Purpose

- November 14, 2016 – Industrial Land Workshop
- January 30, 2017 – Development Procedures Bylaw Temporary Use Permit
- January 31, 2017 – Maplewood Village Centre Implementation Plan Update

- Support the ongoing industrial lands discussion
Industrial Land Context

• Industrial lands in the region will continue to be under market pressure and are expected to be absorbed in the 2030s

• Most industrial land is already developed on the North Shore.

• 34% turn over in the business licenses issued (2011-2016)
Policy Context

2030 TARGET
» 33% increase in built square feet in employment lands
Challenges & Opportunities

**Challenge:** Adjacency of residential uses

**Opportunities:**
- Light Industrial Zone Text Amendment

**Challenge:** Industrial land capacity

**Opportunities:**
- Temporary Use Permit
- Tenant relocation assistance
- Supporting long term business development
- Industrial land growth (Maplewood)
Lynn Creek Town Centre
Lynn Creek Town Centre
Industrial Zoning Changes Under Review

467 Mountain Hwy
OCP: CRMU3, FSR 3.5
(I3 to new CD94 zone)
0.2 hectares (0.5 acres)

1401-1479 Hunter Street, 481-497 Mountain Hwy
OCP: CRMU3, 3.5 FSR
(I3 and CD11 to new CD zone)
0.85 hectares (2 acres)
28 tenants, plus 2 vacant
Other Industrial Sites Designated for Change in Lynn Creek

Zoning

OCP
Light Industrial Zone Text Amendment

• Prescriptive > Performance Based

  • 50 m provision
  • good neighbour guidelines
  • enhance acoustic regulations
Temporary Use Permits

• March 6, 2017 – Consideration of Text Amendment to Zoning Bylaw
  – Provide options for business
  – Support businesses’ transitional needs
Tenant Relocation Assistance

• Voluntary negotiation which can be implemented through rezoning process

• Assistance could include:
  – financial compensation,
  – assistance finding new location,
  – assistance moving,
  – extended notice, and/or
  – other support.
Support long-term business development

• Industrial uses
• Commercial uses
• Supporting complementary uses
• Customer Service
Industrial Lands Development

Maplewood Northlands & District-owned Lands

Live-work artisan industrial district

Existing industrial
Summary

- Light Industrial Zone Text Amendment
- Temporary Use Permit
- Tenant relocation assistance
- Supporting long term business development
- Industrial land growth (Maplewood)
- Engage with Business community