



Employment Lands Focus Group

January 2017





Outline

1. Overview
2. Background and Context
3. Analysis and Implications
4. Discussion
5. Feedback





Why are we here?

- The City is exploring possible change in land use designation for a number of properties around existing employment areas.
- The change will increase opportunities for local job growth in Maple Ridge and help the City meet the long demand for more employment lands.





What is a land use designation?

- A land use designation determines the activities that can occur on a property.
- Employment generating land uses can include manufacturing, office, warehousing, education, transportation, construction, communications, and more.
- Redesignation will guide long-term future development options and will not change currently permitted uses or zoning.





Regional Context

- Metro Vancouver monitors the regional inventory of industrial lands.
- About 23% (275,000) of the region's jobs are found on industrial lands.
- Regionally, there were 28,000 acres of industrial land in 2015, only 5,586 acres or 20% were vacant.





Regional Context

- Over the 2010-2015 period the net land absorption was about 188 acres per year.
- The regional supply of industrial land is under pressure for conversion to uses which have higher land values.
- As demand for industrial land increases without new lands we could face a shortage by 2030.





Maple Ridge Context

- Maple Ridge's Official Community Plan establishes policies that:
 - Support the facilitation of opportunities for local job growth.
 - Promote local strengths to a global market.
 - Encourage local job creation in order to foster a balanced community.
 - Identify the need for new industrial lands to provide for future employment.





Maple Ridge Context

- To help guide our employment future, a Commercial & Industrial Strategy was developed.
- A long-term goal is to accommodate about 42,500 jobs across all employment sectors by 2041.
- This means the City will need between 170 and 230 acres of industrial land for development.
- The City completed a search for lands that could create long-term employment opportunities.



Maple Ridge Existing Industrial Areas

Albion Industrial

Maple Meadows

Kanaka/256 St Ruskin/Fraser



160 acres

155 acres

300 acres

113 acres



construction, wood processing/
manufacturing, transportation, warehousing

light industrial, manufacturing, warehousing, automotive servicing, wood processing, indoor commercial recreation

manufacturing, warehousing, forestry

lumber mills, shingle manufacturing



1,000

5,600

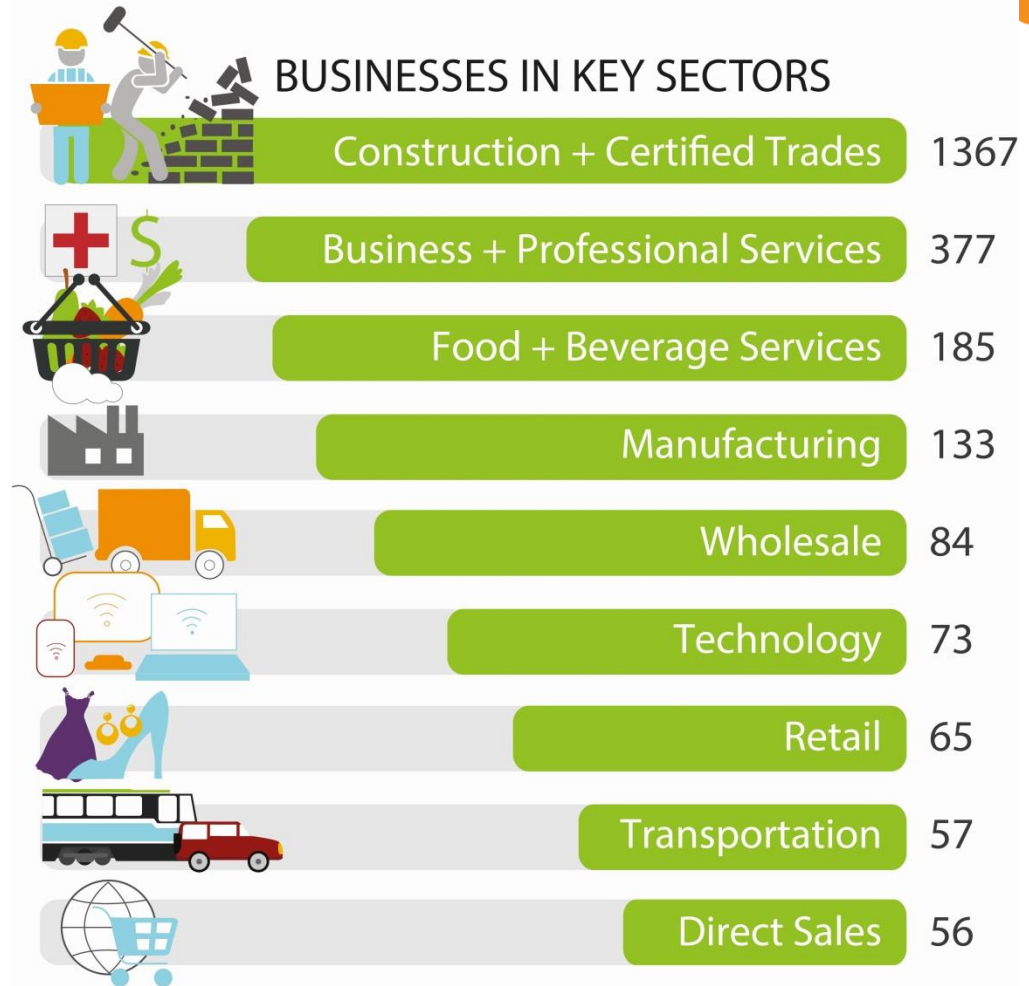
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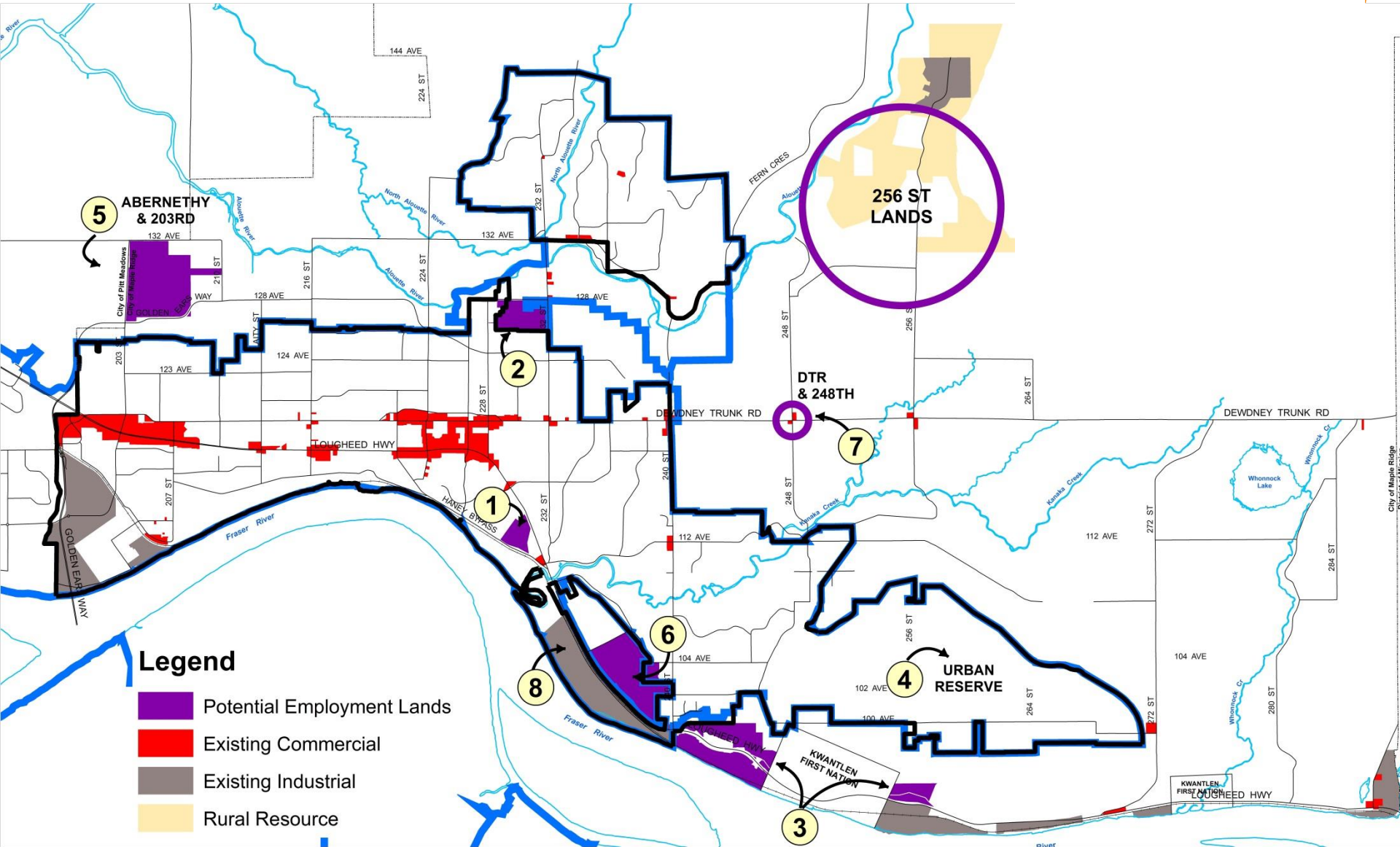
Maple Ridge Businesses by Sector



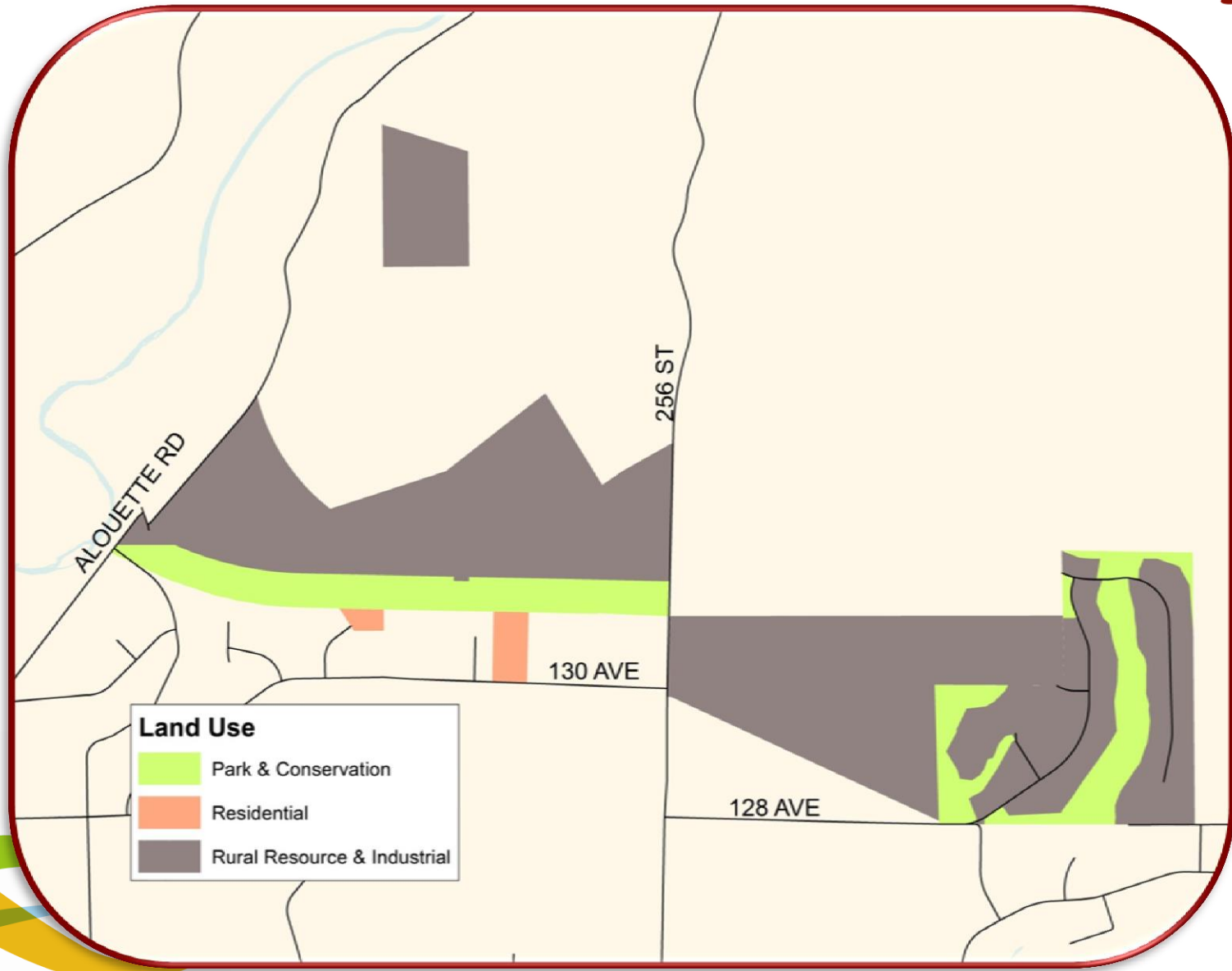
- Changes in the manufacturing, construction, wholesale and education sectors are increasing demand for new employment lands north of the Fraser.



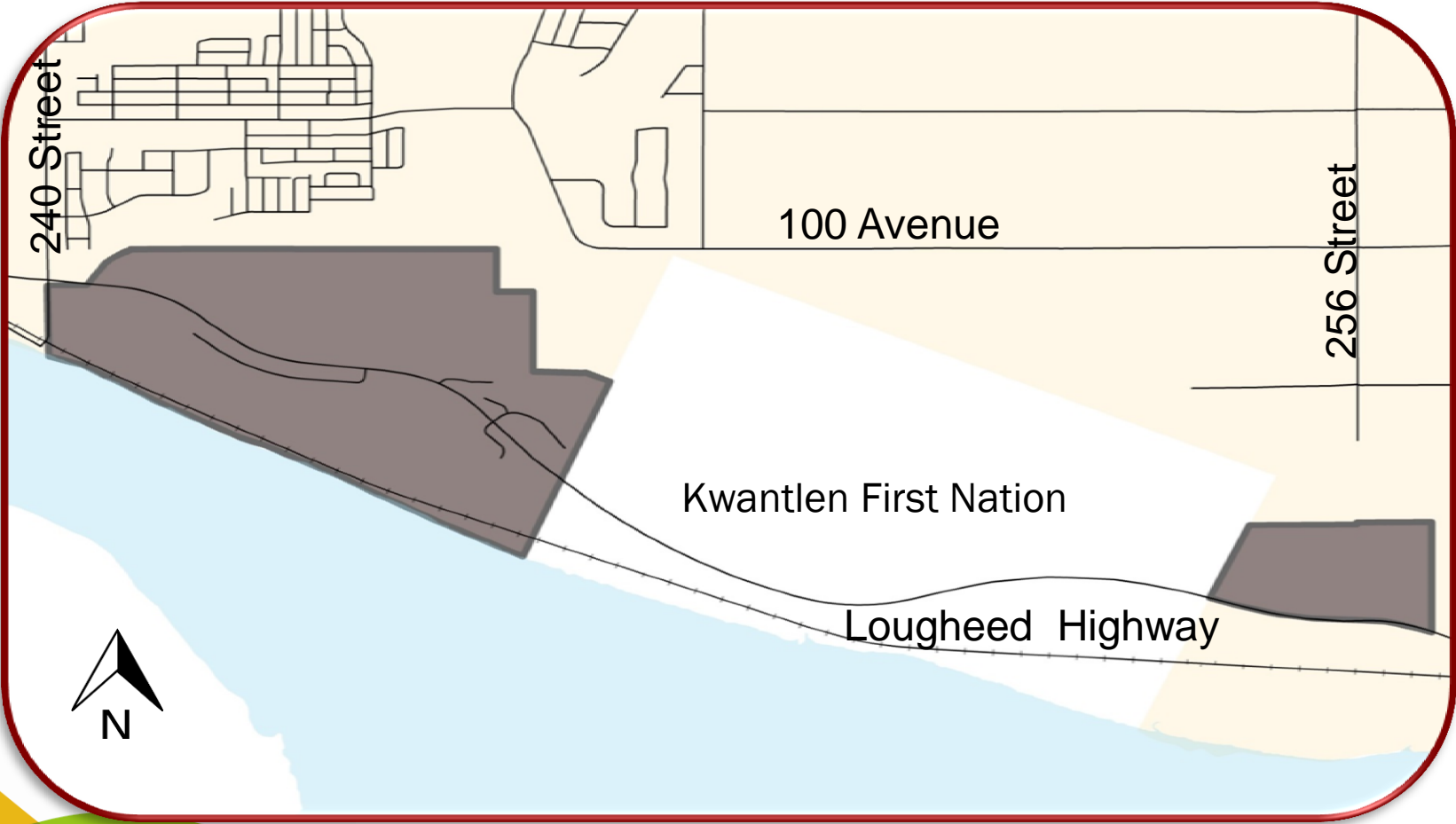
Possible Employment Lands



Proposed Employment Area #1



Proposed Employment Area #2





Analysis and Implications

1. Topography
2. Watercourses
3. Geotechnical
4. Tree Management
5. Groundwater
6. Stormwater Management
7. Access
8. Municipal Services
9. Development Potential



Area #1: Analysis and Implications



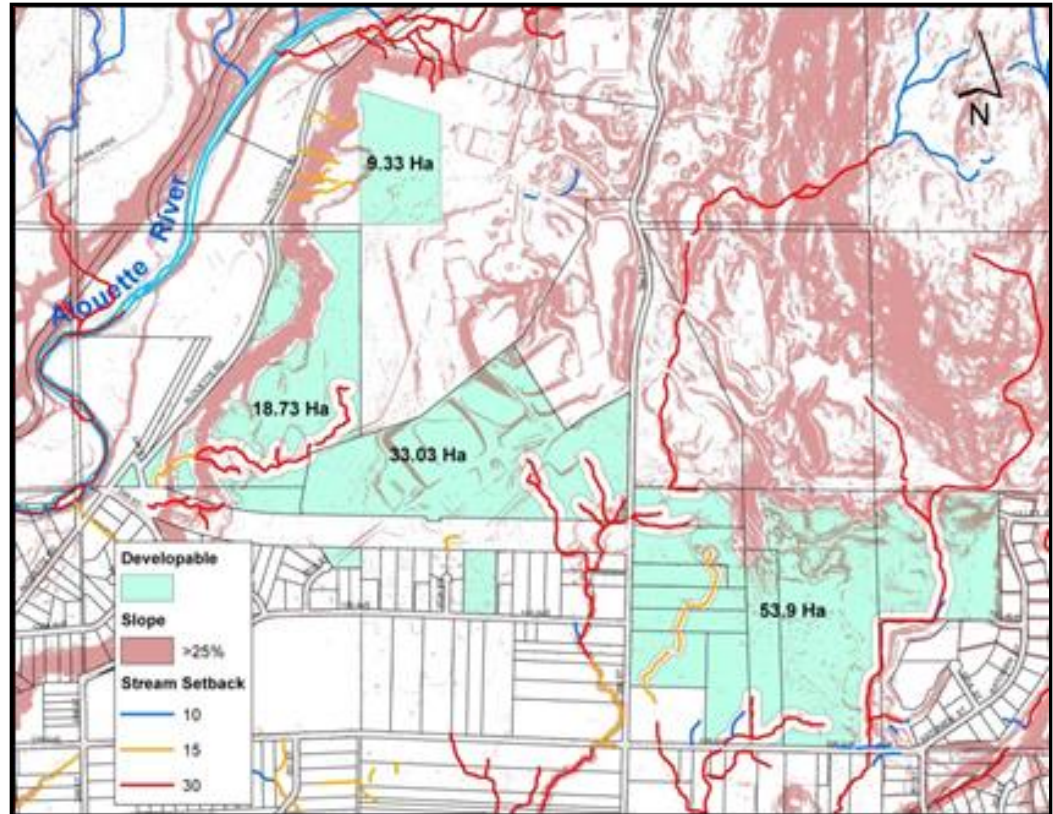
- The properties are generally level, although topography changes near watercourses.
- Watercourse setbacks will range from 10m to 30 m.
- Together these environmental considerations limit the development potential of the lands.



Area #1: Analysis and Implications



- 153 ha (378 acres) of gross land area
- 115 ha (284 acres) appear available for development



Area #1: Analysis and Implications



- Several gravel extraction operations are currently active in the area.
- Gravel resources must be removed before other industrial operations could be permitted.
- Future redevelopment will be required to assess gravel extraction potential.





Area #1: Surrounding Uses

- Existing Industrial uses north of 128th Ave.
- Kanaka Business Park immediately adjacent.
- Established residential uses along 130th Ave.
- Whispering Falls found in close proximity further east.
- Justice Institute and Correction Facilities located to the north.



Area #1: Redesignation Implications



- After environmental factors, 115 ha (284 acres) or 75% of the area remain with development potential.
- Convenient vehicle access may slow redevelopment.
- Further study required at time of development, including ongoing monitoring of gravel deposits.
- Surrounding Industrial and Resource uses present synergetic employment opportunities.



Area #2: Analysis and Implications

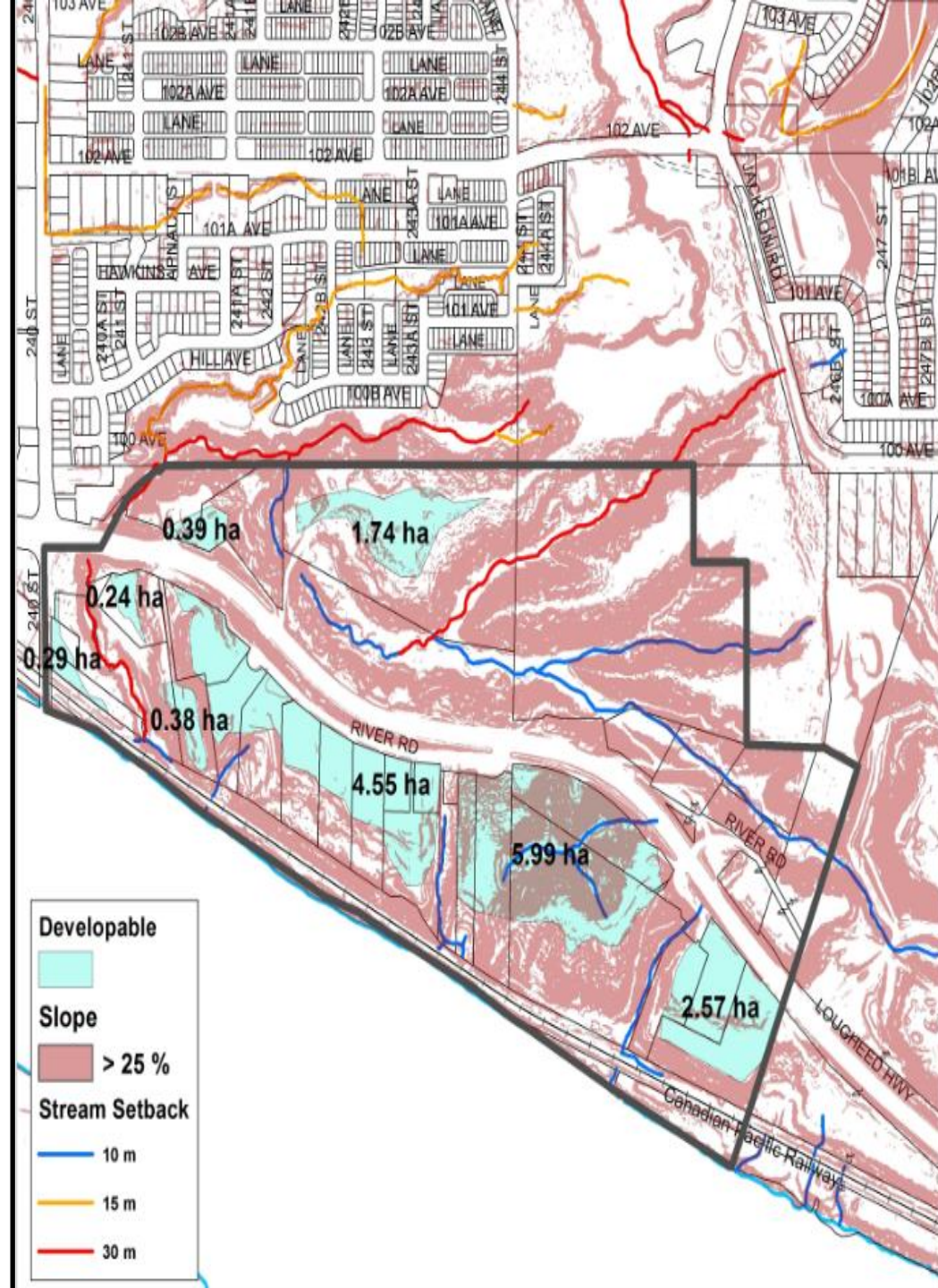


- Both west and east areas are impacted by slopes greater than 25%.
- Watercourse setbacks will range from 10m to 30 m.
- Together these environmental considerations limit the development potential of the lands.



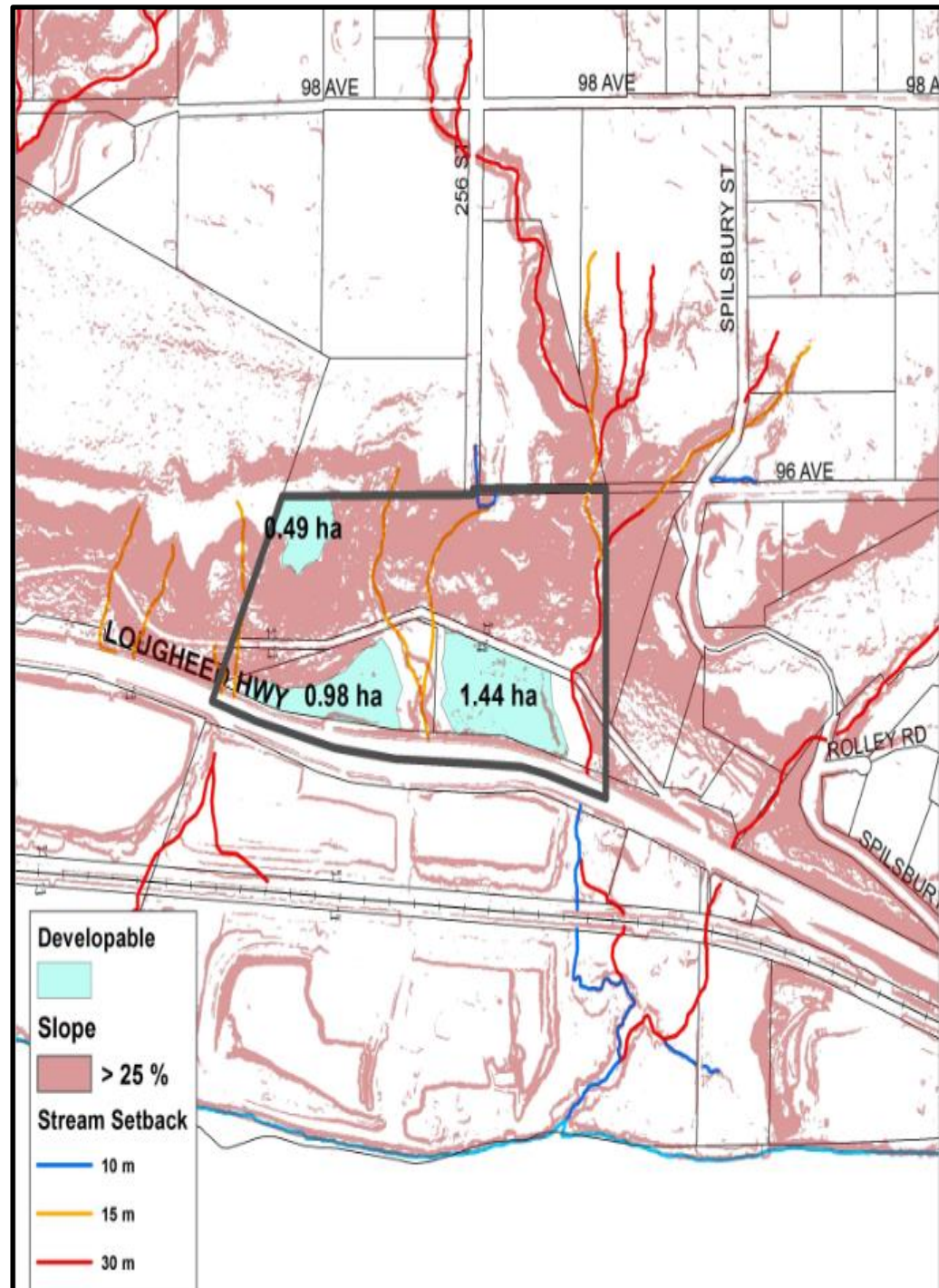
Area #2: Western Lands

- 60 ha (148 acres) of gross land area.
- 16 ha (39 acres) appears available for development.



Area #2: Eastern Lands

- 13 ha (32 acres) of gross land area
- 3 ha (7 acres) appears available for development





Area #2: Surrounding Uses

- Commercial and Industrial near the western lands.
- Industrial to the south of the eastern lands.
- Albion Growth Area and ALR to the north.
- Kwantlen First Nation immediately adjacent.



Area #2: Redesignation Implications



- 19 ha (46 acres) available for future redevelopment.
- Resolution of environmental factors key to development potential.
- Future residential limited to Suburban Residential.
- Opportunities to take advantage of nearby established commercial, industrial and recreational areas.





Future Considerations

- Natural Features DP for slopes of 15%.
- Watercourse Development Permit.
- Tree Management Plan/Tree cutting Permit.
- Groundwater Impact Assessment.
- Stormwater Management Plan.
- Agricultural Impacts Assessment.
- Resolve issues related to access and servicing.





Economic Development

- It is estimated that up to 1,250 new direct jobs and 125 indirect jobs could be generated through 200 acres of new industrial lands.
- This could take the form of:
 - expansion or relocation of existing operations.
 - greater utilisation of current employment areas.
 - creation of new businesses.





Economic Development

In terms of land values, based on 2016 BC Assessment, average assessed land values were:

- Maple Meadows Business Park: \$1.3 million per acre, a 16% increase from 2015.
- Kanaka Business Park: \$250,000 per acre, close to a 36% increase from 2015.
- Webster's Corner Business Park, \$160,000 per acre, a 24% increase from 2015.





Discussion

- In light of regional and local needs, what is your level of support for the proposed redesignations?
- What do you see as the benefits and opportunities from the proposed changes?
- What do you see as possible challenges and constraints from the proposed changes





We Want to Hear From You

- Questionnaires available:
 - Online at www.mapleridge.ca/400
 - In print at our event today
 - Deadline for Feedback is **February 20, 2016**
- Provide feedback at anytime:
 - By email: employmentlands@mapleridge.ca
 - Or phone: 604-467-7493





Next Steps

1. Ongoing Land Owner Focus Groups
2. Public Open House February 6
3. Report back to Council with results

