



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 27, 2017
FILE NO: 2016-448-CP
ATTN: Council

SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7335-2017
Second Reading
Official Community Plan Amending Bylaw No. 7299-2016

EXECUTIVE SUMMARY:

The 2012-2014 Commercial and Industrial Strategy identified that an additional 69-93 ha (170-230 ac) of industrial land would need to be redesignated within the City by 2040 to accommodate industrial demand and to respond to the growing shortage of industrial land in the Metro Vancouver region. In pursuit of this direction, Council has directed staff to investigate a number of sites to determine if they could suitably support employment generating land uses. Area 1: 256th Street Lands and Area 2: Lougheed Lands were identified through this iterative and analytical process and have been pursued as potential future employment sites.

Considering the employment potential and challenges within these areas, Council directed staff to move forward with amending bylaws, but to bring forward additional information for further contemplation. Questions were raised by Council on the financial impacts to the City as well as possible wider economic implications should these areas be redesignated for employment purposes. The intent of this report is to bring forward these considerations as well as explore how additional synergies could be generated.

The report also recommends that first and second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017, that second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016 and that both Bylaws be forwarded to Public Hearing.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of the public and stakeholder engagement process, as outlined in the Employment Lands Consultation Outcomes and Next Step Options Report, dated May 2, 2017, and Council considers it unnecessary to provide any further consultation opportunities except by holding a Public Hearing on both bylaws;
- 2) That Official Community Plan Amending Bylaw No. 7299-2016 to redesignate Area 1: 256th Street Lands from Suburban Residential, Rural Resource and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential and Industrial Reserve be given second reading and be forwarded to Public Hearing;

- 3) That Official Community Plan Amending Bylaw No. 7335-2017 to redesignate Area 2: Lougheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential be given first and second reading and be forwarded to Public Hearing;

BACKGROUND:

As part of the on-going work following the 2012-2014 Commercial and Industrial Strategy, Council received an update on the status of several potential future employment sites in early 2016. Through an iterative and analytical process, two areas were identified and further pursued: the lands surrounding the existing employment areas of 256th Street north of 128th Avenue and along the Lougheed corridor east and west of the Kwantlen First Nation lands.

On September 19, 2016, Council authorized staff to begin preparing an OCP Amending Bylaw to redesignate certain identified properties in the 256th Street and 128th Avenue area to *Rural Resource* from *Suburban Residential* and *Institutional*. This Bylaw received first reading on December 5, 2016.

On October 17, 2016 an employment land use suitability assessment for the lands west and east of the Kwantlen First Nation lands was presented to Council. Council then authorized staff to begin preparing an OCP Amending Bylaw to redesignate these lands to *Industrial (Business Park category)*.

These two areas, now called Area 1: 256th Street Lands and Area 2: Lougheed Lands, were the focus of a public consultation program in early 2017. The outcomes were summarized and presented to Council on May 2, 2017. At the same session, Council provided direction on the next steps in the employment lands conversation, with the following resolutions:

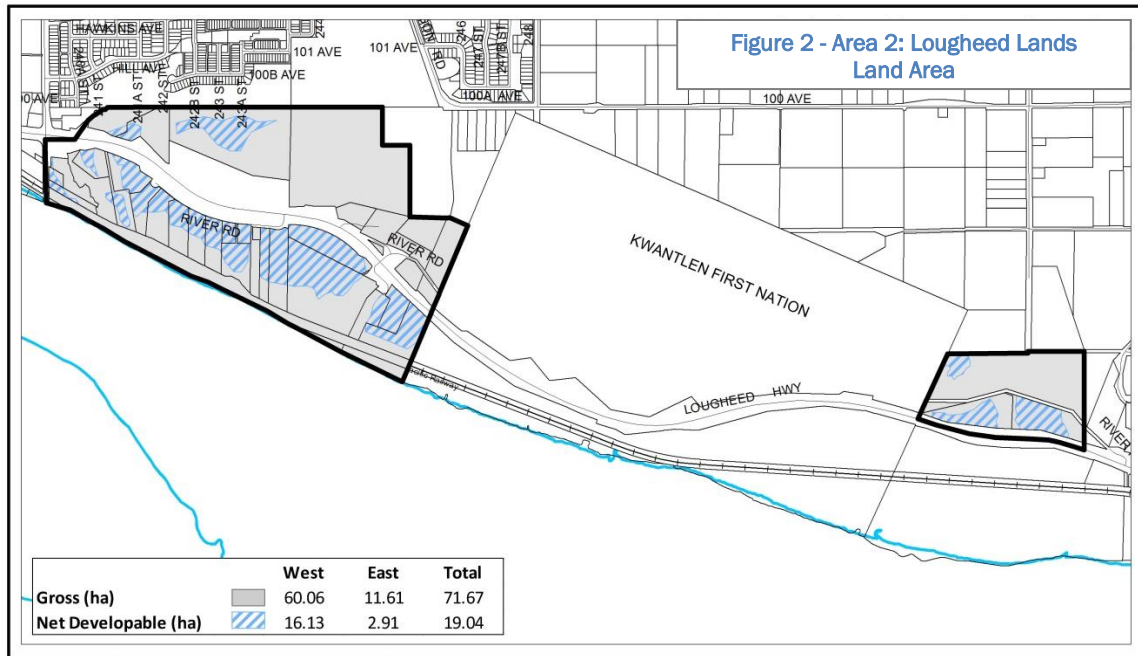
That staff be directed to amend the OCP Bylaw No. 7299-2016 to designate lands in Area 1: 256th Street Lands as outlined in the report “Employment Lands Consultation Outcomes and Next Step Options” dated May 2, 2017 as Industrial Reserve and that the policies include criteria to establish requirements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

and

That staff be directed to prepare an OCP Amending Bylaw to designate as Industrial and Rural Residential those lands in Area 2: Lougheed Lands, as outlined in the report “Employment Lands Consultation Outcomes and Next Step Options” dated May 2, 2017.

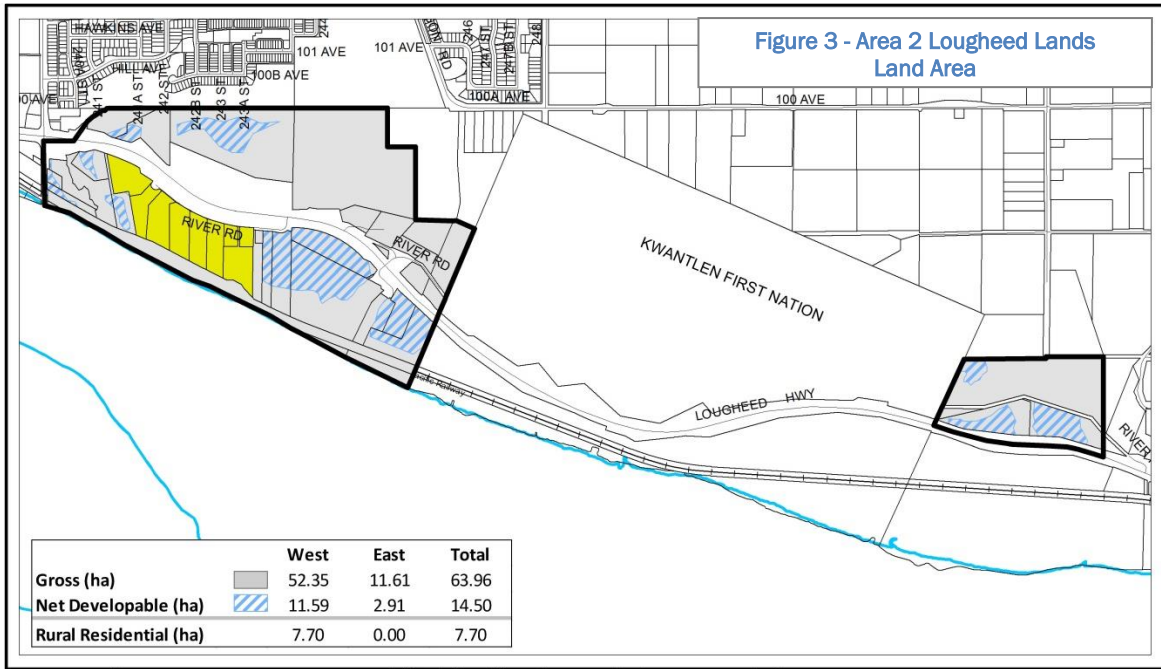
Area 1 Summary

The Area 1: 256th Street Lands are located to the east and west of 256th Street and to the north of 128th Avenue. The Area 1: 256th Street Lands consists of approximately 98 gross ha (242 ac). These lands are relatively level, however future development will be impacted by the setbacks associated with the watercourses and topography of the area. Based on the previously reported high level analysis which takes into account the limiting environmental impacts, Area 1 could represent 80 net developable ha (198 ac) of future employment land, as shown on the following page on Figure 1.



For Area 2: Lougheed Lands, the public consultation process identified general support for the redesignation of these lands given it's location on a major transportation corridor and proximity to an already existing employment node. Concerns were also expressed, namely, with the impacts future industrial development may have on environmentally sensitive areas and the significant level of local infrastructure improvements that would be necessary to support future development. There was also noted concern over the perceived loss of the rural lifestyle currently enjoyed by residents south of Lougheed in this area

Based on the feedback received from the public consultation process, staff reconsidered the originally proposed *Industrial* (Business Park category) designation for the 7.7 gross ha (19 ac) of residential properties located along River Road. Instead, acknowledging the existing interests of the residents on these lands and the high improvement values currently observed, staff suggested that these *Suburban Residential* properties be redesignated as *Rural Residential*. Redesignating these lands would however reduce the lands available for an *Industrial* (Business Park category) designation west of the Kwantlen First Nation to 52 gross ha (128 ac) and further reduce the net developable area of the westerly-oriented lands to approximately 11.6 ha (29 ac). This brings the total possible net developable area for the lands west and east of the Kwantlen First Nation for employment purposes to 14.5 ha (36 ac). These resulting changes to the possible gross and net developable yield are presented on the following page in Figure 3



DISCUSSION:

In light of both the employment potential and challenges within these areas, Council directed staff to move forward with the amending bylaws. However, Council discussed several issues that warranted further consideration and exploration. Questions were raised on the wider economic implications of redesignating land towards an employment future. Specifically, it was asked how the financial considerations of the existing land uses compare to those anticipated from an employment future and how additional synergies could be generated within the Area 2: Lougheed Lands. Questions were also raised on the implications to the wider economy should additional lands be created for employment purposes.

City Financial Implications

Throughout the City, properties contribute ongoing tax revenue to the City. Whenever land is developed, one-time Development Cost Charges (DCC's) are collected to offset related infrastructure costs that are anticipated by the City due to expected growth. Development may also translate to other costs that may impact the City (e.g. on-going infrastructure maintenance), however some of these costs can be expected to be covered by the anticipated tax revenues while other costs (e.g. unplanned water or sewer extension) may be shared or borne entirely by the developers.

In response to Council's prior questions, the below fiscal narrative captures the contrasts between the redesignation scenarios and the option to leave the land use designation unchanged. Staff have prepared high-level outlines of the various financial implications in order to provide Council with a 'snap shot' of ongoing tax revenue and one-time development-related charges (e.g. DCCs), where applicable. Employment land conversion is a long-term process, with a lengthy transition time, so focus was placed on how such financial considerations would appear at a future build-out point in time.

Area 1: 256th Street Lands

For Area 1, there are two possible land use designation scenarios under consideration: A) maintain the existing land use of *Suburban Residential* and *Institutional*; and B) redesignate as *Industrial Reserve* for a long-term employment future.

Under Scenario A, just over 100 new *Suburban Residential* lots could be created on the 41 net developable ha (101 ac) currently designated as *Suburban Residential*. This rough estimate of possible lot-yield is based on current policies that permit 1 acre lot subdivision where community water is available. The examples provided below do not reflect the ongoing and undecided possibility that the minimum lot size for subdivision under the *Suburban Residential* designation may increase. Noting that, future residential development could generate approximately \$1,300,000 in associated development charges leading to build out. Development charges are not currently applied to institutional development occurring in the rural areas, as identified in the City’s DCC Bylaw. Using 2017 assessed values, Scenario A could generate approximately \$34,000 from residential property taxes and \$74,000 from light industry or business property taxes, resulting in a conservative \$108,000 in tax revenue per annum at full build out. Staff acknowledge that these are based on current tax levels and that tax revenues could increase if land improvements are made.

Scenario B forecasts are based on future build out at a general business / light industrial level under the proposed *Industrial Reserve* redesignation. A future involving major industry has not been included at this time. Working with the Finance Department, staff estimate a conservative \$15,000 per gross hectare as a proxy to capture development cost charges for industrial development. Therefore, should the entire net developable area of 80 ha (198 ac) be developed as employment land, the associated development cost charges could represent approximately \$1,200,000 leading up to build out. At build out, the City could anticipate approximately \$181,000 per annum in on-going tax revenues.

Table 1 - Estimated Revenues for Area 1 by Scenario

	Development Cost Charges (One-time, Up to Build Out)	Tax Revenue (Per Year, at Build Out)
Scenario A	\$1,300,000	\$108,000
Scenario B	\$1,200,000	\$181,000

Based on 2017 assessed values and property tax rates

Area 2: Lougheed Lands

As an extension of the Albion Industrial Area, Area 2 has three possible land use designation scenarios are under consideration: A) entire net developable area of 19 ha (47 ac) is subdivided to the highest residential density possible under current policy and regulations for *Suburban Residential*; B) entire net developable area of 19 ha (47 ac) is re-designated to *Industrial* (Business Park category); and C) the prior identified 14.5 ha (36 ac) of net developable area is re-designated to *Industrial* (Business Park category) and the remaining 7.7 gross ha (19 ac) of residential land is re-designated as *Rural Residential*.

If lot consolidation took place, under Scenario A, an additional 21 *Suburban Residential* lots could be created on the 19 ha (47 ac) of net developable area. With 26 existing lots with developable area, a total of 47 residential lots would be possible. The residential development would generate approximately \$185,000 in one-time development cost charges leading up to build-out. The City would anticipate approximately \$91,000 per year in tax revenue at full-build out.

Under Scenario B, it is assumed the 19 net developable ha (47 ac) are re-designated as *Industrial* (Business Park category), therefore the City could anticipate approximately \$285,000 in one-time

development cost charges using the \$15,000 per gross hectare estimate developed with the Finance Department, over the period until build-out is achieved. In terms of on-going tax revenue, the City could anticipate approximately \$297,000 annually at build out.

Under Scenario C, no new residential lots would be created, as the existing 7.7 gross ha (19 ac) of residential land would not be able to subdivide given the proposed *Rural Residential* designation. The remaining 14.5 ha (36 ac) of net developable industrial area could result in a conservative \$217,500 in development cost charges leading up to build out. In terms of on-going tax revenue, the residential portion could generate approximately \$36,000 while the industrial land could contribute \$179,000. The City could therefore anticipate approximately \$215,000 in tax revenue per year, post build out.

Table 2 - Estimated Revenues for Area 2 by Scenario

	Development Cost Charges (One-time, Up to Build Out)	Tax Revenue (Per Year, at Build Out)
Scenario A	\$185,000	\$91,000
Scenario B	\$285,000	\$297,000
Scenario C	\$217,500	\$215,000

Based on 2017 assessed values and property tax rates

Wider Economic Implications

To better understand the wider benefits to the local economy stemming from the creation of new employment lands, City staff worked with BC Stats to estimate the economic impact that could be generated from businesses locating on a proposed newly created 230 acres of industrial land within the City. BC Stats used an inter-provincial input-output model to generate the projections. The analysis used information about the current land base, industrial structure and employment in the City of Maple Ridge.

The model-based projections estimate that the businesses that could locate on the newly-available land are anticipated to support 1,587 jobs and contribute an estimated \$125 million to the provincial GDP. In addition to the on-site jobs, it is estimated that 676 jobs will be supported in region-wide supplier industries with another 244 regional jobs in industries that benefit from spending by workers. With a projected 2,500 total direct or indirect potential jobs possible from the proposed 230 acres, the model indicates that additional employment lands would support local job growth within the City.

Table 3 – Total Impact of Industrial Land Development (Annual Operation)

	Industrial Lands	Supplier Industries	Induced	Total Impact
Employment (#)	1,587	676	243	2,506
Average annual household income (\$)	\$60,852	\$59,167	\$46,617	\$61,620

BC Statistics

Of the possible jobs created, the model projects 6.9 jobs per acre. Staff feel that this is a conservative estimate noting that the current job densities of the Ruskin/Fraser River Area, Albion Industrial Area and Maple Meadows are 4.5, 6.25 and 36 jobs per acre, respectively. While the assessment was undertaken at a high level, the job estimates of the BC Stats model points to an attainable future in potential creation of new employment opportunities in the City.

REDESIGNATION CONSIDERATIONS

Area 1: 256th Street Lands

The OCP outlines a long-term vision for identifying additional employment generating lands, yet equally places an emphasis on the suitability of any lands contemplated for new opportunities. The OCP Policy 6-45 provides a set of evaluation parameters for potential lands being considered for employment: the land is relatively flat; conducive to industrial development; contiguous to a full range of municipal services; and strategically located near the Regional transportation network. OCP Policy 6-48 further reinforces the emphasis on compatibility as *Maple Ridge will implement strategies to accommodate industrial growth that is compatible with other land uses in the District.*

Area 1: 256th Street Lands offers potential for future employment uses and job creation as well as augmenting an existing employment node within the City For Area 1: 256th Street Lands, staff continue to recommend an *Industrial Reserve* designation, where the designation identifies the lands in the OCP for a long-range industrial future.

That said, based on on-going correspondence, staff have reconsidered one of the properties previously identified as *Industrial Reserve*, and recommend that it now be redesignated to *Rural Resource*. The property is currently split-designated with an “island” of *Institutional*, zoned for correction and rehabilitation uses, and is encompassed by the existing *Rural Resource* designation. This suggested amendment would simplify the property’s land use designation and permit the industrial operations under *Rural Resource* for the entire property. More information regarding the ongoing correspondence received by staff is presented in the following section. The revised and recommended land use redesignation for Area 1 is summarized in Figure 4 on the following page.

The *Reserve* approach addresses many of the community concerns and provides a greater level of certainty regarding the conditions under which future redevelopment might occur. The creation of an *Industrial Reserve* designation would be similar in nature to the Thornhill Urban Reserve and provides the City with time to properly plan for increased demand for industrial land.

Staff propose that the following policy base and criteria form the possible triggers for the *Industrial Reserve* designation. The more detailed policy language is provided in Appendix A in Bylaw 7299-2016.

- Further intensification of the existing employment lands is encouraged prior to redeveloping the lands identified as *Industrial Reserve*.
- Before industrial development will be permitted on the *Industrial Reserve* land, several initiatives must have taken place, including determining a transportation alignment option to accommodate industrial traffic through the City to minimize community and environmental impacts; conducting a servicing analysis to identify possible servicing impacts; and a gravel supply assessment. In addition, Council will need to determine if sufficient levels of development have taken place on the existing employment lands to approve the lifting of the *Industrial Reserve* designation.
- At the time when *Industrial Reserve* designated lands will be considered for development, several items must be completed before permitting industrial development. Items include an OCP Amendment identifying the lands as *Industrial* or *Rural Resource* rather than *Industrial Reserve*, an amended Regional Growth Strategy and Regional Context Statement, and the removal of any identified gravel reserves from the land.
- In addition, certain activities must be fulfilled by the owner or applicant before development or industrial activities may take place. These tasks include an environmental assessment, an agriculture impact assessment, an aquifer groundwater management study and a noise

attenuation study in order to mitigate the impacts of development on the environment and nearby residential neighbourhoods.

Other Considerations:

In addition to the *Industrial Reserve* and *Rural Resource* designations, five other land use amendments are proposed under OCP Amending Bylaw No. 7299-2016: *Conservation*, *Industrial*, *Park*, *Estate Suburban Residential*, and *Suburban Residential*.

One of the properties that is proposed to be redesignated to *Industrial Reserve* is hooked to two smaller parcels. These two parcels currently abut existing residential properties. It is therefore recommended that these properties be designated *Estate Suburban Residential* and *Suburban Residential* to accommodate and align with the adjacent residential uses.

An existing city right-of-way adjacent to the subject lands is proposed to be redesignated to *Park*. This right-of-way is not anticipated to be constructed as a road and, in discussion with Parks, Recreation and Culture Department staff, it was identified as a desirable trail connection. Identifying this right-of-way as park for the purpose of accommodating future greenways will help create a buffer between residential and future employment uses in this area.

Lastly, the Kanaka Business Park is included under OCP Amending Bylaw No. 7299-2016 to be redesignated to *Industrial* and *Conservation* from *Suburban Residential* and *Rural Resource*. This housekeeping redesignation will bring the existing zoning into alignment with the appropriate land use designation.



Gravel Extraction

Regardless of intended land use, the *Local Government Act* dictates gravel related requirements for municipalities. Current City bylaws, as well as the proposed *Industrial Reserve* policy, satisfy and are aligned with provincial requirements. Specifically, the proposed *Industrial Reserve* policies require that gravel deposits be identified and, if available, be removed prior to any industrial redevelopment.

Area 2: Lougheed Lands

The Area 2: Lougheed Lands present the potential for future job creation as an expansion of the already established Albion Industrial Area. Through the public consultation process, staff heard stronger support for Area 2 as a potential employment node, as it is located along a major transportation corridor which is felt to be more suitable. Recognizing the opportunity Area 2: Lougheed Lands provides for expanding an existing employment node as well as the possible synergies with the development of Kwantlen Indian Reserve #5, staff recommend redesignating the majority of the Area 2 lands to an *Industrial* (Business Park category) designation to encourage future employment opportunities. As well, staff maintain that the 7.7 ha (19 ac) area that is currently developed as residential be redesignated to *Rural Residential* in reflection of resident interests.

Historic Commercial Node Expansion

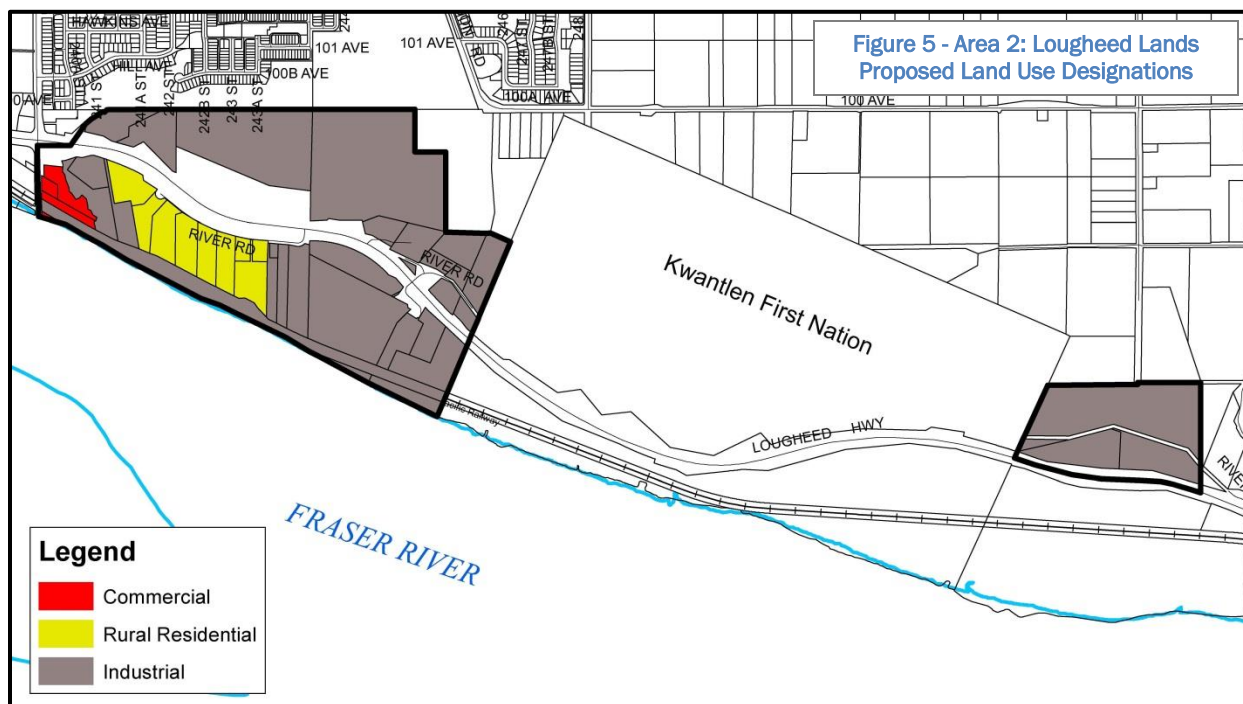
Public comments, and supported by Council discussion, raised the potential for commercial synergies around the intersection of 240th Street and Lougheed Highway. Current surrounding land uses for this area includes the Albion Growth Area to the north, a historic commercial node to the west at the corner of Lougheed Highway and 240th Street, and the Albion Industrial Area further west of 240th Street along Lougheed Highway. Reflecting on the comments from Council and the public, staff propose expanding the historic commercial node at Lougheed Highway and 240th Street to include four properties at the western edge of Area 2.

Redesignating these properties as *Commercial* provides an opportunity for the synergistic expansion of a small-scale historic commercial node and is supported by the OCP. OCP Policy 6-41 identifies Albion as a historic commercial centre, while OCP Policy 6-42 identifies the City's support for limited infill or expansion of a historic commercial center provided the proposed development is sensitive to the historic character of the centre and is compatible in use and form with the surrounding area. The proposed area is well-situated along the Fraser River, and from a use perspective the extension of the existing historic commercial node is reflective of the area's active employment past. The extension of the historic node also offers an opportunity to introduce greater public interest and awareness in the area. With attractive viewscales, the proposed area could provide a potential public space animated by a range of service-oriented commercial and recreational opportunities.

Rural Residential

Given the public dialogue and discussion with Council, staff continue to recommend that the 7.7 ha (19 acres) of residential property located along River Road be redesignated as *Rural Residential*. This approach provides current land owners with certainty regarding their properties; namely that the established residential properties would remain residential and rural in nature.

In summary, Figure 5 on the following page illustrates the proposed land use designations that are anticipated through OCP Amending Bylaw No. 7335-2017. The full text of OCP Amending Bylaw No. 7335-2017 is available in Appendix B.



EARLY AND ONGOING CONSULTATION:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required, noting that Council already directed the early engagement with the community and other agencies, which took place in early 2017. The Employment Lands Consultation Outcomes and Next Step Options Report, dated May 2, 2017, provides a summary of the public consultation process as well as the interdepartmental and intergovernmental referral comments.

ONGOING CORRESPONDENCE:

Since the last discussion with Council and following the conclusion of the recent community engagement process, on-going correspondence was received from interested and concerned community members and land owners about the proposed redesignation of employment lands.

Two submissions have been received by concerned land owners in the Area 1: 256th Street Lands who have reservations about the proposed redesignation to *Industrial Reserve*. One land owner is concerned over the impact to the residential neighbourhood, citing impacts from future industrial traffic as well as on-going drainage concerns. The other, a local business owner and land owner, is concerned that the changes will affect the value and opportunities available for their land, stemming from the change of land use designation for their existing *Institutional* designation. These letters are available for review in Appendix C.

Conversely staff facilitated one request for a meeting from an enthusiastic supporter of the redesignation of Area 1: 256th Street lands. Through the discussion that ensued the business owner reiterated their interest in working with the City to pursue an employment future for this area.

In addition, a land owner from the Area 2: Lougheed Lands met with staff to express their support for the future employment land use designation proposed for Area 2 although reservations were expressed should industrial development immediately take place.

INTERDEPARTMENTAL IMPLICATIONS:

Economic Development Department

The Economic Development Department supports the *Industrial Reserve* redesignation for Area 1: 256th Street Lands. Economic Development Staff are interested in conducting a further engagement process with existing business operations north of 256th to address business needs, but also to heighten the identity for the overall employment area. A similar initiative has recently been conducted for the Albion Industrial Area, and could be helpful for businesses, land owners and area residents. Economic Development Staff will bring forward for Council consideration an engagement process at a future date.

For Area 2: Lougheed Lands, the Economic Development Department supports the employment land redesignation as well as the expansion of the Albion historic commercial node. Recognizing the opportunities that this commercial node could have, Economic Development would also support strengthening this commercial node with properties to the west of 240th Street, along River Road.

Parks, Recreation and Culture

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

Engineering Department

The Engineering Department reviewed the servicing requirements for both areas. As Area 1: 256th Street Lands is partially in the Fraser Sewerage Area, a sanitary service analysis is required to determine the capacity limit for industrial development. An assessment of the Strategic Transportation Plan and the possible access routes for Area 1 are included as part of the Engineering Department's 2017 Business Plan. Such further assessments are identified in the draft policies and criteria under the proposed *Industrial Reserve* designation for Area 1 and would provide the needed time to complete such studies prior to the permitting of any industrial redevelopment activities.

Provision of sanitary services to Area 2: Lougheed Lands is not possible without amendments by Metro Vancouver and the Greater Vancouver Sewerage and Drainage District to the Regional Containment Boundary and Fraser Sewerage Area boundaries. In the meantime, small-scale industrial development would need to be based on in-ground septic systems in this area. More significant industrial activities would require the servicing costs associated with development to be born by the developer.

INTERGOVERNMENTAL COMMENTS:

Metro Vancouver

Area 1: 256th Street Lands and Area 2: Lougheed Lands are currently designated *Industrial* and *Rural* in Metro Vancouver's Regional Growth Strategy (RGS). The *Industrial* land use designation aligns with both heavy and light industrial uses that have access to municipal water and sanitary sewer services. The *Rural* land use designation is a non-urban land use designation that allows a range of small scale low density uses, including industrial uses that do not require the provision of urban services. As a result, industrial activity can proceed within Area 1 and Area 2 without an amendment to Metro Vancouver's land use designation or the Greater Vancouver Sewerage and Drainage District's Fraser Sewerage Area boundary.

However, should a more intensive scale of industrial development take place, or an expansion of the Fraser Sewerage Area be desired in this area in the future, an amendment to the Fraser Sewerage Area boundary and Regional Growth Strategy would be required. Metro Vancouver has expressed a desire to see Area 1 and Area 2 redesignated entirely as *Industrial* under Metro 2040 even though small-scale industrial land uses are aligned with the current designations. Such a redesignation would require an amendment to the Region's Urban Containment Boundary in addition to the land use designation amendment. Metro Vancouver has expressed an interest in supporting Maple Ridge's long term vision throughout such regional processes for both areas under consideration.

Staff note that Metro Vancouver's interests are reflected in the draft policies that form the proposed *Industrial Reserve* designation proposed for Area 1. However, with Metro Vancouver's comments, staff believe there are benefits to pursuing a regional change in land use designation for Area 2 as part of this process. Further, given the proximity of Area 2 to the City's Urban Area Boundary, there are also merits to extending the Urban Area Boundary to include the westerly portion of Area 2. Such further steps will be brought forward for Council consideration following a public hearing, if held, and if the amending Bylaw No. 7335-2017 be given a third reading.

Ministry of Transportation and Infrastructure

Lougheed Highway east of 240th Street falls under the jurisdiction of the Ministry of Transportation and Infrastructure. The Ministry has indicated that a concrete barrier will divide Lougheed highway east of 240th Street in the future, which will restrict traffic movement on both sides of the highway to right-in and right-out movements.

First Nations

Representatives from the Kwantlen and Katzie First Nations have been contacted to provide comments on the proposed redesignation. Staff have met with representatives of the Kwantlen First Nation to discuss the proposed redesignations. Kwantlen First Nation representatives have expressed interest in strengthening environmental protection and remediation opportunities in the vicinity of Area 1. For Area 2, Kwantlen First Nation representatives identified the potential synergies between the Kwantlen First Nation interests' in the development of IR #5 and the City's proposed redesignation.

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

CONCLUSION:

Preparing to meet the anticipated future demand for employment generating lands within the City requires that existing land use designations be reassessed. In response to direction from Council, staff have undertaken high-level land use analyses, public consultation, interdepartmental and intergovernmental referrals and gathered additional information to assess the suitability of the needed 69-93 ha (170-230 ac) of future employment lands.

Collected information suggests that the lands under consideration are suitable for redesignation under certain circumstances. For Area 1: 256th Street Lands, the introduction of an *Industrial Reserve* designation is key to preserving land for employment purposes while also being able to appropriately plan for an employment future, including working to mitigate identified community concerns. For Area 2: Lougheed Lands, expanding the historic commercial node at the intersection of 240th and Lougheed Highway, and redesignating the residential properties along River Road as *Rural Residential*, reflects public and Council interests. The remaining net developable land would be redesignated for future employment purposes.

It is therefore recommended that first and second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017 (Area 2: Lougheed Lands) and that second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016 (Area 1: 256th Street Lands) and that both Bylaws be forwarded to the same Public Hearing.

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Director of Planning

Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

Concurrence: E. C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A: Official Community Plan Amending Bylaw No. 7299-2016 (Area 1: 256th Street Lands)
- Appendix B: Official Community Plan Amending Bylaw No. 7335-2017 (Area 2: Lougheed Lands)
- Appendix C: Letters from the Public