

# What We Learned

## North 256 Street Industrial Lands Area Plan

### Phase 2

Engagement Dates: September 26 – October 20, 2025

Summary Report Date: November 20, 2025

## Project Overview

The project entails completing an area plan for the North 256 Street Industrial Lands, which will ultimately provide for a conceptual land use plan, transportation network, servicing strategy, and associated policies.

The North 256 Street Area Plan is intended to guide the growth and development of the lands, with the overall objective being to facilitate industrial land uses, while also respecting long-standing institutional 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.

## Reference Links

- City Project Page: [MapleRidge.ca/256AreaPlan](https://MapleRidge.ca/256AreaPlan)
- Engagement Page: [Engage.MapleRidge.ca/256AreaPlan](https://Engage.MapleRidge.ca/256AreaPlan)

## Engagement Objectives (Phase 1)

The first phase of engagement invited the community to provide input on the guiding principles of the area plan and identify top benefits and challenges for the North 256 Street Industrial Lands. Opportunities to provide feedback included an open house and a survey (available online and in print). The results helped inform next steps of the proposed area planning program.

## Engagement Objectives (Phase 2)

The second phase of engagement invited the community to provide input on the key aspects of the area plan and specifically three difference draft concept plan options. Engagement form included an open house and a survey (available online and in print).

The results will help inform next steps including the development of the proposed area plan including refined concept plan and associated policies for the North 256 Street Industrial. The City will share the proposed area plan with the community for feedback during the phase 3 engagement.

## Engagement Level

The Phase 1 engagement was the first of a three-part engagement program extending over a year long period. Phase 2 engagement was at the “involve” level of the City’s Community Engagement Framework, which is based on the International Association for Public Participation’s (IAP2) Spectrum of Public Participation (view full spectrum at [MapleRidge.ca/Engagement](https://MapleRidge.ca/Engagement)).

# What We Learned

- **Involve:** Invite the public to suggest new alternatives and to work closely with them to ensure their concerns and aspirations are understood and considered.

## How We Engaged

- Public open house, interest holder engagement meetings, and online survey
- All material, including open house boards, posted on the engagement website

## Engagement Process Summary

### Promotion

The City promoted the engagement through the following channels: a news release sent to local and regional media, approximately 3,000 postcards inserted into the local newspaper for routes in and around the area, h-stake signs at gathering locations (e.g., school, mailboxes, trailheads) in the area, a printed ¼ page ad in the Sept 26 edition of the Maple Ridge News, a paid digital ad campaign, numerous social media posts, digital screen ads at City facilities, a banner ad on the City's website homepage, emails to over 2,300 eConnect newsletter subscribers, and direct emails to interest holders—including those who signed up to receive updates through the online engagement website.

### Public Open House

- Held on October 8, 2025, Wednesday, 4:00 to 7:00 pm, Maple Ridge Library
- Approximately 50 people attended
- Promoted via: news release, postcard mail outs, newspaper ad, paid digital ads, social media, City website, eConnect newsletter, and direct emails to interest holders.

### Interest Holder Meetings

- By invitation. Each of the two meetings were attended by approximately 10 people, plus staff.
- Oct 14, 2025 (In-person Format); Oct 15, 2025 (On-line Format)

### Online Survey

- Approximately 260 survey submissions (including 9 printed copies completed at the events)
- Not all respondents completed all survey questions

## Who Participated

Approximately 260 survey participants, 50 open house attendees, and 20 interest holder meeting attendees.

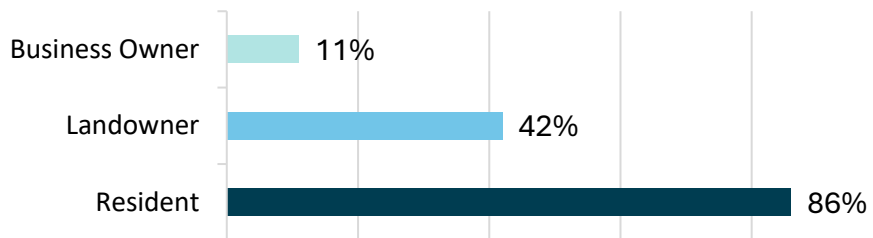
# What We Learned

## What We Learned

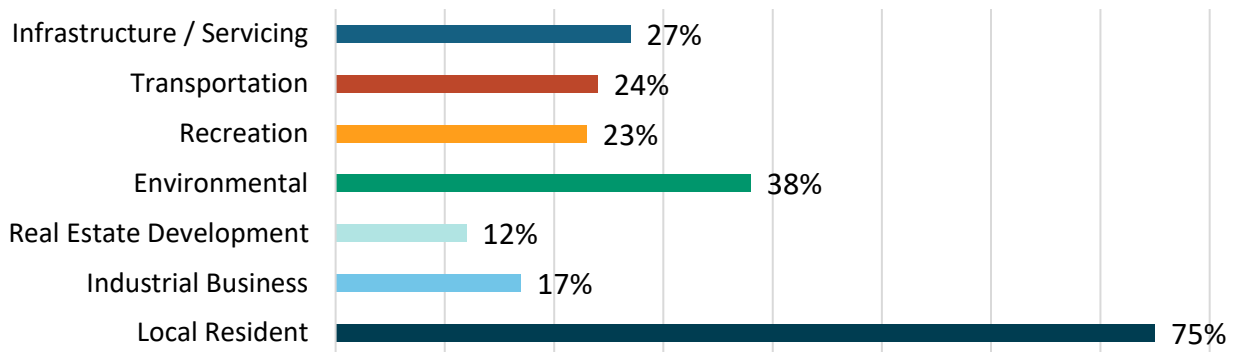
### Respondent Profile and Interests

Most respondents are residents of Maple Ridge, and particularly residents of the local area. A notable percentage of respondents are landowners and have a variety of interests in the north 256 Street area lands, including recreation, the environment, infrastructure / servicing, and transportation—with some respondents also interested in industrial businesses and real estate development.

#### Respondent Profile



#### Respondent Interests



Percentage of respondents who ‘Strongly Agree’ or ‘Agree’ with the following statements:

- Maple Ridge should proactively create new industrial lands to foster local jobs (66%)
- Growth in employment-generating lands should keep pace with regional demand (65%)
- Creating local jobs contributes to a healthier community (76%)
- Employment-generating lands help diversify the property tax base (73%)

Note that AI was used to summarize the qualitative feedback comments.

## Environmental Aspects

### Environmental Concerns (Most Common Theme)

- **Wildlife Impact:** Strong concerns about habitat loss, displacement of animals (e.g., bears, deer, owls, frogs, cougars), and disruption of wildlife corridors.
- **Waterways & Wetlands:** Many comments highlight the presence of creeks, streams, and the Alouette River, emphasizing the risk of contamination, erosion, and flooding.
- **Noise, Air, and Light Pollution:** Industrial development is feared to increase noise, dust, and light pollution, affecting both wildlife and residents.
- **Loss of Green Space:** Widespread opposition to reducing forested or natural areas; many want to preserve or expand conservation zones.
- **Climate & Ecosystem Health:** Some comments link development to broader environmental degradation and climate change impacts.

### Proximity to Residential Areas

- **Buffer Zones:** Many residents support Concept Plan 1 due to its larger green buffer between industrial and residential zones.
- **Quality of Life:** Concerns about increased traffic, noise, and reduced property values for homes near proposed industrial areas.
- **Stormwater Management:** Requests for better drainage systems to prevent flooding and protect fish habitats.
- **Sustainable Development:** Suggestions for eco-industrial parks, green building standards, and zero-carbon infrastructure.

## Recreational Aspects

### Loss of Existing Recreational Spaces

- Many residents are concerned about the reduction or elimination of trails, parks, and green spaces currently used for:
  - Walking, hiking, and biking
  - Horseback riding
  - Dirt biking and off-road recreation
- Specific areas mentioned include Blue Mountain trails, Allco Park, and Whonnock Lake.

### Desire to Preserve and Expand Recreation

- Strong support for maintaining and enhancing recreational infrastructure:
  - More walking and cycling trails
  - Horse trails and dirt biking access
  - Public parks, playgrounds, and green buffers
  - Recreational corridors connecting to Golden Ears and Alouette Lake

### Concerns About Industrial Impacts

- Worries that industrial development will:
  - Disrupt peaceful enjoyment of nature and recreation
  - Increase noise, pollution, and traffic, making recreation unsafe or unpleasant
  - Encroach on residential areas, reducing access to outdoor activities

### Suggestions for Improvement

- Include recreational amenities within or adjacent to industrial zones (e.g., cafes, green buffers, parks)
- Ensure safe access with dedicated paths, parking, and washrooms
- Consider recreation as a standalone land use, not just part of environmental buffers

## Transportation Aspects

### Widespread Concern About Road Safety

- 256th Street and Dewdney Trunk Road are repeatedly cited as dangerous and inadequate for current traffic, let alone increased industrial use.
- School zones (Webster's Corner, Garibaldi, Blue Mountain) are a major concern due to the risk posed by increased truck traffic.
- Many residents report speeding, poor visibility, and lack of sidewalks or safe crossings, especially for children and pedestrians.

### Strong Demand for Infrastructure Before Development

- Overwhelming agreement that road upgrades must precede any industrial development.
- Specific requests include:
  - Widening Dewdney Trunk Road to four lanes
  - Extending Abernethy Way to 256th Street
  - Improving intersections, especially at 256th & Dewdney
  - Dedicated truck routes to avoid residential areas

### Opposition to Industrial Traffic in Residential Areas

- Many oppose routing industrial traffic through quiet, residential streets like 130th Ave, 248th Street, and 251A Street.
- Concerns include:
  - Noise and air pollution
  - Decreased property values
  - Loss of neighborhood character and safety

### Public Transit and Active Transportation Needs

- Calls for:
  - New bus routes to serve the industrial area
  - Cycling and pedestrian infrastructure (especially along 256th and Abernethy)
  - Transit hubs to support commuting without cars

## Infrastructure Aspects

### Infrastructure Must Precede Development

- Strong consensus that infrastructure (water, sewer, drainage, roads) must be in place before any industrial development begins.
- Concerns that Maple Ridge has a history of lagging infrastructure behind growth, leading to long-term issues.

### Drainage and Flooding Risks

- Numerous concerns about stormwater runoff, especially due to the sloped terrain and impervious surfaces.
- Fears that pollutants (e.g., oil, gasoline) from industrial activity could contaminate residential properties, creeks, and salmon-bearing streams.
- Requests for stormwater detention ponds, bioswales, and environmental safeguards.

### Sewer and Water Service Gaps

- Many residents are currently on septic systems and lack city sewer access.
- Mixed feedback:
  - Some want the option to connect to new sewer lines.
  - Others are concerned about forced connections and associated costs.
- Questions about who will pay for infrastructure upgrades—residents or developers?

### Cost and Funding Transparency

- Widespread concern over the high cost of infrastructure in a remote, hilly area.
- Requests for:
  - Detailed cost breakdowns
  - Long-term maintenance plans
  - Assurances that developers, not taxpayers, will bear the costs

### Environmental Protection

- Emphasis on protecting local waterways, wetlands, and wildlife habitats.
- Calls for environmental impact assessments and setbacks from watercourses.

## Urban Design Aspects

### Aesthetic and Architectural Concerns

- Many residents are concerned about ugly, industrial-looking buildings that clash with the natural, rural, or forested setting.
- Strong preference for:
  - West Coast or Whistler-style architecture
  - Low-rise buildings that preserve views and tree lines
  - Natural materials, earth tones, and landscaping to soften visual impact

### Environmental Integration

- Calls for green building practices, including:
  - Green roofs, solar panels, and energy-efficient designs
  - Riparian buffers, tree retention, and wildlife-friendly landscaping
  - Minimizing light and noise pollution

### Compatibility with Residential Areas

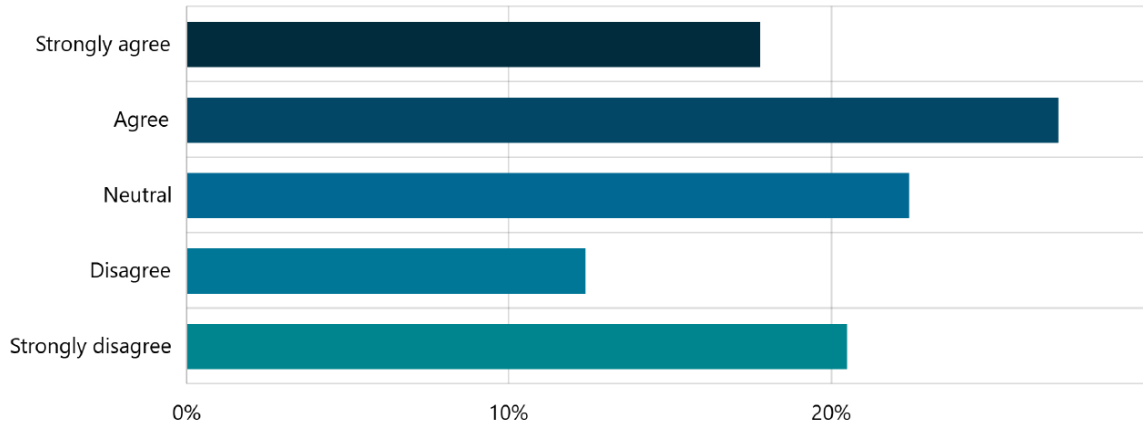
- Concerns about industrial buildings adjacent to homes, especially along 130th Avenue and 250th Street.
- Requests for:
  - Buffer zones and setbacks
  - Design guidelines to reduce visual and environmental impact
  - Preservation of existing green space between industrial and residential zones

### Flexibility vs. Oversight

- Some support flexible building forms to meet market needs and reduce costs.
- Others want strict design standards to ensure quality and compatibility with the area.

# What We Learned

## Concept Plan Option 1 Comments



## Support for Concept Plan

- Many respondents view Concept 1 as the least harmful or least intrusive of the three options.
- It is seen as a compromise that:
  - Maintains the largest green buffer (100m) between industrial and residential areas.
  - Has the smallest industrial footprint, preserving more natural space.
  - Minimizes environmental and residential disruption.

## Environmental and Wildlife Protection

- Strong support for the preservation of green space, trees, and wildlife corridors.
- Many believe this plan best protects the environment and respects the rural character of the area.

## Residential Impact and Buffer Zones

- Residents along 130th Avenue and 250th Street emphasize the importance of buffer zones to reduce noise, pollution, and visual impact.
- Several comments stress that industrial development should not back directly onto homes or use residential roads for access.

## Infrastructure and Traffic Concerns

- Ongoing concerns about lack of road infrastructure, especially for heavy truck traffic.

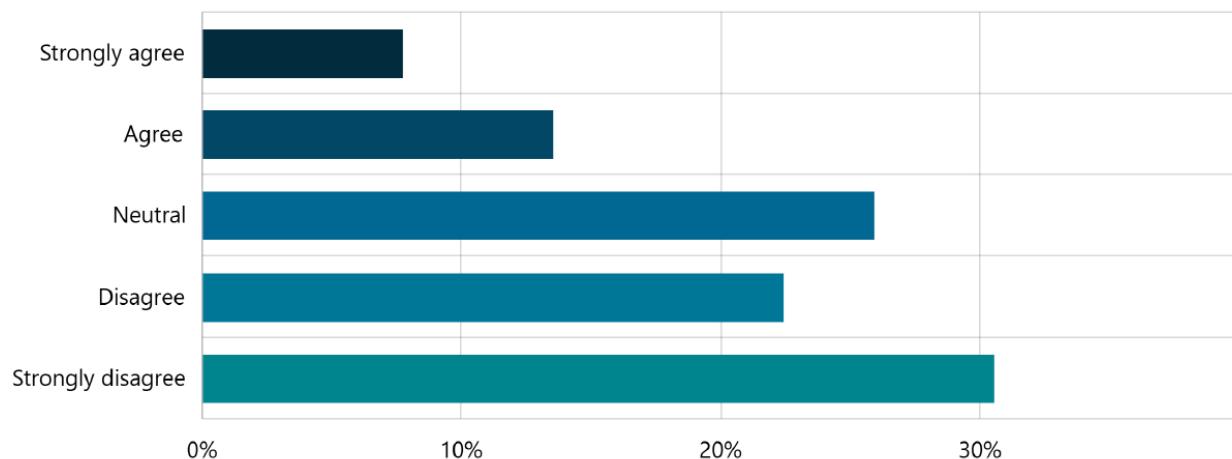
# What We Learned

- Many say roads and intersections (e.g., 256th & Dewdney) must be upgraded before development proceeds.
- Some oppose any plan that includes access via 130th Avenue or 251A Street.

## Opposition to Industrial Development in This Area

- A significant number of respondents oppose industrial development altogether, citing:
  - Incompatibility with residential and recreational uses
  - Environmental sensitivity
  - Lack of demand for industrial land in this location
  - Better-suited alternatives (e.g., Lougheed Highway corridor)

## Concept Plan Option 2 Comments



## Reduced Buffer Zone Is a Major Concern

- Many respondents are unhappy with the 50m buffer, which is half the size of the buffer in Concept Plan 1.
- Concerns include:
  - Increased noise and light pollution
  - Loss of privacy
  - Greater disruption to residential quality of life
  - Encroachment on green space and wildlife corridors

## Environmental Impact

- Widespread concern about:

# What We Learned

- Loss of green space
- Negative effects on wildlife and natural habitats
- Reduced environmental protection compared to Concept 1

## Traffic and Infrastructure Issues

- Many comments highlight:
  - Unsafe road access, especially via 130th Avenue and 251A Street
  - Inadequate infrastructure to support industrial traffic
  - Increased congestion and safety risks, particularly near schools

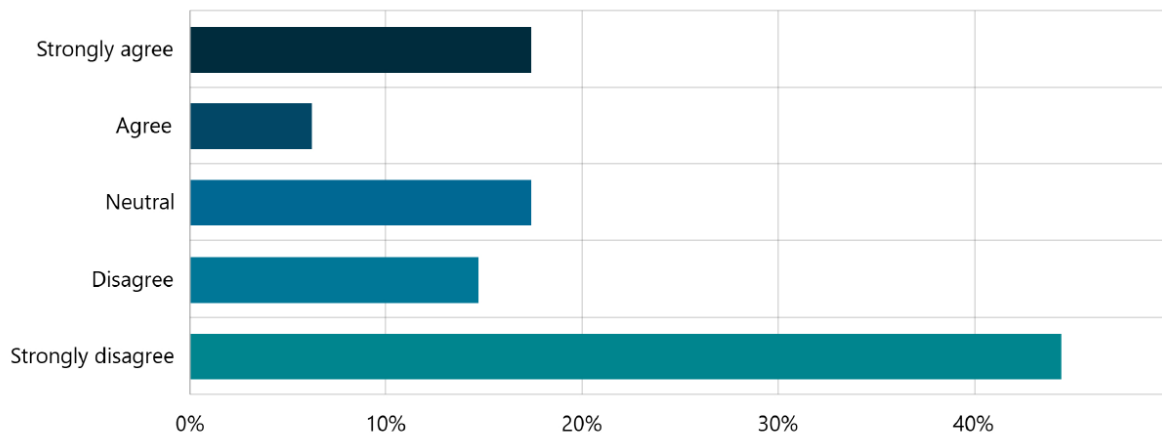
## Perceived Lack of Benefit

- Some feel the additional industrial land (11 acres) gained in Concept 2 is not worth the trade-off in environmental and residential impact.
- Others question the market demand for industrial land in this location, citing better-suited areas like Lougheed Highway.

## Some See It as a Compromise

- A few respondents view Concept 2 as a middle-ground option between Plans 1 and 3.
- Some support it reluctantly, noting it offers moderate industrial space while still retaining some green buffer.

## Concept Plan Option 3 Comments



# What We Learned

## Loss of Residential Properties

- Strong objections to the removal or rezoning of existing homes, especially along 130th Avenue and 250th Street.
- Many residents feel betrayed, citing long-term ownership and investment in the area.
- Concerns about property devaluation, displacement, and loss of community character.

## No Buffer Zone

- The elimination of the green buffer between industrial and residential areas is a major concern.
- Residents fear:
  - Increased noise and light pollution
  - Loss of privacy
  - Negative impacts on health and well-being

## Environmental Impact

- Widespread concern about:
  - Destruction of green space and wildlife habitat
  - Loss of recreational trails
  - Increased pollution and runoff into sensitive ecosystems

## Traffic and Infrastructure Issues

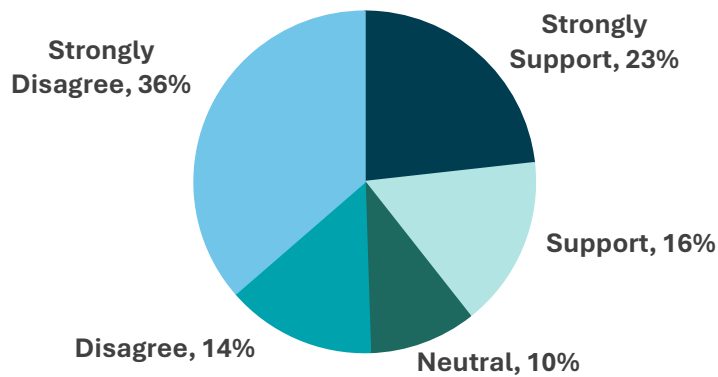
- Many say the existing road network cannot support the scale of industrial development proposed.
- Specific concerns include:
  - Heavy truck traffic on residential roads
  - Unsafe intersections (e.g., 256th & Dewdney)
  - Lack of sidewalks, lighting, and transit

## Perceived Imbalance and Poor Planning

- Concept 3 is seen as too aggressive, prioritizing industrial expansion at the expense of residents and the environment.

# What We Learned

## Overall Level of Support for Proposed Land Uses



## Benefits and Opportunities

### Perceived Benefits (Minority View)

#### Economic Development

- Increased tax base for the city
- Job creation, especially local employment to reduce commuting
- Business growth and opportunities for entrepreneurs (e.g., retail, food services, daycare)
- Diversification of the local economy

#### Reduced Commuting

- Potential for shorter commutes, improving quality of life and reducing environmental impact

#### Infrastructure Improvements

- Some hope the development will lead to better roads, transit, and sewer services for nearby residents

### Opposition (Majority View)

#### Environmental Concerns

- Loss of green space, wildlife habitat, and natural beauty
- Increased pollution and runoff
- Incompatibility with conservation goals

# What We Learned

## **Negative Impact on Residents**

- Devaluation of property
- Noise, traffic, and safety issues
- Disruption of peaceful, rural lifestyle
- Lack of direct benefit to nearby homeowners

## **Infrastructure Deficiencies**

- Inadequate roads and transit to support industrial traffic
- Concerns about long-term costs of infrastructure upgrades
- Frustration over delayed or missing road projects (e.g., Abernethy extension)

## **Distrust in Planning Process**

- Perception that the plan benefits developers and the city, not residents
- Calls for alternative locations (e.g., Lougheed Highway, Albion Flats)
- Belief that existing industrial areas are underutilized

## **Balanced or Conditional Support**

- A few respondents support industrial development only if:
  - Environmental and traffic concerns are addressed
  - Residents receive tangible benefits (e.g., sewer hookups, green buffers)
  - Development is smart, phased, and well-integrated

## Challenges and Constraints

### Top Challenges Identified

#### **Traffic and Road Infrastructure (Most Common Concern)**

- Overwhelming concern about increased traffic, especially heavy trucks on:
  - 256th Street
  - Dewdney Trunk Road
  - 130th Avenue
  - 248th Street
- Roads are described as narrow, unsafe, and already congested, particularly near school zones.
- Many demand that infrastructure upgrades (e.g., Abernethy extension) be completed before any development begins.

# What We Learned

## **Environmental and Wildlife Impacts**

- Strong concerns about:
  - Loss of green space and wildlife corridors
  - Damage to fish-bearing streams and watersheds
  - Increased pollution and runoff
- Calls for preserving natural areas, conducting environmental assessments, and protecting biodiversity.

## **Impact on Residential Areas**

- Many residents fear:
  - Loss of peace and quiet
  - Decreased property values
  - Rezoning of homes, especially along 130th Avenue and 250th Street
  - Increased noise, light, and air pollution

## **Lack of Planning and Transparency**

- Frustration with:
  - Unclear or missing transportation plans
  - Perceived lack of consultation with residents
  - Concerns that development is being pushed through without addressing key issues

## **Infrastructure and Servicing**

- Concerns about:
  - Cost and funding of water, sewer, and drainage infrastructure
  - Long-term maintenance and environmental resilience
  - Lack of public transit access

## **Safety and Community Well-being**

- Worries about:
  - Pedestrian and cyclist safety, especially near schools
  - Emergency access and evacuation routes
  - Increased crime and fire risk

## Additional Feedback

### Strong Opposition to the Project (Most Common Theme)

#### **Location is Inappropriate**

- Many believe the 256th Street area is the wrong place for industrial development.
- Suggestions to relocate to Lougheed Highway, Albion Flats, or other areas with better infrastructure and access to rail, highways, and waterways.

#### **Traffic and Infrastructure Concerns**

- Overwhelming concern about:
  - Increased truck traffic on already congested roads (256th, Dewdney Trunk, 130th, 248th)
  - Unsafe school zones and lack of sidewalks
  - Inadequate road infrastructure, with calls to upgrade roads before any development
  - Specific demand for Abernethy extension and intersection improvements

#### **Impact on Residential Quality of Life**

- Fears of:
  - Loss of tranquility and privacy
  - Devaluation of property
  - Noise, pollution, and safety issues
  - Displacement of long-time residents
- Calls for respecting existing neighborhoods, especially along 130th Avenue, 250th Street, and 251A Street

#### **Environmental and Wildlife Protection**

- Concerns about:
  - Loss of green space and wildlife corridors
  - Damage to watersheds and fish-bearing streams
  - Increased pollution and runoff
- Requests to preserve natural areas and avoid encroaching on recreational trails

# What We Learned

## Additional Considerations and Suggestions

### Community Engagement and Transparency

- Calls for:
  - More consultation with residents
  - Clear communication about zoning changes, timelines, and impacts
  - Respect for the Official Community Plan (OCP)

### Balanced Development

- Some support industrial growth but only if:
  - Transportation and infrastructure are addressed first
  - Green buffers and environmental protections are maintained
  - Mixed-use development (e.g., retail, recreation) is included

### Equity and Fairness

- Concerns about:
  - Unequal burden on East Maple Ridge
  - Lack of benefits for local residents
  - Perceived favoritism toward developers and landowners

## Conclusion and Next Steps

Staff have reviewed the feedback and will include a summary of what was learned in a briefing note to Council. The results will also be used to inform the next phases of the work program, including the preparation of a refined land use concept plan and associated policies in the form of a complete area plan document, which will be advanced for phase 3 engagement in early 2026.

Building on work completed to date, the project will incorporate the results from further technical studies, analysis, and planning to create an industrial-focused area plan. The finalized area plan will provide for specific land use designations, transportation routes, infrastructure alignments, and supportive policies to advance the implementation of a new industrial area plan to accommodate increased economic and employment growth within the City of Maple Ridge.