

Chapter 4

Community Services

Social Sustainability

Institutional

Heritage



4.1 SOCIAL SUSTAINABILITY

BACKGROUND

Social sustainability is an integral part of the function and vibrancy of the community. Social sustainability occurs when systems and relationships are in place that supports the ability of current and future generations to create healthy and liveable communities. Socially sustainable communities are equitable, diverse, connected, democratic and provide a good quality of life. Furthermore, a truly sustainable community is grounded by three equally important elements: community health; economic health; and environmental health.

The District of Maple Ridge Official Community Plan aims to address the need for social sustainability through addressing all three elements. Economic health elements have been incorporated into the employment, agricultural, commercial and industrial policies. The environmental, heritage, agricultural and residential policies respond to the importance of protecting and enhancing the natural and built environment. The social sustainability policies represent the third element in enhancing sustainability in the District of Maple Ridge. Furthermore, all three elements are intertwined as concepts throughout the Official Community Plan.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Social Sustainability policies in the Official Community Plan:

Principle 5

Building a unique community character is critical to ensuring that Maple Ridge does not succumb to pressure and becomes like “everywhere else.” It requires strong political and community commitment and attention to a variety of aspects (landscapes, built form, heritage, mix of uses, urban design, services, etc.).

“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody”.

Jane Jacobs

Principle 8

Unique and enjoyable communities and places are created through community improvements, quality design, less obtrusive signage, pedestrian friendly environments, accessibility and viewsapes.

Principle 10

Citizens keenly appreciate the importance of public participation in community and neighbourhood planning processes.

Principle 13

Culture and recreation are vital components of a healthy community.

Principle 14

The community recognizes the importance of public school construction occurring concurrently with development.

Principle 25

Providing access to nature by way of a trails system is important as a means to optimize recreational resources in an environmentally friendly way.

Principle 36

Integrating growth with services, infrastructure, and schools is desirable for the future of Maple Ridge. (also see Principles 38 and 44)

Principle 38

Expanding services concurrently with development is regarded by the community as good planning and development practice.

Principle 39

A healthy community depends on social services that meet the needs of a diverse population.

ISSUES

- Maple Ridge is a diverse community with a growing number of youth, seniors, recent immigrants, disabled, and economically disadvantaged, each requiring access to a variety of services, facilities and supports.
- There is a growing recognition by service providers that citizen involvement and access to services results in a healthier and safer community for all, and can improve an individual's sense of belonging, empowerment, and quality of life.
- There is also recognition that there are social and individual benefits from parks and leisure services in the community that may include a reduction in crime rates, nurturing strong families, integrating groups and individuals of diverse backgrounds within the community, and fostering neighbourhood identity and spirit.
- There is no one root cause, or solution to social issues, therefore a cooperative and integrated approach is required. Partnerships and the establishment of community connections are an integral component of healthy communities, and are crucial to the successful provision of services and facilities.

4.1.1 SOCIAL PLANNING ADVISORY COMMITTEE GUIDING PRINCIPLES

The Guiding Principles, adopted by the Social Planning Advisory Committee are intended to provide a broad policy framework upon which social sustainability policies are based. The Guiding Principles are:

- **Equity:** The community provides equitable opportunities and outcomes for all its members, particularly the poorest and most vulnerable. Equity is a fundamental concept and should be utilized as a filter by which all other principles are viewed.
- **Social Inclusion and Interconnectedness:** Residents are involved in setting and working towards collective and community goals. The community provides processes, systems, and structures that promote connectedness within and outside the community at both an informal and institutional level.
- **Quality of Life:** Individuals and communities have economic security, their basic needs are met and they have the confidence that they live in a safe, supportive and healthy environment that promotes a good quality of life. They then are able to contribute to their own well-being and to engage in community life.
- **Diversity:** The community promotes and encourages diversity by respecting, honouring and celebrating the diversity in the community.
- **Adaptability:** Communities and individuals with the opportunity and ability to respond appropriately and creatively to change result in a more resilient community.

4.1.2 COMMUNITY WELLNESS COMMUNITY & CULTURAL SERVICES

OBJECTIVES

- To foster connectiveness based on establishing and maintaining networks, discussion, a sharing of information, collective problem solving, and by providing opportunities for shared experiences.
- To provide opportunities for citizens to contribute positively to the community through volunteering; the provision of leadership development and support; and the empowerment of community members to identify needs, set priorities, and develop a common vision.

- To support, develop and maintain community networks of service providers and community organizations, providing tools to assist in building consensus, and opportunities to meet, share information and to collaborate.
- To respond to diverse community needs for affordable and appropriate recreation, leisure and cultural activities, programs and services.
- To provide a range of cultural and leisure facilities and services that meet the needs of a growing community.
- To support Community Development as a model to define, shape and deliver services in the community and to explore ways to work with citizens to improve their sense of belonging, empowerment and quality of life.

POLICIES

4 - 1 The District of Maple Ridge in cooperation with the Social Planning Advisory Committee will work in collaboration with stakeholders, including but not limited to BC Housing and the Health Authority to prepare a Social Plan to guide the social development of the community and address resident concerns with social issues.

Community Development

Promoting individual and community growth by empowering community members to take responsibility for leisure services by identifying their own needs, setting priorities and developing and acting on a common vision.

4 - 2 Maple Ridge will work with citizens and community organizations to encourage independence and promote neighbourhood connectiveness through the use of a community development model.

4 - 3 Maple Ridge will assist the Fraser Health Region to plan for appropriate community health facilities and services for our changing and growing population.

4 - 4 Maple Ridge will assist the Fraser Valley Regional Library Board to ensure quality library services in our community.

4 - 5 Maple Ridge supports the cooperative and community use of facilities belonging to the Municipality, School District, local churches and other agencies, as neighbourhood centres for gatherings; accessing educational, recreational, leisure and volunteer opportunities; and promoting capacity building and leadership development in the community.

4 - 6 Maple Ridge will work in cooperation with School District No. 42 and other education providers to anticipate and strategically plan for new educational facilities to support population growth that arises from new development.

4 - 7 Maple Ridge supports the provision of both public and private education facilities to serve a broad range of interests, educational needs and age groups. Maple Ridge will locate community level and neighbourhood level parks adjacent to secondary schools and elementary schools, wherever possible.

4 - 8 Maple Ridge will ensure that parks, leisure and cultural facilities and services are provided for in the changing and growing community in accordance with the Maple Ridge/Pitt Meadows Parks, Recreation and Culture Master Plan, taking into account the joint delivery of services in Maple Ridge and Pitt Meadows.

4 - 9 Maple Ridge will partner with Regional and Provincial agencies, and neighbouring municipalities to advance the implementation of the Regional Recreation Greenway Network, embedded within the Metro Vancouver Regional Growth Strategy.

The Metro Vancouver Regional Recreation Greenway Network identifies regionally significant recreational greenways that are required to connect major parks.

4 - 10 Maple Ridge recognizes that access to parks and green spaces greatly enhances community health and individual quality of life, and will continue to maintain and enhance the large network of trails and green space.

4 - 11 Maple Ridge recognizes the relationship between individual and community health, pride and sense of belonging by supporting community building initiatives such as festivals and community beautification initiatives.

4 - 12 Maple Ridge will encourage opportunities for decentralization and integration of community services at the community and neighbourhood level.

4 - 13 Maple Ridge recognizes the importance of arts and culture to the community, and will support the implementation of the Ridge Meadows Arts and Culture Policy and Plan, and the development of a comprehensive public art initiative.

4.1.3 CITIZEN ENGAGEMENT COMMUNITY CONNECTIONS

OBJECTIVES

- To provide opportunities for citizens to increase their understanding of the community and to have a voice in decisions being made that affect them in their community life.

- To encourage resident participation on Council Advisory Committees to provide opportunities for input into decision making and to improve the understanding of municipal processes.

POLICIES

4 - 14 Maple Ridge supports a range of Council Advisory Committees that reflect the community's values, and respond to issues of concern, to assist in their decision making process. The District is committed to ensuring that the mandate of each committee is current, supports the Principles embodied in the Official Community Plan, and can provide guidance to Council on issues of importance in the community.

Citizen Engagement

is achieved when all members of the community are offered access to opportunities to collaborate on decisions that affect them. The ability to engage citizens and to connect all members of the community is integral to sustainability. A connected community where individuals take pride in, and care for, their neighbours and neighbourhoods, and as a result, the community is a better place to live for everyone.

4 - 15 Maple Ridge will provide opportunities for citizens to engage in meaningful discussions regarding community issues with this input being provided to Council to assist in their decision making process. Development Information Meetings in accordance with Council Policy are required to provide residents with an opportunity to review development proposals and to identify issues early in the development process.

4 - 16 Maple Ridge will provide educational and leadership opportunities to promote community understanding of municipal processes, community development and build strong community networks.

4.1.4 DIVERSE POPULATION

OBJECTIVES

- To respect, honour and celebrate the diversity in the community.
- To provide opportunities for the most vulnerable members of the community to participate in the community decision making process.
- To encourage the provision of services and facilities that are affordable, respectful and accessible to a diverse population.
- To participate with social service agencies, health providers, non-profit agencies, and individuals to reduce homelessness in the community.

POLICIES

4 - 17 Maple Ridge supports the provision of municipal services and policies that respect, honour and celebrate diversity in the community.

4 - 18 Maple Ridge recognizes that maintaining the diversity of neighbourhoods contributes to the overall health of the community and encourages building connections between diverse groups to promote understanding, respect and interdependency.

4 - 19 Maple Ridge will encourage all members of diverse populations, including the most vulnerable, to participate in community issues that affect them; by offering opportunities for education, and meaningful collaboration with youth, seniors, immigrant, ethnic populations and those faced with poverty.

Diverse Population

Policies should respect, honour and celebrate diversity in our community. All community members are encouraged to participate and have opportunities to contribute to their community in a meaningful way.

4 - 20 Maple Ridge promotes support to people of all ages to assist them in overcoming personal barriers to participate in recreational, cultural and educational services, and programs that are affordable, respectful, and accessible.

4 - 21 Maple Ridge supports and encourages building connections between diverse groups to promote understanding, respect, and interdependency.

4 - 22 Maple Ridge encourages the development of accessible quality child care facilities throughout the community, and will encourage the provision of space for child care in all assisted rental housing projects developed under senior government programs.

4 - 23 Maple Ridge encourages the development of seniors care facilities throughout the community that are conveniently located near transit and other services.

4 - 24 Maple Ridge will encourage that opportunities and services be available to enable persons with disabilities to function independently, and will work with the Municipal Advisory Committee on Accessibility Issues to encourage the full participation of all citizens, in all aspects of community life.

4 - 25 Maple Ridge supports the Regional Homelessness Plan and its guiding principles, and will participate on Regional committees that coordinate the response to homelessness, drug abuse and other issues noting that senior government are the primary providers of social services.

4.1.5 SAFETY AND SECURITY

OBJECTIVES

- To continue to support the provision of police and fire service throughout the community.
- To continue to reduce opportunities for crime through the design of safe buildings and facilities in the community.

POLICIES

4 - 26 Maple Ridge will continue to provide fire protection services to maintain a safe and secure community, in accordance with the Fire Department Master Plan.

Socially Sustainable Communities

are equitable, diverse, connected, democratic and provide a good quality of life.

4 - 27 Maple Ridge will continue to provide police protection services to maintain a safe and secure community, and will develop a policing services master plan that will include community policing initiatives.

4 - 28 Maple Ridge supports Crime Prevention Through Environmental Design (CPTED) principles and will encourage existing and new developments to incorporate CPTED principles and promote safety audits. Projects may be required to submit an independent CPTED study for review early in the development review process.

4 - 29 Maple Ridge recognizes the link that exists between neighbourhood connectiveness and capacity to issues of safety and security, and supports initiatives designed to strengthen neighbourhoods, and the development of neighbourhood crime prevention programs.

4 - 30 Maple Ridge will continue to support community policing initiatives involving citizens as volunteers in crime prevention and as contributors in establishing appropriate responses to public safety issues as they arise.



4.2 INSTITUTIONAL

BACKGROUND

The Institutional designation applies to diverse uses that meet specific community needs. While some institutional uses are appropriate only in a limited number of locations within the Urban Area Boundary, other institutional uses are best located in rural areas. Uses that serve a localized population are appropriately located throughout the municipality.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Institutional policies in the Official Community Plan:

Principle 4

The community recognizes that components of the built and natural environments contribute to the character of Maple Ridge and sense of community, and in turn, 'placemaking'.

Principle 36

Integrating growth with services, infrastructure, and schools is desirable for the future of Maple Ridge. (also see Principles 38 and 44).

Principle 38

Expanding services concurrently with development is regarded by the community as good planning and development practice.

Principle 39

A healthy community depends on social services that meet the needs of a diverse population.

ISSUE

- Small and large scale institutional facilities are required in the District, and provide a range of much needed services to residents. However, these facilities are often large in scale, and if not planned properly may adversely impact surrounding residential neighbourhoods.

OBJECTIVE

- To meet community needs in the provision of accessible institutional facilities while minimizing potential conflicts.

POLICIES

4 - 31 Small scale or locally serving institutional facilities that can be located throughout the community include: schools, community halls, parks and recreation facilities, museums, firehalls, and places of worship. These uses will be permitted in rural and urban areas subject to parking requirements, access, compliance with zoning bylaws, and compatibility with adjacent land uses.

4 - 32 Public Service Uses, which provide essential services such as water, sewer, electrical, telephone, or other similar services will be permitted throughout the community subject to pertinent government regulations.

4 - 33 Large Scale Institutional Facilities such as public hospitals, congregate care facilities, and private hospitals should:

- a) be within the Urban Area Boundary;
- b) be conveniently located near public transit;
- c) have direct access to a collector, arterial, TransLink major road or Provincial Highway as identified in the Maple Ridge Transportation plan;
- d) where considered necessary, require the completion of a transportation impact study; and
- e) respect the neighbourhood context and natural features.

4 - 34 Proposed expansions in the range of uses or size of existing Large Scale Institutional Facilities must be evaluated on their impacts to the adjacent neighbourhood, to the transportation network, to existing services and facilities, and to the surrounding community and its natural features. The redevelopment or reuse of institutional facilities for other than institutional use is encouraged, providing that the transportation network servicing and infrastructure can support the use.

4 - 35 An Institutional use may be considered in rural areas provided that the use, character, and related programs of the operation respects rural character, is sited to minimize conflicts with adjacent rural neighbours, and existing on-site services and infrastructure can support the use.

4 - 36 Maple Ridge supports the establishment of child-care facilities in Residential, Institutional, Commercial and Industrial land use designations subject to compliance with District bylaws and regulations.

4 - 37 To meet the needs of a growing and changing population, appropriate facilities and services will be planned in consultation with Provincial and Regional agencies and authorities, including the Fraser Health Region.





4.3 HERITAGE

BACKGROUND

The geography of the District, full of watercourses and ravines along the north shore of the Fraser River, was influential in the historical settlement of Maple Ridge. By the turn of the century, several distinct communities had developed into self sufficient places with unique characteristics, each with their own post-office, general store, school, community hall, churches, and with railway stations in all but three.

The impressive ridge of high land parallel to the Fraser River, with its stand of huge western broad leafed maple trees, gave Maple Ridge its name at the time of incorporation in 1874.

Residents of Maple Ridge value the heritage of the community and recognize that heritage structures, and cultural and natural landscapes keep Maple Ridge unique and from looking like “everywhere else.” There is a strong recognition that Maple Ridge needs to foster its history to maintain the Community’s strong sense of place.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Heritage policies in the Official Community Plan:

Principle 5

Building a unique community character is critical to ensuring that Maple Ridge does not succumb to pressure and becomes like ‘everywhere else.’ It requires strong political and community commitment and attention to a variety of aspects (landscapes, built form, heritage, mix of uses, urban design, services, etc.).

Principle 6

The community recognizes the need to foster the history of Maple Ridge and enhance historic areas.

Principle 31

It is important to undertake detailed planning work on the basis of neighbourhood planning.

Principle 32

The community recognizes that heritage value must not be lost as enhancements to existing neighbourhoods, including infill and other activities to strengthen neighbourhoods, occur in the future.

4.3.1 HERITAGE RECOGNITION

ISSUES

Heritage Information Base

- A comprehensive inventory of the built, natural and cultural landscape resources within the District has not been compiled. Evaluation criteria to determine the eligibility of a property, feature, activity, building or landscape feature for consideration as a heritage resource will need to be developed.

First Nations Heritage

- Involvement of the local First Nations' in heritage conservation activities has been limited. Identification of all culturally important heritage resources is needed to foster a greater understanding and appreciation of all the heritage resources with the District.

OBJECTIVE

- To develop a process that is inclusive of all communities for identifying heritage resources that are significant to the community, including natural, built and cultural heritage.

POLICIES

4 - 38 Maple Ridge will work cooperatively with the Community Heritage Commission and other relevant groups and organizations to establish an information database of all types of built, natural and cultural heritage resources within the District, including evaluation criteria for each type. This inventory would be updated on an ongoing basis evolving and responding to theoretical and practical changes in the heritage arena.

4 - 39 Maple Ridge will work with local First Nations communities to help ensure the conservation of significant First Nations heritage resources.

4 - 40 Maple Ridge will encourage the conservation and designation of significant heritage structures, and natural and cultural landscape features in each neighbourhood.

4.3.2 HERITAGE MANAGEMENT

ISSUES

- A comprehensive heritage management framework that addresses a broad range of heritage resources requires future work.
- A clearly defined process for evaluating development applications that have heritage-related issues currently does not exist. In addition, the District does not have a set of conservation guidelines or standards to be applied when a development application is reviewed. Consequently, past development practices have impacted heritage resources and heritage conservation efforts.
- The District should have a formal heritage incentive program in place to aid heritage conservation initiatives.
- The tools available under Provincial legislation could be used more effectively by the District to help conserve its heritage resources.

OBJECTIVE

- To provide a framework for municipal staff, the Community Heritage Commission, property owners and the public to better manage situations involving identified or potential heritage sites.

POLICIES

4 - 41 Maple Ridge will continue to recognize significant heritage areas and will consider identification of these areas as Heritage Conservation Areas or Heritage Districts to ensure development that respects their heritage character and historic context.

4 - 42 Maple Ridge, in consultation with the Community Heritage Commission, will work to establish a comprehensive heritage management framework that incorporates categories that address information and resource requirements, conservation incentives, education and awareness programs; and utilizes and considers a wide range of planning tools enabled by provincial legislation.

4 - 43 The development application review process will include an opportunity to evaluate the overall impact of proposed development on the heritage characteristics and context of each historic community or neighbourhood. Conservation guidelines and standards should be prepared to aid in this evaluation and provide a basis from which recommendations can be made to Council.

4 - 44 Maple Ridge will endeavour to use tools available under Provincial legislation more effectively to strengthen heritage conservation in the District. Other planning tools will also be utilized where appropriate to establish a comprehensive approach to heritage management in the District.

4 - 45 Maple Ridge will assist the financial aspects of heritage resource management by:

- a) supporting the efforts of the Community Heritage Commission, which may include financial assistance requests from the Heritage Commission evaluated by Council on a program or project basis;
- b) working cooperatively with the Community Heritage Commission in fund raising efforts for the conservation of heritage resources;
- c) supporting and promoting effective marketing of heritage resources to potentially interested businesses;
- d) supporting heritage tourism efforts;
- e) encouraging local organizations, including the Community Heritage Commission to pool resources and develop partnerships to strengthen heritage conservation activities throughout the community.

4.3.3 HERITAGE EDUCATION

ISSUE

- Public awareness of heritage resources within the District could be improved.

OBJECTIVE

- To raise public awareness of heritage resources within Maple Ridge.



POLICY

4 - 46 Maple Ridge will collaborate with the Community Heritage Commission, other local organizations, and the general public in order to develop specific programs and to increase public support and interest in heritage conservation activities.

4.3.4 HISTORIC COMMUNITIES

ISSUES

- Hammond, The Ridge, Port Haney/Haney, Albion, Yennadon, Websters Corners, Whonnock and Ruskin are recognized as the historic neighbourhoods of Maple Ridge. Brought to life by the coming of the railroad in the 1850's, these communities were to a high degree self-sufficient with at least one store, a post office, one or more churches, a school, and a community hall; all but three had a railway station. The Communities Map (Figure 1) identifies these historic neighbourhoods with approximately defined borders.
- In the 1900's, increased settlement outside the core of the historic areas created new neighbourhoods such as the area now called East Haney and Thornhill. The community of Thornhill, on the southern slope of Grant Hill, straddles the border between Albion and Whonnock communities. Silver Valley is also recognized as a new community.

OBJECTIVE

- To recognize the historic and new communities that formed the District of Maple Ridge.



POLICY

4 - 47 Historic and new communities identified on the Communities Map will form the general boundaries for the preparation of future neighbourhood plans. The specific boundaries for area planning are identified on the Area Plan map (Figure 6).



