



# TOWN CENTRE AREA PLAN

**Smart Growth on the Ground**  
**District of Maple Ridge**

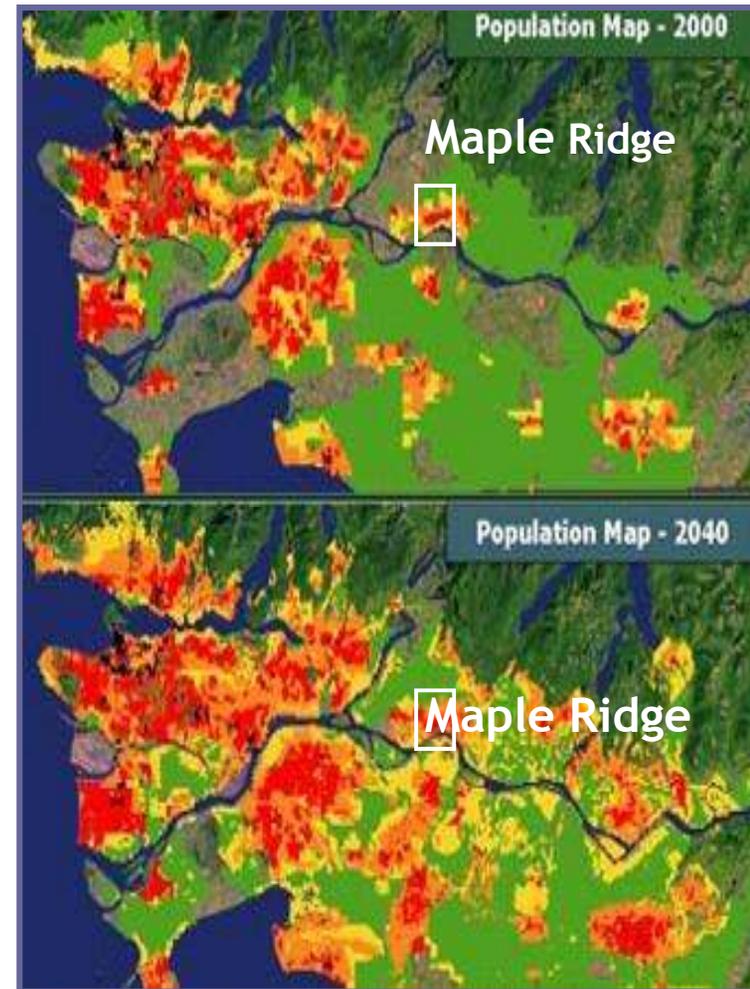
# ● ● ● Outline

1. **Background On District of Maple Ridge**
2. **Why Smart Growth?**
3. **How Is It Working For Us On the Ground?**
4. **The Next Steps?**
5. **Lessons Learned To Date.**



# ● ● ● Maple Ridge Town Centre Area

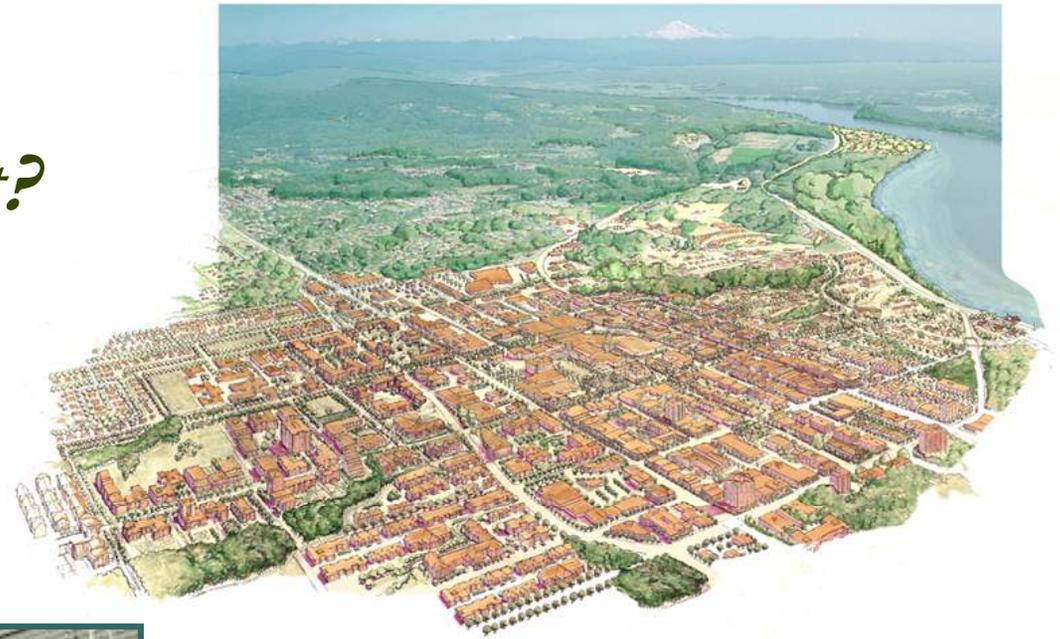
- Population around 70,000 for Maple Ridge in 2006 reaching 148,000 by 2040
- Intend to absorb 50% of new dwelling units in town centre in response to public support for infill strategy
- Regional Town Centre located in heart of Maple Ridge





# ● ● ● Maple Ridge Town Centre Vision

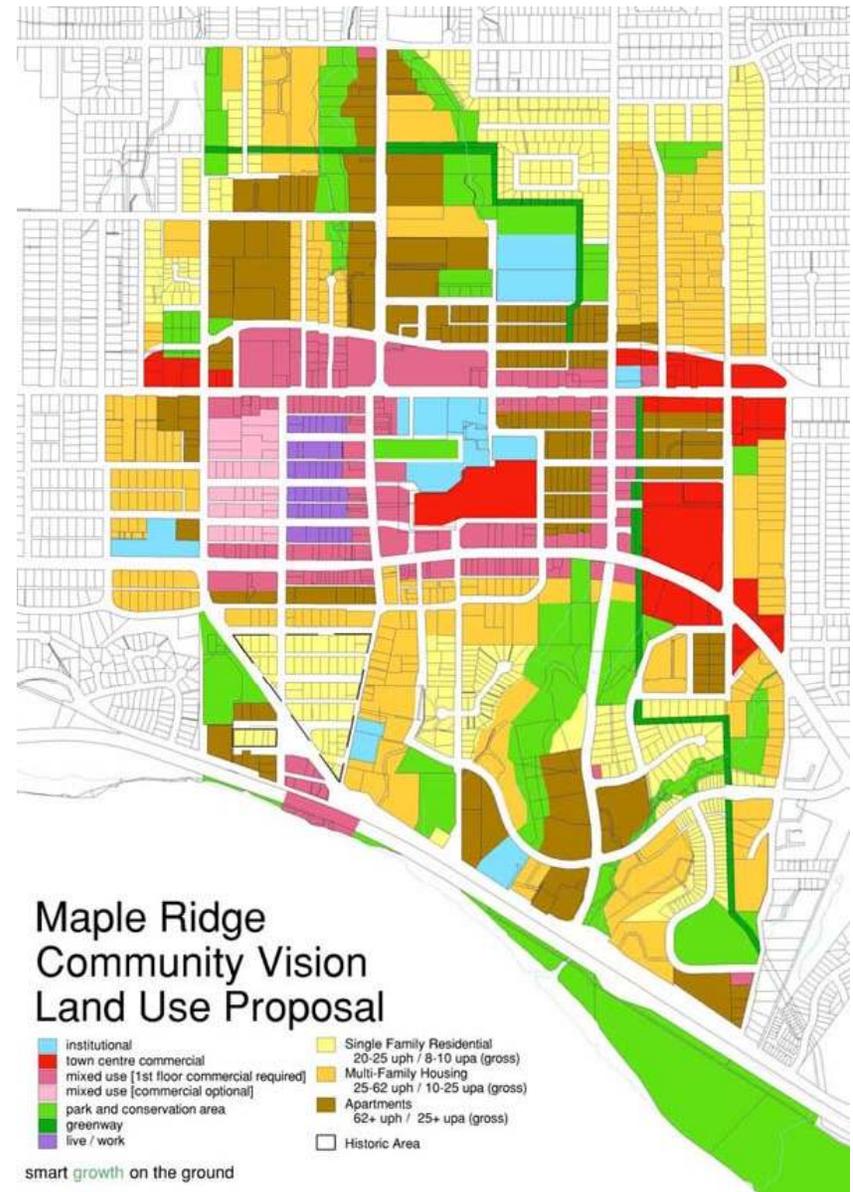
- \* *What Do We Want?*
- \* *How Do We Get There?*



# ● ● ● Maple Ridge

## \* Our OCP encourages –

- a Town Centre focused on multi uses
- higher density housing near commercial
- energy efficiency
- transportation choices
- local job creation
- support for public involvement
- environmentally sustainable strategies



# ● ● ● What Does Maple Ridge Want?

- \* Build on commercial heart access and amenities in the town centre, West Coast Express, etc.
- \* Reinforce positive energy of existing public investment
- \* Connect waterfront, historic downtown, & residential areas
- \* Create ownership of our community and process
- \* A sustainable approach to development of the centre



# ● ● ● How Do We Get There?

## Smart Growth On The Ground...

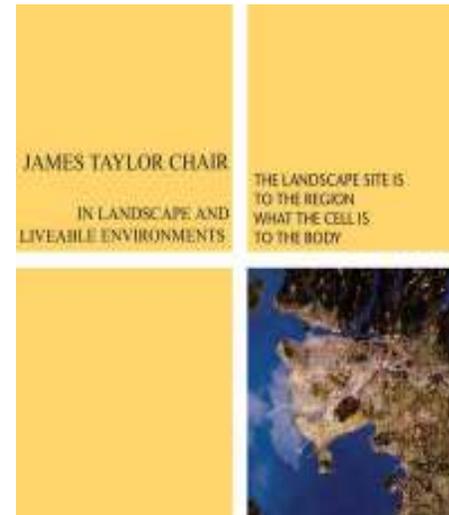
Promotes and  
**facilitates** community  
design and  
construction in a  
**sensible** and  
**sustainable** manner



# ● ● ● Why Smart Growth?

Collaboration – Smart Growth  
BC; UBC; Real Estate  
Institute of BC; GVRD;  
General Public; Developers  
and Merchants

- Vehicle to pursue our  
municipal goals for  
developing the town centre
- Create a sustainability plan  
that makes sense at the local  
and regional level.



# ● ● ● Why Smart Growth for the District of Maple Ridge?

## \* Emphasis on implementation!

- ✓ review of existing regulations and processes
- ✓ assistance with research and economic analysis
- ✓ consultation with public & approval by Council
- ✓ wide range of experience with urban projects
- ✓ Leading role model on sustainability for development in BC communities



# ● ● ● Why Smart Growth for DMR?

- \* Smart Growth principles support our municipal economic, social, and environmental objectives
- \* Standards can be applied in other areas of Maple Ridge
- \* Supports a strong regional partnership – GVRD
- \* Assist communities and staff with “on the ground” implementation strategies



# ● ● ● SGoG Community Partnership

- \* Unique interactive and collaborative process
- \* Focused around citizen involvement workshops and design charrette
- \* Consultation follows through to approval and implementation



# ● ● ● Why Smart Growth?

SGoG works with our  
Community  
and its  
Goals



# ● ● ● SGoG Process and Timelines

- Maple Ridge Town Centre Concept Plan 2004
- Council Endorsed in 2005
- Official Community Plan Adoption 2006 \*
- Technical Review of Town Centre Plan 2007
- Prepare and adopt new Town Centre Area Plan, regulatory changes, and innovative development policies



# ● ● ● Smart Growth on the Ground for Maple Ridge

## \* Implementation of 8 Guiding Principles



# ● ● ● Principle 1

Each neighbourhood is complete



# ● ● ● Principle 2

Options to our cars exist



# ● ● ● Principle 3

Work in harmony with natural systems



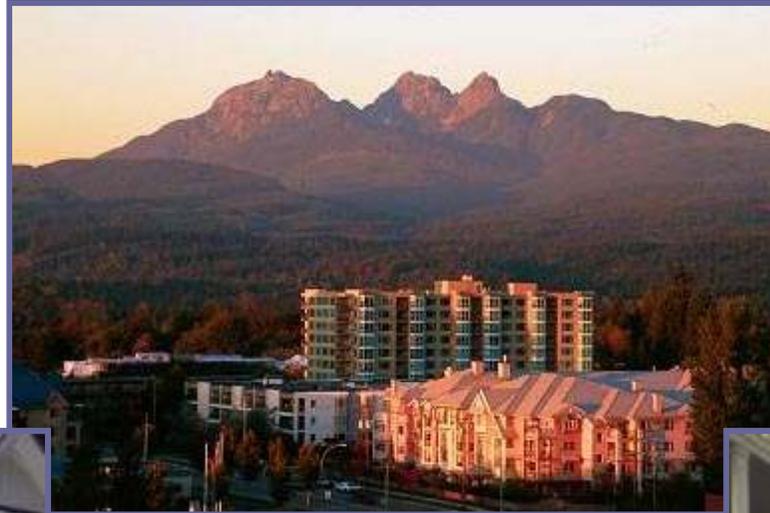
# ● ● ● Principle 4

Buildings and infrastructure are greener and smarter



# ● ● ● Principle 5

Housing serves many needs



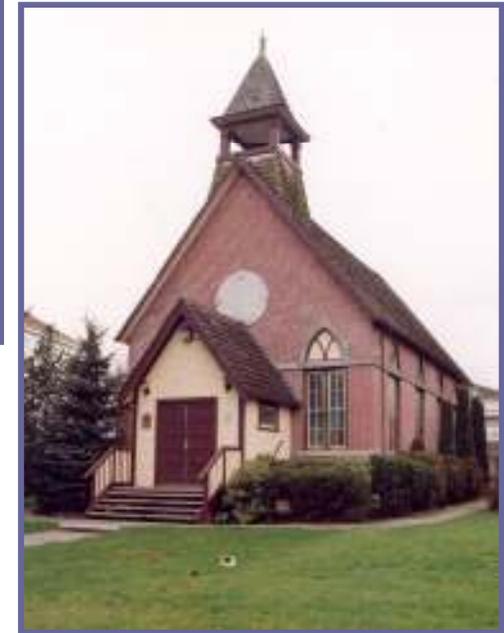
# ● ● ● Principle 6

Jobs are close to home



# ● ● ● Principle 7

The Centre is distinctive, attractive & vibrant



# ● ● ● Principle 8

Everyone has a voice



# ● ● ● Green Infrastructure: What Does This Mean For Us?

1. **Create a vision** for protecting, restoring, and interconnecting the ecological habitat areas, natural functions, and green networks for the town centre.
2. **Identify and plan** for multifunctional green street networks at the town and neighbourhood level.
3. **Incorporate natural features and natural processes into the design** of the urban landscape where possible (i.e. stormwater and rainwater management)
4. **Engage the community** and citizens to become environmental stewards of the landscape.
5. **Employ landscape restoration** to repair and enhance the damaged or fragmented areas.



# ● ● ● SGoG Implementation Strategies For 'Green Infrastructure'

1. Green Streets and Green Links
2. Natural Drainage Systems and Water Balance
3. Urban Ecology and Green Belts
4. Energy Management
5. Environmental Stewardship and Outreach



# ● ● ● 1. Green Streets and Green Links

## Maple Ridge Strategies on the Ground?

- Increase Density of Town Centre
- Increase Mix of Land Use
- Increase Local Employment Opportunities
- Increase Options for Walking, Biking, and Transit

## How Can It Help Us?

- Reduce average household greenhouse gas emissions.
- Improve physical activity and public health levels
- Support safer streets and increase in choice for alternative modes of transportation.



# ● ● ● 1. Green Streets and Green Links



- Green Streets
- Green Lanes
- Green Links and Trails
- Public Transit



## 2. Rainwater and Stormwater Drainage As A Resource

### Maple Ridge Strategies on the Ground?

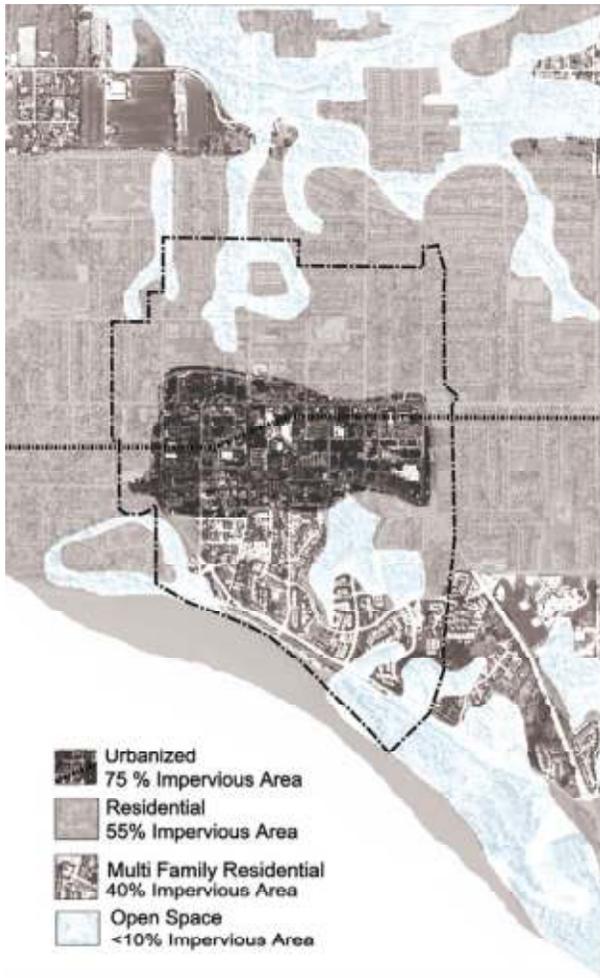
- Create performance targets and standards for rainwater and stormwater management to support the health of our watersheds and fish bearing streams.
- Integrate rainwater management with natural drainage and ‘green roads’ strategies to achieve safer and greener streets (i.e. green streetscaping, rain gardens, infiltration)

### How Can It Help Us?

- Cumulative benefits to help maintain and restore environmental quality of the streams and surroundings.
- Proven cost effective and safe solutions.
- Supports ‘greening’ of neighbourhoods.



## 2. Rainwater and Stormwater Drainage As A Resource



Watercourse  
Protection Bylaw

Infiltration and  
Exfiltration Site  
Source Controls

Rain Gardens

Bio-swales

Wetland bio-filtration  
ponds

Road bulb outs

Separated sidewalks



## ● ● ● 3. Urban Ecology and Green Space

### **Maple Ridge Strategies on the Ground?**

- Mapping and inventory of streams, environmentally sensitive habitat, and wildlife movement corridors.
- Identify enhancement and restoration opportunities
- Utilize Development Permit Area Guidelines
- Incentives For Developers and Land Owners

### **How Can It Help Us?**

- Sensitive areas are preserved, enhanced, and linked
- Responsible site design and landscape plans that are ecologically functional and aesthetically pleasing
- Continuous public support for protection and enhancement of natural features and open space



# ● ● ● 3. Urban Ecology and Green Space



- Parks**
- Streams**
- Wetlands**
- Open Space**
- Utility Corridors**
- River Foreshore**
- Backyards**

## ● ● ● 4. Energy and Water Conservation

### **Maple Ridge Strategies on the Ground?**

- Green Buildings (LEED) certification checklist
- Tax incentives for LEED certified buildings and increased residential density
- Municipal support for advanced technology and energy recovery systems (green roofs, green walls, heat exchange systems, urban forestry program, grey water recycling, and water metering)

### **How Can It Help Us?**

- Public choice to reduce our local greenhouse emissions.
- Planning ahead for alternative efficient energy options
- Cost effective solutions for long term



● ● ● 4. Energy and Water Conservation



## ● ● ● 5. Environmental Stewardship

### **Maple Ridge Strategies on the Ground?**

- Environmental Outreach Centres for Education
- Community Gardens, Recycling, and Composting Centres
- Naturescaping, Stream Keepers, Art in Park Programs

### **How Can It Help Us?**

- Continuous public support for investment in environment.
- Cumulative benefits from public stewardship initiatives.
- Cost effective solution for long term.
- Visually appealing and healthy town centre.



## ● ● ● 5. Environmental Stewardship



Naturescaping Backyards

Art in The Park

Stream Keeper Programs

Ecology Centres

Community Gardens



# ● ● ● **Where Are We Now?**

**\* 2007: Continue review and implementation of  
Town Centre Concept Plan**

## **4 Phased Process**

- Phase 1 - Background Work
- Phase 2 - Technical Review
- Phase 3 - Draft Area Plan
- Phase 4 - Area Plan Approval

**\* Engage residents in focused discussion**

**\* Involve technical expertise**



# ● ● ● Next Steps For Maple Ridge

- Short term implementation items
  - Ground Truth proposed Land Use map
  - Prepare Area Plan for the Town Centre
  - Prepare Zoning Bylaw amendments
  - Create Development Permit Area guidelines
  - Review Parking Standards within the Town Centre
  - Review Green Infrastructure Practices



# ● ● ● Lessons On Smart Growth on Ground

- The 21<sup>st</sup> century requires a sustainable approach to planning for development;
- High density development doesn't need to exclude environment or natural processes;
- Design adaptation and integration is the key to successful planning and implementation;





# Lessons From SGoG...



smart **growth** on the ground

Not

Smart Growth on the Shelf



A scenic view of a mountain range with snow-capped peaks and a dense forest in the foreground. The text "Thank You" is overlaid in the center.

Thank You

# ● ● ● Ongoing Consultation

## \* Public Consultation

- Open House sessions
- Website information
- Focus Group Workshops (Parking Strategy)
- Public Workshops (DP Area Guidelines)

## \* Inter-Departmental Consultation

- Land Use Proposal Review
- Green Infrastructure Review

## \* Draft Area Plan referrals

- Local & Regional organizations & agencies

