

## **M-7 Employment Park Zone**

### ***Zone Amending Bylaw No. 8033-2025***

#### **Recommendation:**

**THAT *Maple Ridge Zone Amending Bylaw No. 8033-2025* be given first and second readings and referred to public hearing.**

#### **Report Purpose and Summary Statement:**

The purpose of this report is to recommend Council amend the City of *Maple Ridge Zoning Bylaw No. 7600-2019* to create a new M-7 Employment Park Zone, which will support the implementation of the Yennadon Lands Area Plan that was adopted by Council on July 23, 2024.

#### **Previous Council Action:**

At the February 14, 2023 Council Workshop, Council directed staff to bring forward a Zone Amending Bylaw to introduce a new M-7 Employment Park Zone into the Zoning Bylaw.

#### **Strategic Alignment:**

Liveable Community; Climate Leadership and Environmental Stewardship; Diversified, Thriving Economy.

#### **Communications:**

Notification will be provided as per standard requirements for amendments to the Zoning Bylaw.

**To:** Mayor and Council

**File Number:** 2025-050-RZ

## **M-7 Employment Park Zone**

### ***Zone Amending Bylaw No. 8033-2025***

#### **BACKGROUND:**

The Yennadon Lands are generally located to the south-west of the intersection of 232 Street and 128 Avenue. They comprise 13 properties, with a total area of 25.4 hectares (63 acres) (Figure 1). The existing uses on the lands range from single detached dwellings to vacant underutilized properties.

The Yennadon Lands were earlier identified as a potential location for future employment uses in the City's Commercial & Industrial Strategy (2014, 2015), which recommended planning for the additional supply of employment land to satisfy future demand.

Leading up to the completion of the Yennadon Lands Area Plan<sup>1</sup> and adoption of the Official Community Plan Amendment Bylaw, during the 2019 to 2024 period, Maple Ridge staff completed technical work and public engagement to inform the resulting Area Plan. This included scoping for a new M-7 Employment Park Zone specifically for use in the Yennadon Lands.

The City of Maple Ridge approved the Yennadon Lands Area Plan through *Official Community Plan Amending Bylaw No. 7734-2021* (Policy) and *Official Community Plan Amending Bylaw No. 7735-2021* (Land Use Designations), on July 23, 2024.

At the February 14, 2023 Council Workshop, as part of the Yennadon Lands planning process to support a cohesive Area Plan, Council directed staff to bring forward a Zone Amending Bylaw to introduce a M-7 Employment Park Zone into the Zoning Bylaw.

**Figure 1**



<sup>1</sup> <https://www.mapleridge.ca/your-government/city-projects/yennadon-lands>

## **ANALYSIS:**

### **Discussion:**

The proposed new M-7 Employment Park Zone has been tailored to the unique uses and characteristics of the Yennadon Lands Area Plan. Furthermore, this new employment zone and use is generally supportive of the policy objectives stated in the Official Community Plan, specifically as found in section 6.4.2:

*The Yennadon Lands are identified as a potential location for future employment use in the City's Commercial & Industrial Strategy. The impetus in identifying the Yennadon Lands for employment use was largely due to the lands being generally flat and underutilized, with the potential for urban level servicing, and located on arterial and collector roadways.*

Staff are recommending that *Zone Amending Bylaw No. 8033-2025* be given first reading and second readings, and referred to a public hearing. The bylaw would be held at that stage until a specific development application that could take advantage of the zone comes forward. At that time, in conjunction with the development application, staff would recommend to Council that *Zone Amending Bylaw No. 8033-2025* be given fourth reading and adopted to allow for the intended land use. Subsequently, as individual properties within the area are (re)developed, they would be rezoned to the M-7 zone (the exception would be the property located at 12791 232 Street, which is currently an active application (2019-119-RZ) intended to allow a two-storey commercial building with eight Commercial Retail Units, under the CS-1 Service Commercial Zone).

The intent behind the M-7 Employment Park Zone is to align with the Yennadon Lands Employment Park policies, which aim to unlock the employment potential of these lands while ensuring the development of a cohesive overall design.

Establishing a new M-7 Employment Park Zone, by giving initial readings to *Zone Amending Bylaw No. 8033-2025*, will provide greater specification, clarity, and certainty about the intended land uses, building densities, and development forms for the Yennadon Lands, beyond those defined in the associated Yennadon Lands Area Plan.

### **Proposed M-7 Employment Park Zone for the Yennadon Lands:**

The Yennadon Lands Area Plan creates a complete neighbourhood where residents and business owners can live, work, and play within a short walk or bicycle ride of their residence. Development will be directed in a sensitive and scaled manner so that the employment park is compatible with the adjoining residential neighbourhood. This employment area will be uniquely scaled to fit with the surrounding neighbourhood, offering the potential for a variety of smaller buildings with limited heights. The design of the employment area will be limited to business activities occurring primarily inside a building to contain nuisance noise, odour, and other negative impacts.

The M-7 Employment Park Zone will allow for a range of less intensive industrial uses that are compatible with adjacent residential uses. The existing M-3 Business Park Zone has been used

as the basis for the new M-7 Employment Park Zone. As such, the proposed M-7 Zone includes regulations that are similar to the M-3 Zone but permits a range of less intensive industrial uses.

**Proposed Permitted Uses:**

The M-7 Zone will permit light industrial and employment uses in the form of a mix of low intensity, low impact business uses that are compatible with adjacent residential uses and environmental considerations.

The principal allowable uses generally include:

- Light industrial uses (i.e., uses that are entirely enclosed within a building and do not emit smoke, vibration, odour, noise, etc.). This includes artisanal production, warehouse storage, and wholesale distribution.
- Media production facilities (i.e., broadcasting, telecommunications, multi-media art, motion pictures, printing, etc.) and related activities.
- Food and food product preparation for off-site consumption and/or delivery, which includes catering opportunities and requires commercial kitchens.
- Microbrewery, microwinery, and microdistillery.
- Medical and laboratory uses (i.e., research testing laboratory, pharmaceutical manufacturing, and non-medical testing laboratory) and scientific and technological research.
- Indoor commercial recreation opportunities (i.e., gymnastics, rock climbing gyms, etc.).
- Educational and training facilities, including industrial trade schools.
- Business services.
- Office related to construction, industrial, high technology, utility companies.

Accessory uses are those that support the principal or primary use on a lot, and are intended to be incidental and subordinate to the principal use. Proposed accessory uses for the M-7 Zone include:

- Limited office.
- Limited retail and restaurant.
- Caretaker residential.

Some uses will be listed as prohibited, including:

- Heavy industrial uses (e.g., chemical plants, wrecking & salvaging).
- Mini storage units.
- Outdoor storage.
- Standalone retail or office.
- Residential uses.

**Proposed Lot Characteristics:**

There are property consolidation requirements for the Yennadon Lands to ensure the development of a cohesive road network, servicing access, and an environmental compensation program. For the western portion of the Yennadon Lands, the minimum lot consolidation is a minimum of 35,000 metres, and for the eastern portion it is 75,000 square metres.

Following lot consolidation, the minimum lot area and dimensions for subdivision are:

- Lot Area of 2,000 square metres
- Lot Width of 30 metres
- Lot Depth of 50 metres

### **Proposed Development Densities:**

In the Zoning Bylaw, density is regulated according to Floor Space Ratio (FSR), which is the ratio obtained by dividing the total Gross Floor Area of the buildings by the Lot Area, excluding parking areas. The M-7 Employment Park Zone proposes to allow a density of up to 1.00 FSR, and a building site coverage of 60%.

Recognizing that the Yennadon Lands are adjacent to an existing residential neighbourhood, portions of the site will have varied permitted building heights. The proposed maximum building heights for the western portion of the site is 11 metres, which is the same height permitted for a residential single detached dwelling, while the eastern portion of the site is limited to 15 metres, in alignment with the M-3 Business Park Zone.

### **Other Development Elements:**

In addition to the M-7 Employment Park Zone requirements, development applications must comply with the Yennadon Lands Development Permit Area Guidelines. The development form and character, along with site planning and design requirements, will reflect the design guidelines as outlined in the Yennadon Lands Area Plan, as follows:

*The scale, character and size of the buildings will also be carefully reviewed to ensure they fit into the valued west coast character of the neighbourhood. Sensitive site planning, landscape buffers, and screening will help these businesses integrate better with the surrounding established residential communities. Finally, access and traffic will be limited to the arterial roads in the area so that local streets are not impacted by the development to the extent possible.*

*In the case of the Yennadon Lands Employment Park, the intention is to bring the right type and size of employment facilities into the neighbourhood, so it increases job opportunities close to home and provides opportunities for new and mature businesses to locate closer to where their employees live. This approach will help residents drive less, walk and bike more, and reduce the overall greenhouse gas footprint that longer commutes create.*

The M-7 Employment Park Zone is proposed to include noise mitigation requirements with landscaping and screening requirements that align with the Landscaping and Fencing Regulations of the Zoning Bylaw. Off-street parking and loading requirements are governed by the *Off-Street Parking and Loading Bylaw No. 4350–1990*.

**Next Steps:**

Should Council proceed with the bylaw and forward to a public hearing, a new M-7 Employment Park Zone will be created, but not finalized, through an amendment to *Maple Ridge Zoning Bylaw No. 7600-2019*. While initial readings and public hearing for *Zone Amending Bylaw 8033-2025* would occur at this time, staff would bring it forward for consideration of adoption in conjunction with a future development application on the Yennadon Lands. This process includes community notification, opportunities for comment, and a public hearing, prior to consideration of bylaw adoption.

**Strategic Alignment:**

The implementation of the Yennadon Lands Area Plan through the creation of a new M-7 Employment Zone supports objectives in the Official Community Plan and the Economic Development Strategy in terms of providing space for business growth, economic opportunities, and local employment, and aligns with a number of priorities within the 2023-2026 City of Maple Ridge Council Strategic Plan, including: Liveable Community, Climate Leadership and Environmental Stewardship, and Diversified, Thriving Economy.

**CONCLUSION:**

In support of the implementation of the Yennadon Lands Area Plan, staff are recommending that *Zone Amending Bylaw No. 8033-2025*, to create the new M-7 Employment Park Zone, be read a first and second time, and be referred to public hearing.

"Eric Aderneck"

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Prepared by: Eric Aderneck, Industrial Lands Program  
Manager

**Attachments:**

(A) *Zone Amending Bylaw No. 8033-2025*

## Report Approval Details

Document Title:	Yennadon Lands Area Plan New M7 Industrial Zone.docx
Attachments:	- Attachment A - Zone Amending Bylaw No. 8033-2025.docx
Final Approval Date:	Apr 2, 2025

This report and all of its attachments were approved and signed as outlined below:

Amanda Grochowich, Manager of Community Planning

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer