

Employment Lands



W E L C O M E

Employment Lands Open House

Why are we here?

Your City Council wants to hear from you about a 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 future activities that can occur on a property. Employment generating land uses can include manufacturing, office, warehousing, education, transportation, construction, communications, and more.

What does this mean to my property?

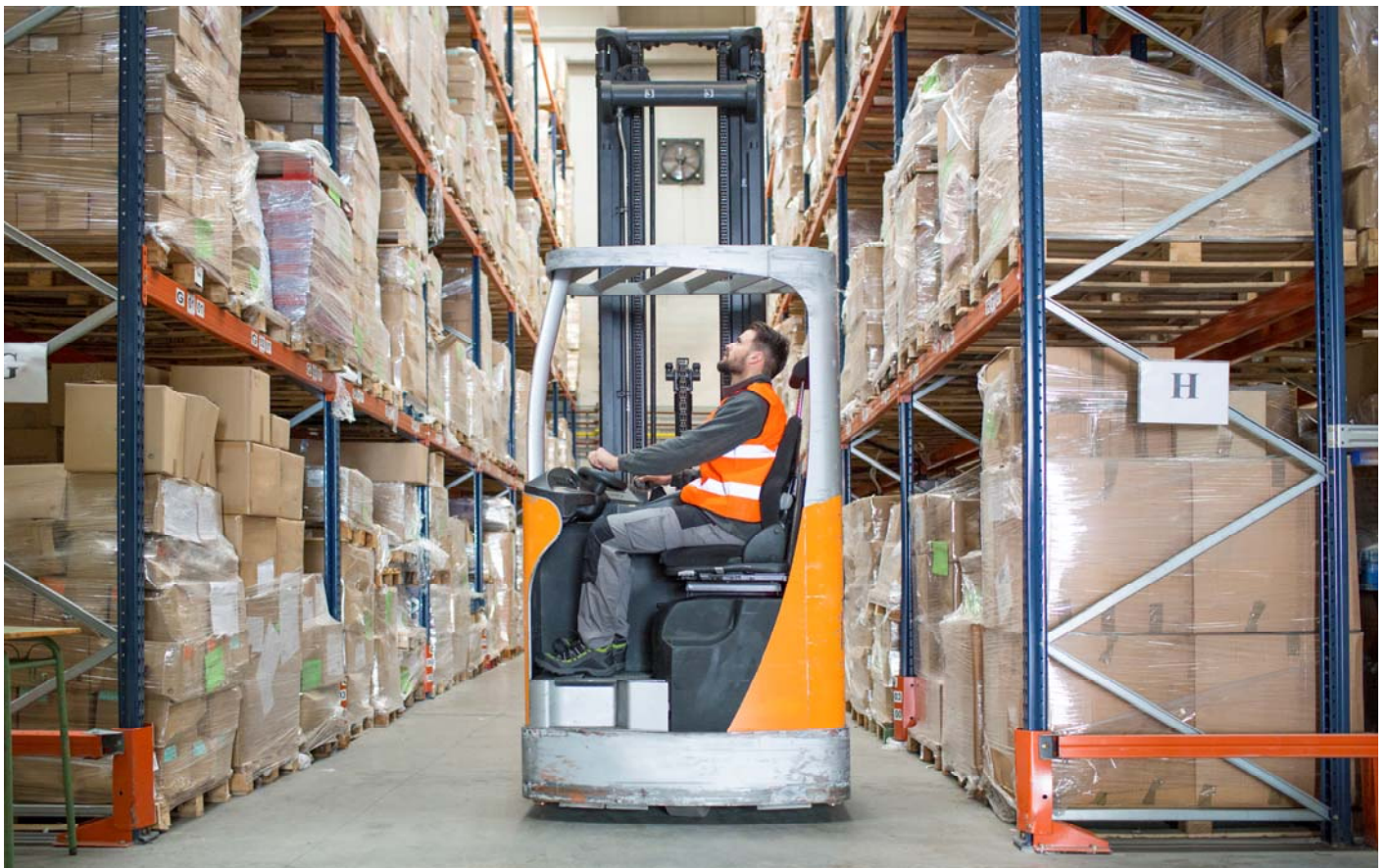
Redesignation is intended to guide long-term future development options and will not change currently permitted uses or zoning.

Tonight is about sharing your thoughts on creating more employment lands in Maple Ridge.

Employment Lands

Regional Context

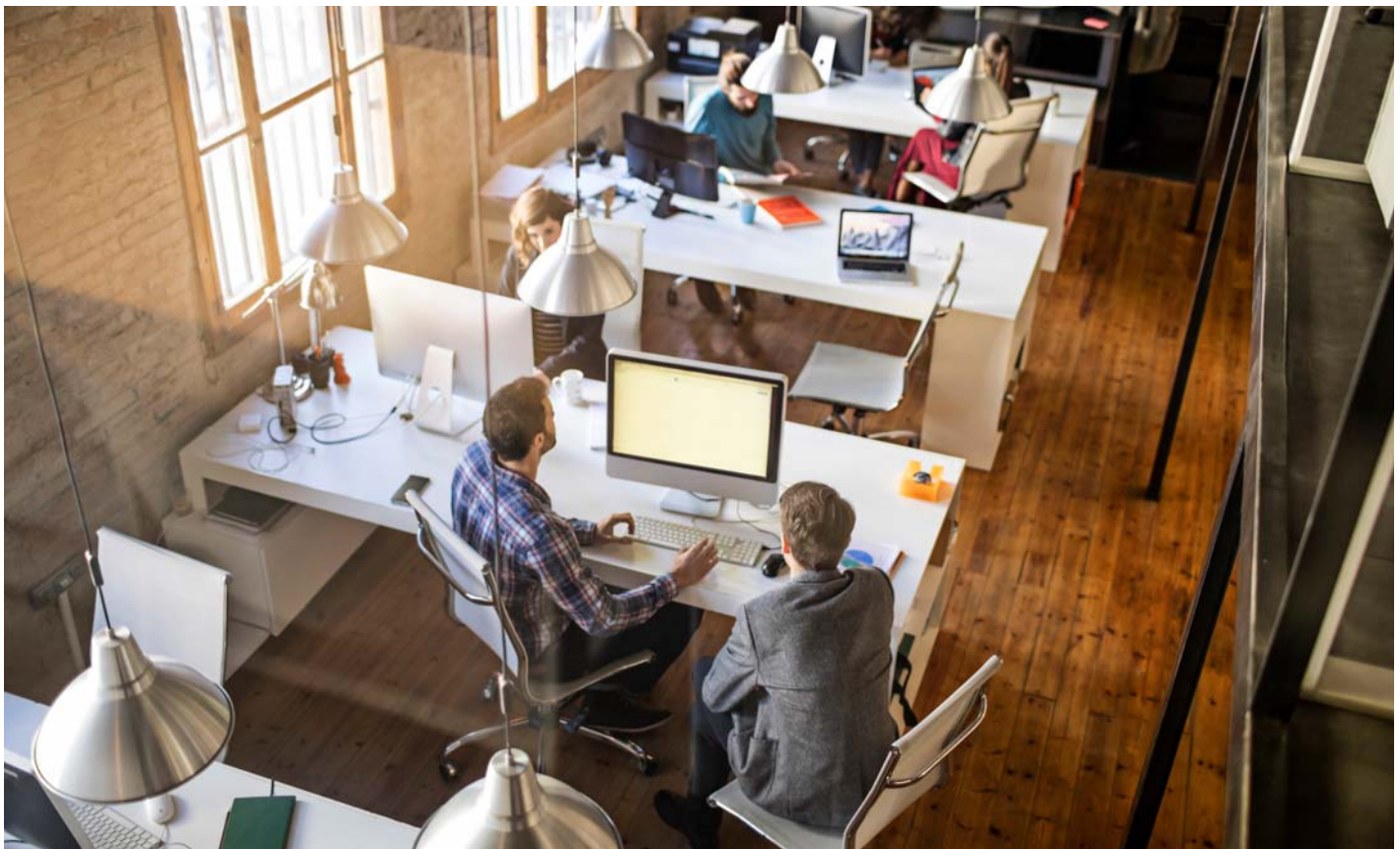
- Metro Vancouver has monitored the regional inventory of industrial lands since 2005.
- About 23% (275,000) of the region's jobs are accommodated on industrial lands.
- In 2015, the region had 28,000 acres of industrial land, but only 5,586 acres or 20% were vacant.
- Demand for industrial land is increasing and without new lands we could face a shortage in the next 10 to 15 years.



Employment Lands

Regional Challenges

- The regional supply of industrial land is under pressure for conversion to residential and commercial uses, which have higher land values.
- Conversion of industrial lands can occur through re-designation or development of non-industrial uses.
- Over the 2010-2015 period the net land absorption was about 188 acres per year.
- At this rate, the vacant land supply will be substantially absorbed by the 2030s.



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Maple Ridge Context

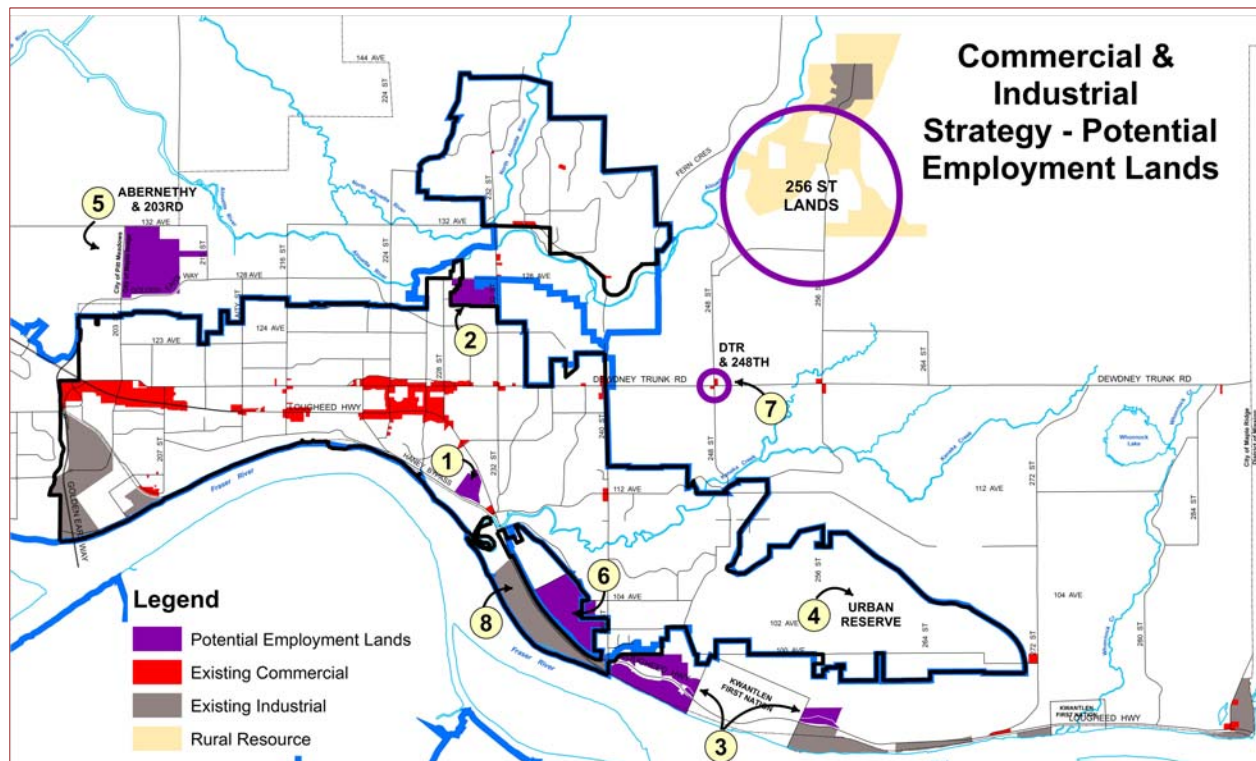
- Maple Ridge's Official Community Plan establishes policies that:
 - Support the facilitation of opportunities for local job growth
 - Promote local strengths to a global market
 - Encourage local job creation in order to foster a balanced community
 - Identify the need for new industrial lands to provide for future employment
- To help guide our employment future, a Commercial & Industrial Strategy was developed between 2012 and 2014.



Employment Lands

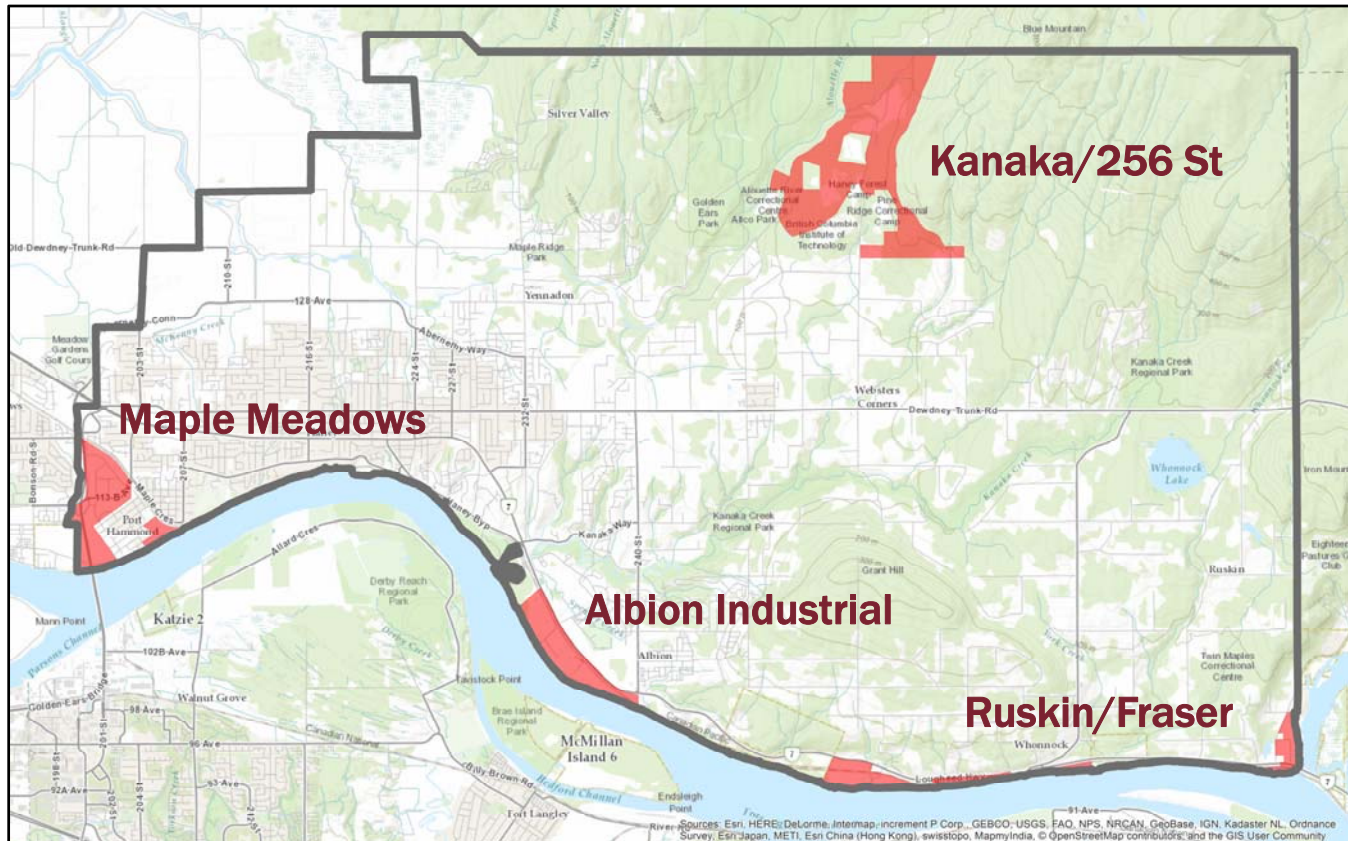
Maple Ridge Context

- Based on our Commercial & Industrial Strategy, total employment on our existing industrial lands as of 2012 is estimated at 7,700 or 29% of all of our local jobs.
- The City's long-term goal is to accommodate about 42,500 jobs across all employment sectors by 2041 to support regional and local growth.
- This means the City will need between 170 and 230 acres of industrial land for development.
- The City completed a comprehensive search for lands that could create long-term opportunities and identified a number of possible parcels to help meet our long-term employment goals.



Employment Lands

Existing Maple Ridge Industrial Areas



Albion Industrial Maple Meadows Kanaka/256 St Ruskin/Fraser



Area

160 acres

155 acres

300 acres

113 acres



Employment Sector

construction, wood processing/
manufacturing, transportation, warehousing

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

manufacturing, warehousing, forestry

lumber mills, shingle manufacturing



Number of Jobs

1,000

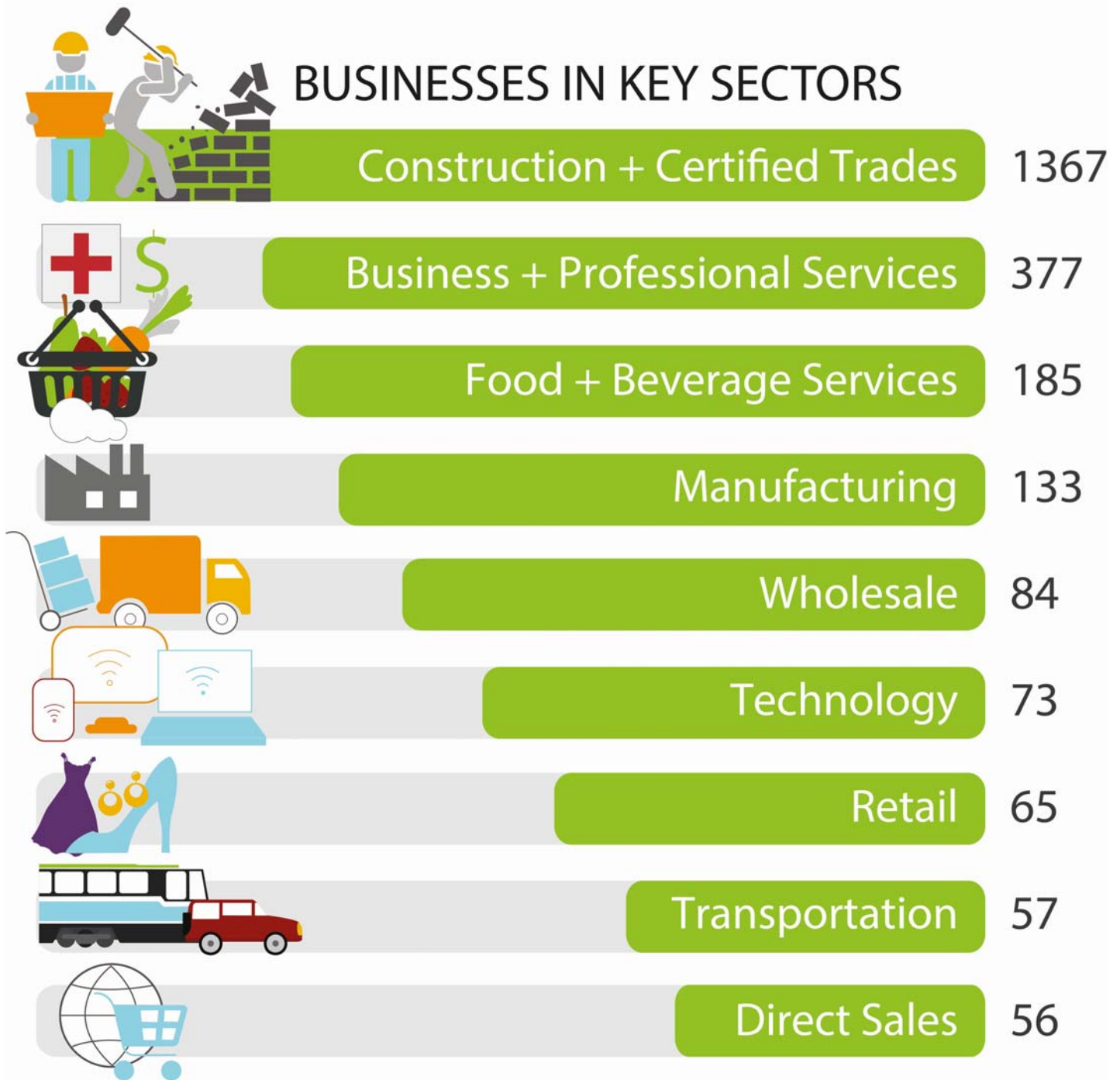
5,600

100

500

Employment Lands

Number of Maple Ridge Business



Employment Lands

Current Trends

- Demand for industrial land north of the Fraser River is growing.
- Changes in the manufacturing sector are also increasing demand for new employment lands:
 - smaller production areas are needed
 - greater mixing of operations with office space required
 - increased importance place on easy vehicle access
- Given rising land prices in the region, wholesalers are looking for cheaper land in locations servicing eastern Metro Vancouver.
- The construction industry is expected to put more pressure on existing industrial land.
- Throughout B.C there has been increased development of new post-secondary facilities in recent years.

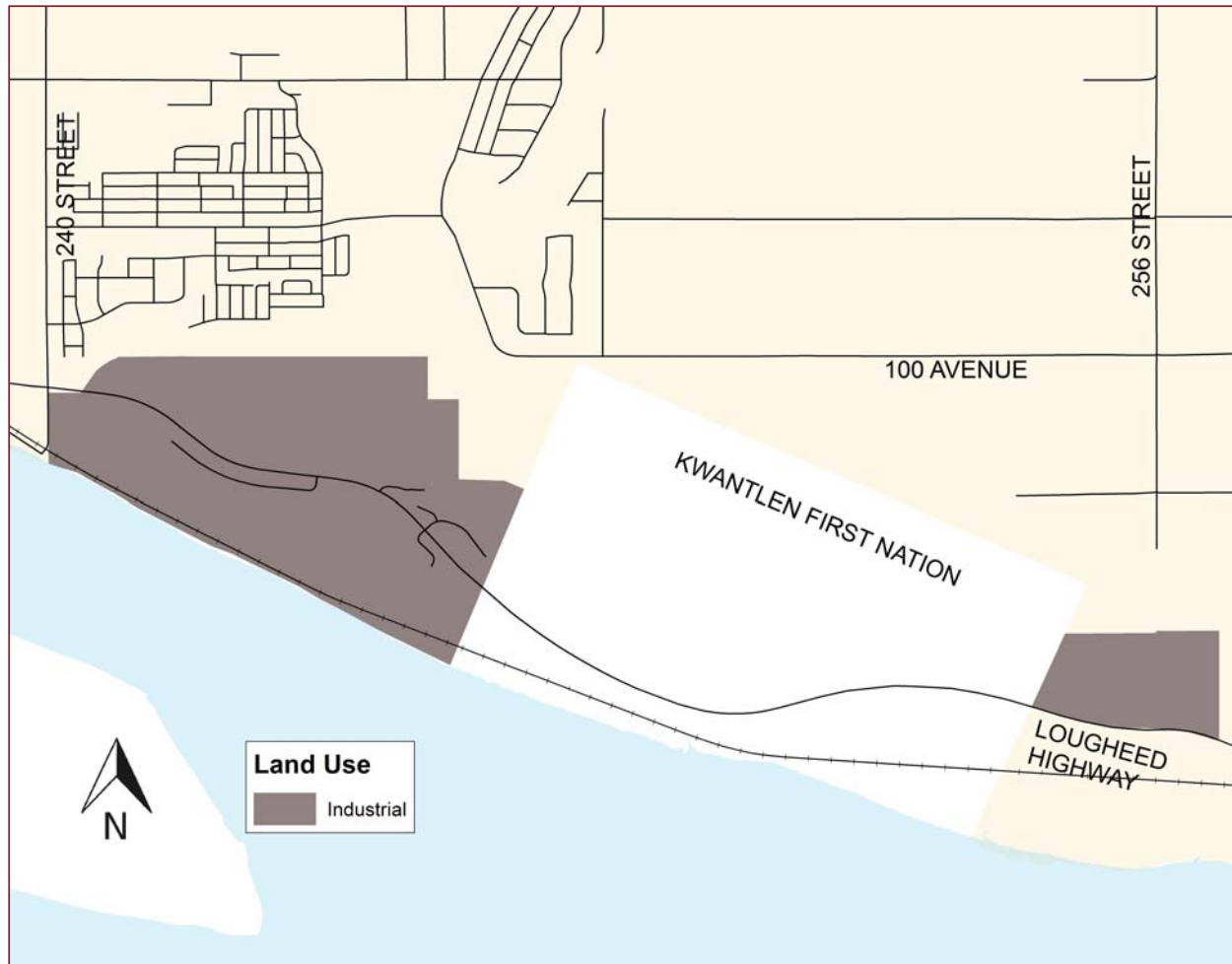
Proposed Employment Lands



AREA 1: 256 Street North of 128 Avenue

LAND AREA:	378 acres
SERVICING:	City Water; Combination of Sanitary Sewer and Septic
TOPOGRAPHY:	Properties are relatively level, with steep slopes adjacent to identified watercourses.
ACCESS:	Primary vehicle access is currently from 256 Street.
EXISTING LAND USES:	Vacant, Residential, Institutional
PROPOSED LAND USES:	Rural Resource. This means that all gravel deposits must be removed prior to any other future industrial uses occurring. A greenway corridor north of 130 Avenue is proposed to buffer residential land uses to the south. The two properties immediately next to existing residential homes along 130 Avenue are proposed as Suburban and Estate Residential.

Proposed Employment Lands



AREA 2: Lougheed Highway East of 240 Street

LAND AREA:	180 acres
SERVICING:	City Water and Septic System
TOPOGRAPHY:	Significant slopes impact the amount of developable land.
EXISTING LAND USES:	Vacant, Residential
SURROUNDING LAND USES:	Kwantlen First Nation lands, Albion neighbourhood, Albion Industrial Business Park and the Albion Flats study area.
ACCESS:	Accessible by a major transportation corridor
PROPOSED LAND USE:	Industrial

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Economic Development

- What would an additional 170 – 230 acres of employment lands mean to the City?
- Based on the number of jobs found in our existing industrial lands:
 - 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, and creation of new businesses.
- Based on 2016 BC Assessment figures, local industrial land values indicate that:
 - In Maple Meadows Business Park the average assessed land value was just over \$1.3 million per acres, a 16% increase from 2015.
 - In the Kanaka Business Park the average assessed land value was just over \$250,000 per acre, close to a 36% increase from 2015.
 - In the Webster's Corner Business Park, the average assessed land value was about \$160,000 per acre, a 24% increase from 2015.

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We want to hear from you

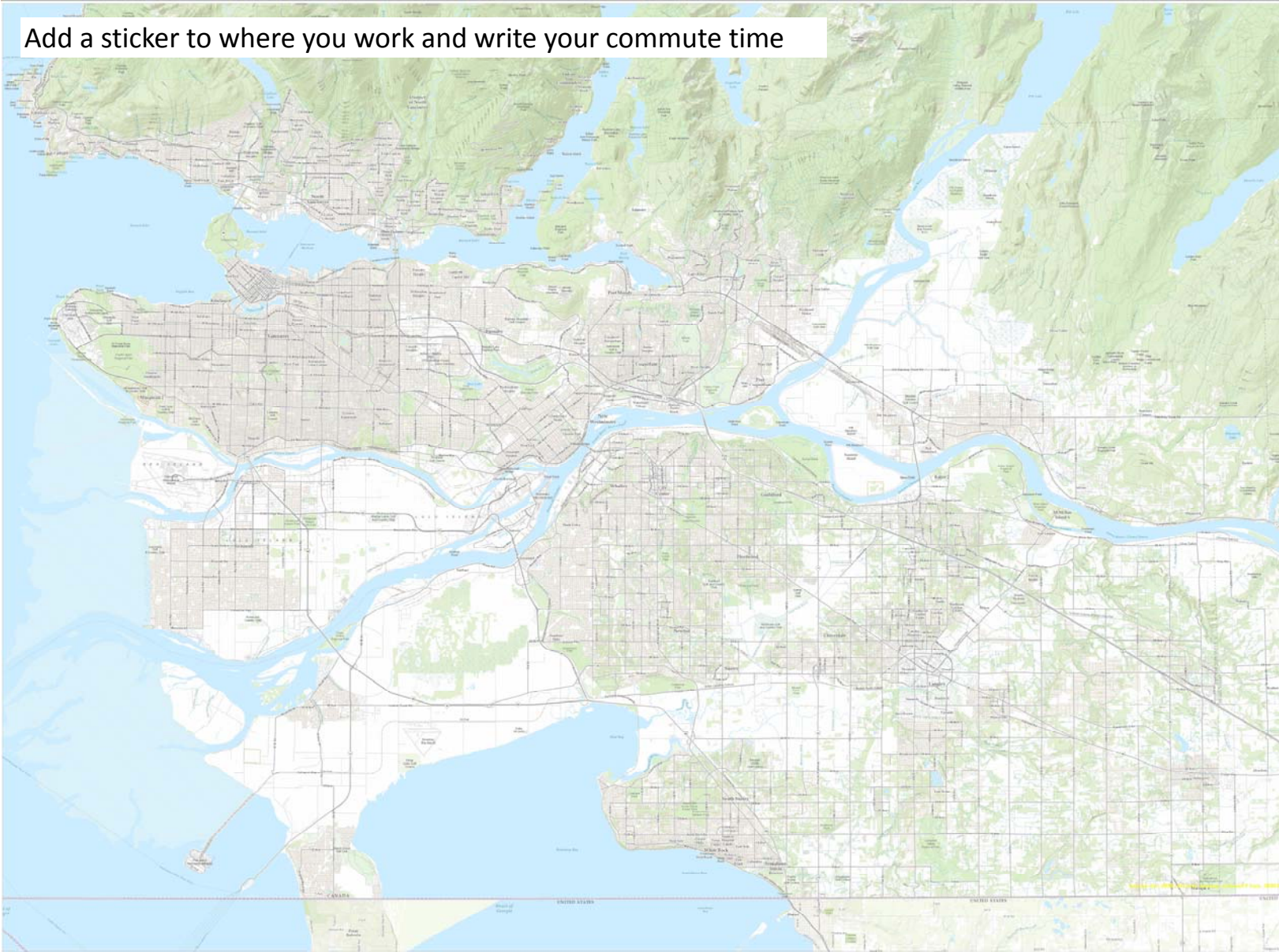
Q: What do you see as the benefits and opportunities from the proposed changes?

Q: What do you see as possible challenges and constraints from the proposed changes?



Employment Lands

Add a sticker to where you work and write your commute time



Maple Ridge has some of the longest commute times in the Metro Vancouver region.

In 2011, Maple Ridge commuters said they spent over 30 minutes traveling to their place of work.

THANK YOU

Employment Lands Open House

We want to hear your thoughts

Questionnaires available:

Online at www.mapleridge.ca/400

In print at our event today

Deadline for Feedback
February 20, 2017

To provide feedback at anytime please email:

employmentlands@mapleridge.ca

Or phone: 604-467-7493