

## ***North 256 Street Industrial Lands Area Plan – Frequently Asked Questions***

### **Public Engagement Open House – Information Handout**

Here are responses to some Frequently Asked Questions (FAQ) to help better understand how land use planning is done in Maple Ridge and about industrial land uses.

#### **FAQ About Land Use Planning**

What is Land Use Planning?

- Land use planning is a process that helps guide the growth and change of communities by creating a framework for what types of land uses (e.g., residential, commercial, industrial, park) and what types of development and built form are appropriate in certain areas based on factors such as roads, infrastructure, environment, and neighbourhood character. The City of Maple Ridge has a team of planners that create maps for land uses and review applications for new development.

What is an Official Community Plan?

- An Official Community Plan (OCP) is a strategic document that guides the long-term growth and development of a municipality and is based on principles that have been identified by the community. The OCP contains details about land use planning, housing, community services, business, employment, natural features, transportation, infrastructure and more.
- The OCP establishes many community principles related to industrial lands and employment uses, including: supporting and facilitating opportunities for local economic, business, and job growth, protecting and densifying existing industrial lands, and proactively identifying additional lands with industrial potential.

What is an Area Plan?

- An Area Plan is specific to a unique area in the City and provides a greater level of detail about land use, density, form and character. Each Area Plan fits into the OCP, and is unique based on the issues, characteristics, and objectives for the local area. Other examples of Area Plans are the Town Centre Area Plan and the Lougheed Transit Corridor Area Plan.

What is the North 256 Street Area Plan?

- The North 256 Street Area Plan which is being prepared, is intended to guide the growth and development of the land, with the overall objective being to facilitate industrial land uses, while also respecting existing facilities, as well as recreation amenities and natural features. The designation and development of the lands for industrial uses will accommodate additional business growth within the community, employment opportunities, and increase the municipal property tax base.

What is a Land Use Designation?

- Every property in Maple Ridge has a land use designation that provides high-level guidance on how the land could be used in the future and what type of built form would be appropriate. Land use designations are policies established within the City's Official Community Plan and the Area Plans, and inform zoning for a given property.

**FAQ Rationale for Industrial Development**

The demand for industrial land is high, and there is a limited supply in the city and region:

- The land base is constrained by geography – an ocean, mountains, the Agricultural Land Reserve, and an international border.
- Other uses compete with industrial for land, and there is pressure to convert industrial lands to residential and commercial uses, which have higher values.
- Industrial lands are sometimes constrained by environmental features and/or a lack of municipal infrastructure like water, sewer, and transportation.

The Metro Vancouver 2020 Regional Industrial Lands Inventory identified 11,500 hectares of lands, 82% of which were classed as ‘Developed’. According to a 2024 Economic Impact Study, 22% of the region’s jobs are located on industrial lands, and industrial activity accounts for 31% of the jobs in the region.

The City is proactively looking at lands that could create long-term opportunities to meet employment growth goals. The North 256 Street area represents a significant amount of land that could be added to the region’s industrial land supply. A new Area Plan will facilitate a modern, light industrial area that accommodates new business and employment growth while considering features of the lands.

Increasing and improving the supply of industrial lands will:

- support a prosperous economy
- accommodate local employment
- spur business investment
- enhance the property tax base

**FAQ What Are Industrial Lands?**

Industrial lands support economic development and employment growth, as follows:

- Accommodate a large amount of employment and economic activities.
- Located within the City, thereby reducing time and cost for commuting and transport of goods.
- Industrial operators generate about 30% of Metro Vancouver’s Gross Domestic Product.
- Jobs located on industrial lands pay 14% higher than the regional average wage.
- Industrial lands diversify the property tax base, making municipalities more financially balanced.

Industrial lands include a wide range of uses, with different attributes, needs, and impacts. These businesses contribute to a diverse, resilient, and sustainable economy, and can range from traditional to modern, small to large, light to heavy, etc. Some examples:

- Production (food and beverage manufacturing)
- Distribution (warehousing, industrial storage)
- Repair (autobody shops, consumer goods repair)
- Construction materials and equipment (building supplies)
- Infrastructure (public utilities, works yards)
- Outdoor storage (container storage)
- Wholesale (logistics wholesalers)