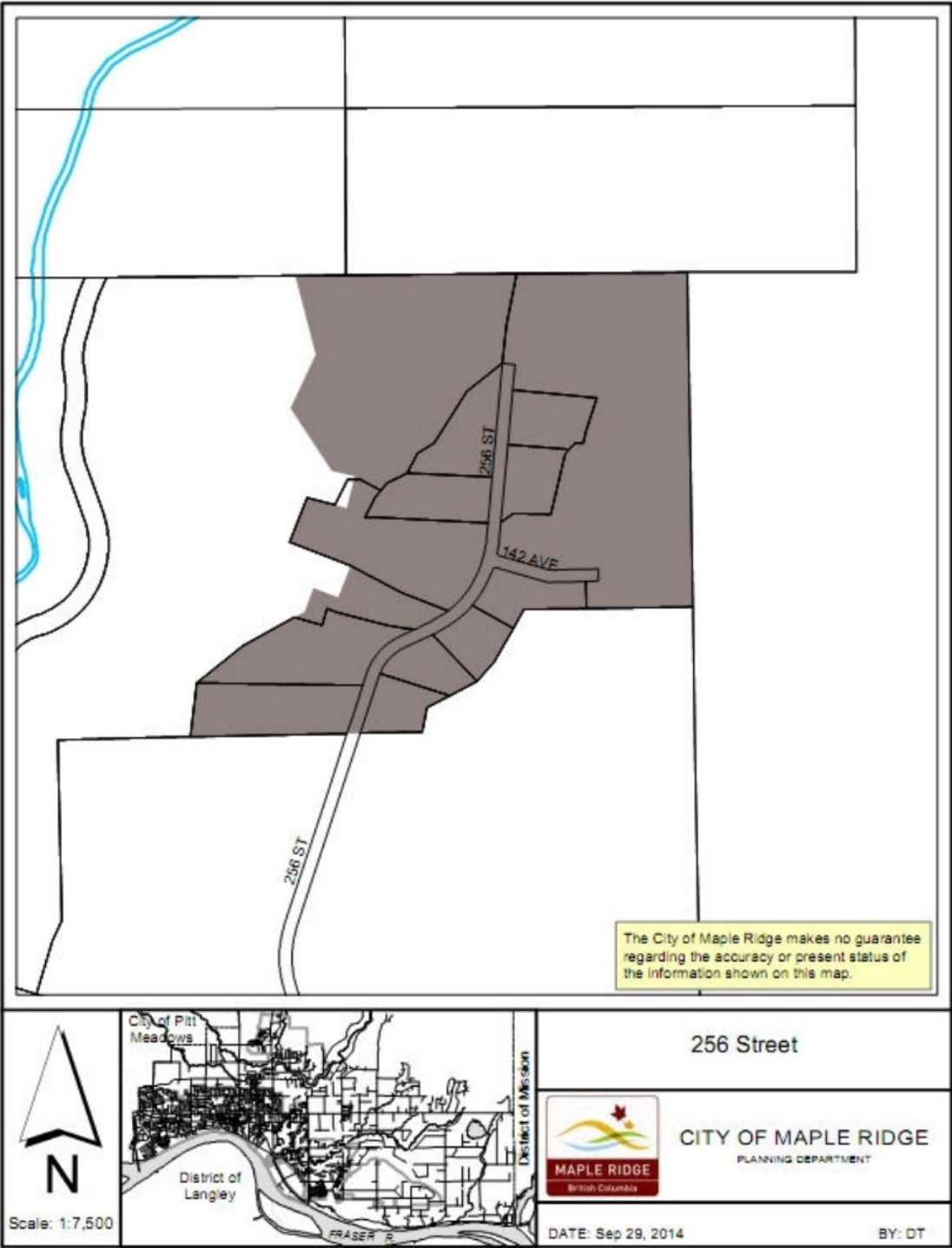
- Appendix A – Employment Land Investment Incentive Program - Ineligible Uses
- Appendix B – Employment Land Investment Incentive Program Area - 256 Street
- Appendix C – Employment Land Investment Incentive Program Area - Albion Industrial Area
- Appendix D – Employment Land Investment Incentive Program Area - Kanaka Business Park
- Appendix E – Employment Land Investment Incentive Program Area - Loughheed East
- Appendix F – Employment Land Investment Incentive Program Area - Maple Meadows

Appendix A – Employment Land Investment Incentive Program - Ineligible Uses

Employment Land Investment Incentive Program incentives apply to all industrial uses defined in the Maple Ridge Zoning Bylaw, except the following uses currently permitted under the industrial zones. These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the Employment Land Investment Incentive Program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations (“big box”)
- Operations relating to medical marihuana

Appendix B – Employment Land Investment Incentive Program Area - 256 Street



Fraser River

LOUISBURY HWY

126 AVE

127 AVE

128 AVE

129 AVE

130 AVE

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132 AVE

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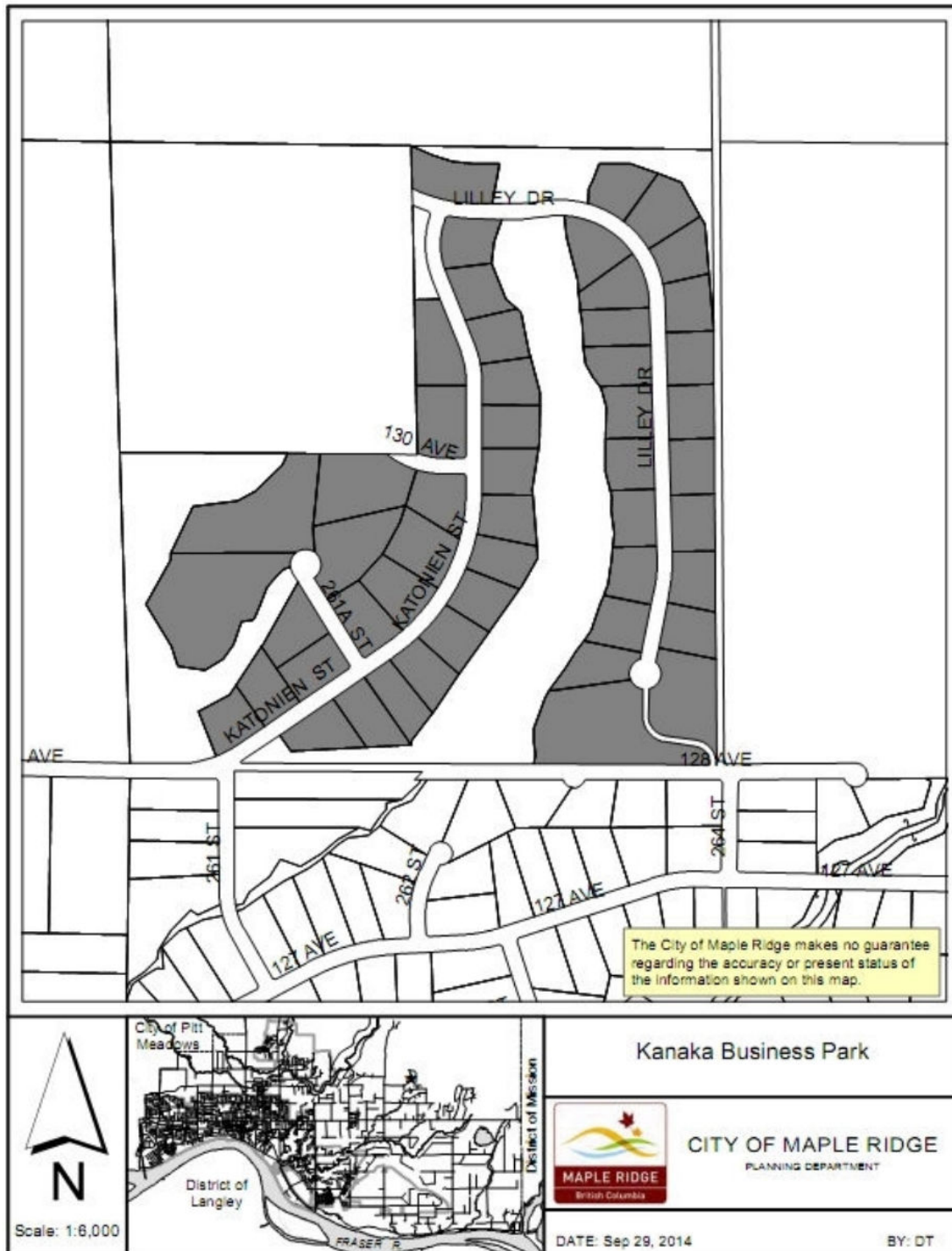
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482 AVE

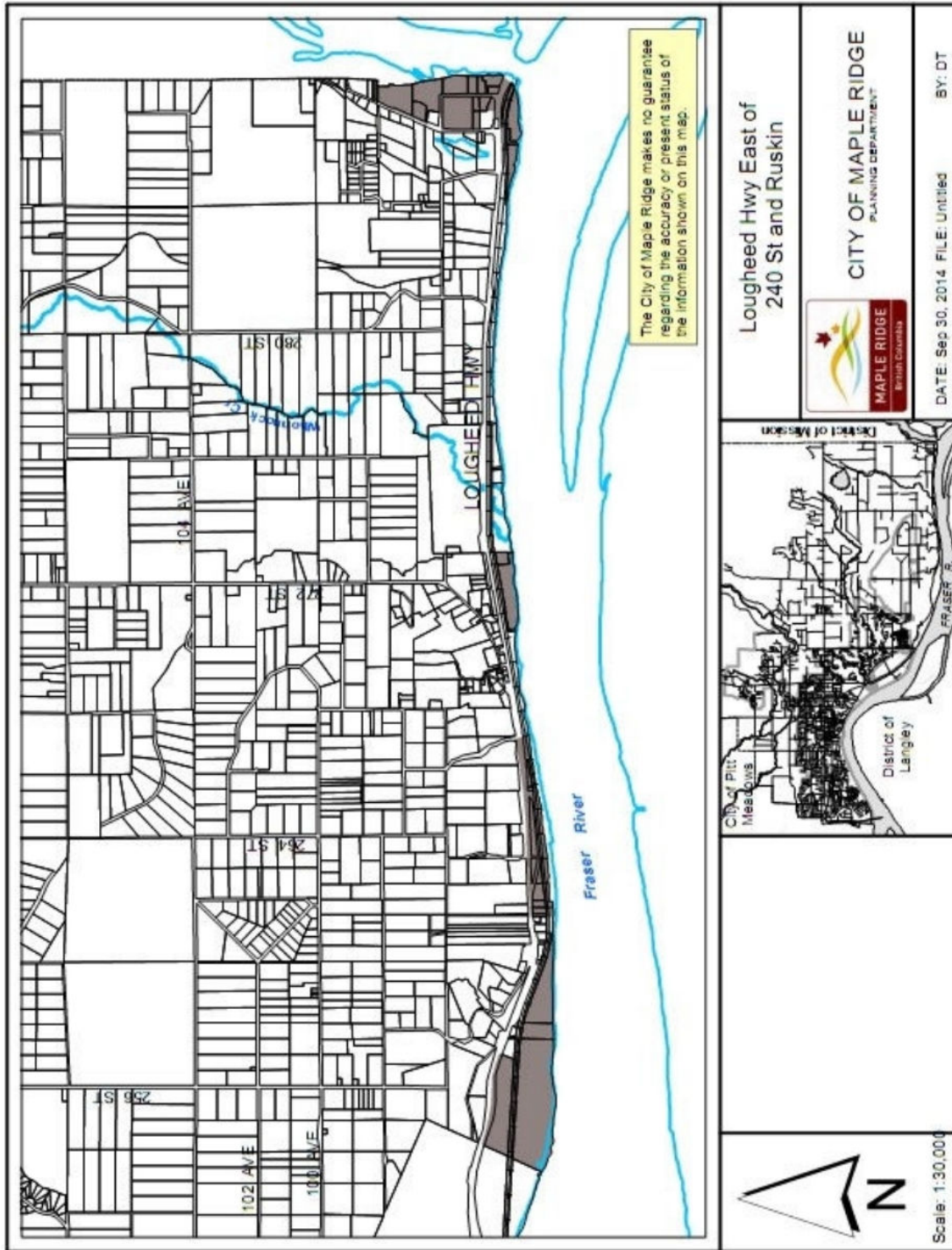
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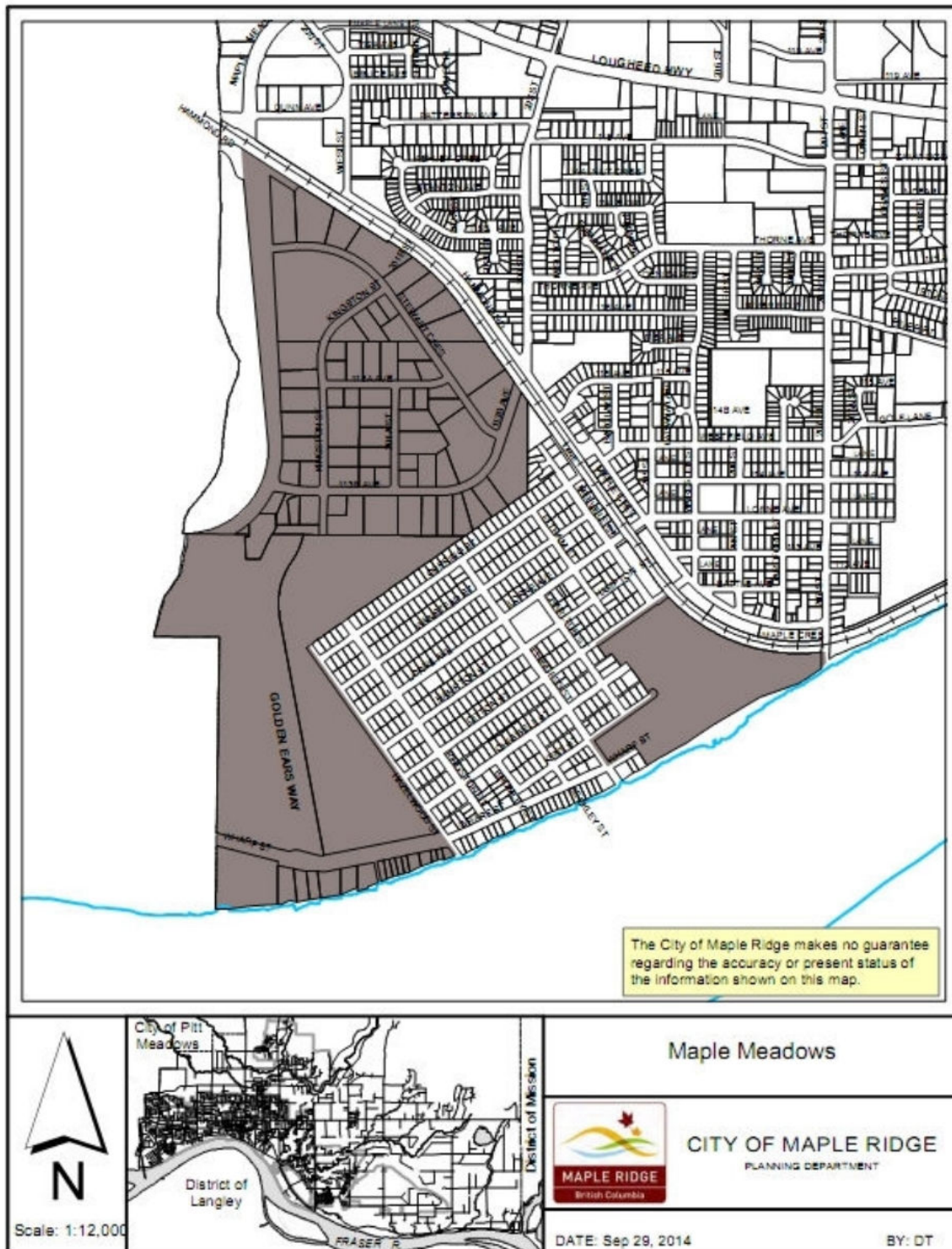
Appendix D – Employment Land Investment Incentive Program Area - Kanaka Business Park



Appendix E – Employment Land Investment Incentive Program Area - Lougheed East



Appendix F – Employment Land Investment Incentive Program Area - Maple Meadows



CITY OF MAPLE RIDGE

BYLAW NO. 7109 – 2014

A Bylaw to amend Maple Ridge Revitalization Tax Exemption Program Bylaw No. 7010 - 2013

WHEREAS pursuant to provisions in the *Community Charter* Council has, by bylaw, established a revitalization tax exemption program to encourage various types of revitalization to achieve a range of economic, social and environmental objectives;

AND WHEREAS, Council may amend this bylaw pursuant to the *Community Charter*;

AND WHEREAS, for the purpose of extending the Town Centre Investment Incentive Program for a period of two years, it is deemed expedient to further amend Maple Ridge Revitalization Tax Exemption Program Bylaw No. 7010 – 2013;

AND WHEREAS, Council has given notice of the proposed Bylaw in accordance with the *Community Charter*;

NOW THEREFORE, the Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Revitalization Tax Exemption Program Exemption Amending Bylaw No. 7109 - 2014".
2. Maple Ridge Revitalization Tax Exemption Program Bylaw No. 7010 – 2013 is hereby amended accordingly:
 - a) PART 7 – ELIGIBLE PROJECTS is amended by:
 - i. Deleting Section 7.2 in its entirety and replacing it with:

7.2 A **Building Permit** must have an issue date of not before Tuesday, December 31, 2013, and not after Friday, December 30, 2016, to qualify.
 - ii. Deleting Section 7.4 a. in its entirety and replacing it with:

7.4 a. **Mixed-Use Building Construction** where the **Building Permit Value** of the **Commercial Portion** of the building is greater than or equal to \$1,000,000.

READ a first time this _____, 2014.

READ a second time this _____, 2014.

READ a third time this _____, 2014.

ADOPTED this _____ day of _____, 2014.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7110-2014

A Bylaw to amend the Maple Ridge Off-Street Parking and Loading Bylaw 4350-1990

WHEREAS, it is deemed expedient to further amend Maple Ridge Off-Street Parking and Loading Bylaw 4350-1990 as amended;

NOW THEREFORE, The Municipal Council of the City of Maple Ridge enacts as follows:

1. This bylaw may be cited as “Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7110-2014”.
2. **Schedule “A”, Section 10.0, Maple Ridge Town Centre Parking Standards, sub-section 10.1 Application of Town Centre Parking Standards**, item (a)(2) shall be deleted and replaced with the following:
 2. within Sub-Area 1 for a commercial use only, if the development application is received by the end of business day on:
 - a. July 15, 2016 for rezoning applications; and
 - b. September 30, 2016 for development permit applications.
3. **Schedule “A”, Section 10.0, Maple Ridge Town Centre Parking Standards, sub-section 10.1 Application of Town Centre Parking Standards**, item (b) shall be deleted and replaced with the following:
 - b) Properties located within the Town Centre Area, as shown on attached Schedule “D”, and not identified for reduced parking standards in item 10.1(a) above, are required to provide parking as identified in Sections 1.0 through 9.0 of this Schedule “A”.

READ a first time this _____, 2014.

READ a second time this _____, 2014.

READ a third time this _____, 2014.

ADOPTED this _____ day of _____, 2014.

PRESIDING MEMBER

CORPORATE OFFICER