



City of Maple Ridge

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

EXECUTIVE SUMMARY:

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

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

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

RECOMMENDATIONS:

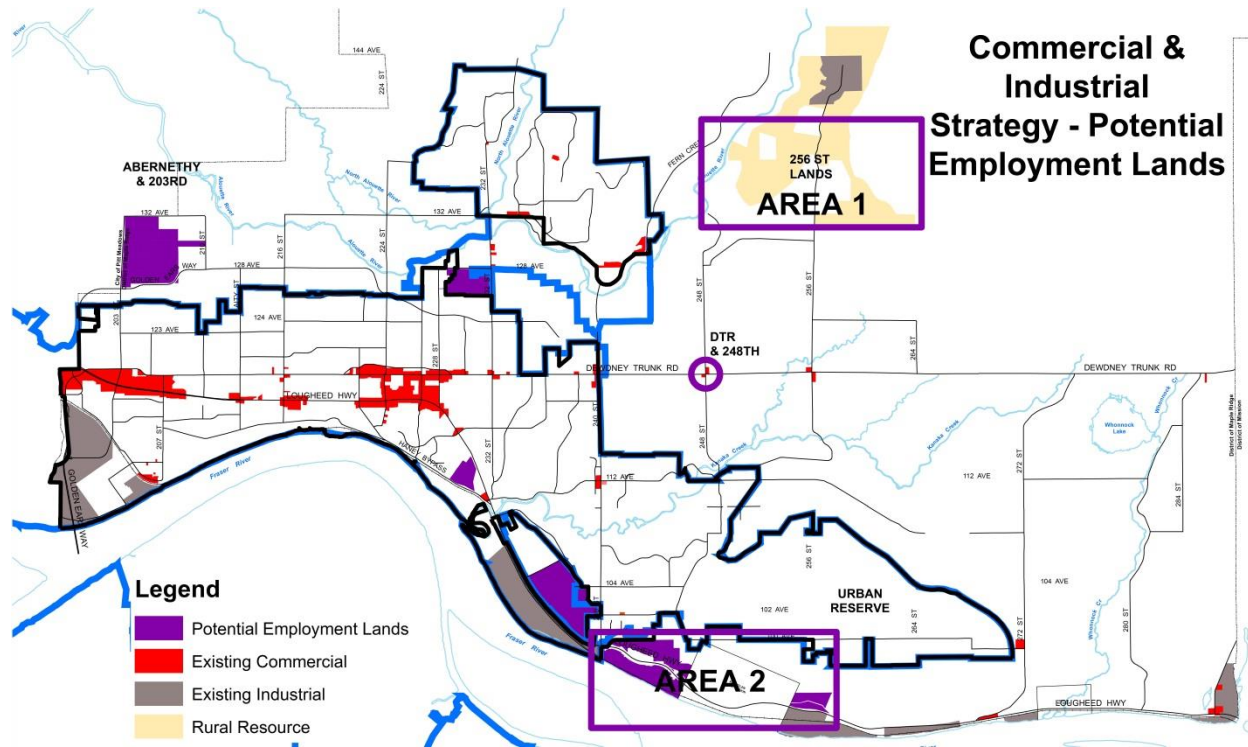
1. That staff be directed to amend the OCP Bylaw No. 7299-2016 to designate lands in Area 1: 256th Street Lands as outlined in the report “Employment Lands Consultation Outcomes and Next Step Options” dated May 2, 2017 as Industrial Reserve and that the policies include criteria to establish requirements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

BACKGROUND:

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

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

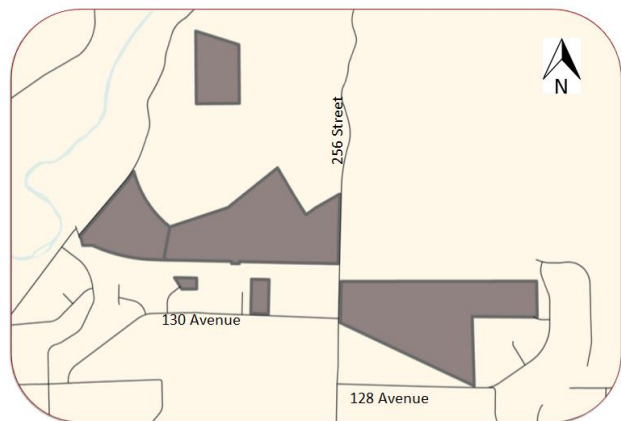
In pursuit of this direction, Council instructed staff to investigate a number of sites to assess their suitability as employment-generating land uses. Specific options were identified for further assessment as future industrial land supply.



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

Area 1: 256th Street Lands

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



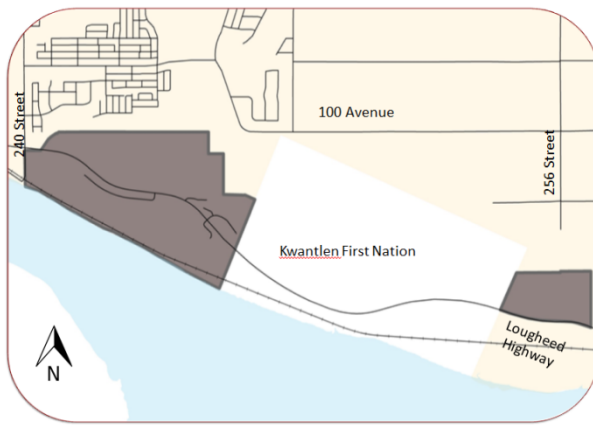
AREA 1: 256 Street North of 128 Avenue

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

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

Area 2: Lougheed Lands

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



AREA 2: Lougheed Highway East of 240 Street

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

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

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

CONSULTATION SUMMARY:

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

i) Focus Groups:

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

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

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

ii) Public Open House:

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

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

iii) Community Questionnaire:

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

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

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

iv) Interdepartmental Referrals:

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

v) Intergovernmental Referrals:

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

COMMUNITY CONSULTATION OUTCOMES:

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

i) General Feedback

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

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

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

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

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

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

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

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

ii) Area 1: 256th Street Lands

a) Focus Group Feedback

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

b) Open House Feedback

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

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

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

c) Questionnaire

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

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

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

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

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

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

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

The most commonly identified disadvantages for the Area 1: 256th Street Lands were:

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

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

d) Additional Written Feedback

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

iii) Area 2: Lougheed Lands

a) Focus Group Feedback

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

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

b) Open House Feedback:

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

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

c) Questionnaire Feedback

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

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

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

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

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

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

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

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

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

e) Additional Written Feedback

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

INTERDEPARTMENTAL AND INTERGOVERNMENTAL OUTCOMES:

i) Engineering Department:

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

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

ii) Finance Department:

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

iii) Parks, Recreation and Culture:

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

iv) Economic Development Department:

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

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

v) Ministry of Transportation and Infrastructure:

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

vi) Metro Vancouver:

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

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

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

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

vii) First Nations:

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

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

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

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

viii) Justice Institute of BC:

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

ix) Canadian Pacific Railway:

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

DISCUSSION

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

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

i) Area 1: 256th Street Lands

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

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

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

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

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

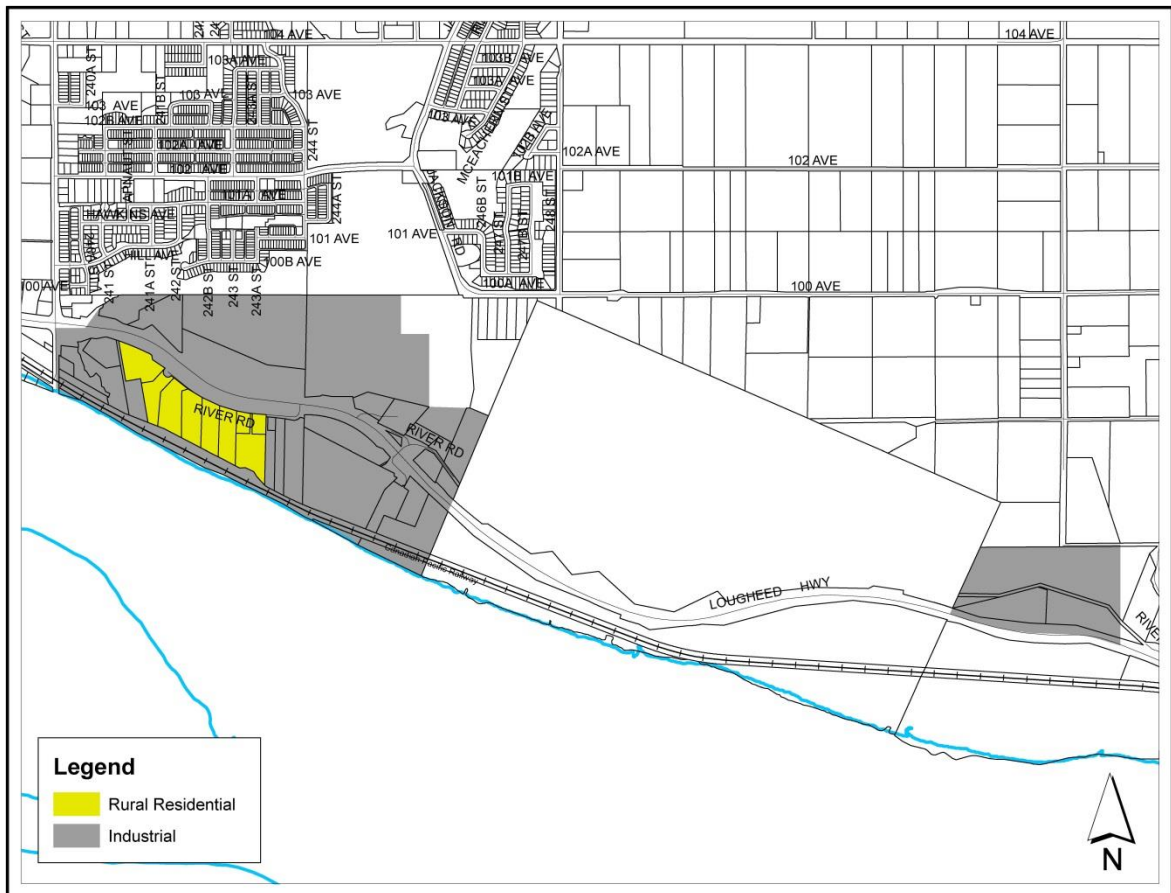
With an Industrial Reserve, an OCP Amendment, including a Public Hearing, would be required in the future to move land within the Industrial Reserve to an Industrial designation for employment purposes. In addition to providing opportunity for public comment, future employment uses will only be considered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

ii) **Area 2: Lougheed Lands**

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

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

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



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

SUMMARY OF NEXT STEPS:

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

i) Area 1: 256th Street Lands Next Steps

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

ii) Area 2: Lougheed Lands Next Steps

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

ALTERNATIVES:

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

Area 1: 256th Street Lands

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

Area 2: Lougheed Lands

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

CONCLUSION:

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

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

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

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

“Original signed by Amanda Grochowich”

Prepared by: Amanda Grochowich
Planner 1

“Original signed by Brent Elliott”

Prepared by: Brent Elliott, MCIP, RPP
Manager of Community Planning

“Original signed by Brent Elliott” for

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

Concurrence: E. C. Swabey
Chief Administrative Officer

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

APPENDIX A



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

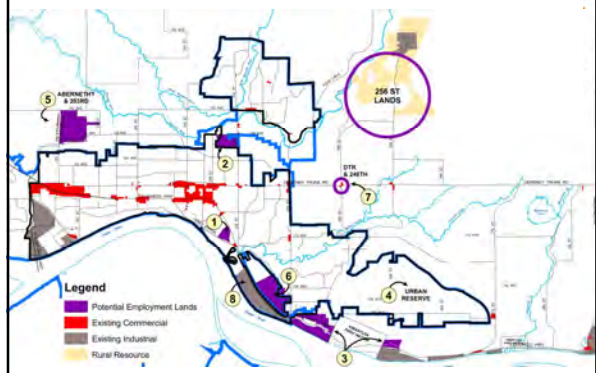
	Albion Industrial	Maple Meadows	Kanaka/256 St	Ruskin/Fraser
	160 acres	155 acres	300 acres	113 acres
	construction, wood processing/manufacturing, transportation, warehousing	light industrial, manufacturing, warehousing, automotive servicing, wood processing, indoor commercial recreation	manufacturing, warehousing, forestry	lumber mills, shingle manufacturing
	1,000	5,600	100	500

Maple Ridge Businesses by Sector

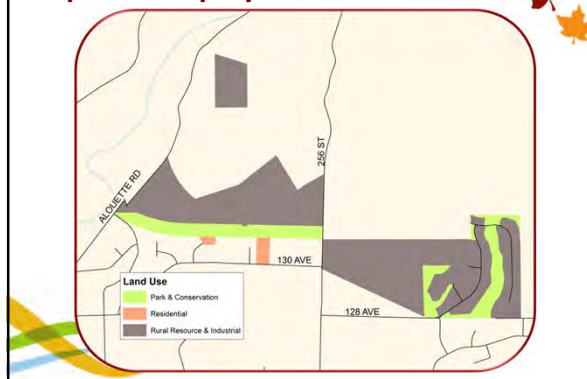
- Changes in the manufacturing, construction, wholesale and education sectors are increasing demand for new employment lands north of the Fraser.

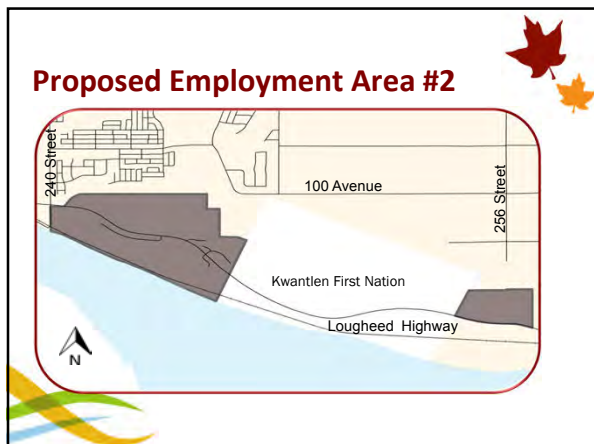


Possible Employment Lands



Proposed Employment Area #1





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

The map displays a large area with various colored overlays. A legend in the bottom left corner indicates 'Development Potential' with categories: 'High' (red), 'Medium' (orange), and 'Low' (yellow). Specific areas are labeled with values like 3.33 ha, 18.73 ha, 34.81 ha, and 115.8 ha. A north arrow is in the top right corner.

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

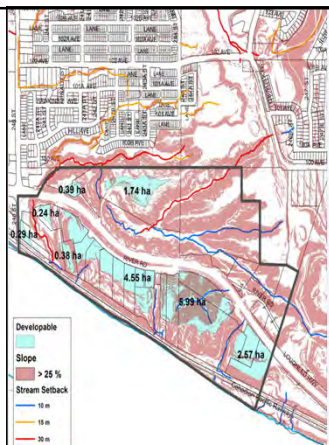
- After environmental factors, 115 ha (284 acres) or 75% of the area remain with development potential.
- Convenient vehicle access may slow redevelopment.
- Further study required at time of development, including ongoing monitoring of gravel deposits.
- Surrounding Industrial and Resource uses present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

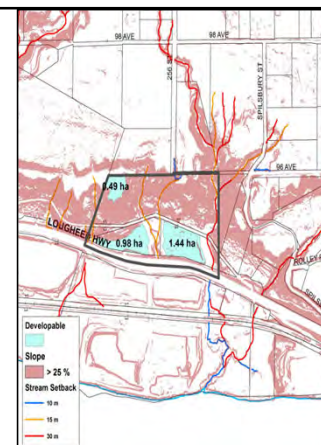
Area #2: Western Lands

- 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

APPENDIX B

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.



Employment Lands

Maple Ridge Context

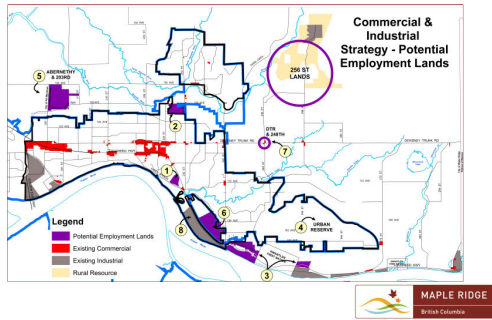
- Maple Ridge's Official Community Plan establishes policies that:
 - Support the facilitation of opportunities for local job growth
 - Promote local strengths to a global market
 - Encourage local job creation in order to foster a balanced community
 - Identify the need for new industrial lands to provide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



Employment Lands

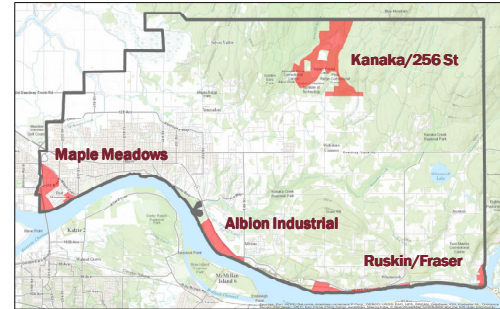
Maple Ridge Context

- 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

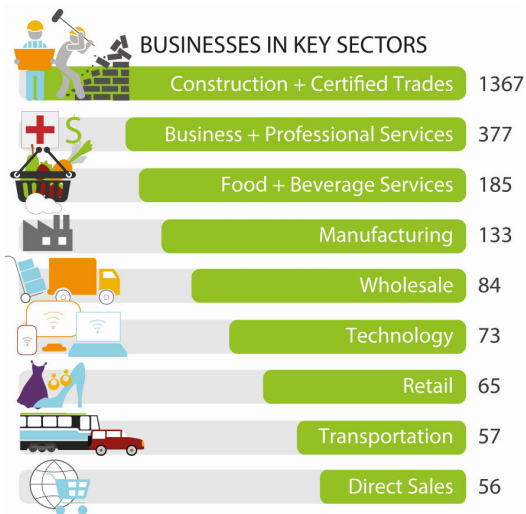
Existing Maple Ridge Industrial Areas



Area	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

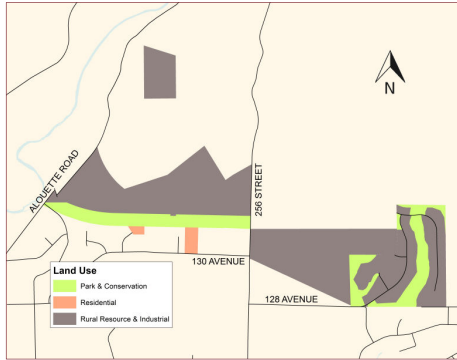


Employment Lands

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

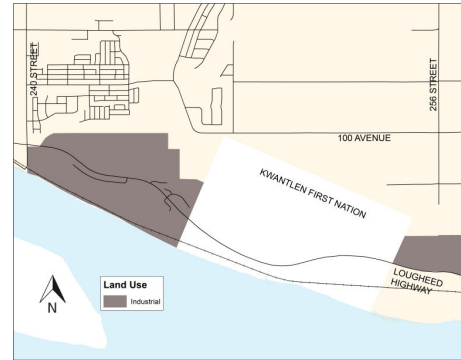


AREA 1: 256 Street North of 128 Avenue

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



Employment Lands

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.



Employment Lands

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?



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



Employment Lands

Page 1

Welcome to the Employment Lands Proposed Re-designation questionnaire! Please fill out the questions below.

Getting to Know You

Are you:

- A resident?
- A landowner?
- Business owner in Maple Ridge?
- Do not wish to answer
- Other

If you are a land owner, do you own land:

- In either of the areas proposed for redesignation?
- In the neighbourhood proposed for redesignation?
- Elsewhere in Maple Ridge?

Which employment category applies to your current work situation:

- Employed in Area 1 or Area 2
- Employed in Maple Ridge, outside of the home and not within Area 1 or 2

- Employed in Maple Ridge, home-based business
- Employed outside of Maple Ridge
- Unemployed
- Retired
- Do not wish to answer
- Other

If you are currently employed, which sector do you work in:

- Construction and Certified Trades
- Business and Professional Services
- Food and Beverage Services
- Manufacturing
- Wholesale
- Technology
- Retail
- Transportation
- Direct Sales
- Do not wish to answer
- Other

Jobs Close to Home

Please select the level that you agree with the following statements.

Question 1

Maple Ridge should proactively create new employment lands to foster local job opportunities.

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Question 2

Growth in employment generating lands should keep pace with regional demand.

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Question 3

Creating local jobs contribute to a healthier community.

- Strongly Agree
- Agree
- Neutral
- Disagree

Strongly Disagree

Question 4

The ability for residents to live and work in their community is desirable.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Question 5

Employment generating lands help diversify the tax base.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

Question 6

The City should leave the re-designation of new employment lands to private development applications.

Strongly Agree

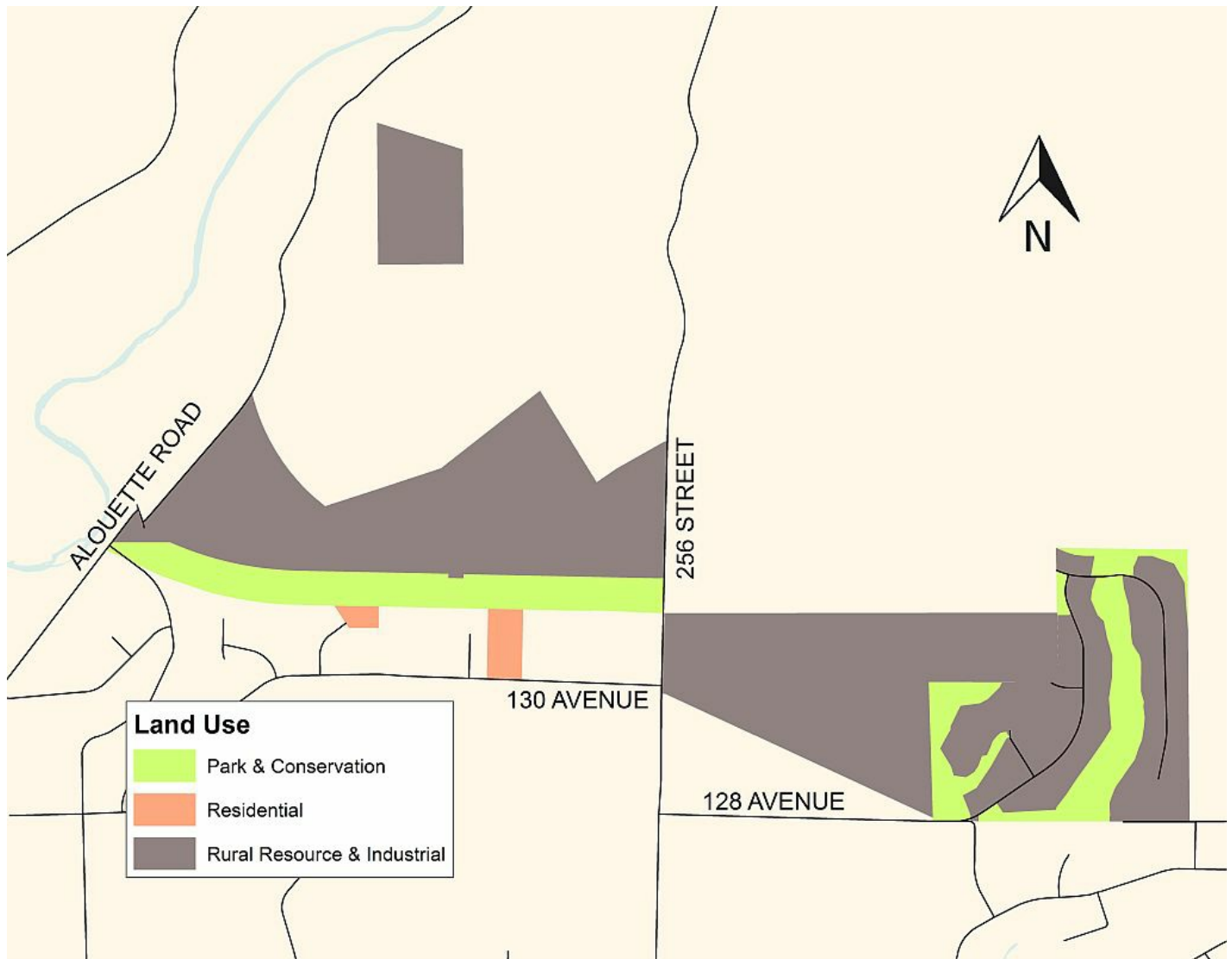
Agree

- Neutral
- Disagree
- Strongly Disagree

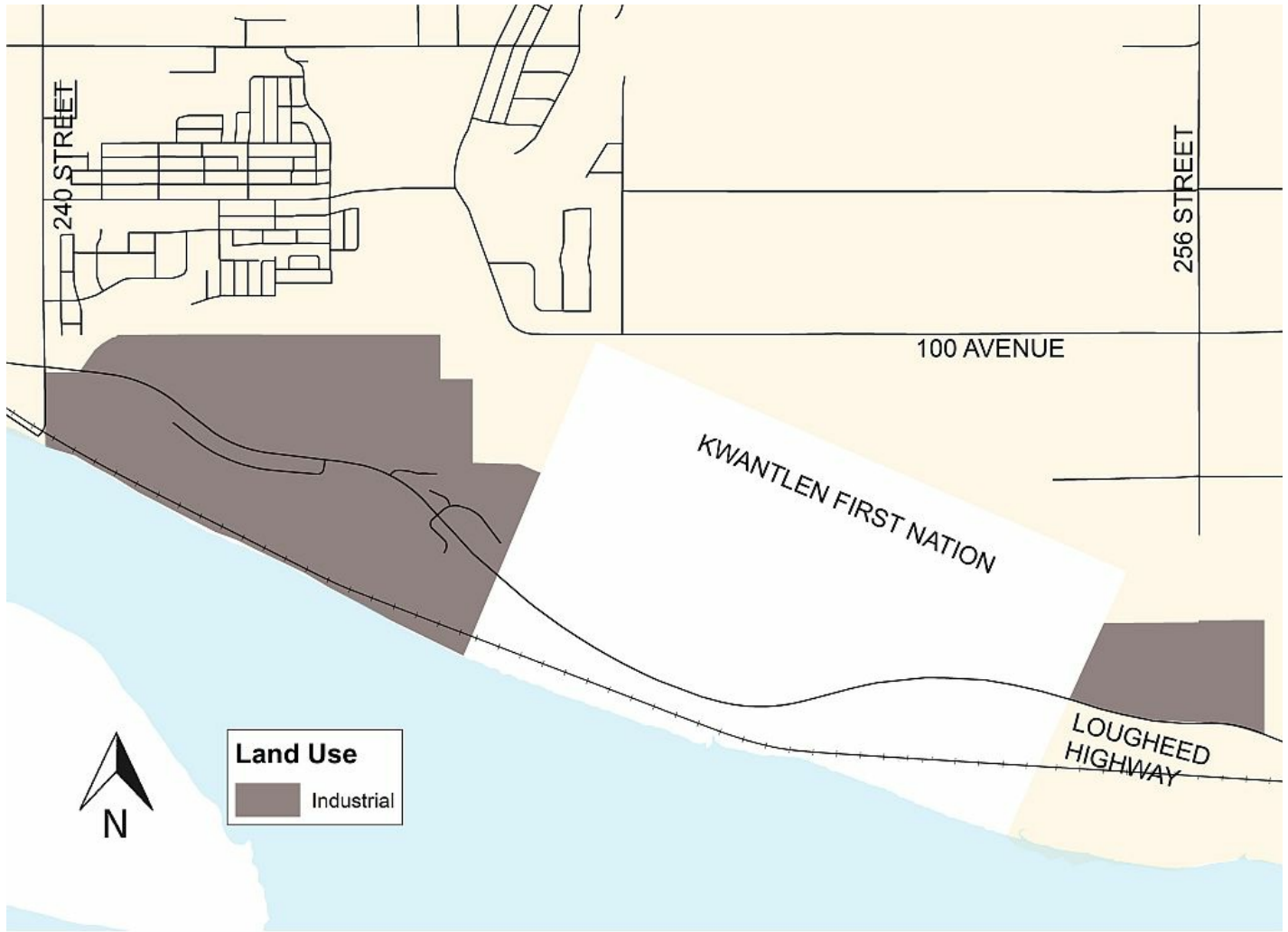
Proposed Land Re-designation

The following maps show the proposed land use changes for Area 1 and Area 2.

Area 1



Area 2



Question 7

Please select your level of support for the proposed land use changes in Area 1.

- Strongly support
- Support
- Do not support
- Strongly do not support
- Neutral

Question 8

Please select your level of support for the proposed land uses change in Area 2.

- Strongly support
- Support
- Do not support
- Strongly do not support
- Neutral

Question 9

Please provide any other comments you have about Area 1 and/or Area 2.

Type here

Question 10

Below are some of the possible advantages of the proposed Area 1 changes. Please rank those you agree with from most significant (1) to least significant (6). You do not have to rank all of the options.

1

2

Provides the opportunity for existing businesses to expand in the same area

3

4

5

6

1

2

Preserves lands for future employment investment

3

4

5

6

1

2

Takes advantage of proximity to already established employment

3

4

5

6

1

2

Planning ahead provides time to invest in future infrastructure improvements

3

4

5

6

1

2

Leads to a more diverse tax-base in the City

3

4

5

6

1

2

Large parcels address regional shortage of large-scale industrial opportunities

3

4

5

6

OR



Other, please explain

I do not see any advantages to the proposed change in land use designation for Area 1

Question 11

Below are some of the possible disadvantages of the proposed Area 1 changes. Please rank those you agree with from most significant (1) to least significant (6). You do not have to rank all of the options.

Existing infrastructure needs improvement

- 1
- 2
- 3
- 4
- 5
- 6

Possible nuisance to nearby residents

- 1
- 2
- 3
- 4
- 5
- 6

1

2

Increases in amount of traffic

3

4

5

6

1

2

Impacts to environmentally sensitive areas

3

4

5

6

1

2

Long term timeline to provide local jobs

3

4

5

6

- 1
- 2
- 3
- 4
- 5
- 6

Impacts to adjacent agricultural lands

OR

Other, please explain

Type here

I do not see any disadvantages to the proposed change in land use designation for Area 1

Question 12

Below are some of the possible advantages of the proposed Area 2 changes. Please rank those you agree with from most significant (1) to least significant (6). You do not have to rank all of the options.

- 1
- 2
- 3
- 4
- 5
- 6

Provides the opportunity for existing businesses to expand in the same area

1

2

Preserves lands for future employment investment

3

4

5

6

1

2

Takes advantage of proximity to already established employment lands

3

4

5

6

1

2

Planning ahead provides time to invest in future infrastructure improvements

3

4

5

6

1

2

3

Leads to a more diverse tax-base in the City

4

5

6

1

2

Large parcels address regional shortage of large-scale industrial opportunities

3

4

5

6

OR

Other, please explain

Type here

I do not see any advantages to the proposed change in land use designation for Area 2

Question 13

Below are some of the possible disadvantages of the proposed Area 2 changes. Please rank those you agree with from most significant (1) to least significant (6). You do not have to rank all of the options.

1

2

Existing infrastructure needs improvement

3

4

5

6

1

2

Possible nuisance to nearby residents

3

4

5

6

1

2

Increases in amount of traffic

3

4

5

6

1

2

3

Impacts to environmentally sensitive areas

4

5

6

1

2

Long term timeline to provide local jobs

3

4

5

6

1

2

Impacts to adjacent agricultural lands

3

4

5

6

OR



Other, please explain

I do not see any disadvantages to the proposed change in land use designation for Area 2

Other Initiatives to Create Jobs

Question 14

In your opinion, what other initiatives should the City of Maple Ridge consider in the future to help support job creation? Rate any of the following that you support from greatest (1) to least (5) important:

Provide financial incentives for industrial construction

1

2

3

4

5

6

Re-zone land to be construction ready for industrial purposes

1

2

3

4

5

6

1

2

Use marketing and promotional techniques to attract business investment

3

4

5

6

1

2

Work with existing industrial land owners to better utilise current employment lands

3

4

5

6

1

2

Invest in capital projects that improve infrastructure

3

4

5

6

- 1
- 2
- 3
- 4
- 5
- 6

The City should not do anything to support job creation

OR

Other, please explain

Type here


Question 15

Please use the space below to provide any other comments and feedback not captured in this questionnaire.

Type here

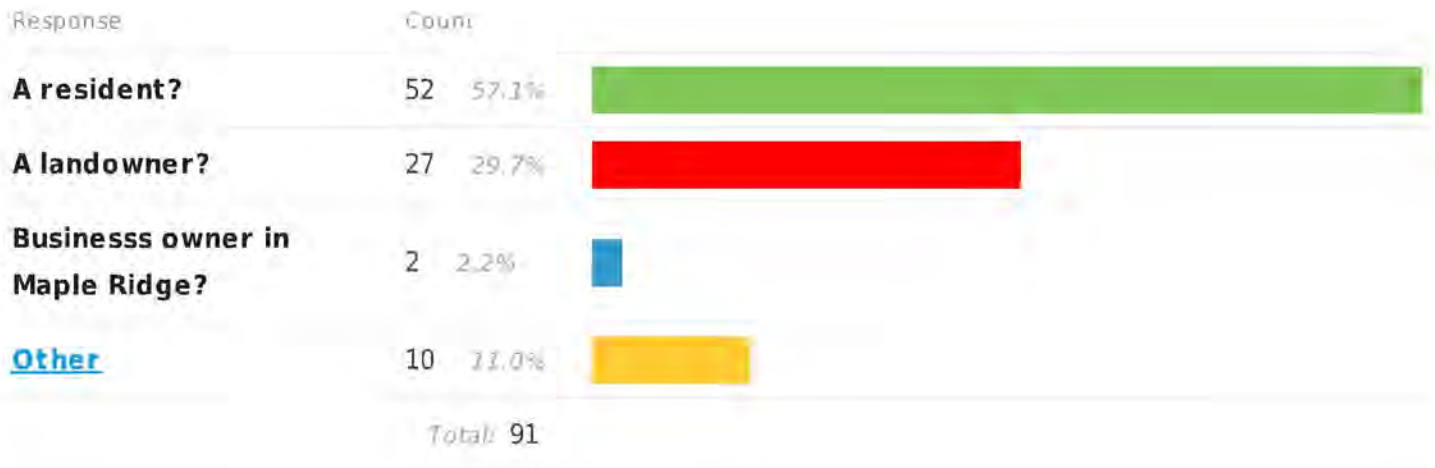
Thank you for taking the time to provide your feedback, your interest is appreciated.

Online Survey Software powered by FluidSurveys

 A SurveyMonkey Company.

APPENDIX C2

March 14



Resident/Land owner/Business owner

Co-own a house with my son who is a resident

home & land owner on 128th Ave

A resident/landowner

A resident and business owner

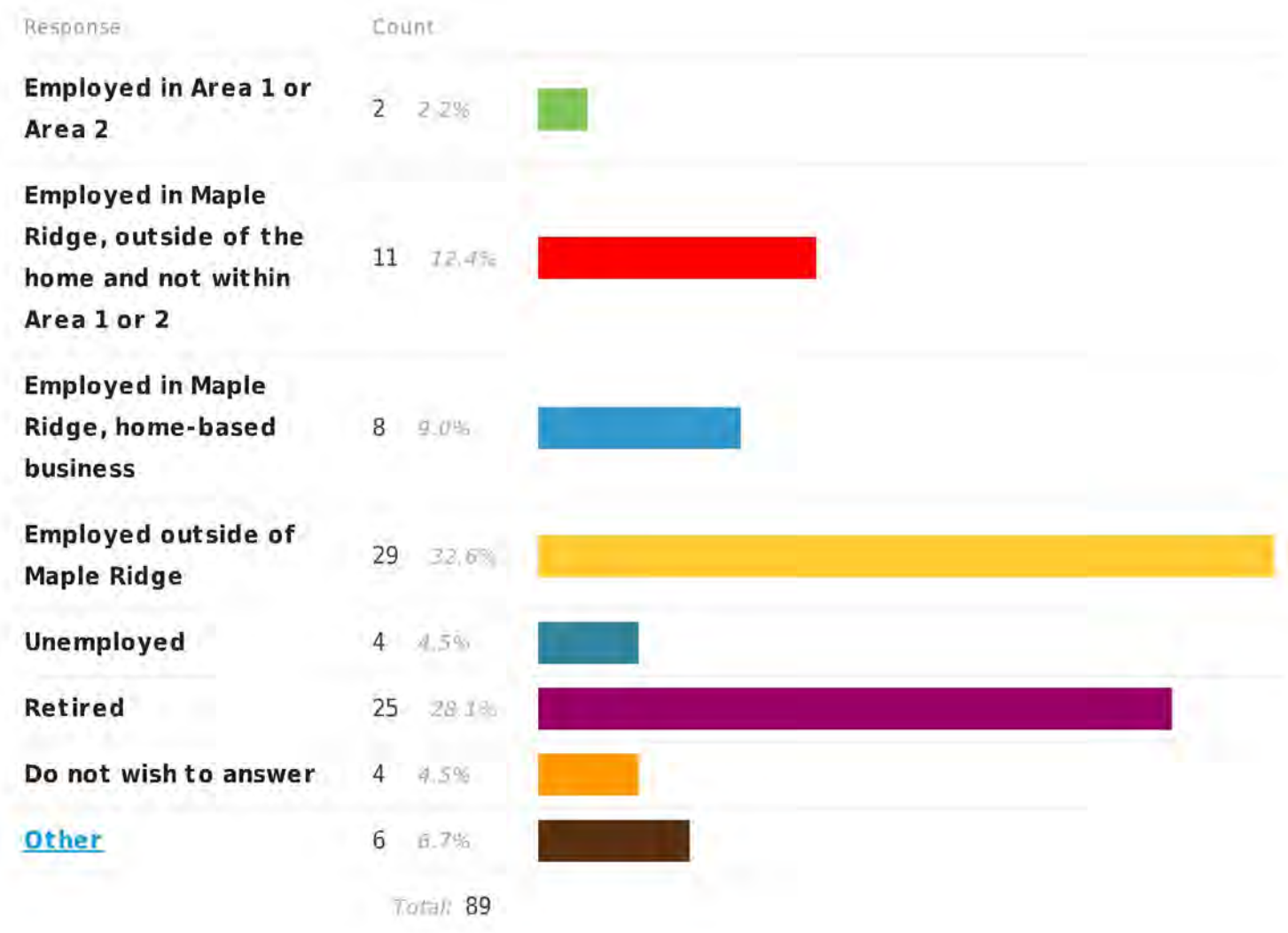
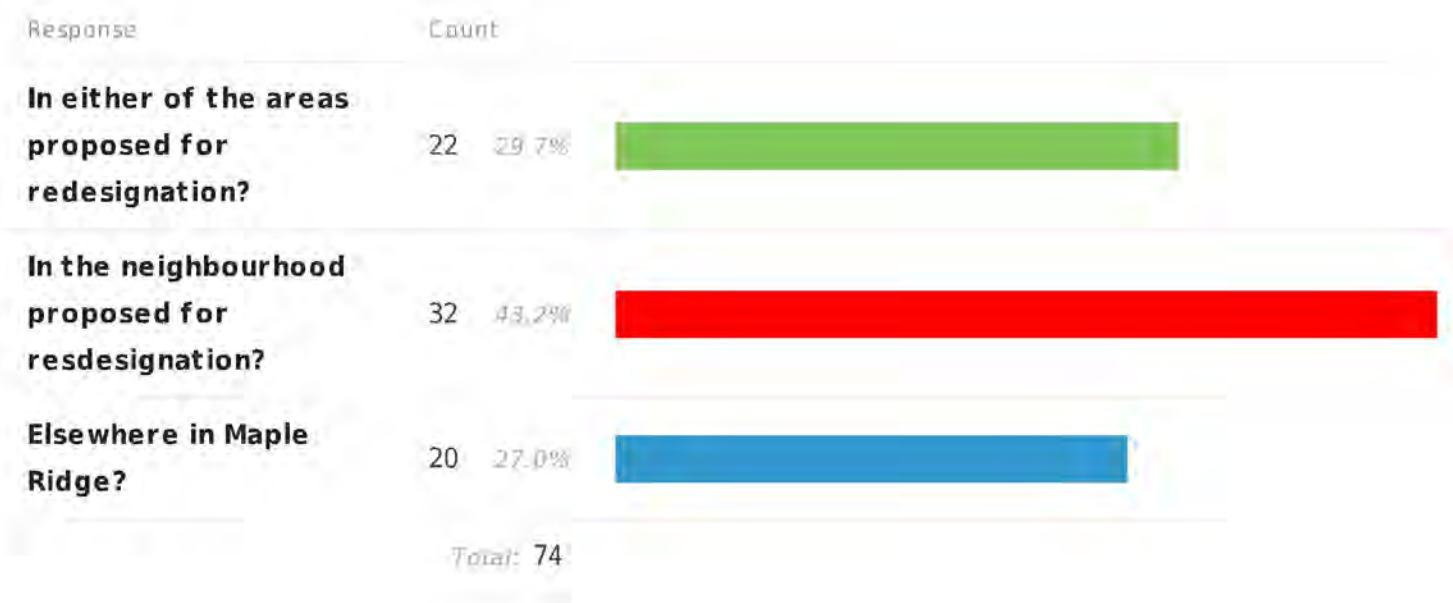
A resident and landowner

Low SES

land and business owner

A resident and land owner

Resident, Landowners, Business Owner all in Maple Ridge



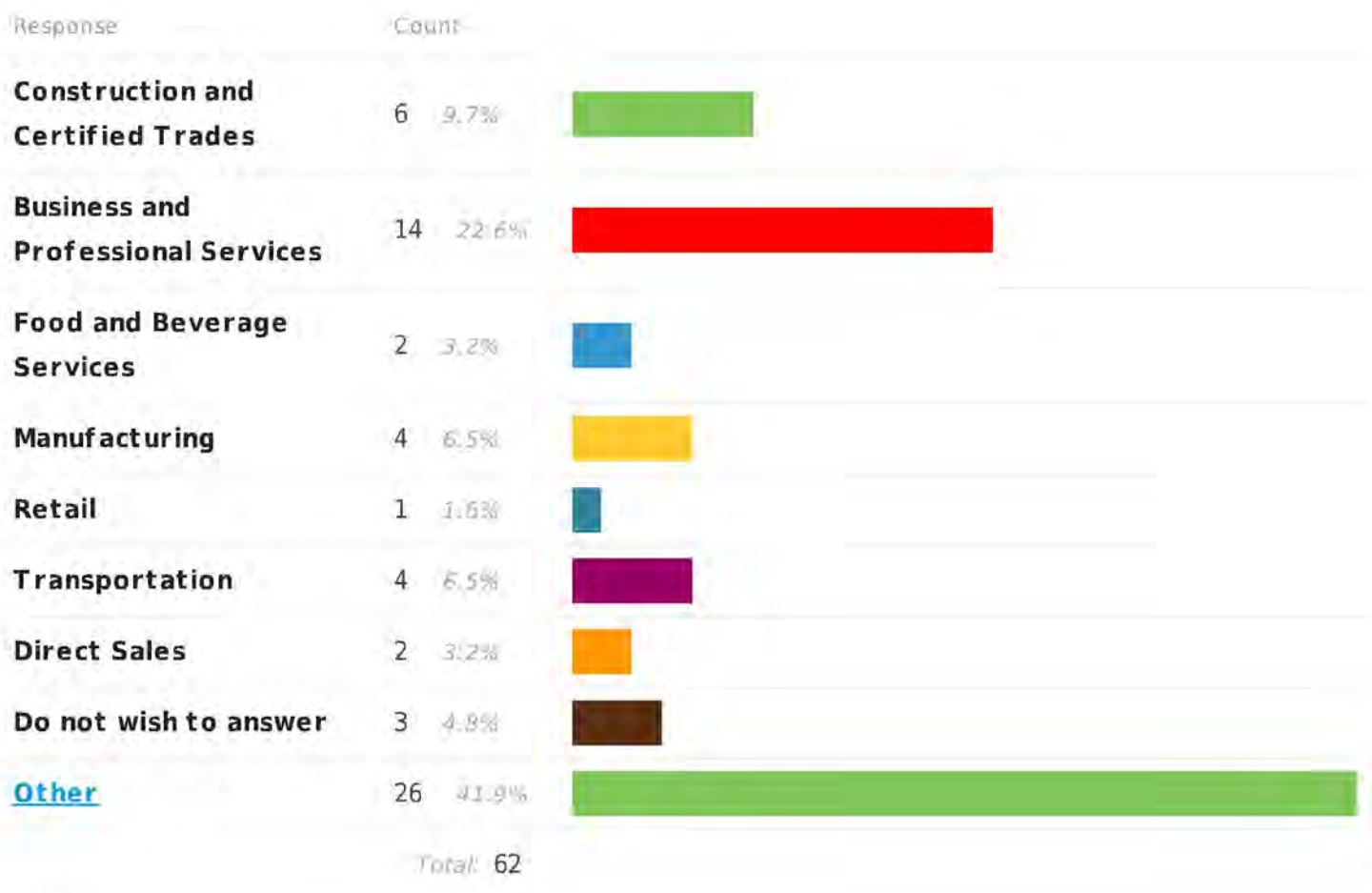
Realtor in Maple Ridge

We are land owners in Maple Ridge/Pitt Meadows

Work "all over" Lower Mainland, including Maple Ridge

Employed outside Maple Ridge & retired

M2 Zoning, my units at 14302 - 256th Street are filled with owners and tenants that comply with the zoning. Primarily based in NE Maple Ridge



Government

communication, publishing

Municipal

Government

Hospitality

hospitality

Law

Education

Health Care

Technology & transportation

Construction & Certified Trades & Engineering & Professional

Construction, certified trades, business and professional services and retail

Oil trades

Education

Media production

Post Secondary

Was in restoration construction

Forest Industry

Healthcare

Healthcare

Self-employed

N/A

Business Owner

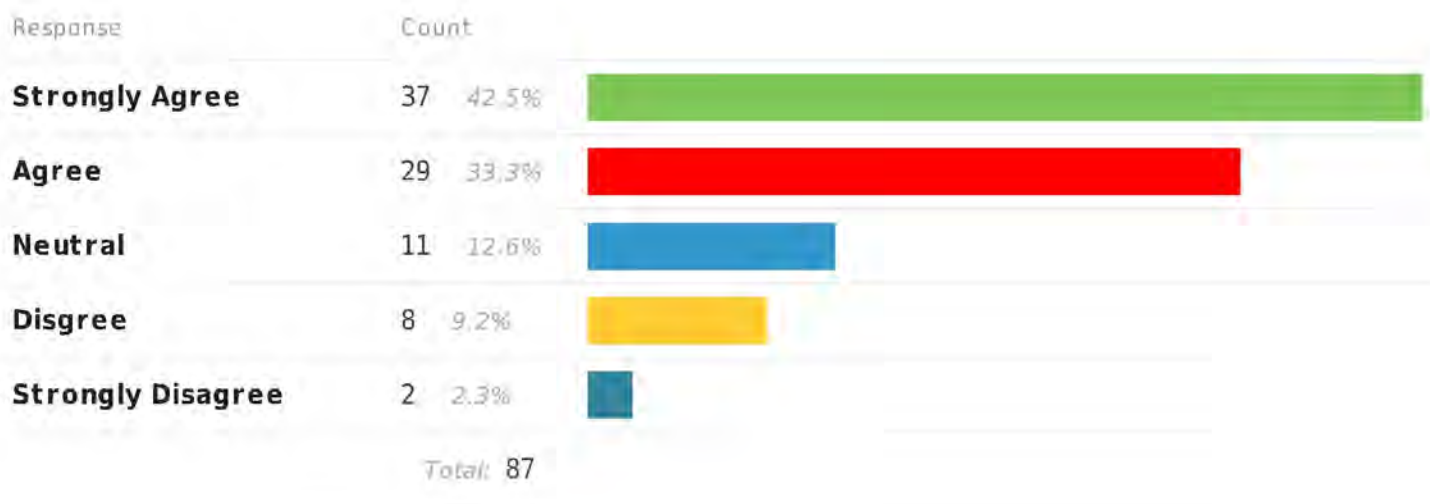
Business and Professional Services and Transportation

N/A (Retired)

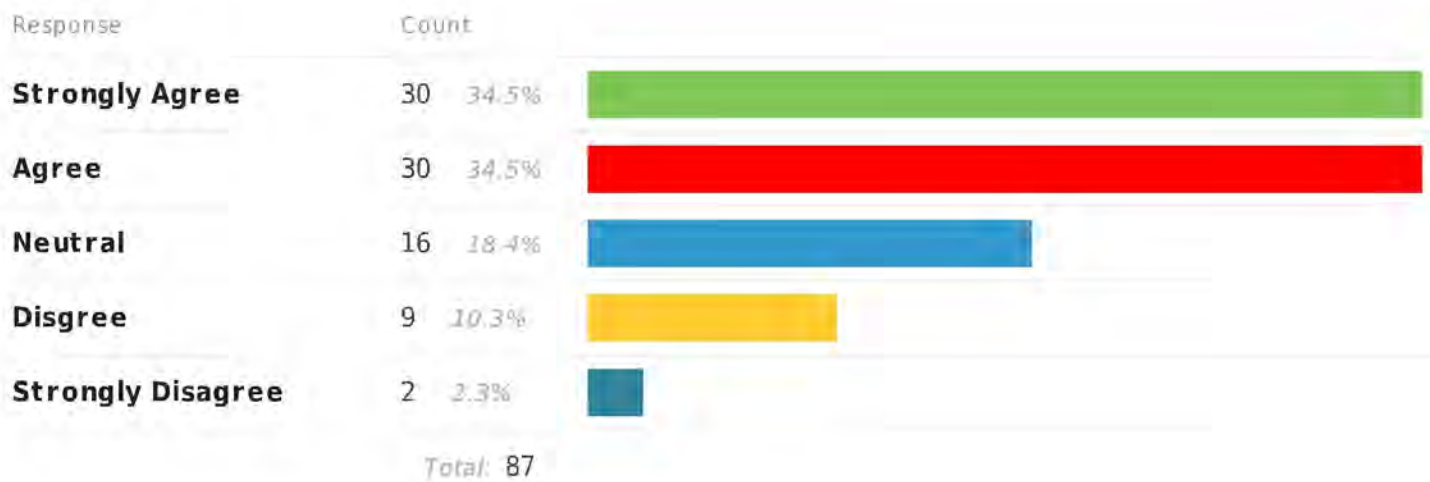
Real estate Investment and Development

Construction and Certified Trades, Business and Professional Services, Food and Beverage Services (Wholesale), Manufacturing, Wholesale, Technology, Direct Sales. As an owner of 65,000 sq ft of M2 Zoned Industrial Buildings my owners and tenants are involved in all of the listed areas.

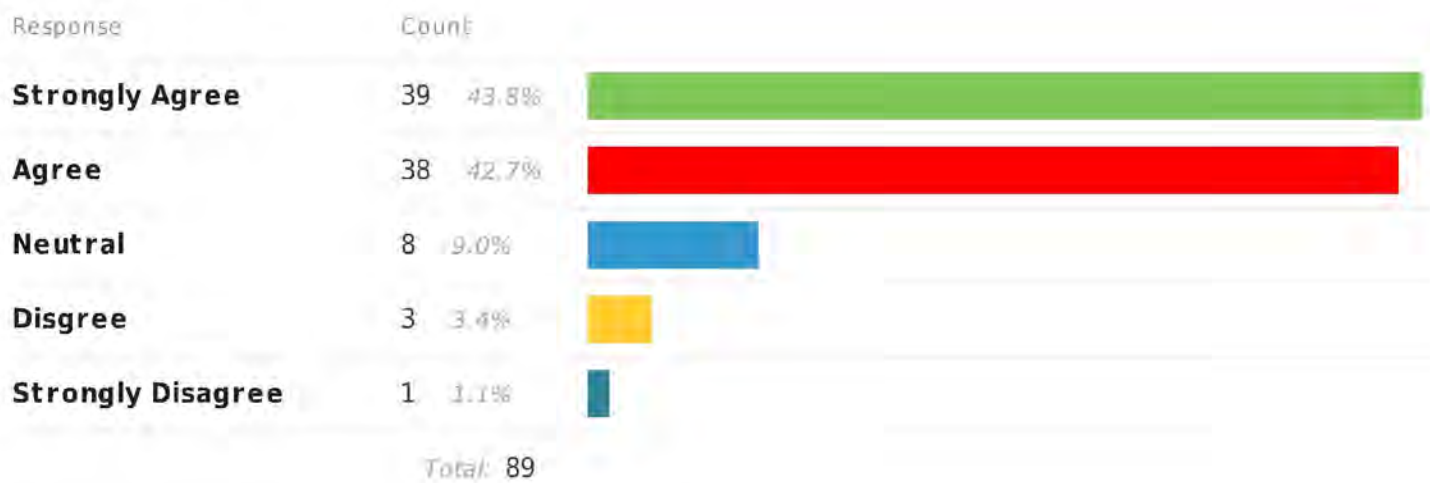
Question 1



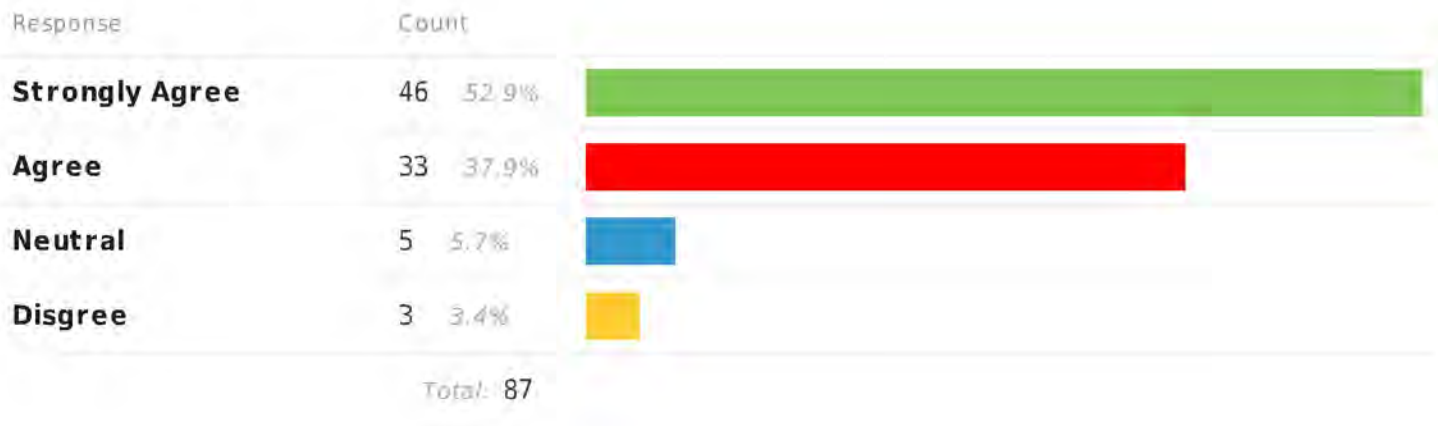
Question 2



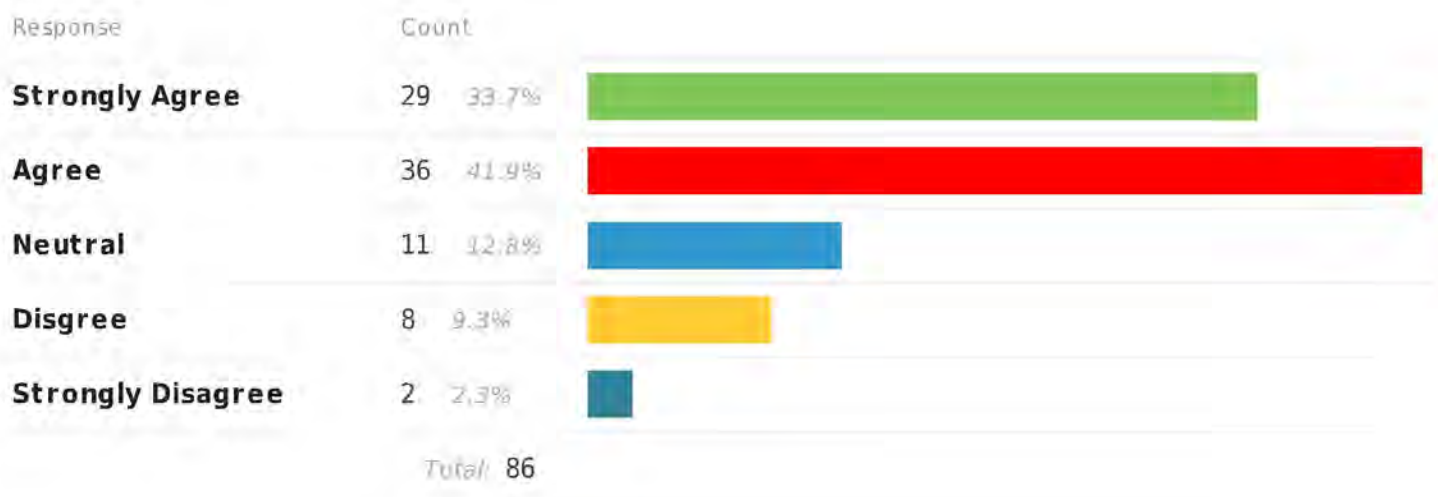
Question 3



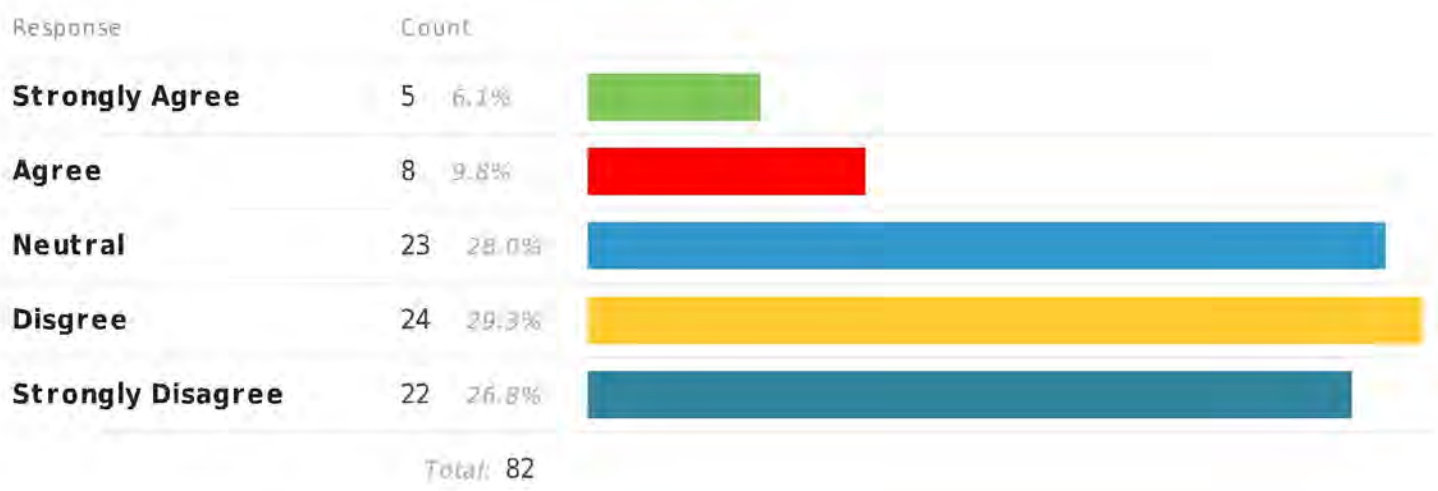
Question 4



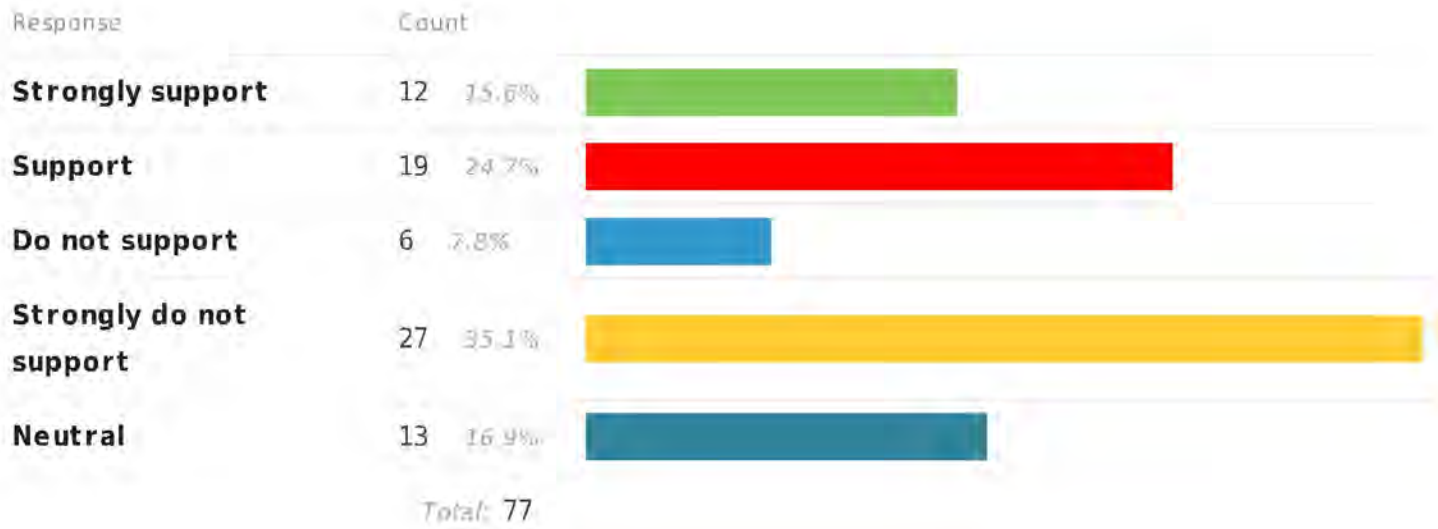
Question 5



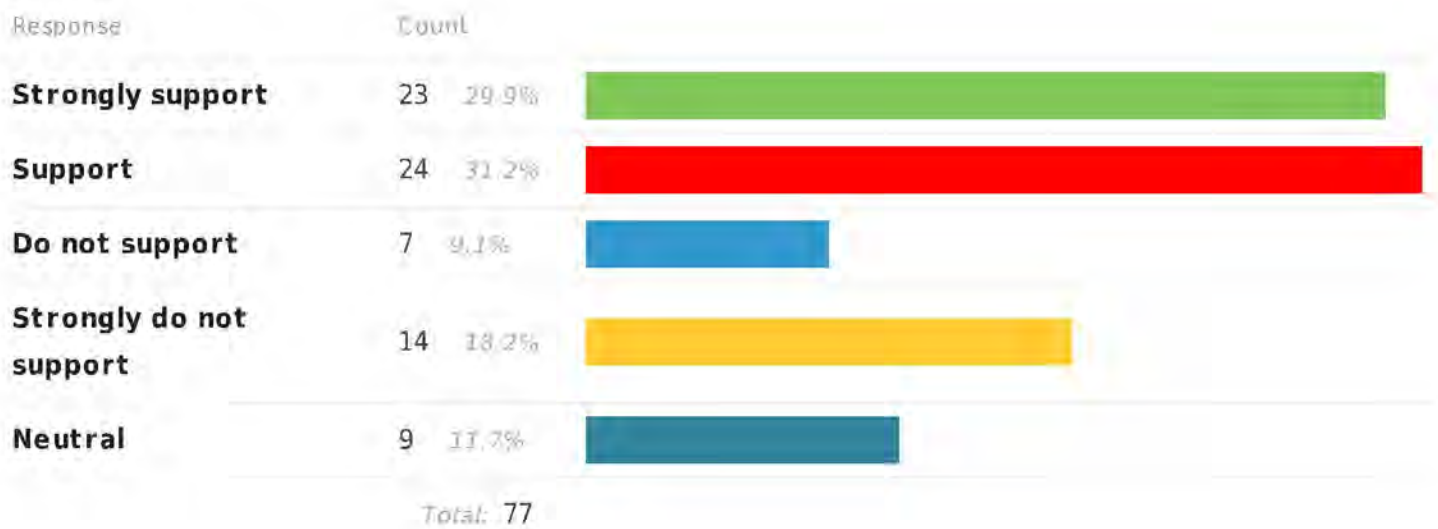
Question 6



Question 7



Question 8



Question 9

Response	Count
	57 responses

Areas 1 and 2 are too far East. To attract any business of significant size you need to be close to main roadways to allow easy access to the rest of the Lower Mainland, both in terms of shipping goods to customers (most of whom will be West or South of Maple Ridge), and attracting employees from outside MR. Additional industrial development, if to be successful, needs to be on the Western side of the City. Proximity to the Golden Ears bridge / Mary Hill bypass is essential. Existing road connections between East and the bridge are too slow. Also, there are already under-utilised Industrial areas in the East of MR (River Road /

256th)

Area one is already partially industrial park and it would not impact built up residential or recreation areas.

Main concern is traffic & transport of goods both to & from. Area 1 is not ideal for transport out of Maple Ridge. Loughheed is not adequate as a main arterial - especially with the Dewdney Trunk Road intersection bottleneck. How will these compete with, say, Port Coquitlam's industrial areas which have better access to neighbouring cities?

I do not find either area 100% useful towards taking full advantage of the Golden Ears bridge, however due to the lack of actual space in Maple Ridge, I understand it and support the effort.

That industrial in area 2 should be mixed residential and commercial. As should all land along the river just west of that area (the Albion flats). A west coast express station should be added at 240th where the ferries used to be. Shopping/entertainment provide jobs. Have industrial to the east of the Kwantlen reserve that will also provide jobs.

Area 2 - I am uncertain as to whether I agree with this proposal because I don't know what kind of industrial businesses are going in and how close it will actually be to 100th Avenue. Will there be a road from Jackson down to the industrial area? What impact will it have on traffic? How much is retail space? There is too much unknown information to make a qualified opinion.

Address traffic access to these areas before any new industrial uses first.

DTR to 4 lanes to 256 and 256 north of DTR to 4 lanes.

Widen 240 to 4 lanes Loughheed to DTR and 4 Lane the bypass and improve intersection at 222.

Area 2 encompasses a major thoroughfare, making it ideally suited for transportation of goods and services associated with industrial use. Area 1 would add significant traffic to areas that are primarily residential.

There are issues with increased traffic in residential areas with Area 1 as well as access to main transportation routes, Area 2 does not have the same concerns as Area 1 to the same degree.

Area 1 does not have good transportation access and is close to two major correctional facilities. Area 2 has access to the Fraser river, rail access and highway access.

Zone 1 has 3 schools that traffic has to go by to access. Unless a northern artery is built, this would not be a good location. Even then it is remote for distribution of product.

Area 2 - I don't think that there should be industrial land north of Loughheed. Maybe just on the south side to continue the Albion park by the water, but not to the north where it is so close to residential houses plus there is a creek and forest that should be maintained for flora and fauna.

I could support industrial use of land in area 2, but that use must accommodate fully the residents already

established there.

We built a brand new house on [REDACTED] we were told it would be residential behind us. My children go to the schools on 250th and huge semi trucks and gravel trucks create a major safety issue. The area was not designed to have huge trucks leading to the area.

the city and citizens should decide which areas to develop as industrial area and allow business to choose their business within the regulations and bylaws

too far from highways traffic will go through the city (Dewdney trunk) close to conservation are (lake, park, river)

nearby and existing industrial park, beside the rive (as transportation)

Finish off Abernathy for Area 1 to make it accessible.

Area 2:

The area hatched on the map just to the east of 240 St and North of Lougheed Highway should not have even be considered as part of this study. This area is a naturally forested and Nature area that provides a beautiful natural buffer for the Albion neighbourhood to lougheed highway. Additionally industrial land should not be located so close to a residential neighbourhood.

I would like to see area 2 development. there is more new residential development in this area than all other areas in M/R. The closest industrial is more than a ten min drive & I can't imagine walking!

Area 1 - the gravel beds are the headwaters of several streams which MUST BE PROTECTED (North Kanaka Zirk Brook). How will this be done in an industrial setting?

Why put this designation on lands so far from infrastructure? It makes no sense other than some ones OCP opinion We live close to the new "Park Designation" but that will offer no adequate barrier from noise created by this change. Further we are on 251A Ave and are greatly concerned that this would become an access point for construction and then ongoing use. Much more clarity and certainty needed!

Area 1 - health concerns of air pollutant from quarry - increase road traffic - noise of mining & machinery - re-allocating existing residential - impacts other residences & fragments area - drainage contaminants into local creeks - impacts traffic around the 3 local shools

I would like information on whether my taxes might be affected if industrial designation is approved.

Need More Information

Do not support "240th" & Lougheed becoming a major artery for commercial use. Too close to residential. Pick an area where there are no residential houses. This a new home area & already a nightmare for commuters.

With regards to making 128th thorough fair I am dead against it. It makes more sence to push a road through @ Northern sector of Area #1. connecting the Kanaka Industrial Park to 256th. 128th Ave is busy enough and cannot take anv further traffic.

I have concerns re increased noise on Lougheed, which is already unbearable due to jake brakes and trucks going down hill to 240th westbound. 240th & Lougheed is the worst intersection with eastbound traffic trying to turn left from Lougheed to 240th. Traffic in left turn lane backs up into fast lane at times - very dangerous. We need a noise barrier on that hill. 240th has been so densified already - traffic is very bad.

Very important to also ensure public transit is available to those areas.

Concerns with the type & volume of traffic on 128 between 256 & 261.

Area 1 is a quiet residential area where most of us moved to get away from noise and traffic. Putting a trade school or something with access off 256th would be good we strongly oppose heavy industrial zoning. We don't want the quiet serenity ruined.

As long as the jobs go to residents of Maple Ridge and not contractors from outside. Shopping, stores, restaurants etc.....NOT GRAVEL PI

Is or will this be accessible by public transit - need transit to get the workers to work - current transit is not sufficient - how is this improving employment

Information inadequate. Where is the Abernethy route supposed to go. What type of industry is the zoning for. Wildlife concerns. Noise & traffic concerns.

Area 1 is too far off the road network

Noise/air pollution. Increased heavy truck traffic resulting in safety concerns. Depreciated land value. Decreased quality of life for current residents.

I live in Area 1 and it is already extremely noisy due to the existing industrial area. 256St is very busy & traffic speeds along this street over the speed limit. This area should have been residential. It's a beautiful site. Not a good area for industrial. Access is poor, etc.

Local transportation issues/solutions are 20 years behind!!

Area 1 - no major artery - residential - 3 school zones

Area 2 - ideal - major arteries: Lougheed Hwy, CP Rail, Fraser River

Very little info has been provided on resignation of these lands. Proximity to residential a strong concern for Area 2 and access/traffic concerns for Area 1

Area 1 is Suburban Residential. You can already hear the noise from the current development there. Why would you add to that? Even more truck congestion.

Area 1 - residents on and around 251a and 130 avenue are already struggling with drainage and water runoff from the north of their properties. What (if any) type of protection would be provided if development takes place? Disturbing any of the land immediately adjacent to, and north of these properties will result in

additional water problems. As it is, residents can barely keep up with the drainage issues during wet weather. Allowing development that will increase the runoff will be overwhelming. We have invested thousands of dollars and hours of work on an annual basis attempting to keep the water sufficiently drained to allow our back yard to be useable, and we still cannot prevent our lawn from turning into a waterlogged, soggy, sloppy mess in wet weather. Any additional water will likely result in the flooding of the house in addition to the yard!

Area 2 is ideally located, on the highway and rail and river for transport.

Area 1 is too far away from any of the above and the increasing truck traffic would have to travel through the residential areas just to reach a highway.

Transportation to Area 1 without a northern route is through residential areas, past schools and on an already burdened 256 Street

Area 2 is on a major transportation route

Why, in this day and age of environmental enlightenment, would the City even consider expanding gravel extraction operations in Area 1 when active gravel pit supplies on 256 have not been exhausted. In addition, heavy industrial land use (Zone 1) is NOT responsible REZONING when it is next to established residential neighbourhoods.

This 300 foot wide park space north of 130th ave will do nothing to block sound and chemical/environmental pollution from heavy industrial operations. The diurnal winds in this region flow from north to south. They could potentially carry harmful pollutants (such as carcinogenic silica dust, etc.) to residents in this area. With heavy operations potentially this close, I am alarmed that my family's health may be in peril, as well as our property value.

The environmental impact of this Area 1 rezoning concerns me as ravines in this area contribute water to both Kanaka Creek and Allouette River. There is also a considerable amount of ALR land in the area and I'm sure rock blasting, crushing, and excessive truck traffic would not be conducive to livestock activities.

Area 1 should be residential use, land east of reserve lands to be industrial

Area 2 needs to be residential, affordable housing, educational use as well SFU or BCIT extension training facility uses (fraser valley north campuses)

Area 2 should include waterfront park access for the public.

According to our years of living experience, we firmly believe that Area 2 is by no means suitable for industrial use. Since Area 2 is hilly and bumpy the proportion of land available for industrial use is very low. And it can be declared that our land level keeps lowering these years and it is dangerous to develop commerce. What is more, transportation in this area is hardly convenient and it is not a good choice to establish incorporations or factories. Lastly, we are afraid that air pollution, noises and water pollution are potential defects too.

be flexible when it comes to implementation

if properly implemented- i.e. without compromising the beautification of the area whatever changes are made to the designation & rezoning of the area, we would like to see more consideration given to the beautification and revitalization of these areas along the river for recreational & commercial use such as : Fort Langley, Steveston area, New Westminster quay, Ambleside Park etc. This initiative could create service type jobs as well as commercial type jobs and provide much needed recreational/family activities area for the expanding population.

Not in high area

Makes more sense to develop opportunity closer to existing transit and main transportation corridors / roads.

Multi-tenant warehouse structures could be constructed along the river and incorporate green spaces and pedestrian pathways similar to what is in Vancouver "lowland areas" along marine drive

In area 1 what consideration is there about wildlife preservation and to ensure they are not displaced by overdevelopment.

Make much larger! However, without proper transportation routes = forget it!

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Area 1 - This is not industrial. I made a significant investment in buying a [REDACTED] property with new home. I checked with city about land across from my property before I purchased to confirm it was residential. Now less than a year later these changes. Roads don't support current Kanaka Bus Park. All industrial should be by the water or off main road - Lougheed. More on last page.

Having been in a city with gravel pits in Coquitlam, there needs to be a public process as to the mining reclamation process and off site storm water management plans in place before acceptance. of area 1.

For many reasons, area 1 is not suitable for more land redesignations.

Area 2 along Lougheed is not populated and an appropriate place for industry. Area 1 is in a rural neighbourhood with high property values. Any development would negatively impact those with adjacent properties, through noise during construction, loss of natural beauty and peace, and loss of revenue as property values decrease for sale but taxes are likely increased by the city.

In area #1 you have already approved and allowed for industrial lands that provide very little in the way of new jobs. Here are some of my concerns:

1. There is more traffic in the area and no safe access for pedestrians, cyclists or equestrian. Vehicles are often speeding.
2. KANAKA IND PARK traffic is coming through Whispering Falls subdivision instead of taking 256th street to 128th. This was a quiet and safe neighbourhood. This IND AREA looks to be mostly unsightly storage use with minimal employment opportunities. How this turned out is a blemish on a beautiful area - why would any of us want more of this? Why is this fair to home owners in the area?

3. Mayor Carl Durksen promised there would be "NO FURTHER GRAVEL EXTRACTION, UNTIL AN ALTERNATE ROUTE WAS ESTABLISHED". Why is this promise no longer valid?

4. AREA TRAFFIC ALREADY HIGH AND DANGEROUS - Little has been done to address the residents concerns over the increasing traffic over the years. 256th street and 124th avenue have become highways - it WAS NOT DESIGNED for this. At the corner of 256th and Dewdney Trunk is a school and in general, no safe sidewalks/maintained pathways at all for kids in the area.

To encourage development under the proposed land use, the City should also rezone the properties to the new zones to avoid land use uncertainty going forward.

Transportation network to/from Area 1 needs to be improved in order to attract employment industries.

Question 10

Variable	1	2	3	4	5	6	
Provides the opportunity for existing businesses to expand in the same area	9 31.0%	4 13.8%	7 24.1%	2 6.9%	1 3.4%	6 20.7%	Total: 29
Preserves lands for future employment investment	7 29.2%	3 12.5%	5 20.8%	3 12.5%	5 20.8%	1 4.2%	Total: 24
Takes advantage of proximity to already established employment	1 5.0%	5 25.0%	2 10.0%	6 30.0%	4 20.0%	2 10.0%	Total: 20
Planning ahead provides time to invest in future infrastructure improvements	10 43.5%	4 17.4%	2 8.7%	4 17.4%	1 4.3%	2 8.7%	Total: 23
Leads to a more diverse tax-base in the City	2 8.3%	5 20.8%	6 25.0%	4 16.7%	4 16.7%	3 12.5%	Total: 24
Large parcels address regional shortage of large-scale industrial opportunities	8 30.8%	3 11.5%	6 23.1%	1 3.8%	1 3.8%	7 26.9%	Total: 26

Response	Count	
Other, please explain	16	45.7%
I do not see any advantages to the proposed change in land use designation for Area 1	25	71.4%
<i>Total:</i>		35

All of the above in equal priority.

I have a difficult time ranking the above as more significant than others. Some are equally important.

I disagree with it completely

won't comment don't know the area

the above choices support the change and is not fair presentation

Area 1 is a long way from highway or rail access

I don't agree w/any of above so I won't rank them. All bad.

Disagree with all this Disagree with this proposal in Area 1

Anticipate divviculties with Victoria

Those are all wonderful advantages, just a terrible location

Better suited for residential view property

wise mixed use, works better for all

All of the above are important!

Gravel extraction is not a very lage employment generator,Handled well you could do it in phases for designating the area for industrial high employment generators.

All entered as X's

Rows listed as: 3, 3, 4, 1, 4, 4. Area 1 location is too far away from transportation road networks.

Question 11

Variable	1	2	3	4	5	6	
Existing infrastructure needs improvement	21 51.2%	1 2.4%	6 14.6%	3 7.3%	5 12.2%	5 12.2%	Total: 41
Possible nuisance to nearby residents	13 39.4%	7 21.2%	3 9.1%	3 9.1%	3 9.1%	4 12.1%	Total: 33
Increases in amount of traffic	8 24.2%	15 45.5%	5 15.2%	2 6.1%	2 6.1%	1 3.0%	Total: 33
Impacts to environmentally sensitive areas	7 20.0%	8 22.9%	10 28.6%	9 25.7%	1 2.9%	0 0.0%	Total: 35
Long term timeline to provide local jobs	0 0.0%	5 16.7%	4 13.3%	6 20.0%	4 13.3%	11 36.7%	Total: 30
Impacts to adjacent agricultural lands	6 16.2%	1 2.7%	7 18.9%	6 16.2%	10 27.0%	7 18.9%	Total: 37

Response	Count	Percentage
Other, please explain	20	76.9%
I do not see any disadvantages to the proposed change in land use designation for Area 1	7	26.9%
Total:		26

significant disadvantages should have the proposed area ruled out by Council. If there are no challenges, it goes ahead and is dealt with by on an application basis with staff review.

Industrial applications on steep slopes and over aquifers that feed into sensitive fresh water resources is a bad idea!

Poor transit to area for employees and poor traffic routes to area

since the questionnaire does not permit more than one answer, I'd like to had the following disadvantages: increased in traffic and lack of adherence to speed limit; impact on natural habitat; increase in noise level; lost of agricultural land (hobby farms)

As in 10, the same difficulty arises.

All are 1

employment producing lands should be closer to the new built and existing commercial space and infrastructure

Noise & air pollution/traffic safety.

All of the above are 1 All disadvantages

Employment is employment whether you live local or not.

All of the above are 1

What about noise, smell, your questions are slanted to get a more positive accounting!

Devalues property (residential)

complete development plan needs to be in place all the way to mission border

only engineering issue

this survey is not allowing all answers. This survey needs a transportation plan as well.

Noise - The agricultural lands should not be tampered with.

All entered as "X's" - impact on real estate values in a currently desirable area.

DO NOT AGREE

Rows listed as: 1, 2, 1, 2, 4, 4.

Question 12

Variable	1	2	3	4	5	6	Total
Provides the opportunity for existing businesses to expand in the same area	10 40.0%	3 12.0%	2 8.0%	2 8.0%	2 8.0%	6 24.0%	Total: 25
Preserves lands for future employment investment	4 14.3%	5 17.9%	8 28.6%	6 21.4%	5 17.9%	0 0.0%	Total: 28
Takes advantage of proximity to already established employment lands	8 28.6%	10 35.7%	6 21.4%	3 10.7%	0 0.0%	1 3.6%	Total: 28
Planning ahead provides time to invest in future infrastructure improvements	6 22.2%	6 22.2%	4 14.8%	4 14.8%	5 18.5%	2 7.4%	Total: 27
Leads to a more diverse tax-base in the City	4 13.3%	3 10.0%	8 26.7%	7 23.3%	5 16.7%	3 10.0%	Total: 30
Large parcels address regional shortage of large-scale industrial opportunities	6 18.8%	4 12.5%	4 12.5%	2 6.2%	4 12.5%	12 37.5%	Total: 32

Response	Count	Percentage
Other, please explain	12	57.1%
I do not see any advantages to the proposed change in land use designation for Area 2	11	52.4%
Total:		21

All of the above

would prefer more retail rather than industrial.

although in low lands these land are more central and will not cause the workers to commute to the far end of the city every day.

As in 10 and 11.

sure but what improvements no info provided about this

East of Kwantlen or North of Lougheed makes sense, not over current residential

All of the above rated a 6

Do not agree

geologically contentious area

affordable housing use better suited for land west side of 256 street

the industrial park has not implemented the proper off site needs of the neighbors

Rows 2,3,4 and 6 entered as X - Located on a major transportation route.

Question 13

Variable	1	2	3	4	5	6	
Existing infrastructure needs improvement	11 44.0%	3 12.0%	5 20.0%	1 4.0%	2 8.0%	3 12.0%	Total: 25
Possible nuisance to nearby residents	7 29.2%	1 4.2%	7 29.2%	0 0.0%	5 20.8%	4 16.7%	Total: 24
Increases in amount of traffic	7 23.3%	12 40.0%	3 10.0%	6 20.0%	0 0.0%	2 6.7%	Total: 30
Impacts to environmentally sensitive areas	8 27.6%	9 31.0%	6 20.7%	3 10.3%	3 10.3%	0 0.0%	Total: 29
Long term timeline to provide local jobs	2 9.5%	7 33.3%	2 9.5%	6 28.6%	3 14.3%	1 4.8%	Total: 21
Impacts to adjacent agricultural lands	3 13.6%	1 4.5%	5 22.7%	1 4.5%	4 18.2%	8 36.4%	Total: 22

Response	Count	Percentage	Bar
Other, please explain	11	47.8%	
I do not see any disadvantages to the proposed change in land use designation for Area 2	15	65.2%	

Total: 23

significant disadvantages should have the proposed area ruled out by Council. If there are no challenges, it goes ahead and is dealt with by on an application basis with staff review.

Ditto as in 10, 11 and 12

Traffic will increase in any location, Area 2 will increase it in Lougheed Hwy, but I see it as unavoidable thought these were advantages?

All of the above rated a 1

All of the above are 1

All of the above are 1

all infrastructure needs upgrading, protect our natural lands

Engineering can show them all

This is a very poorly structured survey for area 2

Rows 1, 3, 4, and 5 are entered as X's.

Question 14

Variable	1	2	3	4	5	6	Total
Provide financial incentives for industrial construction	8 28.6%	4 14.3%	2 7.1%	7 25.0%	6 21.4%	1 3.6%	Total: 28
Re-zone land to be construction ready for industrial purposes	5 18.5%	8 29.6%	7 25.9%	4 14.8%	3 11.1%	0 0.0%	Total: 27
Use marketing and promotional techniques to attract business investment	6 18.8%	5 15.6%	11 34.4%	7 21.9%	3 9.4%	0 0.0%	Total: 32
Work with existing industrial land owners to better utilise current employment lands	11 29.7%	12 32.4%	5 13.5%	6 16.2%	3 8.1%	0 0.0%	Total: 37
Invest in capital projects that improve infrastructure	19 46.3%	9 22.0%	5 12.2%	1 2.4%	7 17.1%	0 0.0%	Total: 41
The City should not do anything to support job creation	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 5.6%	17 94.4%	Total: 18

Response	Count	Percentage
Other, please explain	11	100.0%
Total:		11

Job creation incentive city wide not by land use designation, if it must be by designation all commercial and industrial zoned lands.

I don't want big business until the infrastructure is in place to support it.

Improve post secondary education, business owner will not come if our young graduates do not have the skills/knowledge they require

The first 5 rated a 1

No was writtin in every square

Look at other sectors beyond industrial development for job creation

Build lower end of housing continuum housing

Keep industrial land on the west or south of our community to reduce transport costs to and from highways.

don't need more polluted land, as has already happened on 256 north

Rows 1, 3, 4 and 5 entered X.

Rows listed as: 1, 1, 1, 1, 1, 6. Development Cost Charge and or property tax credits for industrial development.

Question 15

Response

Count

36 responses

The Pelton farm lands 12800 203 st should remain agricultural. I strongly disagree with that property being rezoned for industrial

Council did have a discussion last year on the Aquilini lands. As much as its controversial as an ALR removal, the Aquilinis have lands not in the ALR that could provide the offset. Further a decent community amenity contribution from them could also provide some of Councils recreation want list items. 200 acres is the bare minimum to meet our needs based on the Metro 2040 plan.

Focus should be on lands that already have existing transportation arteries out of Maple Ridge. Those lands should be industrialized in parallel to working towards improving infrastructure to the other areas proposed in the plan. Abernathery & 203rd is the logical first location to consider.

Glad the city is being proactive on this.

Any commercial venture in Maple Ridge has to include provisions for adequate parking as public transportation is almost non-existent in Area 2. Current businesses suffer due to lack of parking or the requirement to park several blocks away. I no longer shop in our downtown core, except for essential services, for this reason.

The city not only has to think about attracting new business they need to decide what type of businesses they want to attract. The jobs that they can potentially bring to Maple Ridge should be jobs that allow employees to be able to afford to live in MR. While on the surface attracting large organizations like Wal Mart for example may be beneficial for the tax base, (based on my involvement n the industry) I will guarantee you they do not pay their fair share of taxes the overwhelming majority of people that work their work for minimum wage, part time hours with little or no benefits

Gravel extraction is acceptable with in moderation and existing transportation capacity in zone 2 but industrial applications in zone 2 have shown that it does not work there now, so why not improve zone 1 and the Ridge meadow industrial areas?

The cost of serving zone 2 is much higher in the terms of infrastructure, will cause more long distance commuting, and put pollution in a . sensitive water shed

When merging industrial development with nearby residential areas, it should be the priority of the city to encourage and allow forward-thinking industry. One particular notion could be to amend the bylaws and allow live-work units to be constructed on existing industrial land. This would bring about responsible development and actions since those occupying the industrial land would in a sense also be home-owners in the new community. Whereas traditional industrial development would see the area treated by those who work in it as a functional space and not an integrated community.

The city should provide a positive environment for industry; it should not purchase land or rezone in anticipation of private interests taking over at a later date. The city is not a developer, it is a planner & enabler.

Do NOT remove agricultural land from the ALR for "industrial purposes" as the ALC has admonished council repeatedly specifically about the Albion lands and the lands on 203. Hands off!! encourage acceptable farming practices on these properties. Develop existing industrial land.

Industry will not locate in MR because MR is not friendly to any industry except for the development industry.

I appreciate the council authorizing the input from the public and hope that, when there is interest in development, that the public will be involved then as well.

Make it a requirement to provide options & full information to residents prior to any proposals for use & start up of any type of activity in either zone.

We need a great university college plan to work with/alongside/partner any type of new industrial investment. Better educated young people will help develop better and more responsible businesses to support our community.

Freedom of Information / Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

We would [REDACTED] to the gravel nit

Most people who live in Maple Ridge do NOT work locally. They commute but housing is an affordable choice here without offering people transit, shopping and entertainment they will continue to move further to communities with these business already in place

This area plan should be developed together with the Albion Flats plan. The two plans should not be developed separately as is currently been done. Each plan will effect the other. Residents should be able to see what the plan is for the entire area next to 240 St

The use of these lands for industria purposes will affect the surrounding neighborhoods and groundwater. Early planning can and should mitigate the negative impacts.

A more detailed consultation is required. I can't agree with something so open ended that will impact 'My Home' to a very negative end.

It was disappointing to have only walk-around display boards & crowds prevented asking questions. I would have expected an opportunity to hear concerns from other land owners in a public forum.

the property is not in the immediate vicinity but close to area 2. How will my taxes be affected? How will my land values be affected?

Why is the city not considering commercial & retail as well as industrial?

I hope the City will allow "all" residents affected by this to vote "Yes or No" and not just proceed if they chose to. Thank you!

We live in Albion area, and love living here. Since we moved here 3 years ago - clearing of trees etc. have created so much traffic noise, especially from trucks and jake brakes on Lougheed hill westbound above 240th. Any increase in industry etc. will only make this worse. The densification of 240th has created so much more traffic already that we have trouble getting out of our street. It is destroying the reason we moved to this area. A noise barrier on that hill might help in the future.

Its a nimby issue but there is so much raw land east of these proposals that could well be considered for the same purposes. Thanks for the opportunity.

Freedom of Information / Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

This process isn't exactly clear no one in my neighborhood will want to live [REDACTED] a gravel pit. We expect development and growth - we need more shops in town. We don't want a industrial gravel pit that may only imply a Land ful of people who even live in Maple Ridge.

After living in MR for 12 yrs -there has not been any movement to bring in business. Lots of talk & no action. We have lost to Pitt Meadows & now to Port Coquitlam. Is there discussion on improving access to the Kanaka Creek Business Park - there is land available.

Freedom of Information / Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

We [REDACTED] to the proposed Area 1 where residential proposed development. If this project on the 130 goes thru WE WANT THE ABILITY TO REZONE OUR PROPERTY & TAKE IT OUR OF THE ALR!! so we can develop it. Otherwise we fear our property values will DECREASE substantially with the gravel extraction the truck traffic

etc.

Will there be council meetings to address these changes?

Voting?

More public meetings?

build truly affordable housing (and use the definition of affordable that take into consideration in the gross household income)

Area 2 is more suitable as it is near transportation corridors. I.E. Fraser River - water transport, Haney Bypass - truck transport, Railway - train transport.

Before attempting to expand industry, Maple Ridge should expand higher education opportunities - Consider a university college which could then partner with and provide additional resources to any industry attempting to establish here.

The studies could help provide support for environmentally friendly methodologies to help business lessen any detrimental impacts on surrounding neighbourhoods and residents.

An industrial park in this area is such a bad idea. So far away from a major road. Our neighborhood is doing more than it's fair share for M.R. We have 2 prisons, a fire training inst. 3 gravel pits with an asphalt plant, a heavy equipment training school plus other industries requiring heavy trucks all day long.

I strongly oppose gravel extraction and potentially heavy industrial operations this close to an established residential neighbourhood. Traffic is already hazardous along 256th street. Gravel trucks fly at dangerous speeds, flinging rocks at pedestrians and spooking horses. There is a lack of sidewalk, especially just north of the 256th and 128th intersection. Trucks can barely navigate the 256th/Dewdney Trunk Rd. intersection, which is populated by young children attending Webster's Corner Elementary.

I moved my family back to Maple Ridge to provide them with a healthy, outdoors lifestyle. I treasure raising our two young children in a rural environment. The thought of this type of rezoning and what health hazards it may bring sickens me, as it does my neighbours.

PLEASE do not ruin the Webster's Corner neighbourhood. With two elementary schools and one high school in the immediate vicinity, as well as being close to town, this corner of Maple Ridge is a real gem. Why does the City seek to mar this neighbourhood, when regions like this are increasingly rare to find in the lower mainland. Thanks for listening.

please consider area 2 for affordable housing on west side 256 street, educational use would also be of benefit, ie BCIT 2nd campus

Take a harmonious approach when impact residential lands abutting industrial lands or when those lands are accessed thru residential areas.

As various disadvantages of industrial land use, we firmly believe that a multi-functional area combining commercial and residential use will be the best choice. Compared to industrial factories, commercial plus

residential land can attract more investor, provide more employment opportunities and expand the tax base for the Maple Ridge government. And commercial land can avoid the environmental pollution problem, indeed. Moreover, commercial and residential use will benefit each other. Thus a multi-functional area 2 will multiply and maximize its current and future development. Eventually, as the land owner of area 2, we officially declare that industrial use will definitely be the last choice.

Carl Wimman

Caronmar Sales Ltd

Quit talking...it's time to act! Go big, or go home!

I have included map showing where my property is. Everyone at the public meeting were against this proposal. These changes will decrease the value of properties around area. Roads do not support this, today to access bus park, trucks/trailers must 2 schools, utilize 256 (not proper for this traffic) 128th (not proper for this traffic.) My home shakes everytime full load truck goes by (roads do not support this).

I am feeling let down by City of MR as I checked on this land use last March before I purchased and was assured it was residential!

The industrial land on 128 does not have a proper transportation plan for traffic, Little or no Storm management planning. Large moonscape without proper reclamation to reduce rainwater management for residents below the site. Traffic should go from 256 to 130 ave direct into this new employment areas where there are no existing residents. I agree with the job generation plan but it has been dismal to date. Start redoing area neighborhood plans every 5 years to get a better planning process. JOn Kingsbury 25910 -128 ave MR

- Speeding Truck: Some of these trucks come from other areas and don't care; this would only increase.
- Noise
- Crime

These things do not mix well with residents who live in a rural setting - our children ride their horses, go to Websters Corner Elementary. The impact on the creeks and horseback trails would be huge. The rural area should be left for future generations.

Re Question 3:

I work closely with the small business people at Websters Corner Business Park, they are from this trading area, there are young local apprentices working there. Businesses help each other - it's a good environment.

Re Question 4:

Check out my website (liveworkmapleridge.ca - it's being updated) I got the idea/name from a banner that was installed in the main foyer at the city hall a few years ago.

Re Question 6:

the question is:

Well, I think the City (Planners) should be driving the bus along with business leaders, consultation, etc. in order to create a cohesive plan for our city. Think 100 years down the road, it's not that far away.

Letter submitted with survey response.

Freedom of Information Protection of Privacy Act

Section 22(1)

(Severed portions are shaded)



January 18, 2017

Nicole Read Mayor
11995 Hancy Place
Maple Ridge, B. C.
V2X6A9

M&C _____ CAO _____ GM _____

Other _____

Action: Pass to Planning staff

RE: The proposed industrial zoning for the old prison site/PVI site and the enlargement of the Kirpatriok Gravel Pit Industrial park to 130th and 256th Street

UNSATISFACTORY INFRASTRUCTURE TO SUPPORT SUCH ENLARGEMENT OF INDUSTRIAL ZONING, SEWER REQUIREMENT FOR ALL NEW AND EXISTING INDUSTRIAL ZONING FOR THE OLD KIRPATRICK PIT AND EXPANDTION AS WELL AS THE OLD PRISON SITE/PVI SITE., PROTECTION OF ARTISIAN WELL AQUAFIR AND EXTISITING WELLS.

Dear Mayor:

My thoughts on this are:

- 1) Why would the City feel that the existing truck route of 256th Street and Dewdney Trunk Rd would be adequate for future development? Amelia Bowden, M.Urb Planner 1 does! Traffic to and from the prisons often use 130th Ave. which missed the strips across the road! Turning light at 248th needs to have the arrow at prison shift times even on weekends as the prison employees work all year around not just Monday to Friday during school season!
- 2) Dewdney Trunk Rd is already an extremely busy road and has been greatly impacted by new residential subdivisions to all points of the compass. This industrial development would negatively impact the already congestion at 256th and Dewdney Trunk which is already hazardous, and breaking up.
- 3) The corner of 256th and Dewdney Trunk Rd currently has a problem of not being wide enough for large trucks turning off Dewdney Trunk on to 256th Street going north.
- 4) It appears that there is no northern access route which was proposed for the Industrial Commercial Zoning down 256th to be built any time soon! The road at the old prison/PVI site is not even on this map nor the extension of 251St. which currently exists and was suppose to be the interchange for the proposed northern corridor!

5) What is the Abernethy Way Extension route to 256th Street?

Abernethy Way extension appears to be useless as it has gone from 128th Ave to 124th Ave and is too close to Dewdney Trunk Road to be effective for removing industrial traffic to the north. It will also be in the heart of horse country. Heavy industrial truck traffic and horses do not mix! There has already been a girl dumped off her horse due to a diesel truck. Truck traffic doesn't pay any attention to signage to slow down when horses are on the road. Residents would love to have an alternate east west corridor to travel especially when there is an accident on existing Dewdney Trunk or Lougheed Highway.

6) 128th does not go through and is currently a horse trail with the new water pumping station at the north western corner of 128th Ave. This means that 128th if punched through will not properly line up to the existing eastern 128th Ave road. Your map has 128th going through to where?

7) 130th Ave is not built to sustain truck traffic as the 130th connector was built on swamp and bleeds water with heavy truck traffic and now has a cracked surface! It is not wide enough either. I was promised in 1990 when the road was punched through to 248th that no industrial truck traffic would go down 130th Ave.

8) Inadequate sewer: According to Amelia Bowden, M.URB Planner 1 Maple Ridge, Disaster Water Source contamination would happen should these Industrial areas not be put on sewer! Have you not learned anything from the Environment Engineering Fire School Reports that the North Alouette River would be contaminated rendering the Fish Hatchery at Allco Park useless! The subdivision on 130th Ave/ 130th Connector which was built in 1990-1991 was required to be put on sewer due to contaminating the Fish Hatchery. The old story shit flows down hill! Well the old prison and the Kirpatrick Gravel Pit are up hill!

9) The Artisan aquifer area around 130th Ave has been created by glacier moraine. Mr. Willis Eng established the glacial moraine boundaries to the north and ALR to the south in Websters Corners which is why the proposed enlargement of the Old Kirpatrick Gravel Pit Industrial Site has a diagonal boundary to 130th Ave. The Artisan well, located close to Allco Park, which fed the old prison site and Websters Corners residents via a water tower. The City of Maple Ridge decided to put too much water in this water tower and blew it up making it necessary for the City to provide the Websters Corners residents with city water! The second well was at the Games Rife Range Site of a 4" size which never went dry during the summer.

These wells are a pure source of water that should be protected should the pipe over the Pitt River be damaged during an earthquake or other natural disaster. Why contaminate them when they may be needed for future use!

Yours truly



677560 BC Ltd
Unit 210, 12899 – 80th Avenue
Surrey, BC V3W 0E6
Tel: (604) 599-0506 Fax: (604) 599-0556

February 9, 2017

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC
V2X 6A9

Attn: Amelia Bowden

Dear Ms. Bowden:

RE: Commercial & Industrial Strategy Implementation- Employment Land Redesignation
Our property address: 13655 – 256 Street; 24800 Aloutte Road

We attended the public open house regarding the proposed land use change.

We are not in support of the changes that you have proposed in regards to our property. At present, a portion of our property has been designated for institutional use. You are proposing that this designation be downgraded to Rural Resource. The Rural Resource designation will impede our future plans in regards to our property.

We also have approximately 70 acres of land which has been designated Suburban Residential. We do not support any proposed changes to have this designation be downgraded to Industrial Use. The City should leave the re-designation of the lands to private development applications. The owner(s) of the properties are in a better position to gauge the re-designation of their properties based upon the changing demands within their vicinity.

We have approached the City several times to increase the resources output from our property site which would have created additional employment in the immediate area. To date, the City has not increased the amount of resources that we can harvest from our property. This is contrary to their position or re-designating land to increase employment to the area.

We are willing to hold a further meeting with the City's representatives to discuss our position in regards to the proposed changes. Any further questions should be directed to Joe Dhaliwal. His contact information is as follows:

Joe Dhaliwal
Cell: (604) 250-0824
Email: joe@mainlanddevelopments.com

Yours truly,

A handwritten signature in black ink, appearing to read 'Joe Dhaliwal', written in a cursive style.

Joe Dhaliwal, Director

Copy provided for each Councillor

Received at Reception Desk 1:24pm MAR 08 2017

M&C _____ CAO _____ GM _____

Other _____

Action: Pass to Planning Staff

March 5, 2017

Maple Ridge Employment Lands Questionnaire

I went through the questionnaire and I just wanted to provide you with a little more in sight with respect to available Industrial lands and some of the challenges and benefits that we as builders and developers of Industrial lands are faced with in Maple Ridge .

My business is primarily in North East Maple Ridge , I chose this area because the land was more affordable than West Maple Ridge , it was well above the floodplain (gobal warming) there was no contamination and servicing issues like there is in the Albion / River Road area , the ALR does not come into play and the soils conditions are never an issue as all the lands are located on reclaimed gravel pits .

There is another key reason that attracted me to this area , I started to develop and build in the early eighties and my first project was a multi unit townhome site on Brunette Ave in Coquitlam . The City Hall was at that time , located in Maillardville , I was the first developer to actually start the revival process in that area of Coquitlam . The planners at the time told me that the long range plan was for big box retail in the old Fraser Mills site and that there would be shoping , theatres , eateries and of course more multi unit residential .That is exactly what happened in south Coquitlam . I ended up building out 3 townhome sites and then moved my focus to Maple Ridge as I wanted to raise my family and grow my business here . I do however see some similarities in the opportunities that the new North East Industrial area has , just like Maillardville did 35 years ago . There is an opportunity for the City to create a long term cohesive plan for this area that will benefit the entire community and I would like to be a part of that long term process .

The draw backs for this particular area is the lack of a direct access route for labour and materials . While all my tenants and owners are located in the Pitt Meadows , Maple Ridge and Mission areas its difficult to attract business from the other parts of Metro Vancouver . Abernathy Way is grinding its way east but its still a long way from its final destination (256 th street)

The previous Economic Director made a point of saying that large and medium sized business are not coming to Maple Ridge due to the lack of suitable parcels of land and the access issues . These business need to be near a railway , trucking centre , bridge , freeway , border or a port , Maple Ridges future Industrial lands aren't able to check many of these boxes off .

Its obvious that the main driver of our economy , other than wood framed home and multi unit buildings , is the many small business people who are baking , manufacturing , distributing and delivering products . I believe that its these people that the City should focus on when making their planning decisions as they are collectively the backbone of our economy at this time .

Its my understanding that the City of Maple Ridge holds a significant amount of land in the North East corner of the City . These lands along with some of the other big landowners in the area could create a lasting legacy for the future of Maple Ridge if it was developed in cohesive and sustainable way . The City should be driving the bus when it comes to a long term strategic plan for this area , I have been told by staff and some councillors that those lands are in the bank and its at least 10 years away , well that was back in 2011 .

The City through its Mission Statement really focusses on the fact that Maple Ridge is on its way to becoming one of the worlds leading Citys when it comes to the environment and sustainable practices . The NE lands if planned properly could be a huge winner if there was a commercial hub to service the area along with the existing Industrial Lands and the future Industrial lands that will be created . Its bordered by rural residential properties , creeks and the community forest .

I know that the City is expanding the Industrial Lands designation and pushing Abernathy to the east and the Citys employment lands incentive plan is a big help at this time . I have been in business in Maple Ridge for aprox 36 years and have always found the staff to be helpful and friendly but streamlining the approval process for zoning , permits ect would help any new business get set up in Maple Ridge .

May I suggest the City give the emerging Industrial area a NAME , a large sign , promotions ,do some improvements such as street liting and along with the help of the local Industrial landowners extend the sewer from the Prison up to the end

of 256th . Landowners and Im including the City in that list would be keen to develop more lands or at least improve their current situation . Buildings would be built and both jobs and taxes would be created . I have met with Frank Quinn and his staff a few years ago and maybe its time to have another look at this small and affordable project that would immediately generate business activity in this area .

I don't think that I am being self serving by saying (my lands are 800 ft above sea level and are situated on reclaimed gravel pits) that we should under no circumstances develop on ALR lands or lands that are in the Floodplain areas . Its not a good business practice and its certainly not good for the environment , if and when we are hit with a natural calamity the people in the future will be angry and frustrated that we let this happen as we knew at the time what the experts and the scientist were telling us .

Our children and grandchildren being born today may live long enough to see the calendar click into the next century . Its not that far away and I along with every other logical thinking person in this world are very concerned about our planet , its changing quickly so we have to adapt to meet those challenges .

The North East part of Maple Ridge is very important in many ways as try to grow our economy in a safe and sustainable way . It's a good place to start .

Thanks very much for taking the time to read this .



Freedom of Information - Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

From: Harald Mischke [<mailto:harald@cedarland.ca>]
Sent: January-26-17 5:14 PM
To: 'abowden@mapleridge.ca' <abowden@mapleridge.ca>
Cc: 'belliott@mapleridge.ca' <belliott@mapleridge.ca>
Subject: Commercial and Industrial Strategy

Hi Amelia and Brent.

Thanks for taking the time to talk about our commercial & industrial potential for creating jobs and income to the City.

Without doubt, there is a wonderful long term opportunity for the City of Maple Ridge to create 1,000 to 2,000 family supporting incomes in the Northern sector of gravel based land. However, without proper road access this will remain a dream. The Abernethy-Lougheed connector is a must. This is easy construction. You can utilize the gravel deposits you own to ensure a firm road substructure. Yes, some home owners will be upset, but I think the 80,000 plus trump the few negative individuals. A possible route is following the existing AL connector to 240th Str., then heading further east to 128th Ave. (there is potential that not a single home is levelled) until you are directly south of the land that connects to the proposed industrial/commercial land (east of 253 A Str.). Pls. keep this land for possible road access. Brent, this portion of land was designated "residential" on your plan, PLEASE keep it as a valuable access option. A visit will clarify my suggestion.

The 240th Str. north of Dewdney Trunk should be connected to the AL connector. This would facilitate truck traffic to the proposed commercial/industrial area coming off Lougheed Hwy. without going east past two schools and other hazards on Dewdney Trunk. The residence on 256th Str. would love to see no more heavy truck traffic. Horses will rule the road again.

The area between 249th Str. and 256th Str. should make a first class site for a University Campus/educational land. Now, the very last parcel of land NOT developed in the present 256th industrial park is called "the big lake" area. This is NOT industrial land. It's much too valuable for us rough necks! I see an institution here that will heal our many members of the "lost community". This area has a beautiful lake with a stunning view. Nature may do most of the healing process.

Now, once we have good road access we can go to town. The area north of the existing industrial park on 256 str. is potentially just as large and suitable for development. This is crown land and should be included in the long term strategy. As well, the area east of 256 Str. has very good potential. Some of this land the City owns now and is growing trees instead of making money for the City.

The "Van Maaren" industrial park should be connected to lands between 256th Str. to ease the traffic pattern and lighten the 128th Ave. traffic load.

Key to all this is a good road network for heavy truck traffic. Without such a commitment we are not making Maple Ridge a well- funded prosperous community. With money in your coffers you can do all the things that, at the present time, will only be covered by increased taxes.

This, to me, is a no-brainer.

Have a nice day.



Harald Mischke

President

14189 256th St.
Maple Ridge B.C. Canada, V4R 1C9
Office: 1.604.462.1210
Fax: 1.604.462.1214

From: [REDACTED]

Sent: Tuesday, March 21, 2017 1:07 PM

To: Brent Elliott

Cc: [REDACTED]

Subject: FW: Re: your notice of Land Redesignation---Commercial & Industrial Strategy Implementation
c/o Amelia Bowden, M.Urb. Planner 1

Importance: High

Freedom of Information Protection of Privacy Act
Section 22(1)
(Severed portions are shaded)

Dear Brent,

I was given your name as the person in Urban Planning now looking after our area ,which the City is trying to turn into Industrial area. Please read my letter below, sent to Amelia who then told us that she has just started a year of maternity leave.

The 2 notices that the City erected explaining the situation are in spots where no sane person can stop to read them without endangering their life by causing a traffic accident on the very busy Lougheed Highway in our area.

I guess this is what you call technical compliance with the law!

Sincerely,

[REDACTED]

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From: [REDACTED]

Sent: March 16, 2017 9:43 PM

To: 'abowden@mapleridge.ca'

Cc: Robert Masse (rmasse@mapleridge.ca)

Subject: FW: Re: your notice of Land Redesignation---Commercial & Industrial Strategy Implementation
c/o Amelia Bowden, M.Urb. Planner 1

Importance: High

Amelia Bowden,M.Urb.Planner1,
City of Maple Ridge,
11995 Haney Place,Maple Ridge,
BC,V2X 6A9.

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(Severed portions are shaded)

[REDACTED]
Maple Ridge, BC, [REDACTED]
March 15th. 2017

Dear Amelia,

We are writing in reply to your letter of January 9th 2017.

Unfortunately we were away abroad during January and February and missed the opportunity to participate in the "Public "discussion about your proposal for the "Land Redesignation" that involves our home , before this time.

We are totally opposed to it.

We moved onto the property about forty one years ago and built the house and the garden over this time with a lot of garden advice from experts. We have about [REDACTED] bushes here on the property , a [REDACTED] Rhododendrons and camellias and some [REDACTED] trees such as an [REDACTED] tree (

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[redacted] tree [redacted] now [redacted] many different [redacted]
[redacted] trees [redacted]
tree [redacted] trees [redacted] trees, many different cedar trees, a mature
oak tree [redacted] as well as many different [redacted]
and a [redacted] has been the [redacted]
Society for the last eighteen months. [redacted] worked as the only [redacted]
initially, in Maple Ridge for thirty nine years. I am a [redacted] who worked at Ridge Meadows
Hospital for twenty six years and was the [redacted] in this area.

We have an [redacted]
vegetable garden. A lot of work is being done to make this a 'home'.

Now the city wants to destroy the whole atmosphere of this pastoral retreat by making it 'industrial
land' I think that this use is totally unsuitable, especially as we are on a designated " Slide area "and
have had slides over the years here. Putting a lot more buildings here will destabilise the ground and
perhaps lead to more slides with the destruction of all our hard labour over the last forty years.
The South side of the Lougheed Highway, here, is absolutely unfit for a narrow strip of " Industrial use "

We would like you to visit the property in Spring, when the garden is in bloom to see for yourself how
you will be destroying yet another beautiful and peaceful pocket of Maple Ridge in the name of
progress.

Sincerely, and with growing mistrust of the City of Maple Ridge, who can order such things behind the
backs of long time tax payers,

[redacted]

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Copy to Dr. Robert Masse, Councillor Maple Ridge