

Meetings: Tuesday 12 Noon, Virtual Meeting

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## MARCH IS WATER AND SANITATION MONTH

Happy Birthday	Happy Anniversary
Mar. 11: Patrick O'Brien	

### UPCOMING SPEAKERS:

Mar 09: Rick Howard Maple Ridge Foundation	Mar 16: Maple Ridge Historical Society	Mar 23: UNICEF Canada
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### OUR CLUB LAST WEEK'S MEETING:

President **Clint Callison** presided.

Guest: **Mark Stewart**, Salvation Army Executive Director.

Speakers: Mayor **Michael Morden** and **Chuck Goddard** -  
Maple Ridge Development Update

#### About our Speakers:



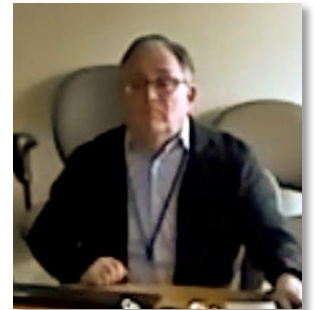
**Michael Morden**, Maple Ridge Mayor, has lived in Maple Ridge for over 30 years. Mike is married to Hilary for 38 years, a researcher and sessional instructor at SFU. Prior to this term as mayor, Mike has served two terms as a City Councillor, two terms at the Union of BC Municipalities and three years as Chair of the Audit and Finance Committee. In addition Mike is the past President of the Chamber of Commerce. He is also a member of the Haney Rotary club. Mike is serving on Translink Mayor's Council and is Chair of the Mobility Pricing Committee, Vice-Chair of Metro Vancouver Regional Housing Committee and sits on the ECOMM Board, Metro Vancouver Mayor's Board and Performance and Audit Committees.

**Chuck Goddard** is Director of Planning and has been with the city of Maple Ridge for 16 years. He is the general "go-to person" for all planning matters. His responsibilities include processing development applications for rezoning, development variances and development permits, and review and approval of subdivisions and all policy work related to growth management of the community.

The department is also responsible for matters related to the environment and the provision of mapping and presentation materials. Professional advice related to planning and growth management is provided to council, the public, other municipal departments and agencies outside local government (e.g., Metro Vancouver, Provincial Government; Agricultural Land Commission, etc.)

#### Chuck Goddard's Presentation (a few highlights)

In 2008, the city set up a plan for the town centre, which currently has 8,000 residents. This number has doubled since 2005. It is estimated that there will be 45,000 residents living in the town centre by 2045. The focus for our region is on the town centre - to reinforce the existing centre and make it grow. There is increasing interest in rental housing in the downtown core, with out-of-sight-underground parking.



## General Land Use Policies

#### Land use policies encourage:

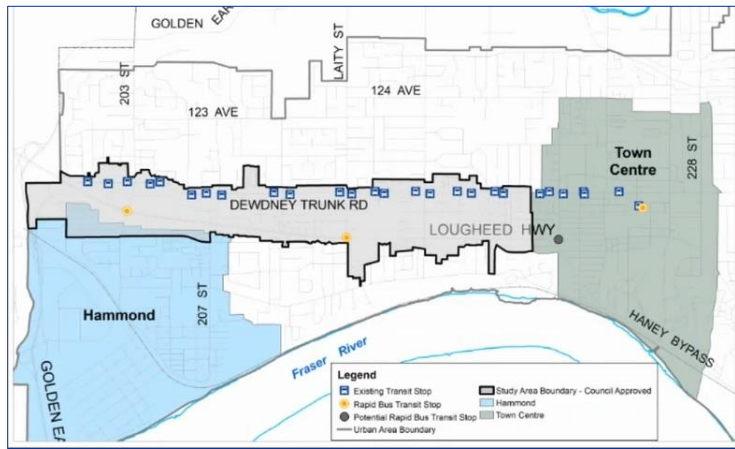
- Office use
- Commercial use at ground level
- Special needs housing
- Flexible design for aging in place
- Viewscapes and shadow studies
- Concealed parking structures
- Use of CPTED principles

(Crime Prevention through Environmental Design)



There is significant interest in rental units, including residential towers like in Coquitlam. This is the first time that has happened in the past 30 years. The City Council received a Visioning Report about a week ago, which envisions possible links to the waterfront, and improving the downtown streetscape, which will appeal to pedestrians.

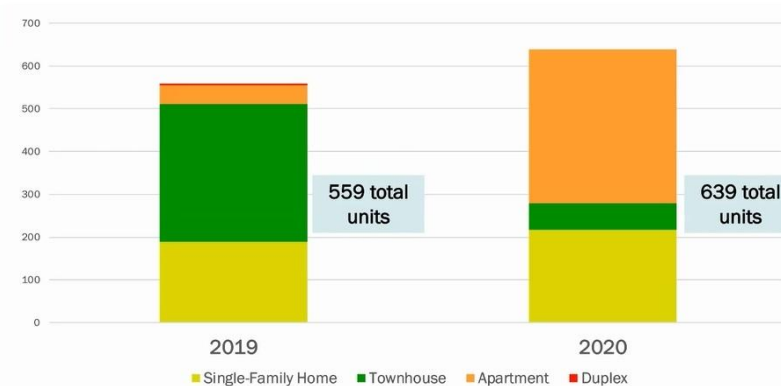
The Lougheed Transit Corridor Area Plan - this area is between the Dewdney Trunk Road and the south side of the Lougheed Highway, and between the town centre on the east and 203<sup>rd</sup> St. on the west.



As summarized in a News Report: *Maple Ridge city council heard about and endorsed a Lougheed transit corridor concept plan that was initiated in September 2018, and a public consultation process began in spring 2019. This concept plan will be used to shape the development of the area surrounding the city's busiest thoroughfare for decades to come. It aims to create an urban environment with a focus on pedestrians, bicycles, and green features. The plan includes a flexible employment designation to allow for retail complexes, business parks, large-format office space and light industrial use to create local jobs and address the need for more employment-generating lands. Four walkable 'high streets', located between Dewdney Trunk Road and Lougheed Highway, are planned to provide adjacent neighbourhoods with shopping and services. The city is also hoping to provide a broader range of housing to ensure a variety of choice for residents, but eventually single family detached residences will be excluded from the area. There is also plans for an expansion of Cook Park, which would aim to provide more recreational opportunities, as well as an establishment of a new park between Lougheed Highway and Dewdney Trunk Road, east of 216 Street.*

Current statistics: the Maple Ridge area is still the cheapest in the region for purchase of residential units:

## Residential Units Created



Development is being considered in many other parts of the city. A 22 story apartment on 228 and Lougheed Highway, beside the Valley Fair Mall, is proposed which will provide 203 rental units.

## Secondary and Garden Suites

- Owner occupancy requirement eliminated for secondary and garden suites
- Owners of single detached dwellings who rent two or more units on their property now required to obtain a business licence
- \$500 application review fee waived for first year
- As a condition of the licence, property owners must enter into a Good Neighbour Agreement (GNA) with the City



A recent decision of the city is that the owner-occupancy requirement for secondary and garden suites in residential property is being removed. Persons wishing to rent such properties will have to enter into a "Good Neighbour Agreement" (GNA) and obtain a business license, with the intent that this will prevent or discourage dilapidation of neighbourhoods. Under the GNA, owners recognize they are responsible for addressing the conduct of their tenants and ensuring their property adheres to the City's maintenance standards.

Quote for the day:



Submitted by Laurie Anderson

14% increase  
year-over-  
year

Apartment development has increased greatly - 14% year-over-year. There is a transition from detached houses to townhouses and apartments, and from wooden apartments of 4 to 6 stories, to concrete tower construction. Developers are not holding back as a result of COVID. Between 2019 in 2020, there was a 22.5% increase in construction value in Maple Ridge.