

START HERE

Welcome to the Open House

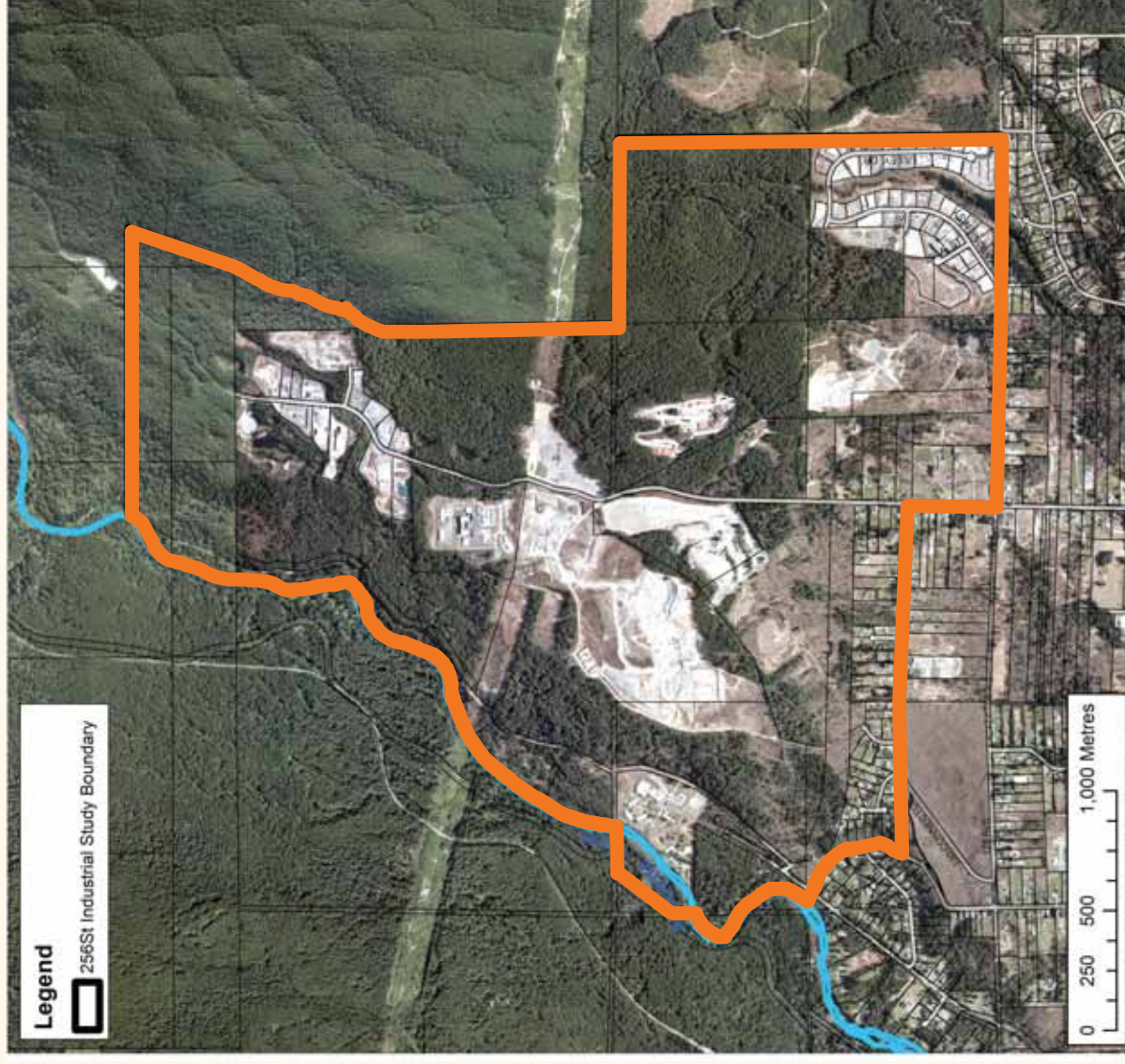
This event is part of a public consultation process for a new Area Plan. This project involves a review of lands and uses for the North 256 Street area with intent to create an Area Plan focused on industrial land uses.

Purpose

The purpose of this Open House is to share information about the project, answer any questions you may have, and gather community feedback to inform further work, including an outcome and recommendation report to Council.

How It Works

There is a series of engagement boards set up around the room. Starting here and moving from left to right, we invite you to read each board, participate in the activities, and chat with staff as you move along. Near the end of the engagement boards is a station where you can sit down and complete a written survey to share your feedback.



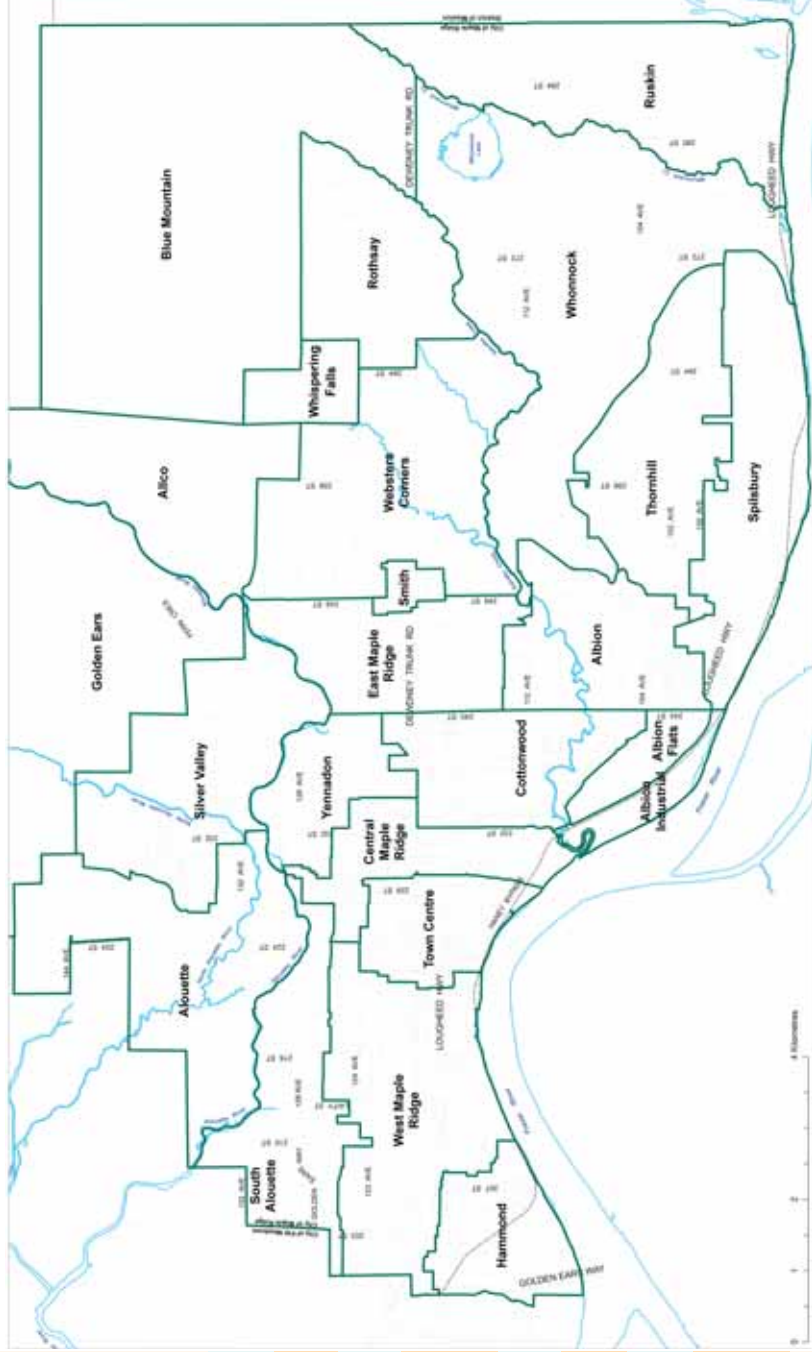
Where Are You Joining Us From?



Engagement Activity:

Place a dot on the map to share where you are joining us from!

Your Location



If you live outside this map area please tell us where you are coming from.

Your Interest

Local Resident

Industrial Business

Other Sector

Real Estate Development

Environmental

Recreational

Transportation

Infrastructure/
Servicing



Place a dot on the table on the left to show your interest in the lands.

FAQs

Land Use Planning

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.

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.

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.

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 lands, with the overall objective being to facilitate industrial uses, while also respecting existing facilities, as well as recreation amenities and natural features.

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.

What are Industrial Lands?

Industrial lands includes a wide range of uses, with different attributes, needs, and impacts.

These businesses contribute to a diverse, resilient, and sustainable economy.

Industrial uses 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)

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 of 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.

Benefits of Industrial Land Use Development

- 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
- The demand for industrial land is high, and there is a limited supply of industrial land 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 into residential and commercial uses, which have higher values.
- Industrial lands are sometimes constrained by environmental features and/or a lack of municipal infrastructure.

Industrial Building Forms

- Development Permit Areas identify locations for special treatment (e.g., hazard protection, building aesthetics).
- Industrial form & character design guidelines will be established as part of the Official Community Plan.
- Facilitate attractive and efficient buildings that accommodate light industrial and fit into local context.
- Proposed small commercial node to provide retail & recreational amenities to local workforce.



Features To Be Addressed:

- Building design, siting
- Façade materials, styles
- Access, entry, signage
- Landscaping, fencing
- Parking, loading, screening
- Sustainability, safety
- Interface, buffering, lighting

North 256 St. Industrial Lands Area Plan Background

- Build on past City-wide studies to identify non-residential land uses with the greatest development opportunity.
- Prioritize the North 256 Street lands, given potential industrial land uses, return on investment, long-term benefits to the City.
- These lands have long been contemplated for industrial uses, including in the Official Community Plan and the Regional Growth Strategy.
- Council provided direction through a scoping report for an area planning process (Feb 2025).
- Phase 1 engagement (Apr - May 2025) invited the community to provide input to inform a proposed area plan.
- Phase 2 engagement (Sept - Oct 2025) is inviting feedback on proposed concept area plan options.

North 256 St. Industrial Lands Area Plan Project Timeline

- Building on past city-wide studies to identify non-residential land uses with greatest development opportunity.
- The new area plan is intended to optimize industrial development potential with land use designations, policies, guidelines.
- It will require approvals by Metro Vancouver Regional District for: Regional land use designation amendment; Urban Containment Boundary adjustment; Sewer Servicing Area extension.
- Starting in early 2025 and finishing in 2026, including targeted engagement opportunities

Council approves terms of reference, start work

Technical work, interest holder meetings

Draft plan components for review

Council refer amendment to Metro Vancouver

Council adopt OCP Bylaw

We are here

260

Survey
Responses

90

Attendees

(Open house and interest holder meetings)

Phase 1 Engagement (Apr/May 2025)

What We Learned

Respondents 'Strongly Agree' or 'Agree' with:

- 93%** Ability for residents to live and work in their community is desirable
- 90%** Creating local jobs contributes to a healthier community
- 82%** Employment-generating lands help diversify property tax base
- 74%** Growth in employment-generating lands should keep pace with regional demand
- 71%** City should create new industrial lands to foster local jobs

Top Benefits

- Economic Growth & Local Jobs
- Infrastructure Improvements
- Community Amenities
- Environmental & Planning
- Strategic Positioning

Top Challenges

- Traffic & Infrastructure
- Environmental Impact
- Location Suitability
- Community Impact

Level of Support for Change to Industrial

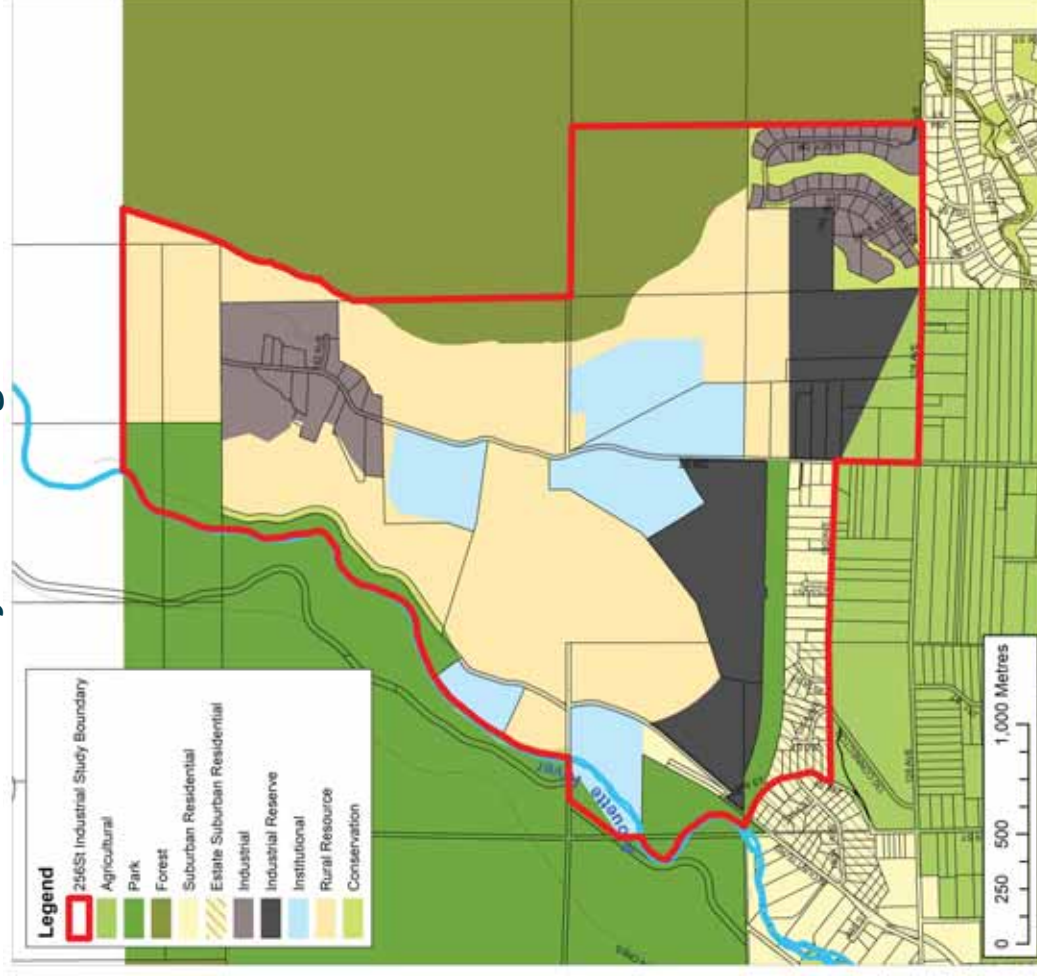
22% Strongly Support
32% Support
13% Neutral
12% Disagree
21% Strongly Disagree

Land Use Designations



- **Official Community Plan:** Industrial, Industrial Reserve, Institutional, Rural Resource
- **Regional Growth Strategy:** Industrial, Rural
- Range of unique uses and varied ownership, including;
 - City owned
 - Prison and training facilities
 - Gravel extraction
 - Private landowners / developers

Official Community Plan Designations



Project Guiding Principles



1: Support businesses that contribute to local and regional economic growth and development

- Provide more accommodation options for industrial users.
- Increase employment opportunities.
- Increase the City's industrial property tax base.
- Reinforce the City's business-friendly character.

2: Promote the efficient use of industrial land

- Increase overall industrial land supply.
- Prioritize industrial uses that support the City's economy.
- Flexible designs that support end-user needs while also allowing for adaptable future uses.

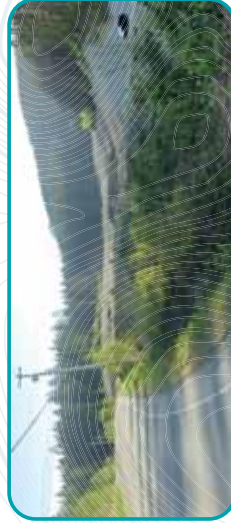
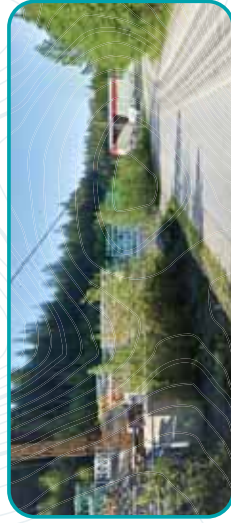
3: Incorporate high quality design and development

- Require appropriate screening for industrial uses, particularly where bordering non-industrial uses.
- Create a transition / interface buffer between industrial and other uses.
- Encourage urban design that is visually appealing from public roads.

4: Protect environmental assets

- Designate recreation areas, including parks and multi-use trails.
- Designate conservation areas, including watercourses and other sensitive environmental features.
- Avoid development on hazard areas.

Area Attributes



Current Industrial Uses

Range of industrial activities; Many properties underutilized or vacant.

Unique Uses

Several gravel / aggregate operations; Correctional and training facilities.

Context

Surrounded by significant environmental / conservation / recreation lands.

Terrain

Some parts are steep; Limits development potential.

Location

Northern side of Maple Ridge; Accessible via 256 St.; Connects to regional transportation network.

Transportation

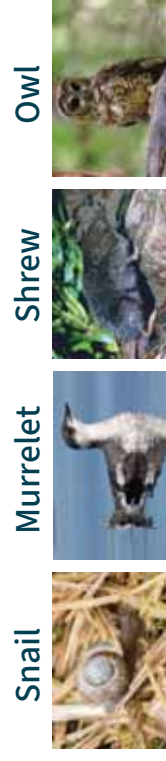
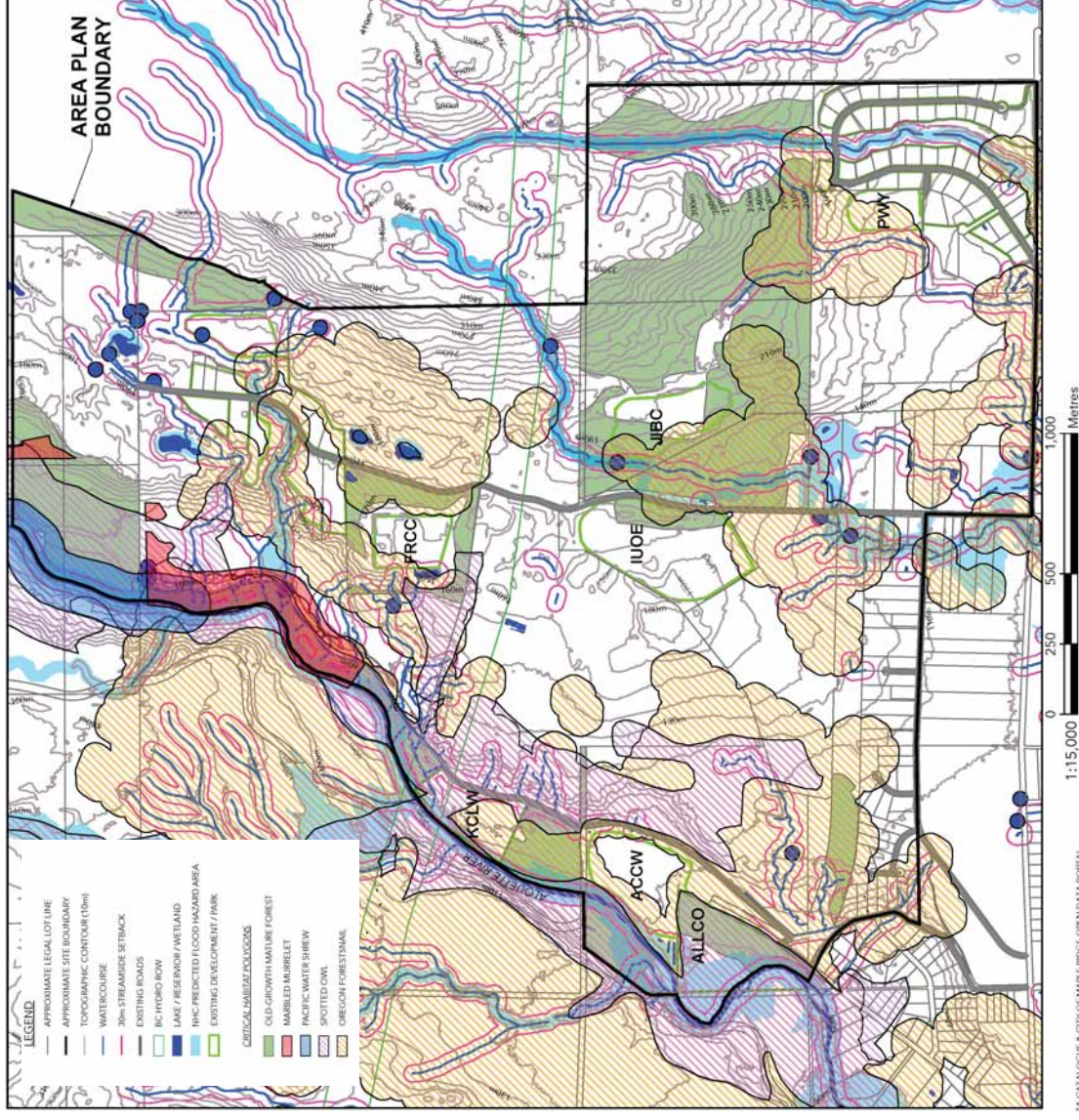
Roads to be extended and enhanced to provide better access for the area.

Infrastructure

Municipal servicing to be upgraded to serve new development.

Environmental Features

- Environmentally sensitive areas have been identified and assessed: watercourses, wildlife habitats, forest stands, etc.
- Alouette River and Kanaka Creek tributaries and groundwater base flows are protected.
- Vegetation is predominantly associated with forests. Riparian, young, and mature forests provide valuable habitat to various species.
- Protection areas for environmental features may overlap.
- More detailed assessments will be completed as each development proceed to confirm site specific environmental features.

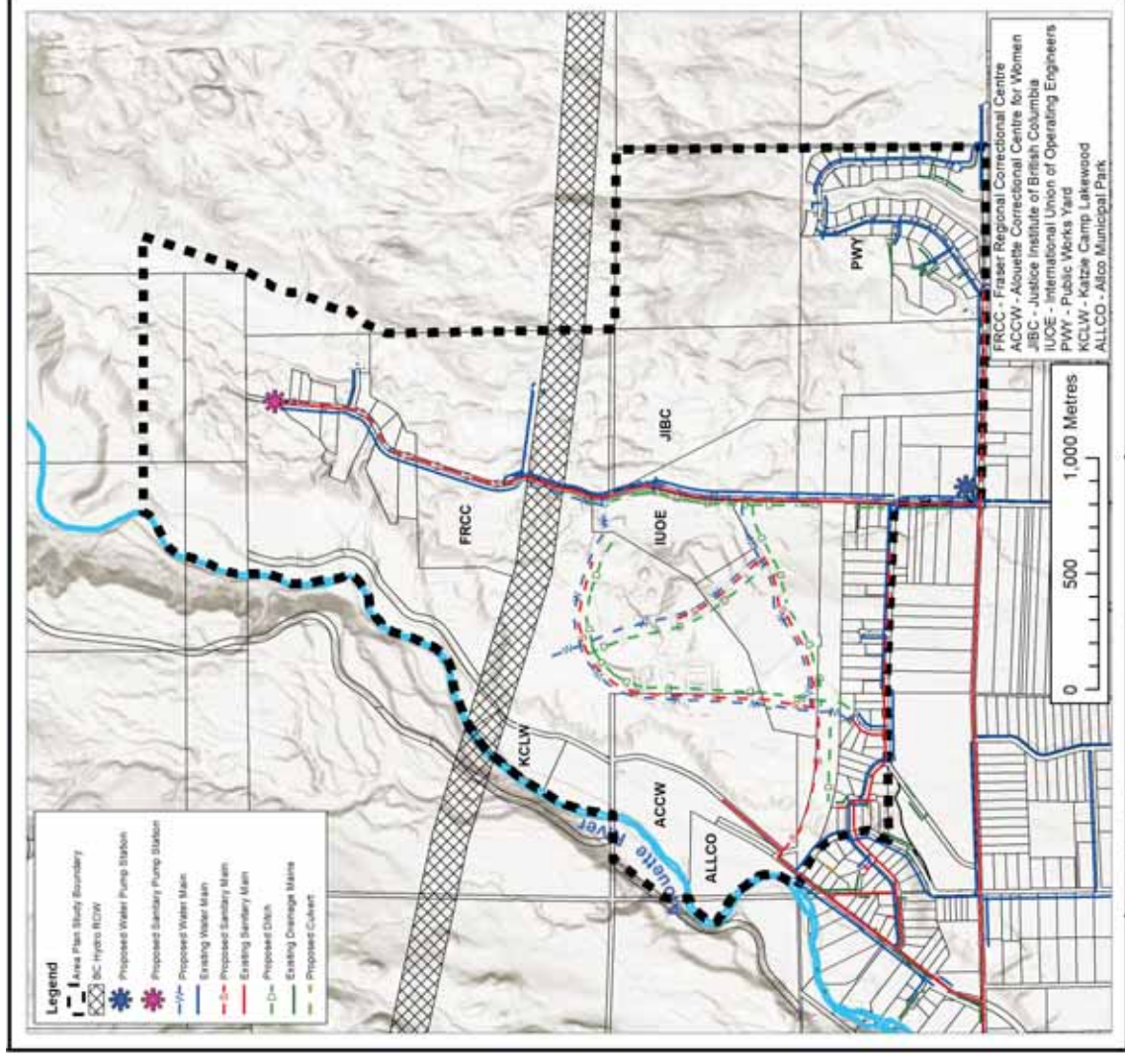


Infrastructure Features

Water: Within the 241 m NE and 171 m 130 Ave pressure zones, supplied by the 256 St and 263 St pump stations and 256 St and 270 Ave reservoirs. Key upgrades: new water distribution mains, pump station replacements, and reservoir expansions.

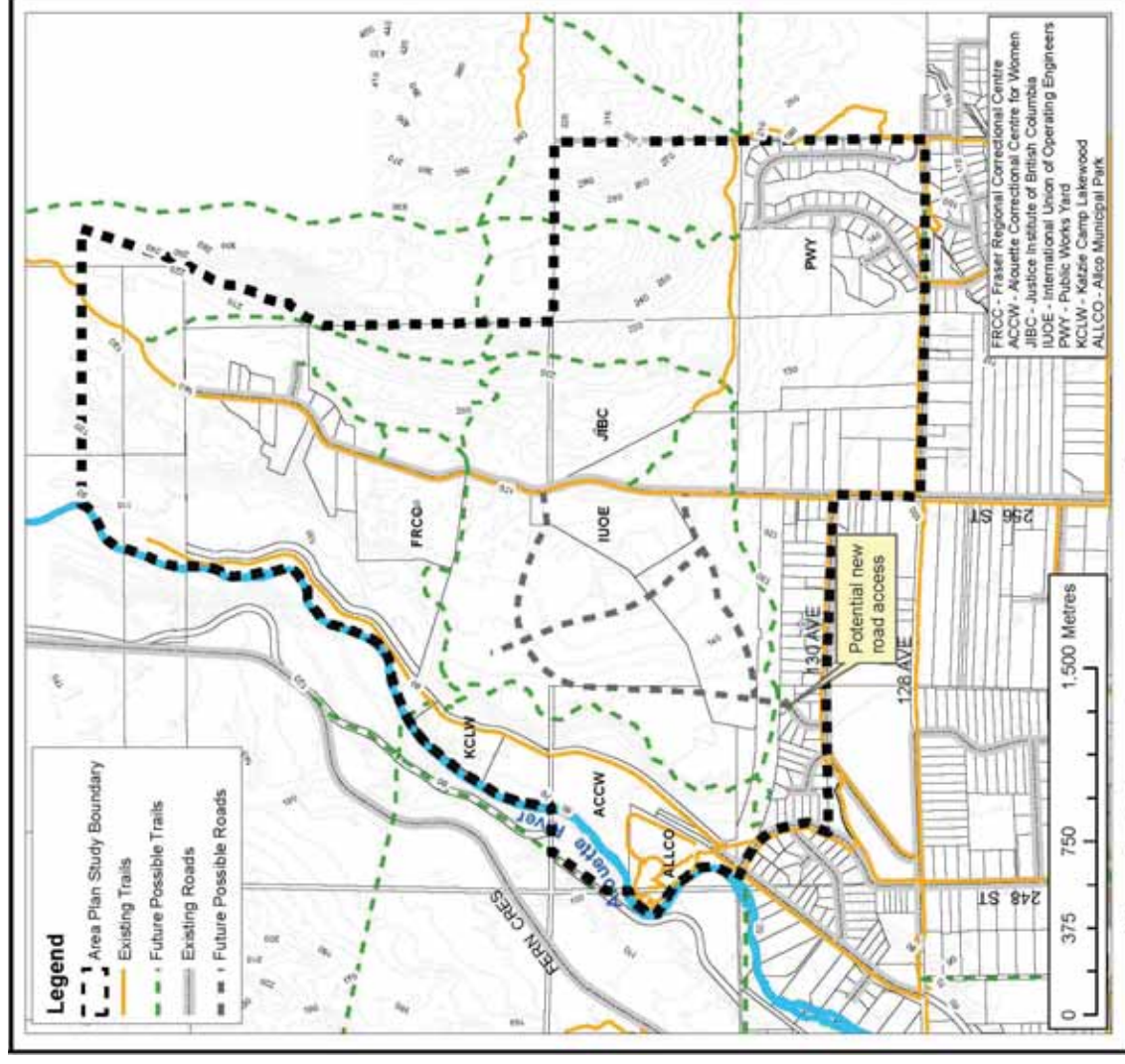
Sanitary: Gravity sewer mains along 256 St and Alouette Rd currently serve the correctional facilities. Most other lots have on-site septic systems. Key upgrades: new gravity service mains, pump station, and forcemain.

Drainage: Within the South Alouette River and Kanaka Creek watershed boundaries. Key upgrades: stormwater quantity and quality controls at lot-level, reduce impervious surfaces and provide erosion protection, ditch and culverts along new roads, catchments subdivided and re-routed to discharge at existing outlets, centralized detention facility.



Transportation Features

- Main vehicle access into area is via 256 Street.
- Existing roads and intersections will be upgraded to commercial / industrial standards.
- New road segments will be added as the lands are developed to serve the central area.
- Trail / pathway network will be expanded and formalized.
- Abernethy Way is planned for extension to provide access to the North 256 Street industrial lands area.
- Intent is to provide enhanced multi-modal transportation options to area as it is built out.



Draft Concept Plans

Overall Planning Program Objective

Maximize industrial potential of the lands, while incorporating environmental and recreational features.

For Discussion and Feedback

Three draft conceptual land use plans have been prepared, which explore possible uses of the lands and road networks.

Not Proposed Nor Recommended at This Time

The intent of the draft plans is to receive community feedback, which will be used to inform a preferred concept plan.

The Finalized Plan

Will be refined and enhanced with greater details and associated policies, and advanced to Council for consideration.



Option Plan Features

Concept Plan #1

- Provides for industrial land uses north of the existing 100 metre wide east west road / greenway allowance.

Concept Plan #2

- Retains the southern half of the 100 metre wide allowance as a buffer, while showing the northern half as industrial.

Concept Plan #3

- Shows the full 100 metre wide allowance as industrial, as well as existing residential lots fronting 130 Avenue.
- This would change the use and character of the area.
- Additional industrial lands would provide increased economic, business employment, and taxation benefit to the city and community.

Note: Designations indicate an intended long-term land use.
Any development would be initiated by the landowner.

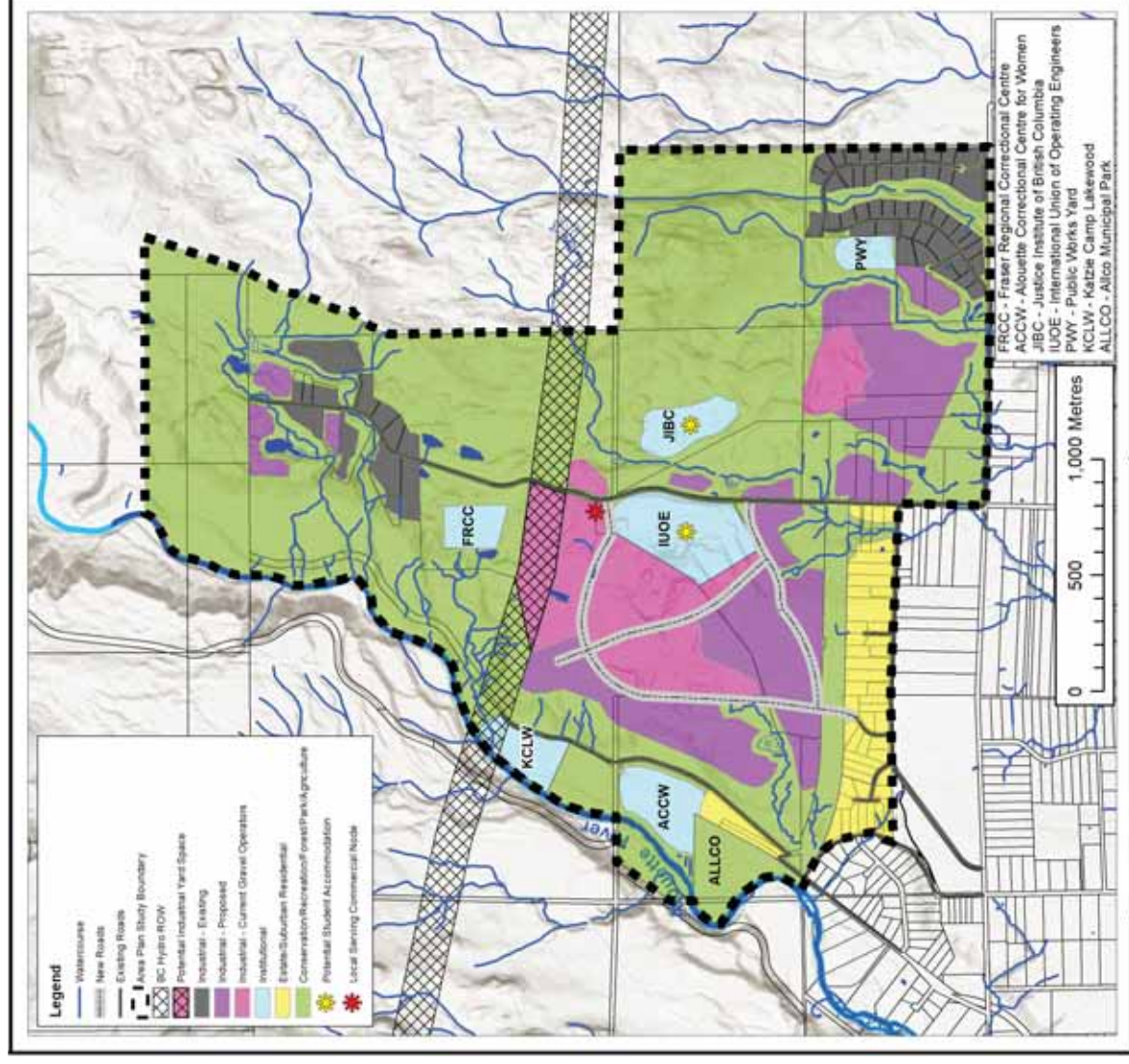


Draft Concept Plan #1

Industrial land uses north of the
existing 100 metre wide east-west road /
greenway allowance.

Total Industrial Area = 191 ha / 471 ac

Land Use	Hectares	Acres	% of Area
Industrial - Existing	40	98	5.3%
Industrial - Proposed	91	224	12.2%
Industrial - Current Gravel Operators	51	127	6.9%
Industrial - Potential Yard Space	9	22	1.2%
Institutional	46	113	6.1%
Estate/Suburban Residential	32	80	4.3%
Conservation/Recreation/Forest/Park/Agriculture	475	1175	63.9%
Total	744	1838	100.0%

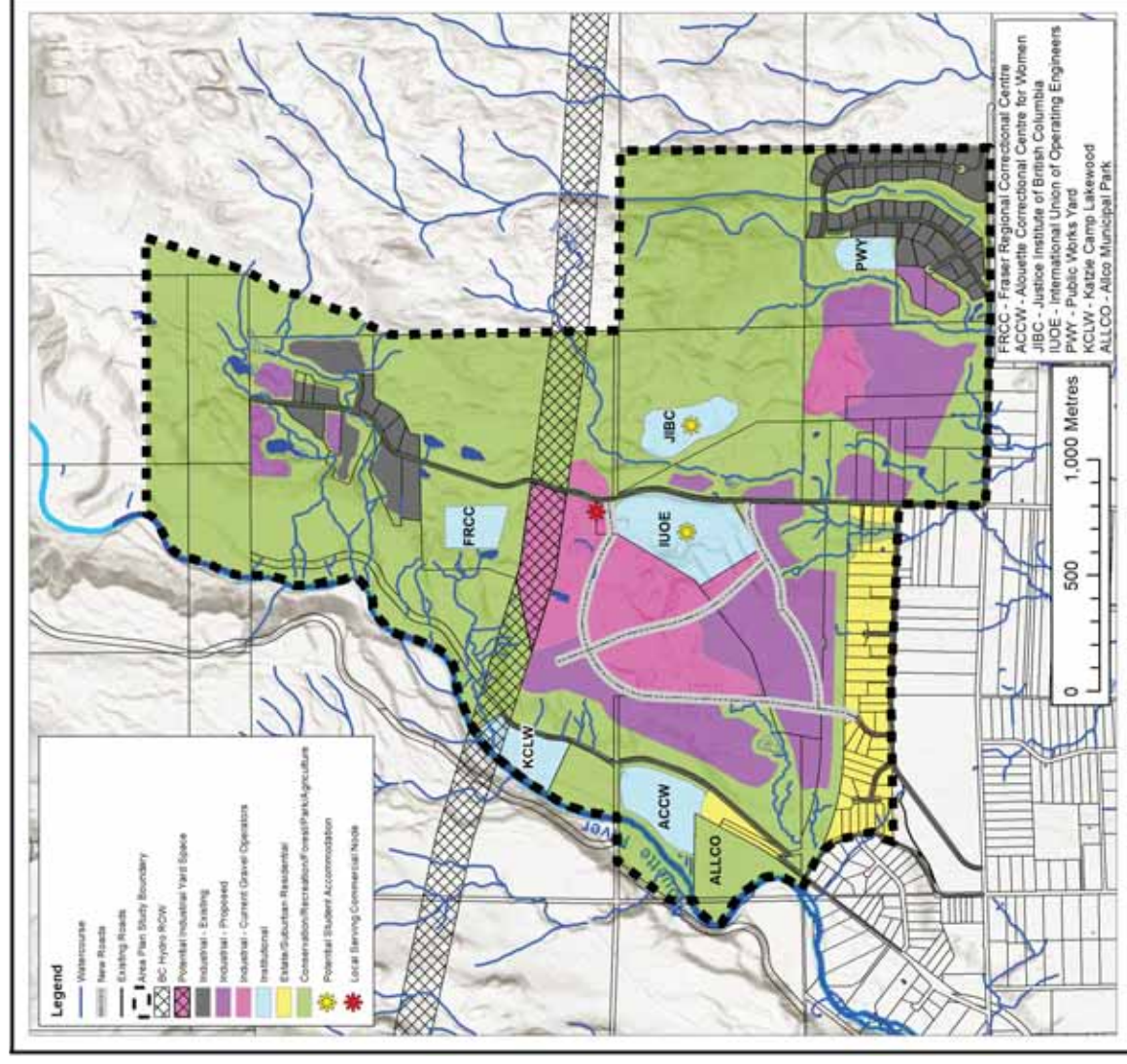


Draft Concept Plan #2

Retains the southern half of the 100 metre wide allowance as a buffer, while showing the northern half as industrial.

Total Industrial Area = 195 ha / 482 ac

Land Use	Hectares	Acres	% of Area
Industrial - Existing	40	98	5.3%
Industrial - Proposed	95	235	12.8%
Industrial - Current Gravel Operators	51	127	6.9%
Industrial - Potential Yard Space	9	22	1.2%
Institutional	46	113	6.1%
Estate/Suburban Residential	32	80	4.4%
Conservation/Recreation/Forest/Park/Agriculture	471	1163	63.3%
Total	744	1838	100.0%

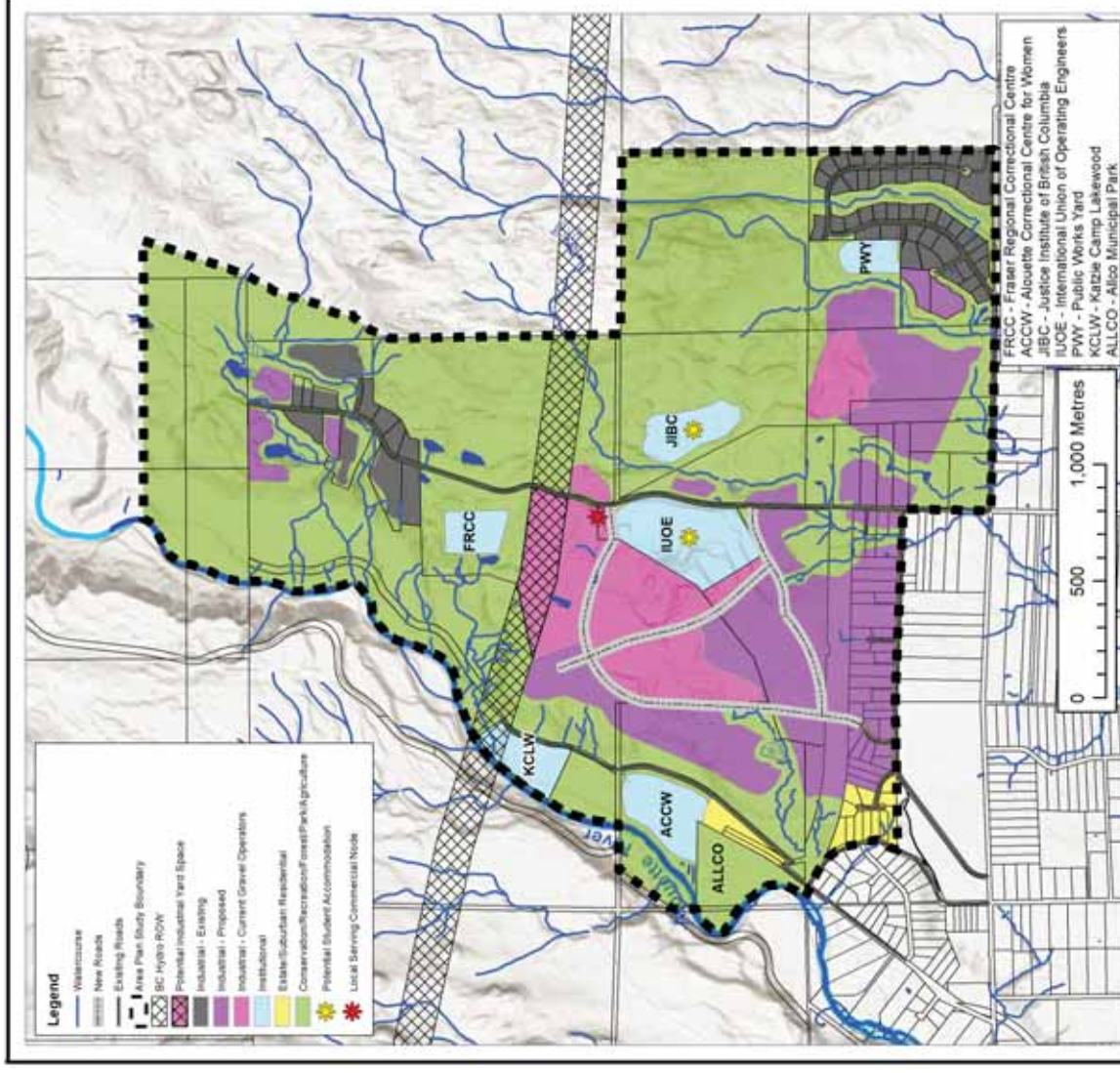


Draft Concept Plan #3

Shows the full 100 metre wide allowance as industrial, as well as the existing rural residential lots fronting 130 Avenue.

Total Industrial Area = 220 ha / 544 ac (approximate)

Land Use	Hectares	Acres	% of Area
Industrial - Existing	40	98	5.3%
Industrial - Proposed	120	297	16.2%
Industrial - Current Gravel Operators	51	127	6.9%
Industrial - Potential Yard Space	9	22	1.2%
Institutional	46	113	6.1%
Estate/Suburban Residential	10	26	1.4%
Conservation/Recreation/Forest/Park/Agriculture	468	1156	62.9%
Total	744	1838	100.0%



We Want to Hear from You!



What do you see as the benefits and opportunities for the proposed changes?

What do you see as possible challenges and constraints for the proposed changes?

What comments do you have on the draft preliminary concept plans?



Engagement Activity:

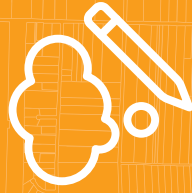
Write down your ideas on the sticky notes provided



Maple Ridge



Share Your Thoughts



Survey

(Deadline October 20)

Complete the survey to provide feedback on this project! The survey will take 5 to 10 minutes to complete.

The survey can also be completed online through the Engage Maple Ridge website: **Engage.MapleRidge.ca/256AreaPlan.**

Next Steps

Staff will review all feedback and include a summary of what was heard in an outcome and recommendation report to Council discussing the potential area plan.

Access the project webpage for more information:
MapleRidge.ca/256AreaPlan

Have More Questions?

If you have any additional questions or comments after this Open House event, please contact:

Eric Aderneck, Industrial Lands Program Manager

T: 236-360-6301

E: EAdernack@MapleRidge.ca

Questions About Development Planning?

If you have any questions about Development Planning or any active Development Applications in your neighbourhood, please contact:

Planning Department

T: 604-467-7341

E: Planning@MapleRidge.ca

