Maple Ridge Recreation Facilities: Aquatics and Recreation Centre, Arena Expansion, & Multi-use Community Park

Feasibility Study

October 3, 2025

Issuance
Feasibility Study Report

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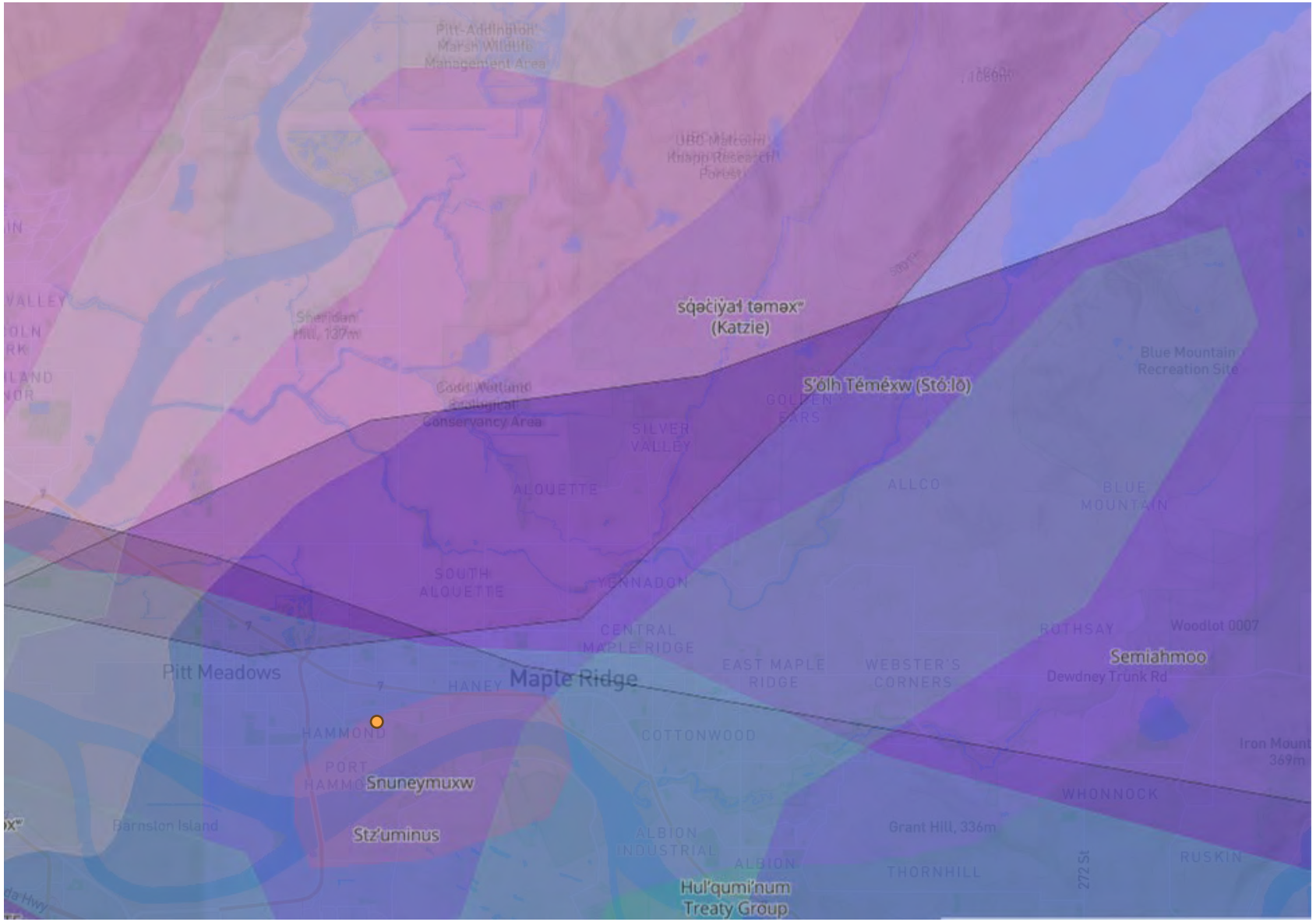
Acknowledgement

The City of Maple Ridge respectfully acknowledges that we are on the traditional territories of the Katzie (qicəy), Stó:lō, Kwantlen (q'waːnƛ'ən), Musqueam (xʷməθkʷəyəmʷm), and səlilwətaɬ (Tsleil Waututh) First Nations.

- Proposed Aquatic and Recreation Centre site



Map sourced from Native Land Digital

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Executive Summary

The City of Maple Ridge commissioned hcma architecture + design and Cornerstone Planning Group to conduct a feasibility study assessing the development of a new recreational facility to meet growing community needs identified from the Parks | Recreation | Culture Masterplan, completed in 2023.

This feasibility report outlines the findings of a comprehensive planning process aimed at determining the viability and design strategy for a new recreation centre, that includes aquatic amenities, as well as expanded amenities for arenas, baseball, and outdoor recreation. The study incorporates technical analysis, extensive community engagement, and future-proof planning to support resilient, inclusive, and multi-generational recreational amenities for Maple Ridge.

Why New Recreation Facilities?

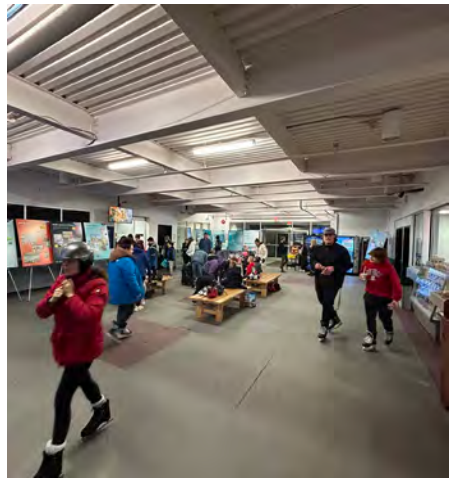
Existing recreational infrastructure in Maple Ridge is operating at or above capacity. Analysis revealed that Maple Ridge has significantly fewer aquatic and arena resources per capita compared to regional averages. In addition to addressing aging infrastructure, such as Hammond Outdoor Pool which is nearing the end of its service life, the City identified priority needs to expand access to leisure, wellness, and recreation amenities. The proposed developments present an opportunity to reinforce Maple Ridge's identity as an active, healthy, and family-oriented community while preparing for a projected 40% population increase over the next 20 years.

Community Engagement

The engagement process was conducted in two phases, guided by IAP2 involve and consult levels. Phase 1 (Q2 2024) identified key community priorities and informed the program development. Phase 2 (Q2 2025) focused on presenting proposed concept designs and validating priorities. Engagement tools included online surveys, open houses, pop-up information booths, and meetings with key interested parties and user groups. The process saw high levels of engagement with over 2,355 public survey responses in phase 1 and over 2750 public survey responses in phase 2. Key takeaways emphasized strong support for expanded leisure aquatics, improved access to drop-in and therapeutic programming, more inclusive social spaces, and enhanced community-scale recreational opportunities.

Process

This study began in late 2023 and due to the interrelation between recreation amenities, community feedback, and findings from the site capacity test-fits, it grew in scope from the Hammond Community Park site to encompass the Albion Fairground site and the 40 acre park land currently the site of the Maple Ridge Golf Course.



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Service Demand Analysis

The service demand analysis combined demographic projections, engagement findings, and regional benchmarking to assess gaps in recreation service delivery. The Maple Ridge Leisure Centre's aquatic facilities are operating at over 92% capacity, with unmet demand for swim lessons and recreational use. Arena use is also beyond optimal capacity, with public skating, skate lessons, and user group rentals all facing shortages. Community recreation and multipurpose spaces experienced similar pressures. Population growth will only amplify these gaps, necessitating infrastructure that meets both immediate and long-term needs. Recommendations include increasing aquatic infrastructure to support an additional 330,000 annual swims, equating to a new community-scale aquatic facility and adding up to three new ice sheets over the next two decades.

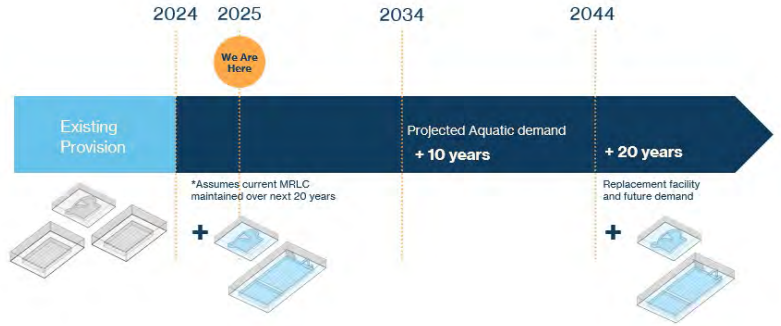
Proposed Building Program

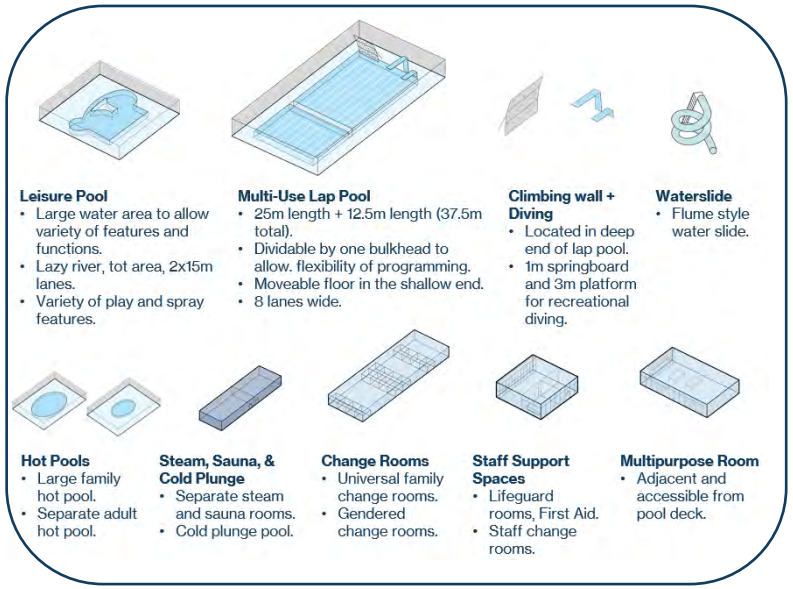
Aquatic and Recreation Centre

The facility program was informed by user priorities, the space needed to support those types of uses, and operational sustainability. At Hammond Community Park, the proposed Aquatic and Recreation Centre includes a leisure-focused aquatic centre with large leisure pool, 8-lane lap pool (37.5m length with bulkhead to provide 25m length swimming + flex zone), lazy river, hot pools, waterslide, and wellness and therapy features such as steam, sauna, and cold plunge. Complementary amenities include a gymnasium, variety of multipurpose rooms, fitness centre with studios for classes, arts and culture room, café, and community lounge/living room.

Albion Fairgrounds Arena Expansion

At the existing arena facility, a twin-sheet arena expansion is proposed – one sheet focused on community and public skate programming, the other designed for high-performance use with 2,000 spectator seats and an elevated walking track. The arenas are positioned to maximize operational efficiencies, support large tournaments, and complement existing infrastructure at Planet Ice.





Concept Design

Aquatic and Recreation Centre

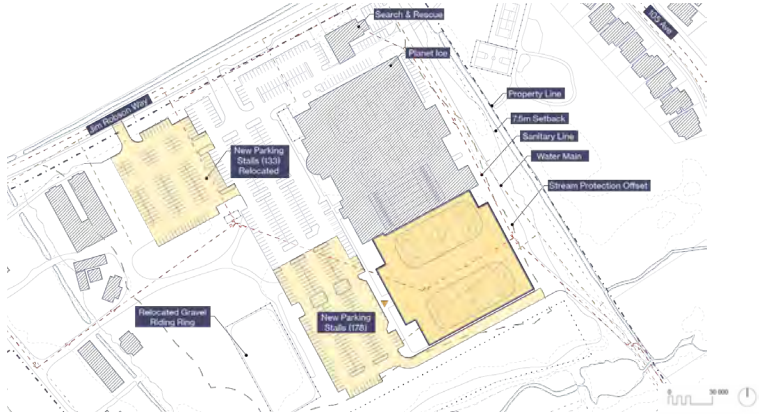
The proposed Aquatic and Recreation Facility at Hammond Community Park is designed around a “ribbon” layout organizing zones by function: aquatics, fitness, and multipurpose spaces. This strategy promotes intuitive wayfinding, active building frontages, and flexible programming. Situated along 207th Street, the design creates civic presence while preserving mature trees and respecting the residential context with low-rise massing. Other key features include a café, indoor play areas, and social lounges that foster community connection. The building is designed across two levels, with double-height spaces for aquatic and gym amenities. Landscaping integrates pedestrian and bike pathways, parking, and green buffers. A small community focused baseball field will also be maintained on the site.

Arena Expansion

The proposed arena expansion at Albion Fairgrounds introduces two new NHL-sized rinks adjacent to the existing arena facility. The design places the two new rinks on the eastern side of the existing facility for operational efficiency and connects to existing circulation.

Arena 1 prioritizes community use with 100–200 spectator seats. While Arena 2 supports high-capacity sport and community events, with 2,000 seats, a media booth, and walking track.

A generous lobby, skate shop, multipurpose rooms, and a concession will enhance visitor experience. The site strategy addresses traffic and parking needs with 340 new stalls and relocated park features, maintaining the Albion Fairgrounds’ role as a civic gathering space.



Multi-Use Community Park

Phase 1 prioritizes the relocation and enhancement of the Hammond Stadium and Larry Walker Baseball field from Hammond Community Park, while also providing additional recreational amenities to support broad community uses like a playground and splash pad.

Phase 2 envisages the full buildout for a destination community park for Maple Ridge with enhanced features and amenities. A future engagement process will take place to identify the communities’ priorities for proposed amenities and uses.

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Operational Costs

Operational cost modeling emphasizes the efficiency of co-located amenities and highlights the potential of revenue-generating components (e.g. fitness centres) to subsidize aquatic operations. This analysis along with funding models should be completed as part of the early stages of the next phase of the project.

Phase 2 Engagement Findings

The purpose of the Phase 2 engagement for the Recreation Feasibility Study was to gather feedback on all three proposed initiatives, with a primary focus on the new Aquatic and Recreation Centre at Hammond Community Park, which is further advanced in planning than the Arena Expansion and Multi-use Park projects. The engagement process included community surveys, public and virtual open houses, focus groups, and a feedback form – resulting in over 3,000 participation indicators, making it one of the City's most widely participated engagement efforts to date.

The proposed aquatic and recreation centre received support - 68% of survey respondents agreed that the concept meets their needs, and 69% expressed support for the design and overall plan. While aquatic amenities were strongly supported, feedback called for refinements to fitness and indoor recreation spaces, and raised concerns about location suitability, funding, and affordability. This feedback can help refine the facility concept and is provided to inform Council's decision-making. Further information is found in Section 8 and the Phase 2 Engagement report.

The Albion Fairgrounds arena expansion was also well supported, with emphasis on leisure skating, support for minor sports, and enhanced spectator and operational features. For the golf course redevelopment, while there was interest in expanded outdoor recreation, many residents expressed concerns about green space loss, traffic, and neighbourhood fit. A Transportation Impact Assessment is yet to be undertaken for this site due to its early workstage.

Next Steps

This Feasibility Study recommends moving forward with the development of a new **Community Aquatic and Recreation Centre at Hammond Community Park**, supported by two coordinated but independent projects: the **Albion Arena Expansion** and the **multi-use park redevelopment of the Maple Ridge Golf Course**, including relocated baseball fields. While these initiatives were explored through a unified planning process, each project will follow its own approvals, timeline, and delivery strategy. A coordinated implementation approach will ensure consistency across shared technical requirements such as transportation planning, community and Indigenous engagement, archeological and environmental considerations.

For the new **Community Aquatic and Recreation Centre**, the next steps toward Council approval include refining the capital and operational costing models, developing the funding strategy, confirming sustainability and accessibility targets, and initiating rezoning and permitting processes. These steps are expected to take approximately 6–9 months and will form the basis of a formal project approval package.

1. Project Overview & Process

Project Overview & Process

In 2023 the City of Maple Ridge appointed hcma architecture + design and Cornerstone Planning Group [CPG] to conduct a feasibility study exploring ideas for a new Recreational Facility in Maple Ridge.

Maple Ridge is home to roughly 106,000 residents with over 268 sq km of land in the greater Vancouver area. It consists of four key planning areas: Hammond, Albion, Silver Valley, and Town Centre.

The consultant team was led by hcma and CPG and included technical sub-consultant input from:

Geopacific Consultants Ltd. - Geotechnical Consultants
Binnie – Civil Engineering Consultants - Traffic Consultants
Katzie Development Limited Partnership (KDLP) - Archeology Consultant

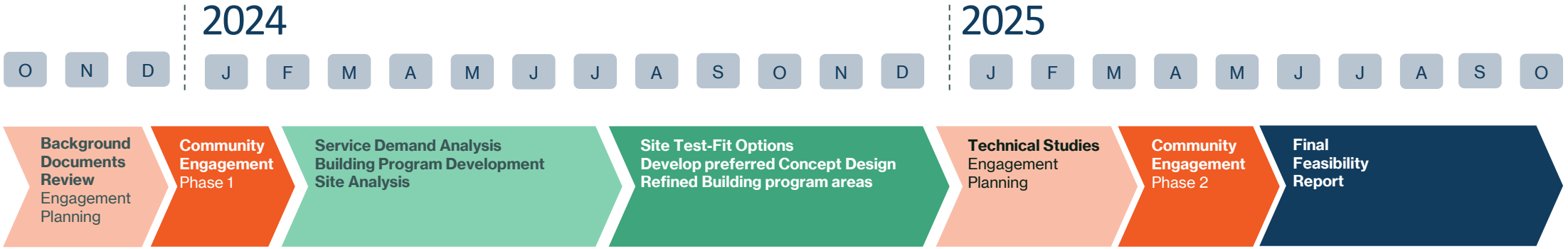
To assist with the process of the feasibility study, a working group of staff from the City of Maple Ridge was established, who participated in regular bi-weekly meetings.

Project Goal

The goal of this work is to understand the need and feasibility of a new community recreational centre in Maple Ridge. The facility concept is to be based on the comprehensive understanding of the demand within the region for aquatic, arena, and recreational programs - informed by the result of engagement with the wider community and key interested parties. These findings were also to be considered in relation to the business case for the proposed facility, including both capital and operational costs.

Key project deliverables completed as part of this feasibility study process included:

- Community engagement process
- Service demand analysis
- Proposed building program
- Site explorations & analysis
- Test-fit facility design options
- Business case



Planning Context & Previous Studies

This feasibility study builds on the previous analysis completed to date including the Parks | Recreation | Culture Masterplan, 2023. Key findings from this study highlight the following priorities to meet the needs identified by the Maple Ridge community:

- Additional arena / ice sheets / dry floors
- A second indoor pool with supporting spaces for community and recreational programming

Other studies reviewed as part of the background document analysis included:

- Maple Ridge Leisure Centre Fire Safety Plan
- Maple Ridge Leisure Centre Facility Condition Assessment
- Planet Ice Building Assessment
- Hammond Community Centre and Outdoor Pool Accessibility Review
- Whonnock Lake Centre Accessibility Review

Scope of Study & Process

The findings from the first stages of the feasibility process identified a large amenity need across Maple Ridge, including arena, pool, and other indoor and outdoor public space needs. A program list for a new facility program was tested on the Hammond Community Park site, which identified that the arena needs could not be accommodated on the site and that further space was needed to maintain the existing two baseball fields. The scope of this study therefore expanded into three different workstreams:

1. An Aquatics & Recreation Centre at Hamond Community Park
2. An Arena expansion at Albion Fairgrounds
3. A multi-use community park with baseball fields at the current site of the Maple Ridge Golf Course.

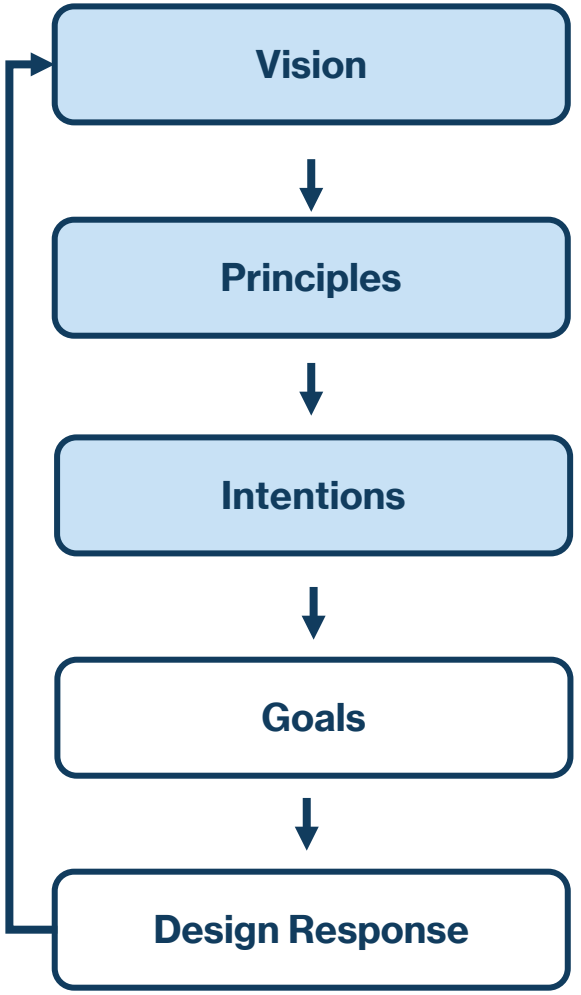
2. Project Vision, Principles, & Intentions

2.1 Visioning Framework

In January 2024, **hcma** facilitated a Vision & Social Impact workshop with a cross section of City of Maple Ridge staff, including members of the project's working group and representatives from other City Departments.

Through this workshop an emerging vision statement and a series of principles were established to be used as a framework to guide the future decision making for the new Maple Ridge Aquatics and Recreation Centre. The scope of this visioning was specific to the Hammond Community Park site and included consideration for the aquatic, community, recreation, and arena amenities, which were still being considered for the site prior to the service demand and test-fit process.

The adjacent graphic indicates how the Vision, Principles, Intentions, are all connected and can be used to meet project specific goals and inform design response.



Vision
The role of the vision statement is the future you hope to create and should take a long-range view.

Principles
Principles are high-level aspirations or values which can guide and inspire strategies across a spectrum of the policies, designs or actions.

Intentions
Specific focus for social impact of the new facility.

Goals
Specific, measurable, and achievable objectives that a project aims to accomplish within a defined timeframe. These goals are achieved through specific design strategies.

Design Response
Specific design responses intended to fulfil the objectives of the vision, principles, and intentions.

Emerging Project Vision & Principles

The project specific visioning framework developed in the visioning workshop and informed by the City of Maple Ridge policy context is shown on the right. The vision statement provides the overarching 'north star' for the project with five underpinning principles that support the holistic social, environmental, and civic objectives.

Below | City of Maple Ridge
Policy Context

Council Strategic Plan
2023-2026

Parks | Recreation | Culture
Master Plan
Feb 2023

Official Community Plan
2014

Date
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Vision

The Aquatic and Recreation Centre at Hammond Community Park welcomes and inspires health and well-being – connecting our diverse community.

Principles

The new Maple Ridge Recreation Centre:

1. Provides a safe and inclusive place for everyone.
2. Empowers the community to move, meet, play, and learn.
3. Brings the community together for shared experiences and celebrations.
4. Offers dynamic spaces and activities that inspire excellence.
5. Is a bold climate leader in its design and operations.

2.2 Social Impact Intentions

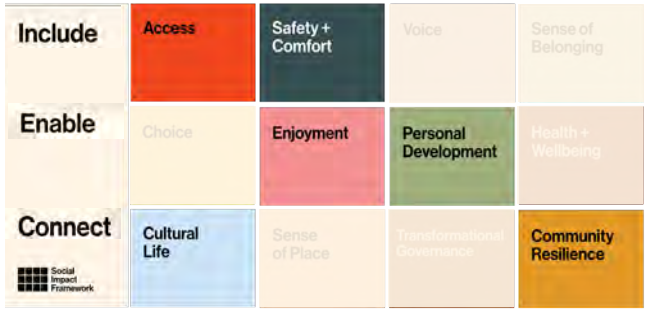
Accessibility & Inclusivity
Through the Visioning Workshop, we worked with City staff to identify the key intentions for the project related to maximizing positive social impact, including the overarching objectives for accessibility and inclusivity. These intentions considered the variety of ways the community would be impacted by the new facility under the following themes:

Include - How to get people to the door.
Enable - How to get people to stay and participate.
Connect - What people experience & become as part of something greater.

The priority intentions selected were:

- **Access** - Cater to all people, embracing diverse ages, needs, abilities, experiences, and backgrounds.
- **Safety + Comfort** - Prioritize psychological, physical, and cultural safety and comfort in the spaces we create.
- **Enjoyment** - Seek opportunities at all levels of design to provide experiences of happiness and delight for people.
- **Personal Development** - Consider how our spaces can encourage the personal growth of people who use them.
- **Cultural Life** - Facilitate opportunities for inclusion and celebration of the cultural lives of people who experience the space.
- **Community Resilience** - Support the community through social, economic, and environmental challenges.

Below | Social Impact Framework Intentions selected from using Placedeck exercise shown in photo to right.



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Emerging Priority Intentions

For supporting positive social impact, accessibility & inclusion

2.3 Future Framework Development

The scope for this feasibility study has established a project vision, principles and intentions, as highlighted in blue. This forms the overarching framework for what success looks like for the project. During the early part of the next stage the team should seek to develop the conceptual design responses in section 5.0 to support these objectives.

Six priority intentions for achieving positive social impact through the project were identified at this stage. To focus efforts through later workstages – consider selecting three as part of the next phase of work. Additional workshops should also be used to further define the project goals needed to achieve the vison, principles and intentions. These should also include:

Environmental Sustainability Targets
The overarching principles for building performance and climate resilience has been established with high-level goals and targets outlined in section 7.1. Further detailed definition of the targets are required during the next work stage and coordinated within the design response.

Accessibility & Inclusion Targets
As with environmental sustainability, the goals and targets for accessibility and inclusion should be clearly defined at the outset of Schematic Design. Pursuing Rick Hansen Foundation Gold Certification is recommended as a comprehensive framework to guide the achievement of inclusive and accessible design objectives.

Reconciliation Commitment
As part of the overarching social impact intentions, defining how this project will have meaningful impact towards reconciliation with Indigenous Peoples requires further development. The Calls to Action already identify meaningful ways that recreation can move towards advancing reconciliation (e.g, #22, 90 & 91). The City has already begun discussion with the Katzie First Nation and during the next stages of the project they should work with them to create definition on the ways Indigenous voices can be elevated in the process and look for opportunities to partner, represent, or co-create.

ZERO CARBON BUILDING STANDARD
Canada Green Building Council®

Rick Hansen Foundation Accessibility Certification™

3. Background Research

3.1 Overview
Phase 1 Engagement Process

Purpose

The phase 1 engagement took place at the start of the project between December 2023 and February 2024. This process occurred following the background document review and prior to the service demand analysis so that it could inform the findings.

The purpose of the community feedback collected from the phase 1 engagement was intended to identify the aquatic and recreational priorities for the residents of Maple Ridge. We heard from a broad range of the community – geographically proportional to population location.

The goal of phase 1 engagement was to obtain feedback on:
- current use of recreation facilities and any challenges
- preference and priorities for future program activities and spaces in a new facility

Who We Heard From

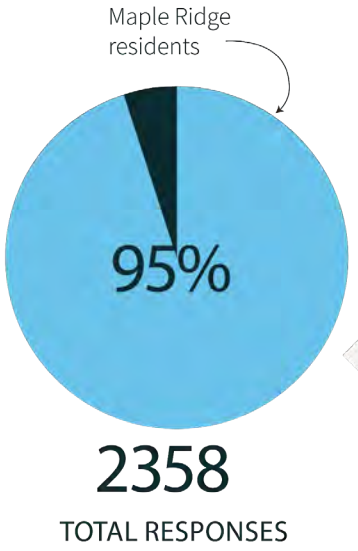
During phase 1 of engagement, we heard from a broad range of the community – geographically proportional to the population location. There were a total of 3207 engagement indicators, which included 3 surveys, 4 open houses, and 17 interest holder sessions. 2358 members of the general public completed the public survey, 95% of which were Maple Ridge residents, with a mix of members who do and don't currently use recreation facilities. Most survey respondents reside in the V2X postal code area, encompassing Hammond, Port Haney, Central Maple Ridge, parts of West Maple Ridge, and the Town Centre neighbourhoods. Overall, this was approximately representational of the population distribution across Maple Ridge.

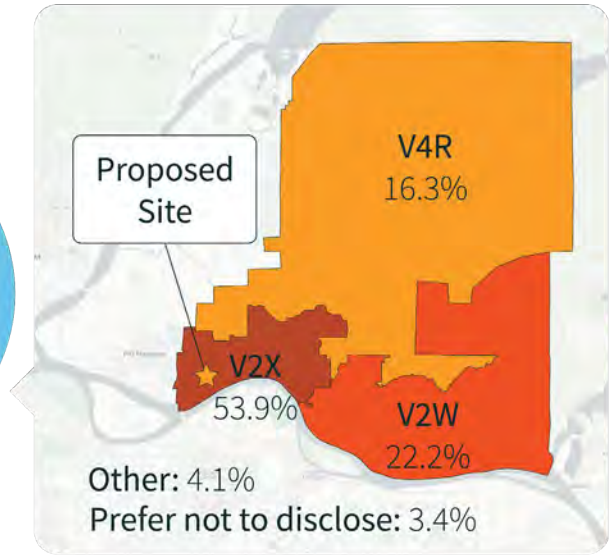
3207

TOTAL ENGAGEMENT INDICATORS

3 SURVEYS	4 OPEN HOUSES	INTEREST HOLDER SESSIONS
• Public survey • User group survey • Community group survey	• 4 public open houses	• 17 groups

2541 RESPONSES — 649 COMMENTS — 17 TOTAL SESSIONS





163 total responses from
- 7 aquatics user groups
- 11 arena user groups
- 13 other user groups

20 total responses from
- 11 not-for-profit associations
- 2 government agencies
- 1 community associations
- 3 other

3.2 Overview
Service Demand Analysis

What is a service demand analysis?

The service demand analysis, conducted by CPG in 2024 evaluated the findings from the Phase 1 engagement survey, demographic data and emerging trends to identify the needs of Maple Ridge residents now and over the next 20 years. Its purpose is to differentiate between “needs” and “wants,” defining “need” as those spaces that benefit the largest possible segment of the community. It includes projections on how a change in “supply” of a facility in the community (e.g. through replacement and/or significant enhancement) will impact levels of use. This demand analysis specifically reviewed aquatic and arena needs, with some general recreation analysis, but did not include outdoor sport and recreation.

A summary of the key findings from the Service Demand Analysis is provided on the following pages.

Analysis of Existing Utilization Rates

Maple Ridge Leisure Centre

- Annual MRLC aquatic visitation ranged from 75,000 in 2020 (affected by COVID-19 closures and renovations) to 355,000 in 2023. For planning purposes, 2023 is considered a representative year.
- The practical capacity of MRLC pool was very well used in 2023, at 92% - very high and classified as at capacity. This is mostly taken up by drop-ins and swimming lessons.
- Documented challenges providing sufficient access for swim lessons, recreational use, and competitive user groups.
- The annual hours of booked activity taking place within the gymnasium ranged between ~500-1500, with 2023 reaching 1500 hours.
- Quantitatively, it has been noted that the fitness spaces are congested during peak hours of operation.

Hammond Community Centre & Outdoor Pool

- Current Hammond outdoor pool capacity is 55% - noting that this is anticipated to be lower due to winter closure.
- Hammond Community Centre has an annual total booked hours of between 9000-11000 hours between 2020-2023, 90% of which is attributed to childcare.

Planet Ice Arena

- Constructed in 1998, with an expansion in 2003.
- Facility is now at or approaching an age when lifecycle renewal of major components is expected.
- Utilization rate is over 90% - very high and classified as at capacity.

Albion Community Centre

- New facility, does not require renovations within the next 10 years.
- No 5-year facility use data available yet, but trends indicate it is well utilized thus far.

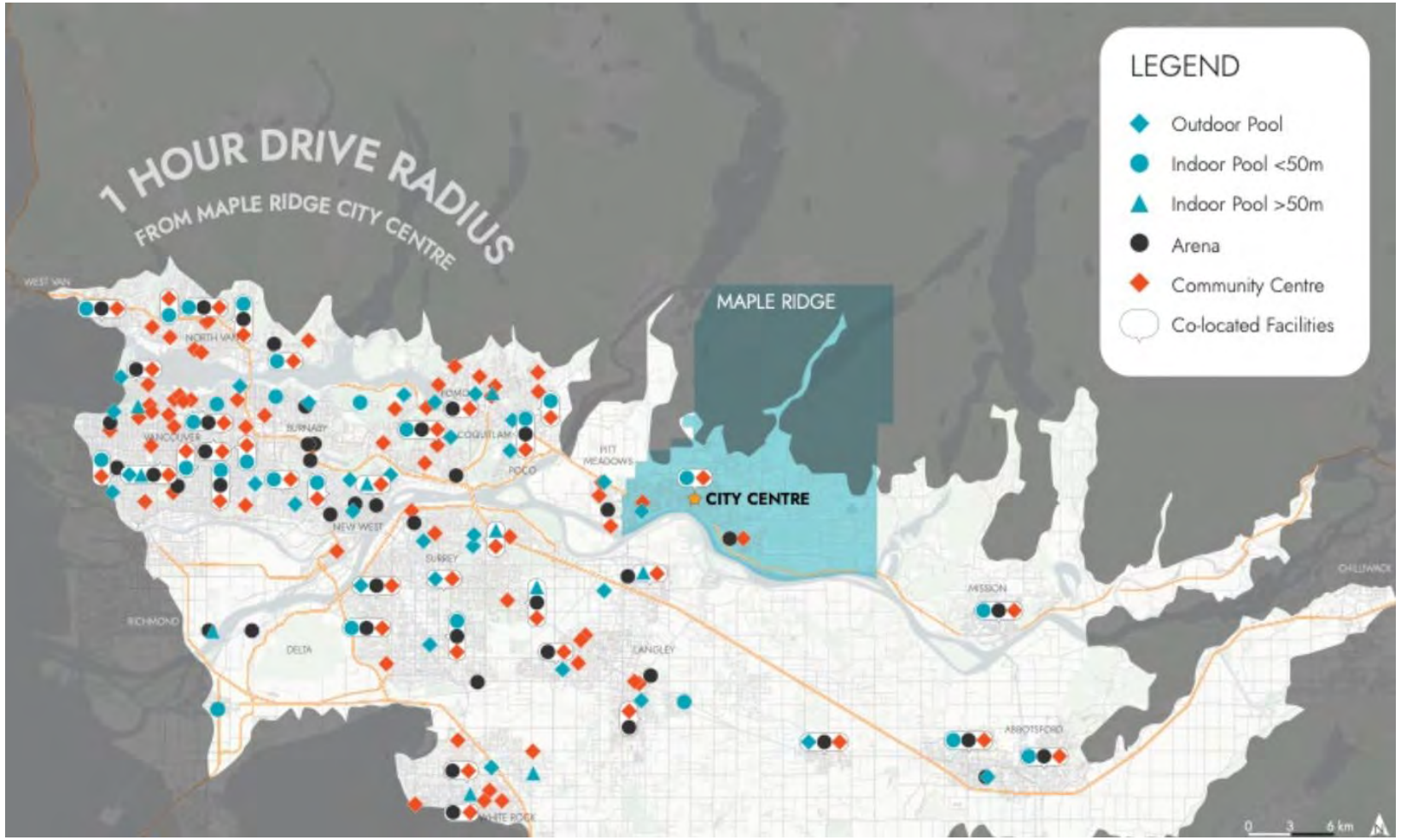
Regional Context

Maple Ridge has fewer indoor and outdoor pools than the regional total, with 25% more residents per indoor pool and 5% more residents per outdoor pool (only exceeded by Chilliwack, Richmond, and Surrey).

Maple Ridge also has a higher number of residents per ice sheet, (about 15,500 more than the regional total).

The regional context map outlines the facilities that are available to Maple Ridge residents within a 1-hour drive, under typical traffic conditions, including;

- 67 Pools (31 outdoor pools, 26 indoor pools <50m, 10 indoor pools >50m).
- 45 arena facilities with 82 ice sheets
- 99 community centres with various functions, including gymnasiums, fitness spaces, multipurpose spaces, community kitchens, etc.



3.3 Aquatics

3.3.1 Service Demand Analysis

Aquatic Capacity

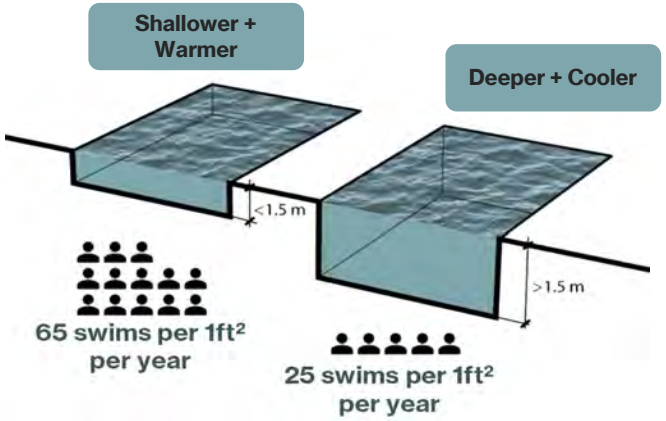
From the data provided it is estimated that the existing pool currently operates at around 4.0 annual swims per capita. This is a basic standard of swims per capita, and user engagement suggests that there is more demand than capacity. There are types of aquatic experiences that cannot be sufficiently accommodated by the current water space and amenities. It is projected that 5 swims per capita is achievable with a new facility.

The population of Maple Ridge is approximately 106,000. It is best practice to future-proof any new facility to accommodate the anticipated population growth in approximately 15 years. While the building lifespan will be longer, building too far out creates unnecessary financial burden in the first 20+ years due to the operating costs to revenue, which would be at their highest differential.

Future Growth

In 2024, there was already additional demand for aquatic infrastructure which exceeded the supply. Maple Ridge's current aquatic infrastructure offers only ~4.0 annual swims per capita, which represents a basic level of service, while the community has identified a desire for increased aquatic facilities and services. Additionally, the population of Maple Ridge is expected to increase by 40% over the next 20-years, and the use profile of community aquatic activities is changing away from traditional structured activities and towards low barrier, inclusive activities, which require a different provision of water (tank volume, depth, temperature design).

Given these challenges, it is justifiable to conclude that the supply of aquatic infrastructure within Maple Ridge should increase. Considering population growth and community expectations, it is reasonable to increase the level of service to target 5.0 swims per capita. Maple Ridge will require aquatic infrastructure to support ~700,000 annual visits, which is ~300,000 more than the current infrastructure can provide. Under the assumption that Hammond Outdoor Pool will need to be decommissioned due to facility condition and age of infrastructure, the number of projected annual visits will increase to ~330,000. A new aquatic infrastructure development should be sized to accommodate ~330,000 annual swims.



3.3.2 Phase 1 Engagement Findings

What We Learned

We learned that community members feel the demand for aquatic facilities and programming in Maple Ridge exceeds the current supply, with specific concern about a shortage of City-led aquatic programming. The most frequent concern noted was access to swim lessons and drop-in swimming for leisure.

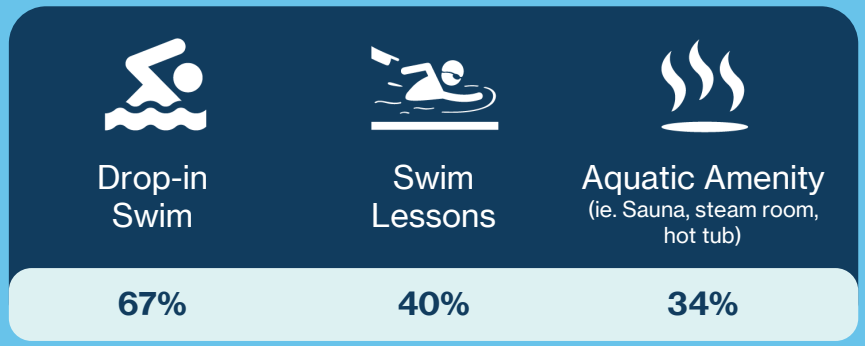
A desire for enhanced access to both indoor and outdoor aquatic amenities, coupled with a call for more leisure-oriented features, which was a recurring theme among community feedback. The top requested amenities (hot tubs, lazy rivers, and waterslides), reinforce the community's desire for leisure and recreation-focused facilities.

Results from the survey indicate that drop-in swimming was the most popular aquatic facility activity, with more than two thirds of respondents reporting regular participation. During interest holder events, a competition-oriented pool was suggested; however, there was no strong demand for a 50-meter pool. When asked to rank aquatic activities in order of importance, with 1 being most important and 6 being least, the activities were ranked as follows:

1. Leisure and recreational swimming
2. Skills development
3. Rehabilitation and therapy
4. Personal fitness
5. Socializing
6. Competitive sport/training

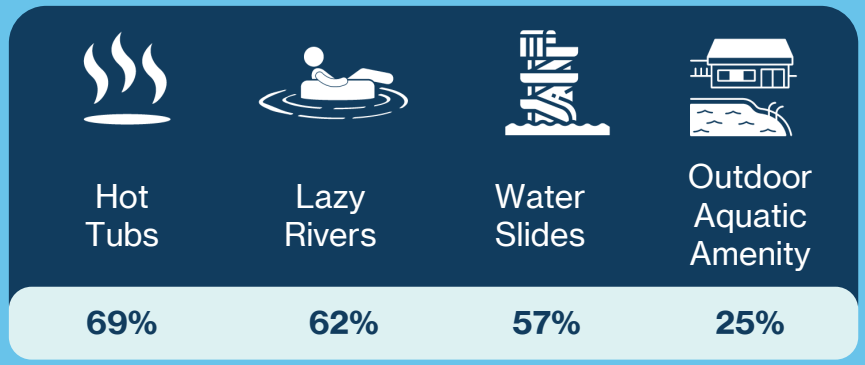
Aquatics

Most popular aquatic activities:



Facilities that support:

Top requested amenities:



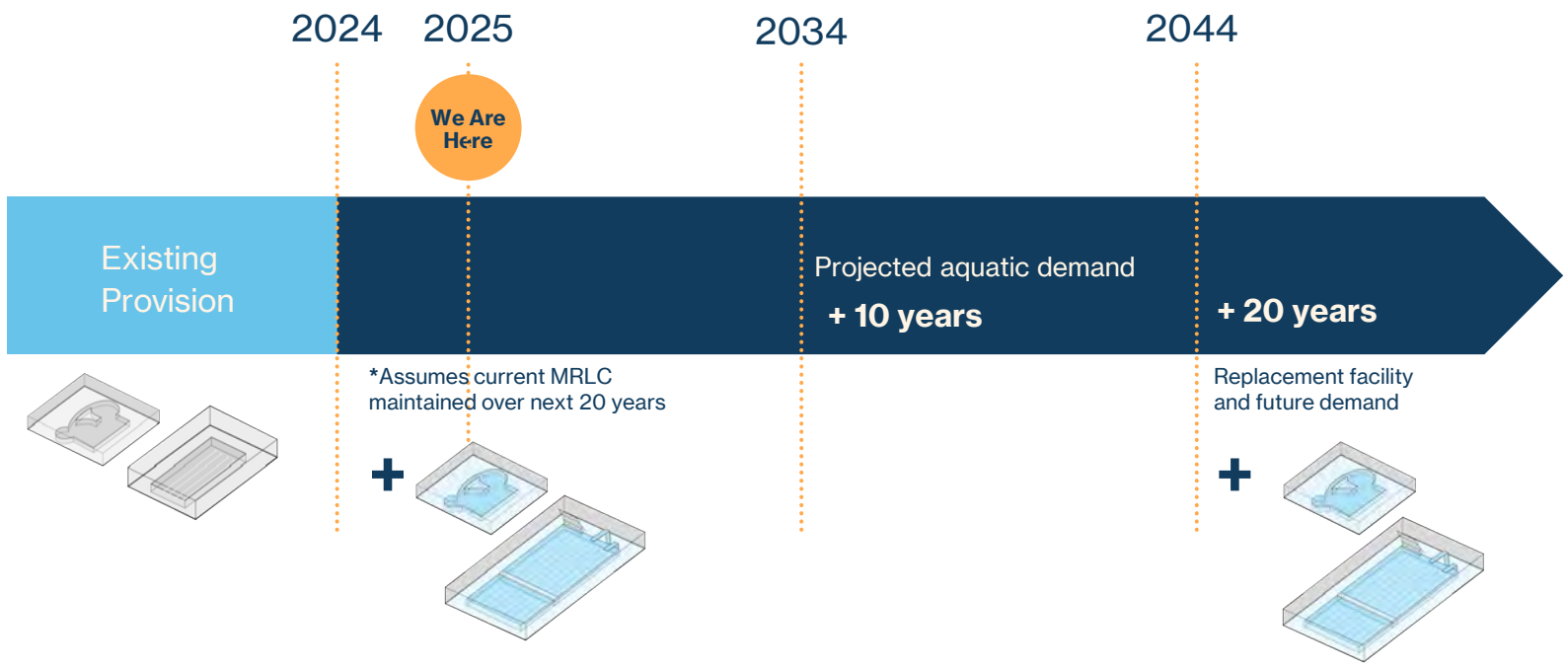
3.3.3 Future Aquatic Needs

Both the service demand analysis and community input indicate a strong need for additional aquatic services. The phase 1 community engagement results indicate an understanding that there is an existing shortage and demand will continue to increase as the City grows.

Overall, the results show a need for more facilities which specifically prioritize recreation, leisure, rehabilitation and therapy, and are welcoming and accessible to the entire community. These findings point towards a new aquatic facility approximately double in size to the existing Maple Ridge Leisure Centre (MRLC), to accommodate 330,000 annual swims, with the assumption that the outdoor Hammond pool is decommissioned, and the MRLC is maintained to operate for the next 20 years.

The new aquatic centre should include one additional leisure pool and an additional 37.5m lap pool, to meet these needs. Considering current City growth, another facility is projected to be needed within the next 15-20 years to meet the future growth and replace the existing MRLC at its end of life.

Demand Timeline + 20 years



3.4 Arena

3.4.1 Phase 1 Engagement Findings

What We Learned

Community perspective suggests that the demand for arena infrastructure and programming in Maple Ridge surpasses the current supply, particularly during peak usage times. Community ice programming, encompassing public skating, stick and puck, and learn-to-skate sessions face considerable demand that exceeds current facility capacity, primarily due to competing demands from sport user groups and the restricted availability of ice sheets. Many ice and dry floor sport user groups have reported a consistent year-over-year increase in participation, further exacerbating the challenge of meeting demand. Community perspectives indicate there is a need for multiple arenas, highlighting the benefits of twin-sheet layouts over single sheets.

Results from the survey showed public skating as the most popular arena activity, with hockey and skate lessons closely following in participation. When asked to rank arena activities in order of priority, 1 being the most important and 7 being the least important, the activities were ranked as follows;

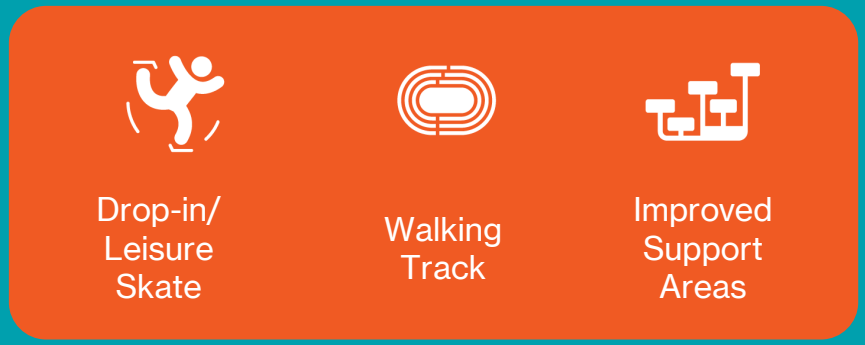
1. More drop-in and leisure skating
2. Walking track around arenas
3. Improve support areas in arenas
4. Increase group rental ice time
5. Provide drop-in dry floor time
6. Increase group rental dry floor time
7. Introduce inclusive programming

Arena

Most popular arena activities:

Increase availability for:

Increase access to:

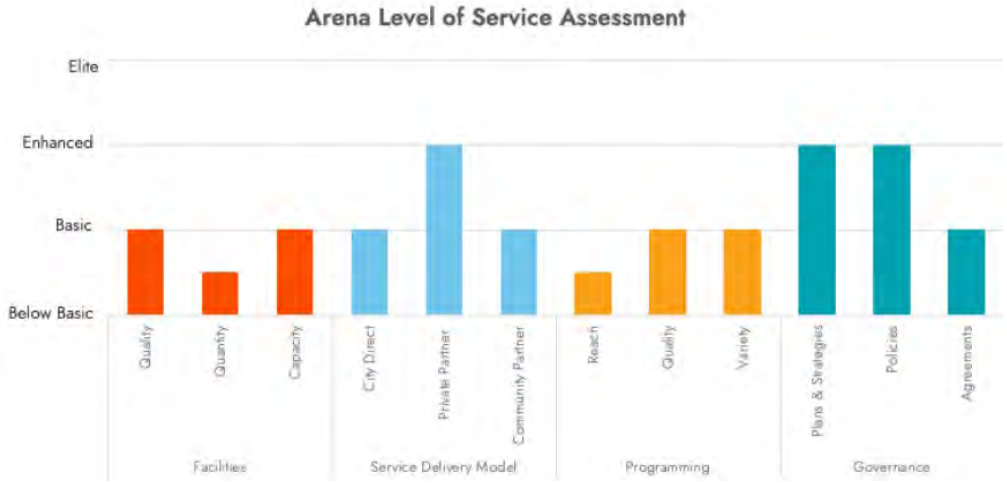


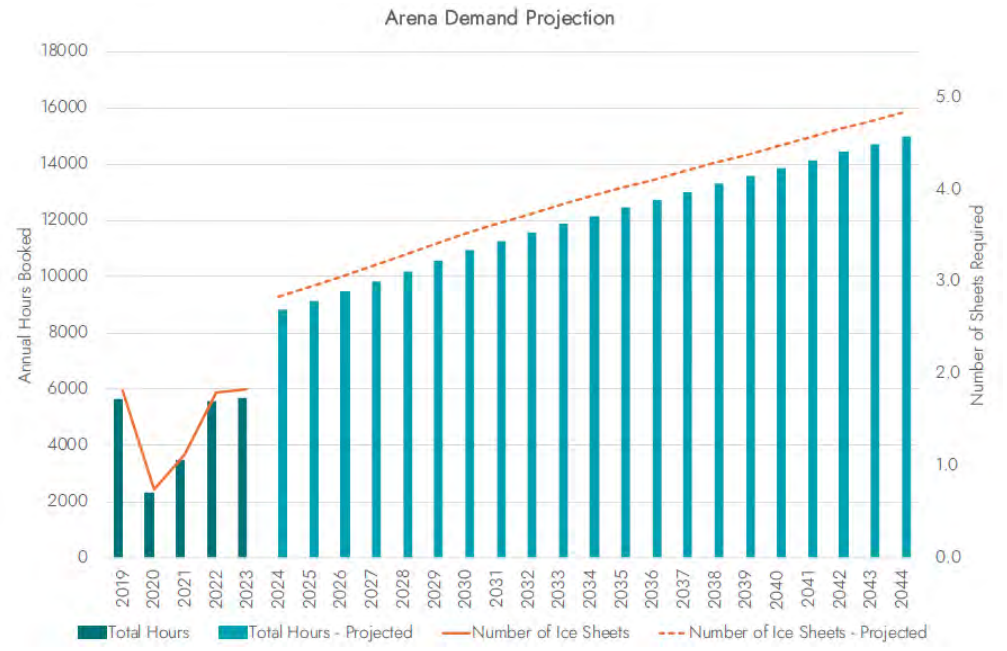
3.4.2 Service Demand Analysis

On a per capita basis, Maple Ridge has a higher number of residents per arena ice sheet, at 51,463 residents per sheet compared to the regional total of 35,907. This figure has likely increased in 2025, given the original projection estimates which were pulled in 2024. In general, Maple Ridge currently provides a basic level of arena services.

In 2024, there was already an additional demand for arena infrastructure which exceeds the supply. The arena has reached its functional capacity during peak use times (late afternoons, evenings, and weekends) and our research documented challenges in providing sufficient access for existing user groups, community rentals, and city programming. With less infrastructure per capita than other communities, the current use profile of the arenas provides significant allocation to organized sport user groups and very little for leisure and drop-in access, though activity trends suggest there will be an increasing demand for leisure-focused activities. Additionally, the population of Maple Ridge is expected to increase by ~40% over the next 20-years. Current arena infrastructure will not be able to accommodate such growth.

Given these challenges, it is justifiable to conclude that the supply of arena infrastructure within Maple Ridge should increase. Today, there is an estimated shortfall of ~1 sheet of ice to fulfill the current populations demands. The gap is projected to increased to approximately three [3] arena sheets by 2044. Considering population growth and community expectations, it is reasonable for a new recreation development to prioritize the inclusion of multiple arena sheets - up to 3 within the next 10 years.



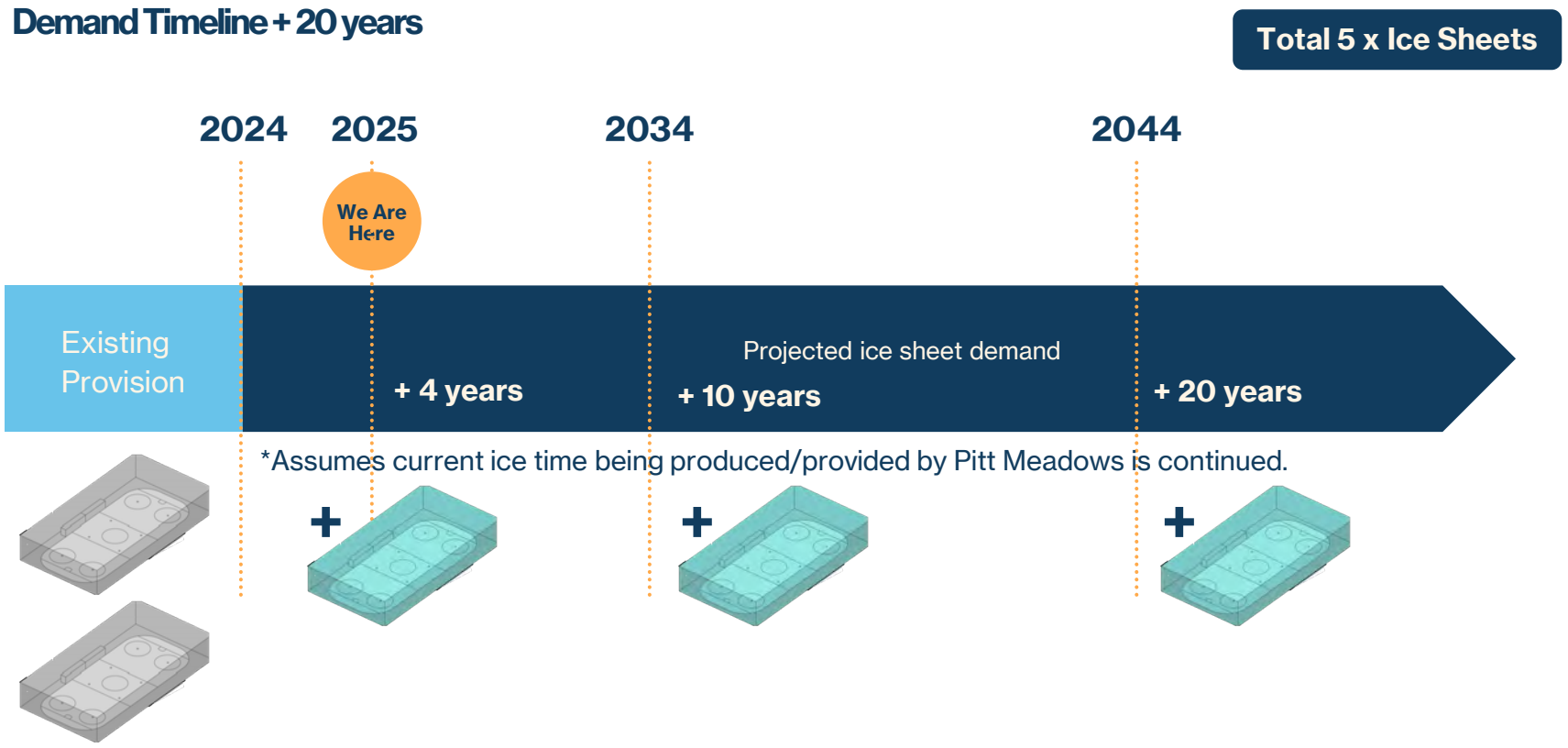


3.4.3 Future Arena Needs

The Service Demand Analysis identified that the current arena does not meet the existing and future demand. There is an immediate and long-term need for additional arenas.

The studies determined that Hammond Community Park does not have capacity to accommodate two NHL-sized rinks alongside aquatic and recreation amenities with the associated parking.

The adjacent infographic illustrates the predicted future arena needs over the next 20 years.



3.5 Community Recreation

What We Learned

In addition to aquatic and arena needs and preferences identified through the public survey, several other perspectives and desires regarding future recreational facilities were identified. Namely, there is a perceived shortage of City-operated fitness and training areas (indoor cardio and weightlifting). 31% of respondents indicated a new facility should include a fitness area.

Additionally, the community expressed a want for walking tracks, climbing walls, children's play spaces, and youth focused spaces. We also heard across all engagement activities the need for additional community space including multi-purpose rooms, meeting spaces, and indoor and outdoor event spaces.

Future Community Recreation Demand

A variety of other community activities ranging from fitness and gymnasium activities to social and cultural events are also expected to see increased demand. A new community recreation centre should consider the inclusion of fitness spaces, gymnasiums, community social spaces, meeting and training/education spaces, cultural spaces, outdoor recreation, and social gathering spaces. We also heard feedback that children's play spaces, childminding, and full childcare were desired by the community.

Identified trends for increased participation in pickleball, indoor soccer, squash, climbing, and gym and fitness activities.

Need for gymnasium spaces to support these activities.

A supply shortfall for multipurpose space – especially during peak times.

More demand than supply for fitness training space.

31%
FITNESS AREA

Fitness Centre should include indoor cardio and weight training to meet limited current provision

3.6 Other Key Findings
Phase 1 Engagement

Other Key Findings

In addition to survey responses and feedback note input from engagement boards, Phase 1 engagement gathered a wide range of open-ended feedback from the community.

Key themes that emerged were sentiments of support, as well as concerns related to the proposed location. While location was not a primary focus of Phase 1 engagement, open-ended responses revealed the following:

- 11% of respondents expressed concern over the potential loss of baseball diamonds due to site development.
- 7% voiced direct opposition to the proposed Hammond Community Park location.
- 30% expressed support for the new facility at Hammond Community Park.

In response, the proposed concept includes a community-scale aquatic and recreation centre at Hammond Community Park, a twin-sheet arena expansion at the Albion Fairgrounds arena complex, retention of one baseball diamond at Hammond Community Park, and the relocation of two stadium-sized diamonds to the current site of the Maple Ridge Golf Course.

4. Proposed Facility Program

Maple Ridge CORNERSTONE

4.1 Decision-making Process

One of the primary objectives of the study was to determine the building program and budget. Deciding on a proposed aquatic program can be a complex process, based on several factors, including service demand analysis, emerging trends, and the community's identity and aspirations.

Drivers of Aquatic Use

Aquatic services are an important part of community life, and the specific reasons people choose to engage with them directly influence the design of proposed amenities and spaces in a new facility. While individuals participate for many different reasons, both industry insights and research from this project identify six [6] key motivators. According to results from the Phase 1 engagement survey, for this project, the top reasons for using aquatic services, in order of priority, are shown to the right:

1 Leisure & Recreation

This motive spans all ages and demographics, beginning in early childhood and continuing throughout life. It includes both quiet, individual experiences and more vibrant, social ones – diverse and ranging from personal reflection, or group interaction.

Types of spaces that support this use:
- Warm water shallow tank(s)
- Specialized amenities such as waterslides, swings, wave pools, lazy rivers, play equipment etc.
- Other design elements could include privacy screens for women-only swims and sensory inclusive spaces

2 Lessons & Skills Development

The early stages of learning to swim are the most crucial. As skills improve, participation often declines. Since swimming is a life skill, many parents prioritize early lessons to ensure lifelong water safety, along with related skills and leadership development.

Types of spaces that support this use:
- Variety of water depths (0.5m to 1.5m)
- Temperatures and tank configurations to support training
- Multi-purpose rooms for dry land training and teaching / classroom-based activities

3 Rehabilitation & Therapy

Aquatics can benefit those who are injured, frail, or have disabilities by allowing movement with water's support. Rehabilitation can be self-directed or part of formal programs, supported by accessible design, varied pool types, and appropriate water temperatures.

Types of spaces that support this use:
- Zero entry access (ramps, mechanical lifts)
- Variety of water temperatures and depths
- Accessible change rooms
- Circulation space on pool decks
- Storage for equipment

4 Personal Fitness

Water's buoyancy makes it ideal for building fitness and promoting wellness, through activities like swimming and aquafit. Therapeutic elements also support this goal, which becomes increasingly important from early adulthood into older age.

Types of spaces that support this use:
- Swim lanes should be between 2 to 2.5m wide
- Moveable floors in pool tanks increase flexibility for aqua-fit. Equipment and storage for aquatic exercise classes

5 Competition & Training

The rigour and structure of training and testing skill against others and against oneself is a strong motivator for many.

Types of spaces that support this use:
- Short course (25 m, 6–8 lanes, ≥2.0m depth) or long course tanks (50m, 6–10 lanes)
- Timing rooms, systems, & officials' support areas
- Spectator seating for competitions & events
- Cooler water temperatures for intense training
- Diving tanks and boards

6 Socialization

This includes all ages and can be met through a variety of aquatic experiences but seems to become more important as adulthood progresses. It can be an important driver among seniors and newcomers.

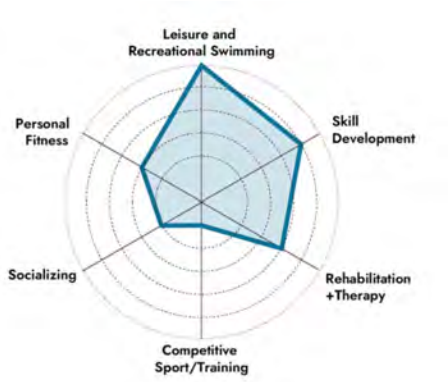
Types of spaces that support this use:
- Deck space with seating, cafes/food vendors
- Pool tanks with warmer temperatures for lounging
- Hot tub, sauna, and steam room amenities

Determining water type and area

Every community and every pool has a different focus for providing aquatic services. And this is reflected in the types of pool tanks, water depth, water temperatures, and features provided. The spider-gram below shows the community's priorities for aquatic service from the Phase 1 engagement survey.

Water type and capacity

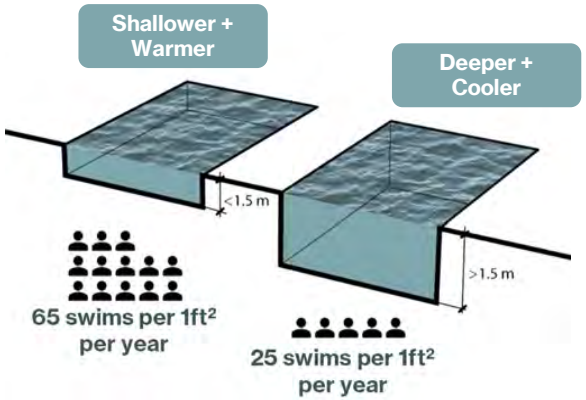
The type of water also influences demand and utilization rates, especially the depth of water. Shallower water has a higher swim capacity then deeper water - typically three times as much use per square foot. Similarly, water temperature plays a role in the types of use; with warmer water being more conducive to leisure, rehabilitation, and swim lessons (especially young children); and cooler water more appropriate for fitness (e.g, lane swimming) & training.



Relationship of Priorities to Demand

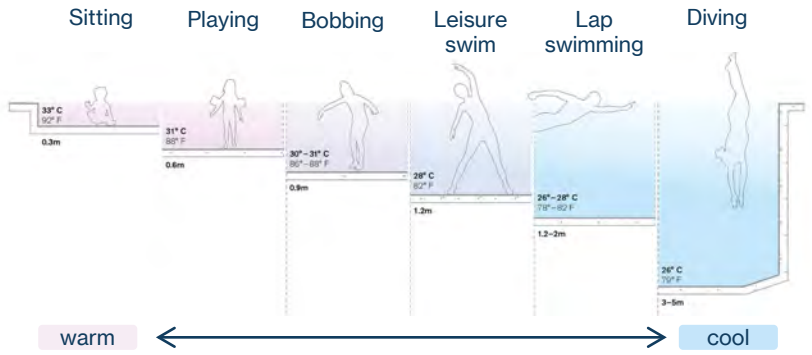
In section 2.0 based on current usage and demographic data the study identified the future demand capacity based on population multiplied by an anticipated annual swims per capita that is appropriate for the Maple Ridge area. For future capacity, the population has been estimated for the next 10-20 years - too far and you risk overbuilding and too close and you risk underbuilding.

This analysis indicates the projected total swims per capita but this also needs to be assessed against aquatics priorities and type of water activity to determine the appropriate pools tanks, water type, and specific aquatic amenities required.



The capacity of indoor pools to deliver many or all of the six categories of aquatic services they are required to meet, relates to:

- The amount of surface area of the pool tank or tanks
- The depth of water in the pool tank or tanks
- The water temperature
- Programming and scheduling of the tank or tanks (i.e. different uses can accommodate different totals in the same water surface area and depth)
- The total hours available each year



4.2 Economics of Pool Operation

To frame a holistic understanding of the context within how each aquatic facilities operate, some important economic aspects of the delivery of aquatic services also need to be understood and considered along with the aquatic benefits and drivers.

It is important, from an economic and environmental sustainability point of view, to operate a pool as close to full capacity as is reasonably possible. A pool operating at a fraction of its total capacity has a high operating cost, a low operating revenue, and a very high net subsidy and energy consumption per swim. A pool operating close to its full capacity has a high operating cost, a high operating revenue, and a much lower net subsidy and energy consumption per swim. The following factors should be considered in determining the proposed facility program and size.

Capital Cost

Unlike most buildings, the capital cost of an indoor pool is tied more to its volume than floor area. Deeper water requires more overhead air space, both of which drive up costs due to the need for extensive mechanical systems – water treatment for larger volumes and HVAC for humid, chemical-laden air. Two pools with identical floor areas can vary greatly in cost if one has deeper water and higher ceilings.

Operating Costs

Operating Costs for indoor public pools are highly related to regulations and largely fixed and they don't vary significantly whether there is one person swimming or 40 people swimming in the pool. Costs are associated with a minimum number of lifeguarding staff, water quality systems, management staff, insurance, utilities, and staffing a customer service control point; none of which vary directly with the volume of use.

Water Depth and Use

Water under 1.5 m is more cost-effective to operate and allows three times the user capacity per square meter than deeper water. It also enables lower ceilings in indoor facilities, reducing energy costs. Studies show shallow areas are used up to five times more than deep water.

Fitness Centre Revenue

Operating revenues are variable. In other words, if use increases by 10%, operating revenues go up roughly 10% as the revenue associated with swims in each category of aquatic use is largely constant on a per swim basis. Complimentary high-yield amenities like fitness centres can help offset operating costs of pools.

50m Pool Analysis

In addition to competition, training, and hosting being ranked low in the engagement results for program prioritizations, the technical demand analysis did not include support for additional water area (e.g, 50m pool tank.) The following additional spatial and financial considerations are required and were considered in the decision-making:

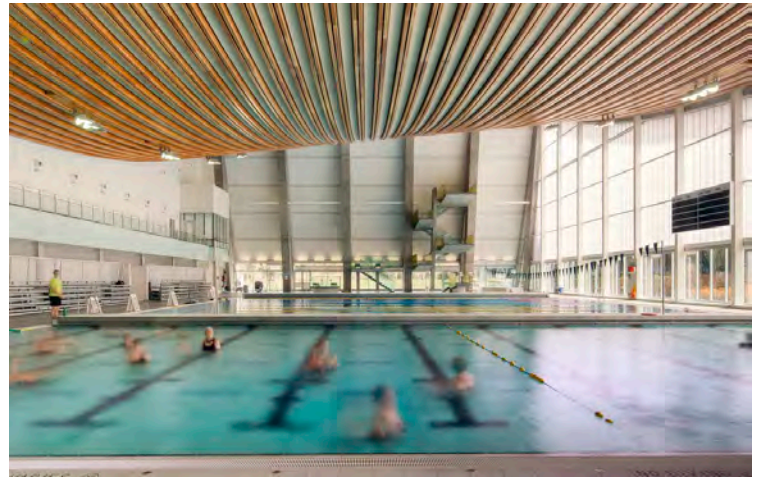
- More than double the deck area is needed to support the additional water area.
- More than doubled lane water area and more than double the overall volume of the pool area.
- Volume of the pool building increases significantly, requiring additional mechanical equipment to condition (heat/cool) the air and to filter and heat the water.
- Additional area required for spectator seating, timing & judging rooms, coach rooms, offices.
- Additional parking (per City of Maple Ridge bylaw calculations 1 stall per 4sqm additional water area +/- 120 stalls.)
- Significant additional operational costs (in addition to initial capital costs).

Outdoor Pool Considerations

During the feasibility process, the potential for an outdoor pool replacement was considered. However, the gap analysis confirmed a significant shortfall in year-round aquatic capacity – particularly for lane swimming, learn-to-swim programs, and therapeutic use. As outdoor pools operate only during limited seasons, their contribution to annual capacity is constrained. To address both current and future demand, the focus was placed on expanding indoor aquatic amenities that support year-round use. Seasonal outdoor needs – such as recreational play and social gathering – can instead be met through splash pads or outdoor water play zones, either co-located on site or distributed across other parks in the city. If the City identifies an outdoor pool as a cultural or community priority, the most efficient model would be to co-locate it with an indoor facility to enable shared use of mechanical systems, changerooms, and staff resources.

Below | Leisure focus - high-capacity use

Below | 50m Pool with Competition & Training focus – lower capacity

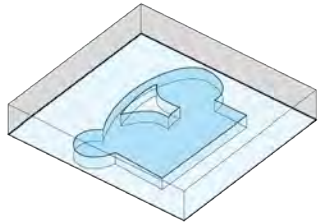


4.3 Proposed Aquatics Program

Based on findings from the Phase 1 engagement and the service demand analysis, the following aquatic amenity spaces are proposed for the new facility.

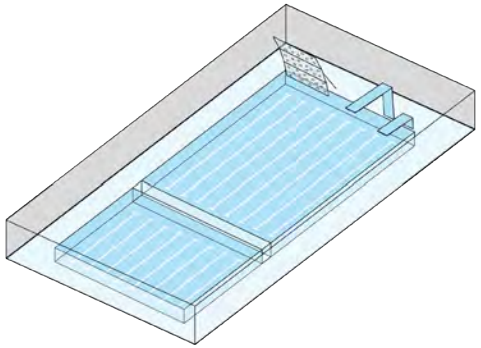
These spaces reflect the priority uses identified through community surveys and interest holder interviews and are informed by demographic trends and projected growth. To guide decision-making, we developed a framework that categorizes program elements into four groups: Base Pool Program, Pool Tank, Optional Pool Components, and Optional Community & Recreation Components. Each option was evaluated against public input, service demand, and capital and operational costs to determine the recommended Building Program.

Due to operational cost considerations, an outdoor pool is not included in the proposed program (see Section 4.2). Instead, outdoor water features such as splash pads will be considered into the broader Hammond Community Park upgrades and multi-use park project.



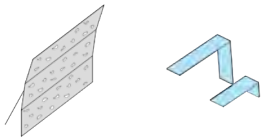
Leisure Pool

- Large water area to allow variety of features and functions.
- Lazy river, tot area, 2x15m lanes.
- Variety of play and spray features.



Multi-Use Lap Pool

- 25m length + 12.5m length (37.5m total).
- Dividable by one bulkhead to allow. flexibility of programming.
- Moveable floor in the shallow end.
- 8 lanes wide.

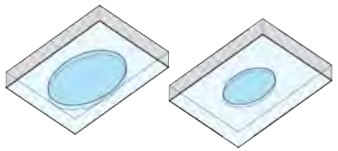


Climbing wall + Diving

- Located in deep end of lap pool.
- 1m springboard and 3m platform for recreational diving.

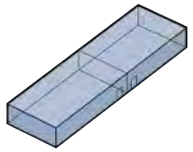
Waterslide

- Flume style water slide.



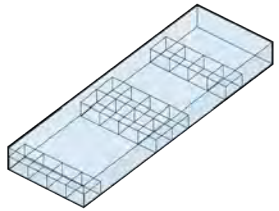
Hot Pools

- Large family hot pool.
- Separate adult hot pool.



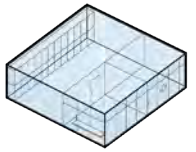
Steam, Sauna, & Cold Plunge

- Separate steam and sauna rooms.
- Cold plunge pool.



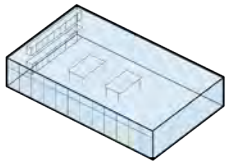
Change Rooms

- Universal family change rooms.
- Gendered change rooms.



Staff Support Spaces

- Lifeguard rooms, First Aid.
- Staff change rooms.



Multipurpose Room

- Adjacent and accessible from pool deck.

4.4 Community Recreation

Based on Phase 1 engagement findings and the service demand analysis, the following social and community recreation spaces are recommended for inclusion in the proposed facility. As noted in Section 4.2, incorporating higher-revenue program areas such as a fitness centre can help offset the operational costs of the aquatic components.

Additional Considerations

Running Track

Although identified as a community priority, a running track is not included at the Hammond Community Park facility, as it typically requires a double gymnasium footprint. Instead, this feature is planned as part of the arena expansion at the Albion Fairgrounds site.

Childcare

Phase 1 engagement and service demand analysis indicate strong support for increased childcare services. However, the City is examining alternative ways to enhance and support childcare services within the city, acknowledging the critical importance of this service to families.

Multi-purpose Rooms

- Three (3) separate spaces to support a variety of needs
- Each with varying capacity from 25 – 75 people

Social Spaces

- A generous entrance lobby with community living room area
- A café space
- Children's play space

Arts & Culture Space

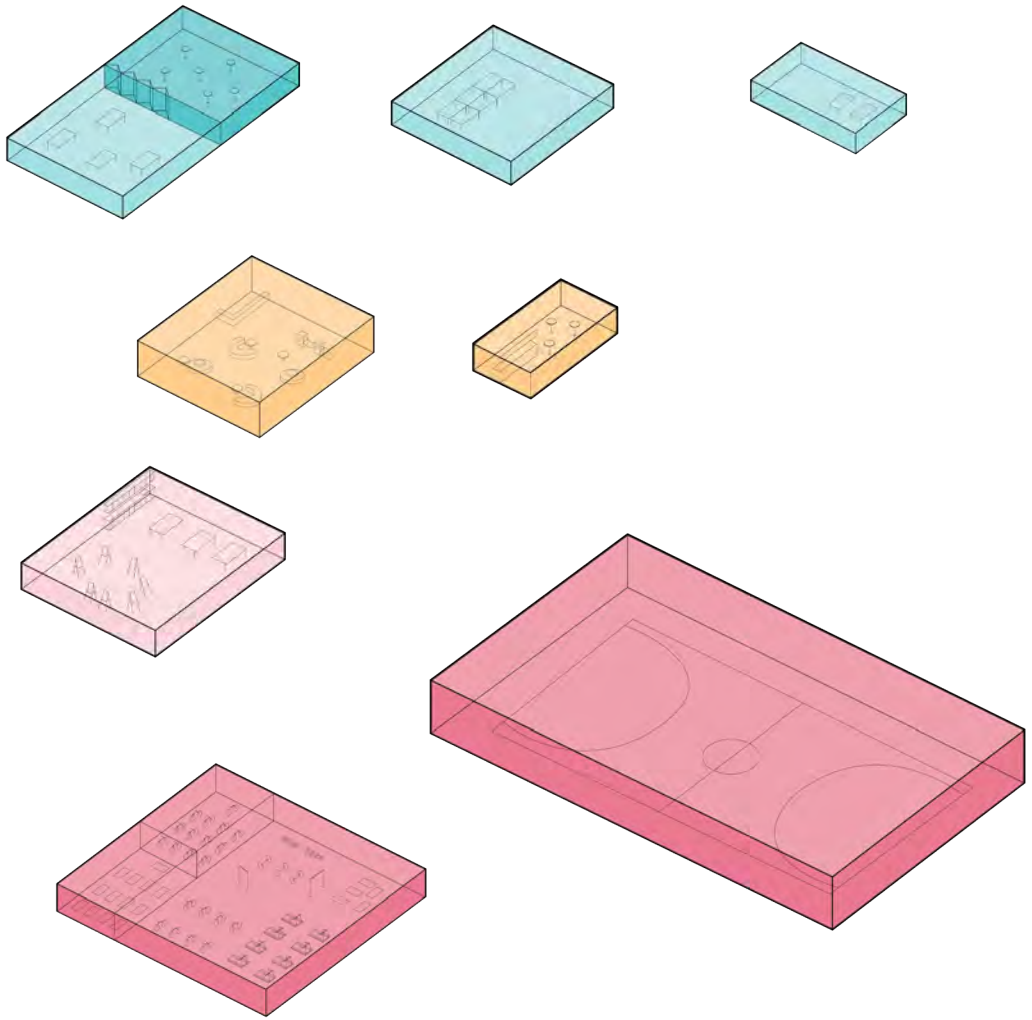
- One [1] dedicated multi-purpose room

Gymnasium

- High-school sized
- Supports a range of sports uses including badminton, pickleball, basketball etc.
- Events space

Fitness Centre

- A space to support cardio and weight training
- Two (2) fitness program studios



4.5 Area Schedule
Aquatic & Recreation Centre

Program Areas		sq. m	sq. ft
AQUATIC	**Pool Tank(s)**		
	Main Lap Pool 8 lane 37.5m (20m x 39m), 2.5m lane width, 2m to 3.8m pool depth. Bulkhead + Moveable floor	780	8,396
	Deck for main lap pool: 5m at ends (260 sm), 3m along length (235 sm)	500	5,382
	Sub-total Natatorium	1,280 m²	13,778 ft²
	Base Natatorium		
	Leisure Pool (lazy river, zero entry ramp, tot area)	500	5,382
	Deck for leisure pool (1:1)	500	5,382
	Hot Pools x 2 (Universal with zero entry ramp + Adult)	90	969
	Cold Plunge Pool	20	215
	Sauna	25	269
	Steam Room	25	269
	Deck for hot + cold plunge pool (1:1)	110	1,184
	Sub-total Natatorium	1,270 m²	13,670 ft²
	Aquatic Features		
	Multipurpose Room (Wet) - adjacent to deck for bday parties + training	60	646
	On-deck viewing area for lessons	50	538
	Deck Area for removable Seating (100 seats)	65	700
	Waterslide (Indoor adjacent/integrated into leisure pool)	150	1,615
	Diving 1m + 3m platform (part of lap pool)	50	538
	Climbing Wall (part of lap pool)	20	215
	Sub-total Natatorium	395 m²	4,253 ft²
	Change Rooms		
	Universal change (incl. adult universal change) and washrooms	400	4,306
	Gendered Change and washrooms	150	1,615
	Sub-total Change Rooms	550 m²	5,920 ft²
	Natatorium Support		
	Storage Room	150	1,615
	Staff Change	75	807
	Aquatics Staff Office (1 private office 25m, 4 cubicles 35m)	60	646
	Pool Control / Lifeguard Room	20	215
	First Aid Room	10	108
	Sub-total Natatorium Support	315 m²	3,391 ft²
	Pool Mechanical		
	Receiving, Chemical Room, Filter Room, Electrical Room, Boiler, HVAC, Pumps, Mechanical Corridor etc.	1,270	13,670
	Sub-Total Mechanical	1,270 m²	13,670 ft²
	Total Net Program Area	**6,085 m²**	**65,498 ft²**
	Pro-Rated Building Mechanical/Electrical 5%	304	3,275
	Pro-Rated Walls and Structure 2%	122	1,310
	Component Internal Circulation 15%	913	9,825
	Gross Aquatic Program Area	**7,424 m²**	**79,908 ft²**

SOCIAL + BASE BUILDING	**Entry / Lobby Areas**		
	Lobby & Social Space with indoor play area	425	4,575
	Café	60	646
	Control Reception + small cash room	40	431
	Staff Office (2 private offices 2x 25sm, cash room 15sm, 8 cubicles 70sm + small meeting rm 35sm)	170	1,830
	Staff Room (with small kitchen)	40	431
	Public Washrooms (on level 1 & 2)	200	2,153
	Staff Washrooms (single accessible)	5	54
	Janitors Office + Storage	30	323
	General loading + receiving	35	377
	Sub-Total Entry / Lobby Areas	1,005 m²	10,818 ft²
COMMUNITY RECREATION	**Multipurpose**		
	1 x Large dividable Multipurpose Room 180 sq m	180	1,938
	1 x Medium Multipurpose Room (25pl) 50 sq m	50	538
	1 x Arts & Culture Multipurpose Room with sinks + storage	100	1,076
	1 Large Meeting Room (25 ppl)	75	807
	MPR Storage (fitness equipment and program equipment)	50	538
	Sub-Total Recreation	455 m²	4,898 ft²
	Fitness Centre		
	Weights zone, cardio zone, stretch, storage (50 sm)	470	5,059
	Fitness Studios x 2 with storage	200	2,153
	Office + Storage	20	215
	Sub-Total Recreation	1,507 m²	7,427 ft²
	Gymnasium		
	Gymnasium (1 x High School-size basketball court size with lines to support pickleball, volleyball, badminton, basketball, indoor soccer)	700	7,535
	Additional buffer area around gymnasium (seating, informal observation and recreational activities)	125	1,345
	Storage	100	1,076
	Sub-Total Recreation	925 m²	9,957 ft²
	Total Net Program Area	**3,892 m²**	**33,099 ft²**
	Pro-Rated Building Mechanical/Electrical 5%	195 m²	2,095 ft²
	Pro-Rated Walls and Structure 2%	78 m²	838 ft²
	Component Internal Circulation 15%	584 m²	6,285 ft²
	Gross Community Recreation Program Area	**4,749 m²**	**42,316 ft²**
SUBTOTAL	**Total Facility Gross Program Area**	**12,172 m²**	**122,224 ft²**

4.6 Parking Requirements

The adjacent table outlines the parking and drop-off requirements needed for the new Aquatic and Recreation Centre at the Hammond Community Park based on the previous area schedule and by-law requirements. For further detailed information refer to the overview summary in section 7.2.

The City bylaw applies to general recreation and assembly buildings, not specific to use. The transportation consultant, therefore, applied a best practice factor to calculate the arena requirements - this is a reduction from the bylaw.

Program Space Use	Area (sq ft)	Parking Space Required	Methodology
Indoor Commercial Recreation	51,120	158	Per City Bylaw
Aquatic	79,910	247	ITE Ref 493
		405	

Notes

- Minimum of 10% electric vehicle (EV) spaces
- Provide service loading bay for chemical and general deliveries
- Best practice to provide ~5 drop-off spaces in front of entry
- Number of bicycle storage spaces to be determined during next work stage (City bylaw does not apply to site but it is best practice to provide)

4.7 Proposed Arena Program
Albion Fairgrounds

The service demand, informed by the community engagement findings, identified the need for two additional ice sheets. With one of these ice sheets being community focused to support a wide variety of leisure and lesson uses such as public skate and learn-to skate programs. And the other ice sheet designed to support higher-performance arena uses for both ice and dry-floor activities.

The twinning of ice sheets is operationally efficient and offers the opportunity to host large tournaments and events. The second arena will accommodate up to 2000 spectators, with supporting amenities such as concession, washrooms at both levels, and media booth.

Bowl seating helps maximize space on the second level, allowing the opportunity to provide an indoor walking/running track which was identified as a high priority in the phase 1 engagement.

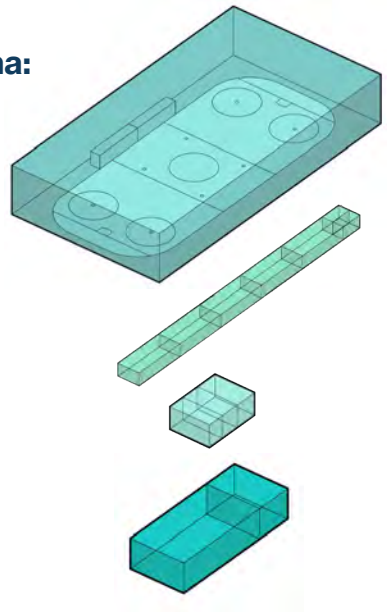
Community Focused Arena:

NHL sized Ice Sheet

Change Rooms
~5 x change rooms (18p)

Referee, First Aid & Office

Skate Shop & Lobby
including washrooms



Meeting Room
(40 people)

Spectator Seating
200 seats

Storage

Ice Resurfacing Room

Mechanical, Electrical & Refrigeration Rooms

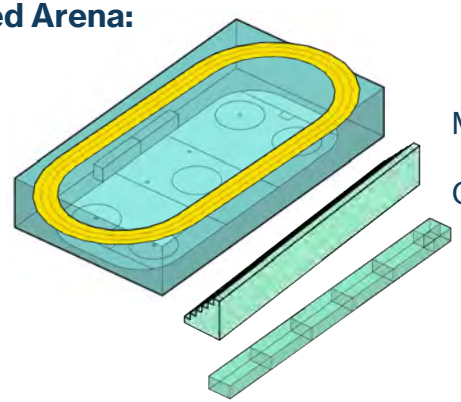
High-Performance Focused Arena:

Walking track

NHL Ice Sheet

2000 spectator seats

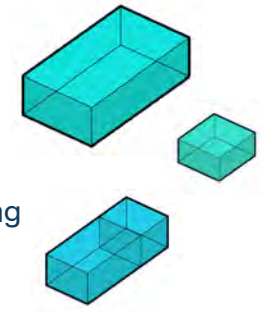
Change Rooms
~5 x change rooms (18p)



Multipurpose Room

Concession

Supporting spaces, including media booth



4.8 Area Schedule
Arena Expansion

Following the initial site test-fit studies, it was determined that the Hammond Community Park site could not sufficiently support a new arena. This is due to the large facility footprint and from the resulting traffic demand and parking requirements, especially if spectator seating were to be included. Stacking arenas or providing underground parking was not feasible due to site and planning constraints.

The adjacent table represents the proposed Arena Expansion area schedule at the Albion Fairgrounds site.

The below summarizes the additional parking needed to support the expanded arena amenities at the Albion Fairgrounds site:

Approx. Building Area (m²)		**10,250**
Parking Required	1 Space per 30m² of Building Area	342
	Provided	273
	Percent reduction from Bylaw	80%

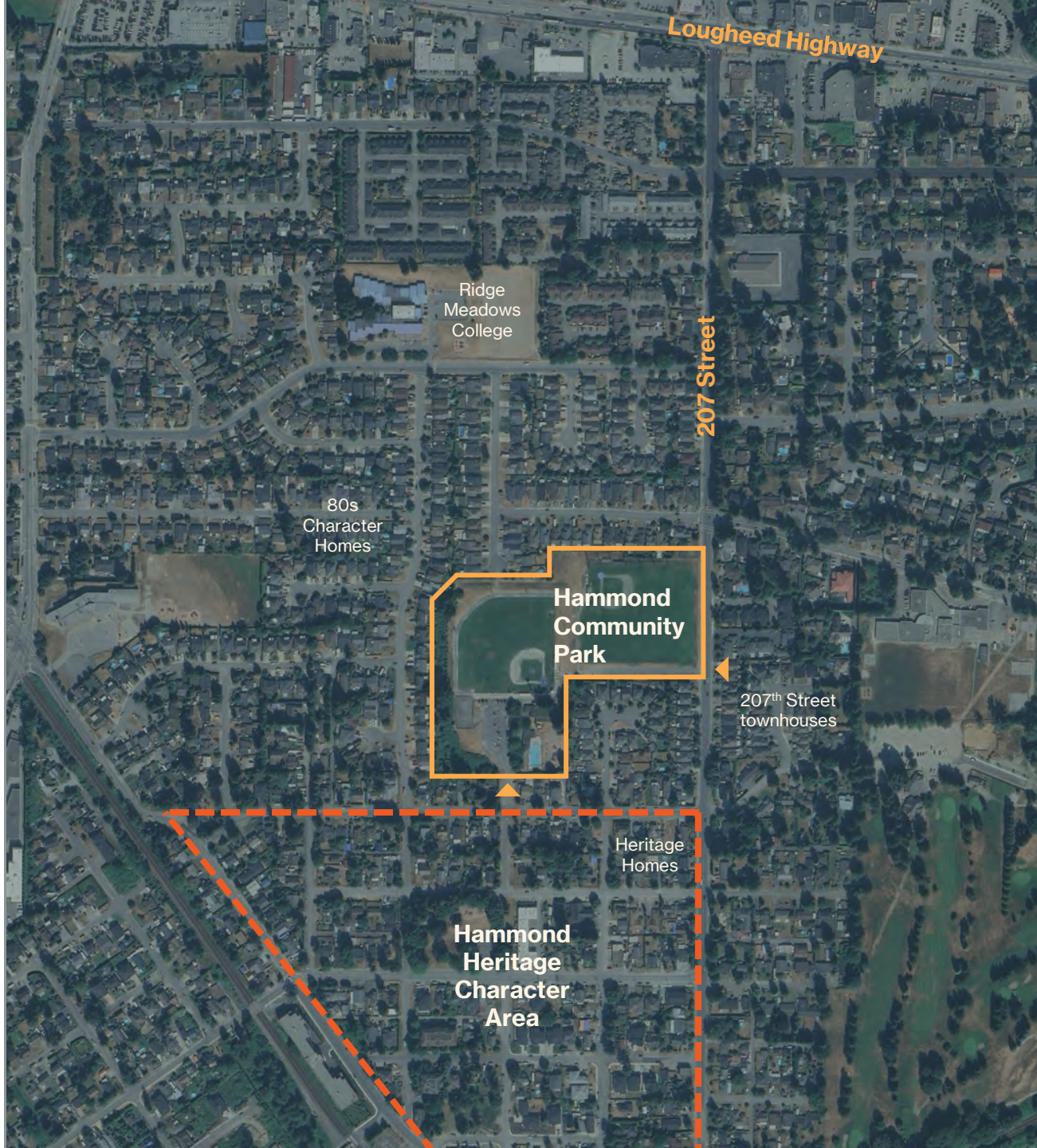
Program Group	Space	Unit Area m²/Unit	Unit Area ft²/Unit	Count	Net Area m²/Unit	Net Area ft²/Unit
Circulation & Public Spaces	Vestibule	41	441	1	41	441
	Lobby - Main Floor	522	5,619	1	522	5,619
	Lobby - Seating Level	108	1,163	1	108	1,163
	Track	130	1,399	1	130	1,399
	Public Washrooms - Main Floor	73	786	1	73	786
	Public Washrooms - Seating Level	93	1,001	1	93	1,001
	Exit Stairs (x 4)	199.3	2,145	1	199.3	2,145
	Elevator	9	97	1	9	97
	Circulation Around Ice	892.2	9,604	1	892.2	9,604
	Total Net Area				**2,067.5**	*22,254*
Administration + Services	Ticketing Booth	43.2	465	1	43.2	465
	Admin Offices	79	850	1	79	850
	Concession - Seating Level	33	355	1	33	355
	Meeting Room	102	1,098	1	102	1,098
	Multipurpose Room - Seating Level	100	1,076	1	100	1,076
Total	**Total Net Area**				**357.2**	*3,845*
Arena	Ice Surface	1,541.0	16,587	2	3,082.0	33,174
	Players Box	132.8	1,429	1	132.8	1,429
	Timekeepers / Penalty Box	42.1	453	1	42.1	453
	Seating	1,302.0	14,015	1	1,302.0	14,015
	Change Room - Typical	68.0	732	10	680.0	7,319
	Change Room - Junior A	192.0	2,067	1	192.0	2,067
	Change Room - Referee	31.0	334	2	62.0	667
	Ice Resurfacer	180.0	1,938	1	180.0	1,938
	Storage	74.0	797	2	148.0	1,593
	Refrigeration	123.9	1,334	1	123.9	1,334
Total	**Total Net Area**				**5,944.8**	*63,989*
Service	Sub Electrical Room	28.0	301	1	28.0	301
	Main Electrical Room	37.0	398	1	37.0	398
	Custodial	30.5	328	2	61.0	657
Total					**126.0**	*1,356*
	Total Net Building Area				**8,495.5**	*91,445*
	Total Gross Area				**10,551.4**	*113,574*

5. Site Analysis

Maple Ridge CORNERSTONE

5.1 Context Analysis
Hammond Area

Site Context
A key objective of the study was to establish a clear rationale for identifying potential sites for the new recreation facility. To support this, a mapping analysis was conducted in Spring 2024 to assess the location of major amenities within and around the site, as well as key contextual factors such as transportation nodes, zoning regulations, and the area's cultural and historical context.



Date
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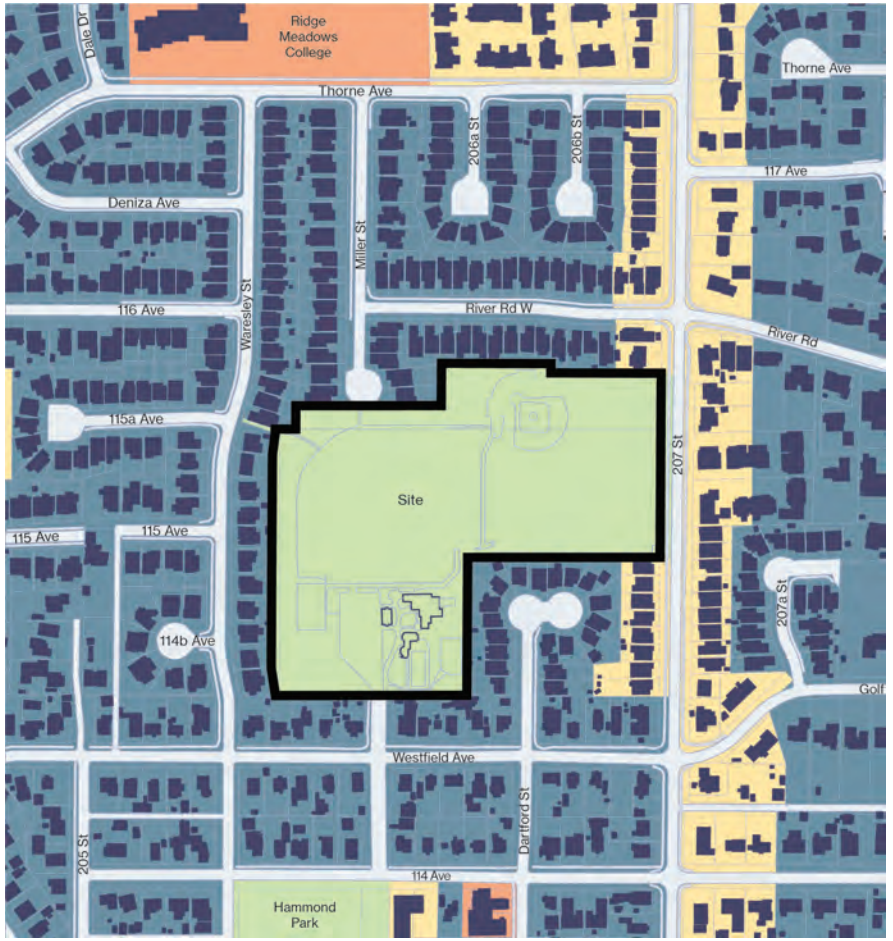
Feasibility Study Report

5.1.1 Planning Context

Land-Use - Official Community Plans, 2023

Land-Use

- Primary transit corridor to north with commercial and multifamily residential
- Site located in single family residential area with multifamily residential and higher education to the north.
- The OCP indicates Multi-family to extends along 207 Street
- Industrial area to west & south
- Currently zoned RS-1 with a land use designation of P6 (institutional). The site will require re-zoning for the new Aquatic & Recreation Centre.
- OCP to be updated at the end of 2025.

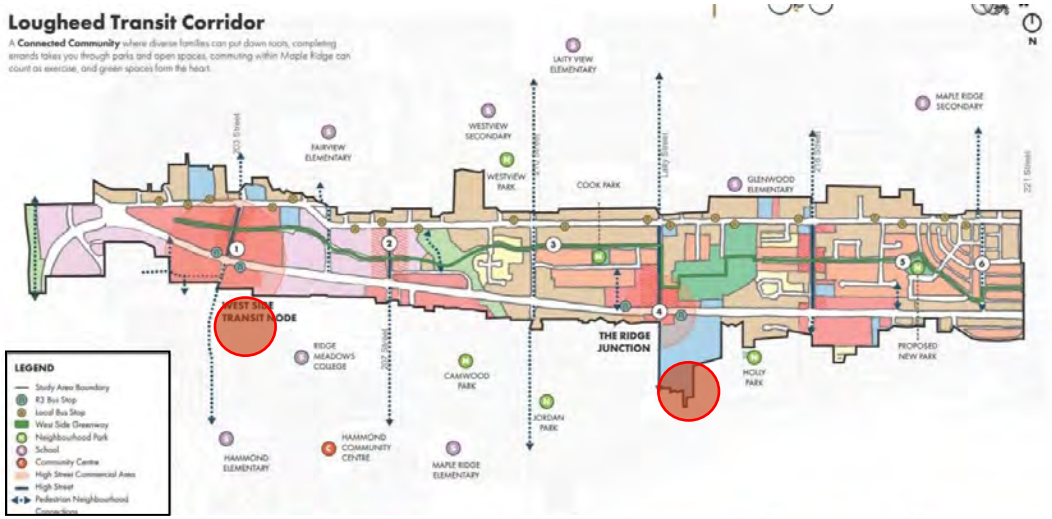


5.1.2 Emerging Policy

Rapid Transit Station (bus)

Proposed site

Lougheed Rapid Transit Corridor, 2023



Below | City of Maple Ridge **Policy Context**

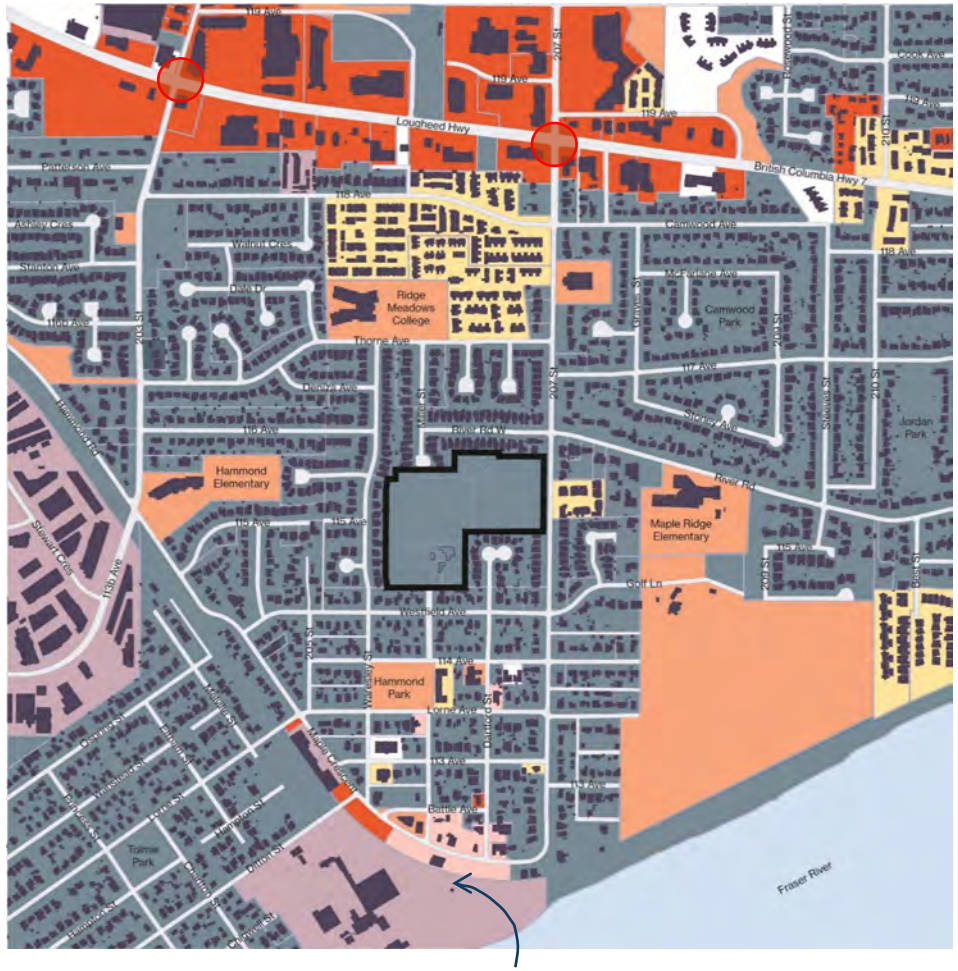
Council Strategic Plan
2023-2026

Parks | Recreation | Culture
Master Plan
Feb 2023

Official Community Plan
2014

Zoning Designations

- Industrial (M-1, M-2, M-3)
- Institutional (P-1, P-2, P-3, P-4, P-4a, P-5, P-6)
- Multi-family Residential (RM-1, RM-2, RM-3, RM-4, RM-5)
- Single Family Residential (R-1, RS-1, RS-1b, RT-1, RT-2)
- Mixed-use Commercial with Residential (higher density) (C-1, C-2, C-3, C-4, CS-1)
- Heritage Commercial and Hammond Village Commercial (H-1, H-2)



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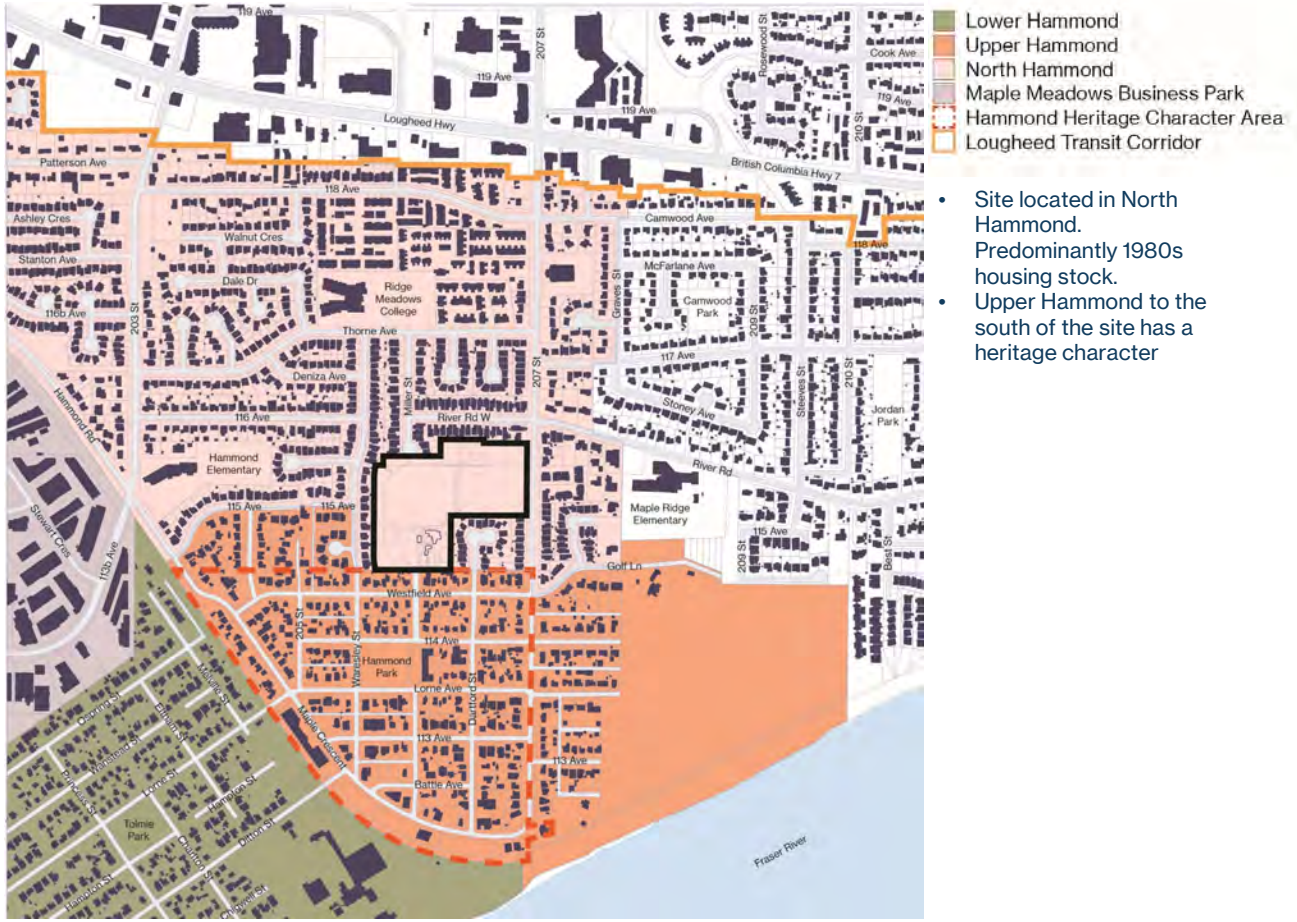
Feasibility Study Report

Project title
Maple Ridge Recreation Facilities

5.1.3 Character

Precinct – Hammond OCP, 2023



- Site located in North Hammond. Predominantly 1980s housing stock.
- Upper Hammond to the south of the site has a heritage character

Cultural Histories

The City of Maple Ridge is located on the traditional, unceded territory of the Katzie First Nation and Kwantlen First Nation. The area we recognize as Hammond today was originally one of the five Katzie communities located in Southwestern British Columbia. According to Archeological data, Indigenous ancestors have been stewards of this land for at least 10,000 years. Maple Ridge was traditionally known by its Halkomelem name ‘Z’wa?acstan,’ which translates to ‘place where the golden eagles are.’ The City has reached out to the local First Nations for opportunities to engage on this project and this process is underway.

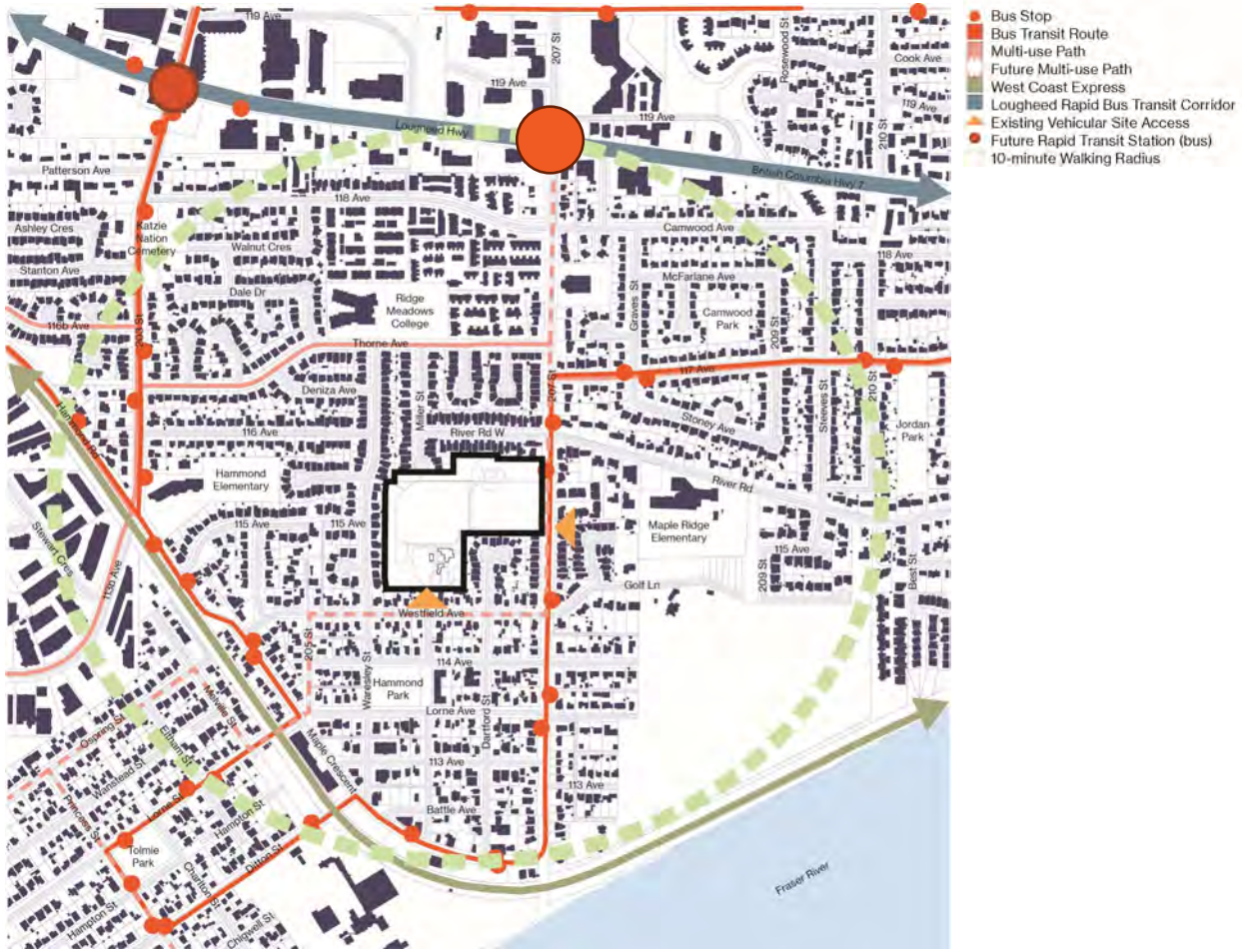
European settlement began in Hammond in the 1860s, which greatly impacted the cultural history of this area. Smaller communities, including Hammond, came together and incorporated in 1874, making Maple Ridge the fifth oldest municipality in British Columbia.

In 1862, the Hammond brothers, William and John Hammond, arrived from Fenstanton, England. They donated many acres of land to the Canadian Pacific Railway (CPR), contingent that Maple Ridge’s first railway station be in Hammond. Construction started in 1882 which brought many labourers to the area. Port Hammond became a supply district depot during this time, growing in business as the town continued to expand.

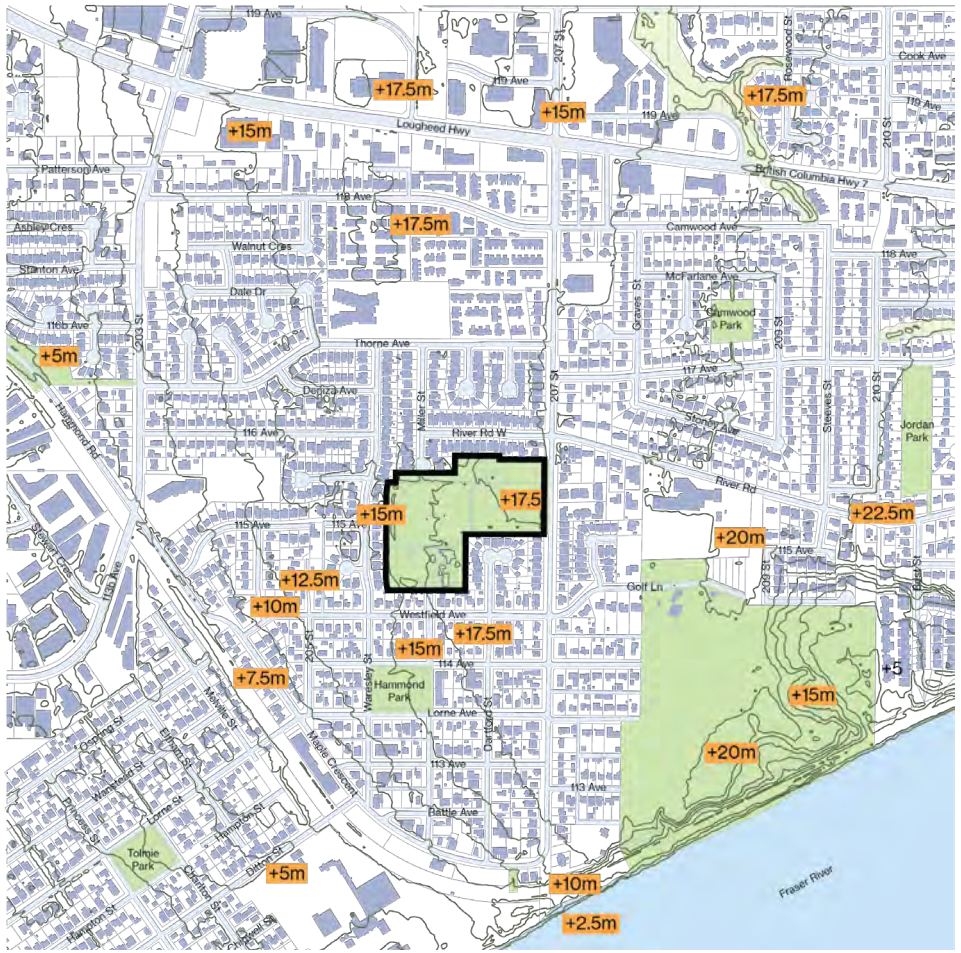
After Hammond station was complete in 1885, the town grew larger, hosting farmland and what eventually became the largest cedar mill in the world. Today, the urban fabric of Hammond reflects the origins of the early settlers who worked in the local lumber and agriculture industries. Wood-frame buildings, ranging from simple construction to sophisticated wooden ornamentation can be seen throughout the neighbourhood.

5.1.4 Connectivity & Natural Resources

Transportation Connectivity



Parks, Open Space, and Topography

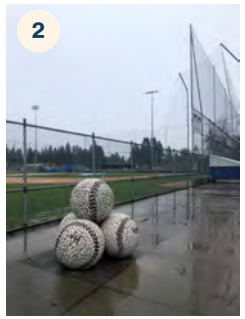


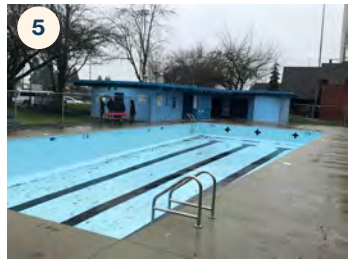
- Land slopes towards river and west
- Site gradient change of 3m from east to west across site
- 207 St is highest point of site

Note: See TIA by Binnie. Connectivity to Increase according to Strategic Connectivity Plan.

5.2 Site Studies
Hammond Community Park

Site Character
The next series of mapping studies review the characteristics of the immediate site. The findings identify the opportunities and constraints for creating a new recreation facility, to inform the site design strategies.





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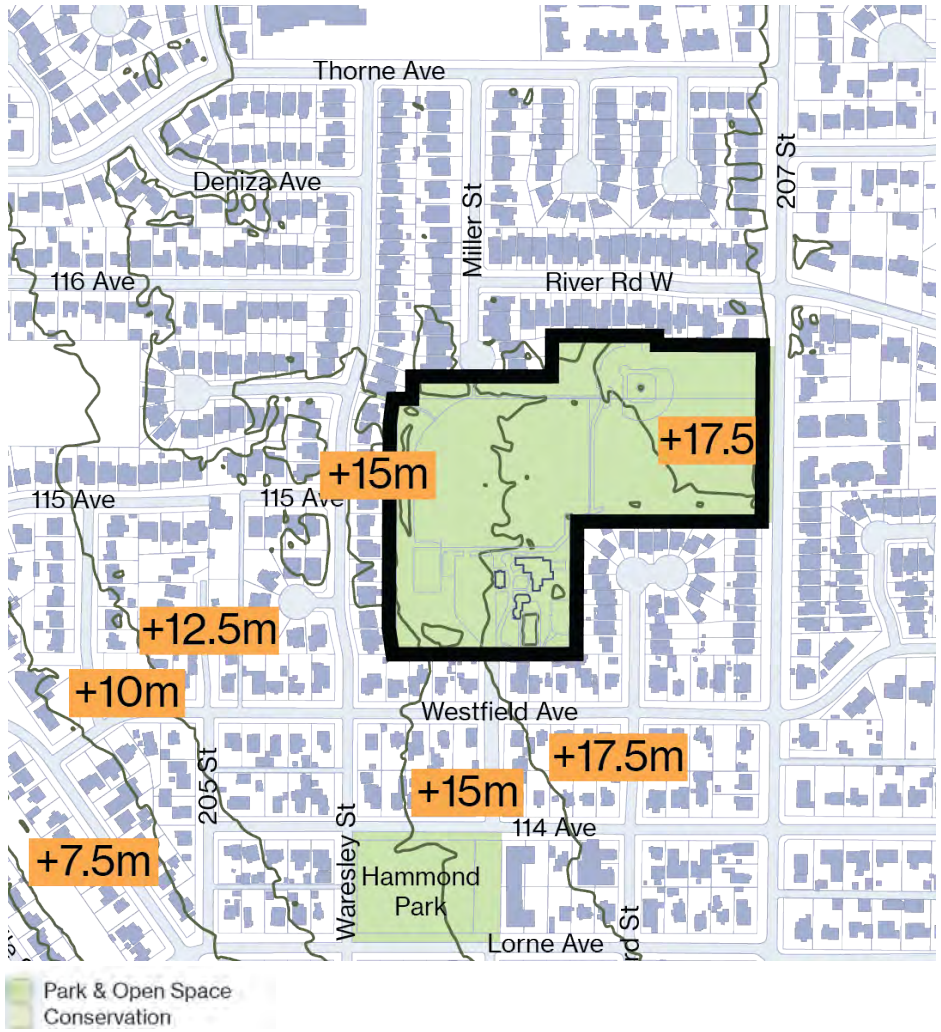
5.2.1 Site Features

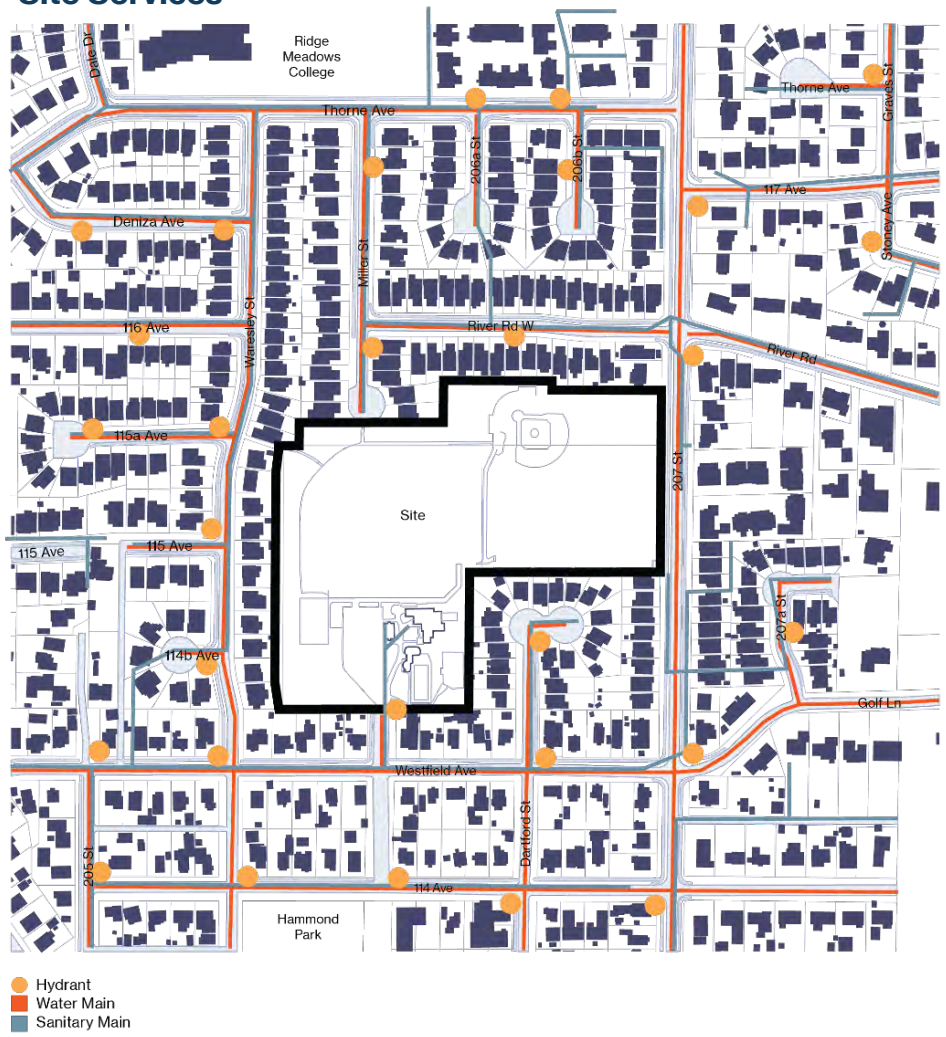
- 3m grade change across site.
- Mature trees around Hammond Community Hall.
- Gap in street trees along 207 St in location of site.
- Trees along west of site offer privacy screen to houses.

Information obtained from Maple Ridge Open Data Portal, to be verified by Civil Engineer.

Natural Resources



Site Services



6. Design Response

6.1 Aquatics and Recreation Centre
Hammond Community Park

6.1.1 Site Approach

The proposed aquatics and recreation centre includes a new indoor pool, fitness centre and gymnasium, community recreation and social spaces, and a small baseball field.

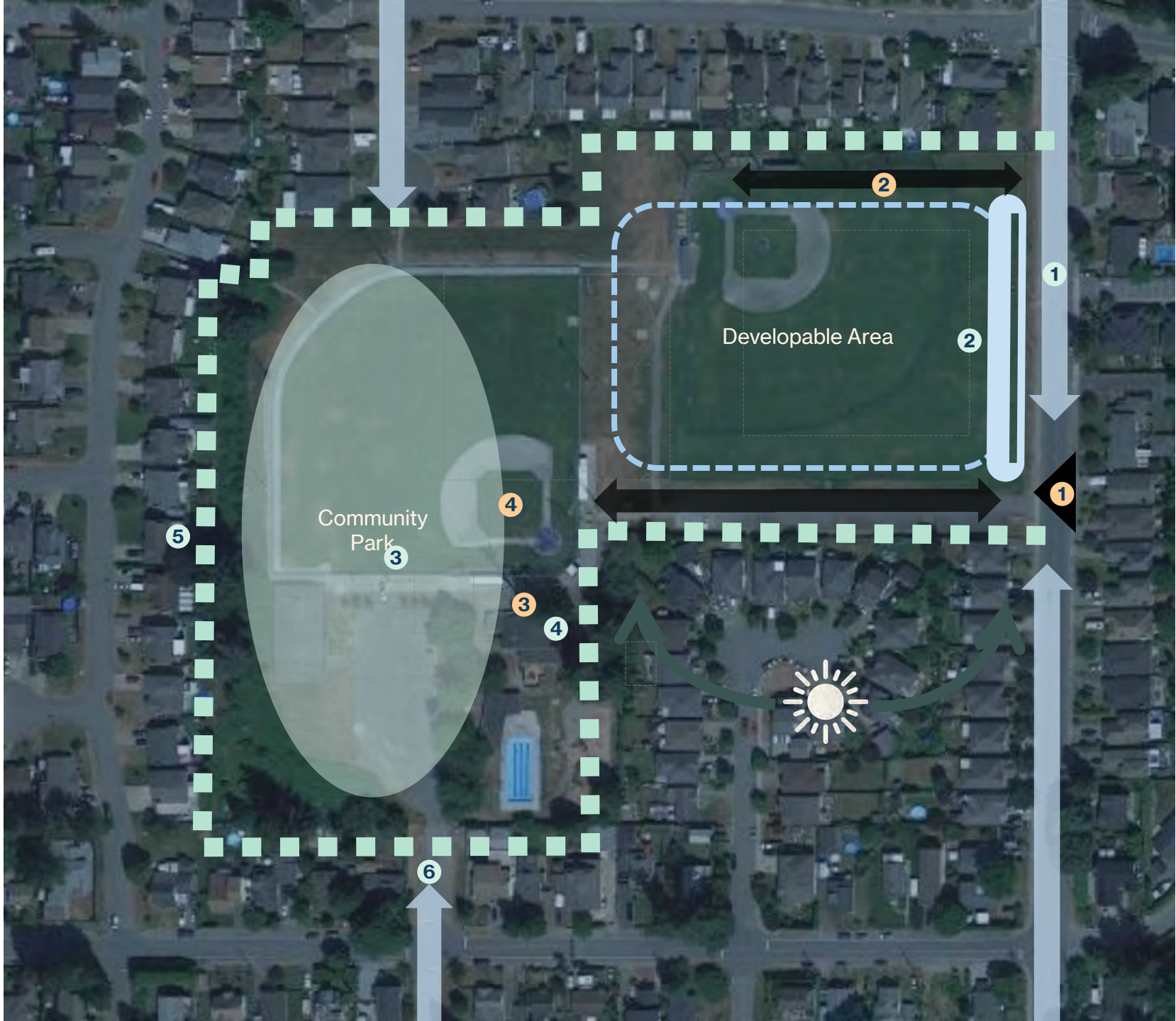
The following opportunities and constraints were observed on the site:

Opportunities

1. Main pedestrian +active transport routes to site
2. Opportunity for civic street frontage
3. Opportunity to create enhanced community park in central area of site
4. Maintain mature trees along eastern edge
5. Consider creating setback/ green buffer to adjacent residential. Maintain berm
6. Explore whether secondary vehicle entrance is required or can be pedestrianized

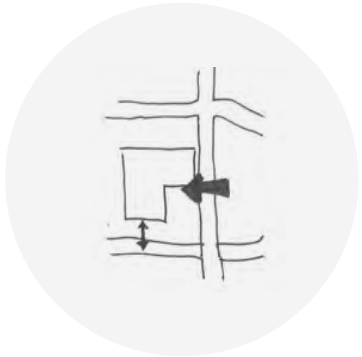
Constraints

1. Main vehicular site access at mid-block
2. Separate driveway for service vehicles
3. Existing cellphone tower
4. Retain one baseball field



Site Design Strategies

The adjacent site strategies were developed in the preferred concept design to meet the intent of the visioning framework and respond to the specific opportunities and constraints of the site. These strategies were used to inform the facility location on the east portion of the site facing the street with parking located inbound on the site. The majority of the west portion of the site is retained for a small baseball field, as well as future opportunities for an enhanced community park in the current location of Hammond Community Hall, outdoor pool, and associated parking.



1. Main vehicular site access from 207 Street. Service access along north edge

2. There is desire for civic frontage along 207 Street

3. Embrace multiple entrances to facility: street, parking, and park

4. Provide generous setback buffers to adjacent residential

5. Minimize height where possible in keeping with residential neighbourhood context

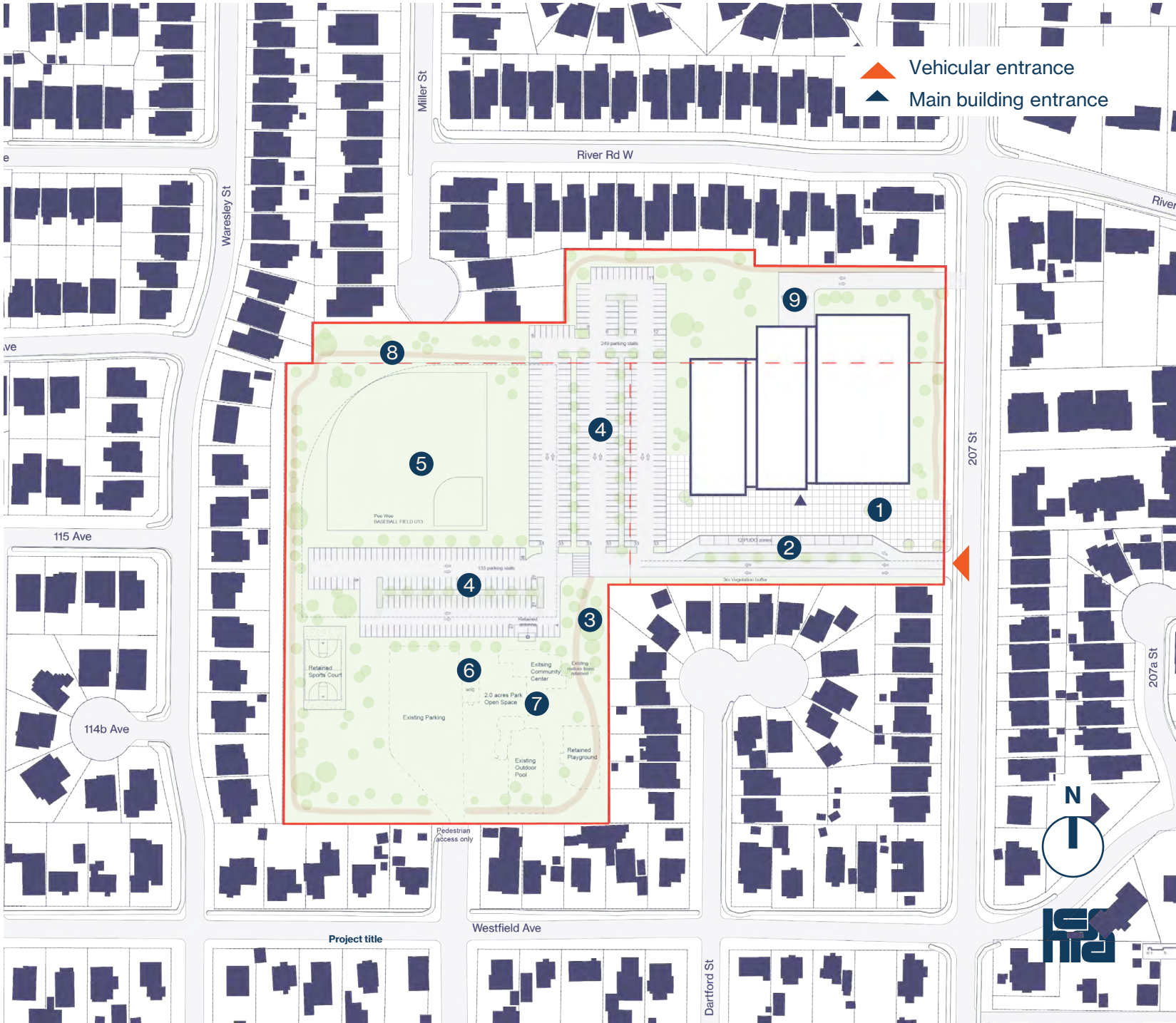
6. Maximize greenery throughout the site - integrate parking into landscape

6.1.2 Proposed Site Plan

The updated site and facility concept for the proposed recreation facility in Hammond aligns with the principles in the City's Parks, Recreation and Culture (PRC) Master Plan and reflects community feedback from the phase 1 engagement, including priorities to maintain baseball on the site, provide a green buffer between the facility and neighbouring housing, retention of existing mature trees, and enhanced park amenities for a broad range of uses, including perimeter walking track.

The primary access to the site is from 207 Street, where a drop off area and public plaza is located. The main facility entry faces the plaza and this area will have opportunities for seating and public art. Other site features include:

1. Public entrance plaza
2. Vehicular drop-off area
3. Retention of existing healthy mature trees
4. Surface parking lots
5. Small baseball field
6. Park space for future amenities to be planned in a later phase of community engagement
7. Existing outdoor pool and Hammond Community Hall will be decommissioned
8. New walking path around perimeter of site



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Feasibility Study Report

Project title

6.1.3 Spatial Layout

The facility is arranged in ribbons of activity category: aquatic, change + fitness centre, and multipurpose + recreation. These zones create a highly functional layout and intuitive wayfinding to patrons. The large open social lounge provides circulation between these spaces and an active frontage to the entrance plaza.

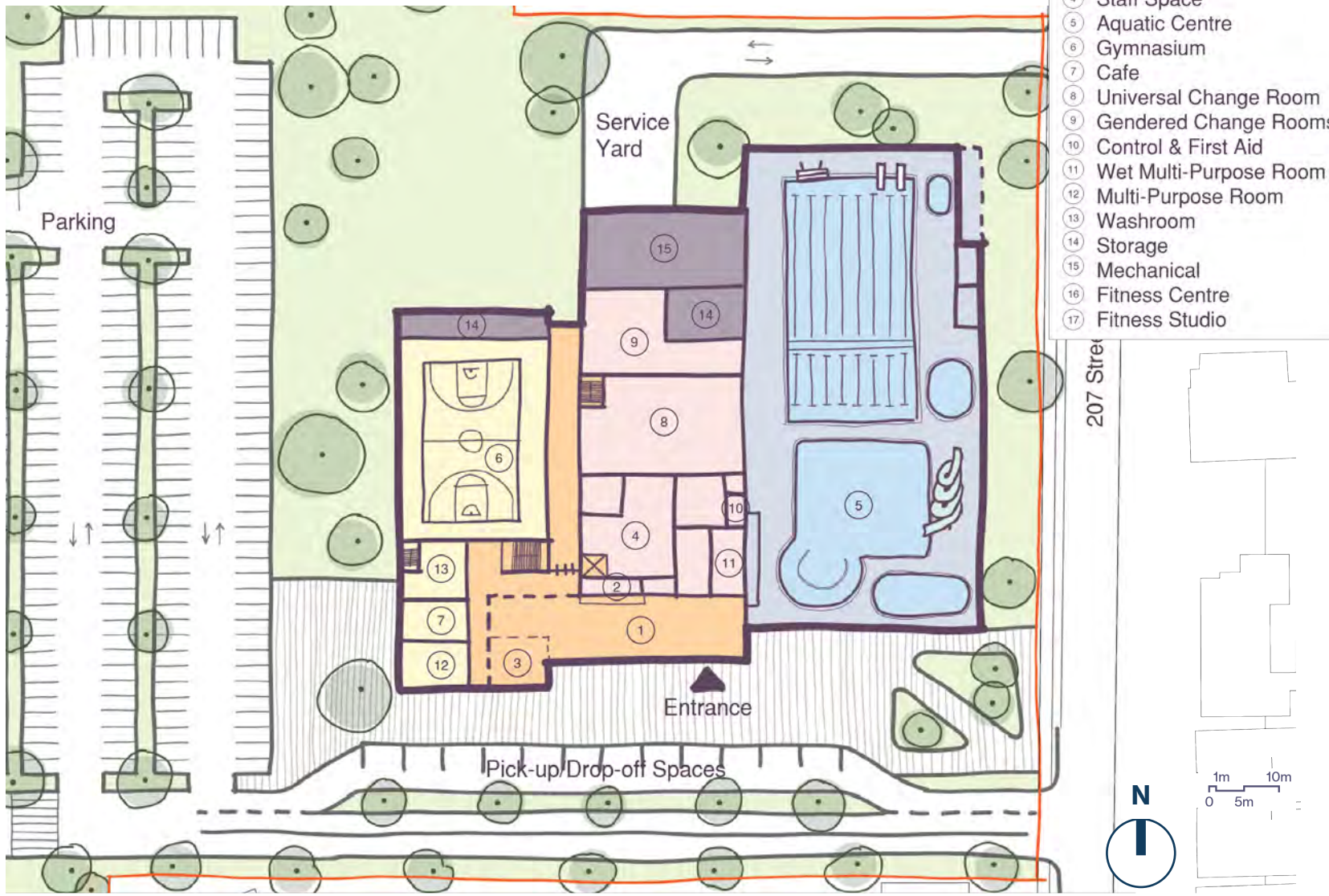
Ground floor

The aquatic amenities are located along the 207 Street frontage to provide maximum activity to the primary approach and on the civic entrance plaza.

Set back from the social lounge and reception to provide visibility to the main entry from the multiple approaches from the street, bus, and cycle routes, as well as parking and community park.

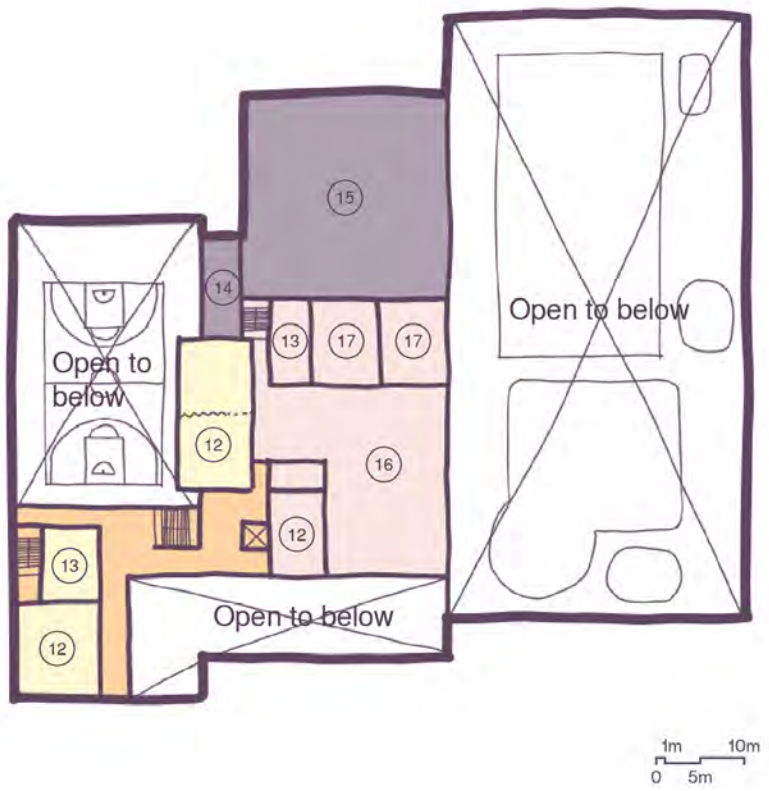
The community lounge area creates a connecting circulation space between the other community and recreation amenities, including a café. Generous space allows there to be opportunities for a variety of seating options, social gathering, and an indoor playspace before the pay point to the aquatic and fitness centre.

The community lounge, multi-purpose rooms, and gymnasium provide active building frontages along three sides of the facility to promote safety throughout the site.



Upper level

The facility will contain amenities across 2-storeys with the fitness centre, studios, and additional multipurpose rooms located on the upper level. The gymnasium and aquatic centre require double-height spaces, and the associated mechanical rooms to support them will also be provided on this floor for maximized efficiency.



1. Lobby
2. Reception
3. Play Space
4. Staff Space
5. Aquatic Centre
6. Gymnasium
7. Cafe
8. Universal Change Room
9. Gendered Change Rooms
10. Control & First Aid
11. Wet Multi-Purpose Room
12. Multi-Purpose Room
13. Washroom
14. Storage
15. Mechanical
16. Fitness Centre
17. Fitness Studio

N

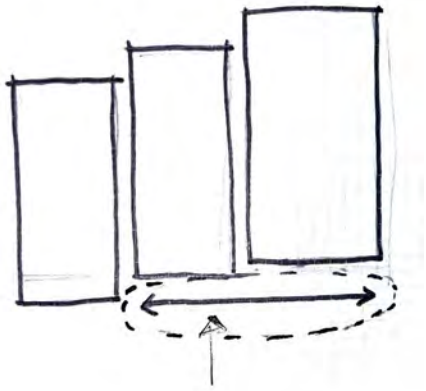
6.1.4 Design Concept & Shape

The adjacent conceptual image represents the proposed aquatic and recreation centre that will include a new indoor pool, fitness centre and gymnasium, as well as community recreation and social spaces.

The concept design embraces ribbons of different activities expressed in a wave inspired 2-3 storey shape. Amenities are located across two floor levels with over-height spaces in the aquatic centre and gymnasium to accommodate those uses.

Sensitively positioned on the site with generous green buffers to the adjacent residential area, visible activity along three of the building's sides will provide a welcoming, vibrant, inspiring community hub for Maple Ridge residents.

Below | Conceptual diagram illustrating the ribbon layout of amenities within the new facility



6.2 Arena Expansion
Albion Fairgrounds

6.2.1 Site Approach

The existing arena complex is on the Albion Fairgrounds site and includes twin NHL size ice sheets and a curling rink facility. A popular facility, the service demand analysis identified that demand exceeds the current capacity.

The adjacent Albion Fairgrounds site contains an off-leash dog park and equestrian facilities. The site hosts major annual events such as the Maple Ridge–Pitt Meadows Country Fest, Caribbean Festival, and Ridge Meadows Home Show, making it a year-round destination for sports, culture, and community gatherings.

The Albion Sports Complex to the south is a vibrant community park featuring sports fields, a spray park, playground, picnic areas, and walking trails.

A creek and riparian setback area divide the Fairground and Sports Complex sites. The site is located on Agricultural Land. The City applied to the Agricultural Land Commission (ALC) in 2023 for permission to construct an additional arena on the site, which was approved during the feasibility study work. An amended application has now been made to the ALC for non-farm use to construct two ice-sheets on the site.

Date
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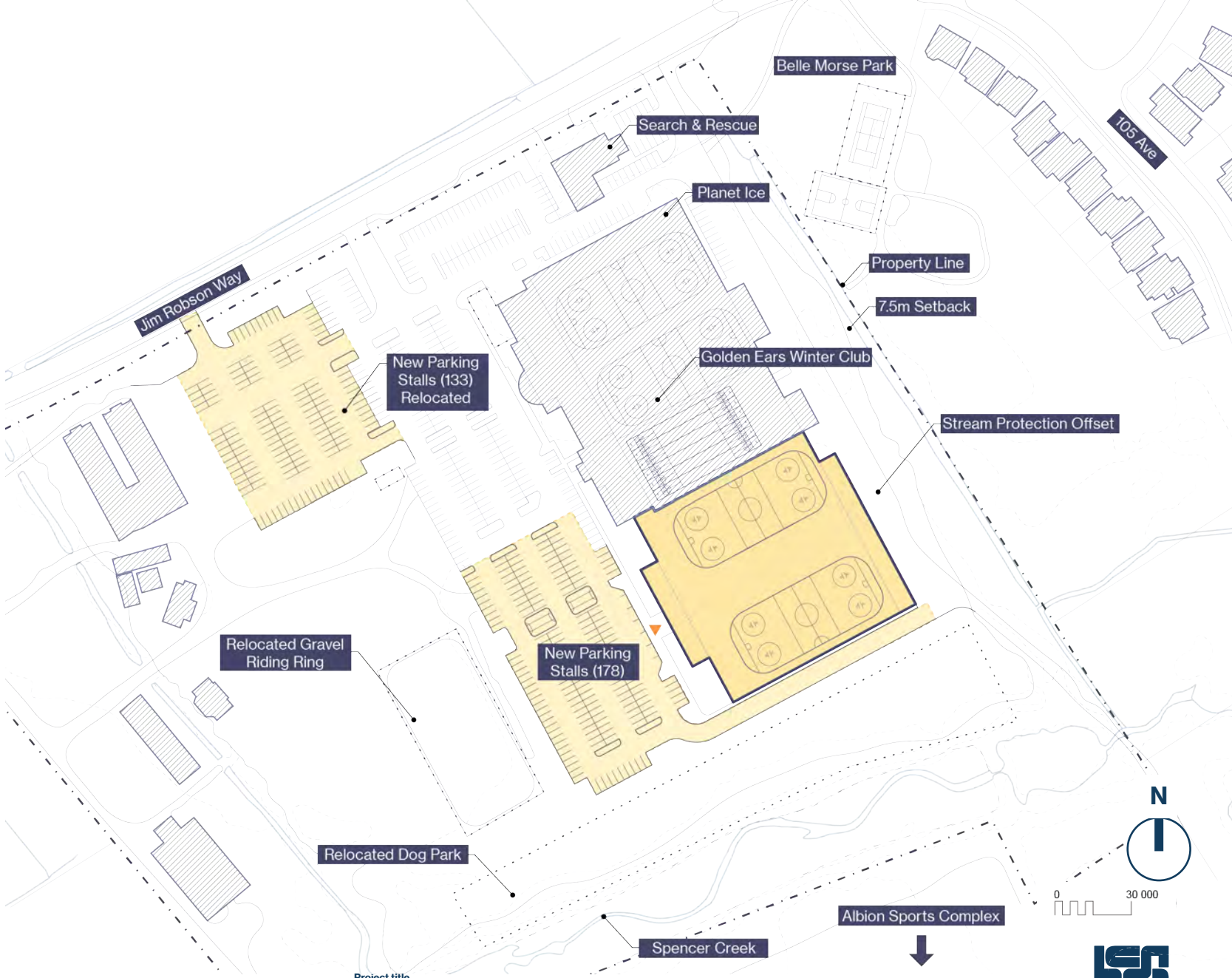
Feasibility Study Report

6.2.2 Proposed Site Plan

With the launch of the Recreation Facility Feasibility Study in late 2023, an assessment was completed to determine if an ice sheet could be accommodated as part of an aquatic and recreation centre at Hammond Community Park. Given the constraints of the Hammond site, and the need for two additional rinks that emerged through the service demand analysis, the fairground site was identified as the preferred option with the benefit of complementing the existing facility. The proposed arena complex will require the following changes to current amenities:

- New additional twin ice-sheet arenas with associate change rooms, multipurpose rooms, and support spaces.
- 100-200 spectator seats in one arena and 2000 spectator seats in the second arena.
- Walking track in the second arena
- 340 new paved parking stalls.
- Horse riding ring relocated southwest in its original location.
- The dog off leash park relocated further south to its original location.
- Horse stalls are not replaced.



6.2.3 Spatial Layout

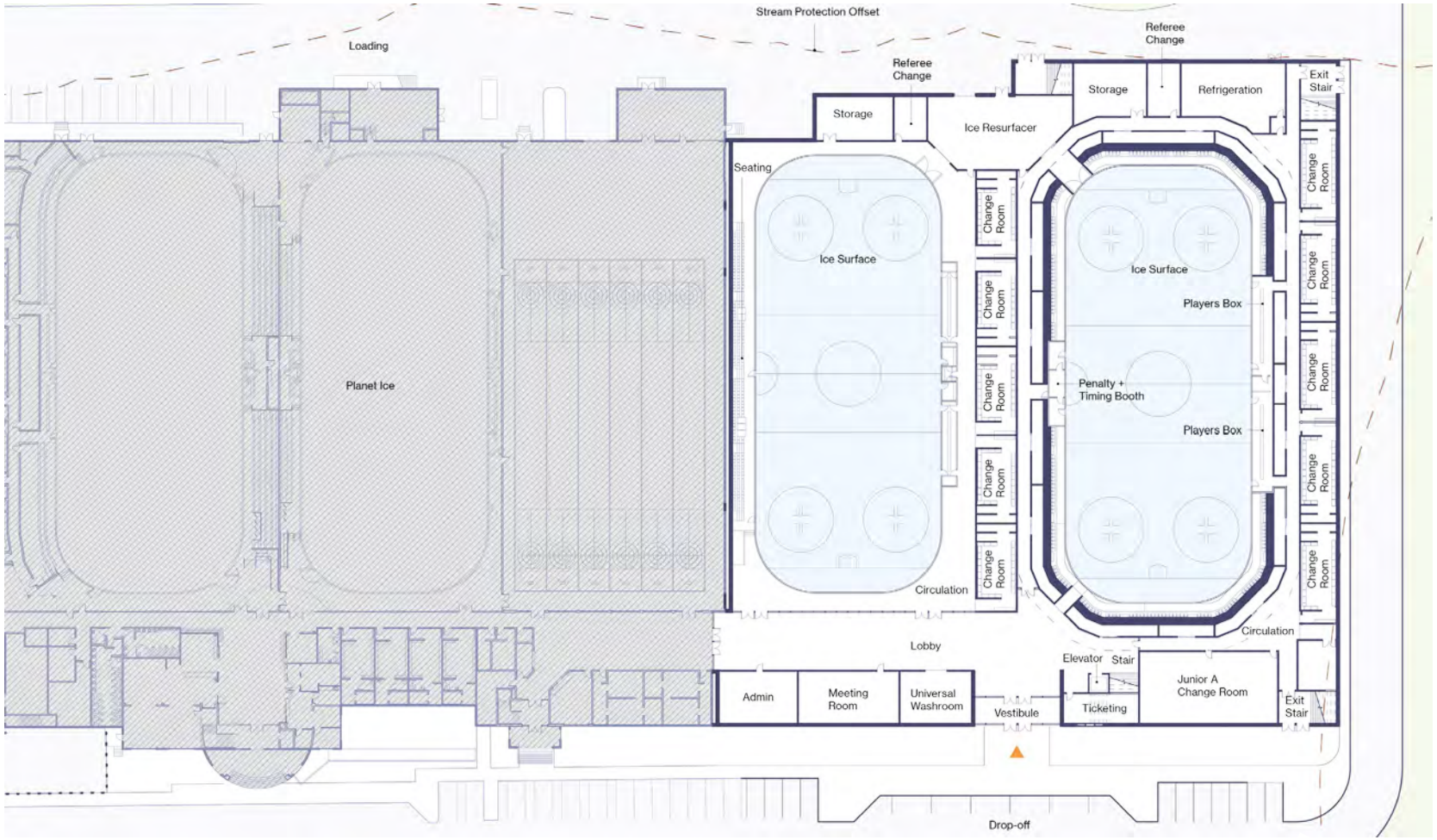
The proposed expansion locates the additional ice sheets adjacent to the existing arenas, locating the back-of-house services on the east side of the facility where the current ice resurfacers and refrigeration rooms are relocated – providing ease of operational efficiency and service delivery.

The parking lot is expanded south using the same orientation as the existing layout, with a new entrance and drop-off area.

This provides continuity and connection between the new and existing facility's circulation path, creating intuitive wayfinding.

Level 1 Plan – Ground Floor

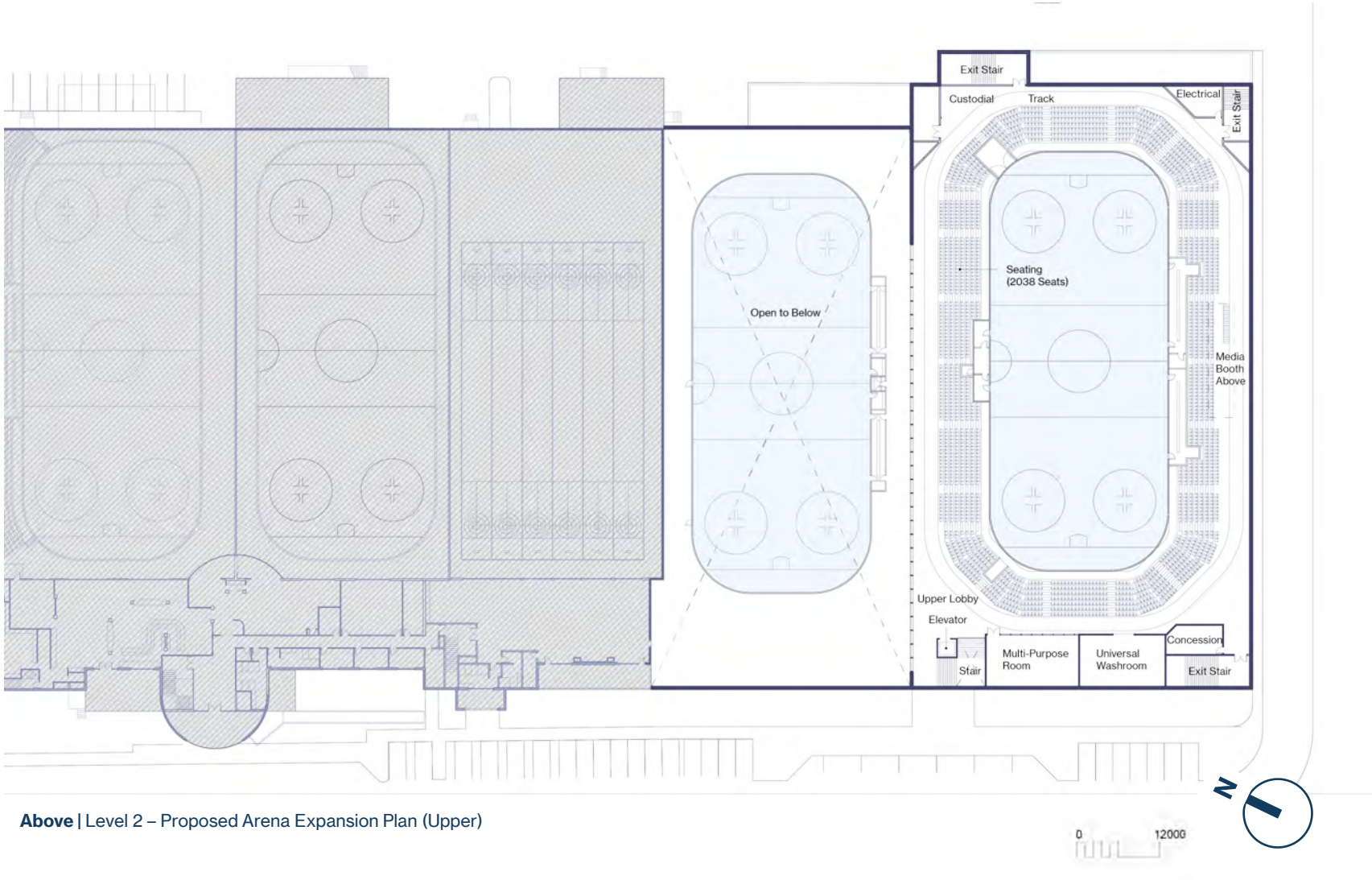
Entry, reception, change rooms, and access to the ice sheets are provided at the same grade as the existing facility on the ground floor. A more generous lobby and skate change area connects these spaces. A meeting room is also provided at this level.



Above | Level 1 – Proposed Arena Expansion Plan (Ground)

Level 2 Plan – Upper Floor

Spectator seating to accommodate 2000 attendees is located in arena 2 at upper level, along with a walking/running track. This level also contains a concession, additional washrooms, and a multipurpose room. A media booth is also located at this level with elevated views over the ice sheet. To provide accessibility an elevator, in addition to multiple stairs connect level 1 & 2.



Above | Level 2 – Proposed Arena Expansion Plan (Upper)

6.3 Baseball Field Relocation
Maple Ridge Golf Course

6.3.1 Site Approach

After assessing options, the City has determined that the two existing baseball fields at Hammond Community Park will be relocated and enhanced into a new, stadium-style ballpark. This will be part of repurposing 40 acres of City-owned land, currently leased for the Maple Ridge golf course, into a community park and recreation area that will benefit the entire city.

The current site of the Maple Ridge Golf Course is land that was purchased by the City in 1971 for future park use. Statistics show that Maple Ridge residents make up only 40% of the total golf course users. Additionally, there are 16 other golf courses within a 30-minute driving radius of Maple Ridge Golf Course.

By transitioning this City-owned site into a publicly accessible, multi-use park space, there is greater access to needed park amenities for Maple Ridge residents while preserving this green space. It is anticipated that the baseball fields will be constructed at the golf course site in advance of construction of the new aquatics and recreation centre at Hammond Community Park. Future engagement with user groups will ensure the new baseball fields are appropriately designed, configured, and support a wide range of sports groups.

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October 3, 2025

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6.3.2 Phase 1 – Site Plan

Phase 1 of the multi-use park development will create a publicly accessible community park with walking trails and open green space.

The relocated Larry Walker and Hammond Stadium baseball fields will include enhanced amenities, including spectator seating, change rooms, concession, and small multipurpose space in the former club house, as well as a community garden. A selection of community recreation amenities will also be provided: basketball courts, splash pad, and picnic area.

The site partially contains a Fraser River Escarpment area, which limits permitted uses. It is not appropriate for building uses such as recreation facilities but is suitable for community park and outdoor recreational uses.

Parking & Vehicular Access

Vehicular access is considered via 114 Avenue and Golf Lane from 207 Street, with new parking provided – approximately 300 new spaces. It is recommended that a Traffic Impact Assessment be completed during the next stages of work to confirm the number of parking spaces required to meet demand, and the broader traffic and transportation impacts and recommendations.


BASEBALL DUGOUT


PICNIC AREA


SPECTATOR SEATING


PLAYGROUND


SPLASHPAD


PATHWAY NETWORK

Date
October 3, 2025

Issuance
Feasibility Study Report

6.3.3 Phase 2 – Site Plan

During Phase 2 of the Maple Ridge Community Park Redevelopment, additional community recreation amenities would be added. To support a broad range of community uses for diverse age-groups and based on the recommendations in the Parks | Recreation | Culture Master Plan these could include:

- Skate Park
- Pump Track
- Dirt Jump Park
- Dog Off-Leash Area
- 12 x Pickleball Courts
- 2 x Tennis Courts
- Soccer & Cricket Fields
- Toboggan Hill
- Disc Golf Course

It is recommended that further engagement be conducted to obtain community input on the final amenities to be provided.


DISC GOLF


PICKLEBALL COURT


CRICKET FIELD


SKATEPARK


DIRT JUMP PARK


PATHWAY NETWORK

7. Technical Studies

* Drawings are reduced to fit to page for Feasibility Report.
Refer to full size PDF provided for scaled drawings.

7.1 Environmental Sustainability

The City of Maple Ridge's Climate Action Plan targets net-zero carbon emissions by 2050. In support of this goal, all new civic facilities, including the proposed recreation and aquatic centre, must be designed for zero operational carbon emissions.

This commitment aligns with evolving provincial and federal regulations, including the BC Energy Step Code and CleanBC Roadmap. Environmental performance and energy efficiency are embedded in the facility's preliminary design and costing, positioning the project as a model for high-performance civic infrastructure.

Left | Concept diagram of Maple Ridge's network of civic facilities contributing to City carbon emissions. To meet zero carbon targets by 2050 any new facilities must be zero carbon or carbon positive.

Key Sustainability Features:

- **All-Electric Systems:** The facility will rely entirely on electricity, eliminating fossil fuel use for heating, domestic hot water, and cooking. BC's clean hydroelectric grid ensures significantly reduced operational emissions.
- **High-Performance Envelope:** A well-insulated, airtight envelope with advanced glazing minimizes heating and cooling demand, enhances occupant comfort, and contributes to long-term energy savings.
- **Efficient Mechanical Systems**: Mechanical systems are designed for low energy use and operating costs, incorporating features such as heat recovery, demand-controlled ventilation, and efficient dehumidification for aquatic spaces.
- **Zero Carbon Certification-Ready:** The design supports compliance with the Canada Green Building Council's Zero Carbon Building Standard, enabling third-party validation of performance.
- **Resilience and Adaptability:** Building systems are selected to withstand future climate impacts and regulatory changes while maintaining flexibility to adapt as technologies evolve.

Future Design Considerations

As the project progresses, the design will need to meet or exceed NECB 2020, with Energy Step Code 3 or similar updates likely in effect at the time of permit. The City is also exploring adoption of the Zero Carbon Step Code, further emphasizing the importance of electrification and envelope efficiency.

Future operational and carbon costs are crucial considerations. Carbon pricing is projected to rise significantly – up to $300/tonne over a 60-year lifecycle – making energy-efficient design a prudent long-term investment.

Beyond energy and emissions, future design phases should address on-site renewable energy, water efficiency, stormwater management, biodiversity, and occupant health to ensure a well-rounded, sustainable facility.

Life-cycle costing and energy modelling during later project phases will help to inform performance trade-offs, optimize capital investment, and operational costs considerations.

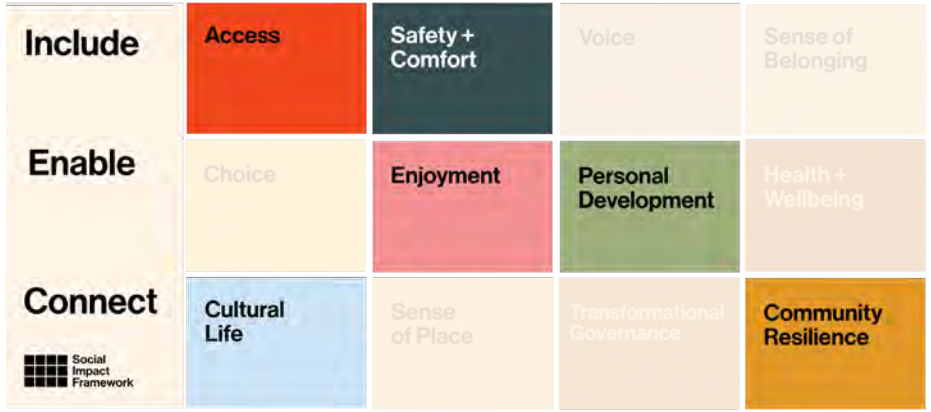
	Scenario	Performance considerations
ARCHITECTURAL	Opaque Envelope	Same as Code minimum, but assume 50mm XPS under full extent of slab on grade and 75mm XPS for below grade walls
	Thermal Bridging	Membrane through wall flashing (not metal) Fiberglass angle to support curtain wall Thermal breaks (Schock) at major structural connections through the envelope
	Glazing	35% Window to wall ratio Triple glazing (low e Sunguard SN68 on #2 and 5)- Curtain wall Kawneer 1600UT system 2
	Shading devices	800mm fixed overhangs above South windows 500mm deep vertical shading fins on East and West windows
	Airtightness	Enhanced quality assurance during construction + mid and final airtightness testing
MECHANICAL	Heating /cooling plant	Air Source Heat Pumps (ASHPs)
	HVAC	Energy Recovery Ventilators (ERVs) with 80% recovery efficiency
	Additional heat recovery	Heat recovery from Arena refrigeration plant Heat recovery on pool air exhaust
	Domestic Hot Water	Air Source Heat Pumps (ASHPs) with electric boilers back up
	Water Reuse	n/a
ELEC.	Renewables	Photovoltaic system (PVs) for 5% total energy
	Lighting	Efficient LED lighting with advanced controls
STRUCT.	Structure	Low carbon concrete - min 30% Supplemantray Cementitious Materials (SCMs), General Use Limestone (GUL) cement Domestic (US-based) structural steel (high recycled content)

Left | Considerations for facility performance. To be used as baseline for future building design.

7.2 Inclusive & Accessible Design Approach

Social Impact Framework

As part of the visioning framework, areas were identified that the new aquatic and recreation facility could provide positive social impact for Maple Ridge. To focus future efforts, at the next workstage, the six identified intentions should be reduced to three or four. Specific goals or targets to meet them should be defined so that design strategies can be identified and implemented. The current priority intentions selected were: Access, Safety + Comfort, Enjoyment, Personal Development, Cultural Life, Community Resilience. Refer to Section 2.2 for further information



Physical Accessibility - Rick Hansen Certification

Another consideration to confirm at the next work stage is whether the project will target Rick Hansen Foundation Gold Certification. This system offers a rigorous, holistic framework for advancing accessible design across the built environment. Early adoption allows the project team to embed accessibility as a core value – ensuring the facility serves all users, including people with visible and invisible disabilities, seniors, parents with strollers, and those recovering from injury.

Pursuing Gold Certification supports the City's equity, diversity, and inclusion goals while holding the design team accountable to measurable outcomes. Studies show that Gold-level accessibility can be achieved at a marginal cost – about 1% of construction – while delivering significant social impact.

From a technical standpoint, certification will guide design decisions across entrances, circulation, aquatic zones, change areas, and spectator seating. It requires early integration of mobility clearances, accessible slopes and transitions, and tactile and visual wayfinding. Pool layouts, ramps, and transfer equipment must support universal access, and change rooms and washrooms must meet advanced criteria for adaptability and comfort. Early adoption enables coordinated planning across architecture, landscape, interiors, and building systems to ensure accessibility is seamlessly embedded.

Inclusive Design

While Gold Certification provides a strong foundation for physical accessibility, the project can also extend inclusive design to support neurodiverse users – through sensory-friendly spaces, intuitive wayfinding, and quiet zones. These are features which will also support those experiencing dementia and other neurodegenerative diseases. The use of inclusive universal change and washrooms will support a wide range of users including families, caretakers, and 2SLGBTQ1+ community members. These goals can be advanced through community engagement and universal design principles to ensure a welcoming, safe, and inclusive facility for all.

7.3 Transportation Impact Assessment

As part of the feasibility planning for the proposed Maple Ridge Aquatic and Recreation Centre, **Binnie** conducted a Transportation Impact Assessment (TIA) to evaluate the potential impacts of the development on the surrounding transportation network.

The assessment focused on both vehicular and active transportation modes. The study assessed existing conditions, projected future travel patterns, and evaluated site access, parking demand, and multi-modal connectivity. It aligns with the City's Official Community Plan (OCP) and Strategic Transportation Plan (STP) which prioritize equitable and sustainable access to community amenities.

Key Findings

The new aquatic and recreation centre is expected to increase trips to the site across all modes of transportation, particularly during peak programming hours. Despite the growth in travel demand, the surrounding arterial and collector road network is generally capable of accommodating projected volumes. However, operational improvements will be required to manage site access and support nearby residential streets from undue traffic impacts.

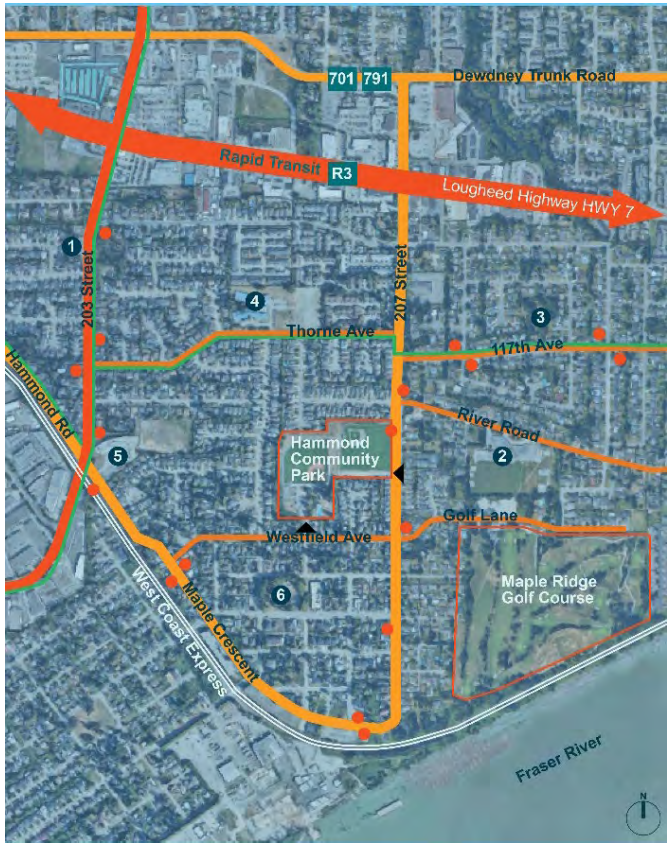
One of the key concerns identified was the existing traffic short-cutting through adjacent neighbourhoods – particularly along 206 Street, Westfield Avenue, and Thorne Avenue – by drivers seeking to bypass arterial congestion. To address this, the TIA recommends upgrades to existing traffic signals and notes that the City is already advancing the following improvements to the road network:

- **Intersection upgrades:** at 203 Street and 113B Avenue / Hammond Road and Maple Crescent.
- **Signal upgrades at Highway 7:** with 207 Street and and 203 Street are also being explored in coordination with TransLink, and are anticipated to improve corridor efficiency and reduce vehicular traffic demand over time.

Additionally, to discourage cut-through traffic on Westfield Avenue and Thorne Avenue a number of traffic calming measures could be implemented, such as curb extensions, speed humps, raised crosswalks, or signage to signal that these are local-access priority streets. The goal is to maintain neighbourhood livability while ensuring access to the new facility is safe and efficiently managed.

Parking supply will need to support a wide range of users while encouraging sustainable transportation choices. Strategies such as integrated bike parking, clear drop-off areas, shared parking, and EV-ready infrastructure can help balance these needs.

Below | Diagram summarizing the TIA key findings from the phase 2 engagement boards.



1. Maple Ridge Fire Hall
2. Maple Ridge Elementary
3. Camwood Park
4. Ridge Meadows College
5. Hammond Elementary
6. Hammond Park

The TIA also noted that the site is moderately well served by transit, with bus routes within walking distance. However, improvements to transit service frequency, wayfinding, and stop amenities may be required as the site becomes more active. Cycling and pedestrian routes are present but would benefit from enhancements to connectivity, lighting, and crossings, particularly where desired routes connect to nearby schools, parks, and residential areas.

Recommendations

To ensure the transportation system supports the success of the new Aquatic and Recreation Centre, the following recommendations were made:

- **Implement neighbourhood traffic calming:** Introduce calming features on Westfield Avenue, Maple Crescent, River Road, and Thorne Avenue to deter short-cutting and reinforce residential character.
- **Enhanced intersection upgrades:** through left and right turn lanes at 203 & 207 and Thorne Ave, along with potential signalization at 203 St; and 207 Street at Thorne Ave, Westfield Ave and River Road, with optimized signal timing at River Road.
- **Coordinate transit enhancements:** Engage TransLink to explore improved service frequency, modified routes, or upgraded stops to support increased demand.
- **Improve multi-modal access:** Upgrade pedestrian and cycling connections along key corridors and across desire lines. Focus on crossing improvements, lighting, and accessibility for all users. Improve end of trip amenities.
- **Support clear wayfinding**: Install intuitive signage and wayfinding features to help guide all modes of travel to and within the site, reducing congestion and improving awareness.
- **Design inclusive parking:** Develop a balanced parking strategy with accessible stalls, bike facilities, drop-off zones, and EV charging, aligned with anticipated demand and community values.

Next Steps

The assessment concludes that, with implementation of the recommended strategies, the proposed aquatic and recreation centre can be integrated into the existing transportation network with minimal adverse impact. The improvements will enhance awareness, accessibility, and efficiency while supporting Maple Ridge's long-term transportation and sustainability objectives. The plan positions the new facility as a connected, inclusive community hub that reflects best practices in mobility planning. The TIA is to be updated as the project progresses.

Below | Diagram summarizing the TIA key recommendations from phase 2 engagement.

- Highway
- Arterial Street
- Major Street
- Local Road
- Bus Stop [744 + 743 routes]
- Cycle Route
- Vehicular Entrance
- T Rapid Transit Stop
- Entrance

Recommendations:

A. Signal upgrades
B. Traffic calming
C. End-of trip improvements
D. Transit enhancements

7.4 Geotechnical Analysis

The preliminary geotechnical report prepared by **GeoPacific Consultants Ltd.**, May 12, 2025 - outlines findings and recommendations for the proposed aquatics and recreation facility at Hammond Community Park site.

The report considers a two-storey structure with pool tanks and optional single level of underground parking. The building is expected to use mass timber or steel framing above grade and reinforced concrete below grade. The following summary provides a high-level overview only.

Site Overview and Investigations

The project site is relatively flat and located within a residential area. GeoPacific conducted field investigations in March 2025, including borehole drilling and cone penetration testing. Subsurface soils consist primarily of sand, gravel, and underlying clay. To support project advancement, Katzie First Nation provided archaeological monitoring during geotechnical borehole investigations, which avoided ground disturbances in any potential sensitive areas.

Subsurface Conditions

Fill materials were observed across the site, overlaying compact sandy gravel and firm clay. The clay layer appears over-consolidated, meaning it has previously experienced greater pressure than it currently does. This condition reduces the likelihood of significant settlement due to the proposed construction.

Site Preparation and Foundations

The site will require removal of unsuitable surface materials before construction begins. Foundations may be supported on native soils or engineered fill, depending on the structure's load and location. Additional investigation may be needed to confirm subsurface conditions. The report provides general bearing capacity guidance, but foundation designs should be confirmed once detailed structural plans are available.

Above | Extract from GeoPacific Preliminary Geotechnical Report showing borehole investigation locations

Groundwater Conditions & Foundation Design Implications

The report identifies a shallow groundwater table, with static levels observed at approximately 1.2 to 1.5 metres below grade. Perched groundwater is also expected within fill layers. These conditions are typical for the region and subject to seasonal fluctuation, especially during winter and heavy rainfall. Groundwater variability must be accounted for in the design of foundations and below-grade elements. As the proposed facility includes below-grade pool tanks, the report recommends the following mitigation measures to manage hydrostatic pressure and water ingress:

- **Cut-off wall**: A permanent cut-off wall around the below-grade structure to isolate it from surrounding saturated soils.
- **Perimeter drainage**: A drainage system to relieve residual hydrostatic pressure and manage localized seepage.
- **Tanked elements**: Localized waterproofing for areas such as elevator pits and sumps.

Seismic and Structural Considerations

The site is classified in accordance with seismic criteria outlined in the 2024 BC Building Code. While detailed seismic analysis will be required, initial findings indicate that the soils are not susceptible to liquefaction or ground failure under design-level earthquake conditions.

Other Recommendations

The report outlines other considerations for floor slabs, drainage, excavation, shoring, pavement design, utility installation, and radon mitigation. These recommendations are intended to ensure stability, durability, and compliance with relevant building codes. Final designs should incorporate the geotechnical guidance and be reviewed by a qualified engineer during construction.

Next Steps

The report indicates that soil conditions support the proposed facility. To address the risks of groundwater-related uplift, infiltration, or subgrade softening, design teams should:

- Ensure foundation and drainage designs incorporate a comprehensive groundwater management strategy.
- Conduct geotechnical review during excavation to confirm conditions align with assumptions made in the preliminary report.
- Maintain coordination between structural, mechanical, and geotechnical teams to refine strategies and ensure the long-term durability and performance of below-grade structures.
- Ongoing field reviews during construction to confirm that geotechnical recommendations are correctly implemented.

7.5 Archeology Overview Assessment

An Archeological Overview Assessment (AOA) was initiated in January 2024 as part of this feasibility study for the new Maple Ridge Aquatics and Recreation Centre - completed by Katzie Development Limited Partnership (**KDLP**).

This summary provides a high-level overview of the AOA process and its status. Due to the sensitivity of archaeological findings, detailed site data is excluded from this summary. The AOA included desktop research and preliminary field reconnaissance (PFR) and was conducted with Indigenous communities, including qʔiƛ̓əy̓ (Katzie First Nation), qʼʷaːnx̌ʼənʼ (Kwantlen First Nation), xʷməθkʷəy̓əm (Musqueam Indian Band), səlilwətaɬ (Tsleil-Waututh Nation), and others with asserted or overlapping traditional territories informed and invited to consult. This included participating in the site visit, and permits were secured from the appropriate cultural heritage authorities.

A draft AOA was issued to the First Nations in December 2024, followed by a preliminary review meeting with Katzie First Nation. Revisions based on their feedback are currently underway and will be reissued to all consulted Nations.

The study identified some discrete Areas of Archaeological Potential (AOPs) within the Hammond Community Park project site due to the area's cultural significance and proximity to the Fraser River and Katzie Slough.

Key Recommendations:

- To support project advancement, Katzie First Nation provided archaeological monitoring during geotechnical borehole investigations, which avoided ground disturbances in any potential sensitive areas. No archaeological materials were encountered.
- AOA recommends that a full Archaeological Investigation Analysis (AIA) should be initiated promptly at the start of the next design stage – because the AIA is typically a 12–18-month process.

8. Phase 2 – Community Engagement

8.0 Community Engagement
Process Overview

Engagement with the communities in Maple Ridge is a key component of the feasibility study. A comprehensive community engagement process was undertaken by the City of Maple Ridge, hcma, and Cornerstone to understand the needs, interests, and priorities of residents and users of the proposed facility. This process and its findings will help to ensure future decisions reflect the needs, values, and identity of the community.

The purpose of the engagement was to inform the proposed building program components and space planning with the preferred concept design. The engagement and communications activities for the Maple Ridge Aquatic and Recreation Centre were conducted in two phases:

Phase 1 (Winter 2024)
To define the community values and needs associated with the proposed facility – and identify the types of spaces and amenities to be provided.

Phase 2 (Spring 2025)
Report back on how community input has informed recommended conceptual design and obtain further feedback.

The overall engagement approach was guided by the following principles:

- Offer multiple ways to provide input
- Communicate information and input opportunities through multiple channels to reach as broad and diverse a range of community members as possible
- Go to locations where the community is, rather than only asking them to come to us
- Encourage a range of community members to get involved, including those who are often hard to reach
- Providing a range of 'inform' to 'consult' opportunities per the International Association of Public Participation (IAP2) Spectrum of Public Participation
- Follow IAP2 principles of inclusiveness, clarity, flexibility, honesty, respect, and integrity.

Engagement and outreach activities were customized based on the group(s) from whom input was being sought. All activities were led by hcma and/or Cornerstone in collaboration with the City of Maple Ridge.

Engagement activities (in phase 1 & 2) include:

- Website
- Advertising, including: newspaper ads, City and community signage, digital ad campaigns, posters, and handbill distribution to area businesses
- Social media
- Residential postcard mailout
- Interest holder meetings
- Workshops and information booths at community events
- Surveys (online and in print)
- Open house events

Refer to page 17, section 3.1 for summary of general themes emerged during Phase 1 of the engagement from the Maple Ridge.

8.1 Phase 2 Community Engagement

In Spring of 2025, the City of Maple Ridge conducted a second round of engagement to support the Recreation Feasibility Study. The Aquatics and Recreation Centre at Hammond Community Park was further advanced in the feasibility process then the other projects and was therefore the primary focus of the Phase 2 engagement. The proposals for the new Aquatics & Recreation Centre built directly on the priorities identified during the Phase 1 engagement.

The Arena Expansion and Multi-Use Park concepts were still in earlier stages of planning. Although a separate engagement process specific to the Arena project had already been completed in February 2025 to inform the City's amended application to the Agricultural Land Commission (ALC). Due to the interrelated nature of the three projects, the engagement materials and survey included information on all three, but with the majority of questions focused on the new Aquatics & Recreation Centre.

The key objectives of the phase 2 engagement were to:

- Report back on the results of the 2024 (Phase 1) engagement
- Inform the public on project updates, including the expansion to the Albion Fairgrounds and the proposed multi-use community park at the Maple Ridge Golf Course
- Present proposed spaces for the new Aquatics and Recreation Centre and related site concept design
- Verify whether the proposals meet the community's evolving needs

A multi-channel approach was used, including an online survey, public and virtual open houses, targeted focus groups, and direct feedback to City staff.

Who We Engaged With

- 6 in-person open houses with approximately 450 visitors
- 6 targeted focus group sessions with 39 participants
- 1 virtual open house with 6 participants
- 1 online feedback form (Albion arena-specific) with 134 responses
- 2,767 completed survey responses
- 62 letters from 46 authors submitted directly to Council and City staff

Interest holder groups included sport and recreation organizations, youth and senior groups, arts and culture organizations, and adjacent community residents.

What We Heard

Aquatic & Recreation Centre

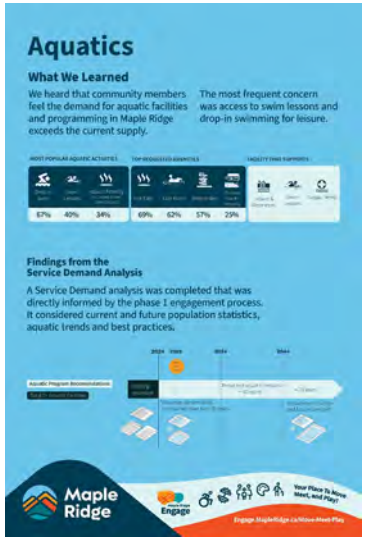
There was support expressed for the proposed Aquatics and Recreation Centre at Hammond Community Park, with 68% of survey respondents agreeing the concept meets their needs and 69% supporting the overall design. Aquatic amenities received the strongest support, while the indoor fitness and recreation spaces generated more mixed feedback – indicating a need for refinement. Concerns included location suitability, affordability, inclusive design, and long-term funding. Residents emphasized the importance of sensory-friendly features, universal changerooms, and diverse programming.

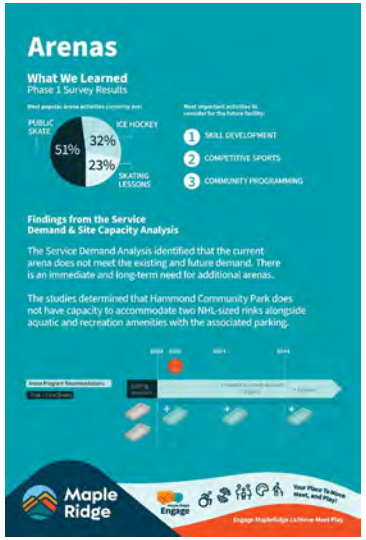
Arena Expansion

The Albion Fairgrounds arena expansion was well supported. Residents highlighted the need for more public access to leisure ice and continued support for minor sports. Feedback emphasized modern features such as female-only changerooms, dryland training, enhanced seating, and improved concessions. Operational concerns included site circulation, childcare retention, and sustainable infrastructure (e.g., electric resurfacers, backup power).

Multi-Use Park

While there was general interest in expanded recreational amenities, some residents expressed opposition to repurposing the Maple Ridge Golf Course. Concerns included the loss of affordable green space, historical value, traffic and parking impacts, and the cumulative pressure of development in the area.





9. Next Steps

9. Next Steps

This Feasibility Study confirms the need for significant investment in community recreation infrastructure in Maple Ridge. It identifies a clear direction for proceeding with the development of a new Community Aquatic and Recreation Centre at Hammond Community Park, alongside two other closely related but independent initiatives: the Arena Expansion at Albion Fairgrounds and the Multi-Use Park redevelopment at the Maple Ridge Golf Course, including relocated baseball amenities. While these three projects are interrelated in terms of planning and community benefit, each has a unique set of considerations, approvals, and delivery pathways.

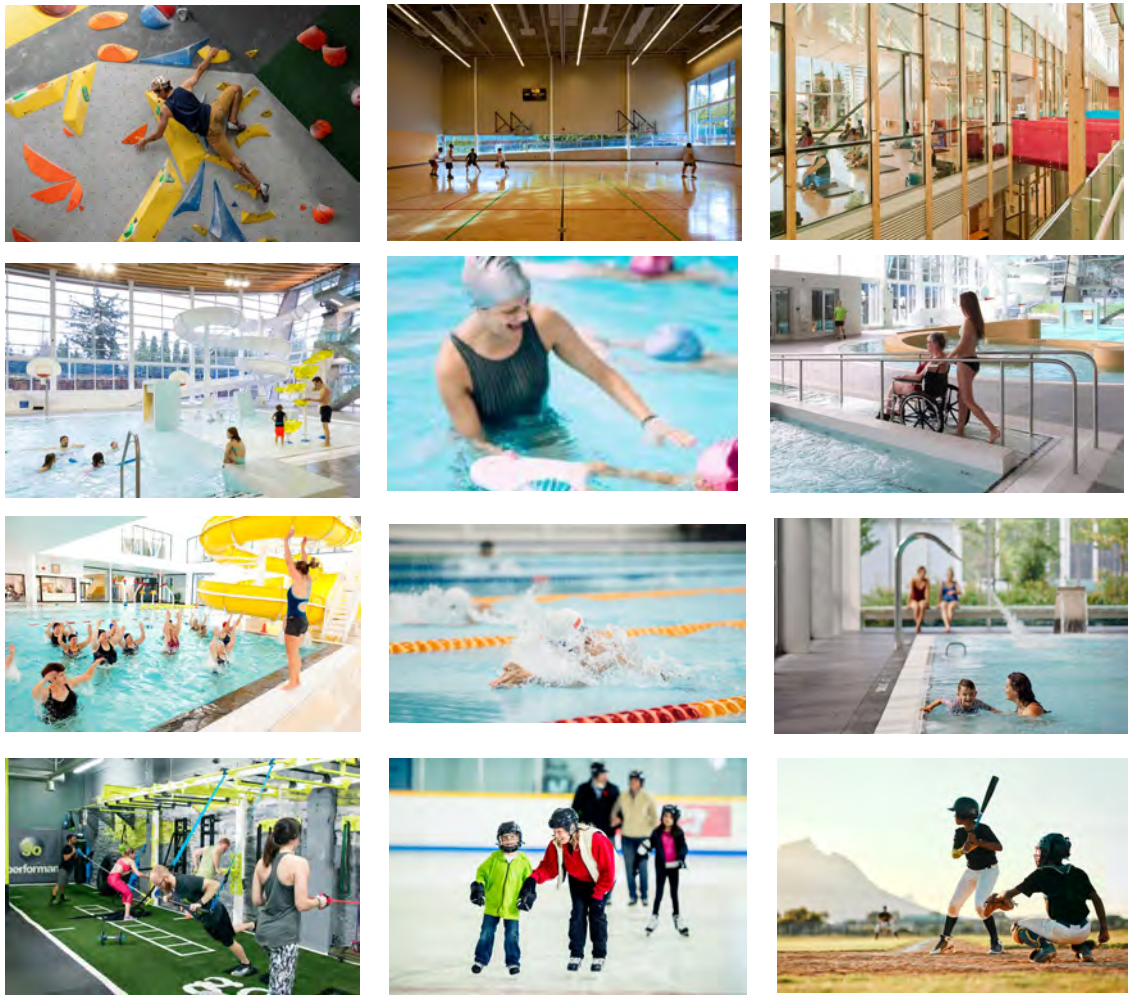
Coordinated but Independent Project Streams

While the feasibility study was developed as a single planning exercise, it is now understood to have three proposed components:

- Hammond Community Park Aquatics and Recreation Centre
- Albion Fairgrounds Arena Expansion
- Multi-use community park redevelopment of the Maple Ridge Golf Course

They are best advanced as separate but aligned projects. Each has its own delivery considerations, regulatory context, and timeline for advancement. A coordinated implementation strategy will ensure that shared technical requirements - such as transportation planning, geotechnical analysis, and public engagement - are aligned across the three streams, while allowing each project to proceed at a pace and scale appropriate to its site and scope.

Further Council direction will be required to confirm the preferred funding and procurement approach for each.



Next Steps for the new Aquatics and Recreation Centre at Hammond Community Park

To reach a Council decision on project approval, the following key actions are required:

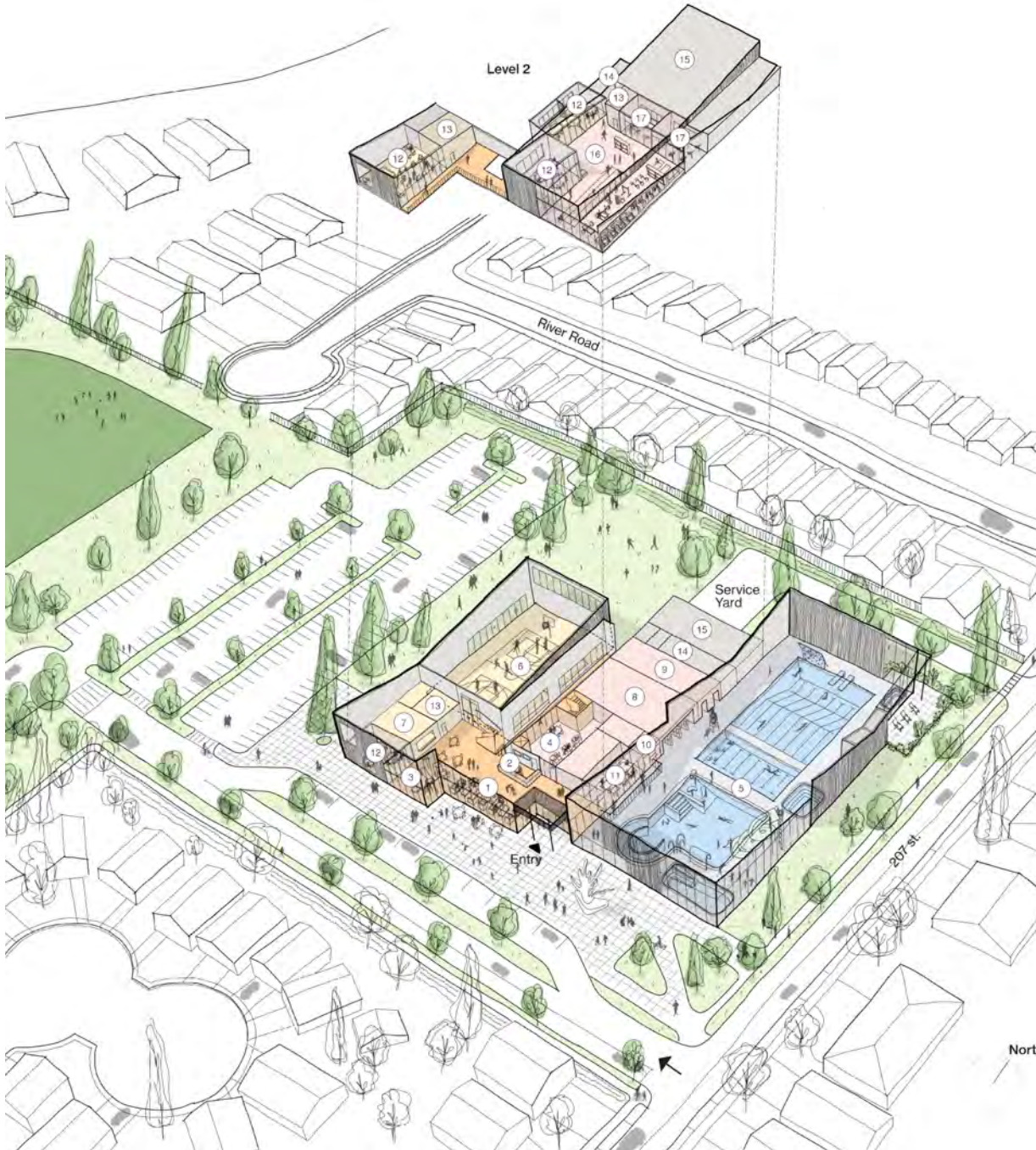
- **Capital & Operational costing model** – Both capital (construction cost) and operational costing will need to be developed, along with funding model and proposed procurement method. This includes analysis of revenue and staffing assumptions, including strategies to mitigate aquatic operational costs through complementary programming (e.g. fitness and multipurpose revenue).

- **Analyze and define the funding model** - including potential municipal contributions, grant opportunities, phased implementation strategies, and partnerships.

- **Confirm environmental performance and accessibility targets** - to guide design and costing – this includes building electrification, Zero Carbon design readiness, and accessibility objectives such as potential Rick Hansen Foundation Gold Accessibility Certification.

- **Initiate regulatory approvals** - including rezoning, development permit planning and coordination with City engineering, fire, and infrastructure staff.

These actions will form the basis for a comprehensive project approval package to be presented to Council.



Date
October 3, 2025

Issuance
Feasibility Study Report

Required Technical Studies and Ongoing Analysis

Several technical studies and approvals must be completed or advanced to support project readiness for all three interrelated projects:

- **Transportation Impact Assessment (TIA):** While a draft TIA has been completed for the aquatics and recreation centre site, this study will require further development in coordination with final site access, circulation, and parking design. It must also align with the City's broader mobility goals and adjacent residential contexts.
- **Agricultural Land Commission (ALC) Approval:** An application to the Agricultural Land Commission for development of two NHL-sized rinks at the Albion Fairgrounds is currently under review. Approval will be required before detailed design of the arena expansion can proceed.
- **Multi-Use Community Park TIA and Site Planning:** The repurposing of the Maple Ridge Golf Course into a multi-use community park, including the relocation of baseball amenities, will require a standalone Transportation Impact Assessment and public engagement process. The development of this site must also consider slope constraints and Fraser River Escarpment area policies through completion of technical site assessments.
- **Archaeological and Environmental Assessments:** Further archaeological review will be required for areas identified as having archaeological potential. This will involve consultation with local First Nations and provincial permitting. Coordination with City environmental and parks staff will also be required to confirm retention strategies for mature trees and ecological buffers on all three sites.

We are **hcma**. We believe human connections are the best path to solving the fundamental problems of our time.

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Maple Ridge

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